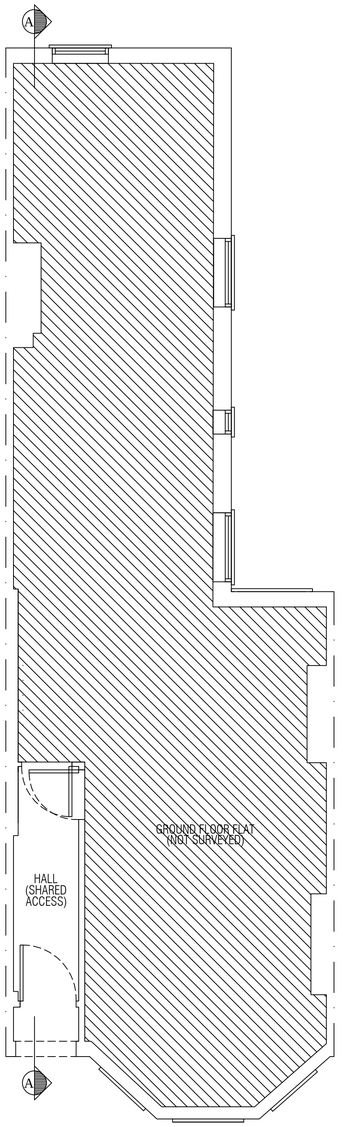
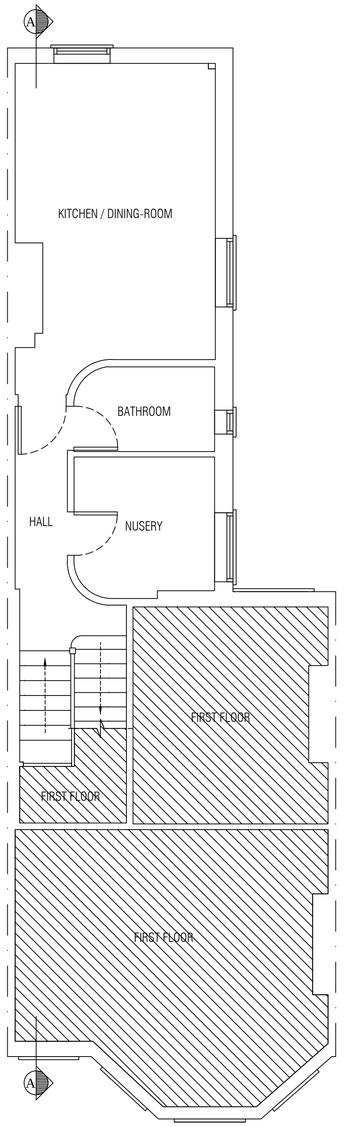
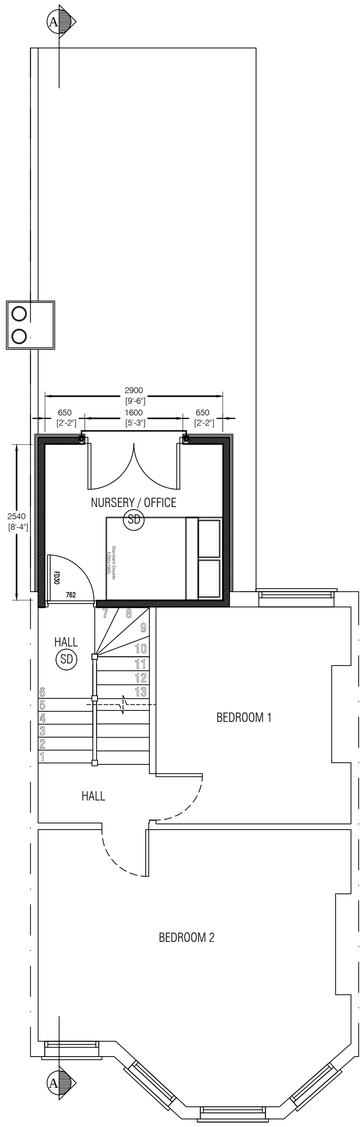


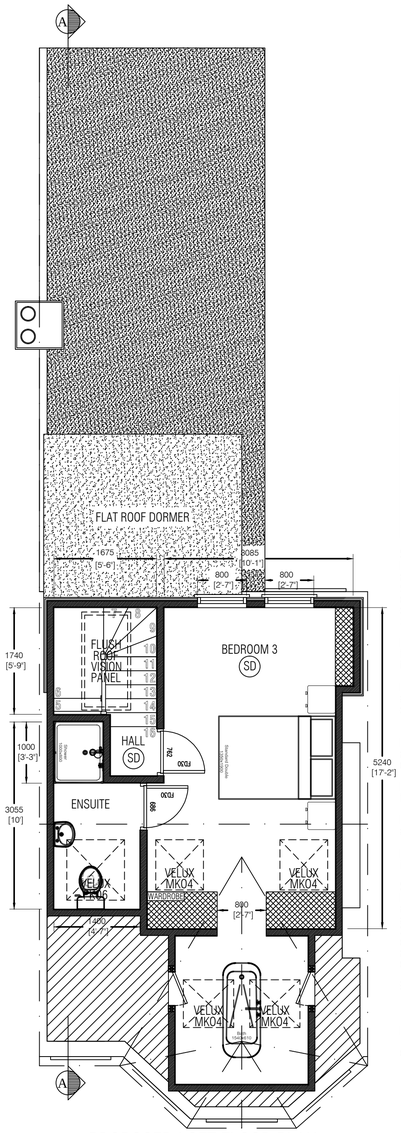
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED UPPER FLOOR PLAN



