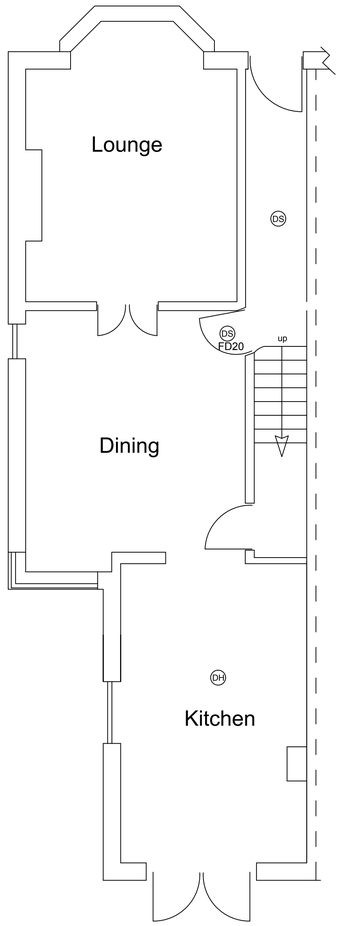
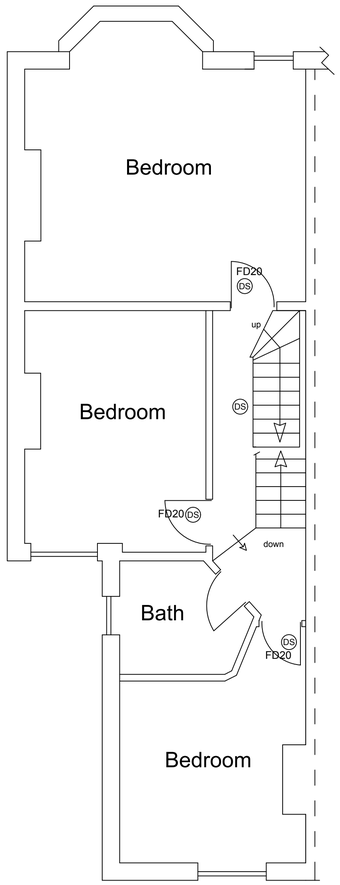
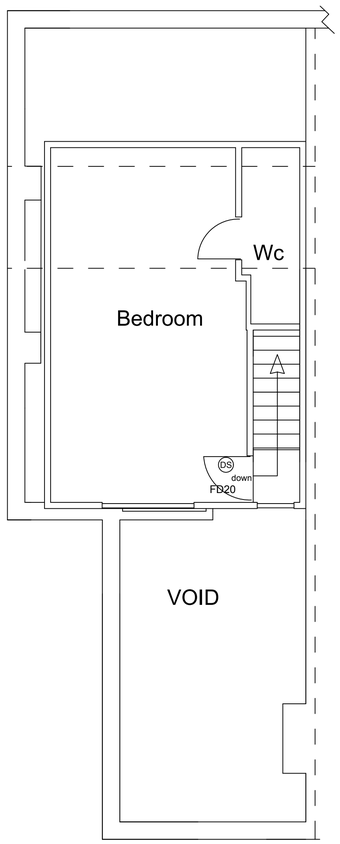


