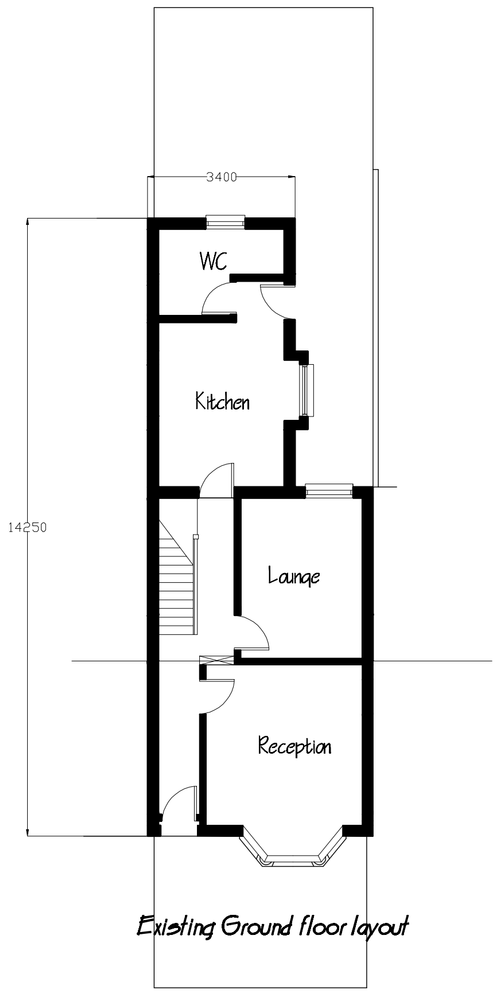
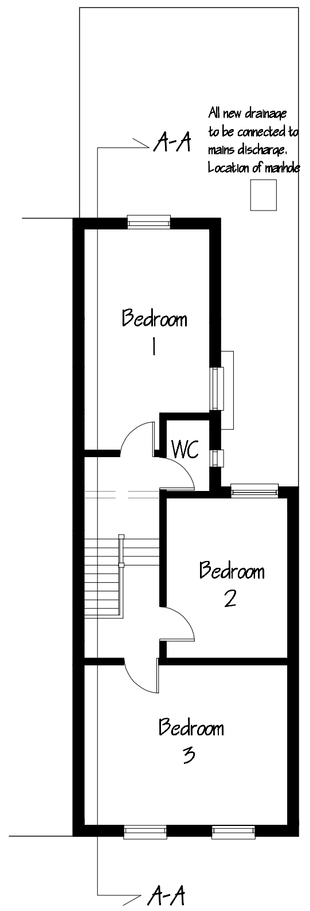
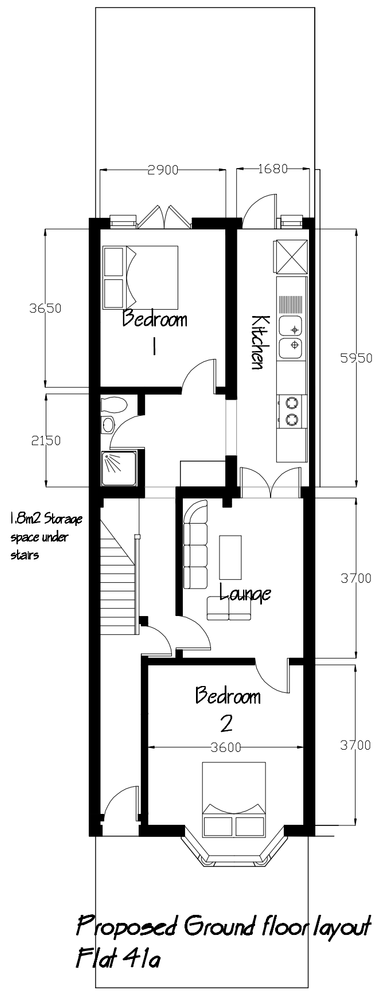


