

London Loft Company Ltd.
Suite 404, Albany House
324-326 Regent Street,
London W1B 3HH
Tel;020 7580 4242
Email; sales@londonloftcompanyltd.co.uk

Proposed Loft Conversion
to;
30 Patshull Rd
London,
NW5 2YJ
for;
Mr/Mrs Foster
Tel: 0207 485 2719

Date: 20/03/ 2012

Reference: Foster200312

Please be aware that 'Party Wall Consent' must be obtained from both of the owners of the adjacent properties before works can progress in accordance with the 'Party Wall Act 1996'. It is the responsibility of the owner of the property to carry this out.

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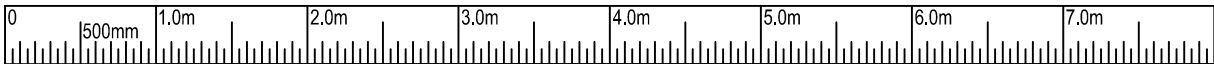
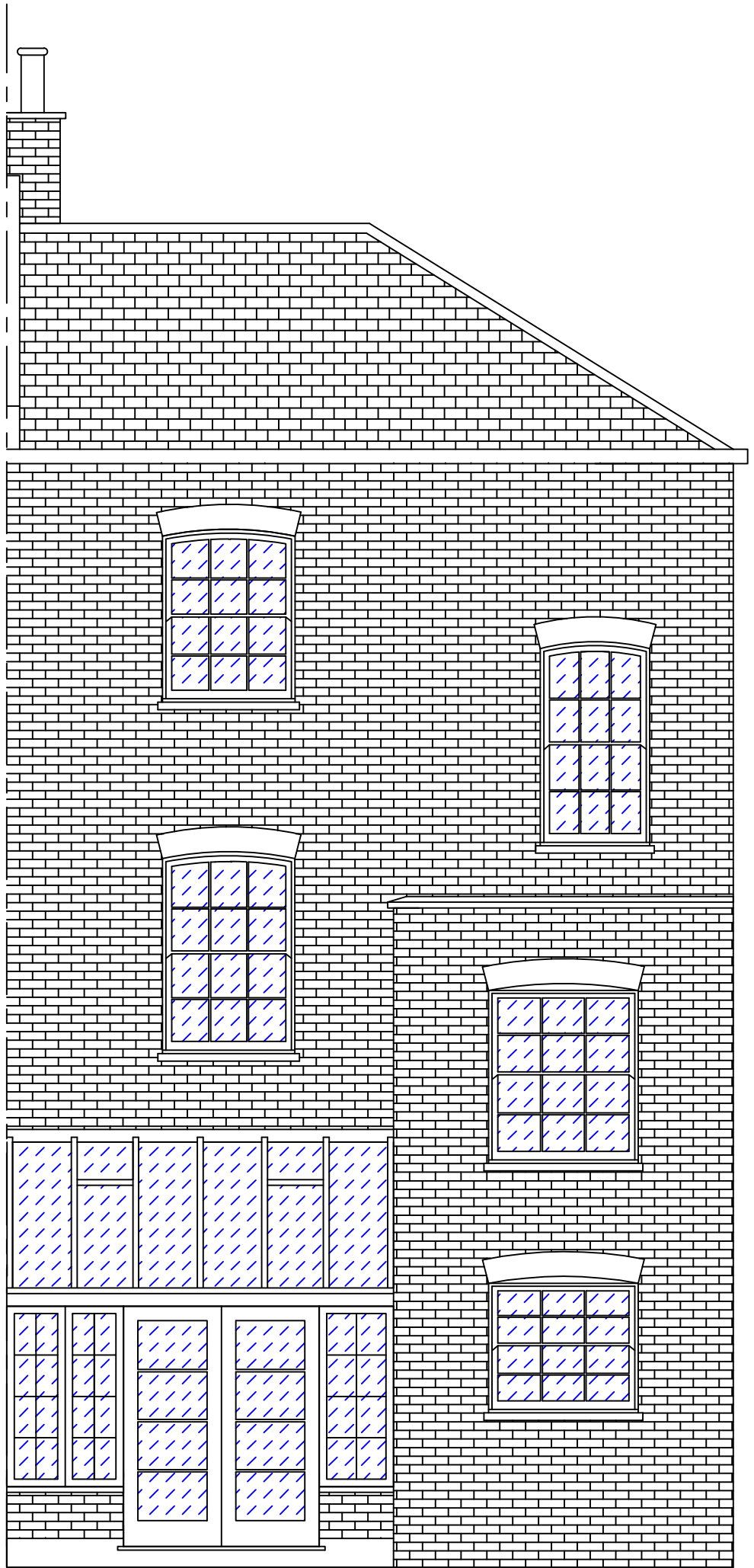
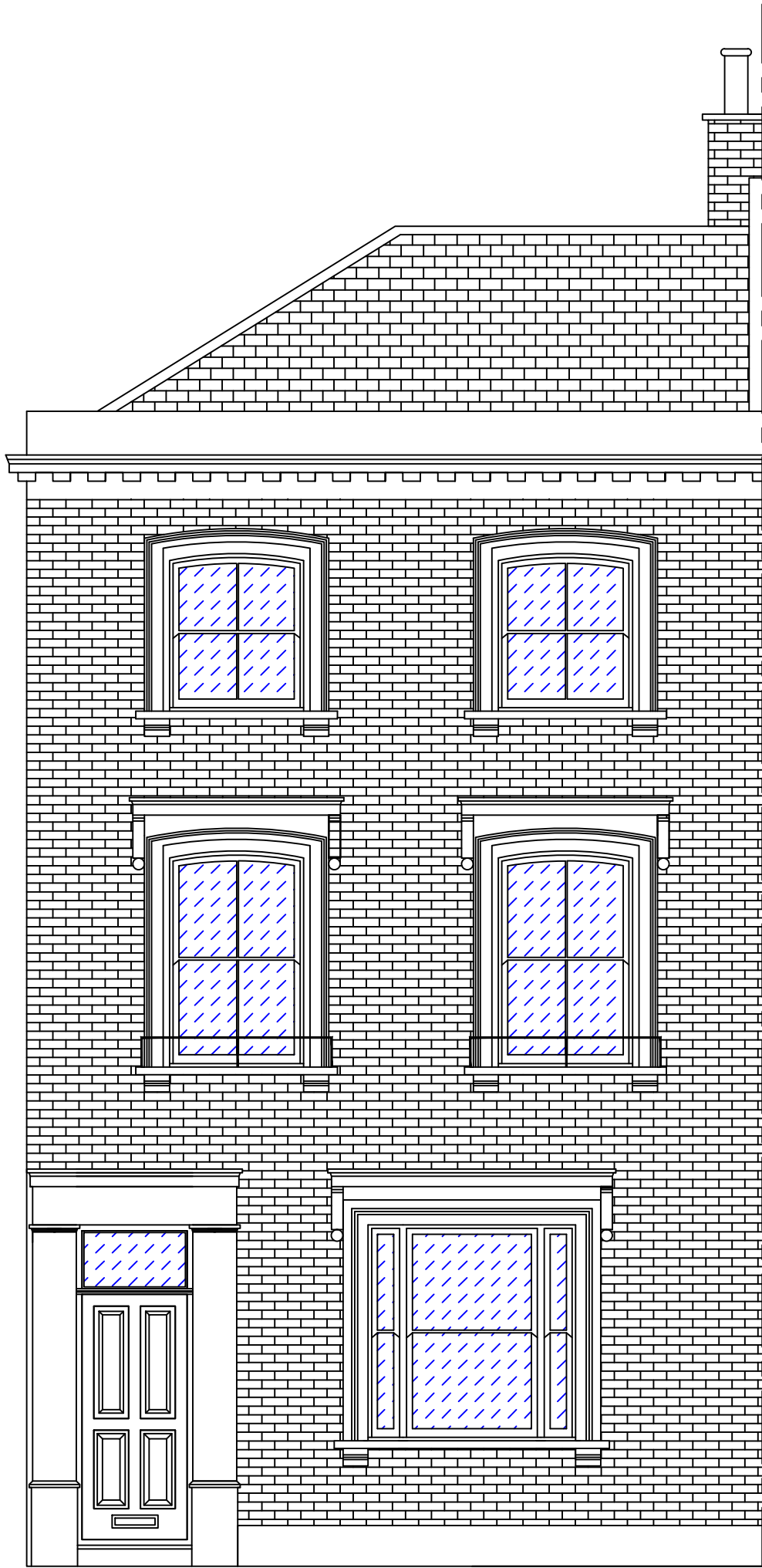
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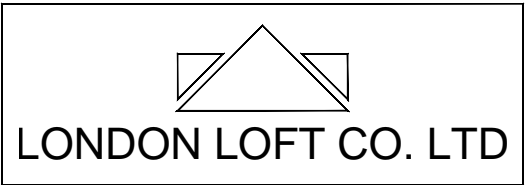
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Sheet No 1
Scale 1:50 @ A3
View : Existing front and rear elevations





