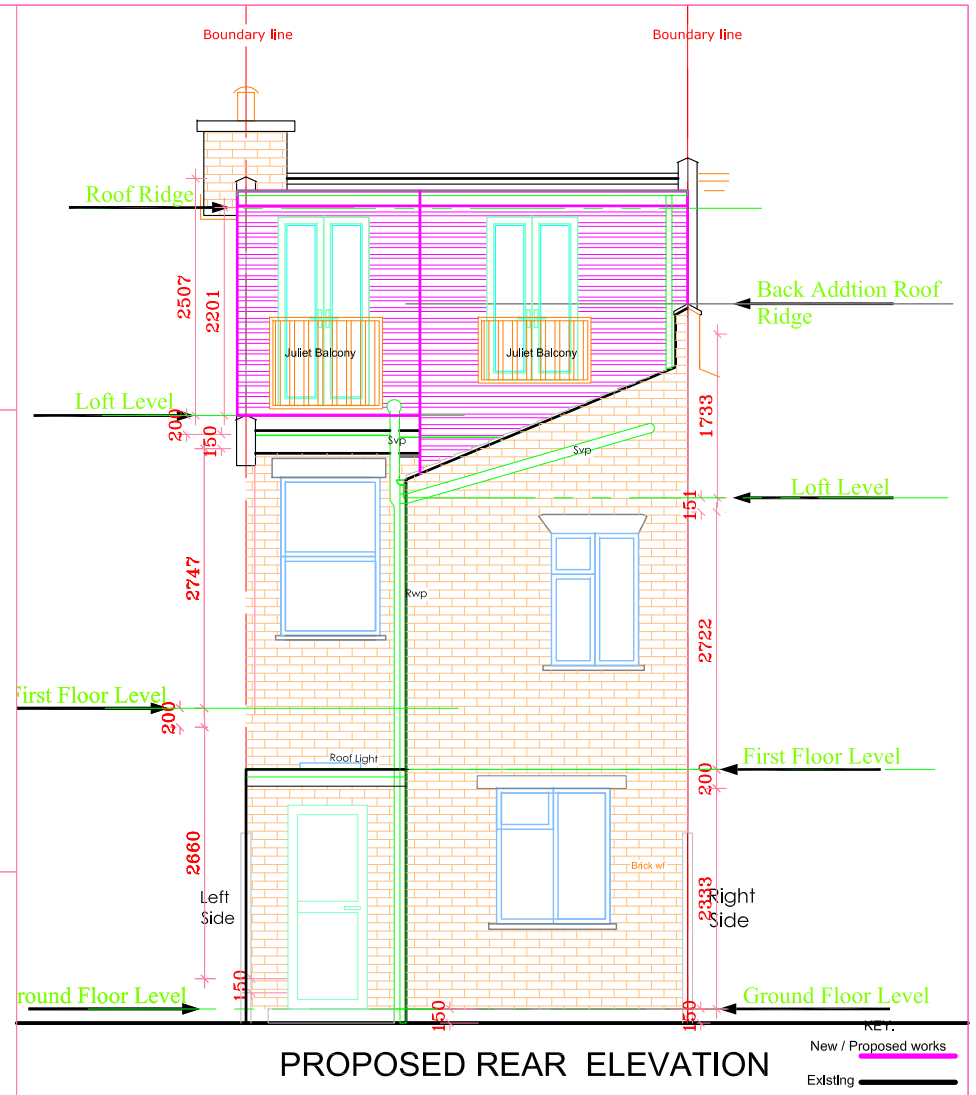
Address : 21 SPERLING ROAD
LONDON
N17

Project: LOFT CONVERSION

Client: MR & MRS B BROWN



PROPOSED REAR ELEVATION

Drawn / Prepared by:

E RILEY ASSOCIATES
CHARTERED SURVEYORS
5 PARKWOOD CLOSE
BROXBOURNE
HERTFORDSHIRE
EN10 7PF
Tel: 01992 465 880 Mobil: 07958 035 096

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Date: Oct 2022

Application no:

Page no: 1-25

SCALE 1:100 @ A3

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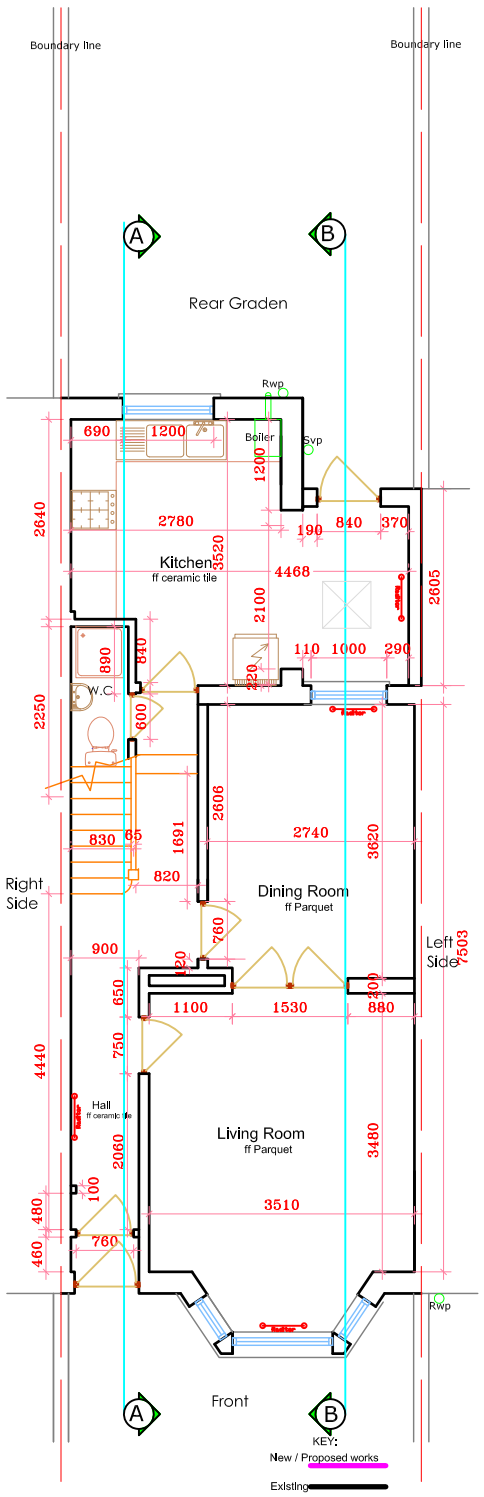
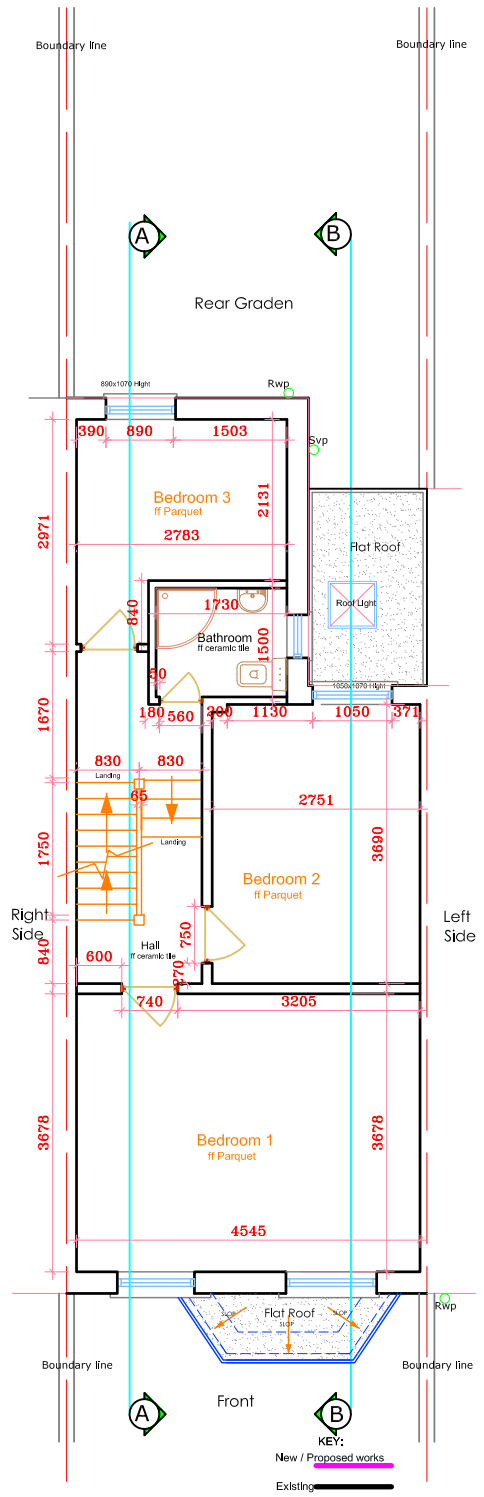


EXISTING GROUND FLOOR PLAN



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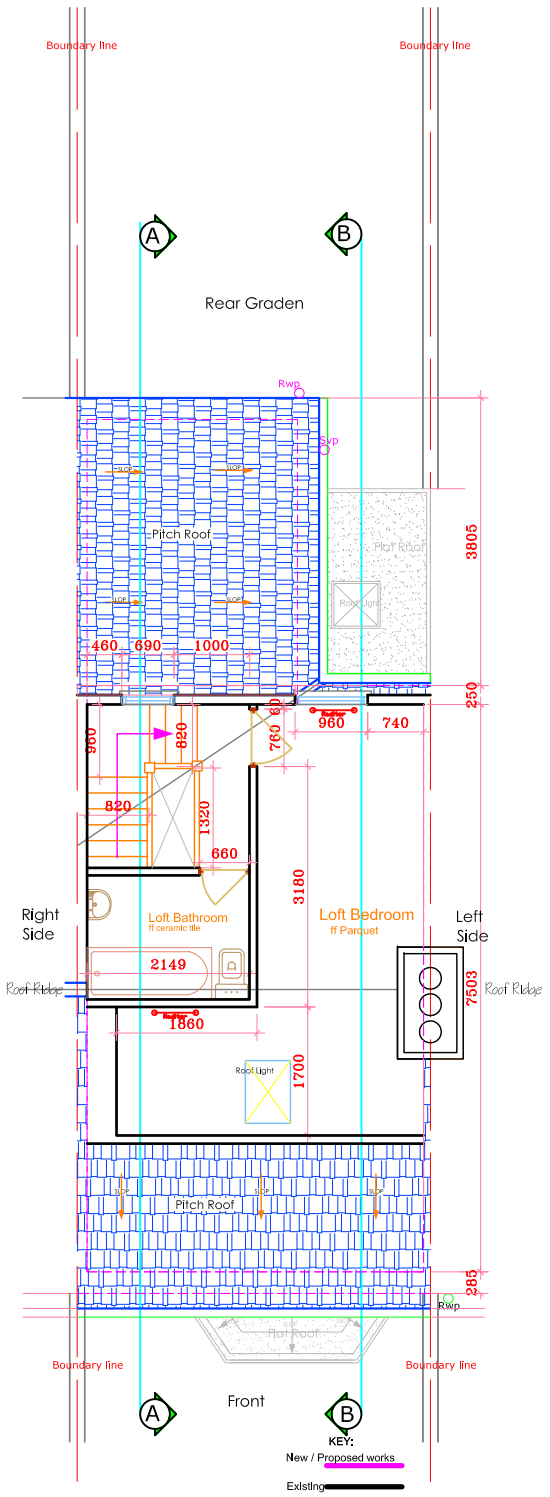
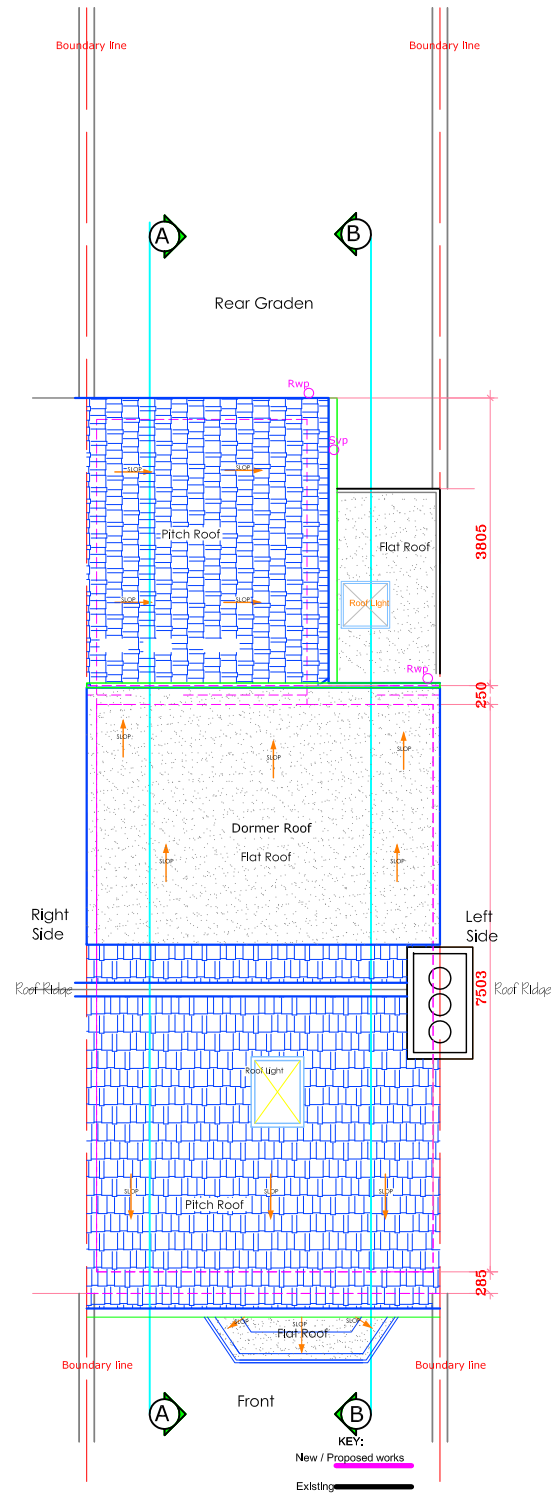


EXISTING LOFT PLAN



EXISTING ROOF PLAN

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Ref.	Revision	Date	By
.			

E RILEY ASSOCIATES
CHARTERED SURVEYORS
8 HUXLEY PLACE
PALMERS GREEN, LONDON N13 5SU
Tel: 01992 465 880 Mobil: 07958 035 096

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Project title: LOFT CONVERSION