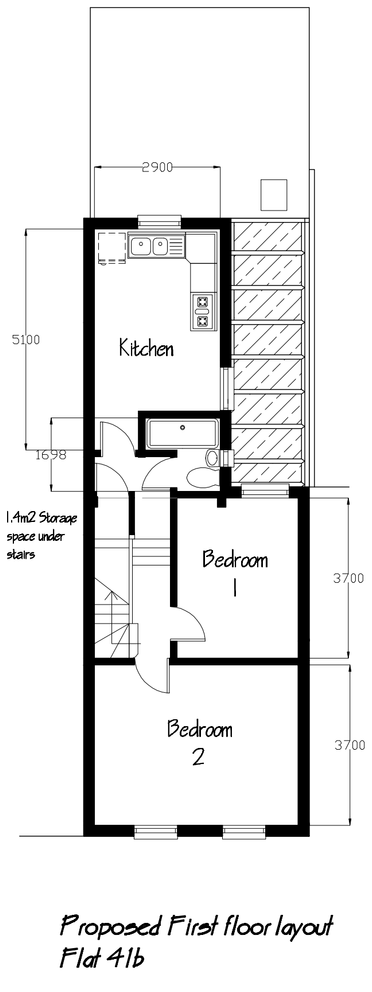

Existing Ground floor layout



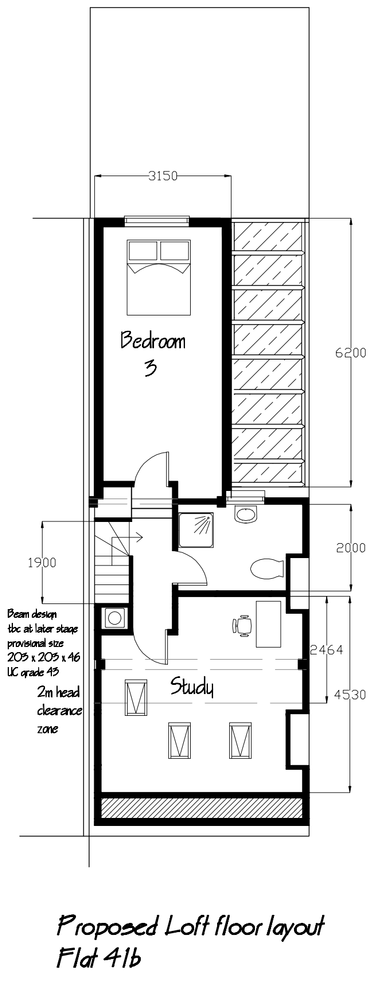

Existing First floor layout



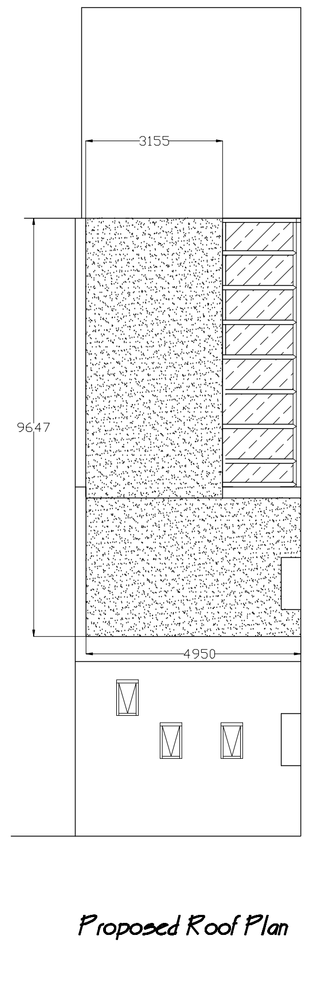

Proposed Ground floor layout
Flat 41a




Proposed First floor layout
Flat 41b




Proposed Loft floor layout
Flat 41b




Proposed Roof Plan

Loft construction- Preliminary specification
( All work to comply with building regulations)

Health and safety to be considered to working at height and proper working platform to be arranged.
Roof supports to be strengthened if required
Floor joist 200x50 @ 400 spacing with continuous noggins
Double the timber joists under the partition walls, bolts are recommended to join the structural members.

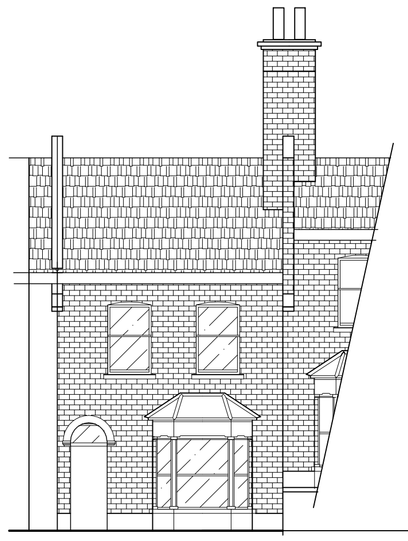
The new loft floor should be with mineral wool laid between the joists Min density 10kg/ m3.Use of joist hanger may be to be considered.
Double up rafters each side Vel-UX Windows, Fit manufacturer provided trays at top and bottom
Strap roof joists to walls with 30x5 mm metal straps every fourth.
New windows to have min area eq ual to 10% of floor area. Half of which is to be openable, provide tricle vent s to external windows and doors. The escape window to be minimum 450 mm high from finish floor level with unobstructable space .33 m3.

