



Existing Ground Floor Layout

Existing First Floor Layout

Existing Second Floor Layout

Proposed First Floor Layout

Proposed Second Floor Layout

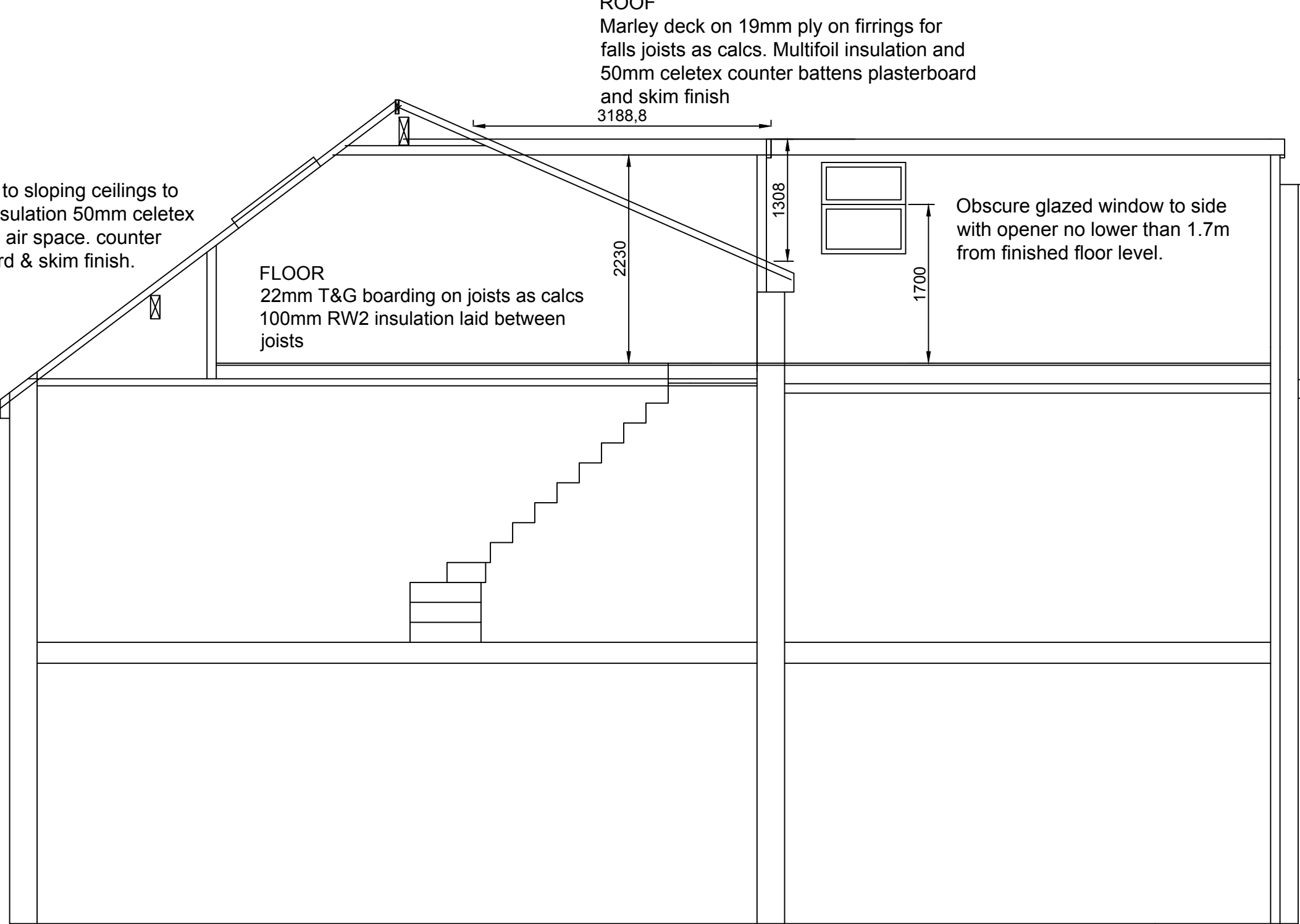
Proposed Beam Layout

Form room in a roofspace as shown.
(DS) Provide mains operated smoke detectors linked together as shown on all landings.
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 20th 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 214 rise 238 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 ½ hour fire doors to new bedrooms
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 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.