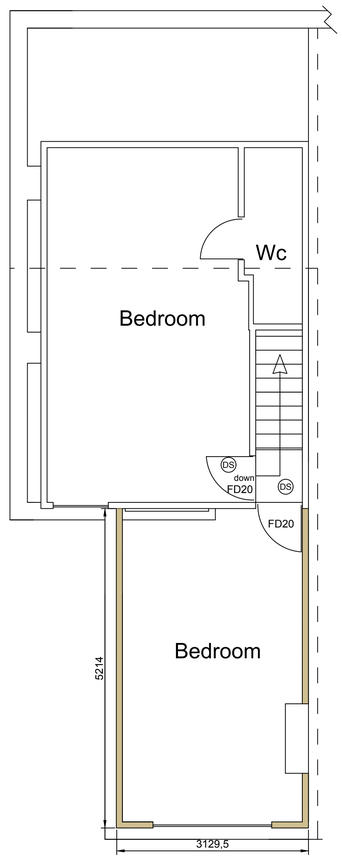
EXISTING GROUND FLOOR



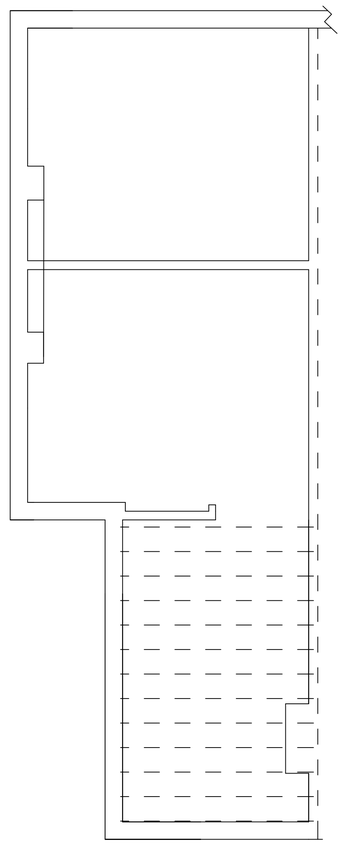
EXISTING FIRST FLOOR



EXISTING SECOND FLOOR



PROPOSED SECOND FLOOR

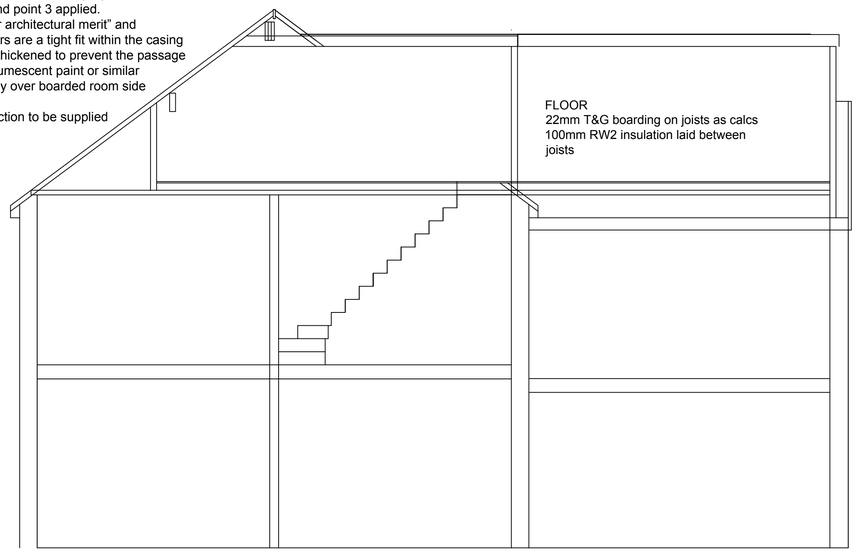


PROPOSED FLOOR LAYOUT

Form room in a roofspace as shown.
(DS) Provide mains operated smoke detectors linked together as shown.
Refer to calculations for beam/joist sizes.
Velux roof windows and windows to be double glazed with Pilkington K E glass and have trickle vents fitted giving min 8000mm2 openers, min $\frac{1}{20}$th opening lights, draught seals to be fitted
Enclose staircase in 100x50mm studding 12.5mm plasterboard both sides.
Stud walls to room sides to have vapour barrier with taped joints and 150mm fibreglass insulation fitted.
Form staircase 760mm wide 210 rise 234 going min 50mm winder width min 2.0m headroom/1.80m minimum as diagram 3 Part K handrail/balistrade min 900mm high max gap between balistrades 100mm.
Provide $\frac{1}{2}$ hour fire doors to new bedrooms and primary escape route.
internal stud walls to be 100x50mm or 75x50mm studs with plasterboard both sides having a density of 10kgm2 & infilled with rockwool insulation
Trim round rooflights with double rafters.
Fit Code 5 lead flashings and soakers as necessary
Provide slate/tile vents at high/low level as shown.
This drawing is to be used only for Building Regulation/ Planning submission not as a "working drawing" if used as such all dimensions to be checked on site by contractor.
All work to be carried out to satisfaction of Local Authority.
Prior to commencement of work on site, Principal contractor/ Building Owner to produce a method statement with regard to safety of occupiers/employees during building operations.
Builder to allow for safe support of existing/ new structure during contract.
all calculations to be approved by inspection authority prior to instalation

All electrical work to be carrried out to BS7671:2001 and be installed and tested by a competent person. The Local Authority may request a test certificate under the above BS.

"egg crate" type doors or hollow type doors to be replaced with solid doors, 3 hinges and point 3 being applied below if relevant.
Glazed doors, unless Pyro or Georgian wired are not retained or proposed and if retained upgraded to fire resisting glazing and point 3 applied.
Where an existing door is retained for "historical or architectural merit" and of suitable solid construction and provided the doors are a tight fit within the casing no more than 4mm sides and head, any rebate is thickened to prevent the passage of smoke, room side is treated with Envirograf Intumescent paint or similar and panels lass than 4mm thickened or completely over boarded room side with 30 minute fire resisting material.
Interlinked hardwired, battery back up smoke detection to be supplied throughout the halls and landings to each storey.



ROOF
Marley deck on 19mm ply on firrings for falls joists as calcs. Multifoil insulation and 50mm celetex counter battens plasterboard and skim finish

DORMER SIDES

Tiles on sarking felt on exterior ply on 100x50 stud frame at 450 c/c vapour barrier plasterboard & skim finish 100mm celetex insulation between studs. 175x100 header beam 9.5mm master board behind tiles to cheek on boundary

Proposed loft conversion at :

60 Grange Road
Chorlton
M21 9WX

CLIENT:	Emanuele Donnantuono
DATE:	October 2025
SCALE:	1:50 @ A1
DWG No:	
L.A:	

AMENDMENTS: DATE:

Topflite
Loft Conversions