Bath room and shower room to be mechanical ventilation at appropriate extraction and over run.

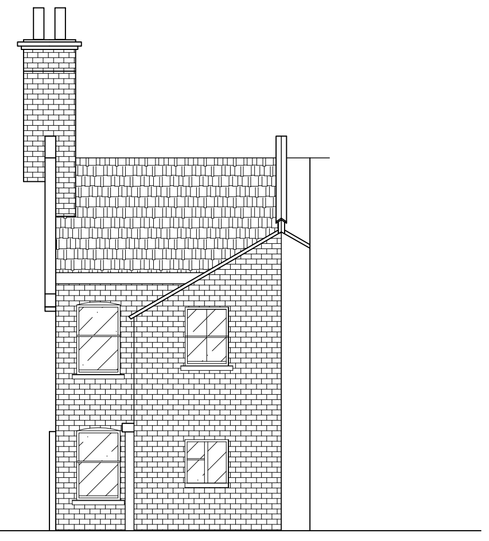
The doors to the habitable rooms off the stairways shall be provided with self-closing devices and Should not contain any glass, new room should be with FD 20 self -closing fire door,
All the new plumbing by qualified plumber to comply with bs 1978.wc waste to be 100 dia, bath & shawer 38mm cpvc,basin & Bidget waste to be 32mm.

Non-load bearing walls to be 30 minutes Fire rating.
Code 5 lead to be applied at roof joint and under windows.
New stair head room to comply building reqs, riser 200mm, treads 220mm,going square and equal, Hand rail 900mm above nosing Internal studs wall to be 3x2 timber at 600 c/ c , 9.5 mm plaster board both side, infill rockwool acoustic , additional Noggins for electrical fixing.All electrical work to be certified under BS 17671. The centre of electric switches and sockets at 1000mm and 450 mm respectively.
Provide smock detector s / alarms at each floor and landing .

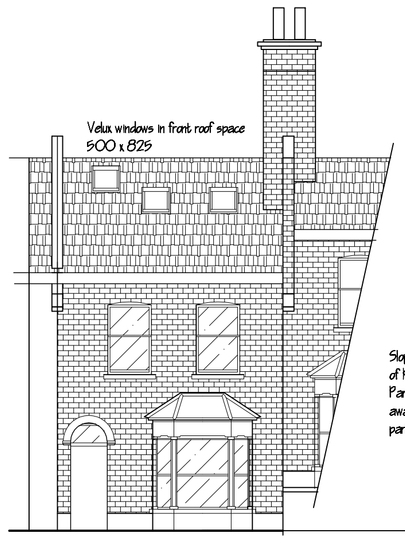
22mm T&G flooring on 200mm x 75mm floor joists at 400mm max cent, seat on external and internal load bearing walls.
Seat support hip beam on 100x 100mm rhs support and stack down to load bearing wall. Connect top and bottom seat 300x 100 x 150 concrete Padstones on party wall.
Double up existing Purlins with 100 x 50mm stud purlins bolted to rafters.



