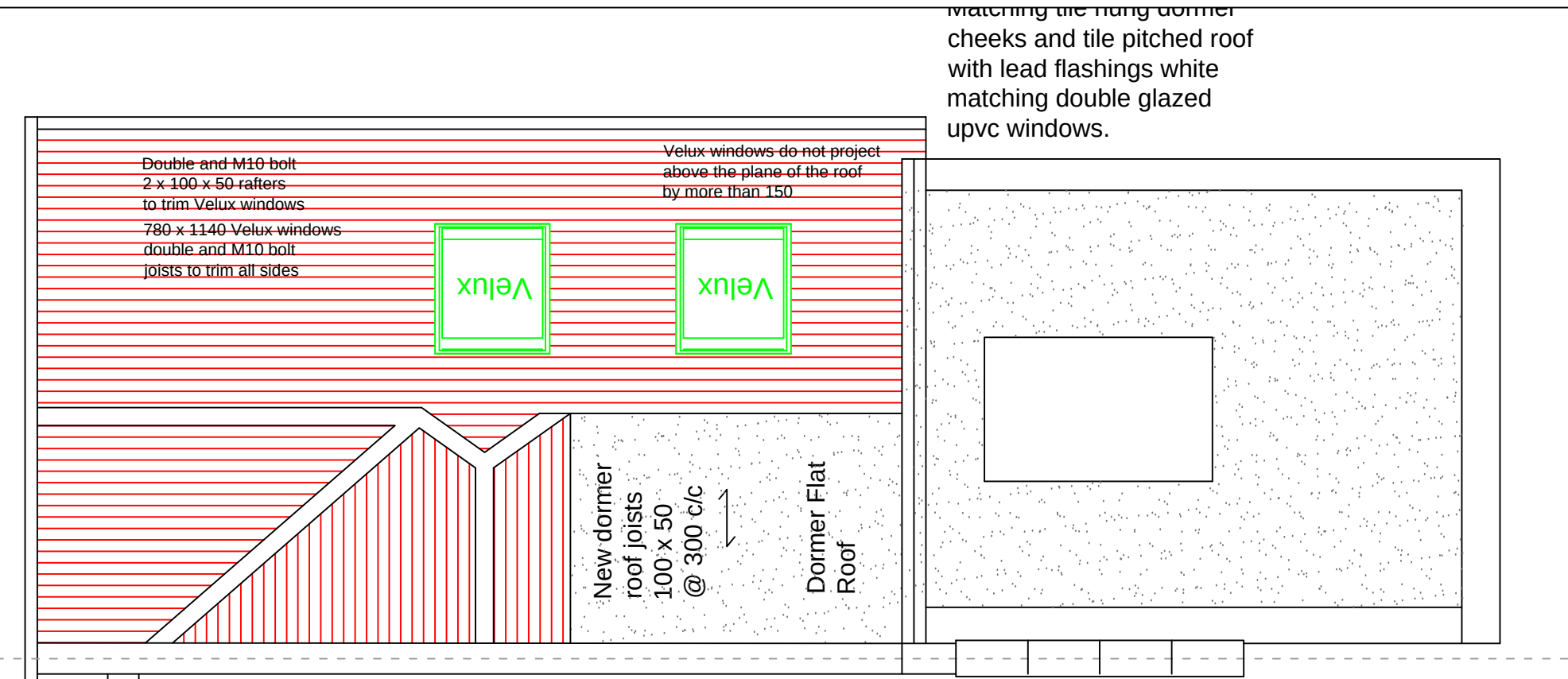
