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Ventilation

Verification Requirements:

- Verifiable Room: Minimum area of 900mm².
- To be provided with ventilation openings having no less than an area 5% of the floor area, and at least one window or door.
- All verifiable rooms must have mechanical ventilation capable of extracting a rate of 15 litres per second per person, and trickle ventilators providing a total area of 400mm².

Staircases:

- Stairs to be 220mm and a minimum girth of 220mm; climb to be no greater than 42 degrees. Width to be provided according to standards. (all dimensions are provisional and are subject to verification by specialist designer on site prior to staircase manufacture commencing). Handrail at least 860mm high and handrails to be spaced at no more than 2 metres above pitch.
- Balustrading to be provided below handrail and to all landings (height 900mm), with no gap to match nosing of stairs or between balusters.
- Nosings to be uniform and equal girths as the centre to nosing edges of the main flight. Minimum girth to be 50mm.

Enclosing Partitions:

- Enclosing partitions to be constructed with 100mm Kingspan Thermawool TW55 insulation board to be laid between the studs, and 40mm Gyproc ThermoLine base continuously installed with plaster skim over the surface.

Staircase Details:

- 100mm (min) rafters are to be specified with 60mm PR insulation between joists; with SF40, or other approved multi foil insulation laid underneath to provide fire resistance and vapour barrier.
- Dormer Walls & Roofs:
 - To be 100mm/50mm subwork with the lagging (see specifications on elevations), on cross battens over 100mm/50mm batten work.
 - To be insulated with mineral wool insulation. Dormer cheeks being 1.0m of the boundary so that there is to have a layer of 10cm Promat Thermalboard fixed between the plywood and the subwork so as to prevent condensation from occurring.
 - The internal walls are to be finished with 20mm Gyproc ThermoLine Base and plaster skim.

Smoke Alarms:

- Smoke alarms to be provided on ground floor hall, first and second floor landing areas, and to all verifiable rooms (head detector to Kitchen). The Alarms are to be optical type, lithium operated, constructed to independent approval, with battery back up in accordance with BS5839 part 6 (2004).
- They are to be mounted on a wall or ceiling, away from any habitable room door, and minimum 300 from walls, light fittings and not positioned over stairs. They are to be interlinked with colour coded wiring.

Fire Precautions:

- Existing doors leading from stairway enclosures to habitable rooms or stores, to be retained. New doors to be constructed to meet fire safety rules.
- New and existing walls forming stairway enclosures are to provide a minimum fire resistance of half an hour. The existing walls being of masonry construction and new walls to be constructed in accordance with previous described.

Floor Joists:

- To be steel joist fitted in accordance with manufacturers instructions, including proprietary flashing and fasteners to be used to secure around roof ridge rafters to be as close as match spaced on drawing but may vary size on site.

Rafter Roid (Cold Deck)

- Existing rafter insulation to be removed built up to BS747: 1997 comprising tie layer of Andersons Thermowool loose fibre partly bonded, second layer of Andersons HI 125 sealed under fully bonded, and third cap (sheep) board. Andersons HI 500 Mineral surface sheathing fully bonded.
- In accordance with the recommendations of CP44 Part 3: 1970, Roof deck to be 18mm IPW plywood with joints taped with Andersons HI 125 sealing strip, on 250mm x 50mm timber battens.
- The roof deck to be made up of 18mm IPW plywood with joints taped with Andersons HI 125 sealant to be engineered specification at 400 centres. Rafters to be ventilated as shown on drawings.
- Minimum (no intrusions) 120mm Kingspan Thermaquid insulation between joists and 40mm Kingspan ThermoLine insulation between rafters.
- All joints to be sealed with vapour control joint and 15mm DIPX EPS Polyesterboard finished with plastic skim.

Energy Efficient Lighting

- One Light fitting per room to be energy efficient type.

Roof Floor Construction

- 1st floor tongue and groove chipboard flooring to engineers specification. Existing latex and plaster to be retained. Solid block nogging provided for roof joists at mid span.

Roof Landings

- Overlay first floor landings where forming part of fire protected escape route with 32mm dense board to provide half hour fire resistance.

Surface Water Drainage

- Rainwater pipes to be PVC. Half round gutters to be 112mm dia. Rainwater pipes to be 63mm dia. Downpipes to discharge to existing surface water drainage to be reinstated on site prior to works commencing.

Multiple Timber Beams:

- To be bolted together with 10mm bolts and toothed conectors at 600mm centres.

Sound Insulation

- Sound insulation to be fitted with sound absorbing quilt. Partitions to be constructed with 100mm Rockwool insulation to be laid between the existing ceiling joists above the existing ceiling.
- The floor boarding is to be continued throughout the eaves area to fully cover the above floor ceiling.