Project Address: 21 SPERLING ROAD
LONDON
N17

Client: MR & MRS B BROWN

Drawing title: EXISTING FLOOR PLANS

GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022

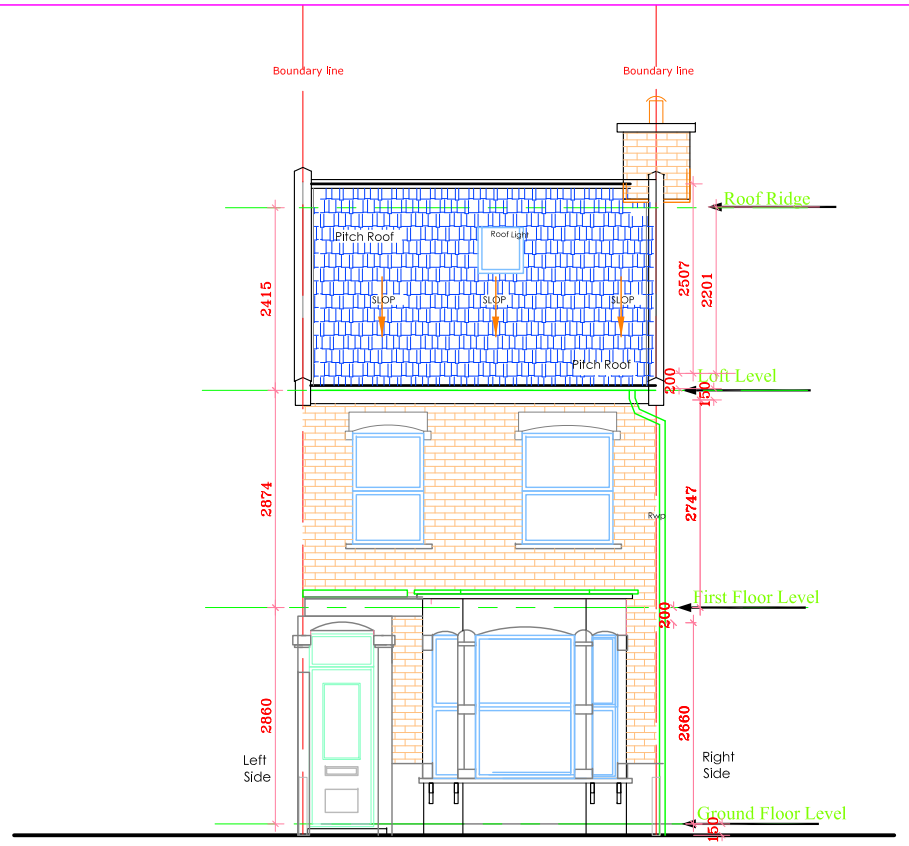
Scale: 1:100 @A3

CAD & Drawn by: BB

Drawing No: 01/25

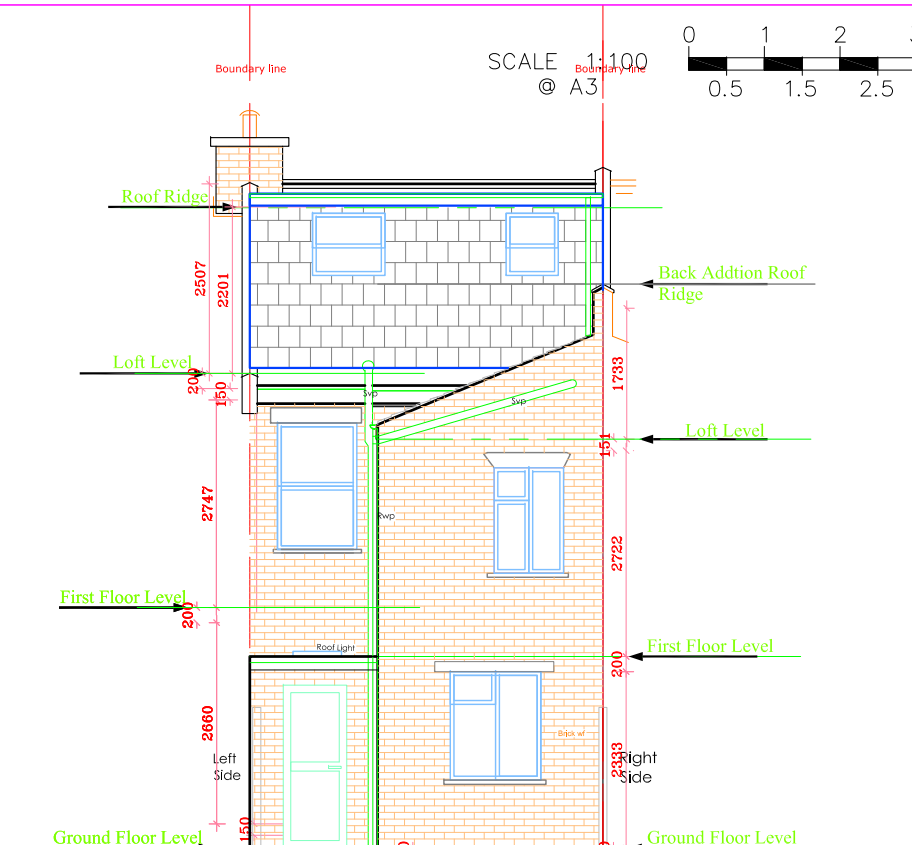
Drawn & Checked by: ER

File name: T & B136 Sep 2022



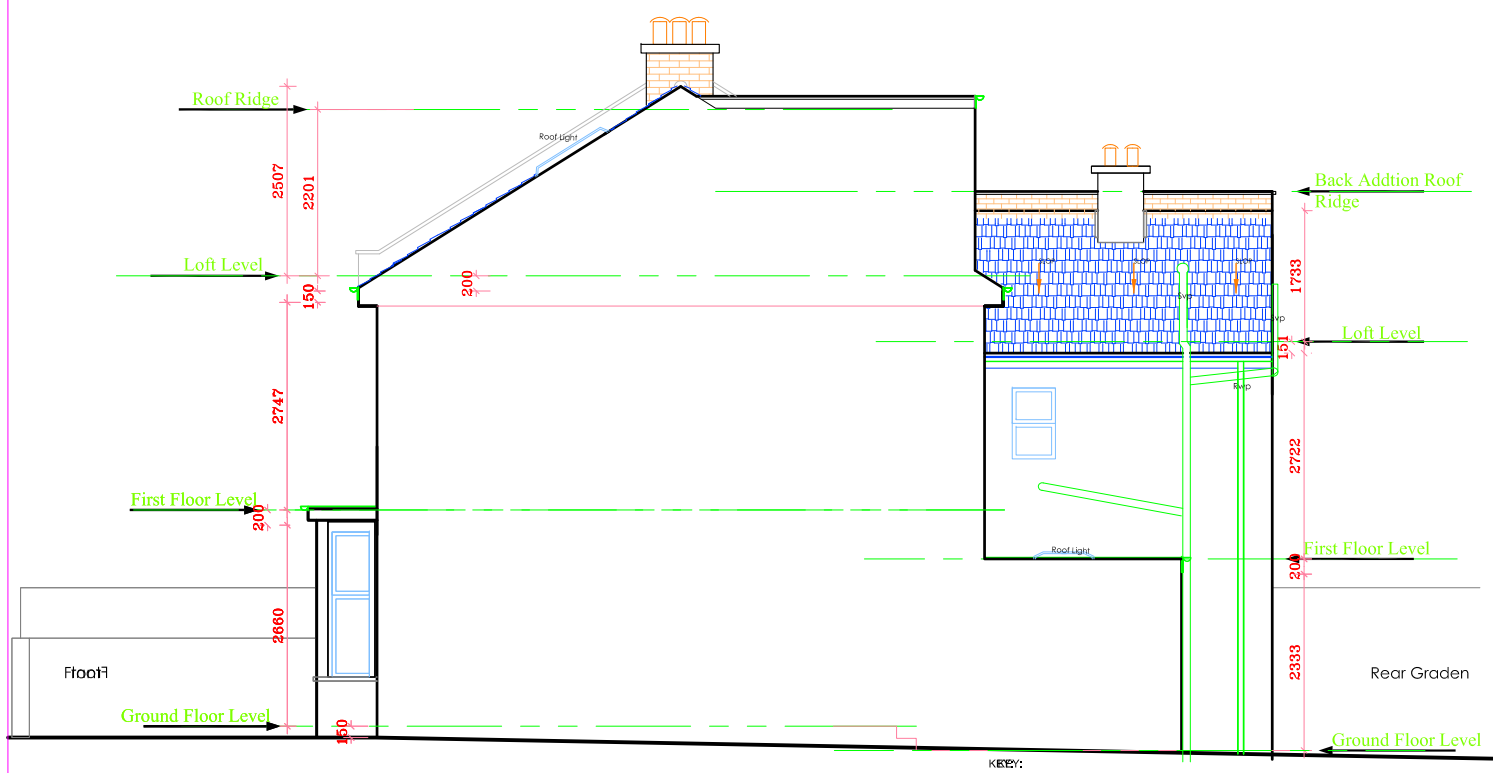
EXISTING FRONT ELEVATION

KEY:
New / Proposed works
Existing



EXISTING REAR ELEVATION

KEY:
New / Proposed works
Existing



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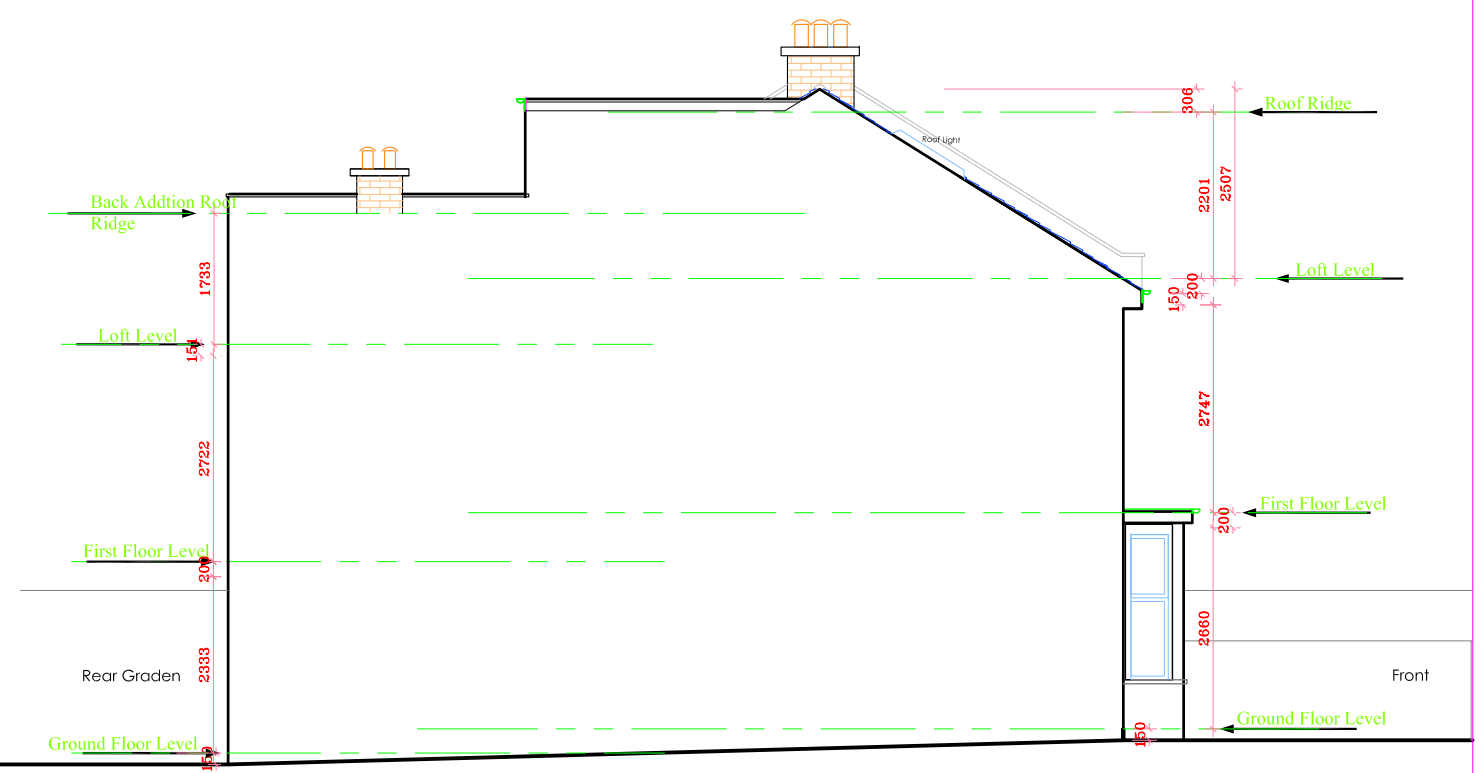
New / Proposed works
Existing



EXISTING RIGHT SIDE ELEVATION

New / Proposed works
Existing

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Ref.	Revision	Date	By	
.				

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Tel: 01992 465 880 Mobil: 07958 035 096

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Project title: LOFT CONVERSION

Project Address: 21 SPERLING ROAD
LONDON
N17

Client: MR & MRS B BROWN

Drawing title: EXISTING ELEVATIONS

GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022

Scale: 1:100 @A3

CAD & Drawn by: BB

Drawing No: 02/25

Drawn & Checked by: ER

File name: T & B136 Sep 2022

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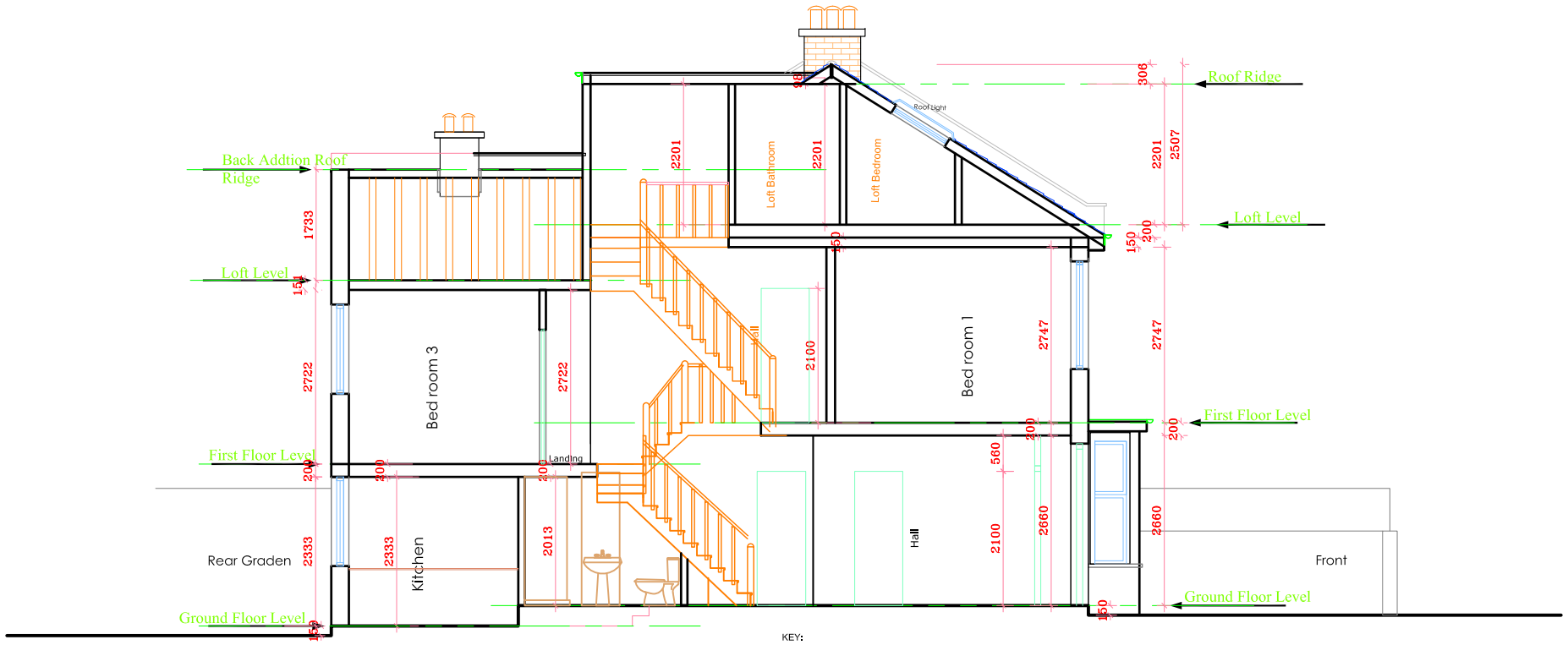
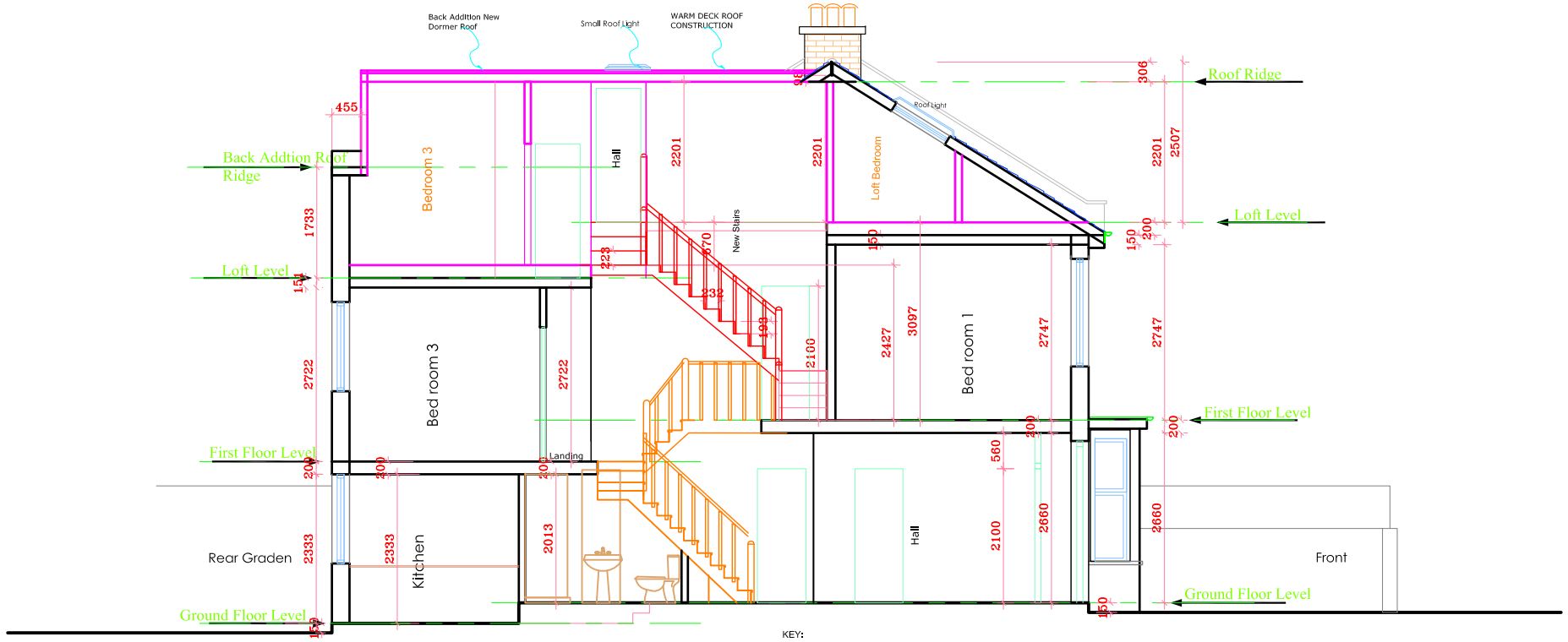


EXISTING SECTION A-A

KEY:
New / Proposed works
Existing



PROPOSED SECTION A-A

KEY:
New / Proposed works
Existing

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Ref.	Revision	Date	By
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Project title: LOFT CONVERSION

Project Address: 21 SPERLING ROAD LONDON N17

Client: MR & MRS B BROWN

Drawing title: EXISTING SECTION A-A & B-B

GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022

Scale: 1:100 @A3

CAD & Drawn by: BB

Drawing No: 03/25

Drawn & Checked by: ER

File name: T & B136 Sep 2022

SD - Smoke detector

FD30 - Fire door fitted with ½hours Resistance

CP - Call Point

HD - Heat Detector

SCALE 1:100 @ A3

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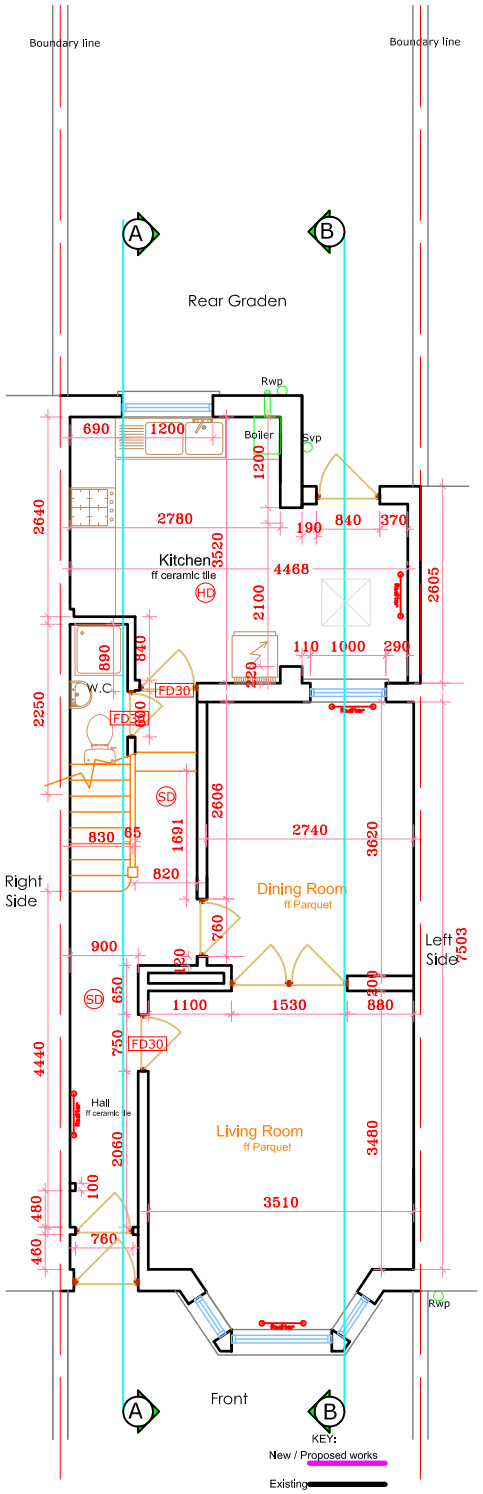
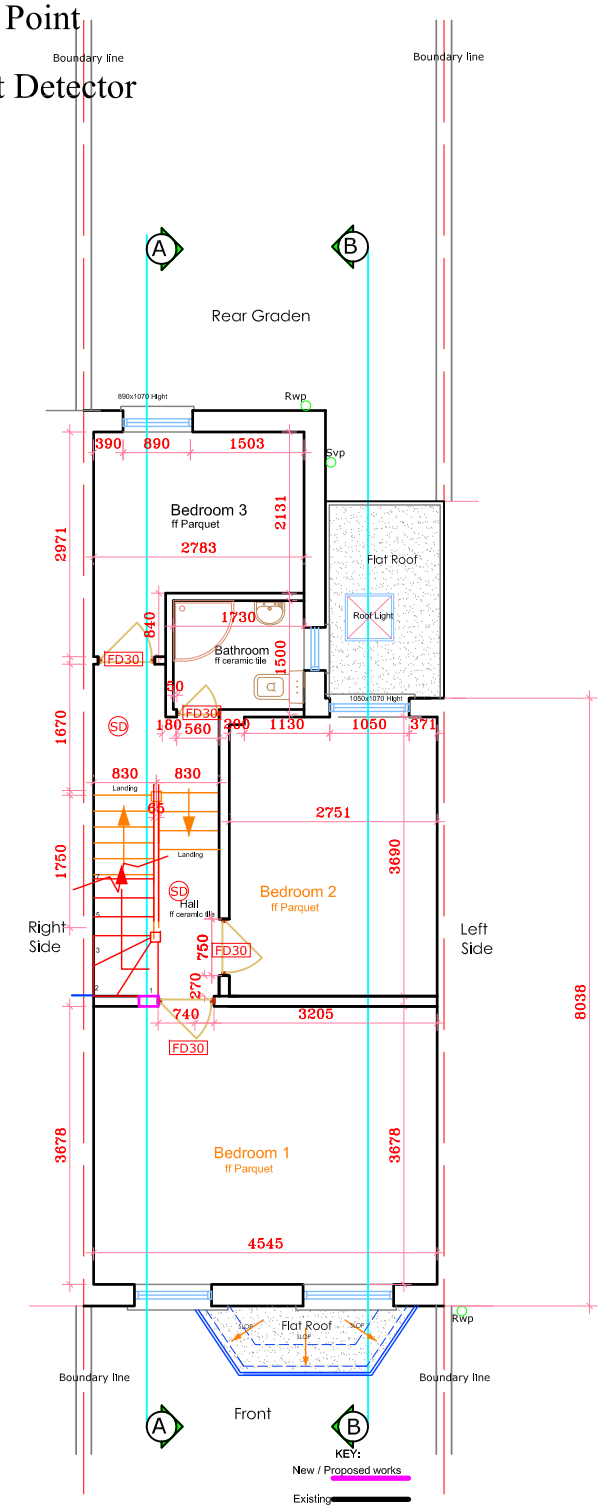
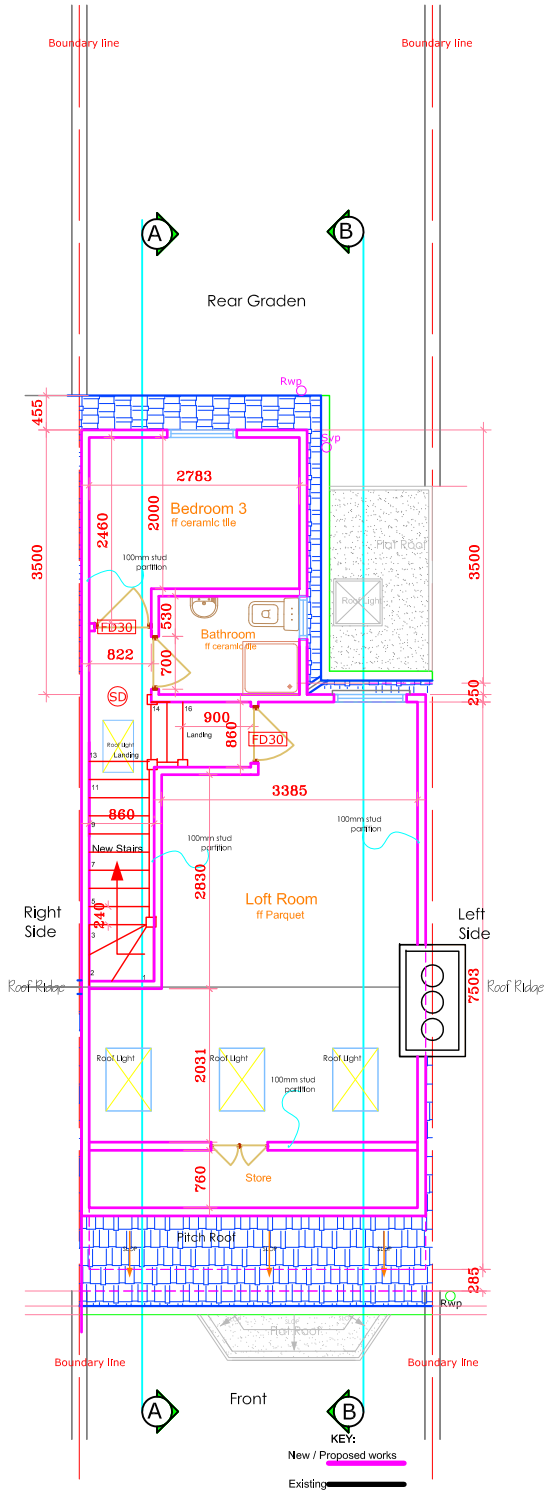


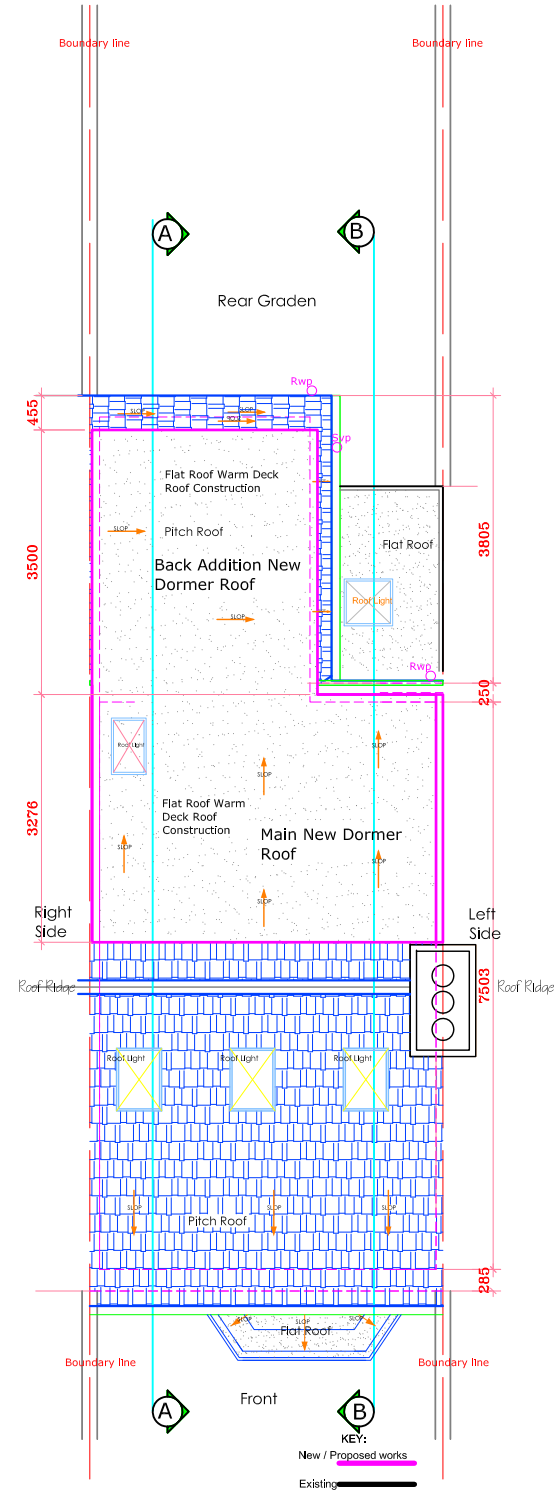
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED LOFT PLAN



PROPOSED ROOF PLAN

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Ref.	Revision	Date	By
.			