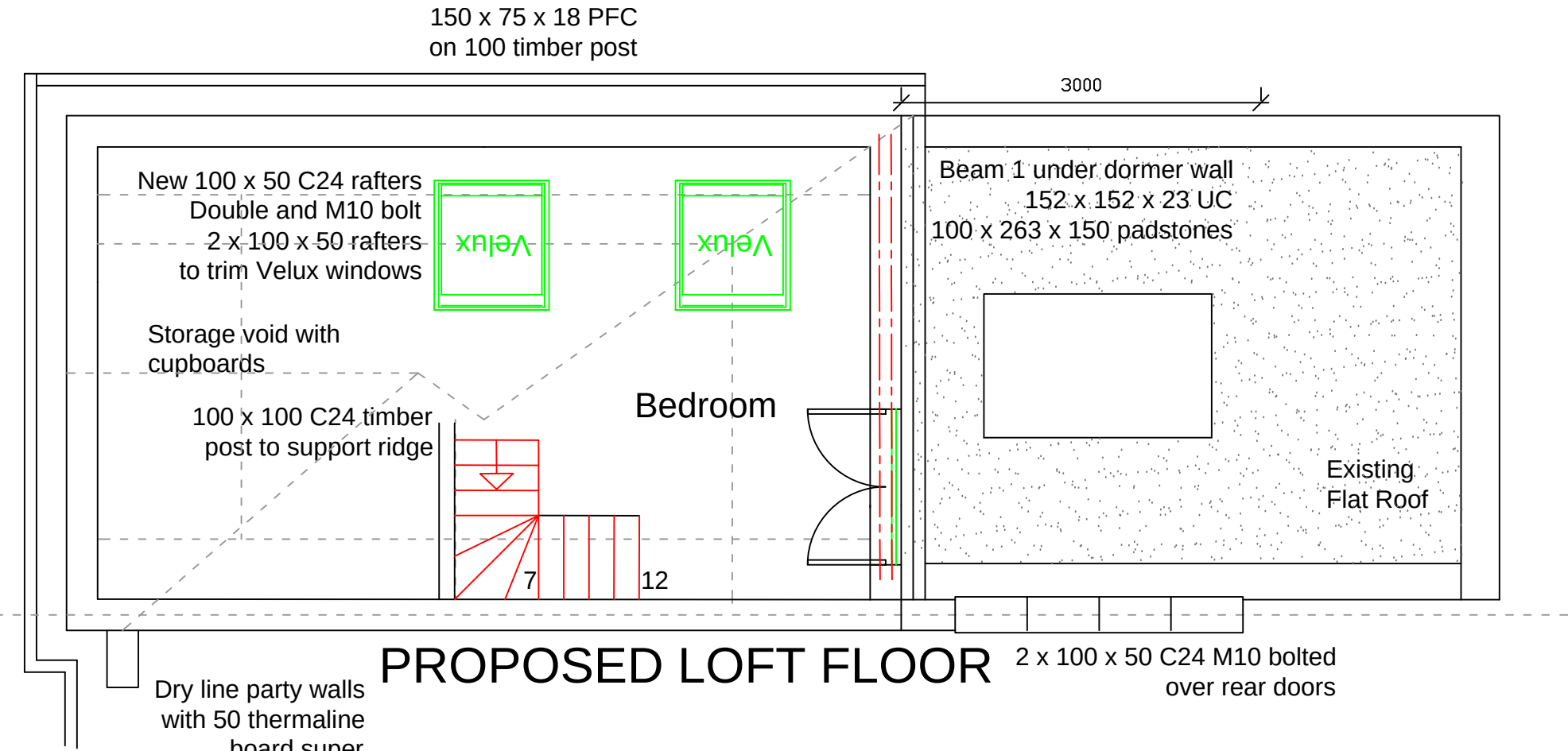