Finishing

- All flooring, Closets and Sockets to be to code 4 lead and a minimum 150mm in height.

Water Plumbing:

- Plumbing to be in accordance with BS5572 Waste pipes to be in uPVC with solvent welded joints, pots and traps to be cast iron.

Common wastes	50mm dia.
Showers	50mm dia.
Sinks	50mm dia.
Basin wastes	30mm dia.
WC wastes	100mm dia.

- All drainages to be lined with vitrified clay pipe. Rodding access to be provided at all changes in direction and at every opening of inlet vent. Vertical soil and vent pipes to be 100mm dia. uPVC taken up to the level of the ceiling. The bottom of the vertical soil and vent pipes to be 100mm dia. uPVC capped.

Free Repeating doors:

- To be constructed with 10mm solid fire resistance, type FD30. Frame stops to be 25x50mm screwed and glued or riveted to the wall and filled with insulating beads and smoke seals.

Structural Steel Work

- To be clean and rust free and painted with two coats of intumescent paint to provide half hour fire resistance. Beams to be installed in one length without splices unless specified by Structural Engineer.

Windows:

- To be 16mm spacer bar sealed unit double glazed in internal glazing to be Pilkington "energyKlear" low emissivity glass, in a style to match existing and to clients approval.

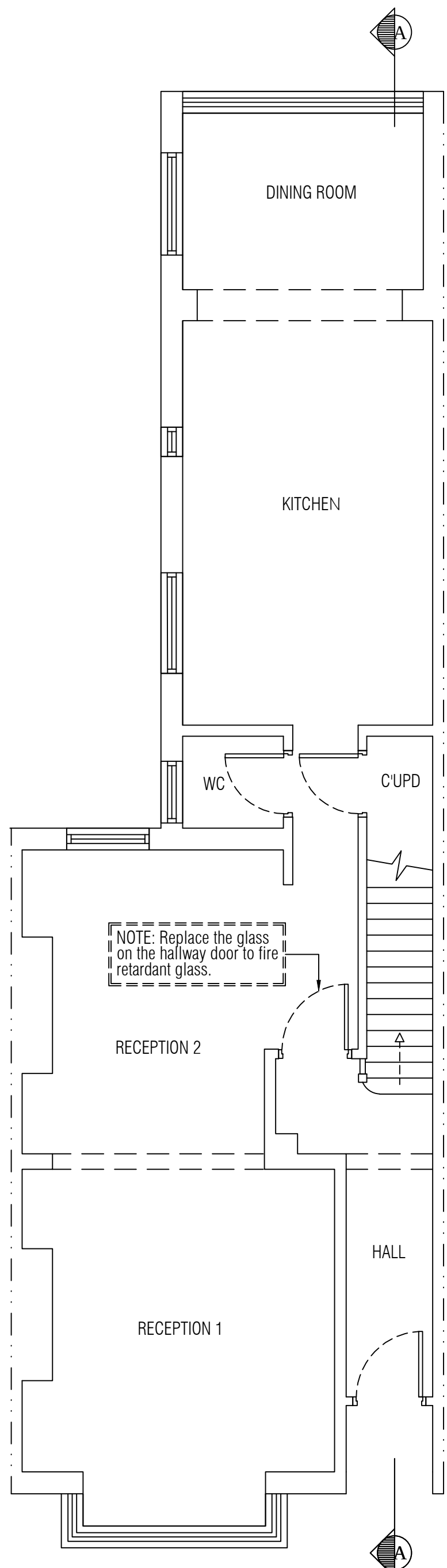
Partitions Noggs (Subwork):

- To be 100mm/50mm boards at 400mm centres with 100x50mm head and sole plates. 100x50mm horizontal noggs at 2200mm centres vertically and staggered. 12mm Fireline plasterboard and 100x50mm horizontal noggs at 400mm centres horizontally. Partitions to be constructed of double glazed units where partitions are designed, installed, inspected and tested by a competent person in accordance with the requirements of BS-5717, the IEEE 16th edition wiring regulations and Building Regulations Part P (electrical safety). The complete partition set will be supervised with an electrical safety certificate issued by a competent person.
- The competent person is to send the Local Authority a self certification certificate within 30 days of completion of electrical installation. The contractor must retain a copy of the self certification certificate and a B57/67 Electrical Installation certificate.

