

WT1

WT2

FT1

RT1

RT2

WALLS:

EXTERNAL DORMER WALL (NEW) 0.18 W/m²K :
15MM TILE (TO MATCH EXISTING)
25MM BATTEN
11MM OSB
95MM TIMBER STUD FILLED WITH 90MM THERMAL SHEATHING
50MM THERMAL SHEATHING OVERLAID TO THE INSIDE FACE
13MM LIGHTWEIGHT PLASTER FINISH

PARTY WALL LINING :
95MM TIMBER WALL FILL WITH
90MM THERMAL SHEATHING

FLOOR:

LOFT FLOOR STRUCTURE (NEW) :
203MM BEAM WITH 200MM JOISTS OVERLAID WITH
22MM CHIPBOARD OF FINISH FLOOR
50MM PLASTERBOARD (EXISTING CEILING)

ROOF:

WARM DECK FLAT ROOF (NEW) 0.15 W/m²K :
20MM MINERAL FELT
18MM PLY
FIRINGS 10MM TO SHORTEST POINT TO 90MM TO HIGHEST POINT
175MM JOIST FILLED WITH 20MM THERMAL SHEATHING
52.5MM INSULATED PLASTERBOARD TO UNDERSIDE

FRONT SLOPE (UPGRADE):
15MM TILE
25MM BATTEN
150MM RAFTERS INFILLED WITH 100MM THERMAL SHEATHING
72.5MM INSULATED PLASTERBOARD

THERMAL ELEMENTS (PART L):

ALL NEW THERMAL ELEMENTS TO ACHIEVE MINIMUM U-VALUES:
WALLS 0.28 W/m²K,
ROOFS 0.16 W/m²K,
FLOORS 0.22 W/m²K.
REFURBISHED/REPLACED THERMAL ELEMENTS TO ACHIEVE:
WALLS 0.30 W/m²K,
ROOFS 0.18 W/m²K,
FLOORS 0.25 W/m²K,
UNLESS TECHNICALLY OR FUNCTIONALLY IMPRACTICAL.

NEW WINDOWS AND DOORS TO ACHIEVE MAX. 1.6 W/m²K (WHOLE UNIT),
ROOFLIGHTS 2.2 W/m²K.

EXISTING WINDOWS/DOORS BEING REPLACED TO MEET OR IMPROVE ON
THESE VALUES. WORKS NOT TO REDUCE EXISTING THERMAL PERFORMANCE.
ALL IN ACCORDANCE WITH APPROVED DOCUMENT L.

GLAZING - CRITICAL LOCATIONS (APPROVED DOCUMENT K)

ALL GLAZING IN CRITICAL LOCATIONS (AS DEFINED BY APPROVED DOCUMENT
K, PARAS 5.1-5.5) SHALL BE INSTALLED IN ACCORDANCE WITH BS 6262 AND BS
EN 12150/12600.

CRITICAL LOCATIONS INCLUDE:

- GLAZING WITHIN 800MM OF FINISHED FLOOR LEVEL.
- GLAZING WITHIN 300MM OF A DOOR AND UP TO 1500MM ABOVE
FINISHED FLOOR LEVEL.
- GLAZING IN DOORS AND SIDE PANELS UP TO 1500MM ABOVE FINISHED
FLOOR LEVEL.
- SAFETY GLAZING TO THESE AREAS SHALL BE EITHER:
 - TOUGHENED GLASS (TO BS EN 12150-1)
 - LAMINATED GLASS (TO BS EN 14449)
 - OR AN APPROVED EQUIVALENT SAFETY MATERIAL MEETING IMPACT
PERFORMANCE REQUIREMENTS OF BS EN 12600.

SAFETY GLAZING SHALL BE PERMANENTLY MARKED TO CONFIRM
COMPLIANCE.

ALL GLAZED GUARDING, BALUSTRADES, OR BARRIERS TO COMPLY WITH
LOADINGS SPECIFIED IN BS 6180.