PROPOSED ROOF

All voids to the party wall to be bricked and filled prior to dry lining.

Flat roof areas to be three layer felt laid on sheathing felt on 18 WBP plywood and firings with 100mm Celotex FR 4000 over. Minimum 1:40 fall to abutments and verges 150 high cover flashings to be code No 5 lead surface to be coated with solar reflective paint.



PROPOSED LOFT FLOOR

FLAT ROOF NOTES:

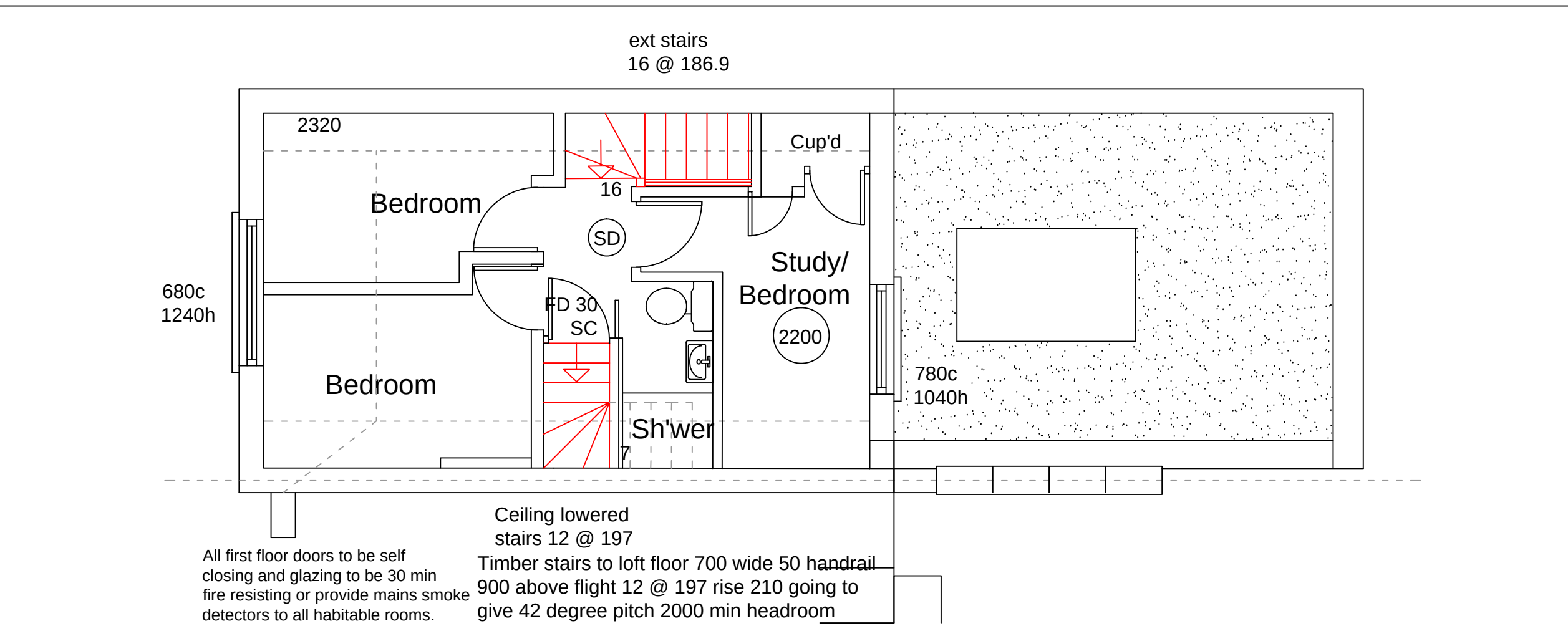
Provide code No. 5 lead flashings and soakers. to all abutments.
Flat roof to be two layer hot bonded felt roof laid on sheathing felt on 18 WBP plywood and firings with 100mm Celotex TD4000 over Min 1:40 fall dress to abutments and verges 150 high cover flashings to be code No 5.

New flat roof rafters 100 X 50 SC3 sw joists @ 300 centres. Joists to be doubled and M10 bolted @ 600c/c trimming to rooflights.
New flat roof rafters to be securely screw fixed / strapped to ceiling joists, wallplates and walls.

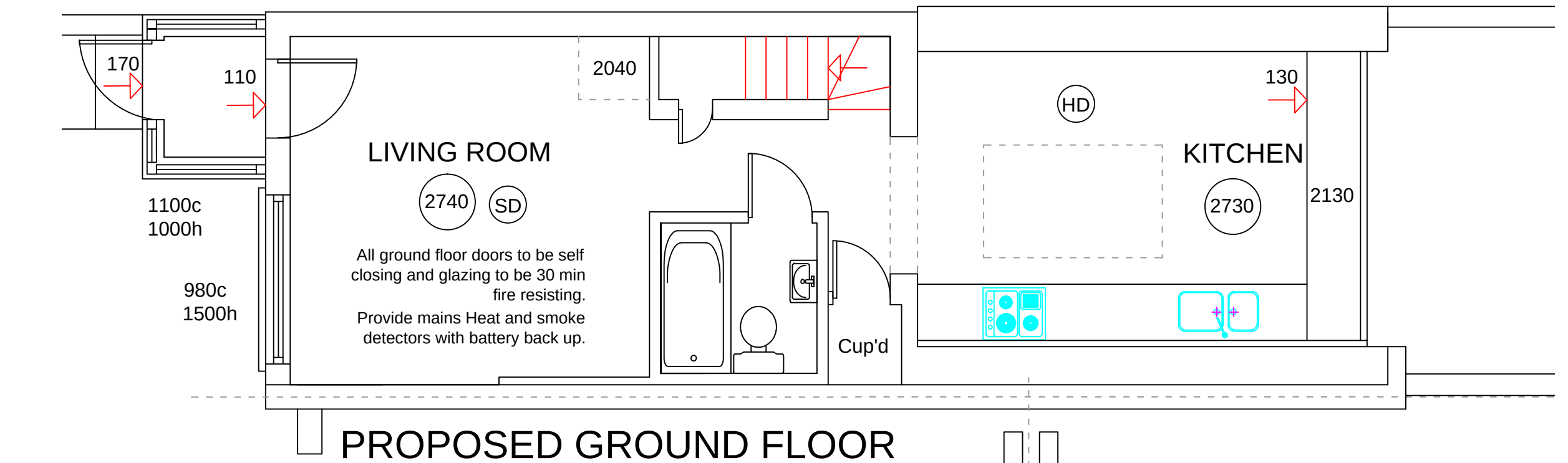
Windows to be double sealed patio sliding and folding doors delivered anodised aluminium with toughened glass with 16mm cavity of 6mm and 4mm glass (low-E, En = 0.1) to give 1.1 W/M2K
Provide black UPVC hopper head gutter outlet to 63 diameter rainwater downpipe.
Floor boards to be type iii/iii in accordance with BS5669.

