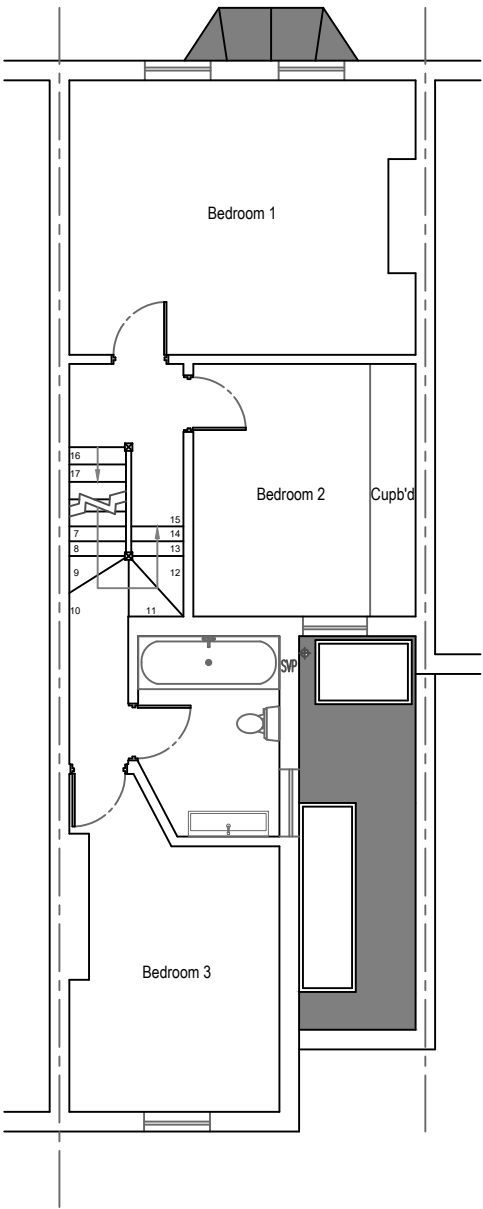
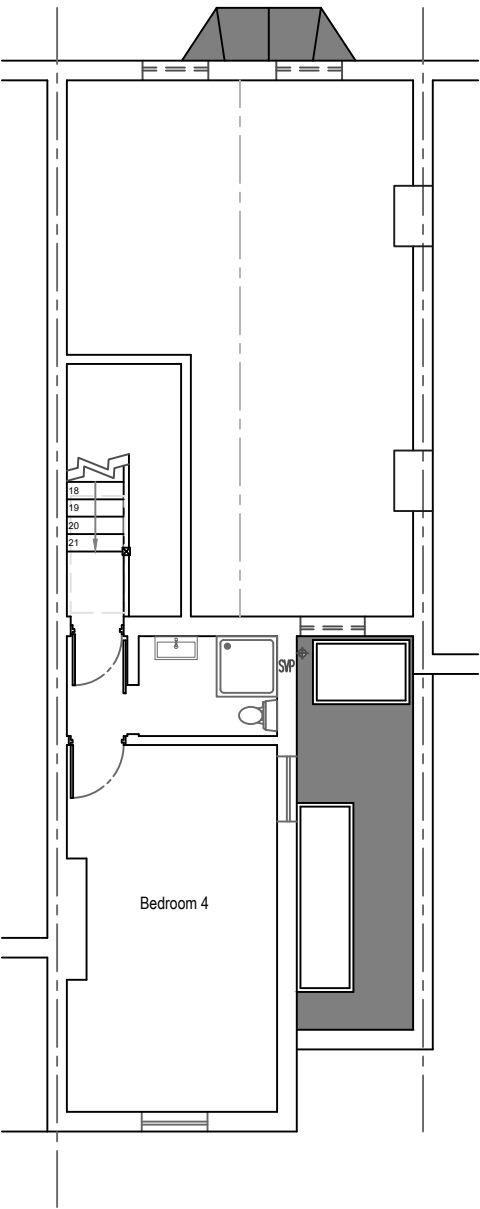


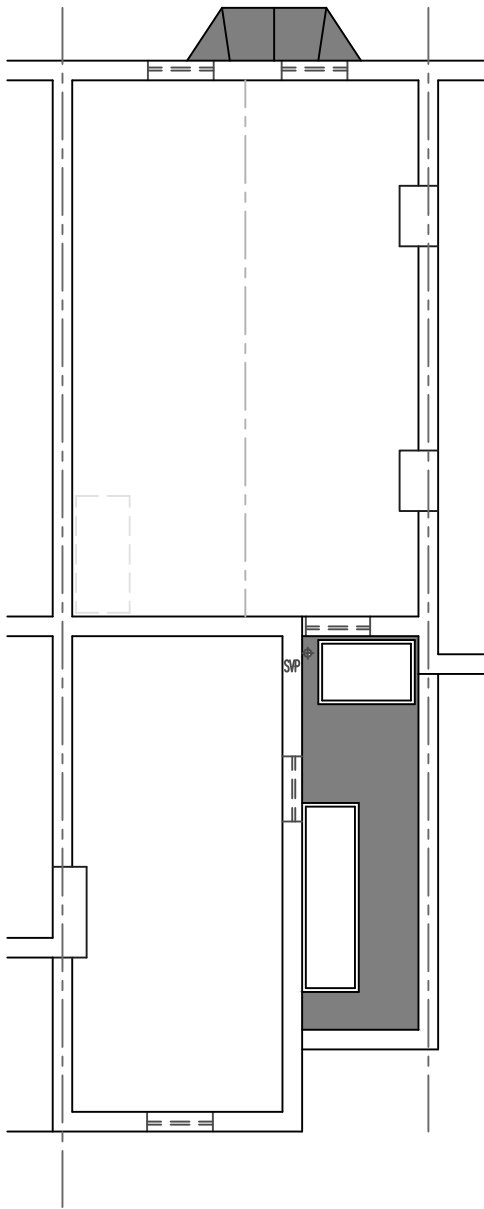
GROUND FLOOR PLAN (EXTG)
SCALE 1:100



FIRST FLOOR PLAN (EXTG)
SCALE 1:100



SECOND FLOOR PLAN (EXTG)
SCALE 1:100




LOFT FLOOR PLAN (EXTG)
SCALE 1:100

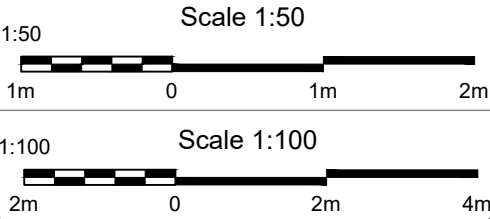
Fire Precautions
Means of escape to be via a protected stairway at all levels leading to a final exit, or give access to at least two escape routes at ground level. All habitable rooms with direct access to the protected stairway to be fitted with doors giving 30 minutes fire resistance (FD30) marked ** with intumescent strips and fan lights within the stair enclosure to be fitted with 6mm Pilkington Pyroshield glass or Georgian wired glass. Any internal wall glazing within the stair enclosure to be changed to 15mm Pilkington Pyrostop glass.

