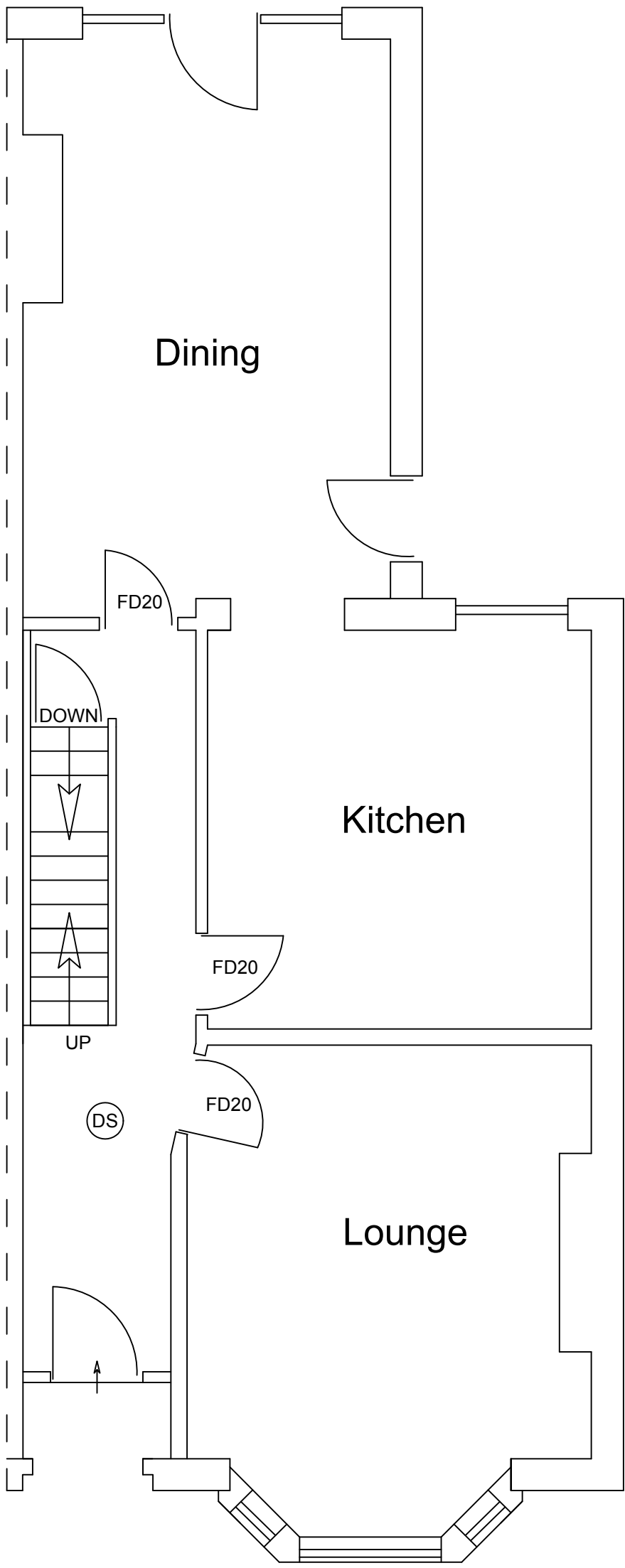
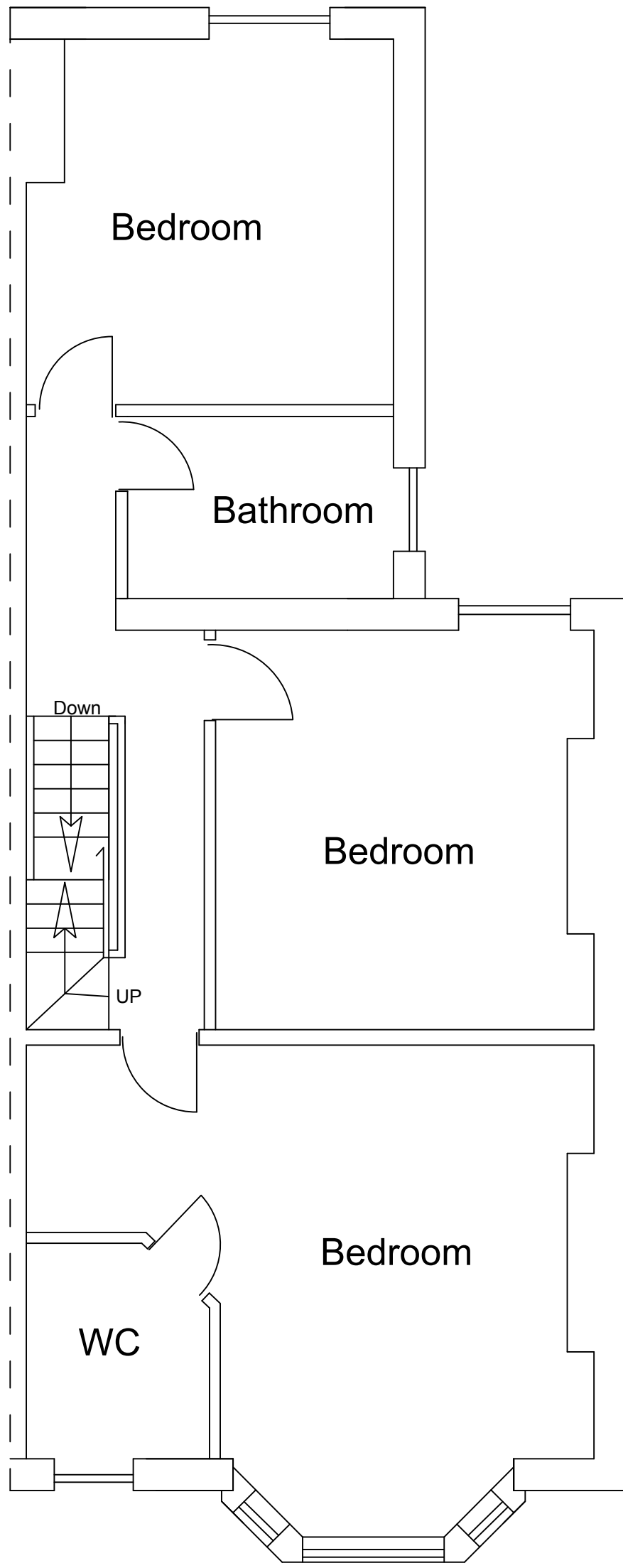