FIRE PRECAUTIONS:

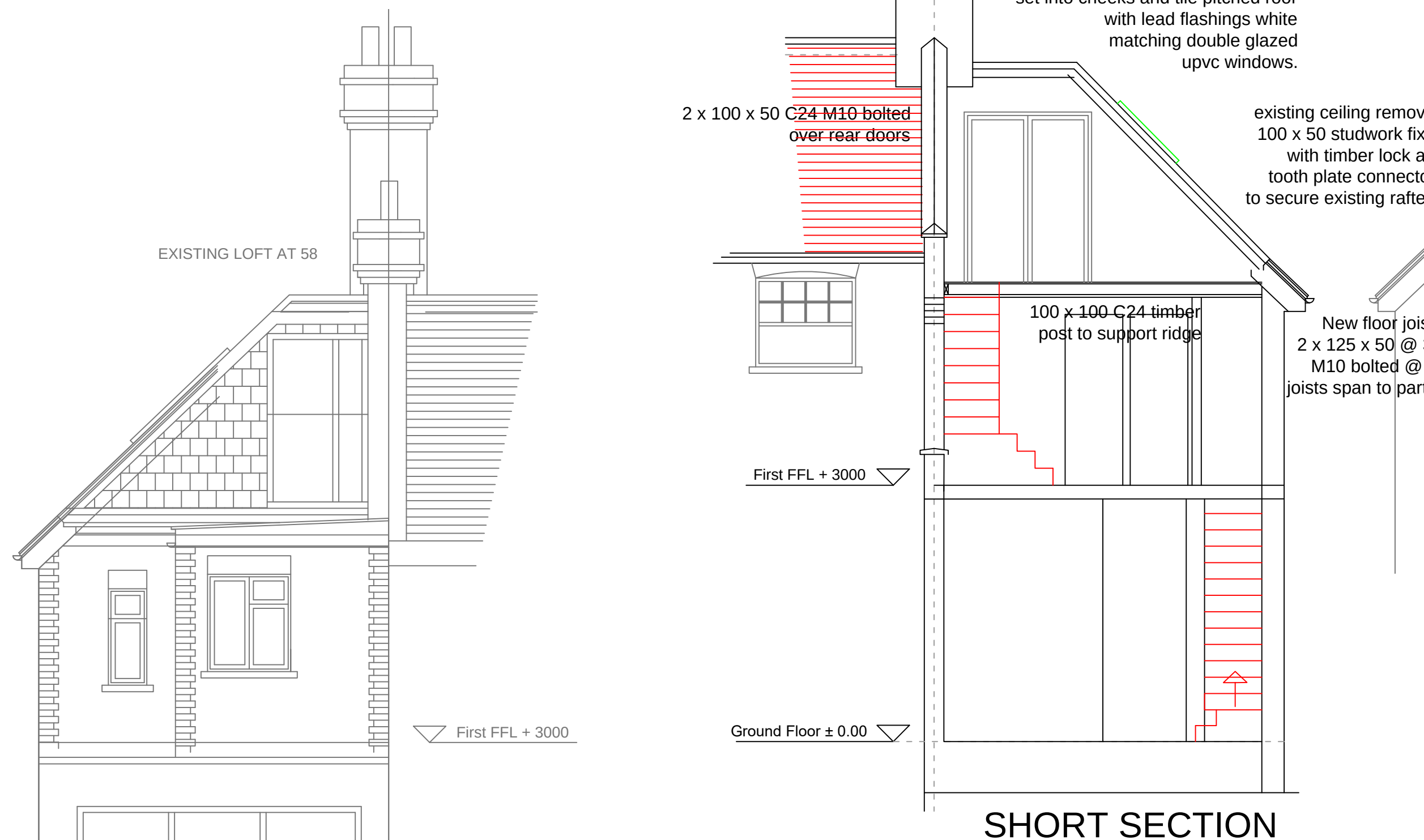
Provide and install mains smoke detectors to all habitable living rooms and hallways.
Heat detectors to kitchen and carbon monoxide detectors close to boilers all to have battery back up.