Proposed Side Section Elevation

ROOF
Marley deck on 19mm ply on firrings for falls joists as calcs. Multifoil insulation and 50mm celetex counter battens plasterboard and skim finish
3188.8

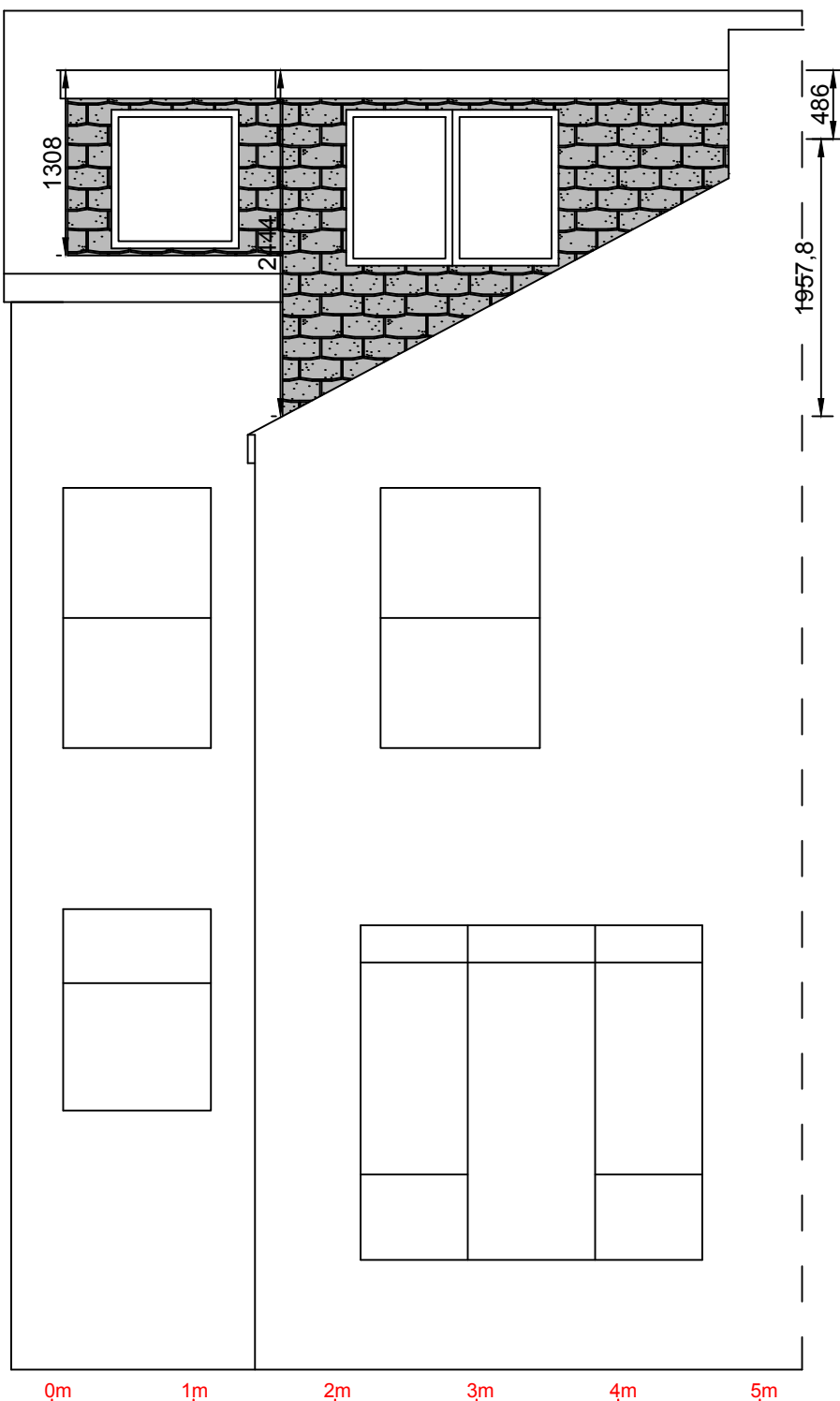
FLOOR
22mm T&G boarding on joists as calcs
100mm RW2 insulation laid between joists

Obscure glazed window to side with opener no lower than 1.7m from finished floor level.

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
Withington
Manchester
M20 3EQ

CLIENT:	Steve Farniloe
DATE:	August 2023
SCALE:	1:50 @ A1
DWG No:	Lawful Development Certificate
L.A:	

AMENDMENTS: DATE:

