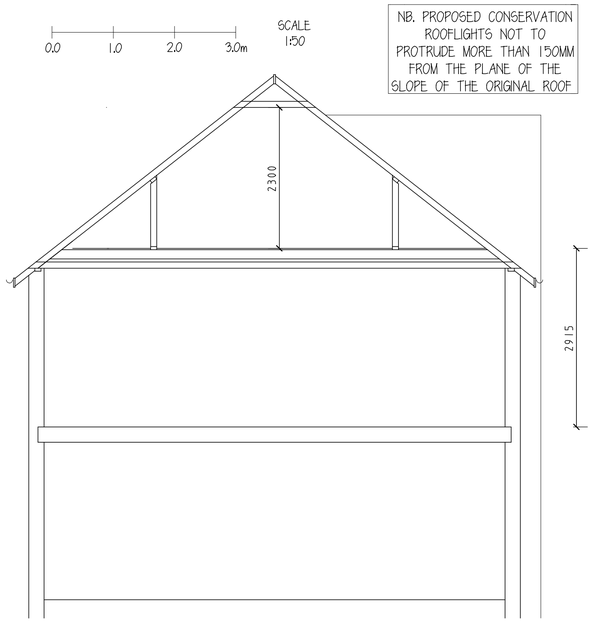
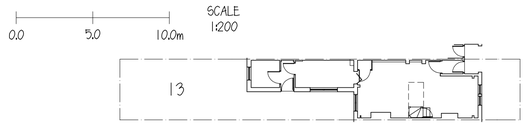
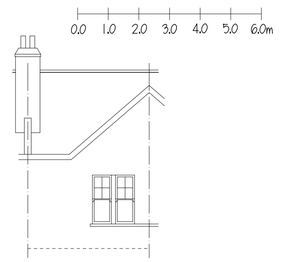
NB. PROPOSED CONSERVATION ROOFLIGHTS NOT TO PROTRUDE MORE THAN 150MM FROM THE PLANE OF THE SLOPE OF THE ORIGINAL ROOF



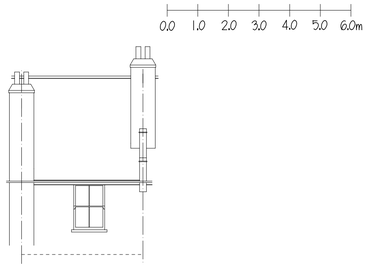
PROPOSED SECTION



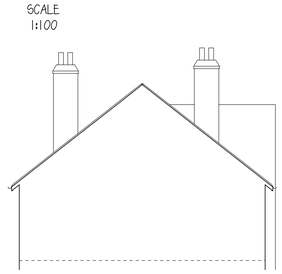
BLOCK PLAN 1:200



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

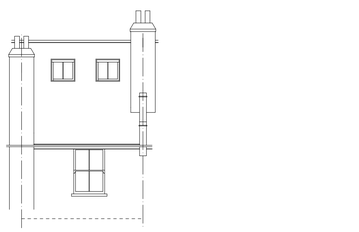


EXISTING SIDE ELEVATION

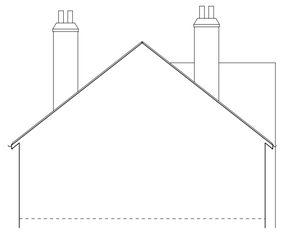
NB. ALL MATERIALS TO MATCH EXISTING



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



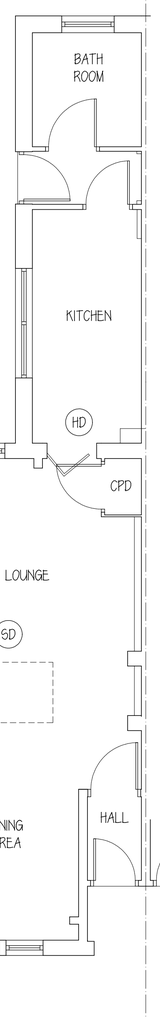
PROPOSED SIDE ELEVATION

WINDOW SCHEDULE		
REF.	DIMENSIONS	BACKGROUND VENT. REQ.
BEDROOM	3No. 780 x 1180	Incorp.