E RILEY ASSOCIATES
CHARTERED SURVEYORS
8 HUXLEY PLACE
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Project title: LOFT CONVERSION

Project Address: 21 SPERLING ROAD LONDON N17

Client: MR & MRS B BROWN

Drawing title: PROPOSED FLOOR PLANS

GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022

Scale: 1:100 @A3

CAD & Drawn by: BB

Drawing No: 04/25

Drawn & Checked by: ER

File name: T & B136 Sep 2022

SCALE 1:100 @ A3

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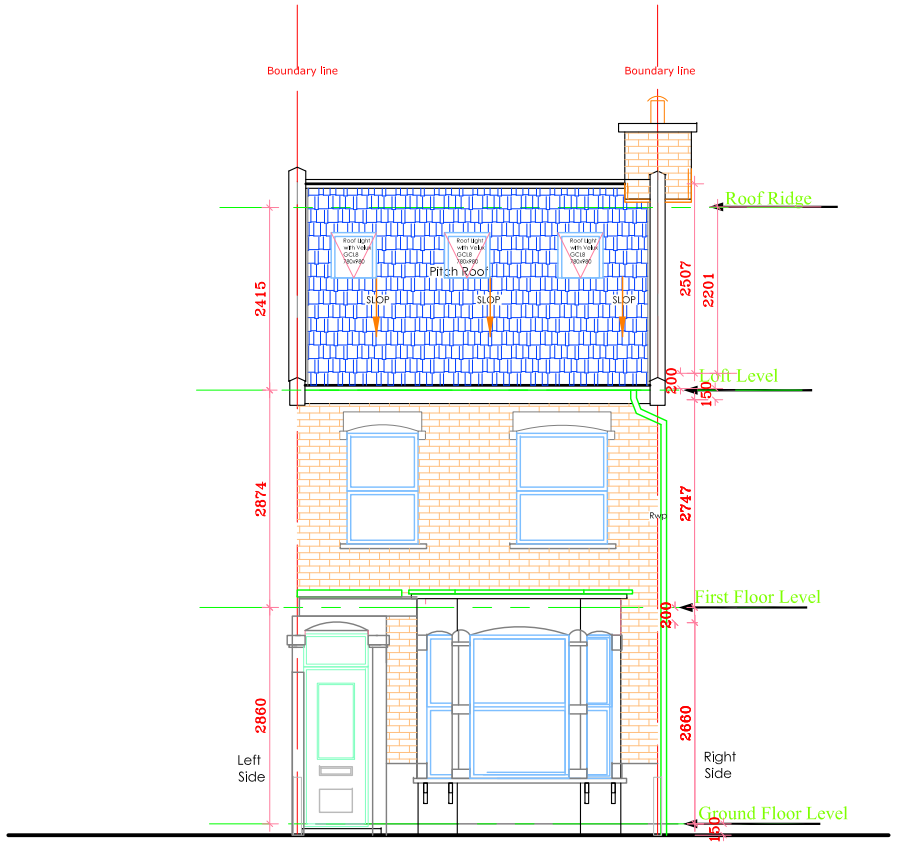
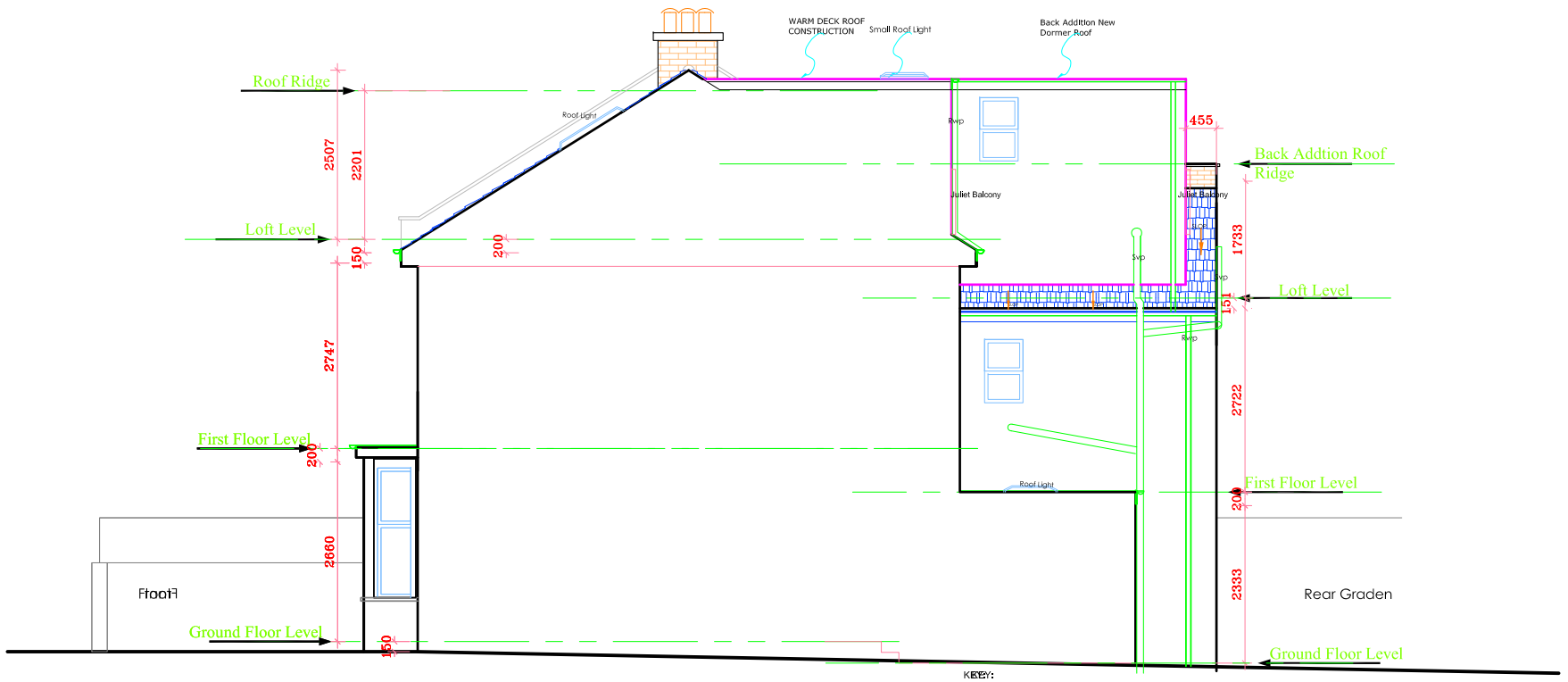


PROPOSED FRONT ELEVATION

KEY:
New / Proposed works
Existing



PROPOSED LEFT SIDE ELEVATION

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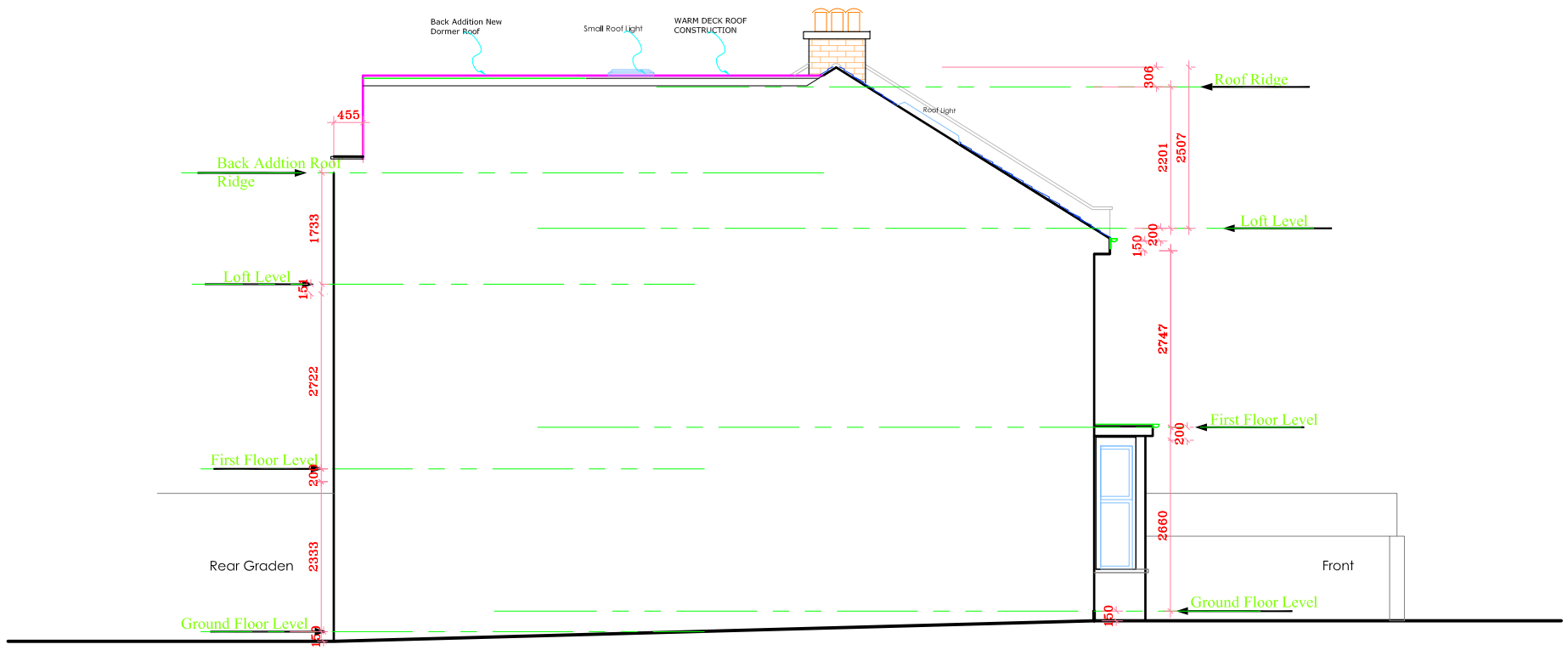
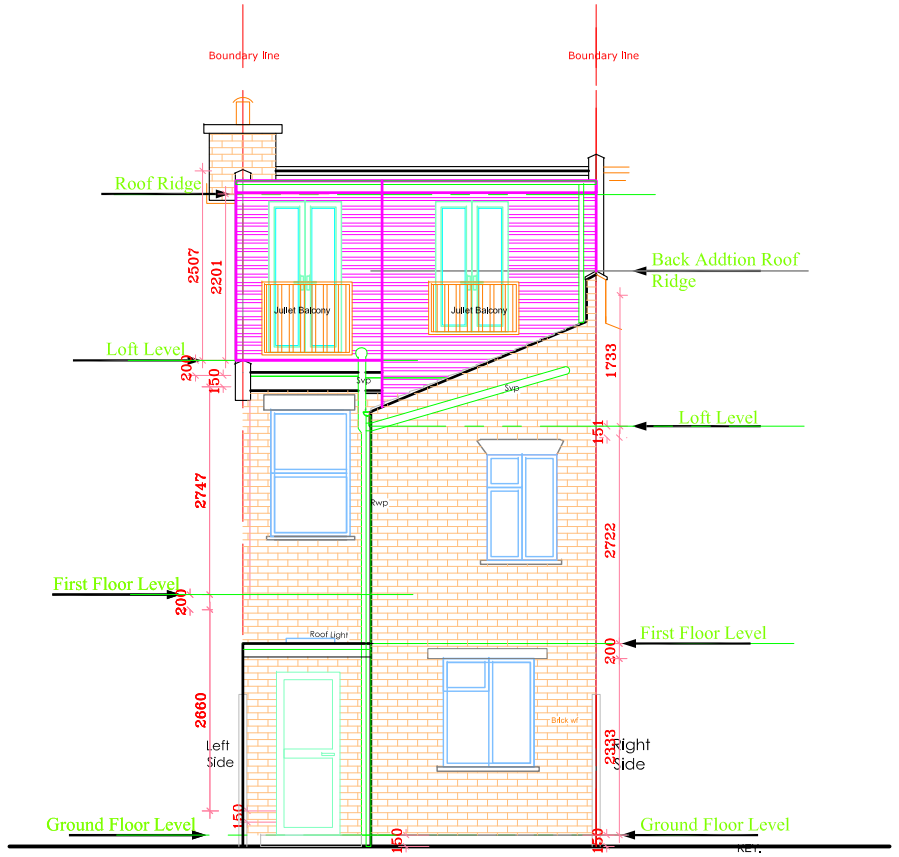
New / Proposed works
Existing



PROPOSED RIGHT SIDE ELEVATION

New / Proposed works
Existing



PROPOSED REAR ELEVATION

New / Proposed works

GENERAL PERMITTED DEVELOPMENT

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Ref.	Revision	Date	By
.			

E RILEY ASSOCIATES
CHARTERED SURVEYORS
8 HUXLEY PLACE
PALMERS GREEN, LONDON N13 5SU
Tel: 01992 465 880 Mobil: 07958 035 096

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Project title: LOFT CONVERSION

Project Address: 21 SPERLING ROAD
LONDON
N17

Client: MR & MRS B BROWN

Drawing title: PROPOSEDELEVATIONS

Date: Oct 2022

Scale: 1:100 @A3

CAD & Drawn by: BB

Drawing No: 05/25

Drawn & Checked by: ER

File name: T & B136 Sep 2022

SCALE 1:100 @ A3

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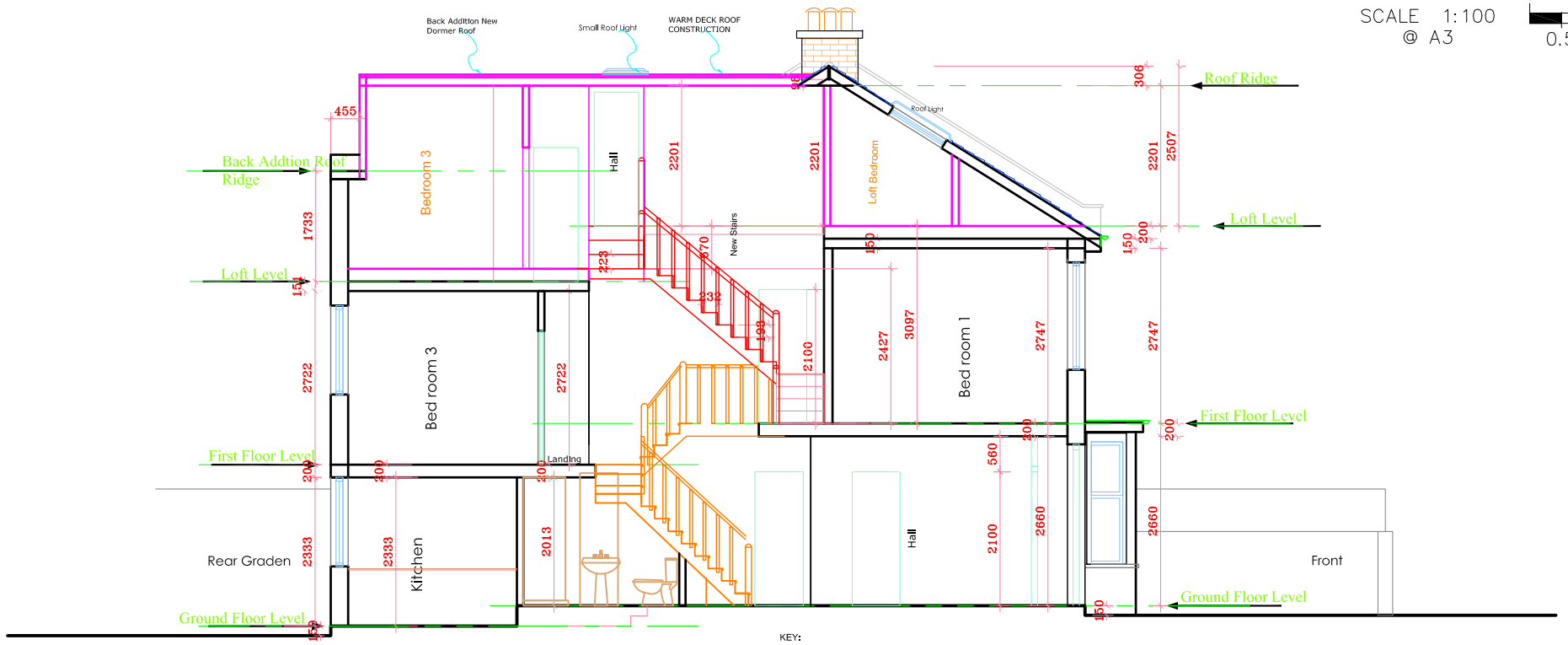
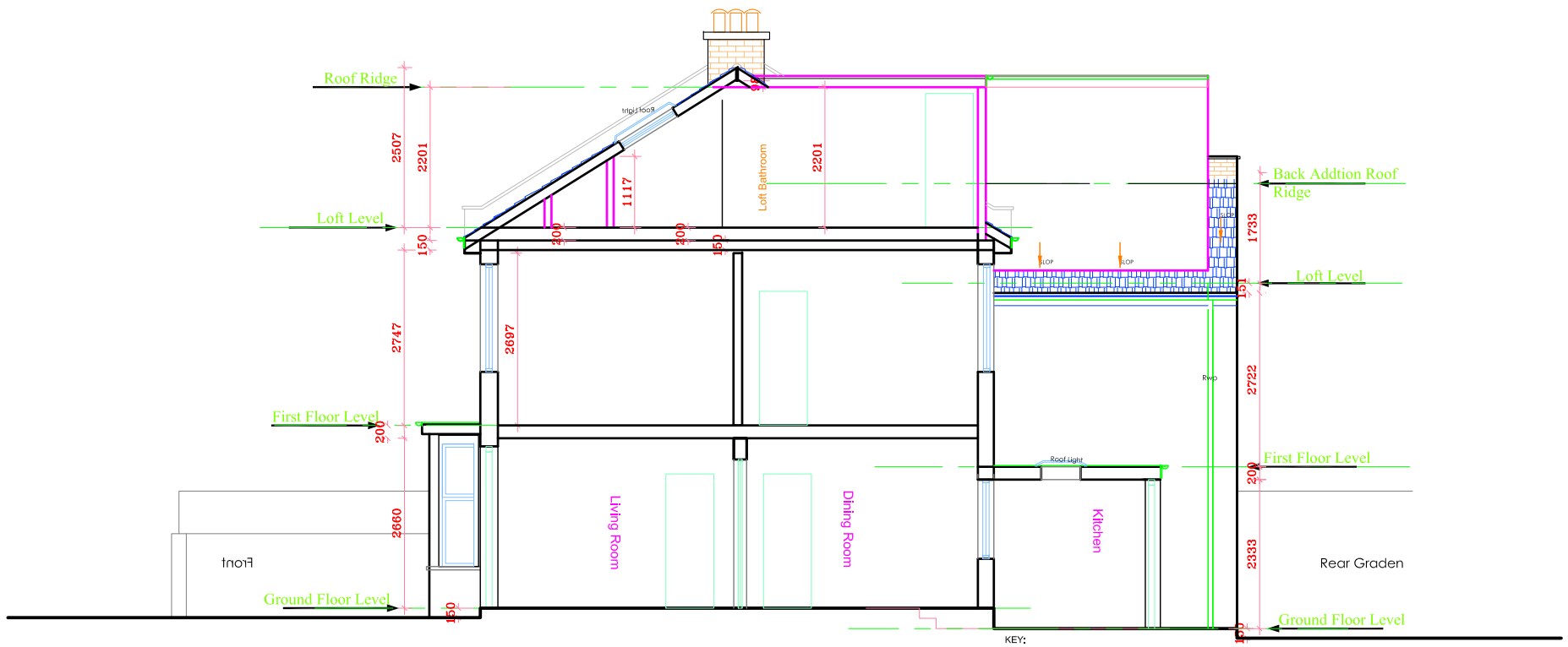


PROPOSED SECTION A-A

KEY:
New / Proposed works
Existing



PROPOSED SECTION B-B

KEY:
New / Proposed works
Existing

GENERAL PERMITTED DEVELOPMENT

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Ref.	Revision	Date	By	
.				