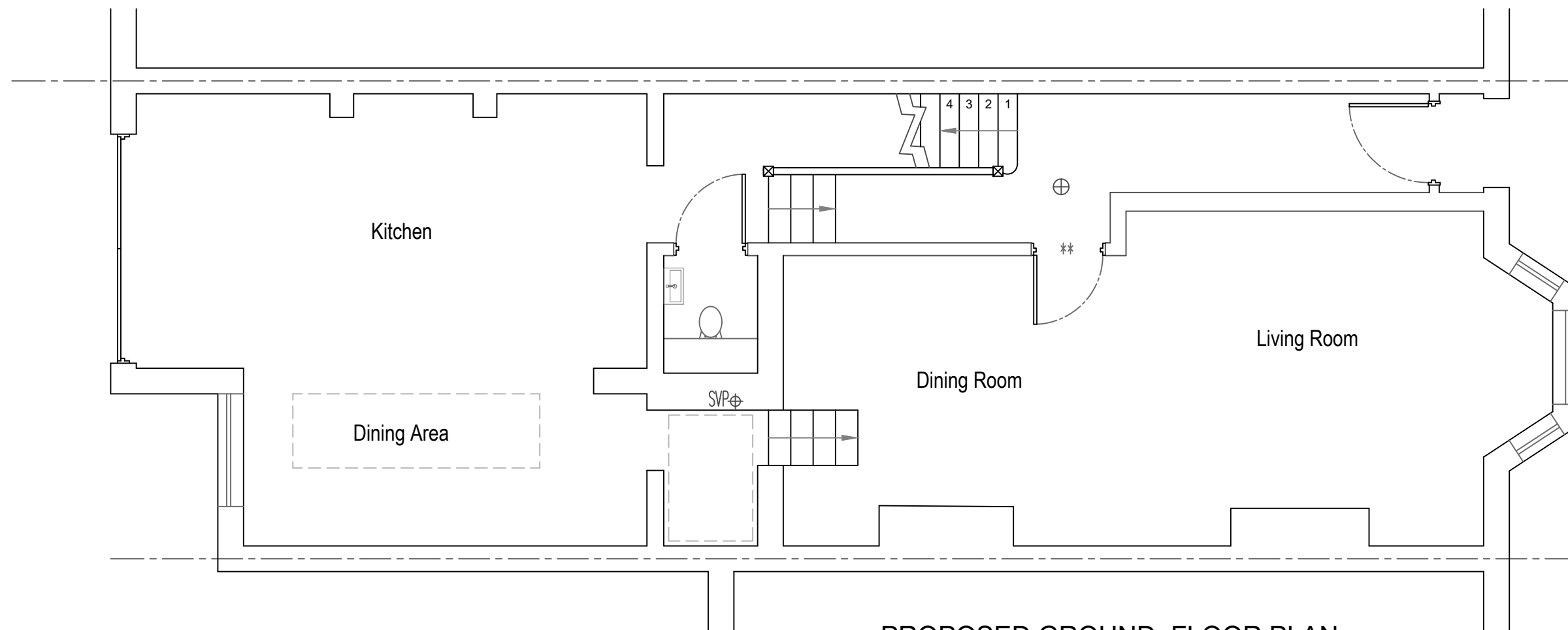
Smoke Detection
Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839 - 6:2004 to at least a Grade D category LD3 standard to be mains powered with back up shown thus ⊕ Smoke alarms should be sited so that there are smoke alarms in the circulation space on the ground floor hallway, and all upper floor landings. Ceiling mounted alarms should be 300mm from the walls and light fittings.

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- General Notes:**
- 1 All workmanship and materials, service installations and demolitions to comply with the latest relevant Building Regulations, British Standards, Code of Practice and IEE Regulations. All dimensions and levels must be checked and verified prior to any ordering of materials or construction. Any discrepancies to be brought to the attention of the designer or structural engineer.
 - 2 These drawings to be read in conjunction with the structural engineer's calculation sheets.
 - 3 Dimensions critical to existing building works must be checked before work commences, as certain assumptions have been made due to lack of accessibility and anomalies in the existing building. It has not been possible to make a detailed examination of the floor and/or roof construction because material damage would have been caused in gaining access.
 - 4 Contractor to ensure that no part of elements of the building works encroach in the land of the neighbouring property. Any elements which overhang over the neighbouring/land boundary, shall require consent of the adjoining owner prior to commencement of the works. The Client shall obtain all such permissions including PARTY WALL AGREEMENT where necessary.
 - 5 All material used to be in accordance with specification on these drawings and any compliance notes. Any material change to be brought to the attention of the building inspector and his approval obtained accordingly.
 - 6 All internal walls, floors, ceiling, external building works to the building and ground works to be made good to match existing where disturbed by new works.
 - 8 The client should be aware that planning permission may be required in addition to building regulation approval and the designer cannot be held responsible if work commences on site without the consent of the local authority

Client	KATIE RAZZALL		
Project	34 SPENCER RISE NW5 1AP		
Job Title	LOFT CONVERSION		
Drawing Title	FLOORS		
Date	JANUARY 2023	Drawing No.	2023/241/01
Revision:	REV - 02		
Date:			
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PROPOSED GROUND FLOOR PLAN
SCALE 1:50

Electrical Installations (Part P Regs.)

Where electrical installation is to be carried out, compliance is necessary within the Electricity at Work Regulations 1989. Electrical installations should be enclosed and separated by appropriate distances to provide mechanical and thermal protection so that they incorporate measures that afford protection for persons against the risk of electric shock, burn or fire injuries. Electrical installations should be inspected and tested during, and at the end of installation, before they are taken into service to verify that they are reasonably safe; that is to say that they comply with BS7671:2001.

Provide energy efficient lighting in all living areas and kitchen in accordance with Part L1 B. Ensure that new fittings to habitable rooms have fittings that accept only lamps with a luminous greater than 40 lamp lumens per circuit-watt. Provide minimum 75% energy efficient lighting in all locations.

All light switches, plug sockets and electrical switches to be set between 450mm and 1200mm above finished floor level and comply with Part M of the Building Regs. All internal downlights and recessed spotlights are to be enclosed with minimum half hour fire resisting hoods, to comply with Part L of the Building Regs and the Domestic Building Services Compliance Guide.

MEANS OF ESCAPE


Protected stairway: (New floor above 4.5m) The upper floors should be served by a protected stairway (protected at all levels) which should either

- (i) extend to a final exit i.e external door; or
- (ii) give access to at least two escape routes at ground level, each delivering to final exits and separated from each other by fire-resisting construction and fire doors.

Install an automatic electronically controlled smoke alarm and fire detection system, interlinked with a battery back-up at all landings and within habitable areas. Install 12.5mm 'Fireline' plaster board to exposed side of the 100mm studwork around landing. Soffit of staircase to be lined with one layer of 12.5mm thick fireline plasterboard with all joints sealed and taped to achieve a 30 minute fire protection.

OPEN PLAN GROUND FLOOR

Stairs to be enclosed on the ground floor and all rooms with direct access to the protected stairway to be fitted with new doors giving fire resistance (FD30), or alternatively install an Aqua Mist water system to comply with NFPA 750 and pre en/14972 standard for low pressure water mist systems.