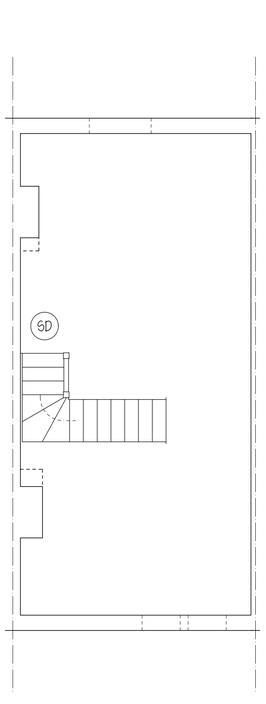
ROOM DIMENSIONS (subject to confirmation on site)	
REF.	
BEDROOM	
FLOOR TO CEILING	

JOIST SCHEDULE	
REF.	DIMENSIONS
FLOOR JOISTS	50 x 150 C24 @ 400 centres
ROOF JOISTS	50 x 175 C24 @ 400 centres

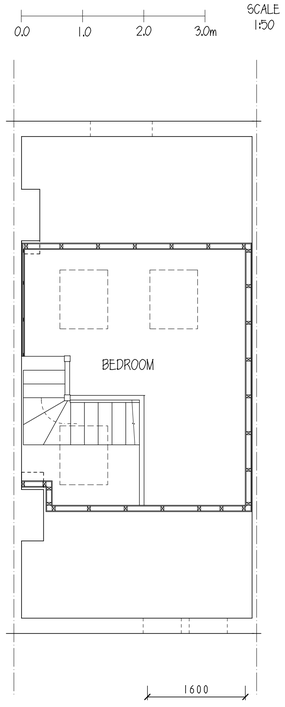
POST SCHEDULE	
REF.	DIMENSIONS
P1	100 x 150 C24



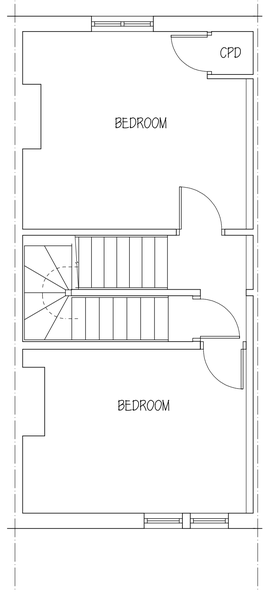
GROUND FLOOR LAYOUT



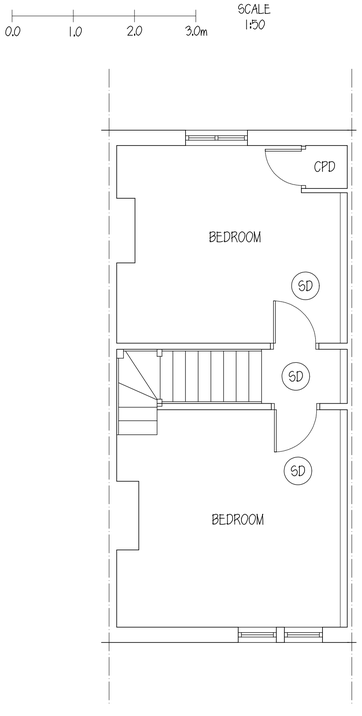
PROPOSED LOFT FLOOR LAYOUT



PROPOSED LOFT FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



EXISTING FIRST FLOOR LAYOUT

SPECIFICATION/ NOTES

1. COPYRIGHT: Written consent must be obtained from Carter Surveying Associates for reproducing or copying this drawing in part or in whole.

2. PARTY WALL etc. ACT 1996: This work may be affected by the provisions of the Party Wall etc. Act 1996.

3. All work is to be carried out in compliance with the current bye-laws and regulations of the local authority.

4. All dimensions are to be checked on site by the contractor and works set out accordingly.

5. All works are to comply with the relevant British Standards and Code of Practice Specifications.

6. STRUCTURAL STEELWORK : To be protected with 'Brostel' intumescent paint, applied in accordance with manufacturer's specification, to provide half hour fire resistance. Beam to beam connections are to be made using 80 x 80 x 8mm cleats with a 6mm continuous fillet weld. Twin beams are to be bolted together at 600mm centres with M16 bolts and tubular steel spacers. Where timber beams/joists are to be supported in the web of the steel, solid timber noggins are to be provided within the flanges.

7. STRUCTURAL TIMBERS : To be C16 grade unless otherwise indicated and with all timbers kept 40mm clear of any chimney breast. Joist to joist/trimmer connections are to be made using Jiffy hangers. Multiple timber beams are to be bolted at 600 mm centres using M10 bolts with steel plate washers and double- sided timber connectors. Timber post to timber beam connections to be made using 4 no. 'Bat' multi-grip frame connectors. Timbers to be fixed to top and webs of steel beams with high tensile black bolts at 900mm centres or shot fired at 450mm centres. Where existing ceiling joists are cut in area of new stairwell, support to be provided with Jiffy hangers or mild steel straps.

8. MEANS OF ESCAPE IN CASE OF FIRE :

DOORS : New doors marked 2 to be fire doors, to FD30 standard. Fanlights above doors to be paneled over on both sides using 12.5mm plasterboard and plaster skim.

VELUX WINDOWS : Rafters each side of new velux windows to be doubled up by the addition of one no. 50 x 100mm rafter in each case, bolted to the existing with M10 bolts at 600mm centres. Trim around openings with 100 x 100mm C16 timbers, with Jiffy hangers at trimmer connections.

SMOKE DETECTION : Mains operated and interlinked smoke detectors, to BS 5839 Part 6:2004, grade D & to category LD_ type system, to be installed in positions marked SD, (to include battery as a secondary power supply). Installation/ Commissioning certificate to be provided on completion.

FIRST FLOOR LANDING : Existing landing, where sited over a habitable room at ground floor level, to be covered in 6mm hardboard if plain edged boarding present.

9. TIMBER LOFT FLOOR : Of 22mm T & G floor grade chipboard on floor joists as detailed with solid timber noggins at mid-span. Existing first floor ceiling of 16mm lath and plaster. Unless otherwise shown the new floor joists and main structural floor beams are to be set 25mm clear of the existing ceiling joists. Any notching of joists for services to be no deeper than 0.125 x joist depth and cut no closer to the support than 0.07 x joist span, nor further away than 0.25 x joist span. Holes drilled in floor joists to be of a diameter no greater than 0.25 x joist depth, drilled at the neutral axis, of not less than 3 diameters (centre to centre) apart and located between 0.25 and 0.4 x joist span from the support.

10. DORMER WALLS : Vertical tile hanging to match existing on 38 x 19mm tanalised softwood battens on BS 747 slaters felt on 11mm external quality sterling board, (on 6mm masterboard if within 1.0m of boundary), on cross braced 50 x 100mm studs at 400mm centres. Studwork to include 50 x 100mm head and sole plates, and noggins at 900mm centres. Infill dormer studwork and studwork to front wall with 90mm Kingspan Thermawall insulation and finish internally with 22mm insulated f/b plasterboard and 5mm gypsum plaster skim. Use code 4 lead flashing to junction of dormer face and pitched roof. At junction of dormer cheek with pitched roof weather with code 3 lead soakers.

