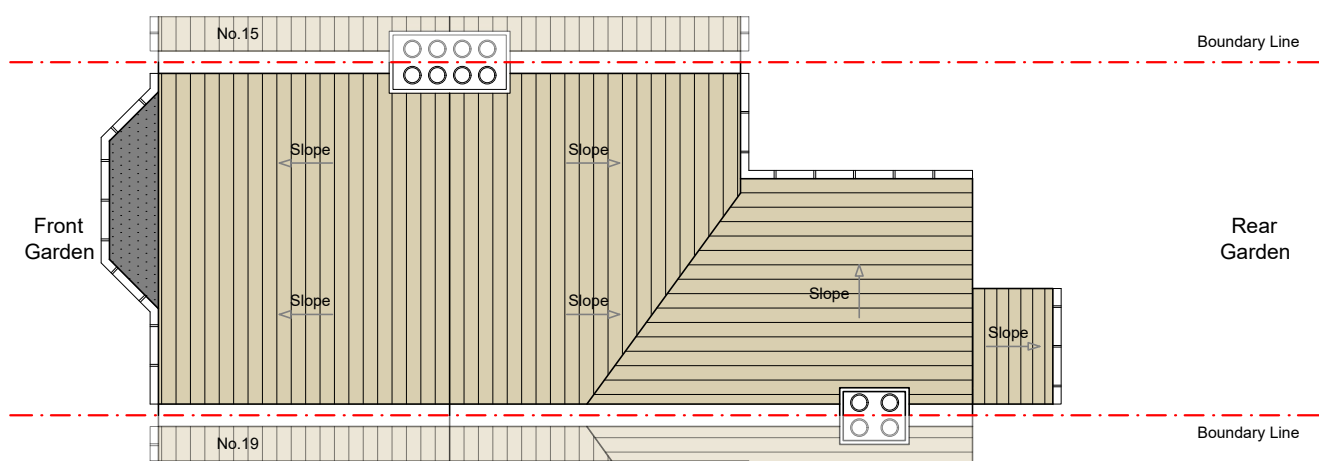
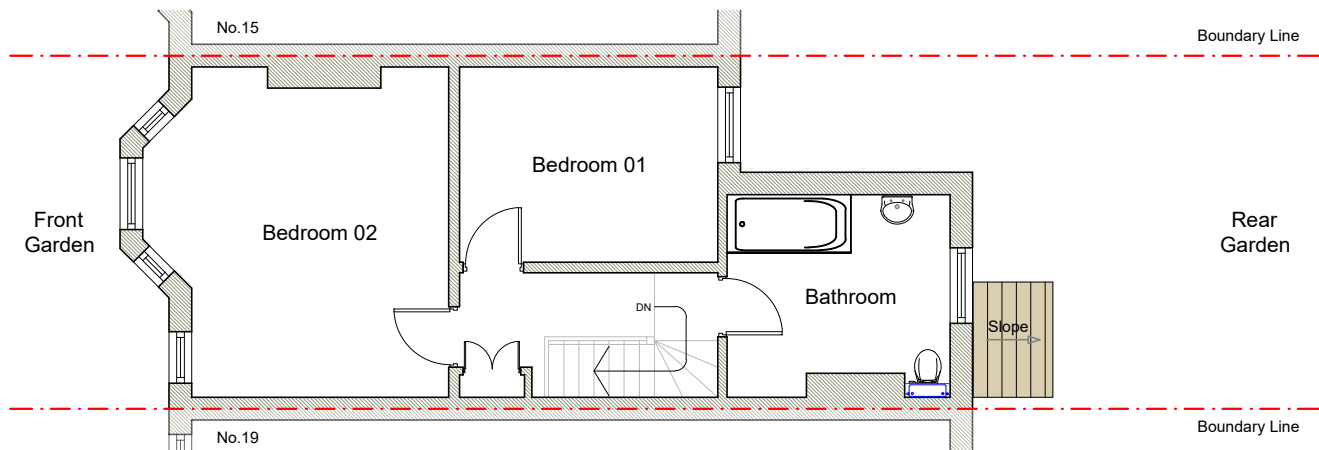
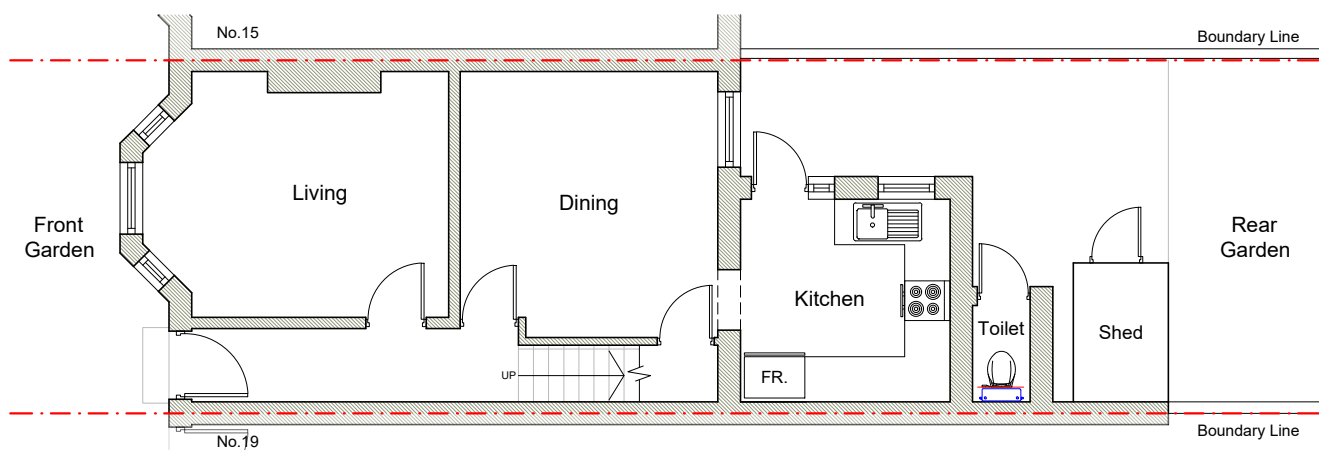