E RILEY ASSOCIATES
CHARTERED SURVEYORS
8 HUXLEY PLACE
PALMERS GREEN, LONDON N13 5SU
Tel: 01992 465 880 Mobil: 07958 035 096
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Project title: LOFT CONVERSION

Project Address: 21 SPERLING ROAD LONDON N17

Client: MR & MRS B BROWN

Drawing title: PROPOSED SECTION A-A & B-B

Date: Oct 2022

Scale: 1:100 @A3

CAD & Drawn by: BB

Drawing No: 06/25

Drawn & Checked by: ER

File name: T & B136 Sep 2022

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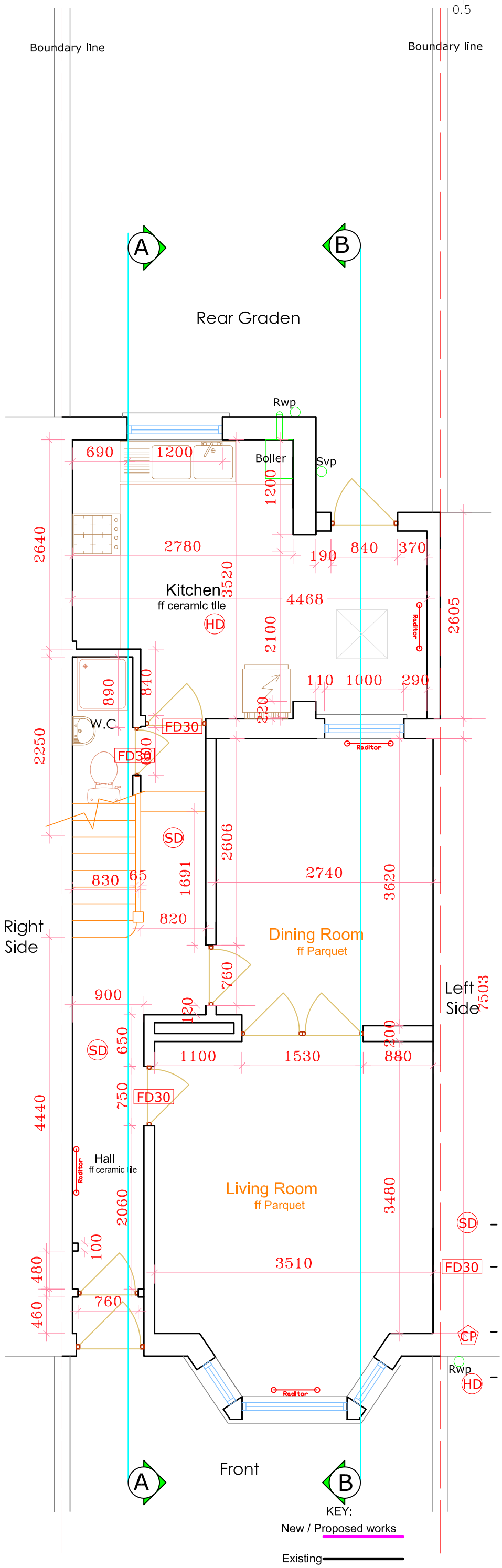

SD - Smoke detector

FD30 - Fire door fitted with ½hours Resistance

CP - Call Point

HD - Heat Detector

KEY:

New / Proposed works

Existing

GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022 | Scale: 1:100 @A3

CAD & Drawn by: BB | Drawing No: 07/25

Drawn & Checked by: ER

File name: T & B136 Sep 2022

Project Address: 21 SPERLING ROAD LONDON N17

Client: MR & MRS B BROWN

Drawing title: PROPOSED GROUND FLOOR PLAN

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CHARTERED SURVEYORS
8 HUXLEY PLACE
PALMERS GREEN, LONDON N13 5SU
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Project title: LOFT CONVERSION

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Ref.	Revision	Date	By
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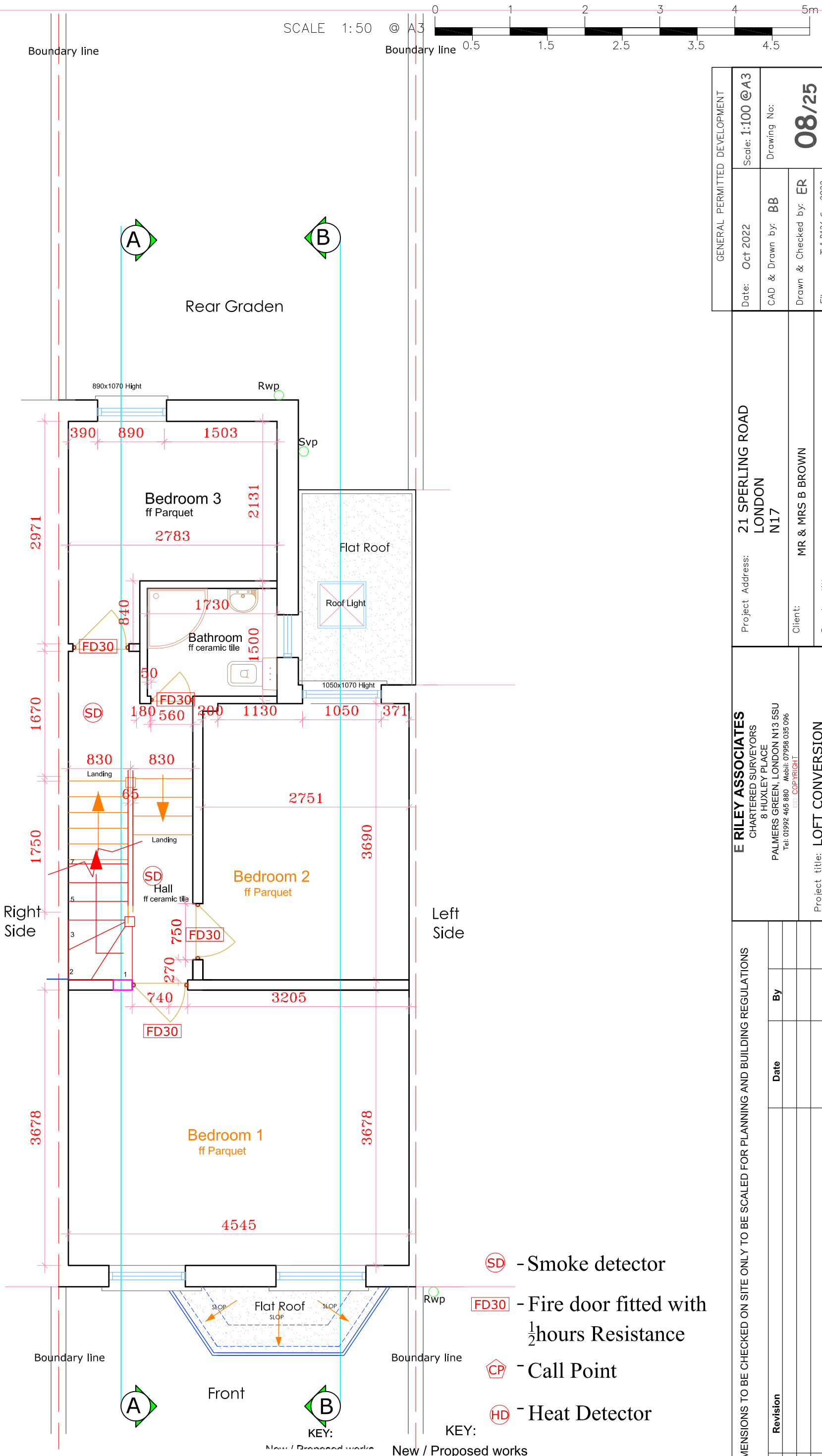

PROPOSED FIRST FLOOR PLAN

GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022 | Scale: 1:100 @A3

CAD & Drawn by: BB | Drawing No: 08/25

Drawn & Checked by: ER

File name: T & B136 Sep 2022

Project Address: 21 SPERLING ROAD LONDON N17

Client: MR & MRS B BROWN

Drawing title: PROPOSED FIRST FLOOR PLAN

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CHARTERED SURVEYORS
8 HUXLEY PLACE
PALMERS GREEN, LONDON N13 5SU
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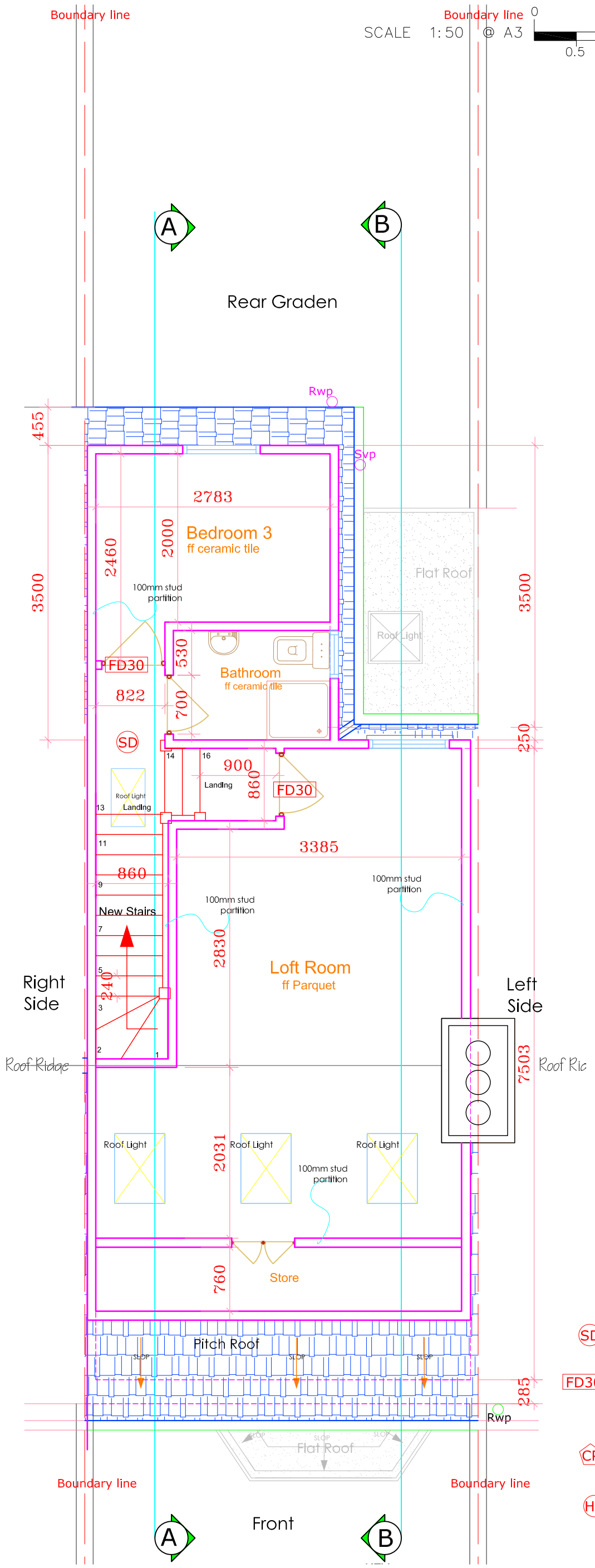
Project title: LOFT CONVERSION

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Ref.	Revision	Date	By
.			



SD - Smoke detector

FD30 - Fire door fitted with ½hours Resistance

CP - Call Point

HD - Heat Detector

KEY:

New / Proposed works

Existing

PROPOSED LOFT FLOOR PLAN

GENERAL PERMITTED DEVELOPMENT

Scale: 1:100 @A3

Date: Oct 2022

Drawing No: 09/25

CAD & Drawn by: BB

Drawn & Checked by: ER

File name: T & B136 Sep 2022

Project Address: 21 SPERLING ROAD LONDON N17

Client: MR & MRS B BROWN

Drawing title: PROPOSED LOFT FLOOR PLAN

E RILEY ASSOCIATES
CHARTERED SURVEYORS
8 HUXLEY PLACE
PALMERS GREEN, LONDON N13 5SU
Tel: 01992 465 880 Mobil: 07958 035 096

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ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Ref.	Revision	Date	By
.			

SCALE 1:50 @ A3

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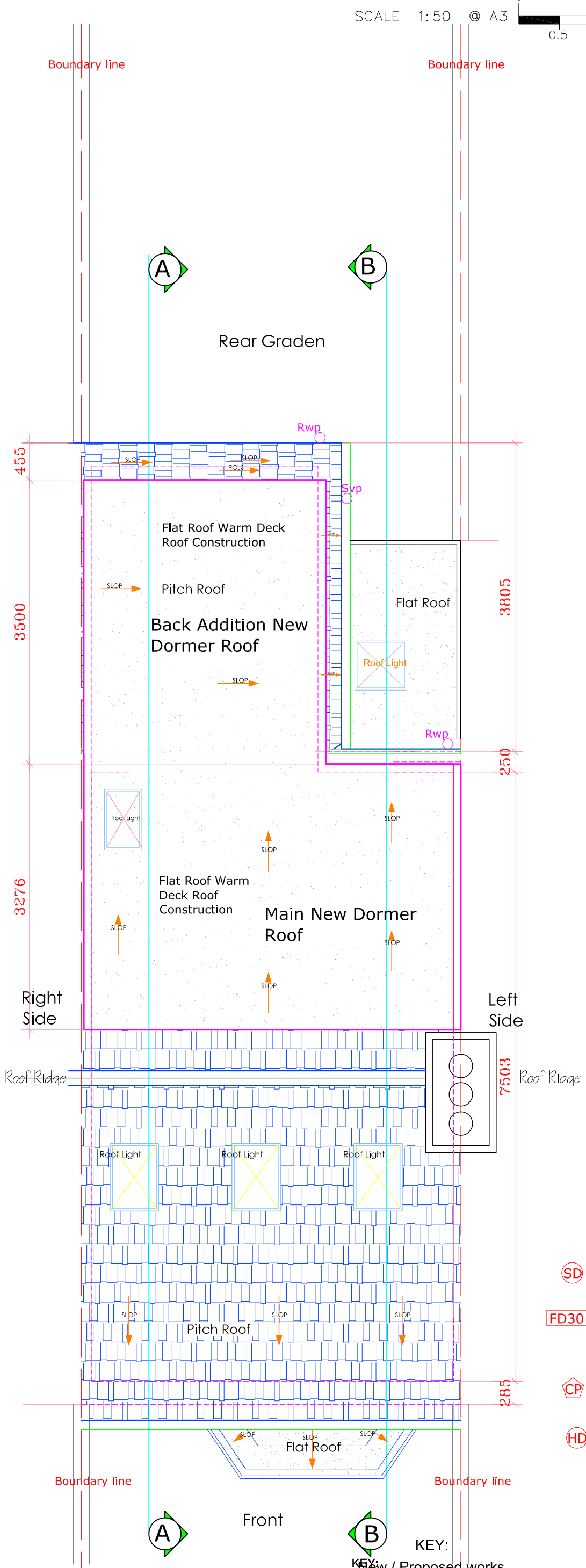

SD - Smoke detector

FD30 - Fire door fitted with ½hours Resistance

CP - Call Point

HD - Heat Detector

PROPOSED LOFT FLOOR PLAN

GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022 | Scale: 1:100 @A3

CAD & Drawn by: BB | Drawing No: 10/25

Drawn & Checked by: ER

File name: T & B136 Sep 2022

Project Address: 21 SPERLING ROAD LONDON N17

Client: MR & MRS B BROWN

Drawing title: PROPOSED ROOF PLAN

E RILEY ASSOCIATES
CHARTERED SURVEYORS
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PALMERS GREEN, LONDON N13 5SU
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Project title: LOFT CONVERSION

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Ref.	Revision	Date	By
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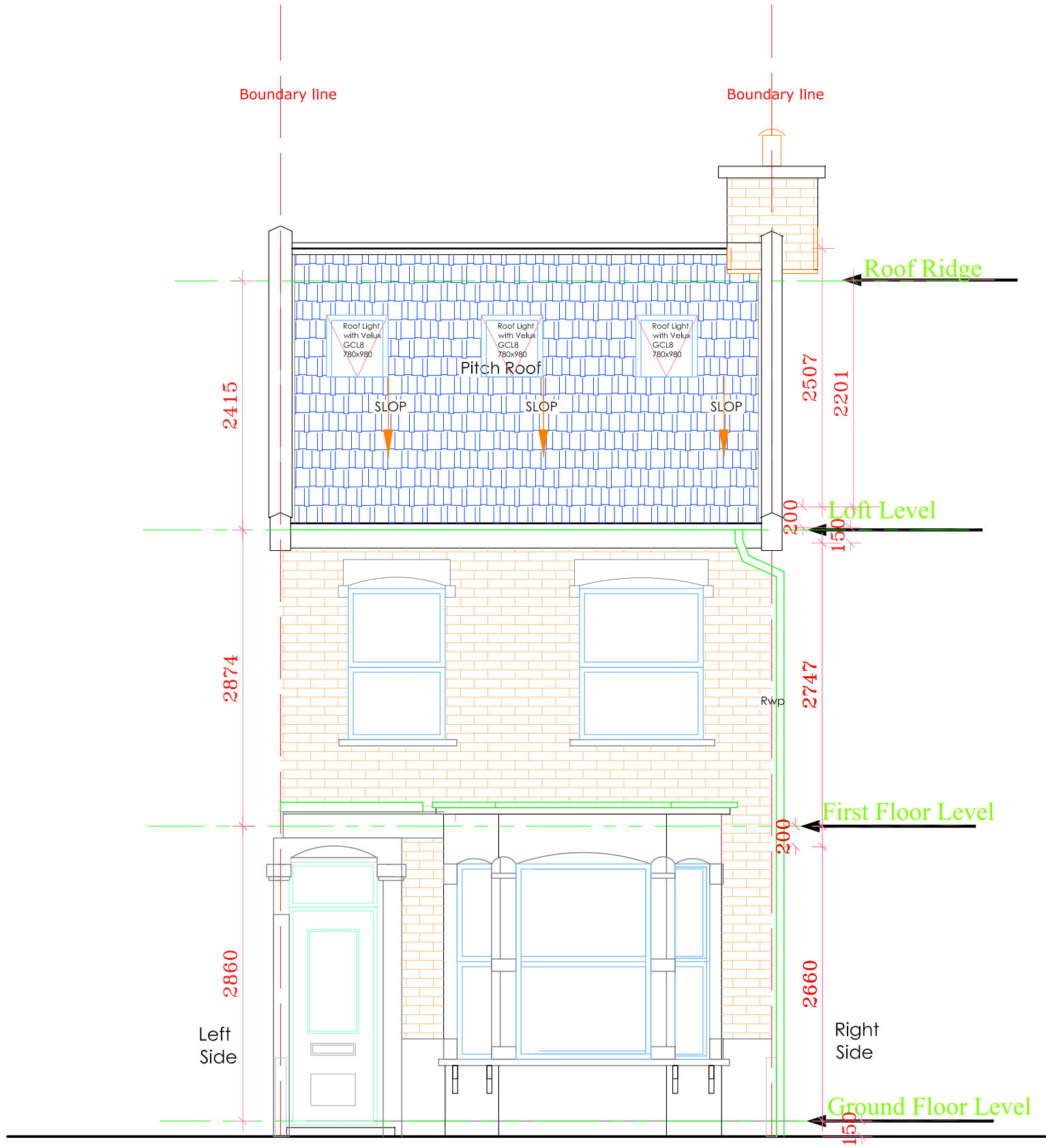
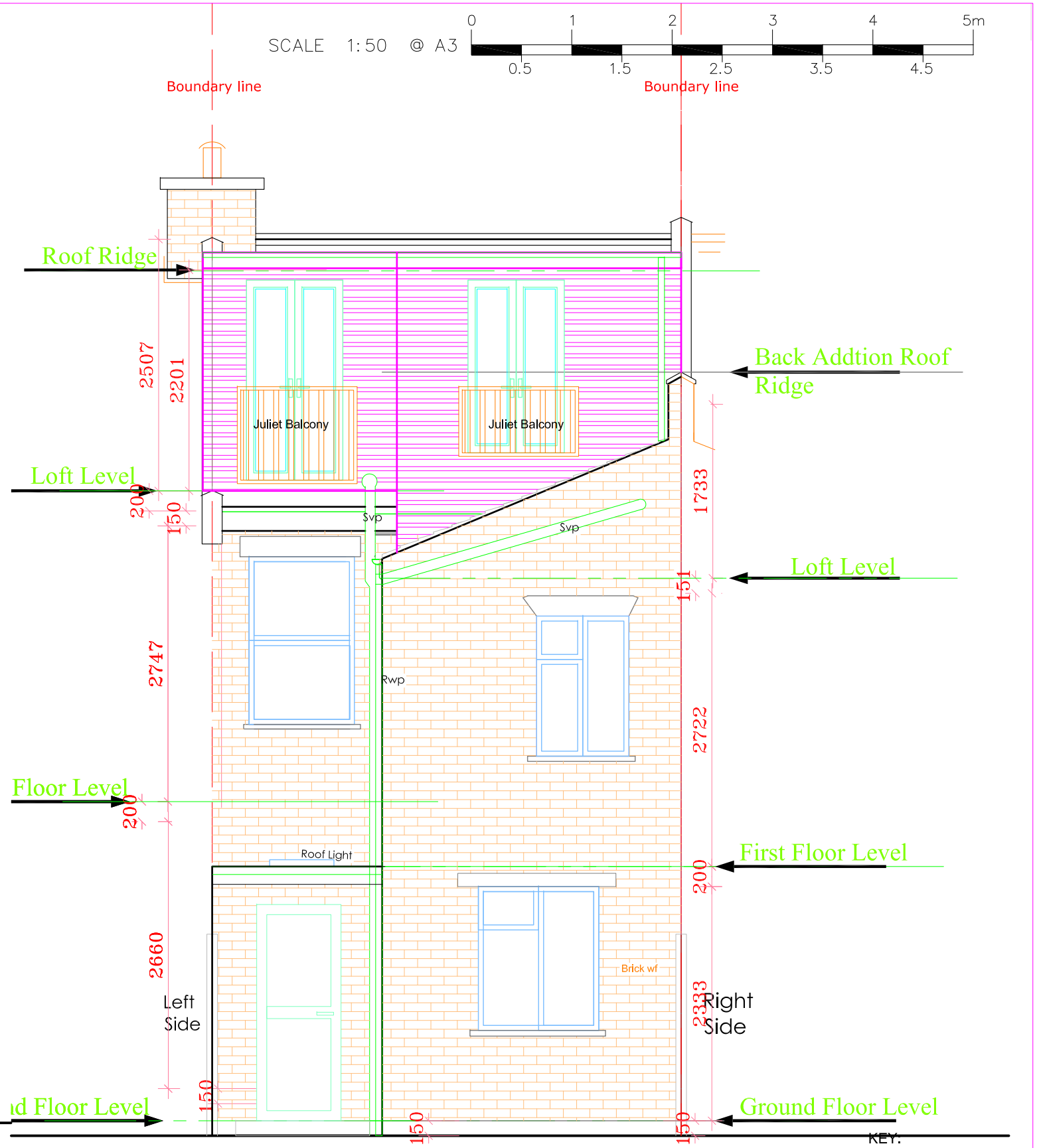


PROPOSED FRONT ELEVATION

KEY:
New / Proposed works
Existing



PROPOSED REAR ELEVATION

KEY:
New / Proposed works
Existing

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Ref.	Revision	Date	By
.			