PROPOSED LOFT FLOOR PLAN

KEY:

HD	- Heat detector
SD	- Smoke detector
FD30	- Half hour fire protection door
SVP	- Soil Vent Pipe
RWP	- 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: All work required on the first floor to accommodate the new staircase. (Remove existing staircase and the existing cupboard).

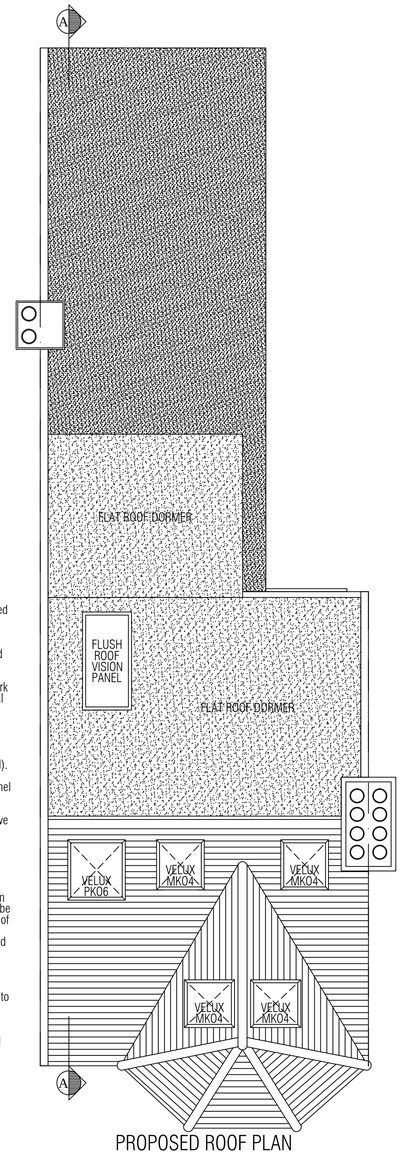
NOTE: The supply and fitting of 4No. six panel fire check doors to the property.

NOTE: To vault out the front pediment to have a bath. (Plumbers to check feasibility).

NOTE: Loft window and french doors shown in Anthracite Grey (At additional cost).

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 then 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. New stair to match existing newels and spindles.

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



PROPOSED ROOF PLAN

SCALE BAR 1:50

0 1M 2M 3M 4M 5M

ADMIN

INDEMNITY:

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4. PLEASE NOTE THAT ALL DIMENSIONS AND HEIGHTS WILL BE VERIFIED ON SITE. EXACT MEASUREMENTS AND HEIGHTS CAN ONLY BE CONFIRMED ONCE THE STRUCTURAL FLOOR HAS BEEN INSTALLED. ANY HEIGHTS OR DIMENSIONS SHOWN SHOULD BE TAKEN AS A GUIDE.

Specification

Ventilation Requirements:
Habitable Rooms:
To be provided with ventilation openings having no less of an area than 5% of the floor area, and trickle ventilators having a total area of 8000mm².
Bathrooms:
To be provided via intermittent mechanical extractor fan BS EN 13141-4.

Staircases:
Maximum rise to be 220mm and a minimum going of 220mm, pitch to be no greater than 42 degrees. Width to be 750mm between handrails. (All dimensions are provisional and are subject to verification by specialist designer on site prior to staircase manufacture commencing). Handrail at 900mm above pitch line. Minimum Vertical headroom to be no less than 2.0 metres above pitch line. Balustrade to be provided below handrail and to all landings (height 900mm), with no gap between spindles to exceed 100mm. All tapered treads to have minimum equal goings at the centre to match does of the main flight. Minimum going is to be 50mm.

Internal Stud-work:
To be in 100x50mm stud-work with 100mm of Rock wool to be installed between the studs, and 25mm Basic laid continuously internally with 12.5mm plasterboard with plaster skim finish.

Sloping Ceilings:
100x50mm rafters to be bolted with 50x50 timbers. With 90mm PIR insulation installed between rafters and a 50mm ventilation gap, with SF40, or other approved multi foil insulation stapled to underside of rafters and 38x25mm battens over with 12.5mm plasterboard with plaster skim finish.