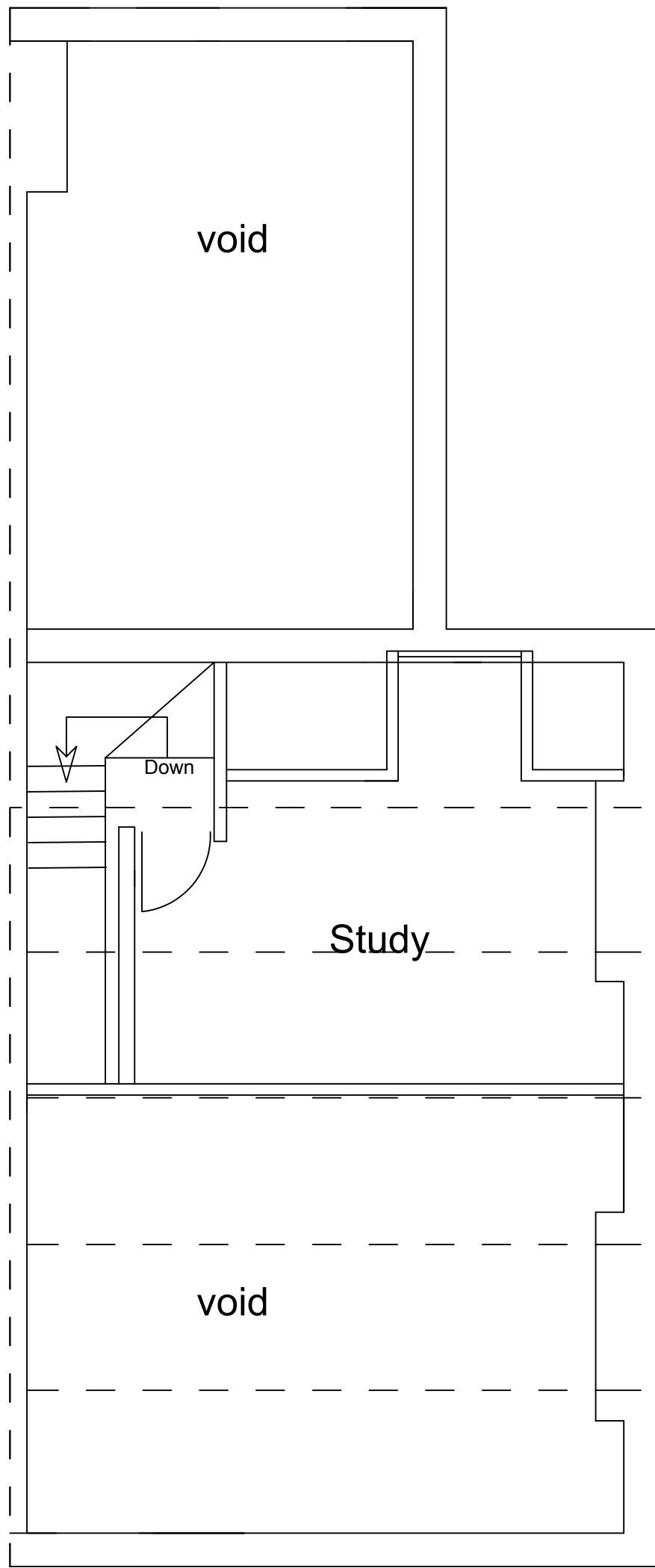