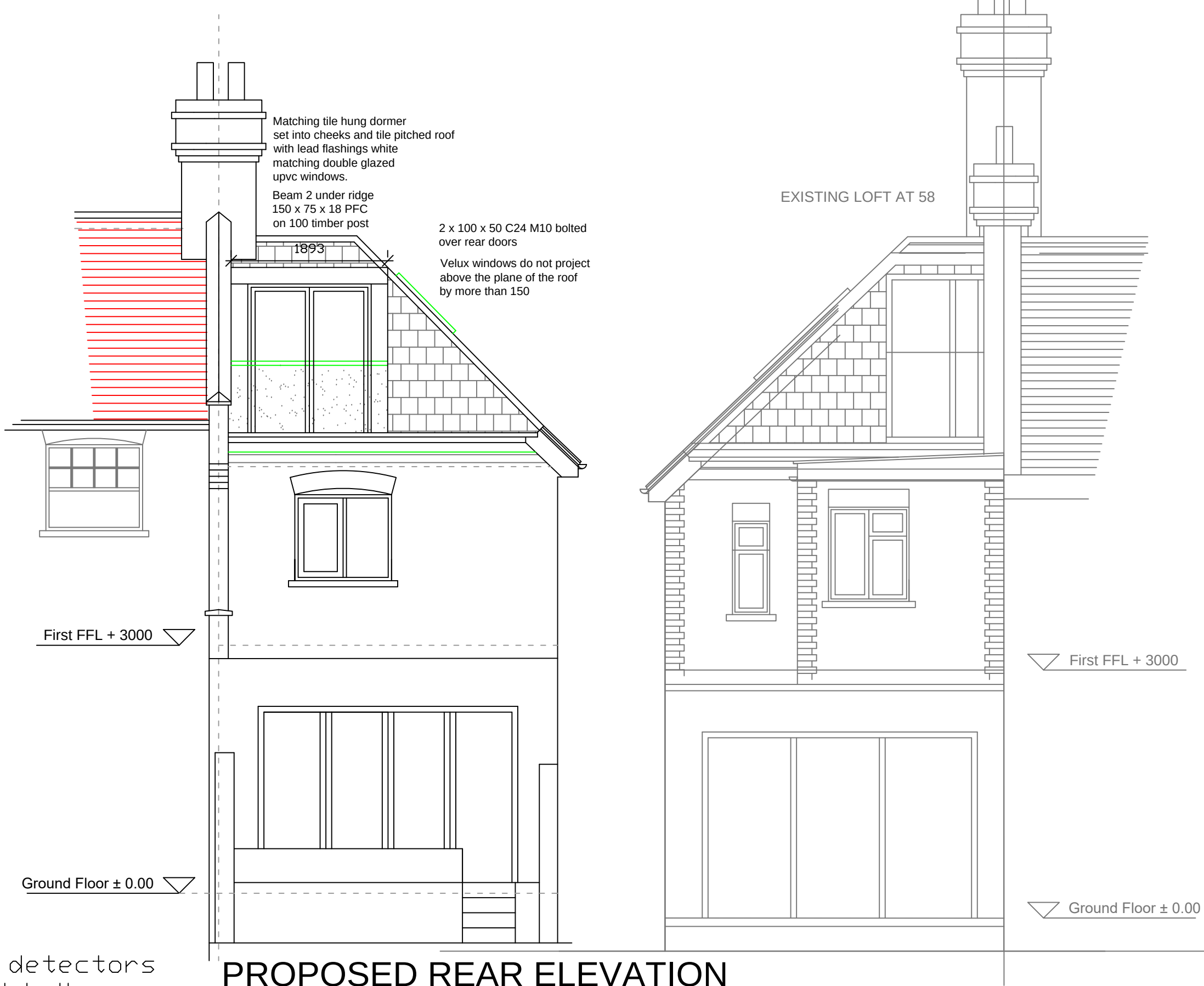
PROPOSED FIRST FLOOR



PROPOSED GROUND FLOOR