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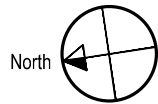
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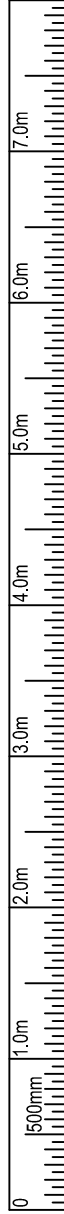
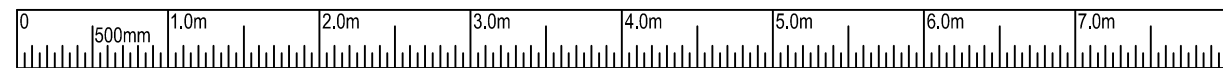
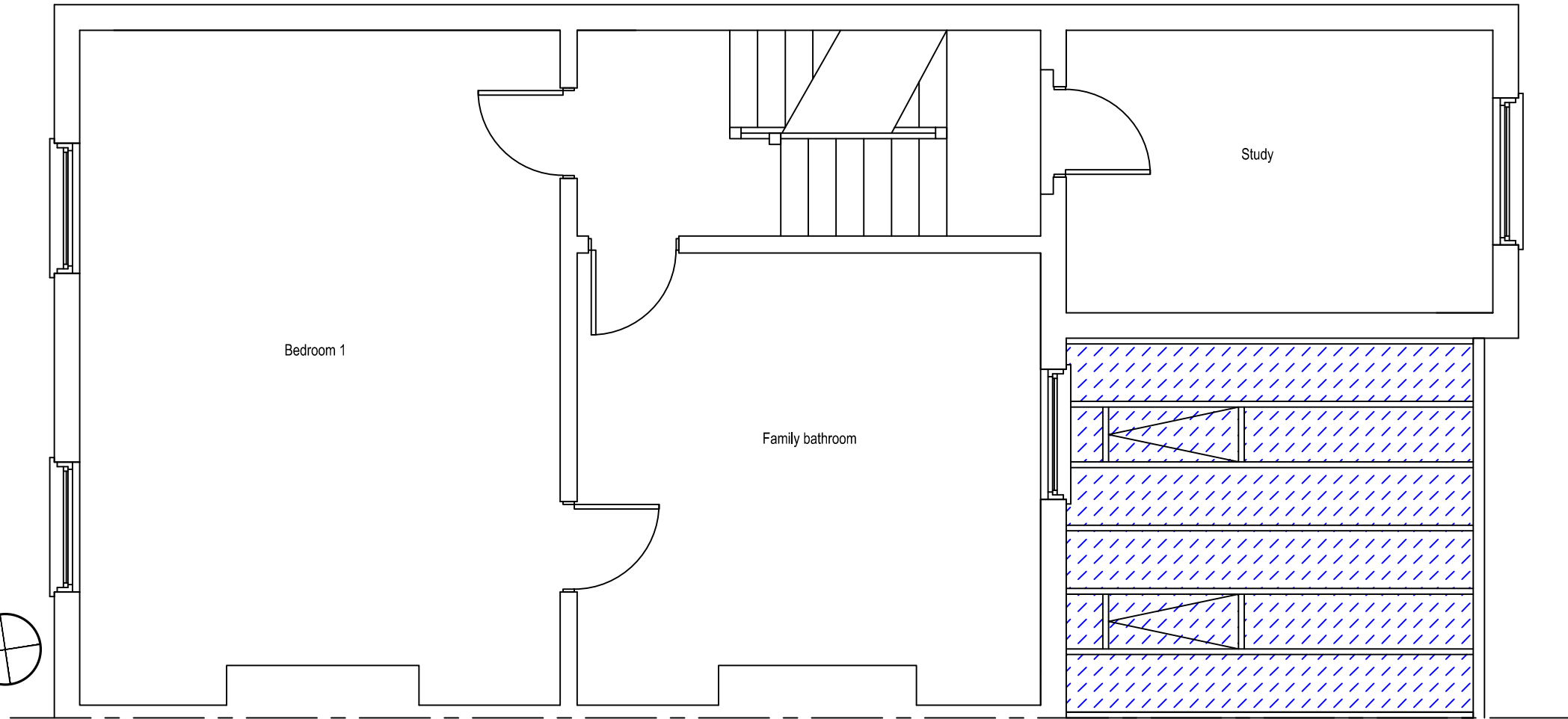