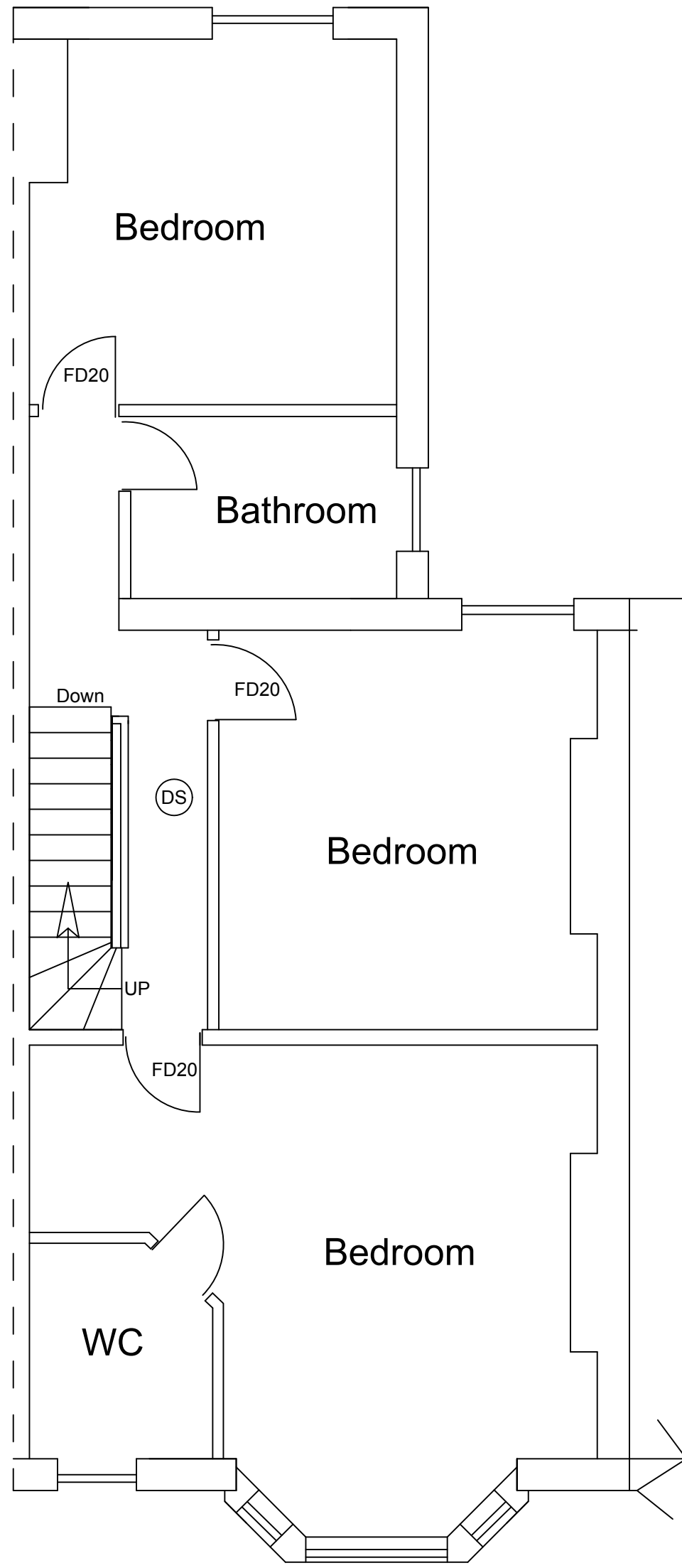
Existing Ground Floor Layout



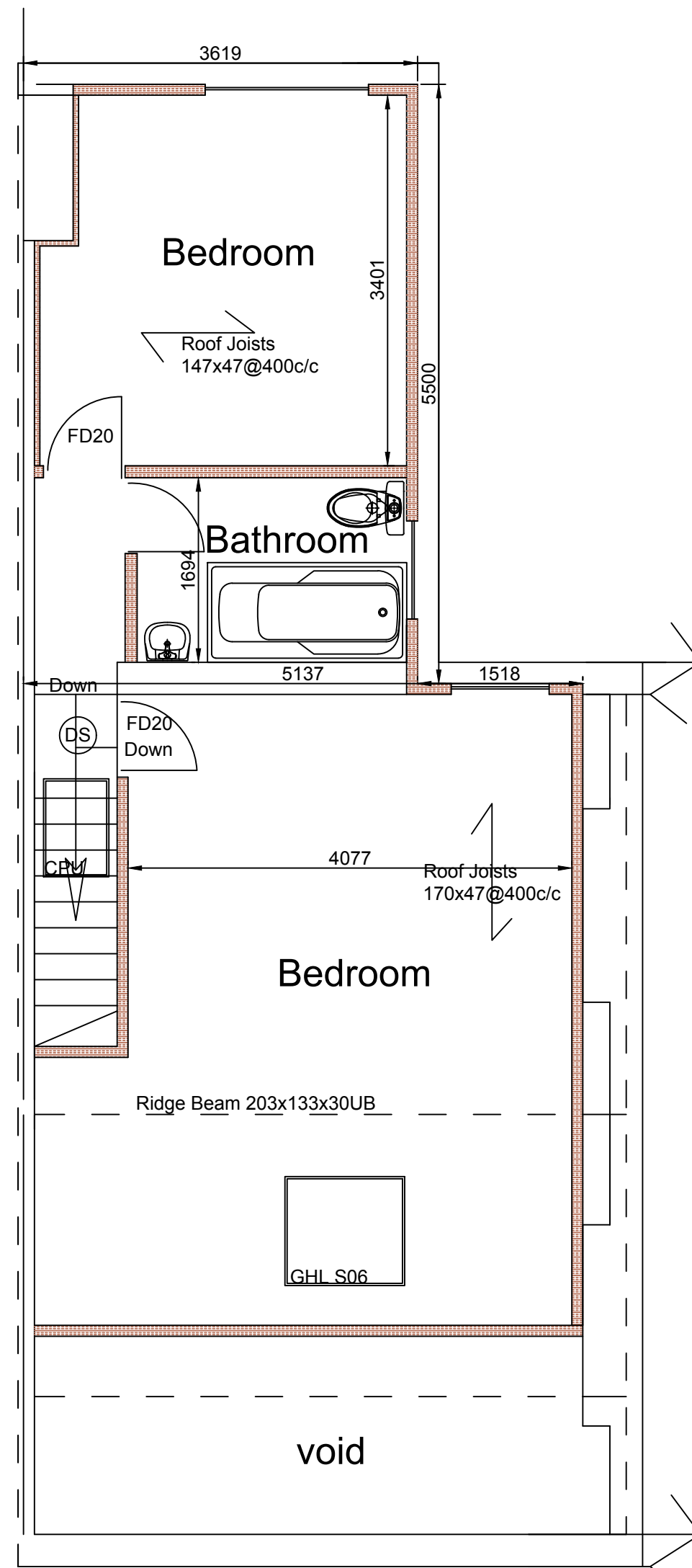
Existing First Floor Layout



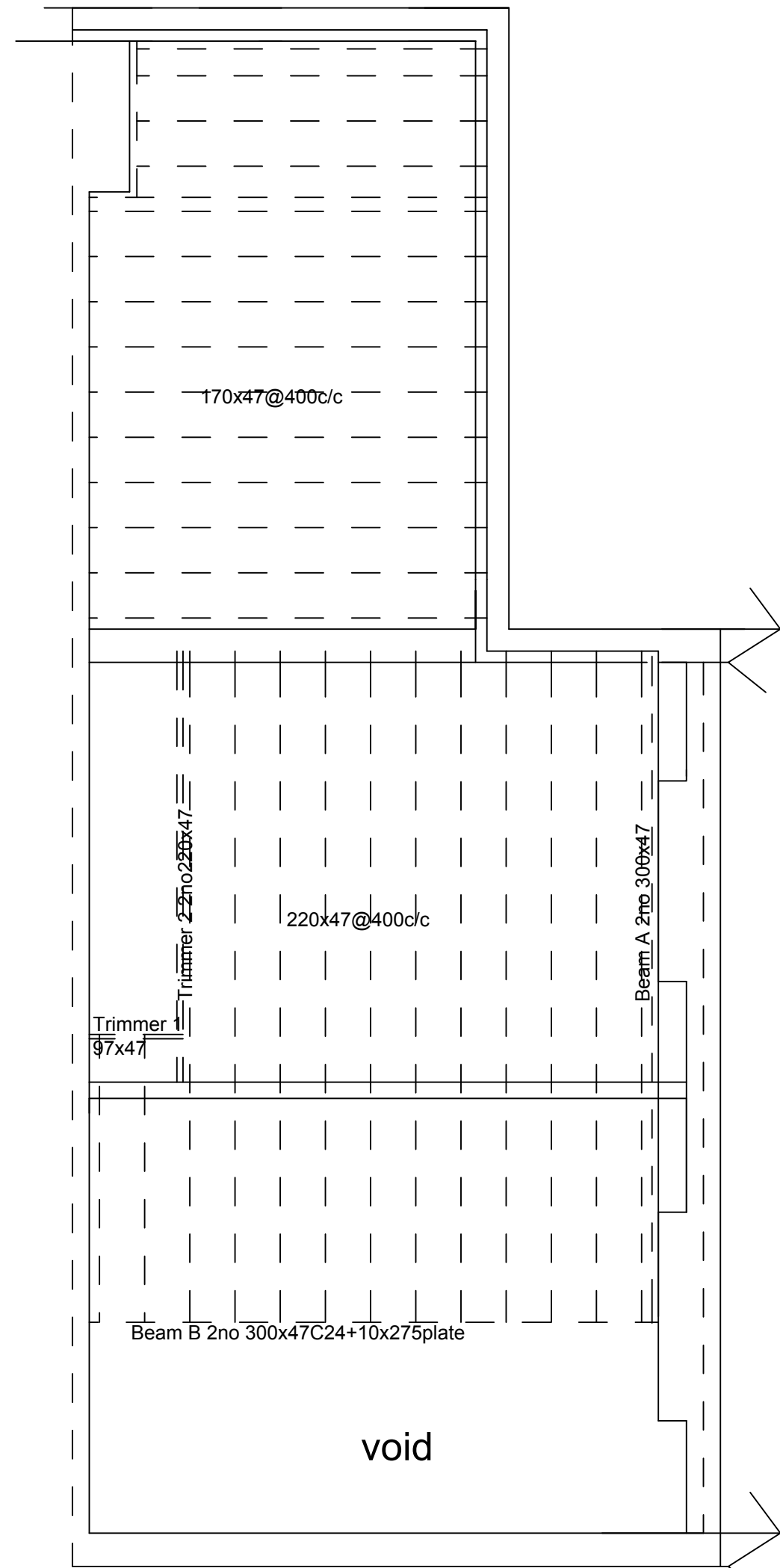
Existing Second Floor Layout



Proposed First Floor Layout