E RILEY ASSOCIATES
CHARTERED SURVEYORS
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Tel: 01992 465 880 Mobil: 07958 035 096

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Project title: LOFT CONVERSION

Project Address: 21 SPERLING ROAD
LONDON
N17

Client: MR & MRS B BROWN

Drawing title: PROPOSED FRONT & REAR ELEVATIONS

GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022
Scale: 1:50 @A3
CAD & Drawn by: BB
Drawing No: 11/25
Drawn & Checked by: ER
File name: T & B136 Sep 2022

SCALE 1:50 @ A3

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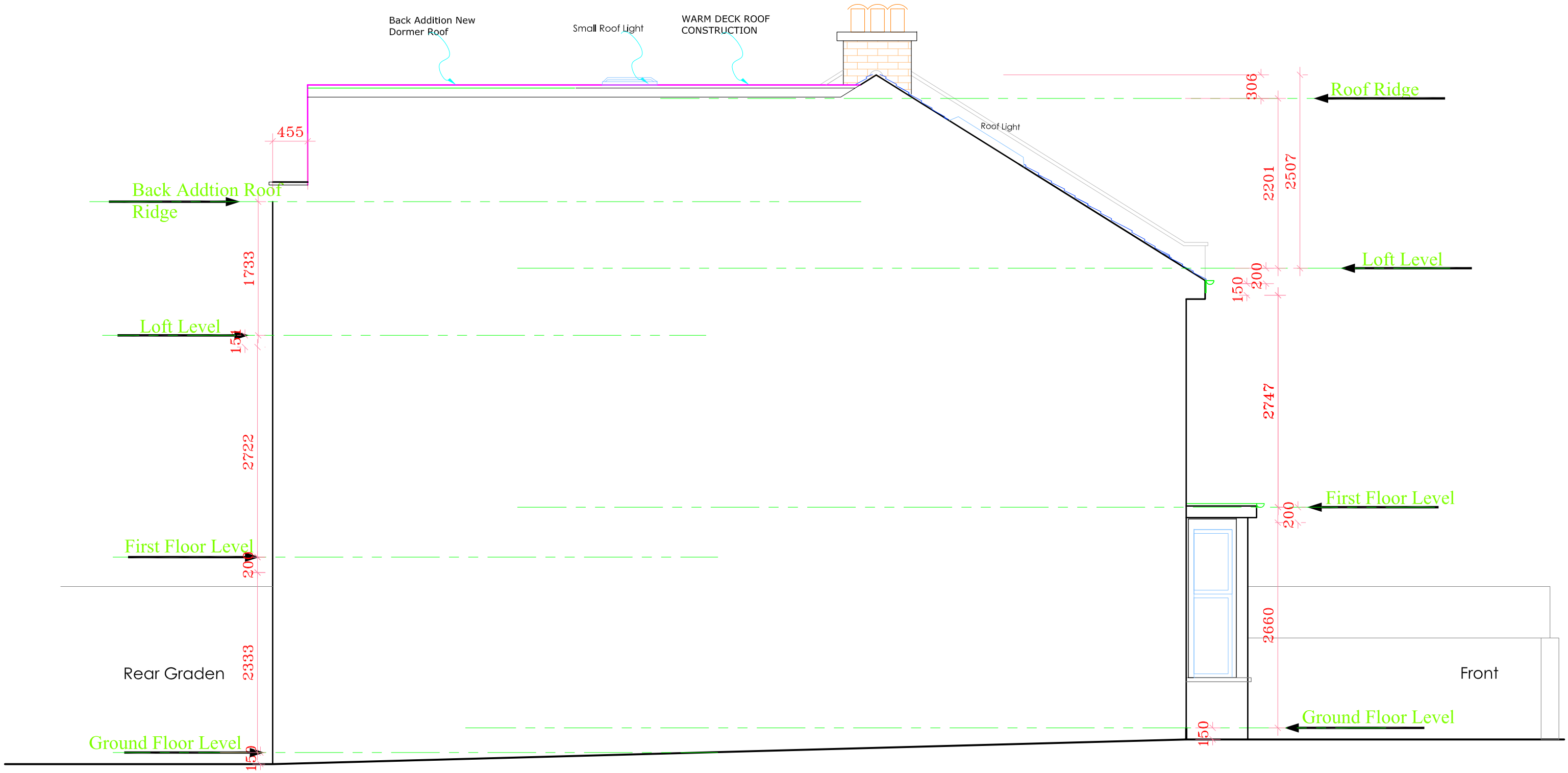

PROPOSED RIGHT SIDE ELEVATION

New / Proposed works

Existing

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Ref.	Revision	Date	By
.			

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CHARTERED SURVEYORS
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Project title: LOFT CONVERSION

Project Address: 21 SPERLING ROAD
LONDON
N17

Client: MR & MRS B BROWN

Drawing title: PROPOSED RIGHT SIDE ELEVATION

GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022

Scale: 1:5 @A3

CAD & Drawn by: BB

Drawing No: 12/25

Drawn & Checked by: ER

File name: T & B136 Sep 2022

SCALE 1:50 @ A3

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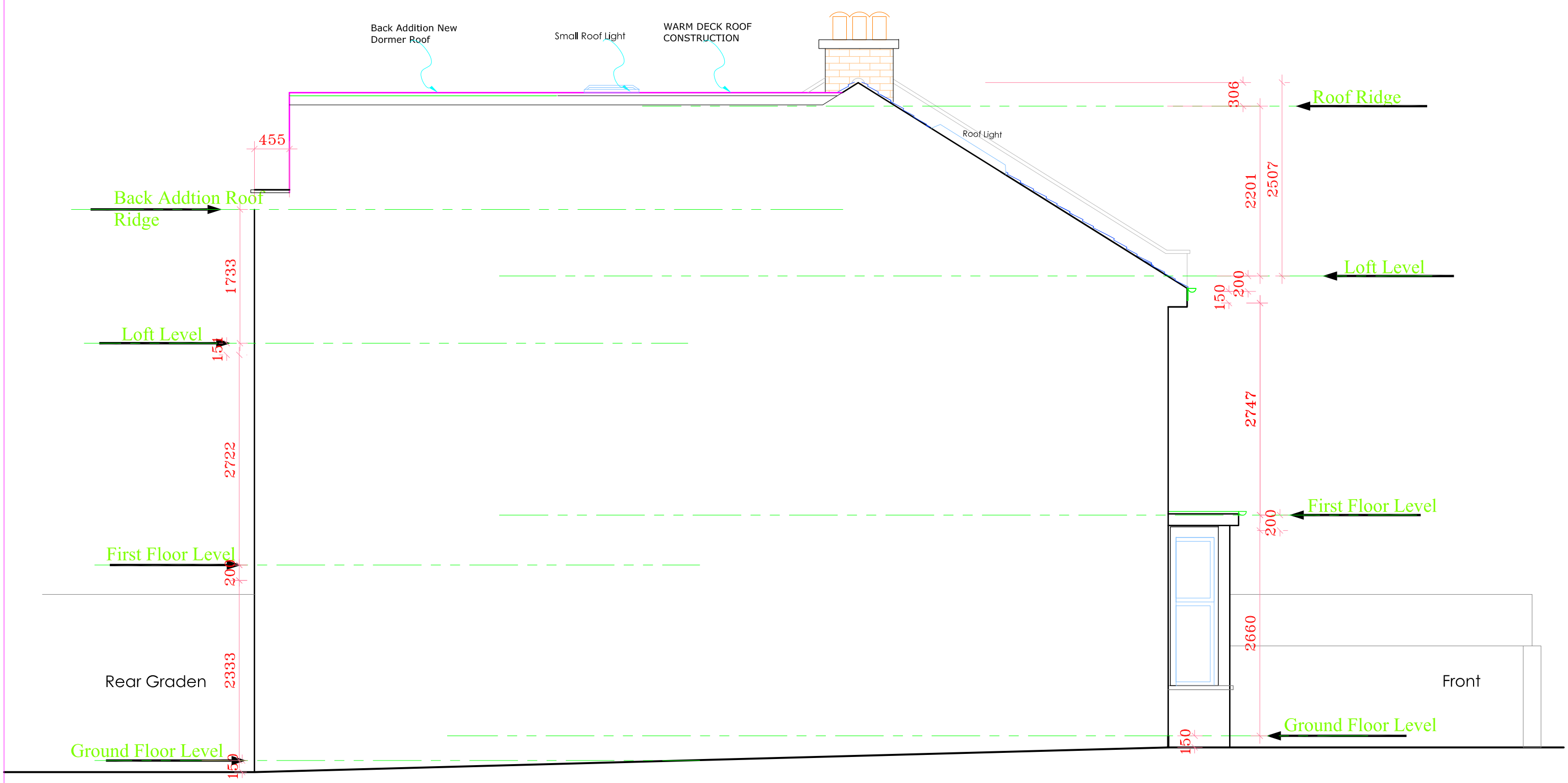

PROPOSED RIGHT SIDE ELEVATION

New / Proposed works

Existing

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Ref.	Revision	Date	By
.			

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CHARTERED SURVEYORS
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Project title: LOFT CONVERSION

Project Address: 21 SPERLING ROAD
LONDON
N17

Client: MR & MRS B BROWN

Drawing title: PROPOSED RIGHT SIDE ELEVATION

GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022

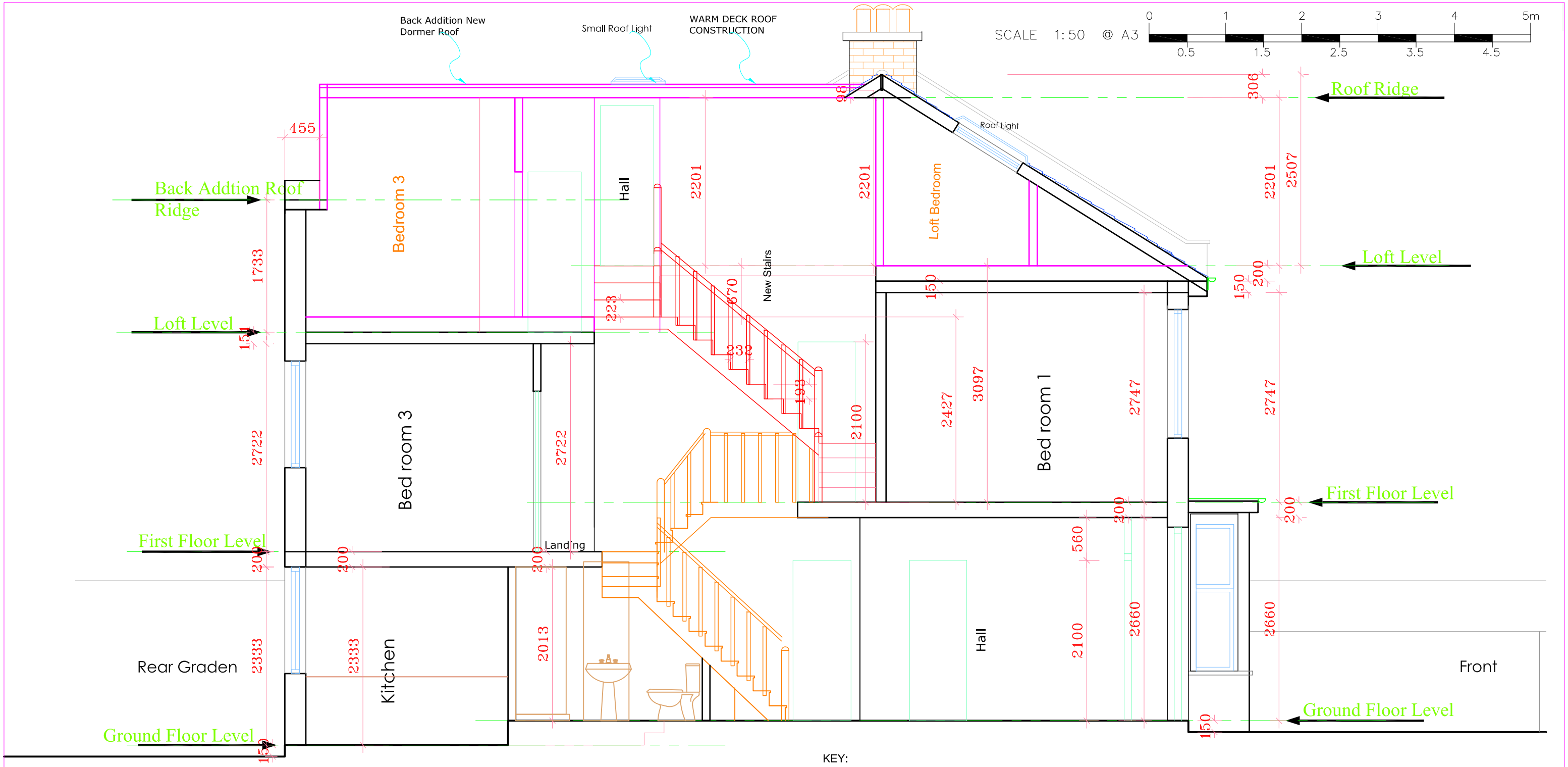
Scale: 1:50 @A3

CAD & Drawn by: BB

Drawing No: 13/25

Drawn & Checked by: ER

File name: T & B136 Sep 2022



PROPOSED SECTION A-A

KEY:
New / Proposed works
Existing

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Ref.	Revision	Date	By
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Client: MR & MRS B BROWN

Drawing title: PROPOSED SECTION A-A

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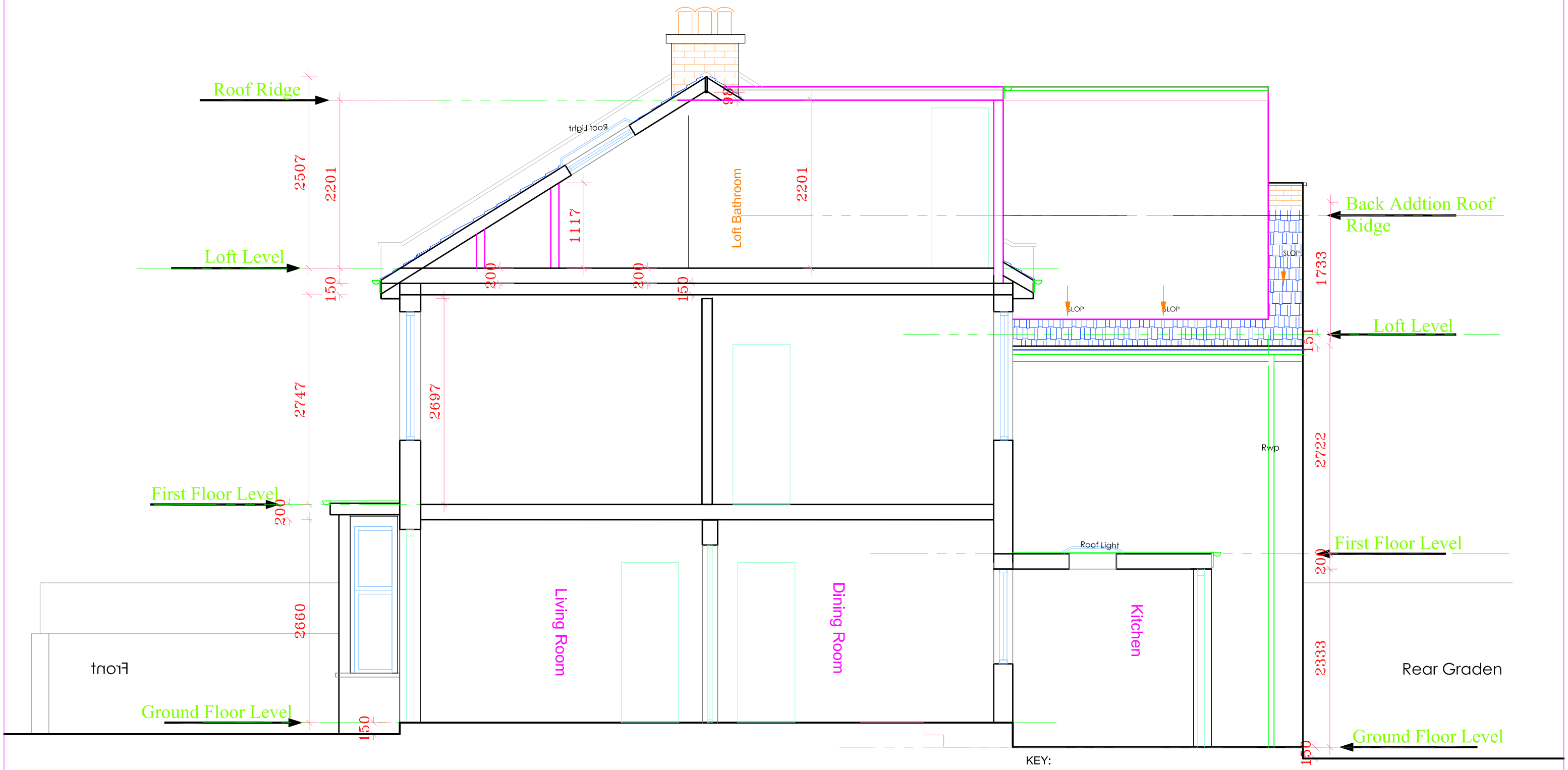
Date: Oct 2022
Scale: 1:50 @A3
CAD & Drawn by: BB
Drawing No: 14/25
Drawn & Checked by: ER
File name: T & B136 Sep 2022

SCALE 1:50 @ A3

0 1 2 3 4 5m

0.5 1.5 2.5 3.5 4.5



KEY:

New / Proposed works

Existing

PROPOSED SECTION B-B

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Drawing title: PROPOSED SECTION B-B

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Date: Oct 2022

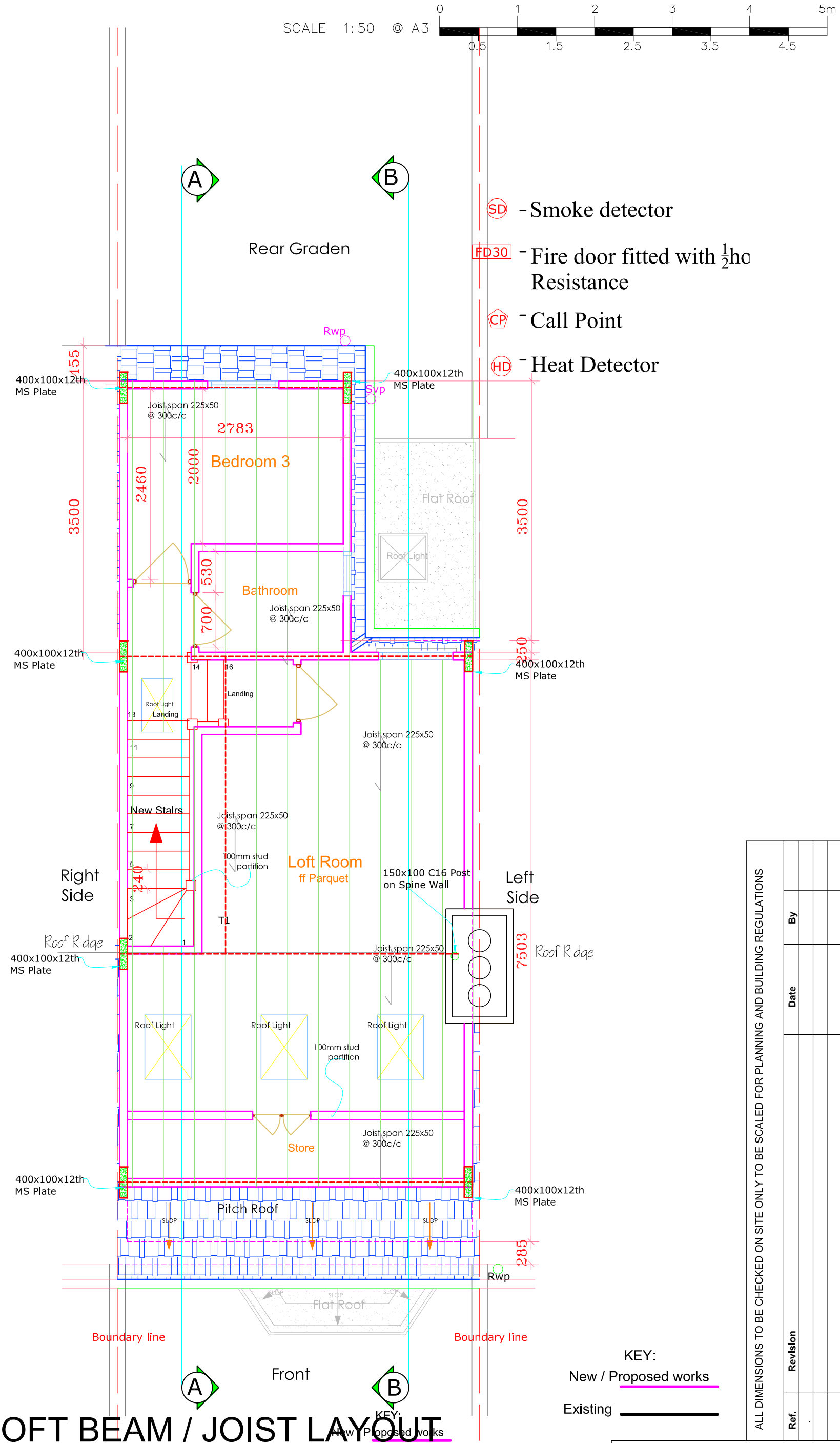
Scale: 1:50 @A3

CAD & Drawn by: BB

Drawing No: 15/25

Drawn & Checked by: ER

File name: T & B136 Sep 2022



PROPOSED LOFT BEAM / JOIST LAYOUT

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Client: MR & MRS B BROWN

Drawing title: PROPOSED LOFT BEAM / JOIST LAYOUT

Date: Oct 2022

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CAD & Drawn by: BB

Drawn & Checked by: ER

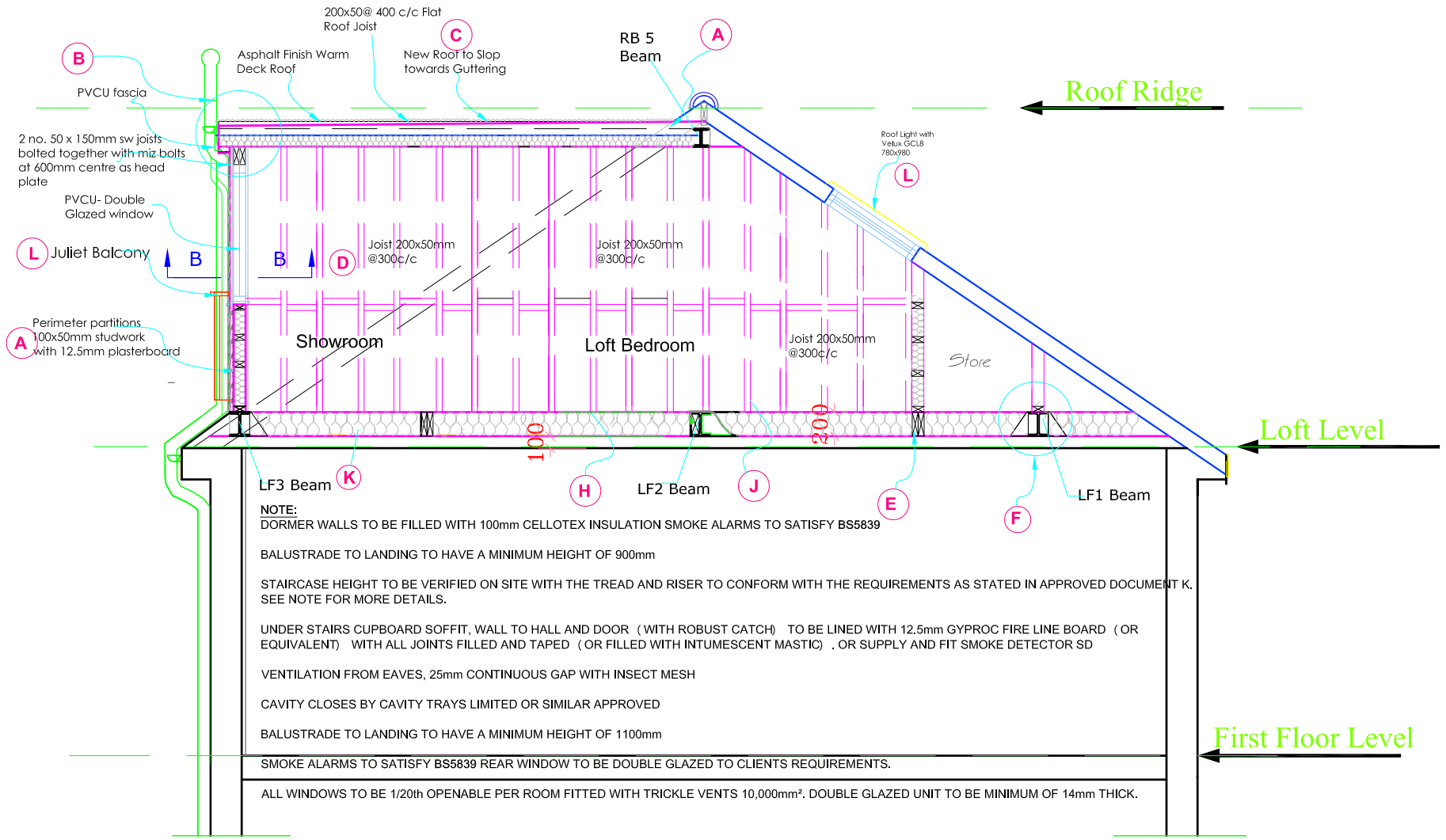
File name: T & B136 Sep 2022

Drawing No: 16/25

SCALE 1:50 @ A3

0 1 2 3 4 5m

0.5 1.5 2.5 3.5 4.5



NOTE:

DORMER WALLS TO BE FILLED WITH 100mm CELLOTEX INSULATION SMOKE ALARMS TO SATISFY BS5839

BALUSTRADE TO LANDING TO HAVE A MINIMUM HEIGHT OF 900mm

STAIRCASE HEIGHT TO BE VERIFIED ON SITE WITH THE TREAD AND RISER TO CONFORM WITH THE REQUIREMENTS AS STATED IN APPROVED DOCUMENT K. SEE NOTE FOR MORE DETAILS.