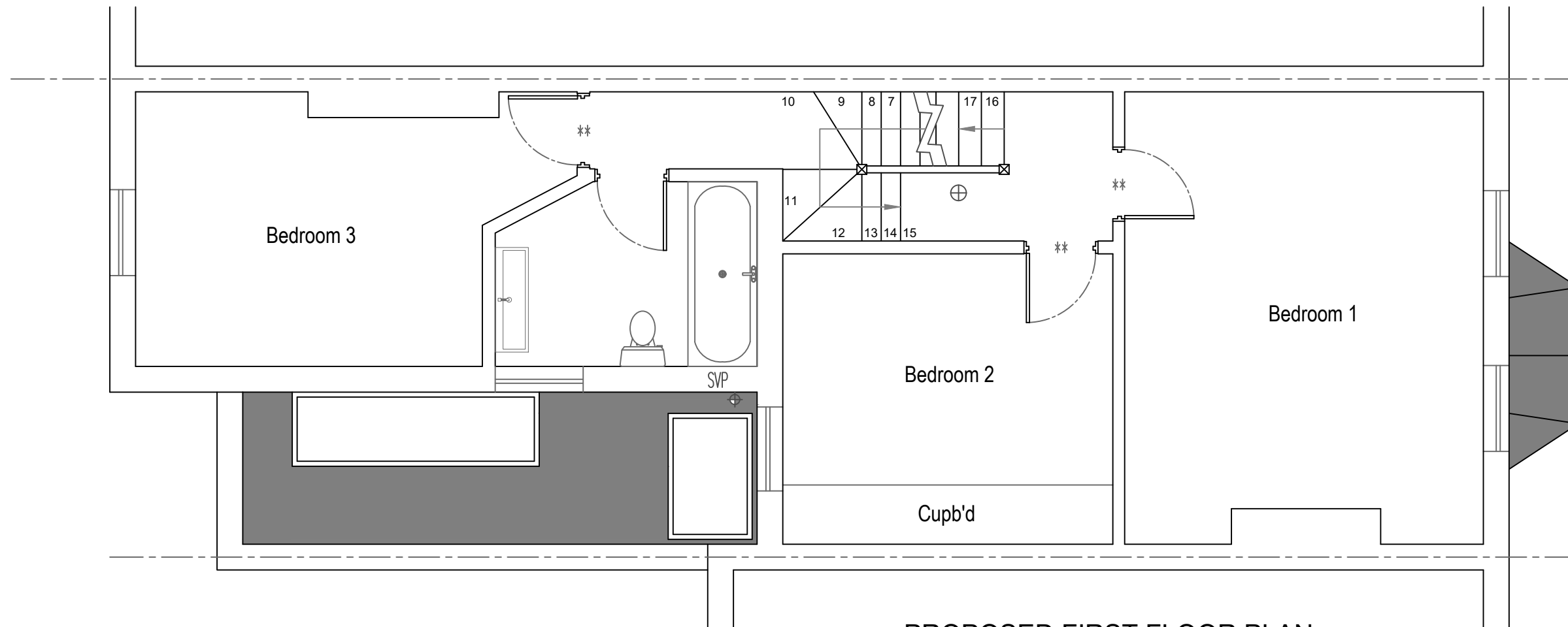
Client	KATIE RAZZALL		
Project	34 SPENCER RISE NW5 1AP		
Job Title	LOFT CONVERSION		
Drawing Title	FLOORS		
Date	JANUARY 2023	Drawing No.	2023/241/02
Revision:	REV - 02		
Date:			
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Scale 1:50

1m 0 1m 2m

Scale 1:100

2m 0 2m 4m



PROPOSED FIRST FLOOR PLAN
SCALE 1:50

RESISTANCE TO THE PASSAGE OF SOUND:
Existing ceilings lath and plaster or 12.5mm plasterboard in good condition, add 100mm absorbent layer of Rockwool (min.density 10kg/m3) to be laid over new floor joists on chicken wire to give good sound reistance. Insulation to continue throughout entire area including storage voids.

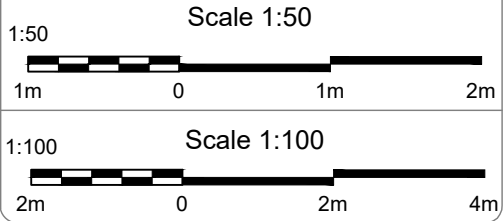
Internal walls between a bedroom or a room containing a water closet and other rooms (reg.E2) timber frame with 12.5mm plasterboard linings on each side of frame; add 100mm absorbent layer of Rockwool linings (min.density 10kg/m3 fixed to frame with a minimum distance between linings 75mm and absorbent layer of unfaced mineral wool batts of quilt which may be wire reinforced, suspended in the cavity. All joints to be well sealed.

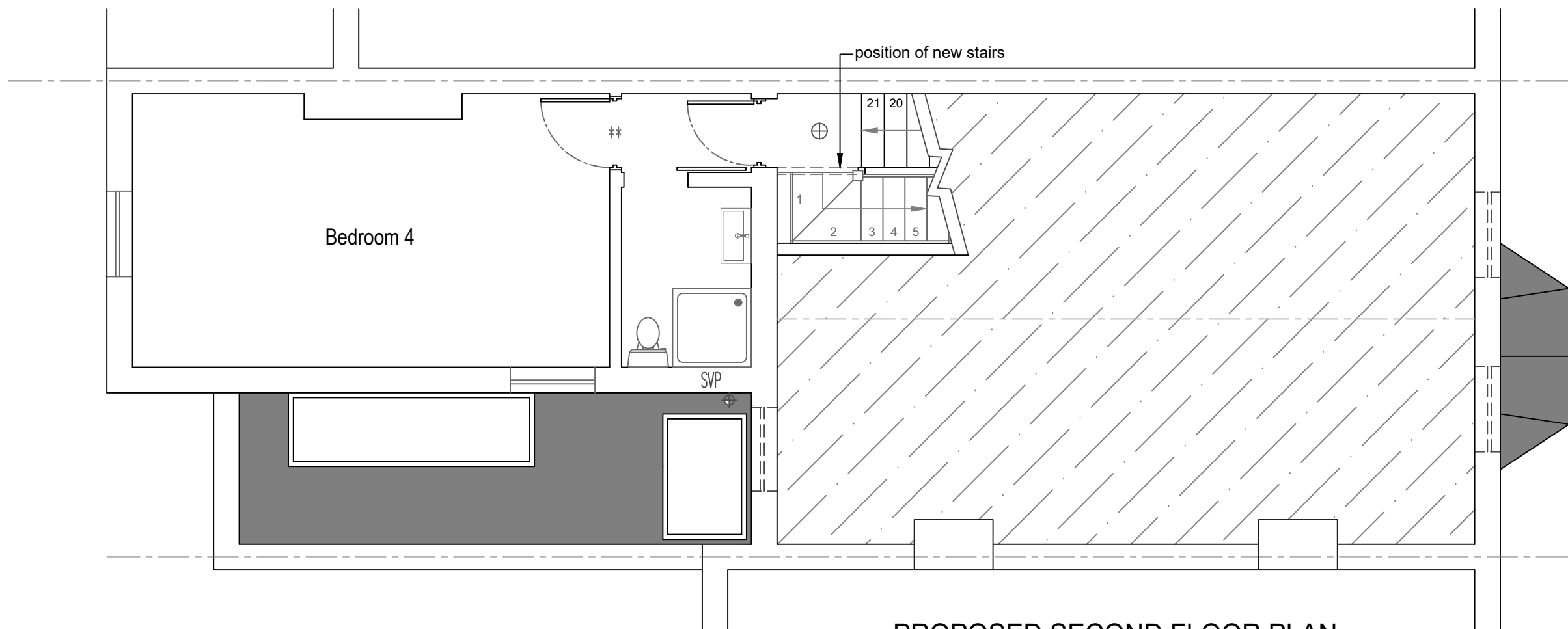
GLAZING & VENTILATION
Glazing in all doors to be fitted with safety toughened or laminated glass except fire doors. All external windows and doors to have double glazed units with a 16mm air gap and low-E glass on the inner pane. All new windows to achieve a minimum 'U' value of 1.4W/m and 1.4W/m k for all new doors with more than 50% glazing.