Existing Roof Plan 1:100



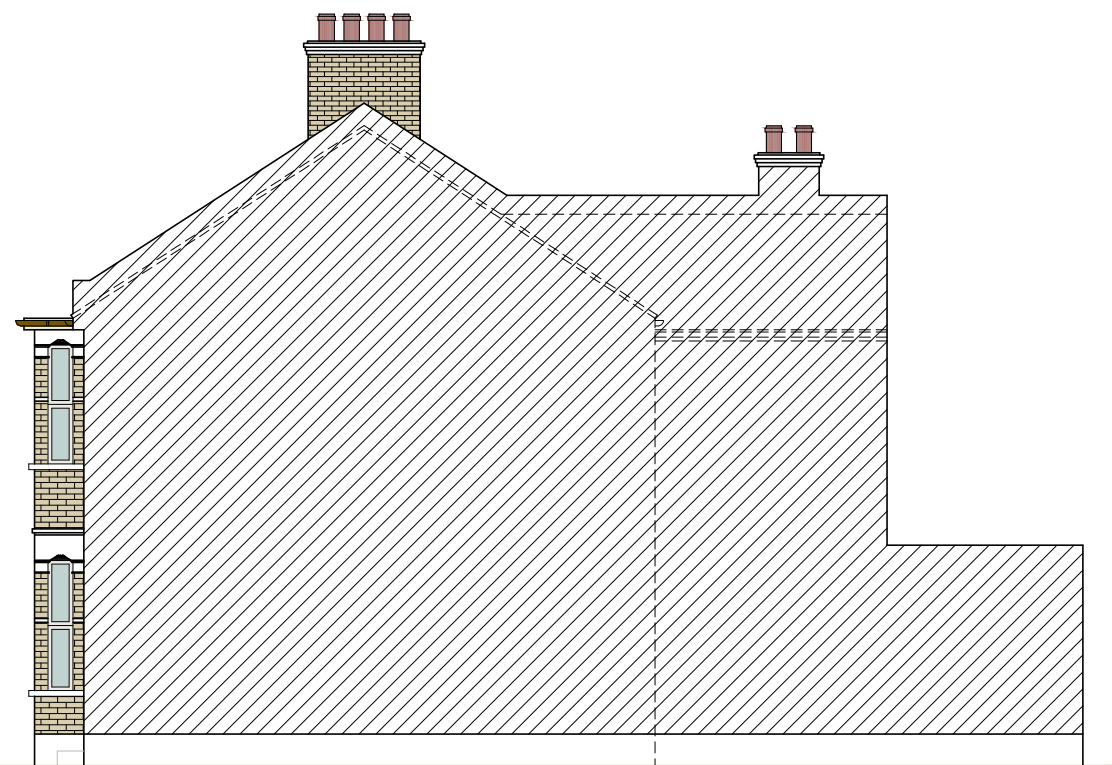
Existing First Floor Plan 1:100



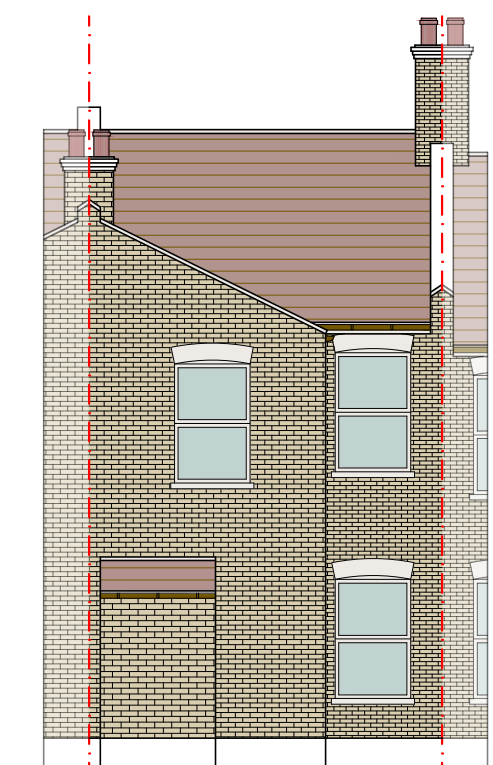
Existing Ground Floor Plan 1:100



Existing Front Elevation 1:100



Existing Flank Elevation(1) 1:100



Existing Rear Elevation 1:100

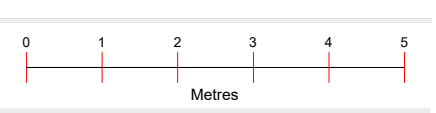


Existing Flank Elevation(2) 1:100

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Existing Plans
Proposed Loft Conversion