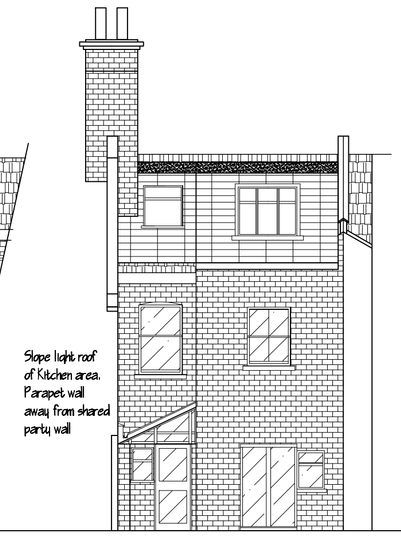
Existing Front elevation



Existing Rear elevation



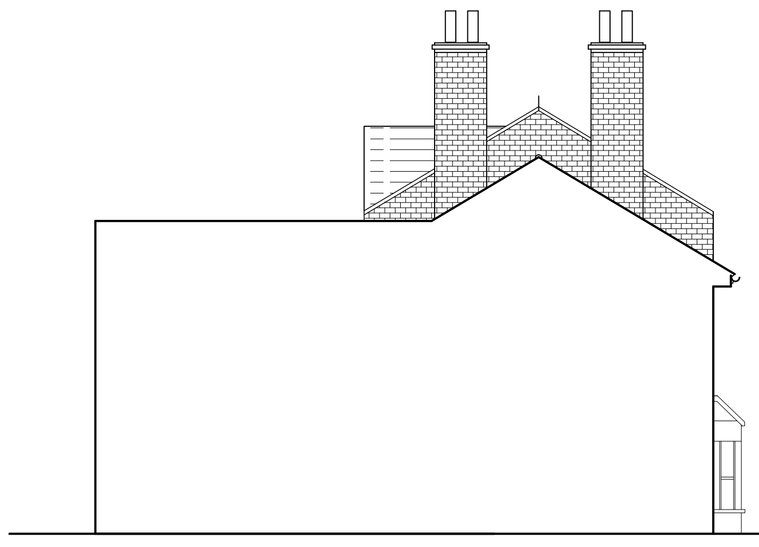

Proposed Front elevation



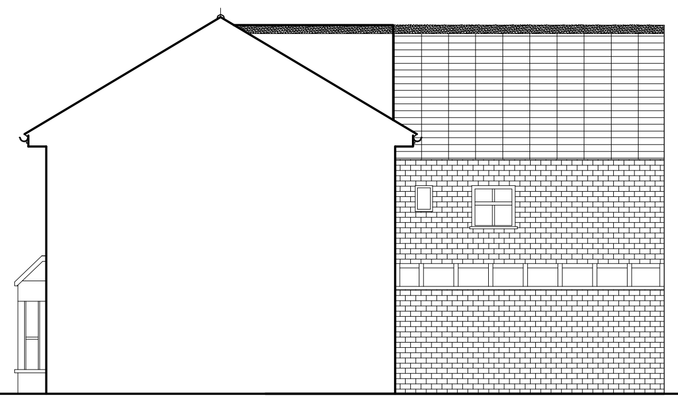

Proposed Rear elevation

Total Usable space available in Flats 41a and 41b
Flat 41a
Bedroom 1 = 13.2m2 Lounge = 10.36m2 Bedroom 2 = 10.6m2
Kitchen = 10.1m2 WC = 1.9m2 Storage = 1.8m2
Total = 48.1m2

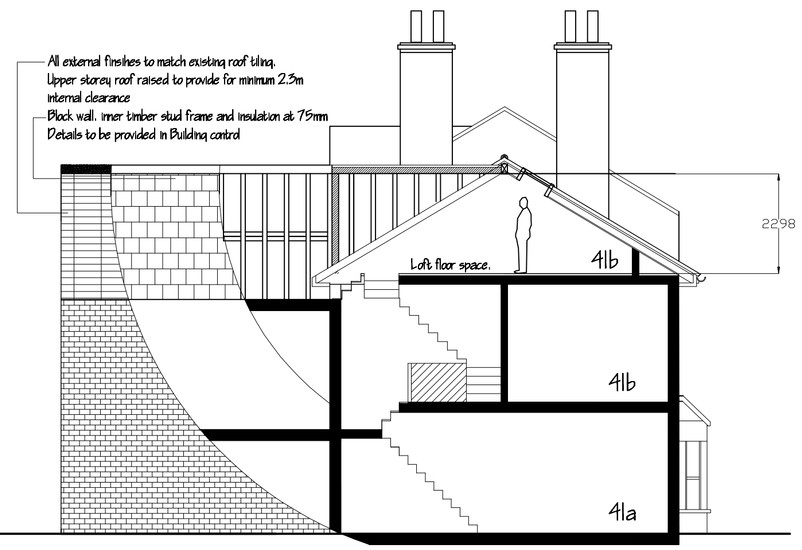
Flat 41b
Bedroom 1 = 10.36m2 Bedroom 2 = 17.4 m2 Kitchen=13.1m2 WC = 2.2m2
Bedroom 3= 16.2m2 WC= 5.8m2 Study = 9.7m2 Storage= 1.2m2
Total = 76m2



East Facing elevation



Proposed West Facing elevation




Proposed East facing section A-A

Full Planning proposal at 41 Ravenshaw street, 41RavenshawFULLApplic/C3
Conversion of Residential home to two self separate self contained flats 41a and 41b
Ravenshaw street NW6 1NP

Drawing Scale 1:100, Date: 19/05/ 2012

Sheet 1 of 1. A1 format.
Architect as agent: Samie Kayani- Watford Technical Services