PROVIDE BACKGROUND VENTILATION VIA TRICKLE VENTS TO REPLACEMENT
WINDOWS (MINIMUM EQUIVALENT AREA 5,000MM² HABITABLE ROOMS;
4,000MM² BEDROOMS; 2,500MM² KITCHENS/BATHROOMS). MAINTAIN OR
IMPROVE EXISTING PURGE VENTILATION (OPENABLE WINDOWS/DOORS)-
MINIMUM OPENABLE AREA EQUIVALENT TO 1/20TH FLOOR AREA, OR NOT LESS
THAN THE EXISTING PROVISION. WHERE EXISTING BACKGROUND
VENTILATION EXISTS, DO NOT REDUCE BELOW CURRENT LEVELS.

SMOKE & HEAT DETECTION

PROVIDE A GRADE D1, CATEGORY LD3 FIRE DETECTION AND ALARM SYSTEM IN
ACCORDANCE WITH BS 5839-6:2019 AND APPROVED DOCUMENT B (VOLUME 1).

SYSTEM TO COMPRISE:

- MAINS-POWERED, INTERLINKED SMOKE ALARMS WITH SEALED TAMPER-
PROOF BATTERY BACK-UP
- INTERCONNECTION TO ALL ALARMS (HARDWIRED OR WIRELESS) SO
ACTIVATION OF ONE TRIGGERS ALL UNITS

DETECTOR LOCATIONS:

- SMOKE DETECTOR TO EACH STOREY CIRCULATION SPACE (HALLWAYS AND
LANDINGS), INCLUDING:
 - GROUND FLOOR HALL
 - FIRST FLOOR LANDING
 - LOFT STAIR/LANDING
 - HEAT DETECTOR TO BE PROVIDED WITHIN THE KITCHEN

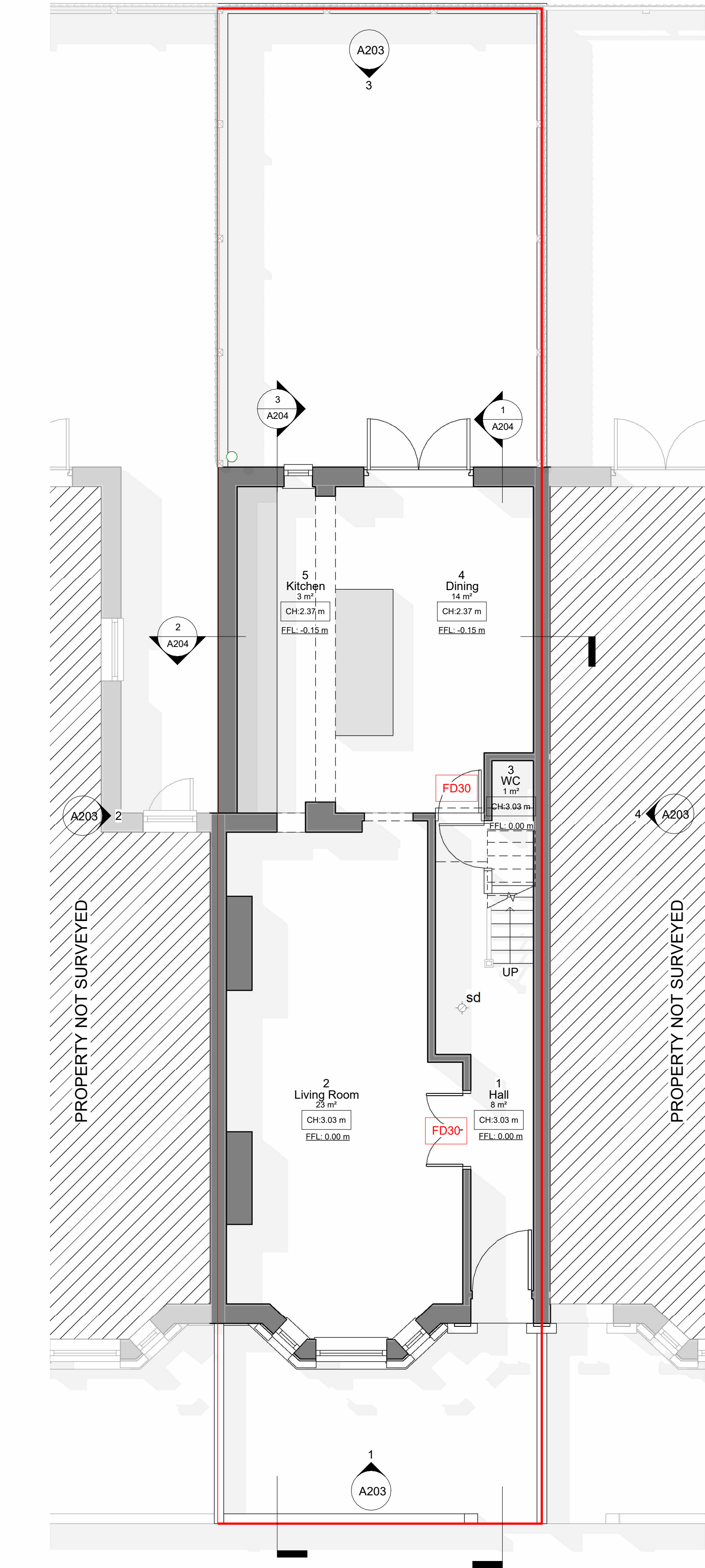
POSITIONING:

- CEILING MOUNTED, LOCATED:
 - MIN. 300MM FROM WALLS AND LIGHT FITTINGS
 - CENTRALLY WITHIN CIRCULATION SPACES WHERE POSSIBLE
 - AVOID DEAD AIR SPACES AND OBSTRUCTIONS

ADDITIONAL REQUIREMENTS:

SYSTEM TO BE INSTALLED AND COMMISSIONED BY A COMPETENT PERSON
ALL ALARMS TO BE PERMANENTLY WIRED TO THE MAINS SUPPLY (NOT PLUG-IN)
SYSTEM TO BE TESTED AND CERTIFICATION PROVIDED ON COMPLETION

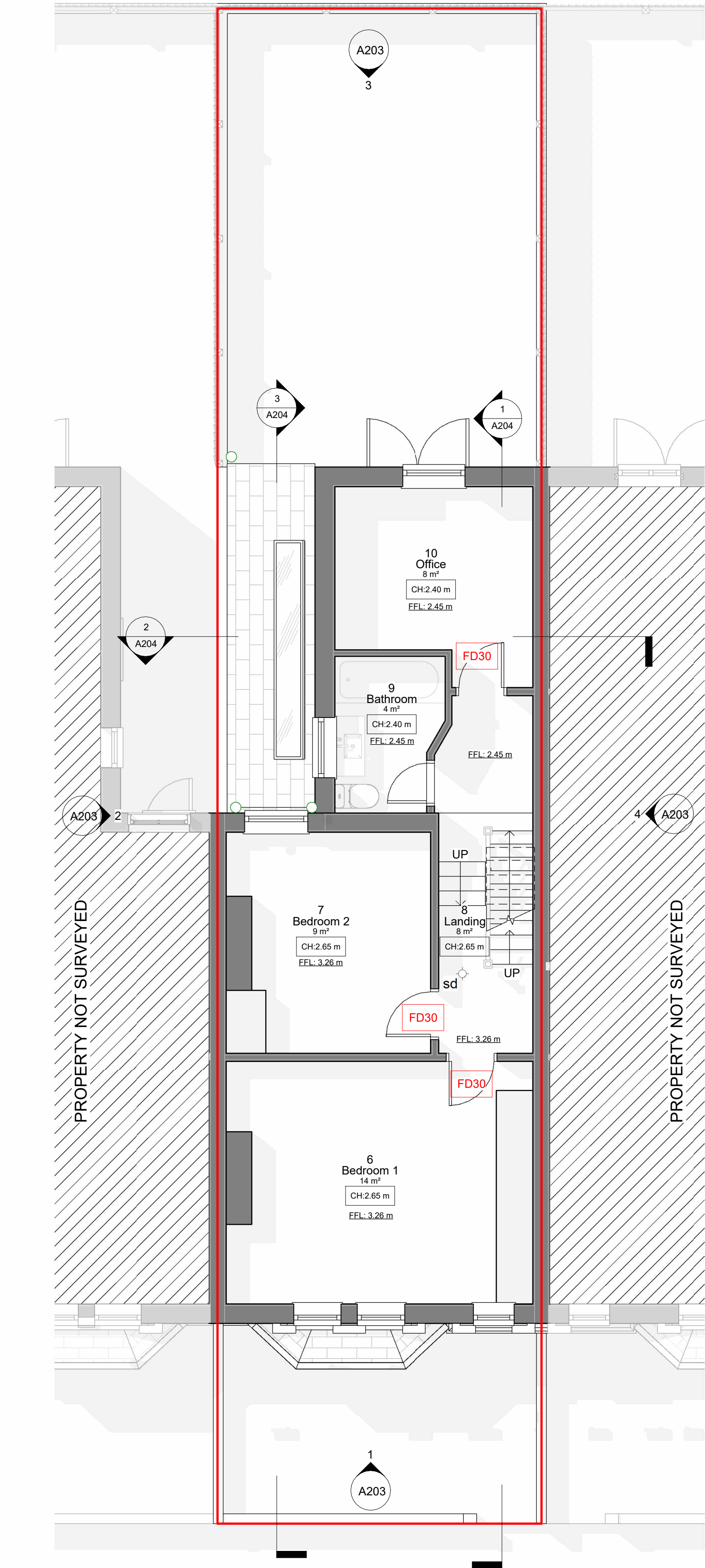
NOTE:
WHERE THE LOFT CONVERSION CREATES A THREE-STOREY DWELLING, THE
ABOVE SYSTEM MUST BE INSTALLED THROUGHOUT THE ENTIRE DWELLING,
NOT JUST THE NEW LOFT LEVEL.



1

Level 00 - Proposed

1 : 50



2

Level 01 - Proposed

1 : 50

NOTES:

PARTY WALL etc. ACT 1996
If the works are notifiable the Building Owner has legal duty to serve party wall notices to neighbours under the Party Wall etc. Act 1996.
Written notice must be given to Adjoining Owners prior to start of work.

HEALTH AND SAFETY GENERALLY
All works to be carried out in accordance with the Health and Safety Act and D&M Regulations 2007 and prevailing Health & Safety requirements in force at the time of the works.

BOUNDARIES
The building owner must confirm and agree the exact boundary line (line of junction) with adjoining owners before starting any construction. Boundary lines shown on these drawings are indicative only and do not constitute formal confirmation of their legal position.

DIMENSIONS
Do not scale from the drawing. Use written dimensions only.
All dimensions are in millimeters unless stated otherwise.
Only figured dimensions are to be taken.
ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BEFORE ORDERING MATERIALS OR EXECUTING ANY WORKS.

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GRAPHIC SCALE: 1:50

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B	PD Issue 1	21/04/26
A	Prelim. Client Issue 1	10/04/26

Rev.	Revision Description	Date
Revision Schedule		

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PROJECT

44 Westerfield Road

TITLE

Level 00 / 01 Floor Plan - Proposed

CLIENT

Biagio Cottone

DRAWN BY FA	CHECKED BY RM	STATUS Planning
SCALE @ A1 (x2 @ A3) 1 : 50		PROJECT NUMBER 25117
DRAWING NUMBER A201		REV B