SCALE 1:100@A3

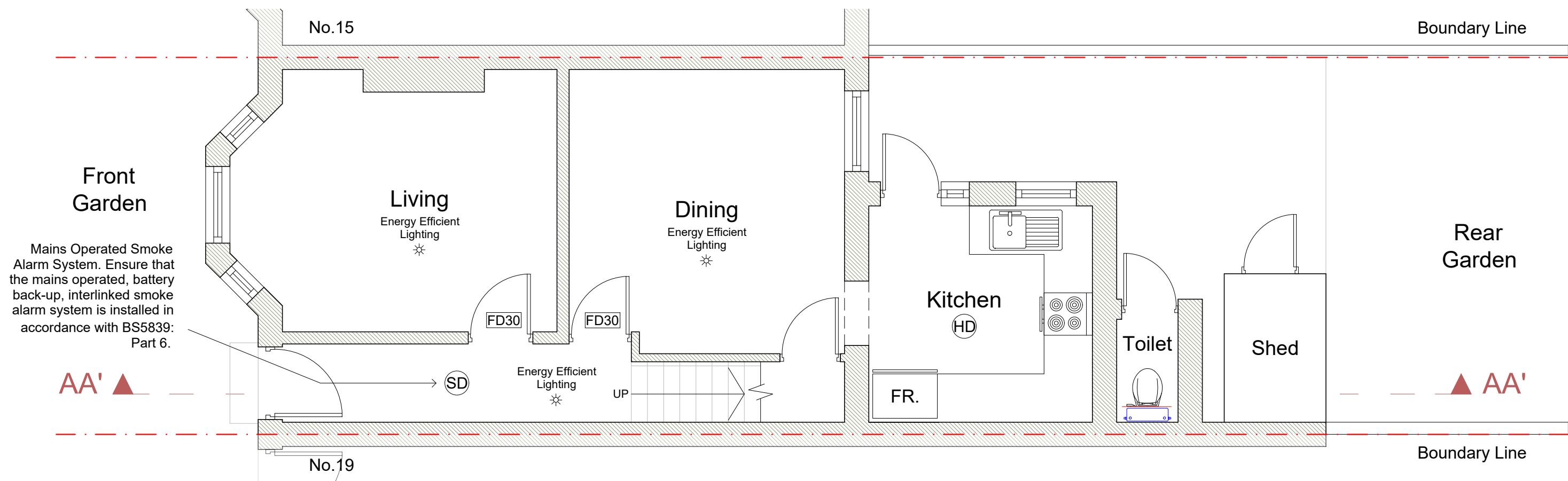


Project : Proposed Loft Conversion
Address : 17 CLONMELL ROAD
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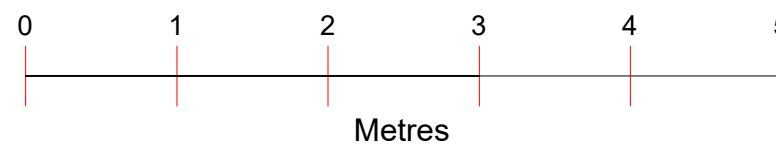
Note: All doors on to the stairway must be FD30 rated fire doors to BS 476-22:1987 except bathroom and toilet doors.