Dormer Walls & Cheeks:
To be 100x50mm studwork with tile hanging (as specified on elevations), on cross battens over breathable felt on 12.5mm plywood sheathing externally. Dormer cheeks within 1.0m of the boundary are to have a layer of 6mm fire protection board fixed between the plywood and stud-work so as to provide half hour fire resistance from both sides. 90mm PIR insulation installed between studs. Internally the walls are to be finished with 25mm PIR insulation and plaster skim.

Smoke Alarms:
Smoke alarms to be provided at ground floor hall, first and second floor landing areas, and to all habitable rooms (heat detector to kitchen). The Alarms are to be mains operated, connected to independent circuit, with battery back up all in accordance with BS5839-6: 2019 + A1:2020. Alarms to be positioned 7.5M maximum from any habitable room door, and minimum 300 from walls, light fittings and not positioned over stairs.

Fire Precautions:
Existing doors leading from stairway enclosures to habitable rooms and kitchen, to be retained. New doors to be FD30 door sets. 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 being stud partitions as previously described.

Roof Lights:
To be Velux type fitted in accordance with manufactures instructions, including proprietary flashing units. Roof joists doubled up all around roof lights. Exact sizes of roof lights to be determined with client on site. (May be additional costs).

Flat Roof (Cold Deck):
Three Layers high performance built up felt to BS EN 13707, all laid in accordance with the current British Standards. Roof deck to be 18mm plywood with joints taped with 1/3 taping strip, on 25x50mm battens to provide cross ventilation gap on firings to provide fall to flat roof of 1:40. Roof joist to be to engineering specification at 400 centre's. Roof void to be ventilated as shown on drawings. Continuous (no intrusions) 120mm PIR insulation installed between joists, 25mm PIR installed internally over the joists to stop cold-bridging with plaster skim.

Energy Efficient Lighting:
All Light fittings to be type LED energy efficiency type A.

Loft Floor Construction:
22mm tongue and Groove chipboard flooring to engineers specification. 200mm of Rock wool installed between floor joists. Solid block noggins provided to floor joists at mid span and ends.

Surface Water Disposal:
Rainwater goods to be PVC. Half round gutters to be 112mm dia. Rainwater pipes to be 63mm dia rainwater to discharge to existing surface water drainage.

Multiple Timber Beams:
To be bolted together in accordance with current British Standards.

Sound insulation measures:
200mm mineral wool to be laid between the existing ceiling joists above the existing ceiling and floor boarded. (Please note, any pediments are not included).

Flashing:
All flashing to be code 4 lead and a minimum 150mm in height.

Waste Plumbing:
Plumbing to be in accordance with BS EN 12056-2:2000. Waste pipes to be in uPVC with solvent welded joints, so as follows:

Common wastes	50mm dia.
Shower wastes	40mm dia.
Basin wastes	35mm dia.
WC wastes	100mm dia.

All appliances to be fitted with deep seal traps. Rodding access to be provided at all changes in direction and at base of soil and vent. Vertical soil and vent pipes to be 100mm dia. uPVC taken up 900mm above any opening window sections within 3.0M and finished with wire balloon.

Fire Resisting doors:
To provide half hour fire resistance, type FD30. Frame stops to be 25x35mm screwed.

Structural Steel Work:
To be clean and rust free and painted to provide half hour fire resistance in accordance with current British Standards.. Beams to be installed in one length without splices unless specified by Structural Engineer.

Windows:
To be 16mm spacer bar sealed unit double glazed with internal glazing to be Pilkington 'energyKare' low emissivity glass; in a style to match existing and to clients approval.

Partition Walls (Stud walls):
To be 100x50 vertical studs at 400mm centres with 100x50mm head and sole plates. 100x50mm horizontal noggins at 1200mm centres vertically and staggered. 100mm of Rock wool installed within all internal stud walls. 12.5mm plasterboard and skim finish to both sides. Partitions to be constructed off doubled up joists where partitions are running parallel with joists.

Electrical Work:
All wiring and electrical work to be designed, installed, inspected and tested by a competent person in accordance with the requirements of BS7671, the IEE 18th edition wiring guidance and Building Regulations Part P (electrical safety). The competent person shall be registered with an electrical self certification scheme authorised by the secretary of state.
The competent person is to send the Local Authority a self certification certificate within 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical installation certificate.

Party Wall Insulation:
Existing partywall to be insulated with 80mm mineral wool K18 dry lining board fixed to minimum 25x47/mm treated softwood timber battens or metal firings.

REV.	DESCRIPTION:	BY:	DATE:
A	Amended Plans	SA	05/03/26
B	Amended Plans	SA	10/03/26
C	-	-	-

STATUS: CLIENT ISSUE

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TITLE: Proposed Floor Plans

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:50	20/02/2026	SA	CA

PROJECT NO:	DRAWING NO:	REVISION:
797	03	B