Habitable rooms to have a minimum opening of $\frac{1}{20}$ of the internal floor area of the room with some part of that being at least 1750mm above finished floor level. Background ventilation is to be provided by trickle ventilators within the window to give a minimum free area of 8000mm .

Safety glass to be used when lower than 800mm above the first floor level, all upper floor windows must be designed with means of escape. Shower/bathroom to have background ventilation of 4000mm and fitted with a mechanical extractor vented to outside air to achieve 15L/S extraction. Existing roof to be provided with proprietary ventilators to achieve the equivalent continuous ventilation of 25mm (eaves) and 5mm ridge.

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Job Title	LOFT CONVERSION		
Drawing Title	FLOORS		
Date	JANUARY 2023	Drawing No.	2023/241/03
Revision:	REV - 02		
Date:			
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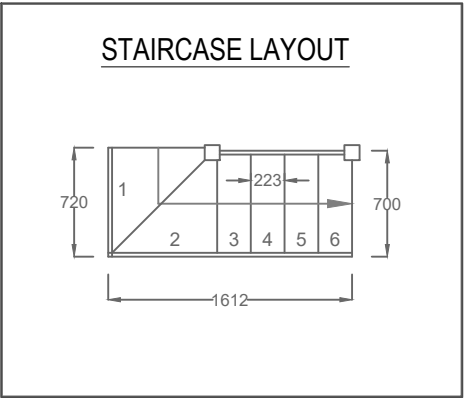





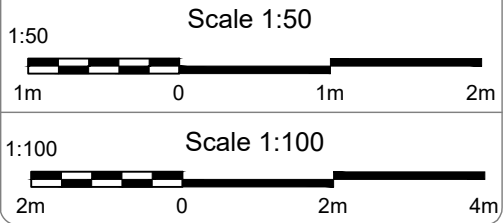
PROPOSED SECOND FLOOR PLAN
SCALE 1:50

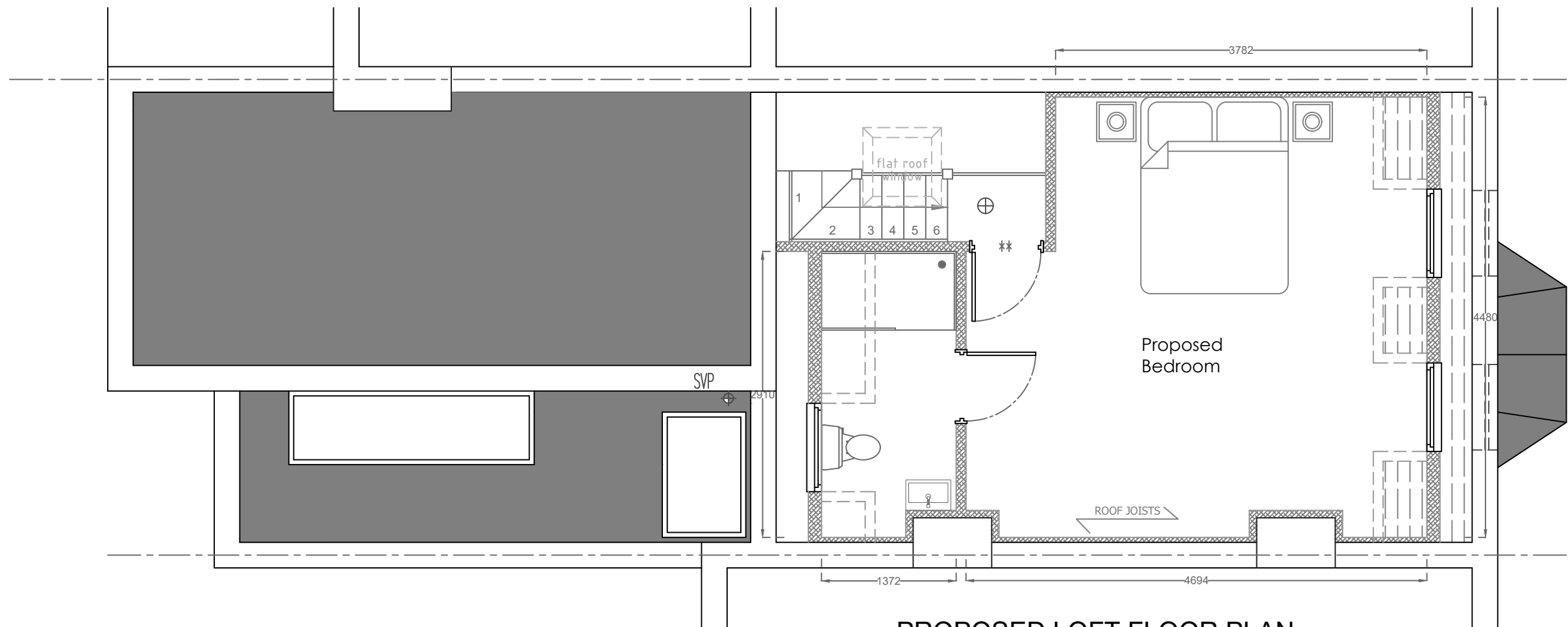
NEW STAIRCASE:
Staircase Construction:
Staircase to comply Part K of the Building Regulations.
Treads: 25mm softwood.
Strings: 32mm softwood.
Risers: 12.5mm softwood.
Top nosing: 25 x75mm softwood.
(Subject to Client's choice).
Nosing to be clear of face of risers by 12mm.
Newel post to be hardwood or to Client's choice a minimum of 90mm square.
Balusters to be hardwood or to Client's choice, with a maximum 99mm gap between all uprights.
Continuous hardwood handrail 900mm above pitch line and 950mm above landing.