Proposed Ground Floor Plan 1:50

Proposed Plan
Proposed Loft Conversion

SCALE 1:50@A3

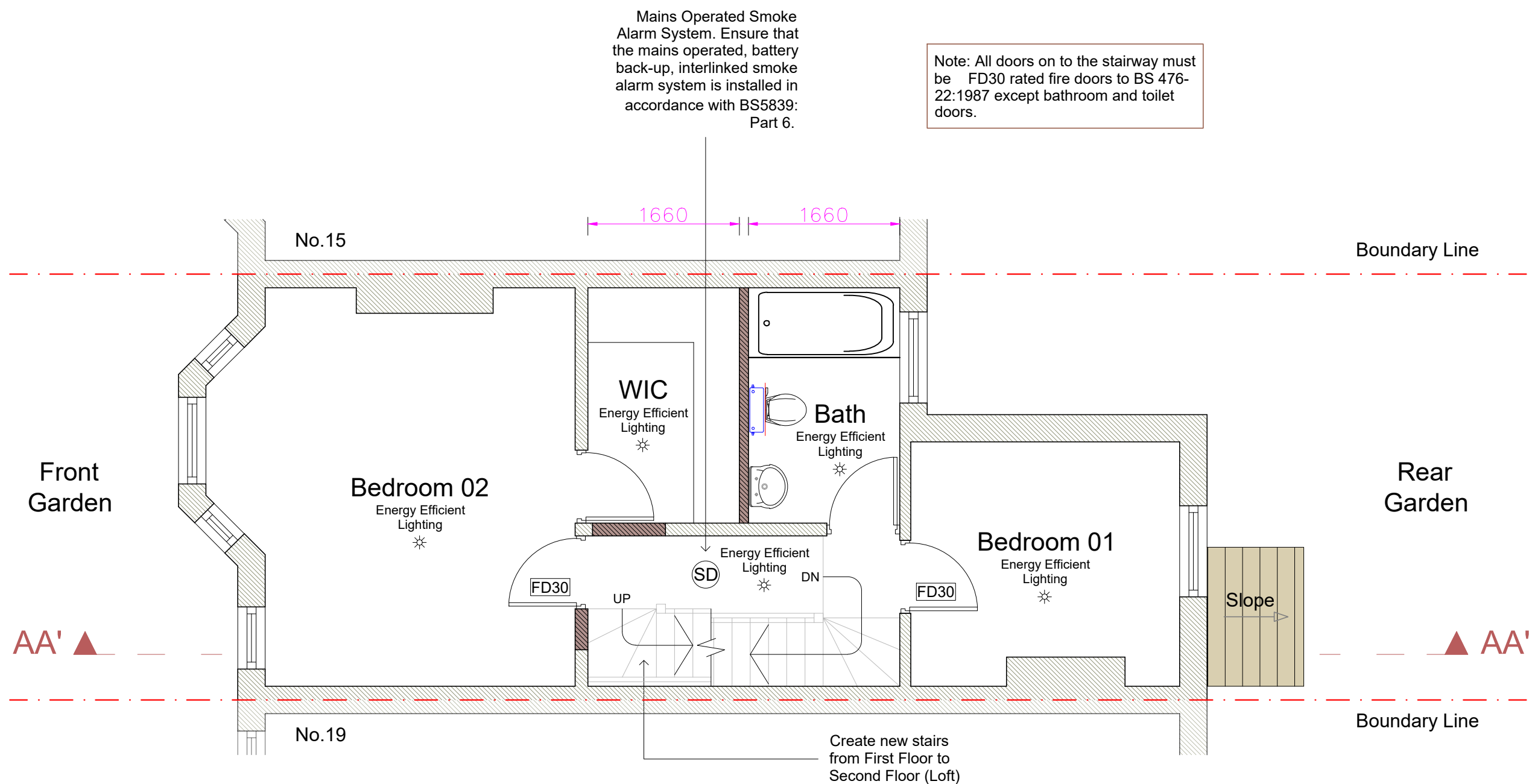


Project : Proposed Loft Conversion
Address : 17 CLONMELL ROAD
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Drawing no : 17_CR_PD_02
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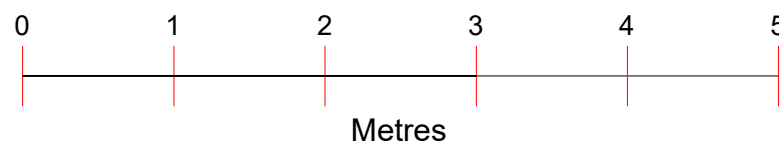
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Proposed First Floor Plan 1:50

Proposed Plan
Proposed Loft Conversion

SCALE 1:50@A3



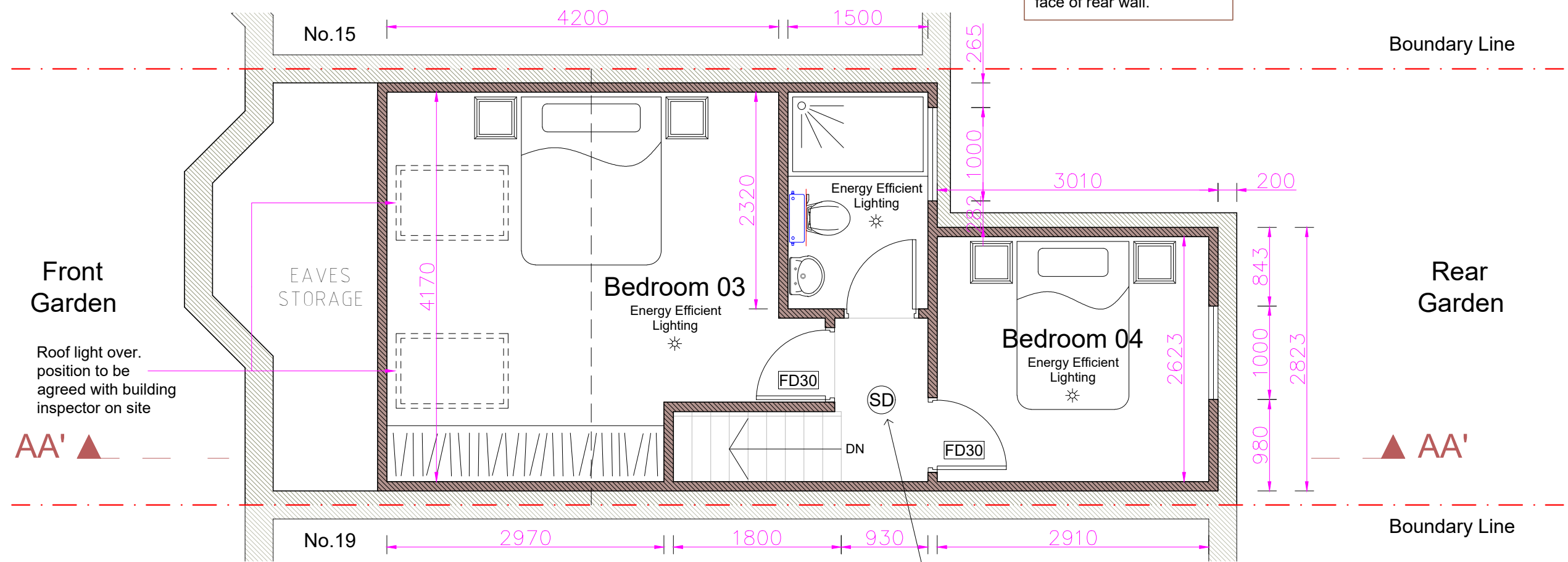
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Drawing no : 17_CR_PD_03
Issue :
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Note: All doors on to the stairway must be FD30 rated fire doors to BS 476-22:1987 except bathroom and toilet doors.