Proposed Second Floor Layout



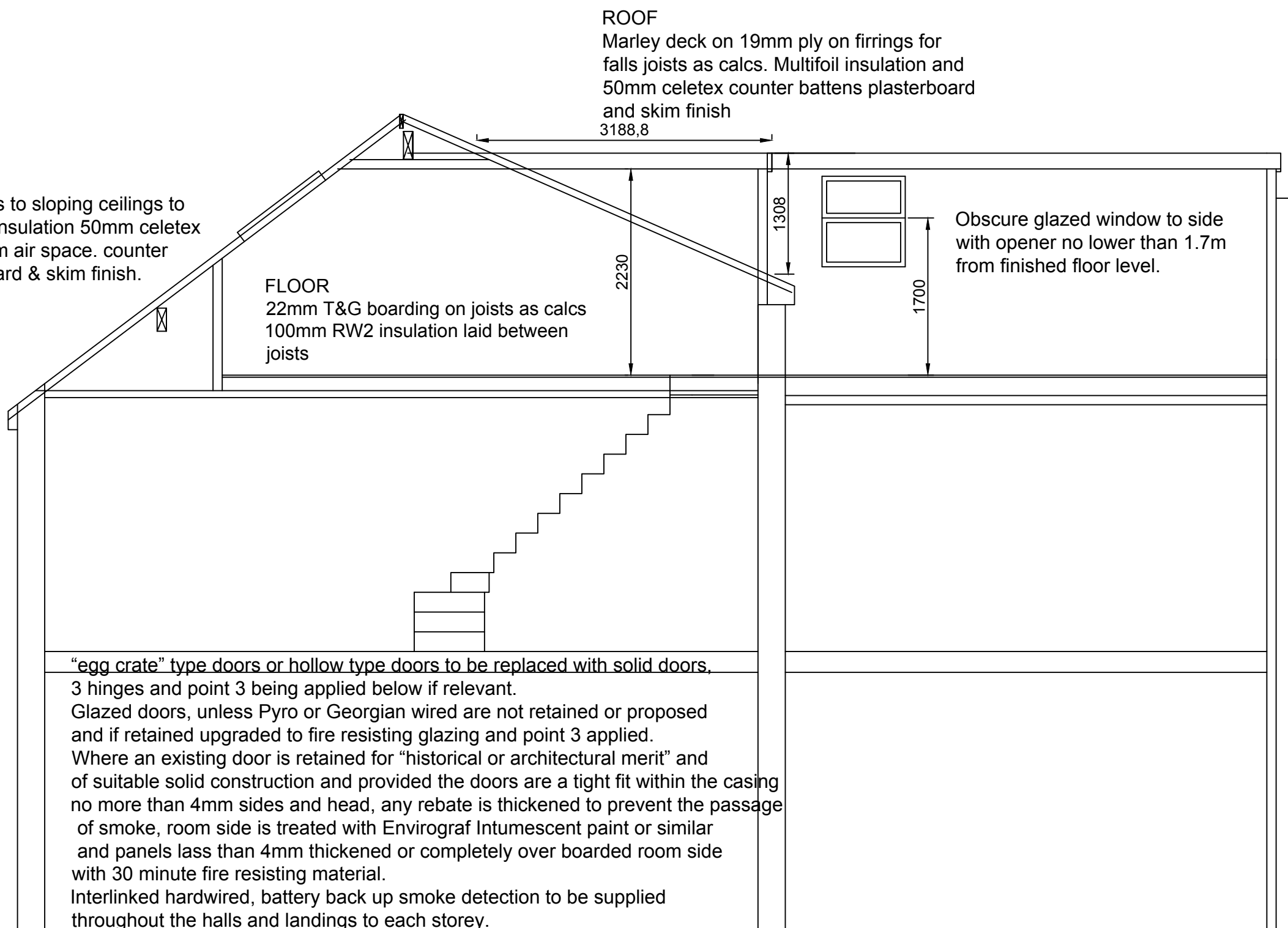
Proposed Beam Layout

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/balustrade min 900mm high max gap between balustrades 100mm.
Provide $\frac{1}{2}$ hour fire door to new bedrooms and upgrade primary escape route by installing radio linked smoke detectors in all habitable rooms.
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 installation

All electrical work to be carried 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.

ROOF

Thicken out rafters to sloping ceilings to allow for multifoil insulation 50mm celetex insulation & 50mm air space. counter battens Plasterboard & skim finish.