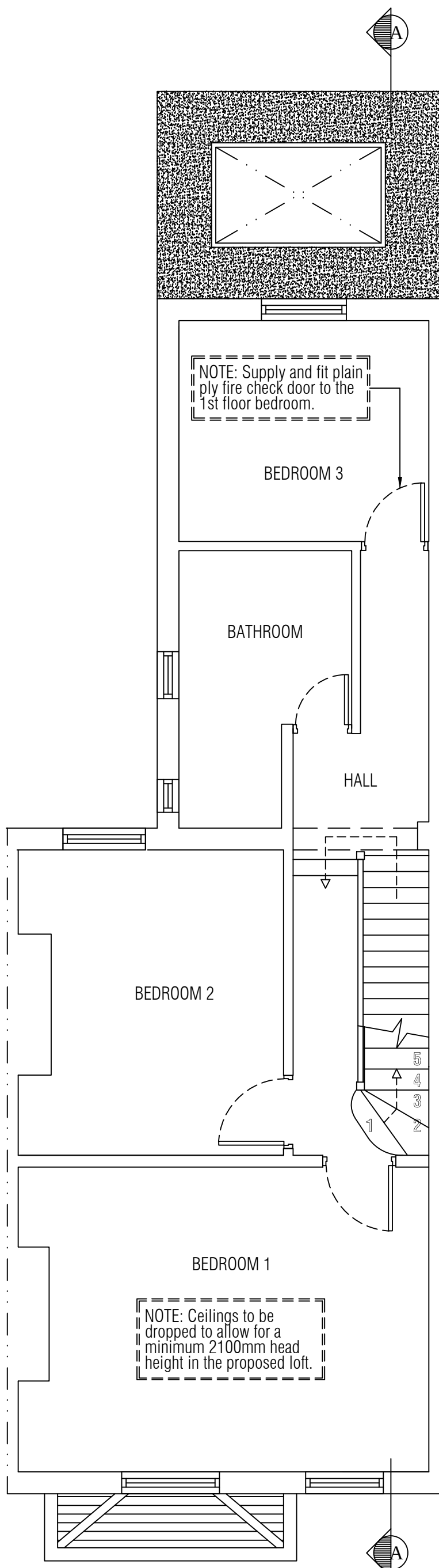
Party Wall Insulation

- Party wall 254x100 treated subwork with 80mm Kingspan Kooltherm K16 dry lining board fixed over the subwork. Beams to be installed in one length without splices and metal linings.

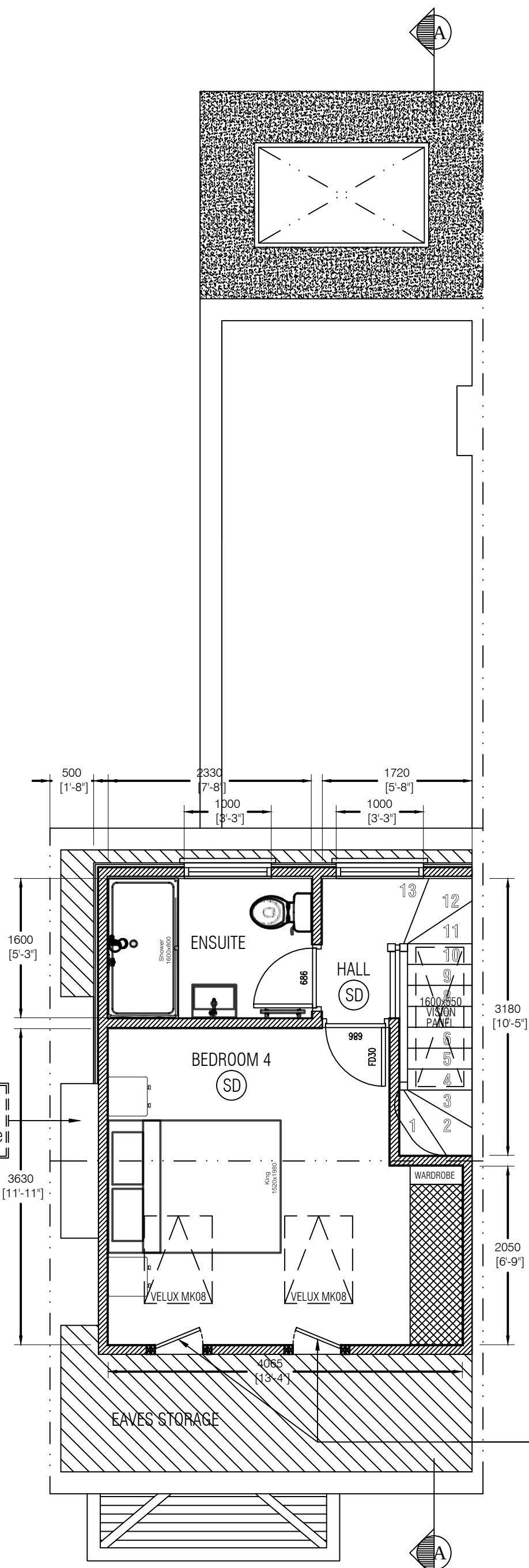
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B	-	-	-	-
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REV.	DESCRIPTION		BY:	DATE:
STATUS: CLIENT ISSUE				
 www.RoofTopRooms.com ROOFTOP ROOMS LOFT CONVERSION SPECIALIST 020 8367 0066 342 Baker Street, Enfield, Middlesex, EN1 3LH.				
CLIENT:	Emmaleane Kocen 47 Thorold Road London N22 8YE			
ARCHTEC:	RoofTop Rooms 342 Baker Street Enfield EN1 3LH			
SITE:	47 Thorold Road London, N22 8YE			
TITLE:	Proposed Plans			
SCALE AT:	DATE:	DRAWN:	CHECKED:	
1:50	27/01/2023	CC	CA	
PROJECT NO:	DRAWING NO:	REVISION:		
672	03			-