Dormer face to be set back by at least 200mm from face of rear wall.

All glazing in 'critical' locations (i.e below 1500mm for doors and 800mm for windows, to internal and external walls) is to be safety glazing. If laminate or toughened glass is to be used it should be in accordance with BS6206, if to provide containment. This includes roof lights at low level.

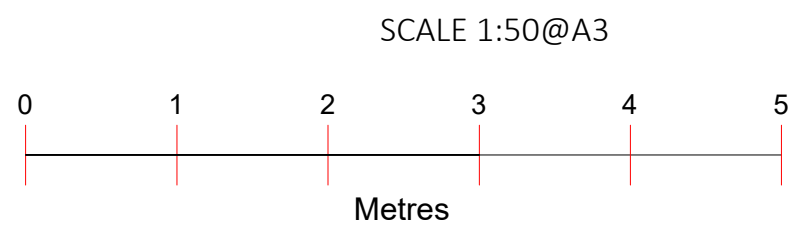


Proposed Second Floor Plan 1:50

Mains Operated Smoke Alarm System. Ensure that the mains operated, battery back-up, interlinked smoke alarm system is installed in accordance with BS5839: Part 6.

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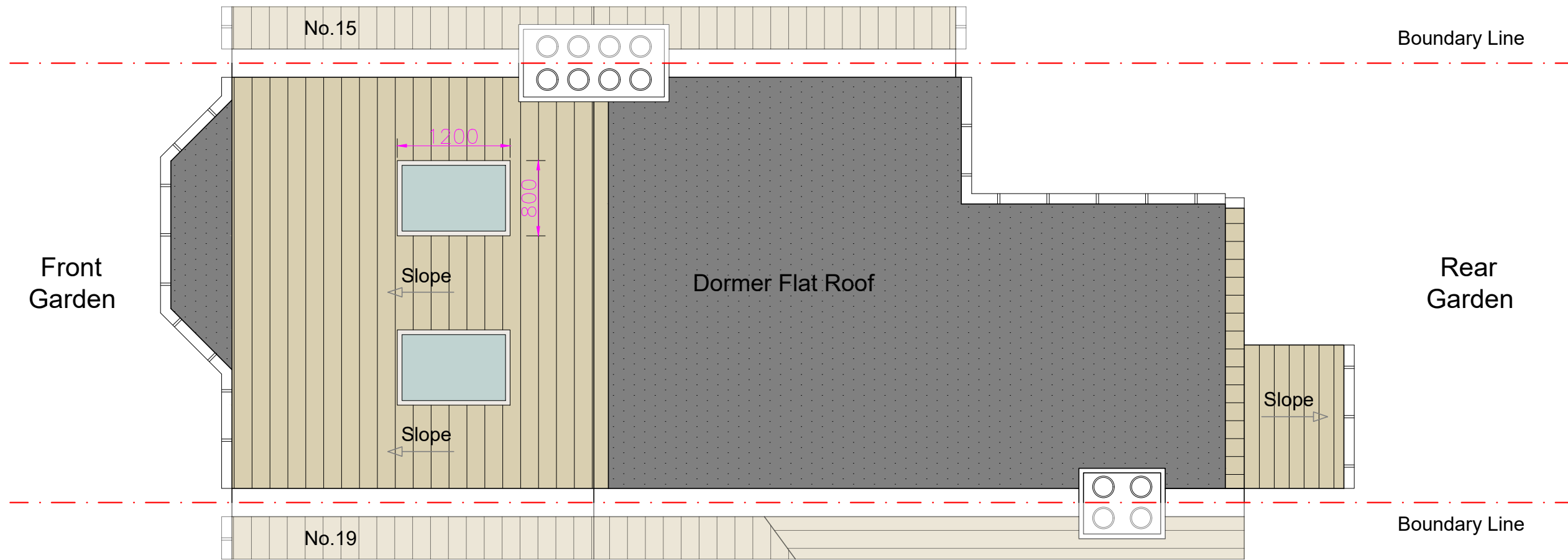
Proposed Plan
Proposed Loft Conversion



Project : Proposed Loft Conversion
Address : 17 CLONMELL ROAD
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Drawing no : 17_CR_PD_04
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Date : 17/01/24