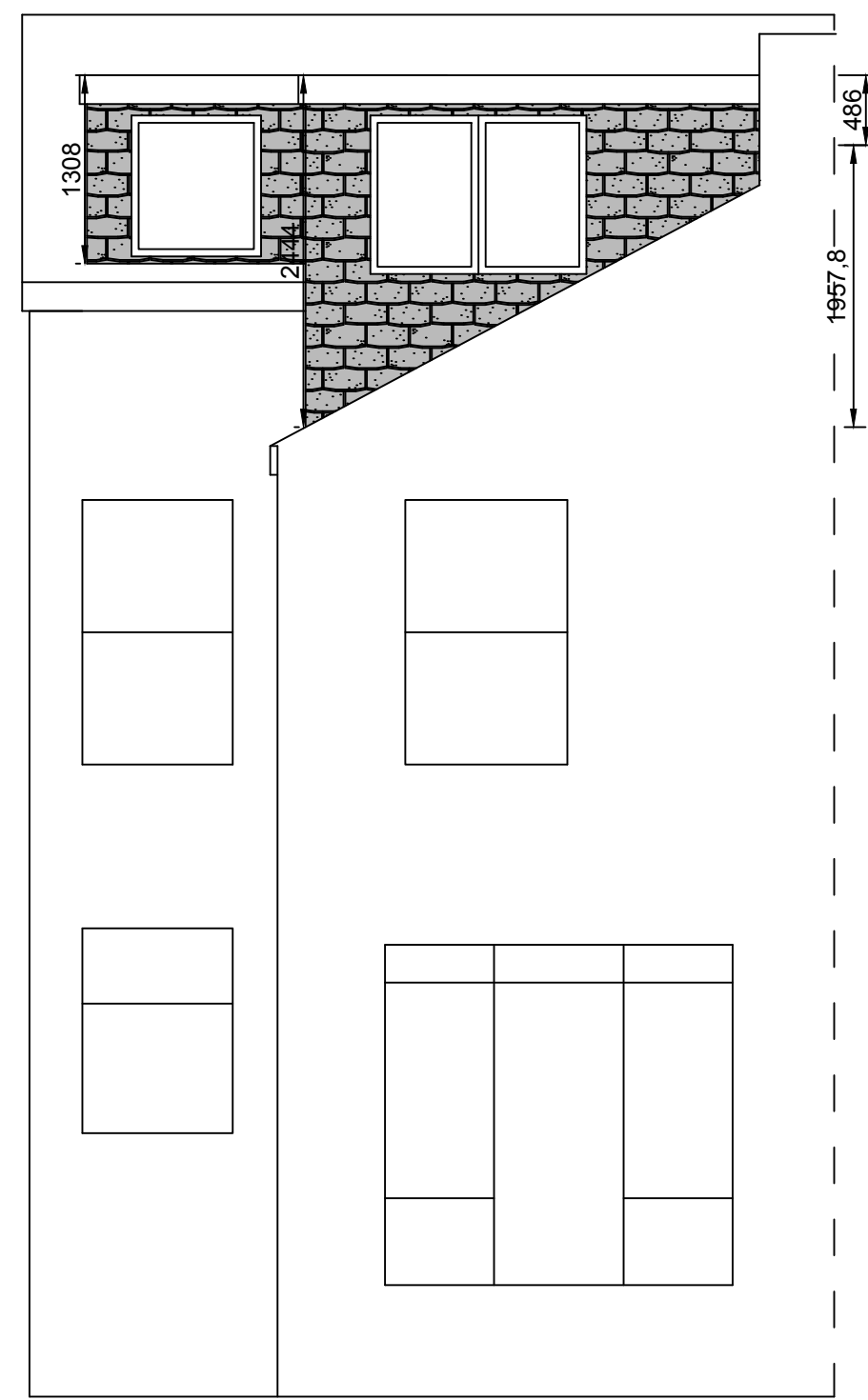


"egg crate" type doors or hollow type doors to be replaced with solid doors, 3 hinges and point 3 being applied below if relevant.
Glazed doors, unless Pyro or Georgian wired are not retained or proposed and if retained upgraded to fire resisting glazing and point 3 applied.
Where an existing door is 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 less 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.

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

Main roof dormer
5.137x 1.308x 3.188 /2 = 10.71m³
Rear dormer facing side
5.5x1.957x3.619 /2 = 19.47m³
5.5x0.486x3.619 = 9.67m³
total = 39.85m³
Chimney
0.456x1.434x0.486= 0.31m³
39.85 - 0.31 = 39.54m³ Total



Proposed Rear Elevation

Proposed loft conversion at :

23 Mauldeth Road West
Whittington
M20 3EQ

CLIENT: Steve Farmiloe

DATE: August 2023

SCALE: 1:50 @ A1

DWG No: Building regs

L.A: DATE:

AMENDMENTS: DATE:

Topflite
Loft Conversions