Minimum going of each tread to be 220mm.
Minimum going at newel post to be 50mm.
Tread / risers / strings and newel post to be securely fixed together using glued blocks, wedges and dowels.
Clear headroom above staircase to be 2000mm above pitch line.
Install double trimmer floor joists, bolted together around new staircase well.



Client	KATIE RAZZALL		
Project	34 SPENCER RISE NW5 1AP		
Job Title	LOFT CONVERSION		
Drawing Title	FLOORS		
Date	JANUARY 2023	Drawing No.	2023/241/04
Revision:	REV - 02		
Date:			
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PROPOSED LOFT FLOOR PLAN
SCALE 1:50

ROOF SLOPE / INTERNAL WALLS

Perimeter and purlin walls to be 50x100 vertical studs @400ctrs on 50x100 head and base plates; cavities filled with two layers of 50mm Celotex/Kingspan insulation board. Existing roof slopes within the converted area to have one layer of 100mm insulation board cut between the rafters, with a second layer of 35mm insulation board over, to achieve a 'U' value of not more than 0.16W/m2K. Maintain a 50mm air gap above the insulation.

Insulation to the whole of the sloping area to achieve a 'U' value less than 0.18 W/m2K with battens over @400ctrs; 12mm plasterboard and skim internally. The 'U' values for the pitched roof where the insulation follows the ceiling should not exceed 0.16 W/m2K. The 'U' values for the pitched roof where the insulation follows the rafters should not exceed 0.16 W/m2K.

The pitched roof area boarded at eaves level to have dense quilt insulation 200mm between the floor/ceiling joists.

PLUMBING

Sanitary fittings to be connected to the SVP providing deep seal traps to all fittings with easy bends where possible and rodding eyes at any change of direction. No waste pipe to be connected to the SVP within areas of 200mm below centre line of soil branch to WC connection. Waste pipework to discharge into new 110 dia. WC soil drainage pipework with welded joints - allow for traps to all outlets, laid at 1:40 fall within roof void before connection to existing drainage system.

All hand wash basins to have 32mm dia waste pipe sink to 50mm, and shower/bath to have 50mm waste pipe. Existing vent pipe within three metres of openable windows to be extended 900mm above openings and provided with ventilating cover.

Plastic to be approved to BS.5572 - alternatively fir FloPlast External Air Emmittance Valve conforming to BS EN 12056:2000.

Provide 12mm wbp fitted between studs to allow for fixing of sanitary ware etc,

BATHROOM FLOOR CONSTRUCTION

New bath/shower room flooring to be 22mm moisture resistant t&g boarding, glued and screwed down to new 50x150 C24 sw treated joists @400ctrs. Allow for noggins between joists to accommodate support between at 1/3 clear board span.

Connect (client supplied) sanitary ware to previously laid drainage pipework. Provide extended hot & cold water supplies as necessary. Floor and wall tiles/covering to be supplied by client. Allow for BAL flexible adhesive to bond new tiles to floor area. Plasterboard to be substituted with 12.5mm tapered edge Gyproc moisture resistant board by Britsig Gypsum or similar.

HOT & COLD WATER SUPPLY

All water supplies to bath, basins and showers to be wholesome as described in Part G of the Building Regulations (see below). Showers to be fitted with thermostatic valves so that the hot water supply does not exceed 48deg C. Any unvented hot water cylinder to be:-


- fitted with 3no. separate thermal safety cut out and pressure relief devices discharging to a safe place.
- fitted with an information plate that clearly gives the name and contact details of the installer
- is positioned over a stable platform that extends a minimum 150mm beyond the cylinder in all directions

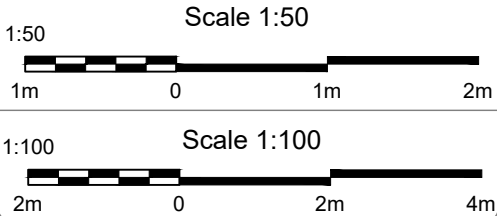
INSULATION TABLE

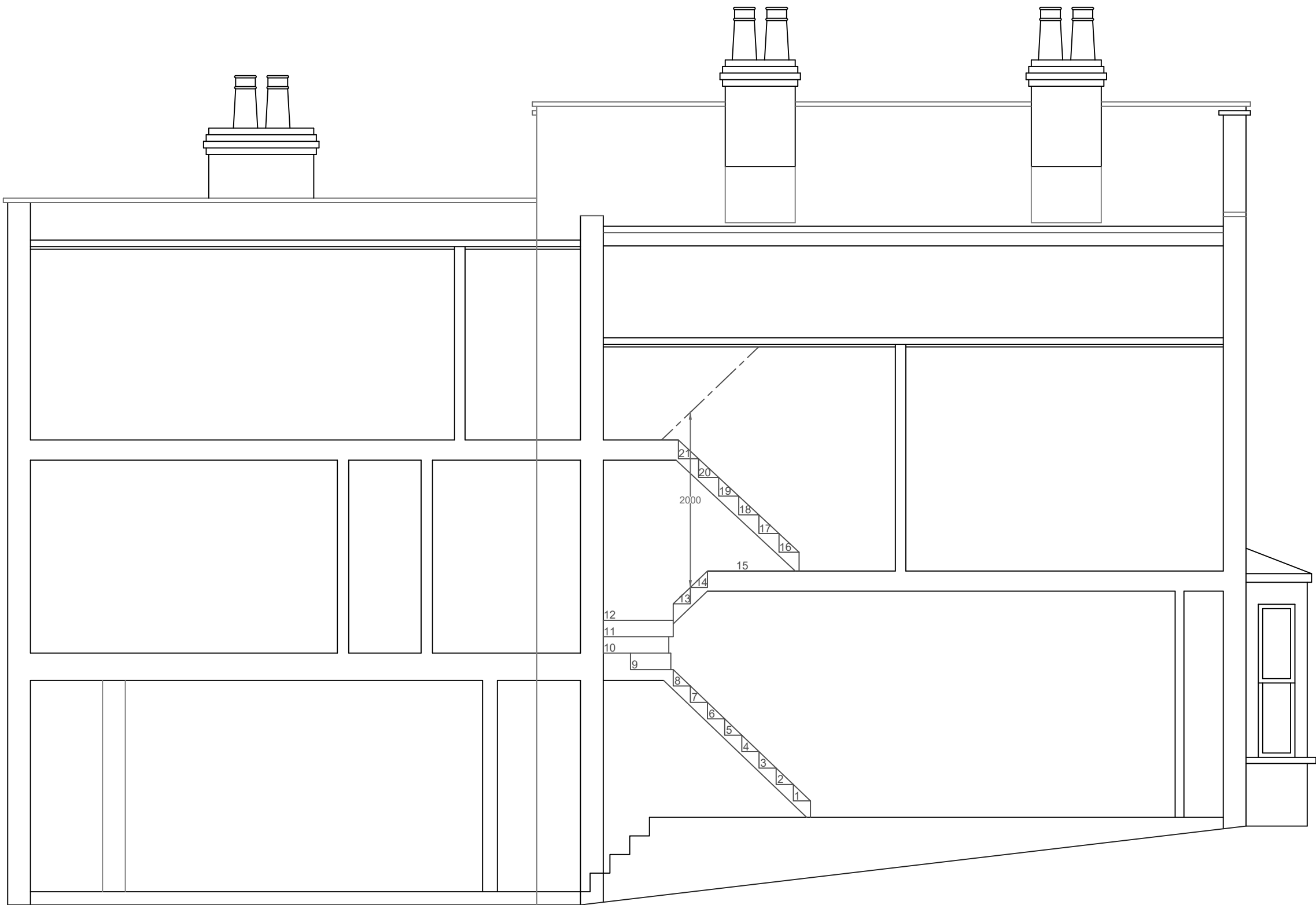
ELEMENT	U-value Wm2K
Walls	0.18
Floors	0.18
Flat roof or roof with integral insulation	0.16
Pitched roof (insulation at ceiling level)	0.16
Pitched roof (insulation at between rafters)	0.16
Windows, roof windows and roof lights	1.4 or C
Doors all external solid or glazed	1.40
Doors (Fire)	1.80