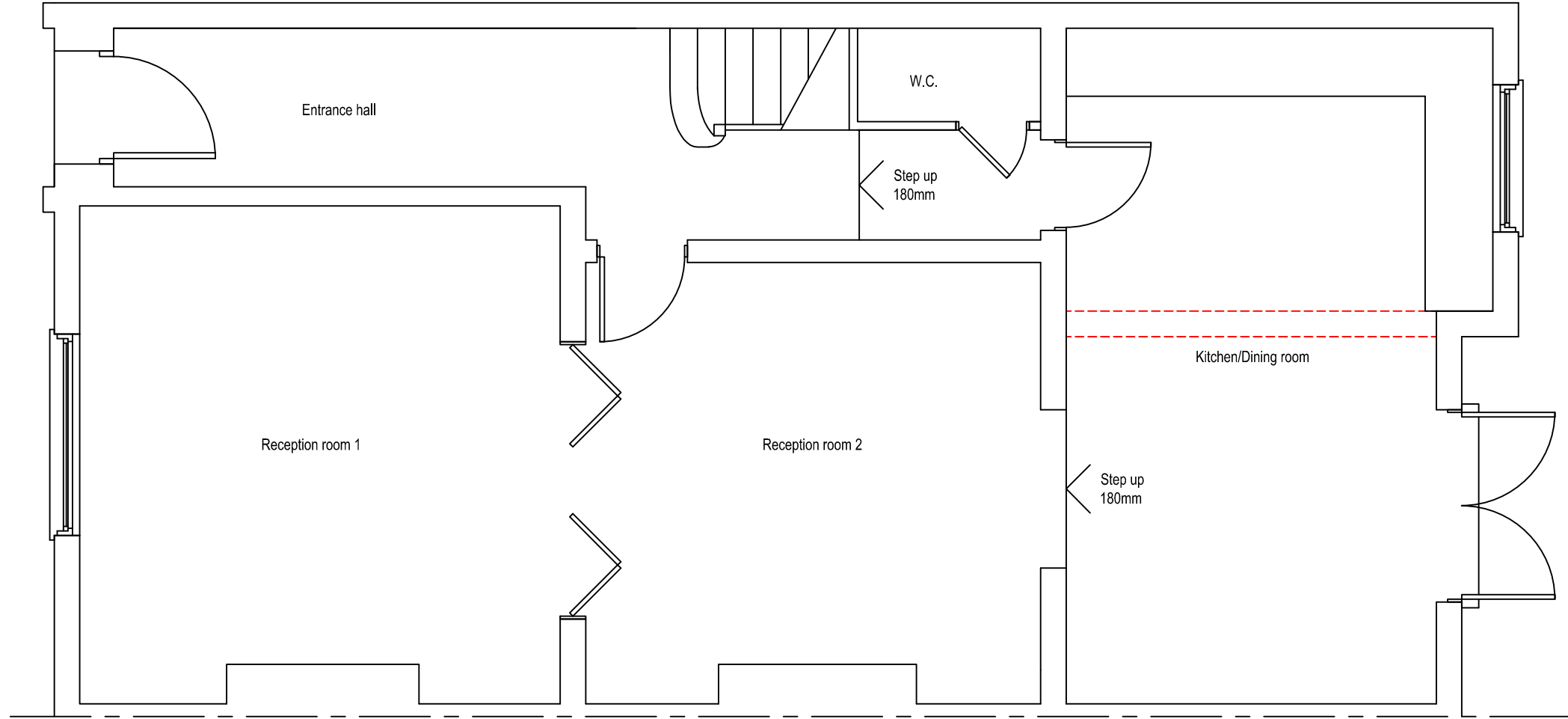
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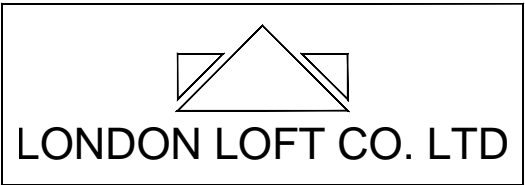
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Sheet No 2
Scale 1:50 @ A3
View : existing ground and first floor, floor plans