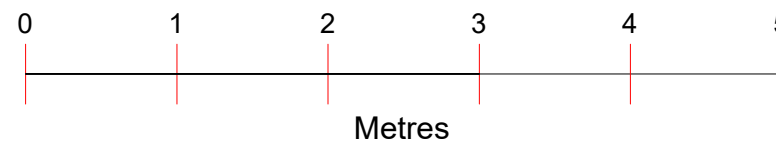




Proposed Roof Plan 1:50

Proposed Roof Plan
Proposed Loft Conversion

SCALE 1:50@A3

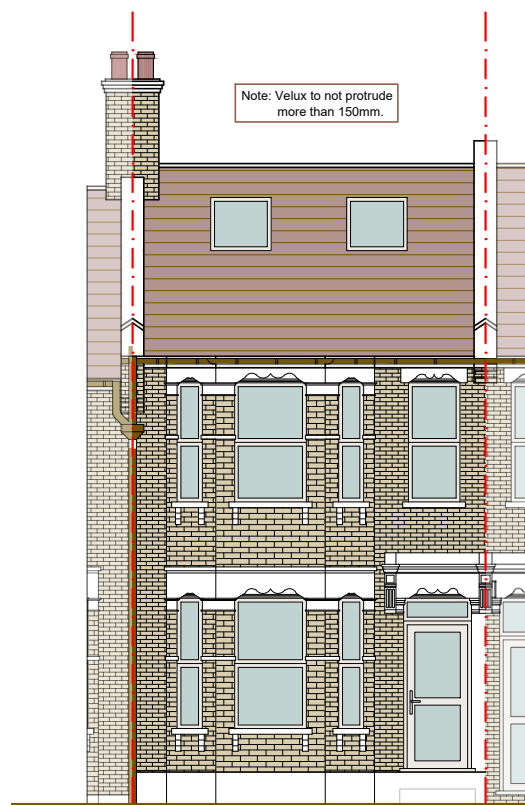


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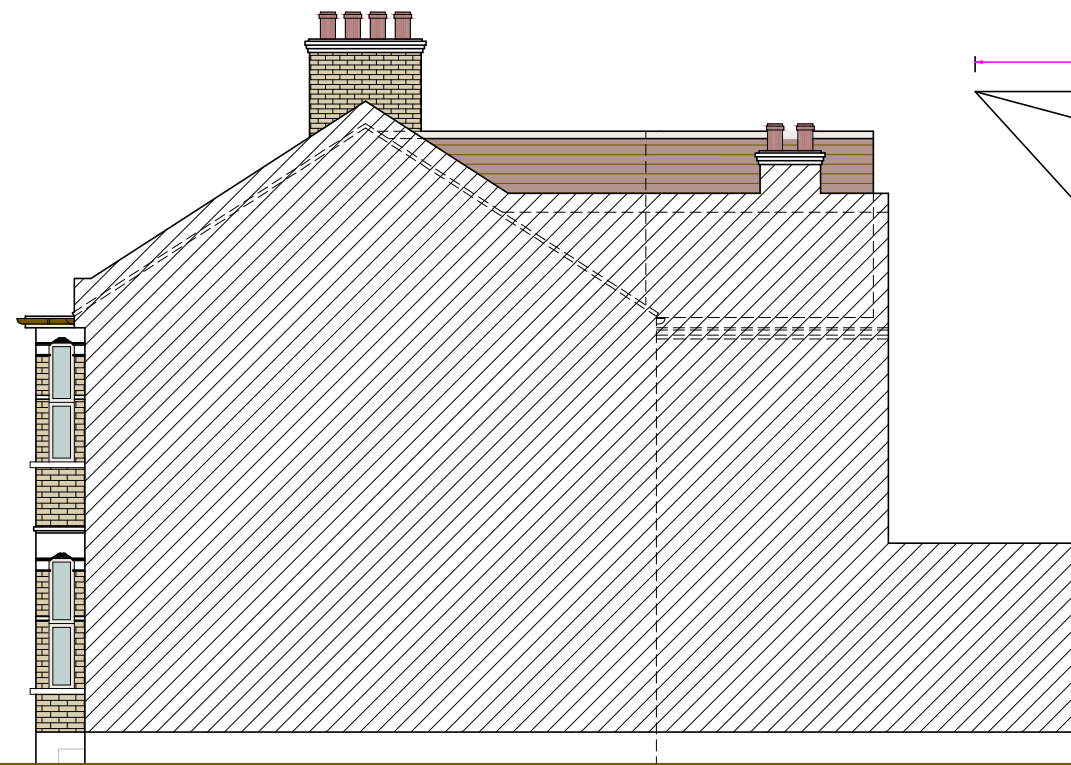
Drawing no : 17_CR_PD_05
Issue :
Date : 17/01/24