NOTE:

1. separate waste pipes connected to existing SVP via new 110 branch pipe
2. bathroom fittings shown for illustration purposes only & subject to site dimensions and drainage runs
3. All mechanical ventilators are to be fitted with a 20 minute overrun after the light switch has been turned off and with a 10mm air gap to bottom of doors.

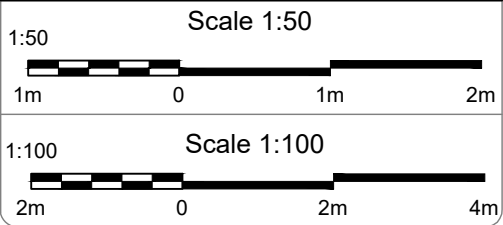
Client	KATIE RAZZALL
Project	34 SPENCER RISE NW5 1AP
Job Title	LOFT CONVERSION
Drawing Title	FLOORS
Date JANUARY 2023	Drawing No. 2023/241/05
Revision:	REV - 02
Date:	
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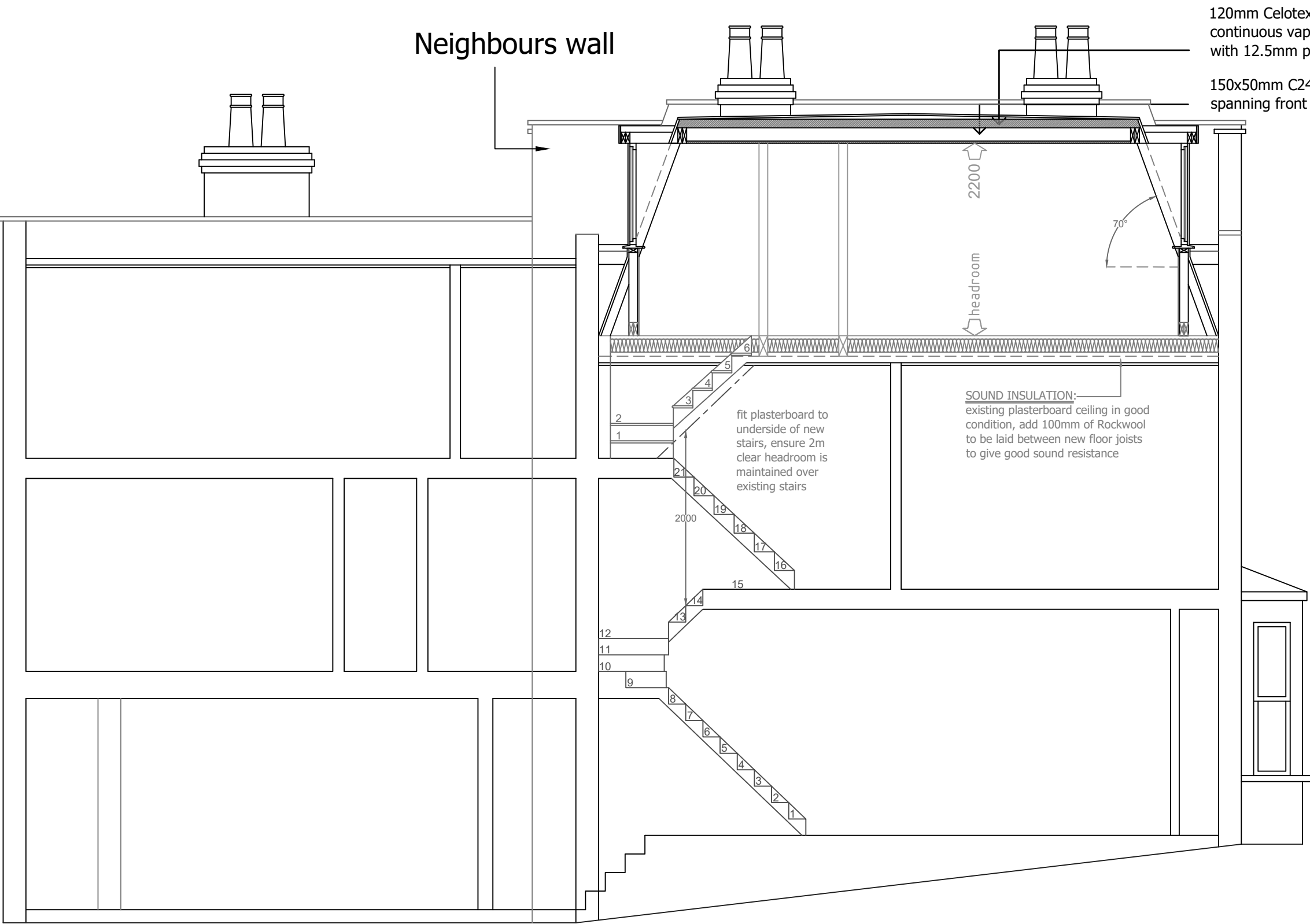




EXISTING CROSS SECTION: AA
SCALE 1:50

Client	KATIE RAZZALL		
Project	34 SPENCER RISE NW5 1AP		
Job Title	LOFT CONVERSION		
Drawing Title	SECTION (EXTG)		
Date	JANUARY 2023	Drawing No.	2023/241/06
Revision:	REV - 02		
Date:			
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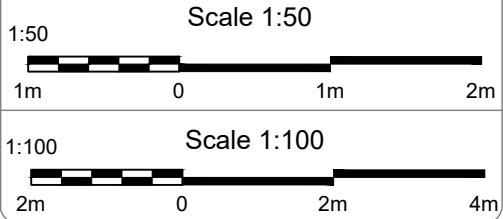


ROOF CONSTRUCTION: (warm deck)
Roof to achieve U-value of maximum 0.18/MsqK.
Warm deck flat roof construction to be asphalt roof finish with solar reflective paint or stone chippings on 18mm ply deck, on 120mm Kingspan Thermaroof TR27LPC/FM insulation over joists as per engineer's details and calculations. Finish to underside to be 12.5mm insulated plaster board with integral vapour control layer and skim finish. Flat roof and pitched roof to have minimum 50mm gap from eaves ventilation to ridge ventilation, both equal to 25mm continuous gap.

