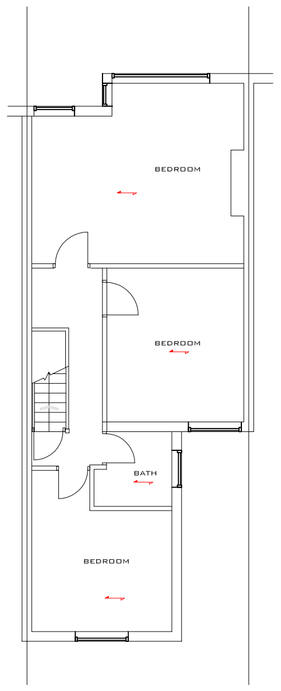
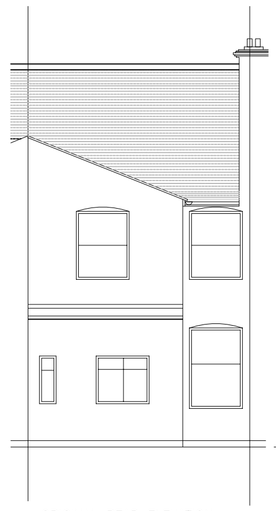


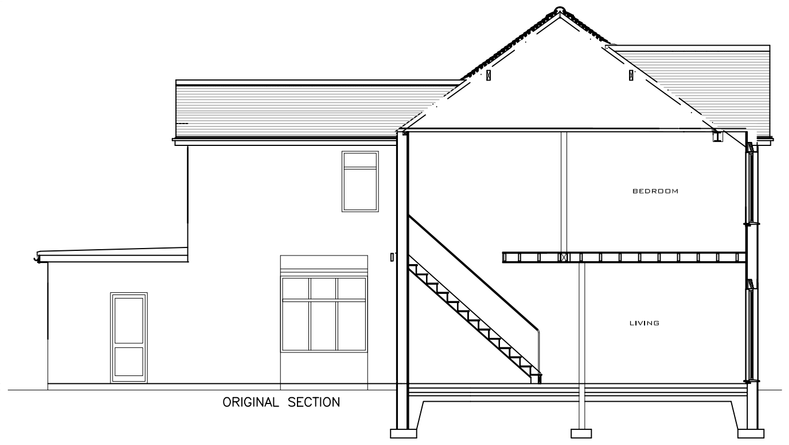
ORIGINAL GROUND FLOOR PLAN



ORIGINAL FIRST FLOOR PLAN



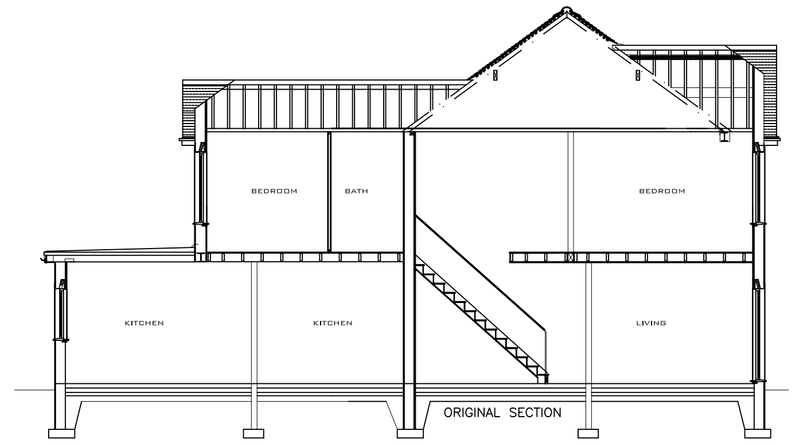
ORIGINAL REAR ELEVATION



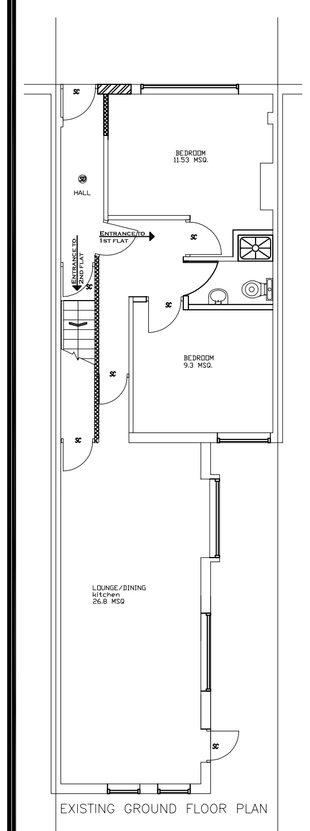
ORIGINAL SECTION



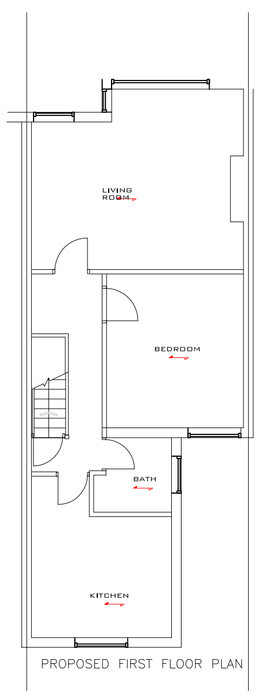
ORIGINAL FRONT ELEVATION



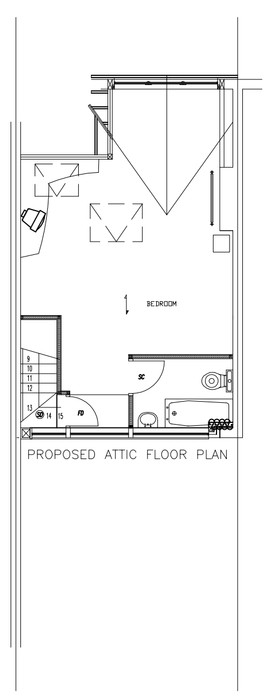
ORIGINAL SECTION



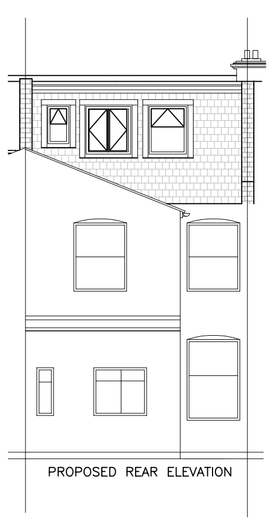
EXISTING GROUND FLOOR PLAN



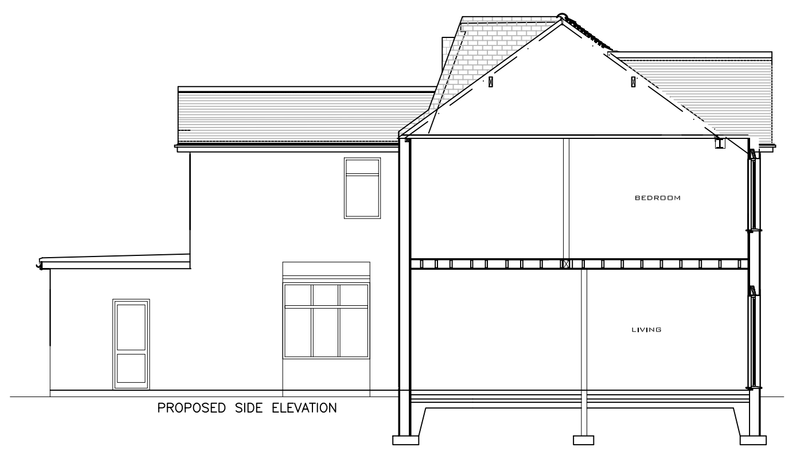
PROPOSED FIRST FLOOR PLAN



PROPOSED ATTIC FLOOR PLAN



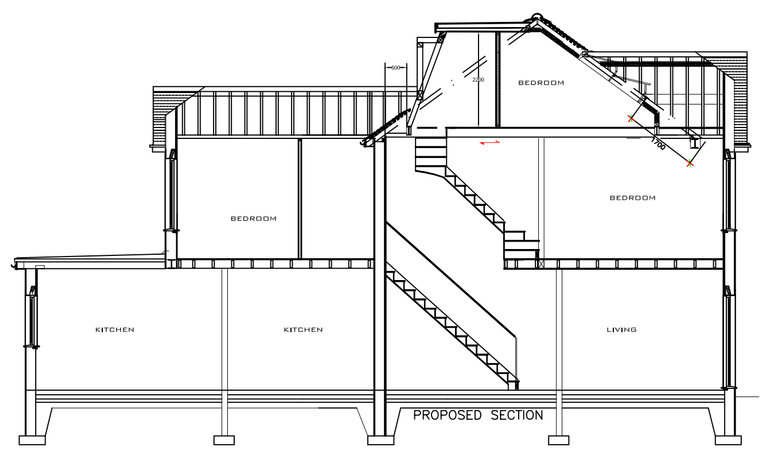
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SECTION

SPECIFICATION.

BEAMS.
All new beams to be minimum,25mm clear of existing ceiling construction.
TIMBER
Multiple beams bolted together @ 600 c/c centrally using M12 bolts.
STEEL
To bear on mild steel plates embedded in max 12.5 thick mortar. Beams to be half hour fire resistant by coating with intumescent paint or encasing in 2 layers of 9.5mm platerboard with staggered joints (filled and taped).
FLOOR
22mm tongue and groove chipboard flooring on joists as specified on layout, set min 25mm above existing ceiling construction. New joists packed onto existing load bearing walls or hung from beams using Simpson strong tie joist hangers, spans over 2400mm to be nogged. New floor to be half hour fire resistant by the insertion of 60mm Rockwool fire barrier laid on 12.5mm mesh chicken wire. Existing ceiling joists strapped to new beams where binders removed.
WALLS
100mm x 50mm C16 studs to perimeter of conversion at centres suitable to rafters. Internals @ . All walls to be cross nogged as required.
75mm Celotex with min 50mm air gap in confined walls. 200mm Rockwall all other. Internal walls 100mm x50 mm studs @ 400 c/c, noggins @ 600 c/c 9.5mm plasterboard (foil backed) both sides for half hour fire resistance.
DORMER WALLS
100mm x 50mm SC3 studs @ 400 c/c filled with 75mm Celotex insulation, cross nogged as required. 12.5 exterior quality plywood fixed to studs covered with felt, batten and tiles/state to match existing. Where within 1000mm of adjacent building insert masterboard under felt to give half hour fire resistance. Walls lined internally with 9.5mm platerboard (foil backed). All dormers to be weathered in 225mm code 4 lead.
CEILING
50mm Celotex insulation between rafters.25mm under rafters. 9.5 plasterboard to room side.
DORMER ROOF
FLAT (cold deck) - mineral chippings bedded in 3 layers bitumen felt covering 18mm external quality plywood on firings @ 1:4 fall, all onto flat roof joists as specified on plan. 70mm Celotex insulation between, lined internally with 9.5mm plasterboard.
FLAT (warm deck)
Coverring as cold deck over 19mm ply, over 75mm celotex, over 6mm ply, over firings, over flat roof joists as specified. 1200 guage membrane or foil backed plaster board plus 5mm skim to internal.
PITCHED
Tiles/slates to match existing on felt/battens attached to rafters as specified on plan. Collars to provide roof tie as specified on plan.
ROOF WINDOWS
Openings to be fully trimmed using 2 x 100mm x 50mm SC3 members and installed to manufacturers recommendations. All windows to have inner pane of min 4mm toughened glass to give AA rating where below 800mm. All glazing to be double glazed, minimum 4/16/4 low e coated.
ESCAPE WINDOW
Min 500mm x 850mm clear opening, min 600mm and max 1100mm from cill height. Set max 1700mm from eaves.
STAIRCASE
All risers/goings to be uniform throughout flight. Max 42 degree pitch, min 16mm nosing. Winders to have equal angles on plan and min 50mm around newel post min head room as part K (min 1800-2000 depending on position).
All dimensions specified on plan.
GUARDING
Balustrade to be min 1100mm above nosing line of staircase/landing. No part of balustrade/staircase to allow passage of 100mm sphere to pass.
DOORS
All doors marked FD30 to be half hour fire reistant min 25mm rebate glued and screwed, all fitted with self closing devices. All doors marked SC to be self closing only.
SMOKE DETECTORS
To be Interconnecting, mains operated plus battery back up & located on hallway and all landings.
VENTILATION
All rooms to have windows with openers 1/20th of floor area with part min 1750mm above floor level. Areas to have background ventilation of min 8000mm2 25mm continuous strip vent eaves @ 400c/c. Tile/ridge vents to apex at 150mm c/c to give 5mm continuous vent, all vents have insect mesh. Bathroom to have mechanical ventilation connected to light switch to give min 151 trs per second and min 15 min overun, all to give 3 air changes per hour.
See section detail for sound proofing and disabled access were required.
GENRERAL NOTES
1. All dimensions in millimetres (mm).
2. Mains operated smoke alarms to all landings.In series and battery back up.
3. Dimension are to be obtained on site and not scaled off this plan.
4. Finished room dimensions may vary to those stated on this plan.
5. Work although specified may not be part of the agreed schedule of works/contract.
6. Any changes to this drawing must be advised/consulted by the Architect or Building Control Officer/Planning as applicable.
7. Party Wall Agreements are deemed to be the responsibility of the client unless the Architect is specifically appointed under a seperate agreement to undertake such matters.

RETROSPECTIVE PERMITTED DEVELOPMENT FOR CONVERSION TO 1x 1BEDROOM FLAT & 1 2 BEDROOM FLAT

Mr N PURRUNSING

6 ALFOXTON AVENUE
LONDON, N15 3DD

DATE: 25/02/2015

SCALE: 1:100 | DRAWN BY: KHEVIN

DRAWING NO.: PUR/SDC/01RP | REV: A

REVISIONS

Rev	Description	Date

SPACE DESIGN
CONSULTANTS.
01245 266542