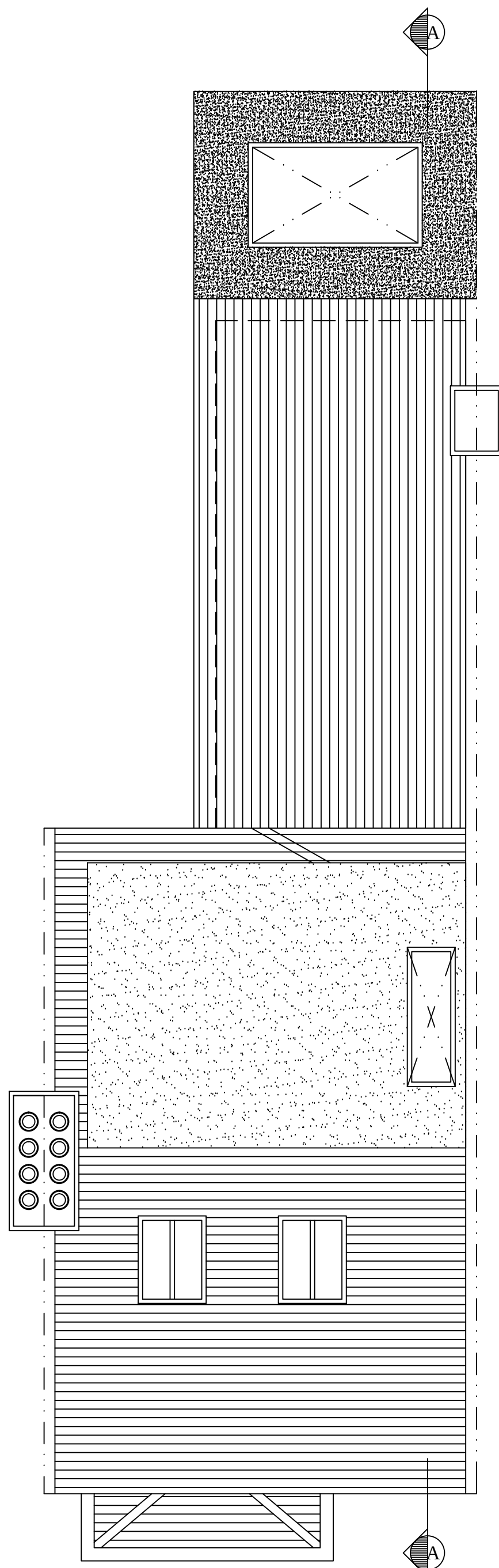
GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOFT FLOOR PLAN



ROOF FLOOR PLAN

KEY	
(D)	- Heat detector
(D)	- Smoke detector
30	- Half hour fire protection door
WP	- Soil Vent Pipe
WP	- Rain Water Pipe

SANITARY WARE:
Positions to be confirmed on site by client and subject to site constraints. Appliances should not to be ordered until site dimensions have been obtained from construction team unless otherwise approved by Rooftop Rooms.

NOTE: Additional cost maybe applicable if fittings or appliances are not of the standard type.

NOTE: Additional ducting or timber stud work around appliances may also incur additional cost.
tacks in the loft, including all the relevant making good.

NOTE: To supply and fit a plain ply fire check door to the 1st floor bedroom and to replace the glass on the hallway door (Ground floor) to fire retardant glass.

NOTE: To take down and remove from site the existing 1st floor ceilings. This is to allow for greater head-height in the loft. The new ceilings will be plaster boarded and skimmed and left ready for decoration (does not include coving). It is the clients responsibility to remove all wardrobes, carpets and furniture from the 1st floor.

STAIRCASES:
New staircase with closed string designed in accordance with Approved Doc K, risers to be a maximum 220mm and a minimum going of 220mm pitch to be no greater than 42 degrees. (All dimensions are provisional and are subject to verification by specialist stair designer on site prior to staircase manufacture commencing). Handrail at 900mm above pitch line. Minimum Vertical headroom to be no less than 2.0.

NOTE: Position of 2No. insulated access hatches to eaves storage areas to be agreed on site by project manager and clients.