MANSARD VENTILATION:
Suitable vertical battens should be fitted beneath horizontal tiling/counter battens to the proposed dormer construction in order to provide a drained and ventilated cavity.

PROPOSED CROSS SECTION: AA
SCALE 1:50

Client	KATIE RAZZALL		
Project	34 SPENCER RISE NW5 1AP		
Job Title	LOFT CONVERSION		
Drawing Title	SECTION (PROP)		
Date	JANUARY 2023	Drawing No.	2023/241/07
Revision:	REV - 02		
Date:			
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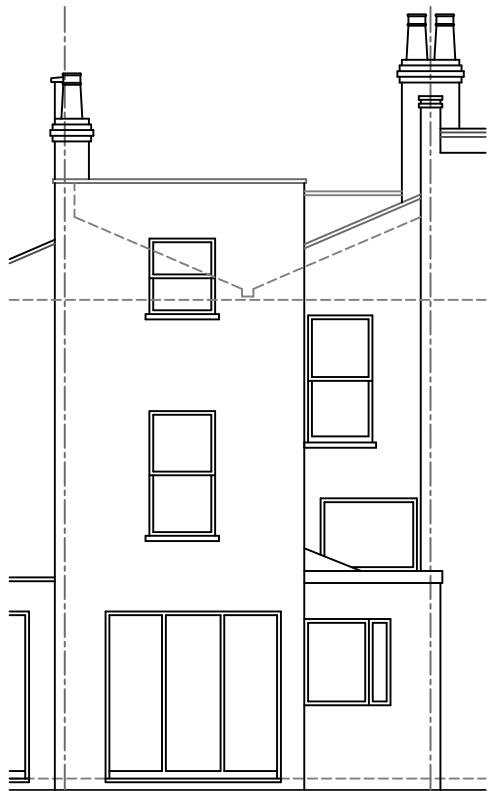




REAR ELEVATION (PROPOSED)
SCALE 1:100



SIDE ELEVATION (PROPOSED)
SCALE 1:100



REAR ELEVATION (EXISTING)
SCALE 1:100



SIDE ELEVATION (EXISTING)
SCALE 1:100

Client	KATIE RAZZALL		
Project	34 SPENCER RISE NW5 1AP		
Job Title	LOFT CONVERSION		
Drawing Title	ELEVATIONS		
Date	JANUARY 2023		Drawing No. 2023/241/08
Revision:	REV - 02		
Date:			
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1:50	Scale 1:50		
1m	0	1m	2m
1:100	Scale 1:100		
2m	0	2m	4m

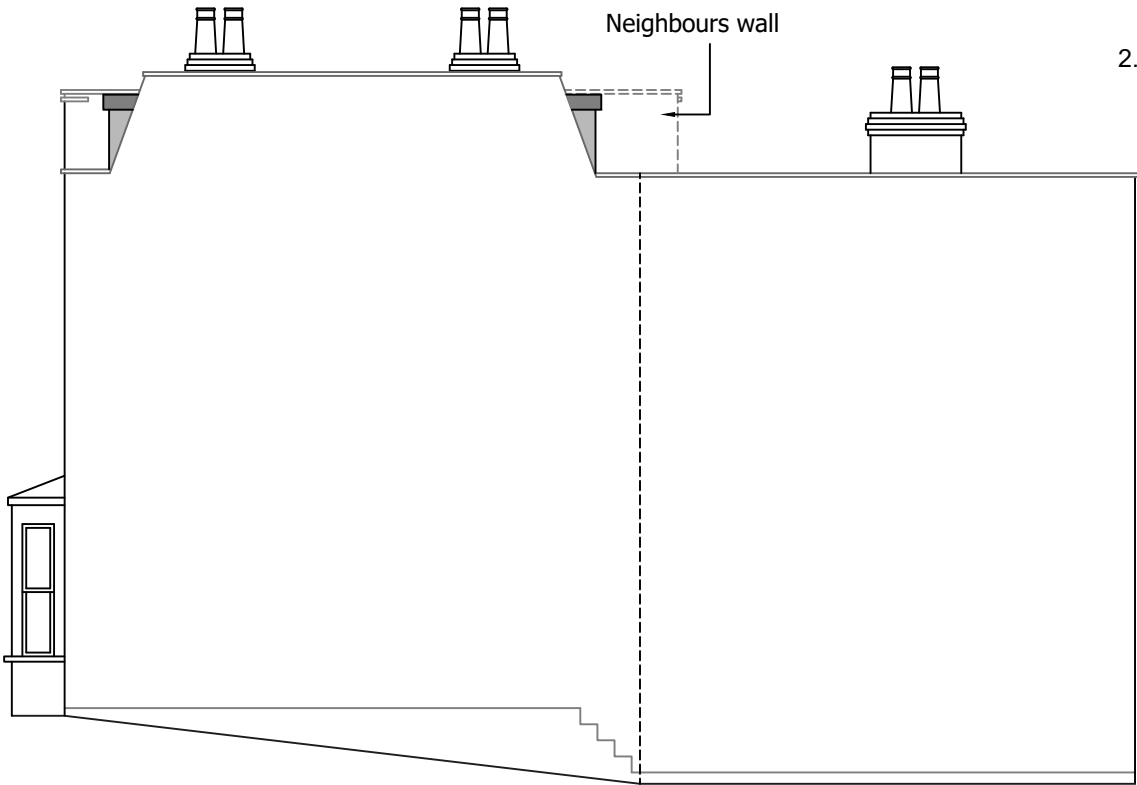
party wall raised in matching London stock brickwork to accommodate front and rear roof extensions