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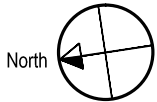
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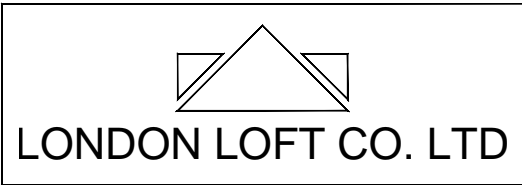
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Sheet No 3
Scale 1:50 @ A3
View : existing second floor and proposed second floor.





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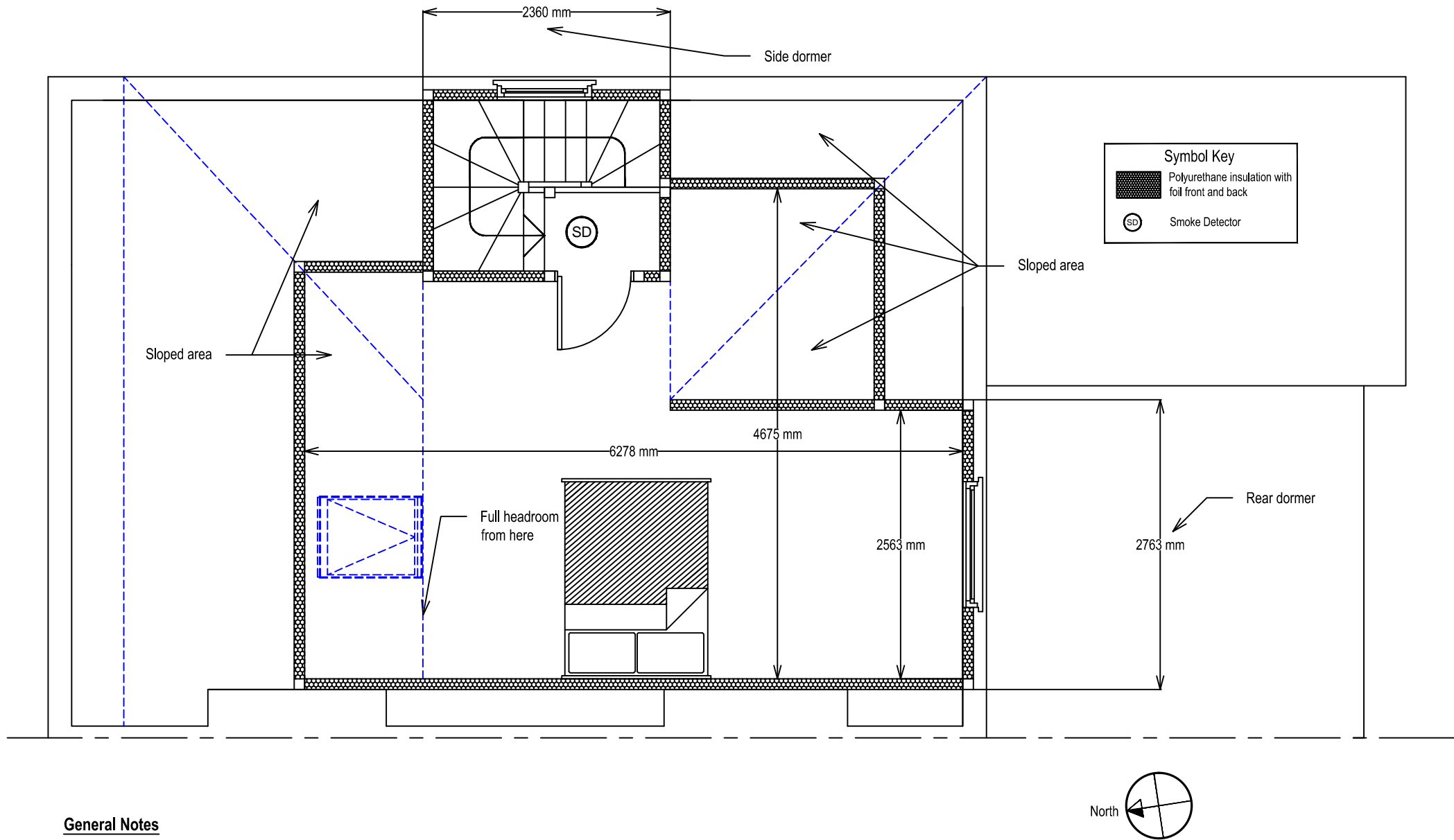
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Sheet No 4
Scale 1:50 @ A3
View : Proposed new loft with general notes