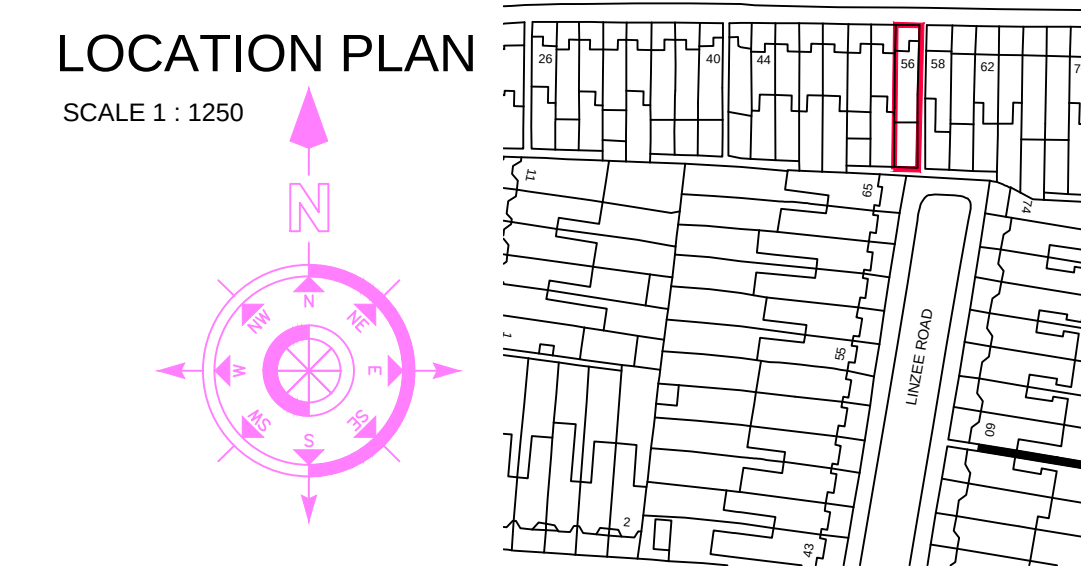
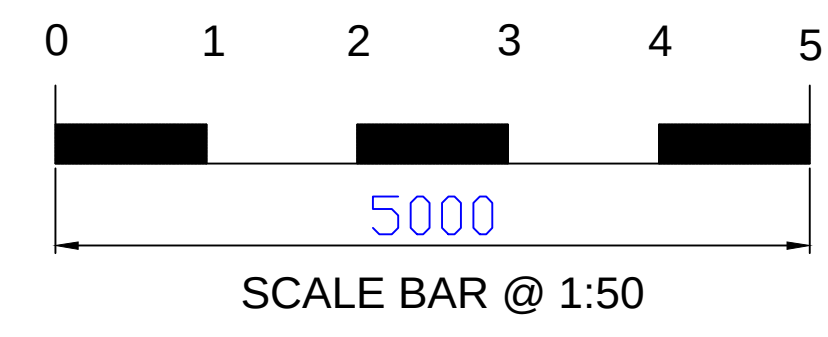