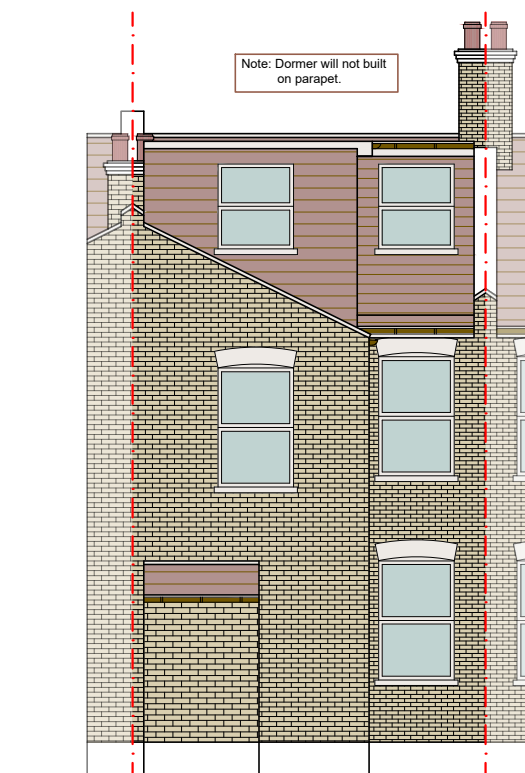
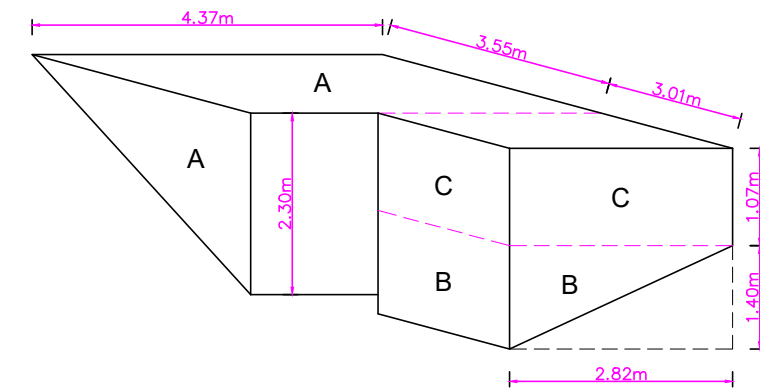
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Proposed Front Elevation 1:100



Proposed Flank Elevation(1) 1:100



Proposed Rear Elevation 1:100

PROPOSED MATERIAL
 WALLS : STATE TILE DORMER CLADDING
 ROOF : TILES TO MATCH EXISTING
 WINDOWS : UPVC DOUBLE GLAZED WINDOWS
 DOORS : UPVC DOUBLE GLAZED DOOR



Proposed Flank Elevation(2) 1:100

PERMITTED DEVELOPMENT RIGHT FOR LOFT CONVERSION
 FOR TERRACE PROPERTY = 40m³

PROPOSED DORMER VOLUME

$$\begin{aligned} \text{VOLUME OF A} &= \frac{1}{2} (\text{LENGTH} \times \text{DEPTH} \times \text{HEIGHT}) \\ &= \frac{1}{2} (L1 \times D1 \times H1) \\ &= \frac{1}{2} (4.37 \times 3.55 \times 2.30) \\ &= 17.84\text{m}^3 \end{aligned}$$

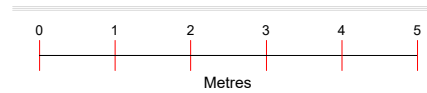
$$\begin{aligned} \text{VOLUME OF B} &= \frac{1}{2} (\text{LENGTH} \times \text{DEPTH} \times \text{HEIGHT}) \\ &= \frac{1}{2} (L2 \times D2 \times H2) \\ &= \frac{1}{2} (3.01 \times 2.82 \times 1.40) \\ &= 5.90\text{m}^3 \end{aligned}$$

$$\begin{aligned} \text{VOLUME OF C} &= (\text{LENGTH} \times \text{DEPTH} \times \text{HEIGHT}) \\ &= (L3 \times D3 \times H3) \\ &= (3.01 \times 2.82 \times 1.07) \\ &= 9.08\text{m}^3 \end{aligned}$$

$$\begin{aligned} \text{PROPOSED DORMER VOLUME} &= A + B + C \\ &= 17.84 + 5.90 + 9.08 \\ &= 32.82\text{m}^3 < 40\text{m}^3 \end{aligned}$$

Proposed Elevations
 Proposed Loft Conversion

SCALE 1:100@A3



Project : Proposed Loft Conversion
 Address : 17 CLONMELL ROAD
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Drawing no : 17_CR_PD_06
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GENERAL NOTES

1. DIMENSIONS

All dimensions and suitability of existing effected walls, lintels, beams and foundations to be checked on site prior to commencement. Contractor to check site thoroughly & report any discrepancies.

2. MATERIALS

All materials & workmanship to be carried out in accordance with the relevant British standards codes of practice, Specification & Building Regulations.

3. PARTYWALL ACT 1996 etc.

It is owner's/client's responsibility to fulfill their duty under this act. Under the terms and conditions of the above act it will be necessary for a Party Wall Notice to be served on the adjoining neighbouring property. No part of new works i.e. Foundations walls or roof to overstep the boundary.

4. CDM REGULATIONS HEALTH & SAFETY

It is owner's/client's responsibility to fulfill their duty under this act. Under the terms and conditions of the above act it will be necessary for an appointment of CDM coordinator for any works lasting more than 30 days.

5. VENTILATION

Habitable rooms to have minimum the floor area openable windows / doors for ventilation windows to be fitted with trickle vents in frames giving 8000sq mm background ventilation. Bathroom to have mechanical extract fan providing 30 litres per second extract rate.

6. WINDOWS / DOORS

New windows to be double glazed to suit clients requirements. Any glazing to windows below 800mm from floor level to be glazed with glass only to BS 6206.