UNDER STAIRS CUPBOARD SOFFIT, WALL TO HALL AND DOOR (WITH ROBUST CATCH) TO BE LINED WITH 12.5mm GYPROC FIRE LINE BOARD (OR EQUIVALENT) WITH ALL JOINTS FILLED AND TAPED (OR FILLED WITH INTUMESCENT MASTIC) . OR SUPPLY AND FIT SMOKE DETECTOR SD

VENTILATION FROM EAVES, 25mm CONTINUOUS GAP WITH INSECT MESH

CAVITY CLOSES BY CAVITY TRAYS LIMITED OR SIMILAR APPROVED

BALUSTRADE TO LANDING TO HAVE A MINIMUM HEIGHT OF 1100mm

SMOKE ALARMS TO SATISFY BS5839 REAR WINDOW TO BE DOUBLE GLAZED TO CLIENTS REQUIREMENTS.

ALL WINDOWS TO BE 1/20th OPENABLE PER ROOM FITTED WITH TRICKLE VENTS 10,000mm². DOUBLE GLAZED UNIT TO BE MINIMUM OF 14mm THICK.

PROPOSED SECTION B-B

KEY:

New / Proposed works

Existing

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Drawing title: PROPOSED SECTION B-B & JOIST LAYOUT

GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022

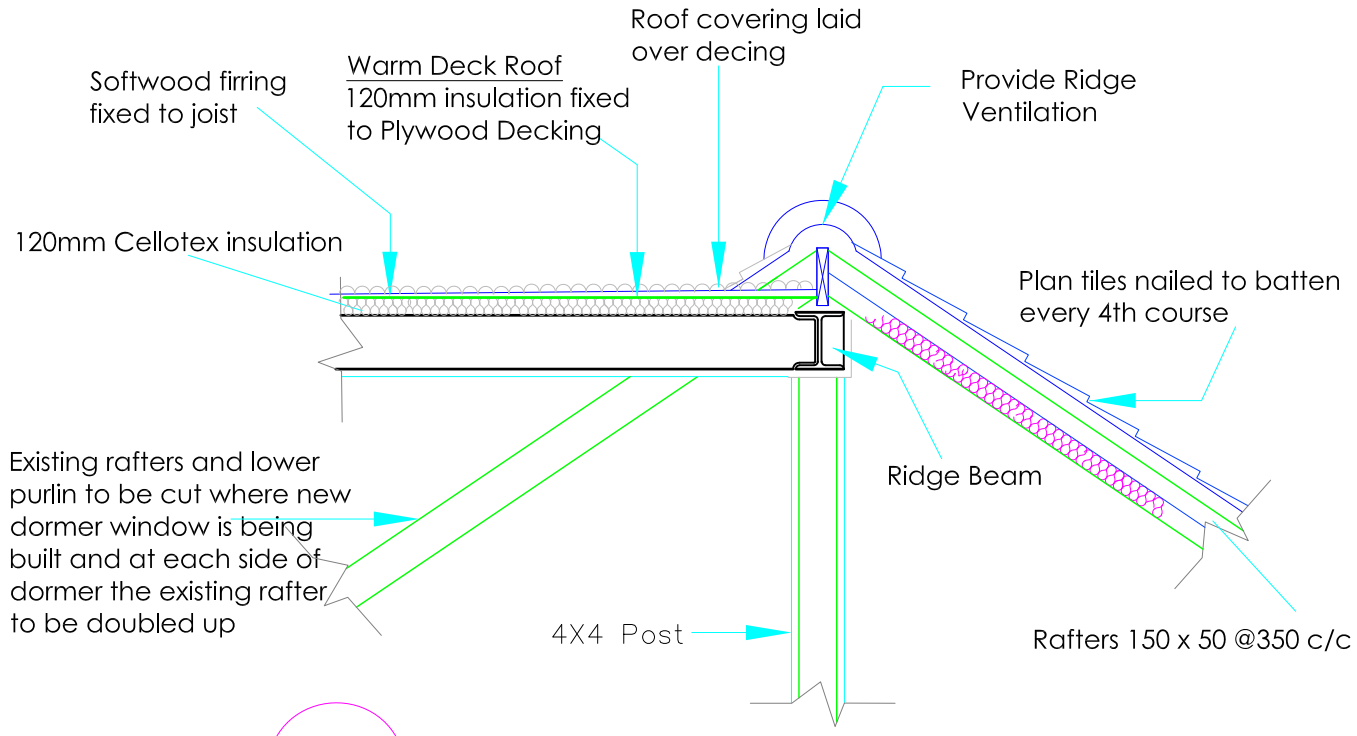
Scale: 1:100 @A3

CAD & Drawn by: BB

Drawn & Checked by: ER

File name: T & B136 Sep 2022

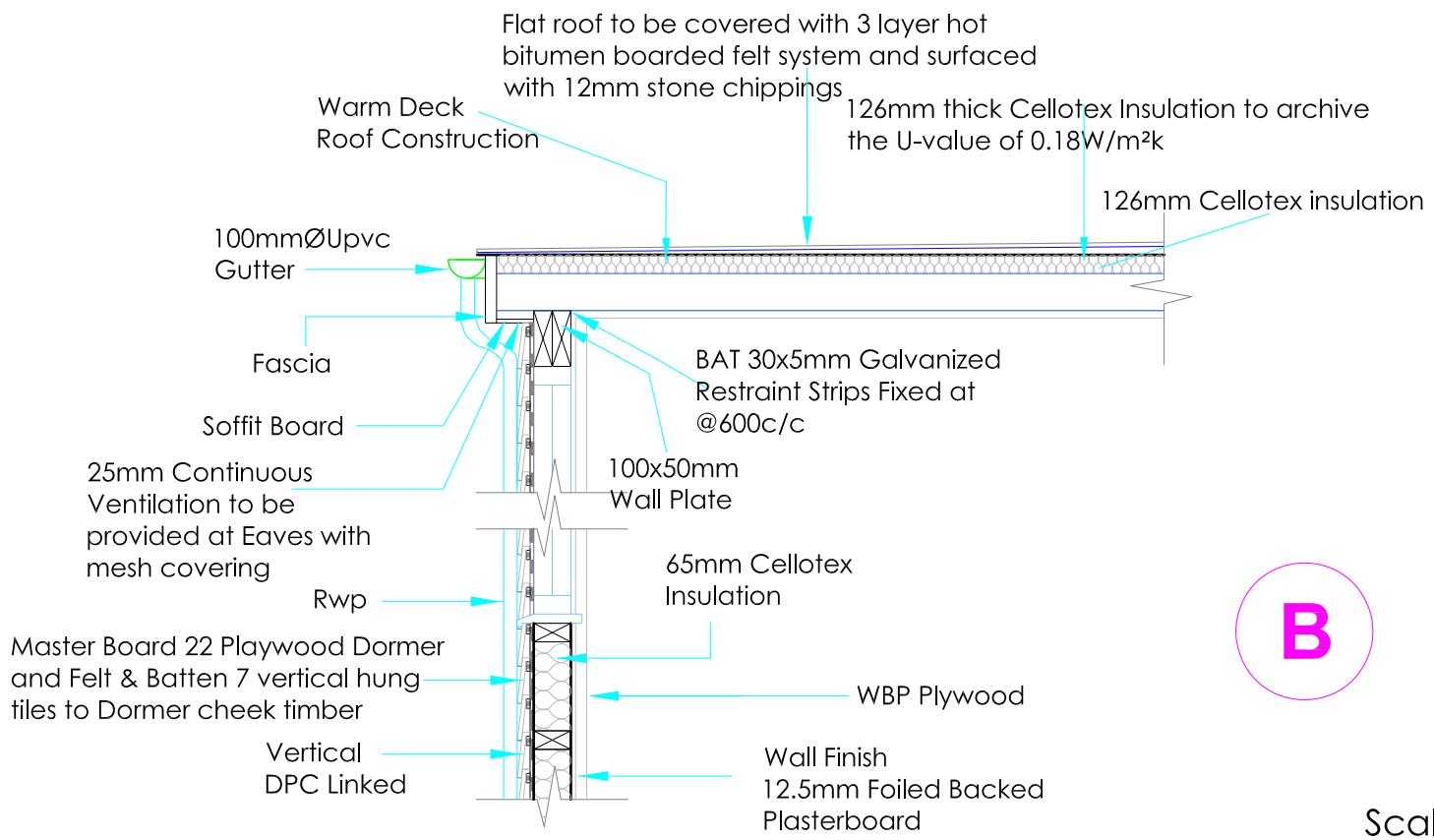
Drawing No: 17/25



A

Ridge Beam

Scale 1:20



B

Scale 1:20

Warm Deck Roof construction Around Dormer

SCALE 1:20 @

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Drawing title: PROPOSED DETAIL 1

GENERAL PERMITTED DEVELOPMENT

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Scale: 1:20 @A3

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Drawing No: 18/25

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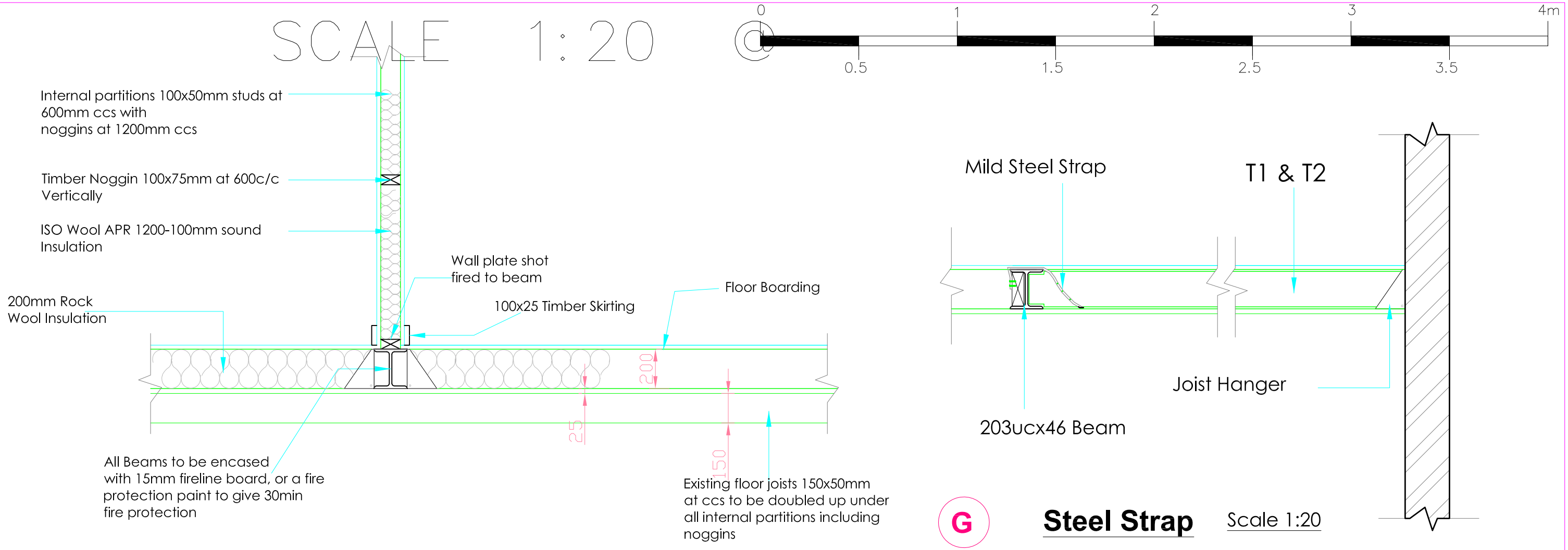
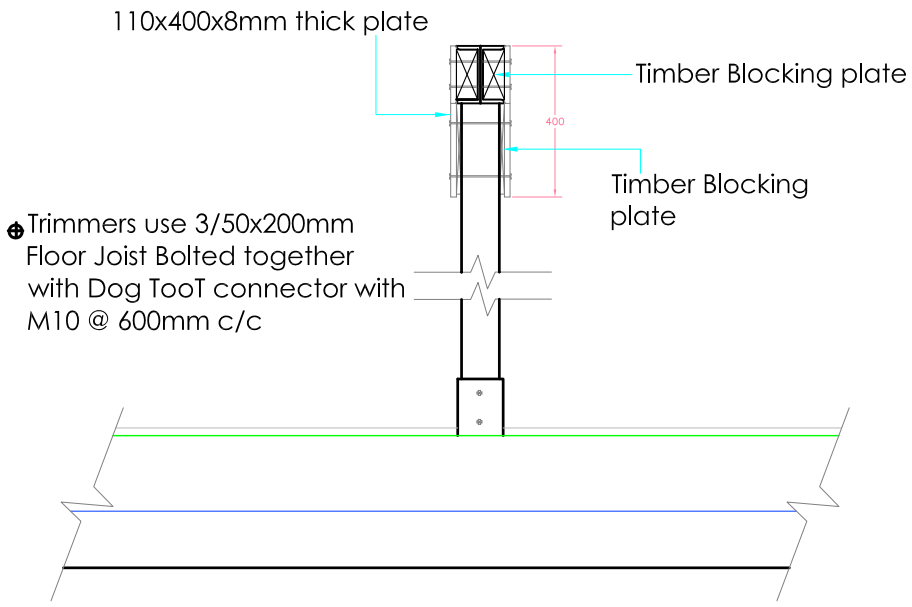
File name: T & B136 Sep 2022

SCALE 1:20

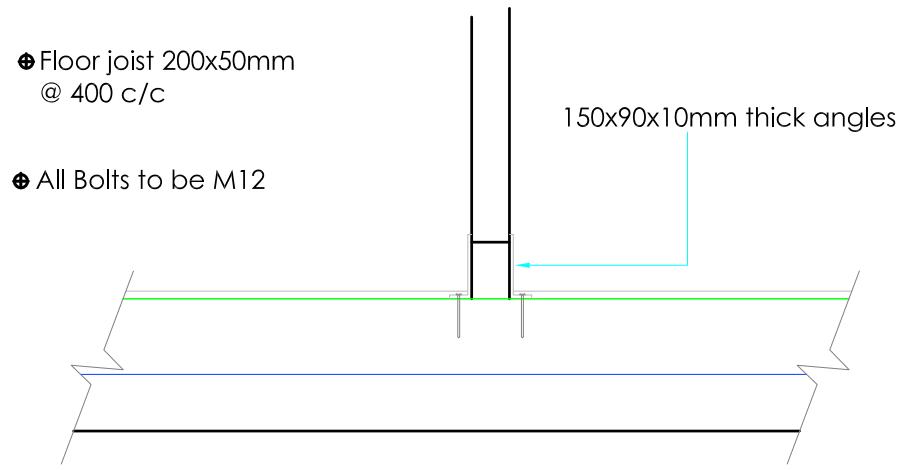


E **Floor Joist & Beam Connection** Scale 1:20

G **Steel Strap** Scale 1:20



H **Post Detail** Scale 1:20



J **Floor Joist & Bolted connection** Scale 1:20

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GENERAL PERMITTED DEVELOPMENT

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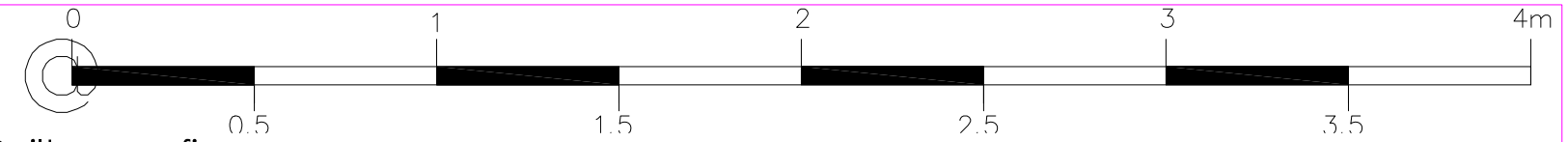
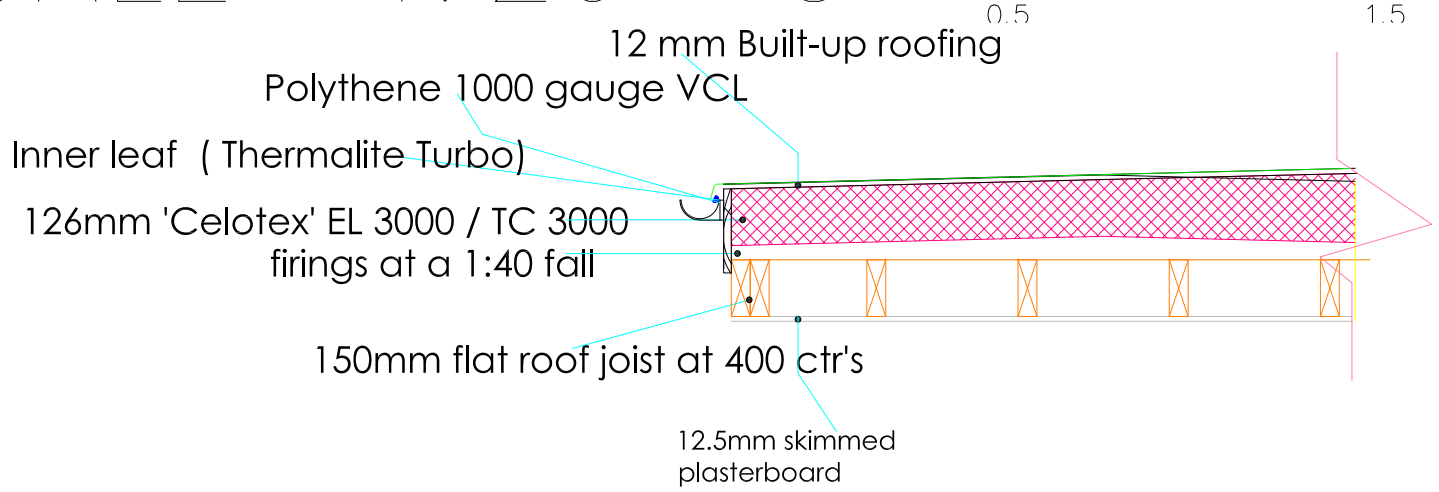
SCALE 1:20





Flat Roof Construction(warm)
timber deck fully bonded

Flat Roof Construction(warm)
timber deck fully bonded
to give a U value of 0.15W/m2K

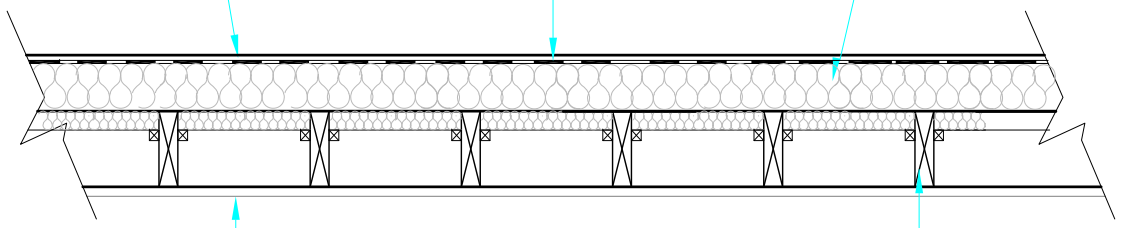
Scale 1:20

E'

3 layer high performance felt separating membrane laid on 126mm cellotex insulation laid on vapour barrier laid on 22mm wbp plywood. mechanically fixed onto firing pieces laid towards gutter fixed on 200 x 50mm roof joist @ 400c/c

50mm Cellotex Insulation between Rafters. Provide 90mm Cellotex Insulation of underside of Rafters.