mansard window projections to be clad in code 5 lead work

dormer cheeks to be clad in code 5 lead work



FRONT ELEVATION (PROPOSED)
SCALE 1:100

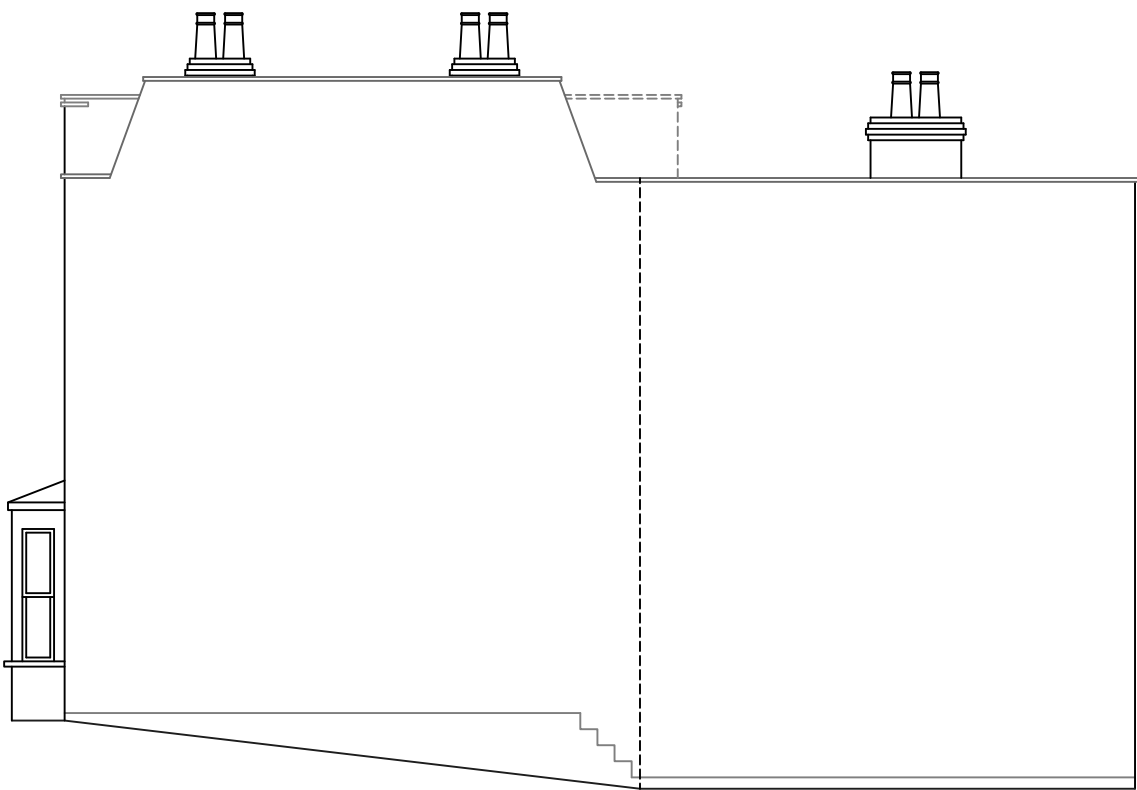


SIDE ELEVATION (PROPOSED)
SCALE 1:100

1. External appearance of the building to preserve the visual amenity of the surrounding area
2. All external works and finishes shall match the existing with regards to methods used and to materials, colour, texture and profile

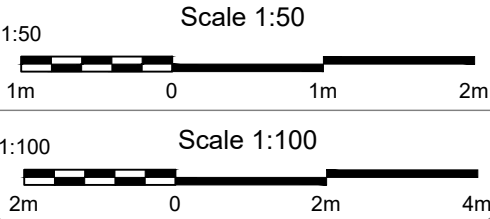


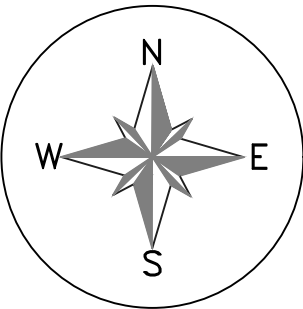
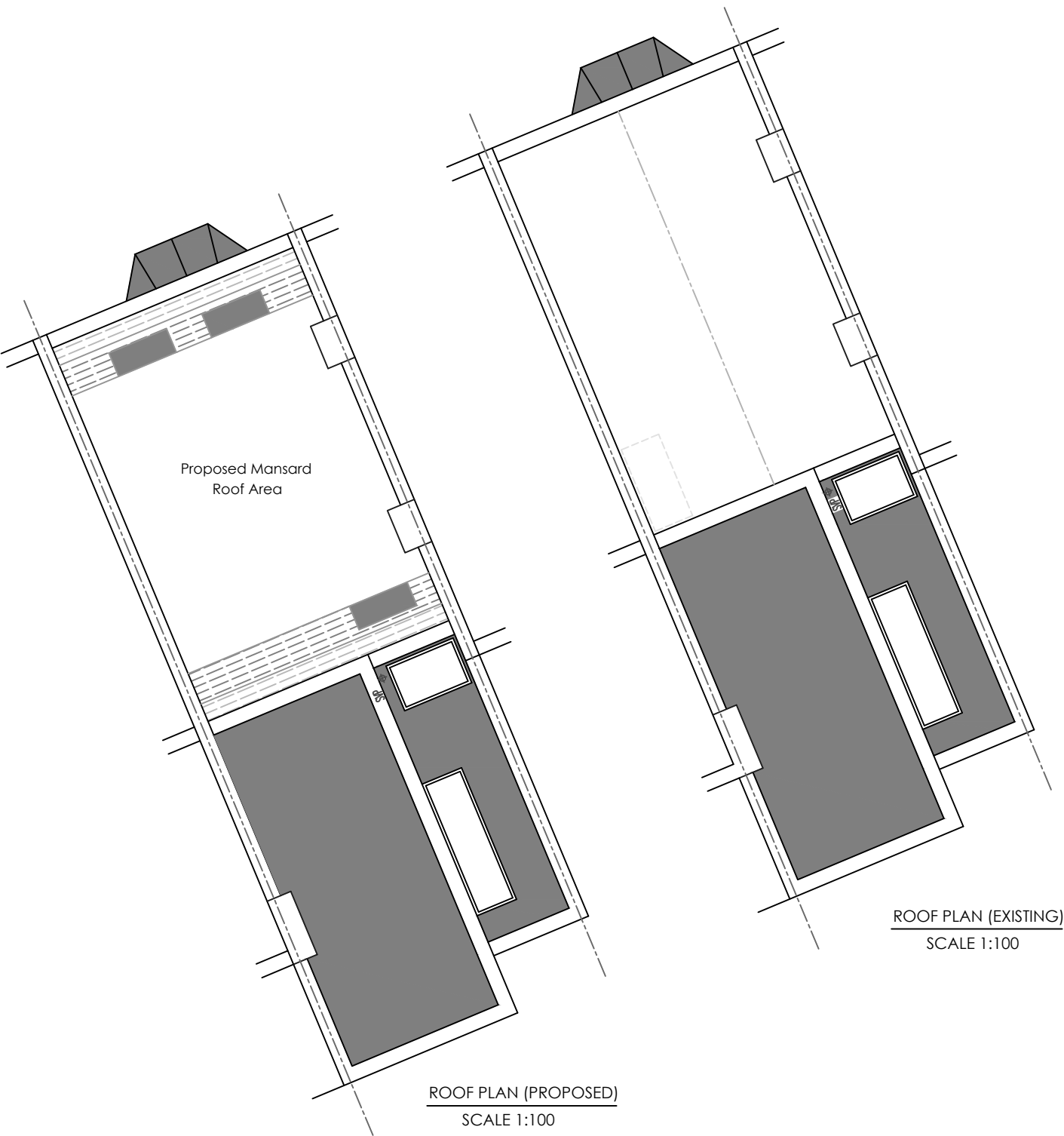
FRONT ELEVATION (EXISTING)
SCALE 1:100




SIDE ELEVATION (EXISTING)
SCALE 1:100

Client	KATIE RAZZALL		
Project	34 SPENCER RISE NW5 1AP		
Job Title	LOFT CONVERSION		
Drawing Title	ELEVATIONS		
Date	JANUARY 2023	Drawing No.	2023/241/09
Revision:	REV - 02		
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Client	KATIE RAZZALL		
Project	34 SPENCER RISE NW5 1AP		
Job Title	LOFT CONVERSION		
Drawing Title	ROOF PLAN		
Date	JANUARY 2023	Drawing No.	2023/241/10
Revision:	REV - 02		
Date:			
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