SHORT SECTION



PROPOSED REAR ELEVATION

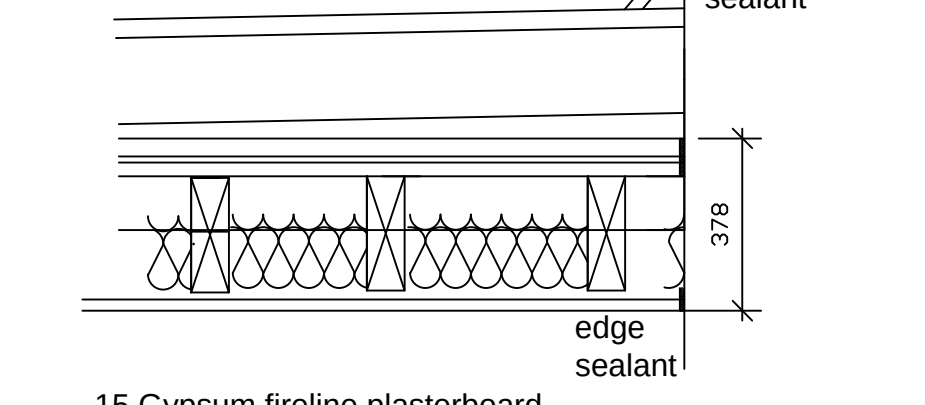
REVISION No.	REVISION NOTES	DATE
-	-	-



LOCATION PLAN

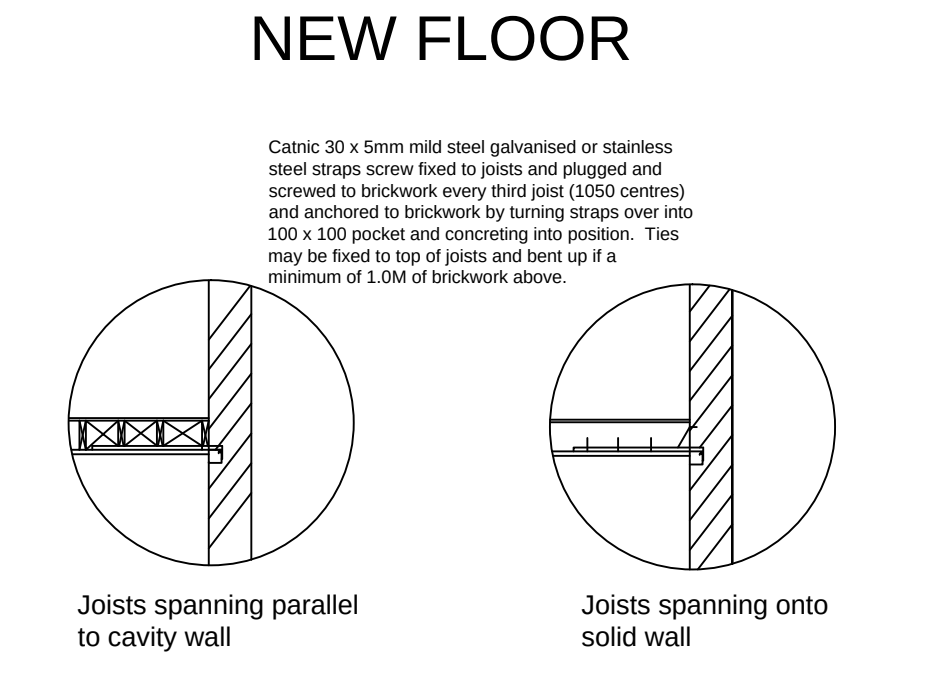
SCALE 1 : 1250

Three layer membrane or felt flat roof on hot bonded sheathing felt
150mm FR4000 Celotex insulation
18mm plywood
100 Rockwool between 150 x 50 C24 joists with wire mesh to prevent contact with ceiling downlights



NEW FLAT ROOF

14mm hardwood laminate floor on 3mm insulation layer
18mm flooring grade chipboard
2 x 125 x 50 C24 timber joists @ 350c/c with 10mm gap to existing ceiling
100 Rockwool between ext joists with wire mesh to prevent contact with ceiling downlights
Existing 15 Gypsum plasterboard screw fixed to 100 x 50 ceiling joists with 5mm skim finish



NEW FLOOR

PLANNING ISSUE - 25/10/2022

LIMITED

BCA

BRYAN CONNOR ASSOCIATES LIMITED

DESIGN & PLANNING CONSULTANTS

12 CHRISTCHURCH ROAD, LONDON. N8 9QL Tel: 020 8340 9294 Fax: 020 8348 6783

Email: bryan@bca.demon.co.uk

THIS DRAWING IS THE PROPERTY OF BRYAN CONNOR ASSOCIATES LTD AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

PROJECT:	56 BEECHWOOD ROAD LONDON N8 7NG
CLIENT:	PAUL SCHLEICHER & CHARLOTTE AKEROYD
DESCRIPTION:	PROPOSED LOFT PLANS
DRAWING No.	2218 - 03
REVISION.	
SCALE.	1:50 @ A1
DATE.	14/09/2022