Warm Deck
Roof construction



Plasterboard
ceiling

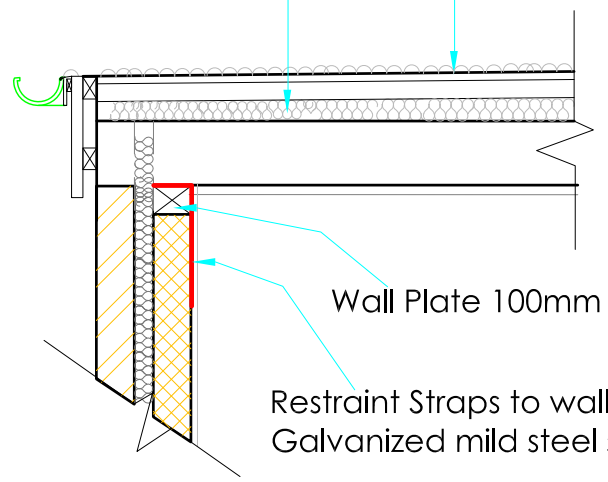
200x50 Joist in
web @400c/c

TYPICAL WARM DECK ROOF DETAIL **D**

Flat Roof Construction(warm)
timber deck fully bonded
to give a U value of 0.15W/m2K

126mm thick Cellotex
Insulation to archive the
U-value of 0.18W/m²k

Warm Deck
Roof Construction



Wall Plate 100mm

Restraint Straps to wallplate of Flat Roof BAT 305
Galvanized mild steel straps @ 1m c/c

METAL STRAP DETAIL **E**

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Drawing title: PROPOSED DETAIL 3

GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022

Scale: 1:20 @A3

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Drawing No: 20/25

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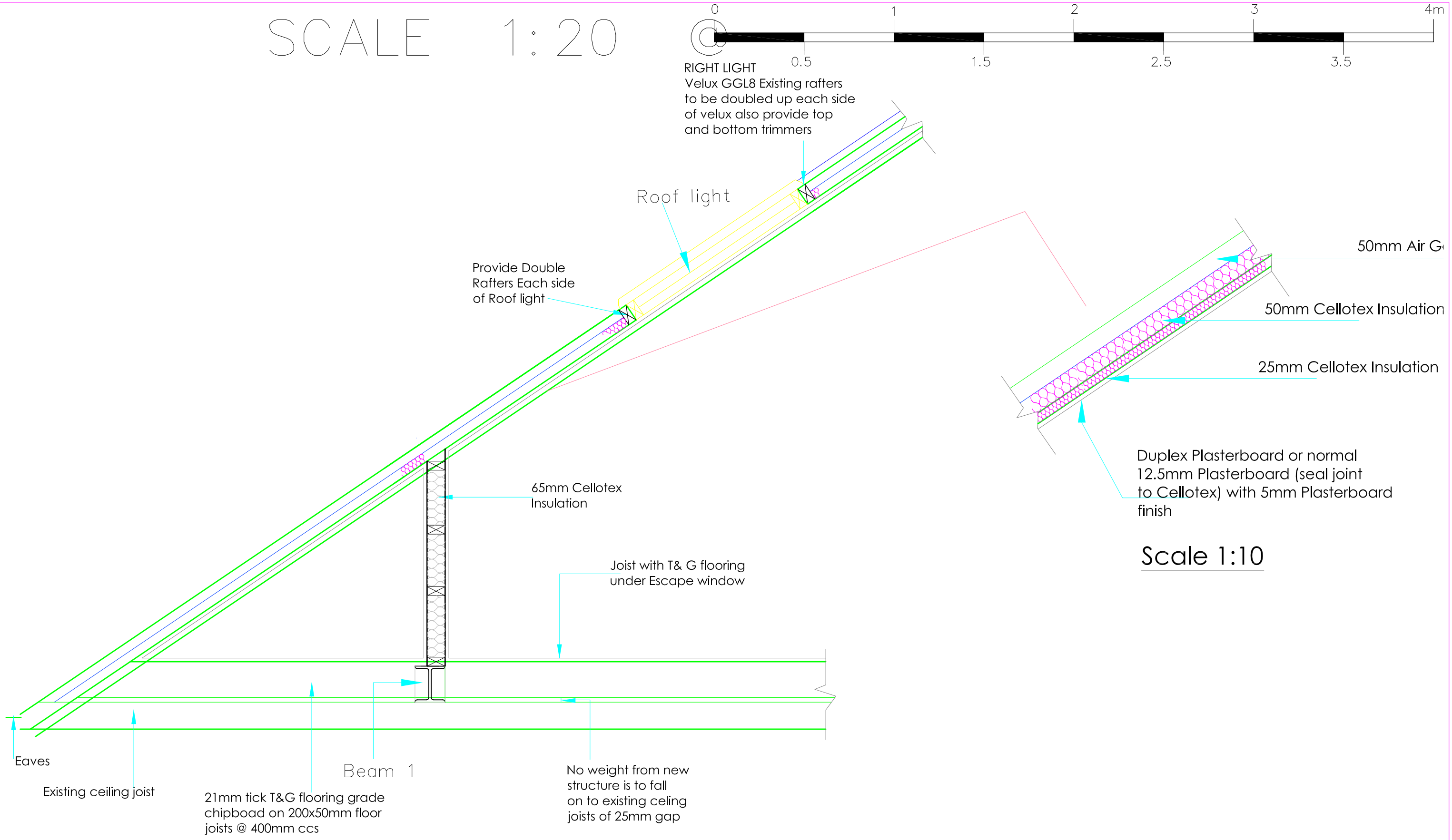
File name: T & B136 Sep 2022

SCALE 1:20



F

Roof & Roof Light

Scale 1:20

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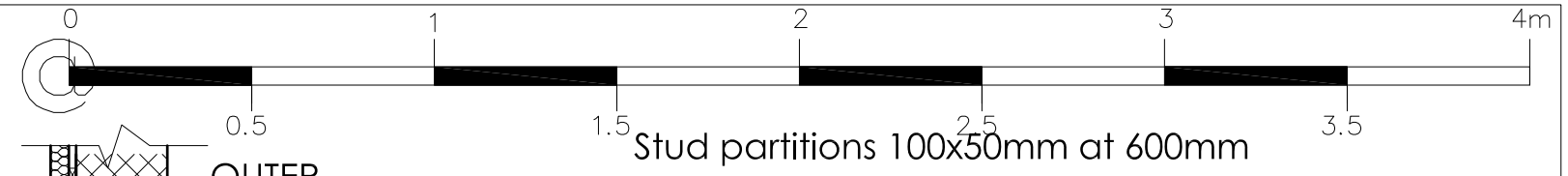
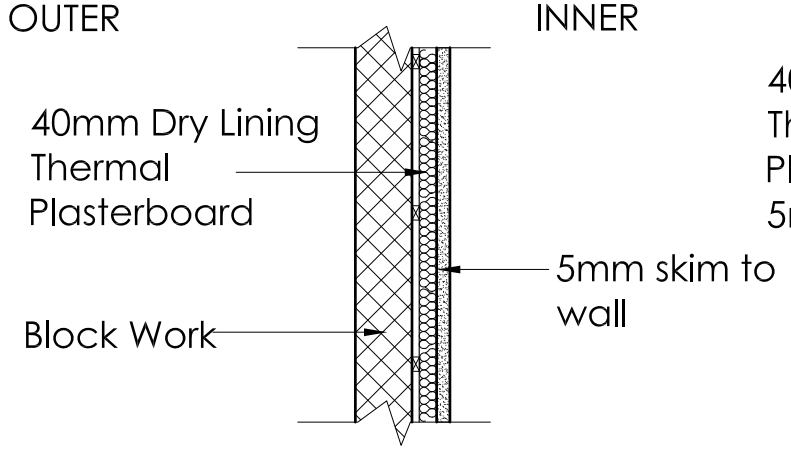
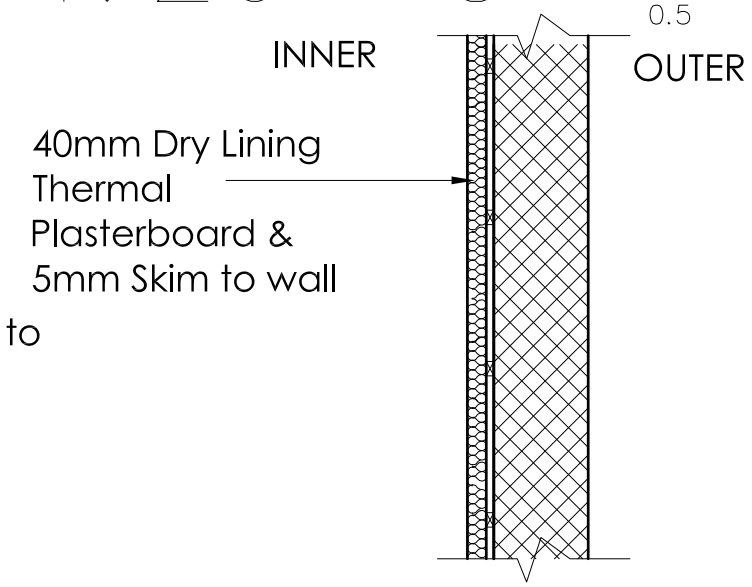
SCALE 1:20

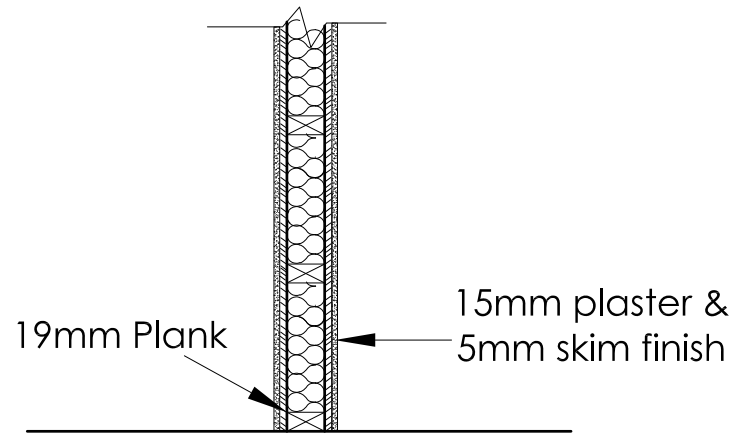




BLOCK WORK WITH WATER PROOF RENDER DETAIL



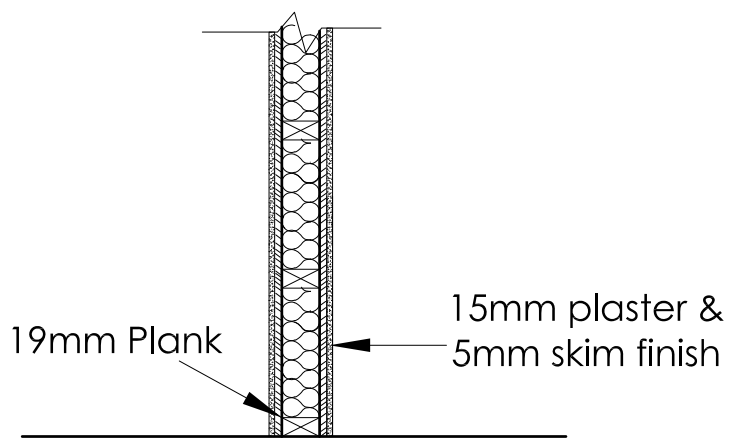
BLOCK WORK WITH DRY LINING DETAIL



TIMBER STUD PARTITION

G'

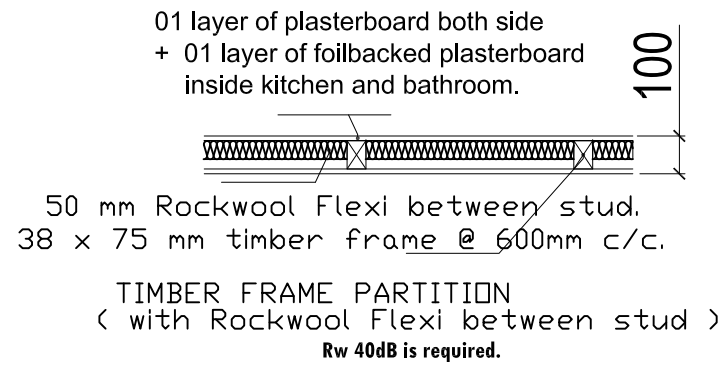
Stud partitions 100x50mm at 600mm



TIMBER STUD PARTITION

Scale 1:20

H



Timber Frame Stud Partition

Scale 1:20

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Client: MR & MRS B BROWN

Drawing title: PROPOSED DETAIL 5

GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022

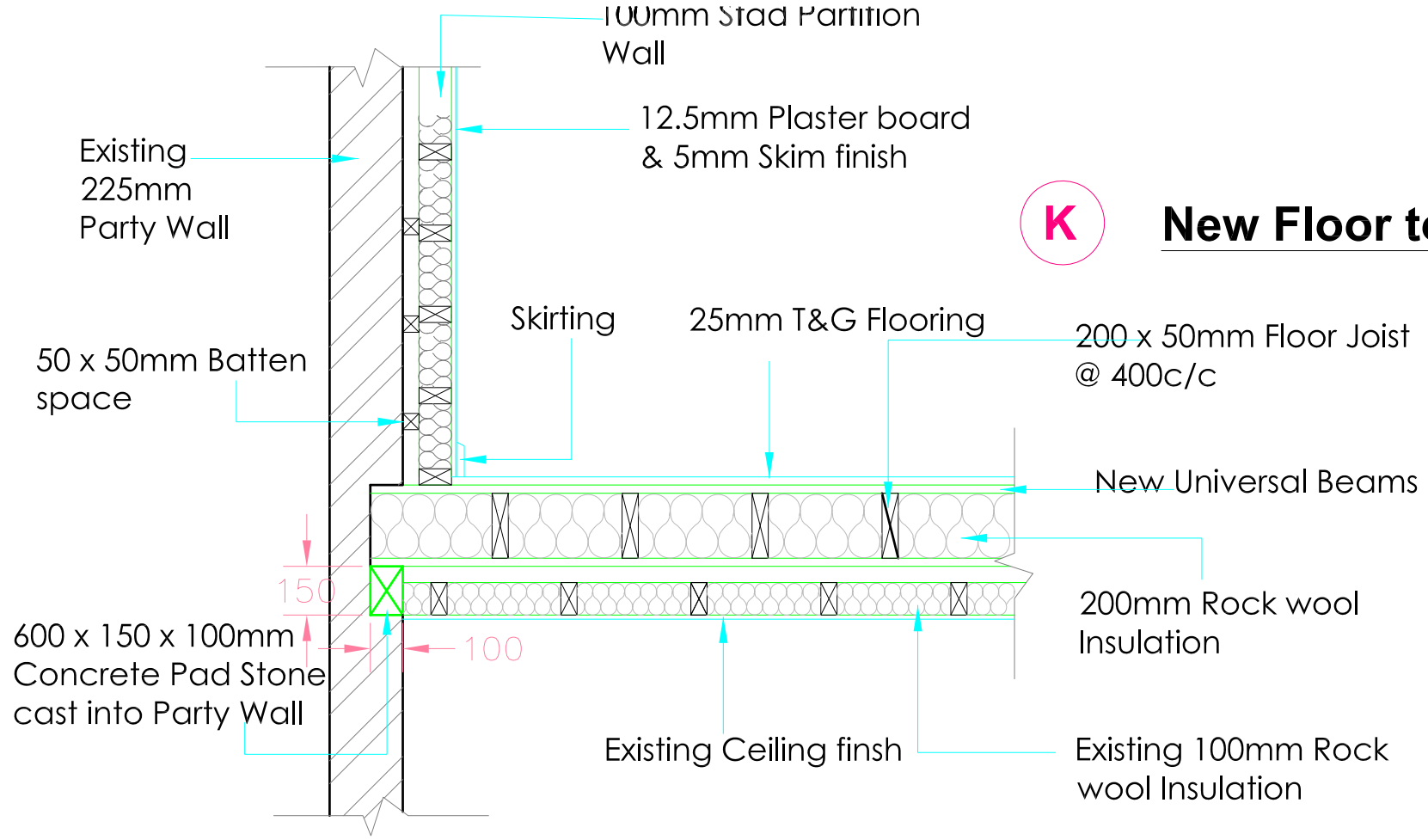
Scale: 1:20 @A3

CAD & Drawn by: BB

Drawing No: 20/25

Drawn & Checked by: ER

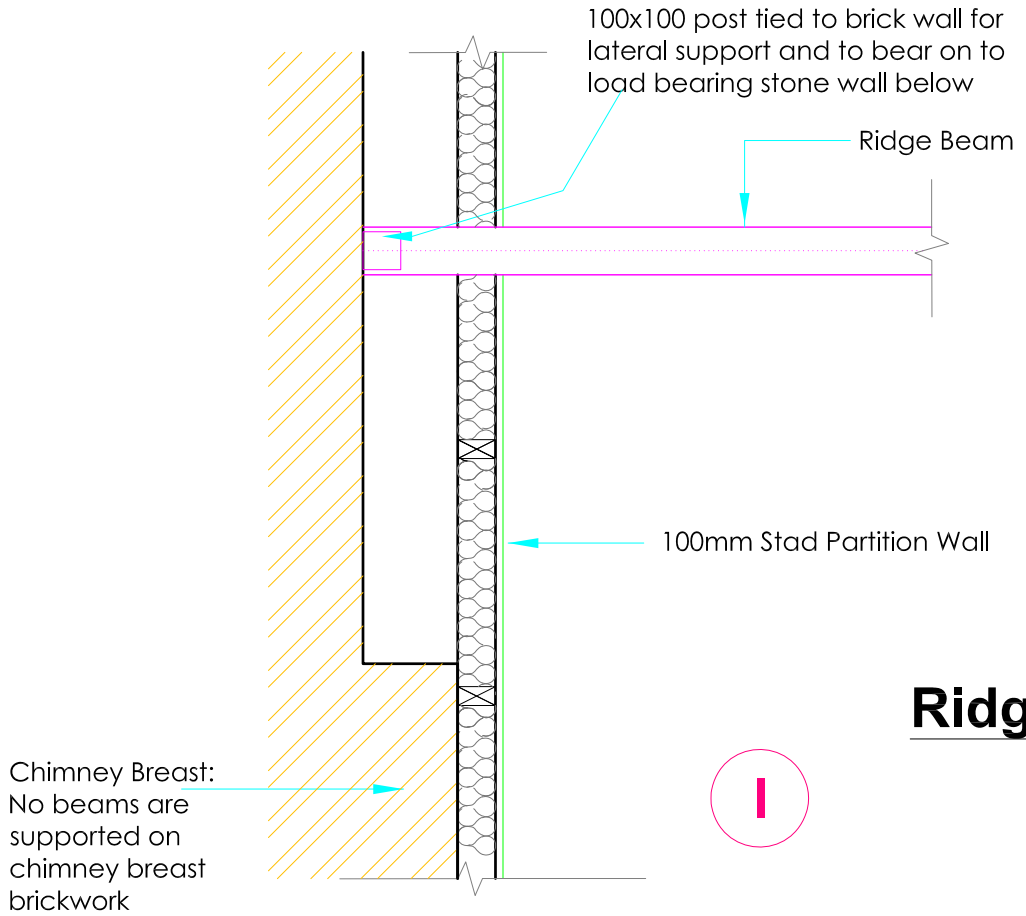
File name: T & B136 Sep 2022



K

New Floor to Loft Space

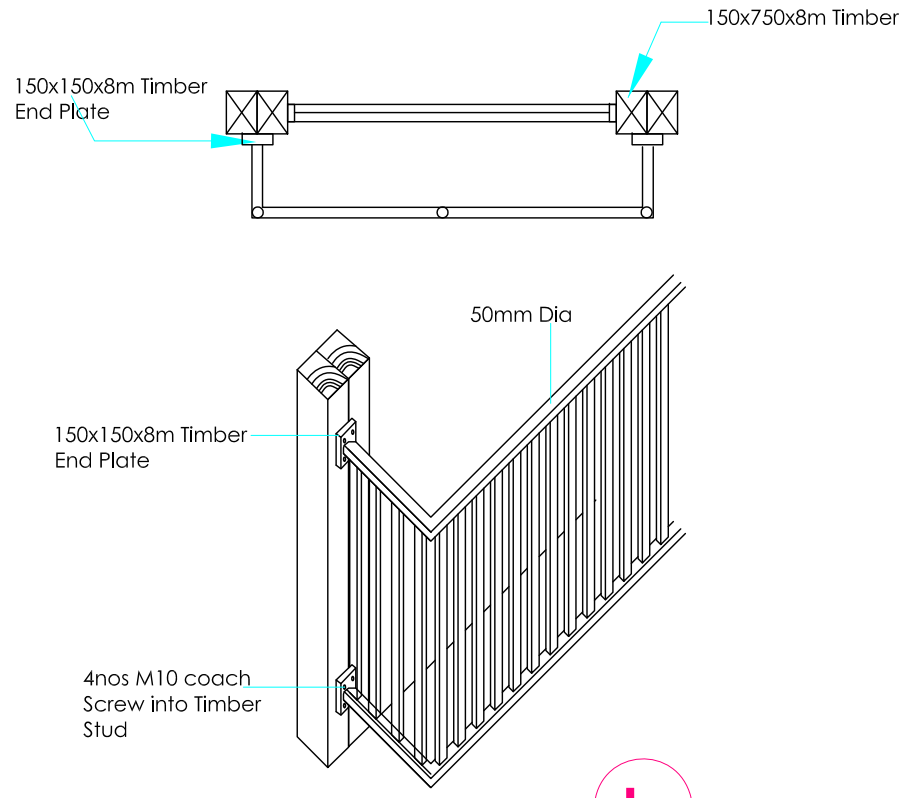
Scale 1:20



I

Ridge Beam

Scale 1:20



L

Juliet Balcony Detail

Scale 1:20

SCALE 1:20 @

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GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022

Scale: 1:20 @A3

CAD & Drawn by: BB

Drawing No: 23/25

Drawn & Checked by: ER

File name: T & B136 Sep 2022

CONSTRUCTION NOTES:

All work is to comply with the current Building Regulations and to be local authority satisfaction. Materials to be in accordance with appropriate British Standard were existing
Dimensions are to be checked on site by contractor prior to commencing any excavation works.