7. RAIN WATER GOODS

Half round 100mm diameter P.V.C gutters and 63mm down pipe discharging to lower roof.

8. DRAIN / MANHOLES

Any drain / manholes discovered on site that are not shown on drawings must immediately be brought to engineer's attention.

FIRE PRECAUTION WORKS

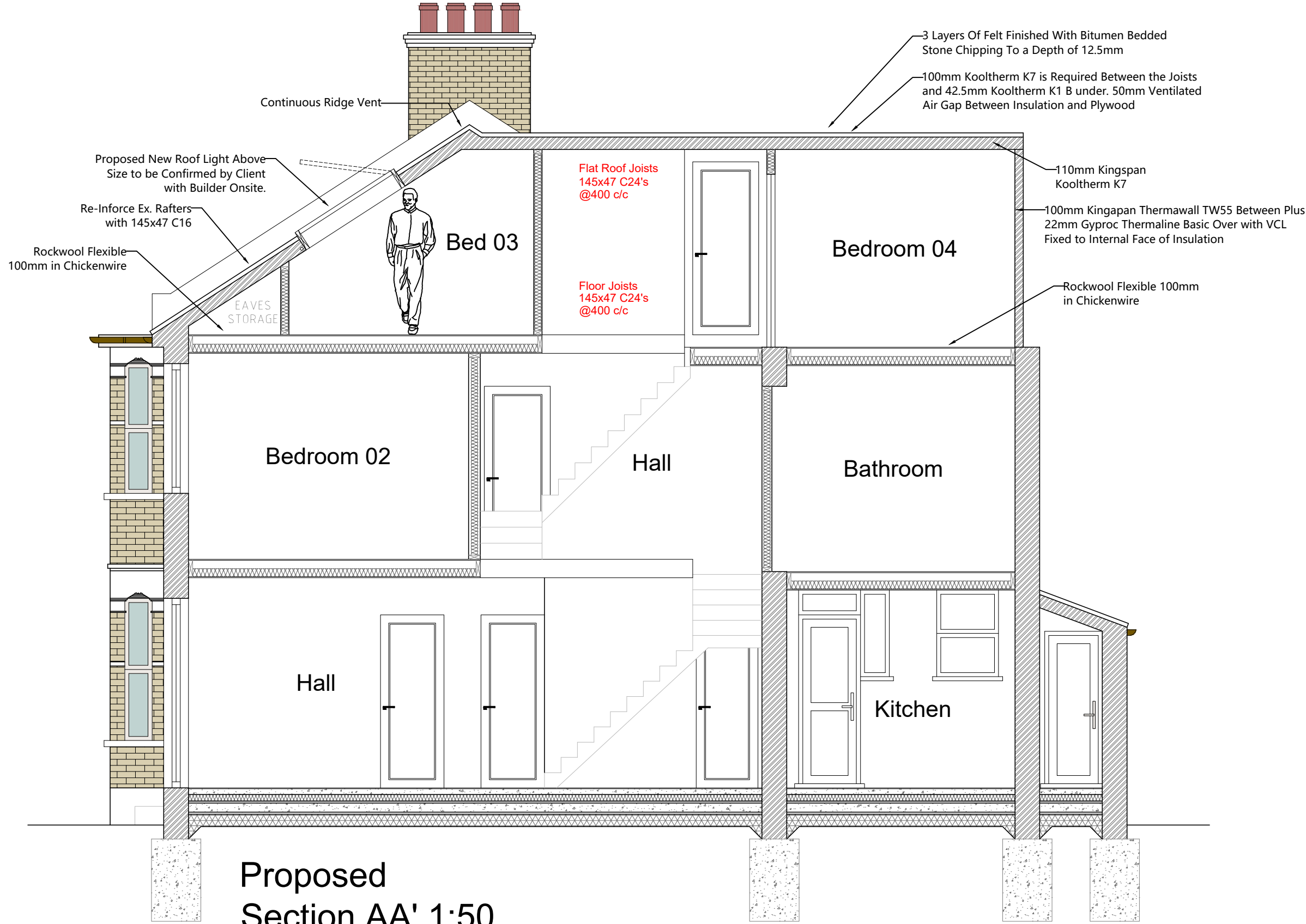
Door to second floor bedroom to be 2 hour fire resistant with 'Perko' closer.

API other doors to stair enclosure to be fitted with perko closers (doors marked only).

Ground first and second floor landing to be fitted with electrically operated smoke detectors linked back to fuse board and together. (optical type).

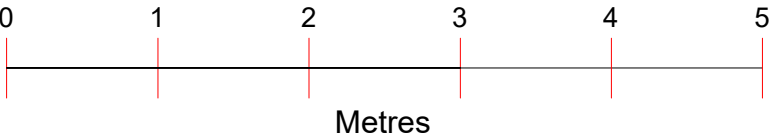
Velux escape window to front installed as noted.

All steel beams to be painted with intumescent paint giving min. 2 N r fire resistance. All steel to be painted with 2 coats of zinc rich primer before erection. All structural wood to be of specified grade. Notches and notes in structural timber to be in accordance with BS.



Proposed Section
Proposed Loft Conversion

SCALE 1:50@A3



Project : Proposed Loft Conversion
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Drawing no : 17_CR_PD_07
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