11. DORMER FLAT ROOF : Of minimum two layer AC rated high performance felt to BS747, laid to CP 144, on 18mm external quality sterling board (on 50 x 50mm cross battens where shown on Section) on minimum 1:60 firring pieces on roof joists as detailed, with solid timber noggins at mid-span. Felt to be dressed 450mm up roof slope under tiling on layboard. Ceiling of 9.5mm foil-backed plasterboard and 5mm plaster skim with 130mm Kingspan Thermapitch TP10, (minimum U-value of 0.20W/m2degC), + 20mm to u/side, as insulation. Roof joists to be connected to the extg. rafters using an M10 bolt and timber connector. Roof to be vented at eaves with continuous 25mm air gap incorporating insect screen. Minimum 50mm air space to be maintained above insulation for cross ventilation. Rainwater gutters of 112mm PVC and downpipe of 65mm diameter PVC discharging with shoe onto existing roof slope and ultimately to existing sw gullies. Chimney stacks to terminate at least 1.0m above any flat roof or window within 2.3m.

12. PITCHED ROOF : Ventilation to be introduced to roof slopes at low level, equivalent to a continuous 25mm eaves ventilator, (with insect screen), and at high level equivalent to a continuous 5mm ridge ventilator, to achieve through flow ventilation. Sloping soffits in rooms to be insulated by fitting 75mm Kingspan Kooltherm K7 between the existing rafters & 50mm to u/side - maintain 50mm air space above. Ceiling of 9.5mm foil-backed plasterboard and 5mm plaster skim. Where roof extended across to new gable end, re-use existing tiles on new battens and felt on 50 x 100 rafters at 400ccs. Lateral restraint to be provided to new gable end at roof and floor level using 30x5mm mild steel straps at 1200ccs.

13. NEW STAIRCASE : New closed plan timber staircase with total rise of 2665mm; 13 treads of minimum 230mm, (measured nosing to nosing), and 14 risers at 190.4mm. Consecutive tapered treads to have uniform goings, minimum 50mm and minimum 240mm on centreline of tread. Width of staircase to be min. 700mm clear. Landing at top of stairs to be at least width of staircase. Pitch not to exceed 42 degrees. Handrail to be 900mm above pitch line and 900mm above landing at return. Balustrading to be set so as not to allow a 100mm diameter sphere to pass through at any point and not to be readily climbable. Minimum headroom over staircase, unless detailed on Section, to be 2.0m.

NB. The staircase supplier is to site check all dimensions prior to manufacture.

14. INTERNAL WALLS : Stud walls and partitions formed of 50 x 100mm studs at 400mm centres with 50 x 100mm head and sole plates, and noggins at 900mm centres. Studs to be lined both sides with 12.5mm plasterboard and 5mm plaster skim around stair enclosure (or 12.5mm British Gypsum Wallboard Ten or equivalent, as detailed, for sound insulation), and infilled with 100mm Rockwool insulation. All walls enclosing both the new and the existing staircase are to provide half hour fire protection.

15. PLUMBING : To comply with BS5572, with rodding access to all changes of direction and 75mm deep seal traps to appliances. 40mm diameter PVC waste to be provided to wash hand basin with 40mm to bath, shower and bidet. Waste runs in excess of 3000mm and combined wastes to be min. 50mm diameter. Extended 100mm diameter S&VP to terminate with cowl a minimum 900mm above any opening within 3.0m.

16. VENTILATION : New habitable rooms to have 5% of floor area in ventilation openings for rapid ventilation and 8000mm2 of background ventilation. Shower/ bathrooms to have opening window and an additional 15 litres per second mechanical extract fan ducted to external air, and 4000mm2 of background ventilation.

17. GLAZING : New windows to be k-type double glazing (1.8W/M2degC). Glass to doors and low level glazing below 1500mm to be safety type to BS6206. If applicable, the new stair window cill to be sited at least 900mm above the highest adjacent stair tread. No new opening window to be less than 800mm above floor level.

Amendments:

SUNLIGHT LOFTS (UK) LIMITED
Rowlandson House, 289-293 Ballards Lane, London. N12 8NP
Tel 020 8441 8581 Fax 020 8441 0598

SITE ADDRESS:
13 SHOBDEN ROAD
LONDON
N17 7PG

CLIENT:
MS M MILNE

PROJECT:
LOFT CONVERSION

DRAWING: PLANNING

SCALES: 1:50 1:100

DATE: SEP 2015

DRAWN: CSA

DRAWING NO: MIL 02P

REVISION: C