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PARTY WALL NOTICE:
It is the owner's responsibility to Ensure Party Wall Notice is served on all adjoining owners, prior to the work commencing, to comply with 1996 Party Wall Act Section 6

STRUCTURAL STEELWORK
To be protected with 'Brostel' in tumescent paint resistance. Beam to beam connections are to be made using 80 x 80 x8mm cleats with a 6mm continuous fillet weld or bolted min 4No M16 bolts to each beam. Twin beams are to be bolted together at 600mm centres with M16 bolts and tubular steel spacers. Where timber supported in the web beams/joists are to be of the steel, solid timber noggins are to be provided within the flanges.

STRUCTURAL TIMBER
To be C24 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 600mm centres using M10 bolts with steel plate washers and double-sided timber connectors. Timber posts to timber beam connections to be made using 4no '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 centre. Where existing ceiling joists are cut in area of new stairwell, support to be provided with Jiffy hangers or mild straps.

BEAMS (RSJs):
To be encased with 2 layers of 12.5mm Gyproc 'fireline' plasterboard and 5mm-skim finish. RSJs Beams to be installed on concrete padstone each end minimum bearing each end 150mm.

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.

TIMBER LOFT FLOOR:
Minimum 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 foexisting ceilings 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 0.07x joist span, nor further away than 0.25xjoist span. Holes drilled in floor joists to be of a diameter no greater that 0.25x joist depth,
drilled at the neutral axis, of not less that 3 diameters (centre to centre) apart and locatedbetween 0.25 and 0.4 x joist spanned from the support.

DORMER WALLS:
Vertical tile hanging to match existing on 38 x19mm tanalised softwood battens on BS747slaters felt on 11mm external quality sterling board, (on 6mm masterboard if within 1.0m ofboundary), on cross braced 50 x 100mm stud at 400mm centre. Studwork to include 50 x100mm head and sole plats and noggins at 900mm centres. Infill dormer studwork and studwork to front wall with 100mm Kingspan or Cellotex Thermal wall insulation and finishinternally with 12.5mm 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 withpitched roof weather with code 3 lead soakers.

DORMER FLAT ROOF CONSTRUCTION:
Flat Roof [over wall to dormers]: all joints between rafters ceiling joists struts to be made with approved timber connectors to *BS 1579* and bolted with 12mm dia Coach Bolts with 50mm x 150mm Ceiling Joints to form soffits at 400c/c. Fix felt and batten underlay [*BS 747* type if v/Bitumen Felt; 15kg per 10m²] to rafters and dress into gutter, [cover felt and batten with plain tiles to match existing]. 150mm min end laps and 100mm quilt laid between ceiling joists. Fix 10mm foiled back, plasterboard ceiling and slopping soffits and 5mm skim finish. Fascia boards are to be treated with preservative stain and be set 25 clear of tiles.
Of minimum two layer AC rated high performance felt to BS747 laid to CP 144, on 18mm external quality sterling board (on 50x50mm cross battens) 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 tilingon Layboard. Ceiling of 9.5mm foil-back plasterboard and 5mm plaster skim with 130mm Kingspan Thermaroof TR20 DERO 0DP, (minimum U-value of 0.20w/m2 degrees C), provided an insulation. Roof joists to be connected to the existing rafters using an M10 bolt and timber connector. Roof to be vented at eaves with continues 25mm air gap incorporated insect screen. Minimum 50mm air space to be maintained above insulation for cross ventilation. Rainwater gutters of 112mm PVC and down pipe of 65mm diameter PVC discharging with shoe into existing roof slope and ultimately to existing sw gullies. Chimney Stacks to terminate at least 1.0m above any flat roof or window withi 2.3m.

FLAT ROOF CONSTRUCTION (WARM DECK):
Mastic Asphalt 20mm including solar reflective paint finish should be laid in accordance with the recommendation of CP 144, Part 4, 1990 and requirements of the Mastic Asphalt Council and Employers Federation, on sheathing felt isolating separating membrane (type 4A (i) to BS 747 laid dry with minimum 50mm laid immediately prior to the application of the Asphalt weathering, on Celotex Energy Locked board insulation 130mm nominal thickness on 1000 gauge polythene vapour control layer membrane where at perimeters and abutments, the VCL should be turned up around the insulation board edges and a flap of approximately 300mm should be fully bonded to the top face of the insulation board on 20mm thick tongue and grooved plywood deck on firings to provide minimum 1:60fall on joists (200 x50x@400 centres) as indicated on drawings.

STUD PARTITION WALL:
Form 100mm x50mm studs @ 600mm c/c and behind all cut edges of plasterboard, noggings at 900mm c/c max but not under plasterboard joint. Where studwork runs between joists over insert 100 x150mm noggins between joists at head, 600mm c/c. Partition to be on 2 no. Joists bolted together with 12mm diameter coach bolts and 50mm diameter steel washers where joist parallel. Trim door openings with 100x 50mm SW head housed to studs. Infill studs with insulation quilt, if required 12.7 x 1200 x 406mm plasterboard both sides, finish 6mm thick thistle board plaster. Make good to adjacent walls and ceiling. Run ex;150 x 25mm skirting with pencil rounded exposed edge.

SOLID WALL
To be from 250m min. thick '*Celcon Solar*' block or similar approved to **BS 6073**. Mortar joints to be 10mm thick in a 1:2:9 Cement/Lime/Sand mix. Once brick thick wall in semi Engineering bricks below DPC. Lay '*Ledcore*' dpc or similar approved 150mm min. above ground level with 150mm laps at joints and intersections and bed on brick in cements mortar. Marry new dpc into existing where abutting with full 150mm lap. External finish to be 16mm thick render to **BS 5262: 1976**. Stop off 150mm above ground level galvanized ms bell mouth render stop bead, paint plinth below stop bed with 2 no. coats bituminous paint blinded with sharp sand. Finish internally with 40mm Thermal plasterboard fixed to inner skin and 5mm skim finish.

SUSPENDED TIMBER FLOOR CONSTRUCTION:
1st floor is 200mm x50mm joists with 25 plain edge. Ceilings are 16 lath and plaster. On 175mm x 50mm joists at 400c/c. joists are to be doubled up under partitions. New joists and beams are to be set 25mm clear of existing ceilings and ceilings joists. **Insulation:** Suspended floor use 120mm Cellotex laid between joist fixed on chicken mesh.
FLOOR CONSTRUCTION:
75mm Sand and Cement Screen finish on 100mm rigid slab insulation on building paper on 150mm Concrete Slab floor on 120mm gauge DPM linked with DPC laid on 60mm soft sand blinding on minimum 150mm hardcore.

SOLID FLOOR CONSTRUCTION:
75mm Sand and Cement screed finish on 100mm 'Cellotex' rigid slab insulation on building paper on min. 150mm concrete salb floor on 1200mm guage. DPM link with dpc on 60mm soft sand blinding on minimum of 150mm hardcore.

NEW STAIRCASE:
To be closed plan, width to be 800mm between handrails or wall, pitch to be 42 degrees maximum. Provide 14 equal maximum risers 220mm with 220mm min goings, Tapered treads to have minimum goings of 50 and equal goings of 220 min at center of flight. Handrail is to run continuously on one side of flight.Where guarding is required there should be no openings greater than 100mm. Handrail and guarding should be 840mm above nosings and 900mm.Above landing:Headroom between nosings existing flight and underside of new flight to be 2000mm.
Staircase manufacture to check dimensions prior to manufacture.

NB: THE STAIRCASE SUPPLIER IS TO SIDE CHECK ALL DIMENSION PRIOR TO MANUFACTURE

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Ref.	Revision	Date	By	
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Project title: LOFT CONVERSION

Project Address: 21 SPERLING ROAD LONDON N17

Client: MR & MRS B BROWN

Drawing title: SPECIFICATION NOTES 1

GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022	Scale:
CAD & Drawn by: BB	Drawing No: 24/25
Drawn & Checked by: ER	
File name: T & B136 Sep 2022	

All work is to comply with the current Building Regulations and to be local authority satisfaction. Materials to be in accordance with appropriate British Standard were existing
Dimensions are to be checked on site by contractor prior to commencing any excavation works.

SMOKE DETECTION:
Mains operated and interlinked smoke detectors, to **BS5446** Pt.1to be installed in positions marked SD, (to include battery as a secondarypower supply). To be provided to hall and landing areas and interconnected (with colour coded wire), separately connected to fused box or connected to a singl lighting circuit (with a means of isolating the detector power without isolating the lighting) with battery back up, to be min 300mm from walls and light fittings, not over stairs and within 7.5m of doors to each habitable room.

SMOKE ALARM: To be installed to comply with **BS5839.**
MEANS OF ESCAPE IN CASE OF FIRE :
DOORS: New doors marked FRSC to be half hour fire resistant, with self closers, to FD30 standard. Existing doors marked 1 to be fitted with *Gibralter* type self closers. Any glazing to existing doors to be in 6mm Georgian wired glass and fanlights above doors to be panelled over on both sides using 12.5mm plasterboard and plaster skim.
ESCAPE WINDOWS:
Each habitable room on the new floor level is to have access to an escape window with an opening area of at least 0.33m2 (and at least 450mm high and 450mm wide). In the case of an escape window set in the sloping section of the roof (Velux GPL-308E 780x 1400mm or equivalent MOE window installed in accordance with manufacturer's specification), the bottom of the open able area should be between 600mm and 1100mm, measured from floor level. In addition, the maximum should be 1700mm. Rafters each side of new windows to be doubled up by the addition of one no. 50 x100mm rafter in each 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.
In the case of an escape window positioned in the dormer, the bottom of the open able area should be between 800mm x 1100mm, measured from floor level, and a maximum 1700mm measured from the eaves.
WINDOWS
New windows to be designed and installed to meet a U value of 1.8W/M2 K. installer to provide of u value compliance prior to installing windows. New Double glazed window with 16mm air gap and a “soft” low E coating or with 16mm air gap, argon filled and a “soft” low E coating or double gazed 12mm air gap argon filled and a “soft” low E coating. All new doubled glazed windows to have Trickle vent. Window to have maximum U-value of 1.6.
GLAZING
New windows to be K-type double glazing (1.6W/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.
ELECTRICAL WORKS
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of **BS7671**, the IEE 17th edition wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an Electrical self Certification scheme authorised by the Secretary of State. The competent person is to send to the Local Authority, a self-certification with 30days of the electrical work completion. The client must receive both copy of the self-certification and a copy of the **BS7671** Electrical Installation Test Certificate.
Smoke detectors fitted to be intermitted electrical mains operation with battery back up to *BS 5446* pt. 1
GAS APPLIANCE:
All work on gas appliances to be carried out by CORGI registered person. Gas boiler to be repositioned or replaced by CORGI registered Plumber New radiators to have trus thermostatic radiator valves.
CENTRAL HEATING
All central heating that may be installed including radiator to have thermostatic radiator valves (T.R.V)
LIGHT FITTINGS
All new light fittings to be energy efficient in accordance with Part L1.
FOUL DRAINAGE:
To be to **CP 301** and be incased in 150mm min concrete where passing under building. Drainage passing through or under walls to be protected by precast concrete lintel 75mm minimum between sofit of lintel and top of drain. All new gulliew to be **B.I** type with number of inlets to suit number of wastes. Bend at base of soil strack to be long radius type 100mm
diameter vitrified clay pipes, falls to be agreed with Local Authority surveyor. Bed and surround in 150mm concrete new inspection chamber 750mm x 700mm width minimum internal formed from 225mm thick engineering brick to **BS 1301** in English bond. 150mm thick concrete base extending 150mm outside brick walls. Benching to rise vertically from edge of channel to height not less than soffit of outgoing drain then sloped upwards to wall of chamber. Finish with light weight cover and frame.
WASTES:
To be of approved manufacture and have solvent welded joints and clearing eyes at all bends. All new plumbing to be to ***BS 5572* : 1978** 40mm dia basin and bath wastes to 50mm common waste discharging to 100mm soil vent pipe, 40mm dia sink waste to discharge to new back inlet gulley.
DRAINS:
Existing drains and new drains to be suitably bridged where passing through footings. Minimum fall 1:40. All sanitary fittings to be fitted with 75mm deep seal trap. Above ground Drainage to be in accordance **BS EN 12056:2000.**All new drainage connect to have rodding eye and be roddable in accordance with BS8301 for underground drainage.
VENTILATION
New loft room to have 5% of floor area in ventilation openings for rapid ventilation and 8000mm2 of background ventilation. Shower to have opening window and an additional 15litres per second mechanical extractor fan ducted to external air 400mm2 of background ventilation.
Ventilation to be 1 20th of floor area 1 10th openable window.
MECHANICAL VENTILATION
The loft shower room to be fitted with Mechanical Extractor Fan with 15min. over run and extract 6liters/second. The Mechanical Extractor Fan to be controlled by the operation of the light switch. The door to be installed with 10mm gap under it
LATERAL RESTRAINT STRAP:
Heavy duty restraint strap made from 30mm x 5mm galvanised edge coated steel for lateral restraint of roof trusses, rafters and joints tied into masonry walls. Designed to The Building Regulations, **BS5268 part 3** and other building standards for horizontal restraint when connecting timber floor and roof systems to masonry walls. Fix straps to joists/rafter/ties with not less than four 50mm x 8 gauge sheradized countersunk screws evenly spread.
GAS APPLIANCES
All work on gas appliances to be carried out by a GORGI registered person.
CENTRAL HEATING
All central heating that may be installed including radiator to have thermostatic radiator valves (T.R.V).
LIGHT FITTINGS
All new light fittings to be energy efficient in accordance with Part L1

SC - New door to be fitted with self-closing device.
SD - Smoke detector to BS 5446 pt. 1
HD - Heat detector
FRSC - Fire resistance door fitted with closing

ALL WORK IS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS AND TO BE TO LOCAL AUTHORITY SATISFACTION.
ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS.

Ref.	Revision	Date	By
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Project title: LOFT CONVERSION

Project Address: 21 SPERLING ROAD LONDON N17

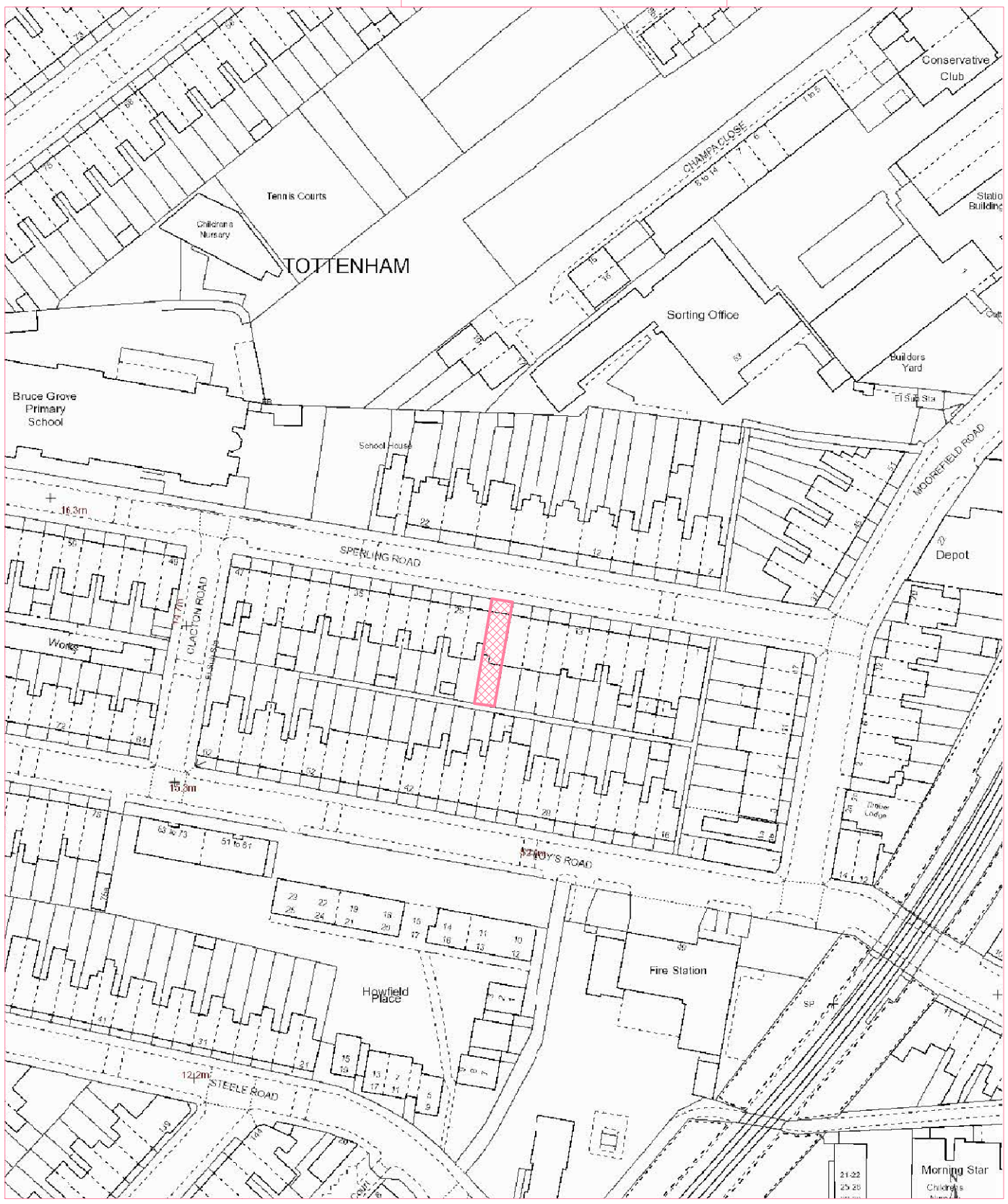
Client: MR & MRS B BROWN

Drawing title: SPECIFICATION NOTES 2

GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022
Scale:
CAD & Drawn by: BB
Drawing No: 24/25
Drawn & Checked by: ER
File name: T & B136 Sep 2022

Scale 1:1250 on @A3



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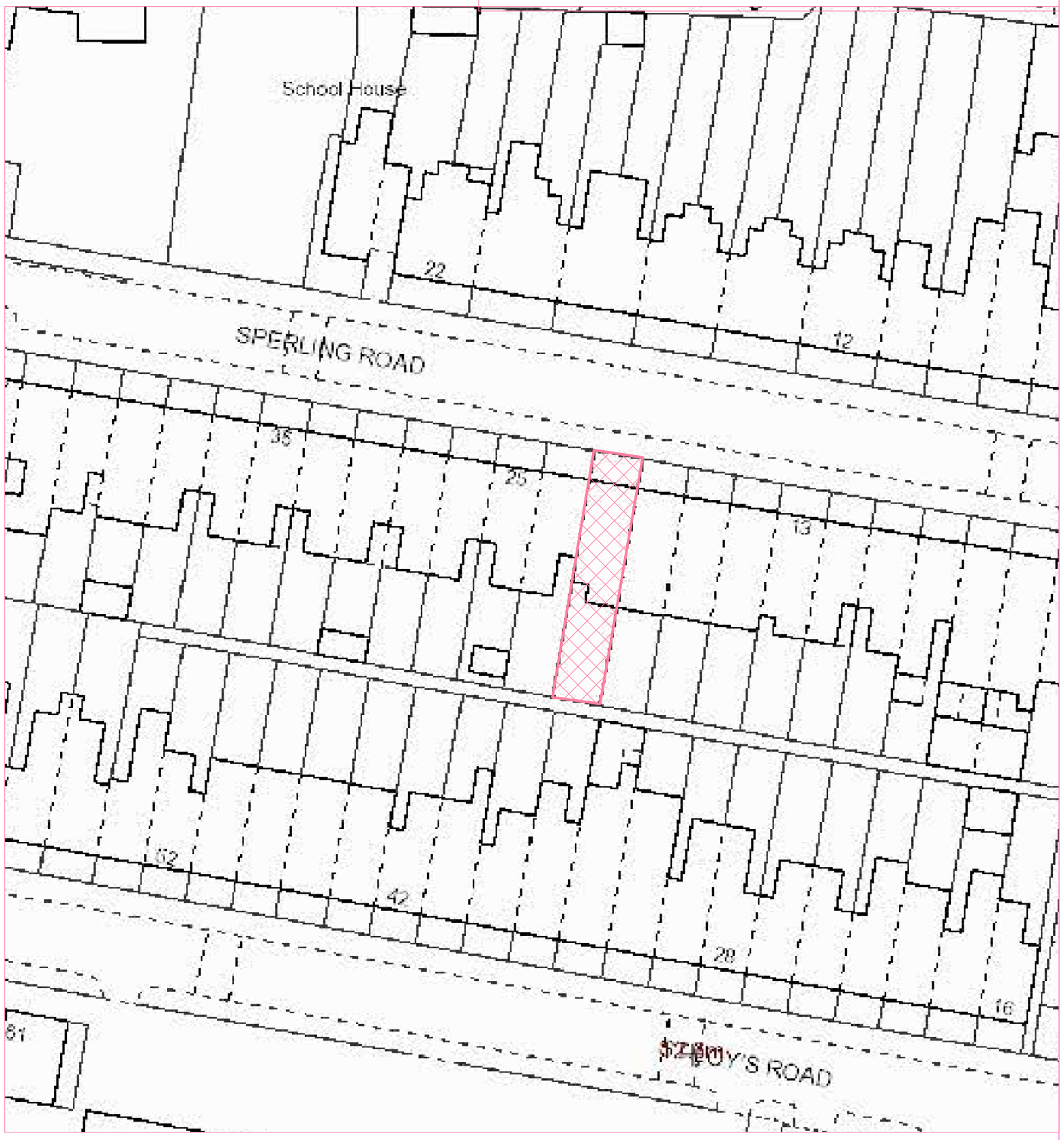

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

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Client: MR & MRS B BROWN

Drawing title: OS MAP

GENERAL PERMITTED DEVELOPMENT

Date: Oct 2022	Scale:
CAD & Drawn by: BB	Drawing No:
Drawn & Checked by: ER	
File name: T & B136 Sep 2022	