General Notes

New Flat Roof
Rafters to be minimum of 150 x 50mm C24 grade timbers @ 400mm centers.
Minimum fall to achieve on new flat roof to be 1:50.
Insulation to be minimum of 100mm polyurethane foil fronted and backed to achieve a minimum 'U' value of 0.25.
New flat roof to be covered in 3 layers of heat bonded felt and dressed in Code 4 Lead.

Roof Slope.
Retain existing rafters and increase by a minimum of 50mm to retain 50mm air gap where polyurethane 100mm foil f/b insulation is used. Minimum 'U' value to achieve 0.20.

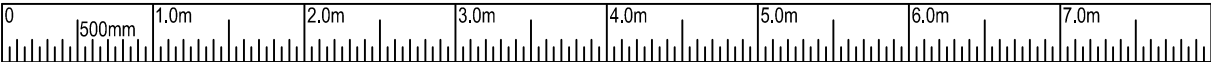
Walls
New Dormer walls to be constructed with 100 x 50mm stud work @ 400 c/c packed with 100mm polyurethane f/b insulation with vapor barrier and clad in 12.5mm Gyproc plasterboard, coated in 2 layers of Thistle plaster.
External of Dormer wall to clad in external grade plywood covered in breathable water resistant fabric, battened in 25 x 38mm treated timber battens and clad in matching tiles to existing roof. External of dormer face to project not less than 200mm from the eaves (gutter line). Minimum 'U' value to achieve 0.30.

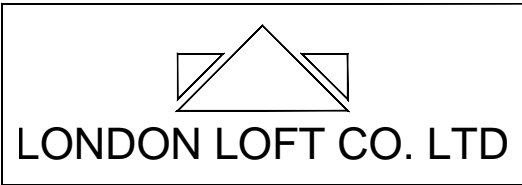
Floor
New floor joists to be minimum of C24 grade timber @ 400mm c/c for dimensions of rafters refer to structural engineers report.
Clad in 22mm water resistant T&G flooring retaining existing insulation or fitting where not already in place so to give adequate sound insulation.

Stairs
New stairs to have minimum of 200mm riser and minimum of 225mm step and to be at 42 degree pitch. Minimum headroom above new stairs to be a minimum of 1.9-2.0m.

Smoke Detectors
Smoke detectors to be connected to dwellings mains elec/supply with battery back-up.

Electrics
All new wiring and electrical work to be installed, inspected and tested in accordance with the requirements of BS7671, the IEE 16th edition Wiring Guidance & Building Regulation Part 'P'.





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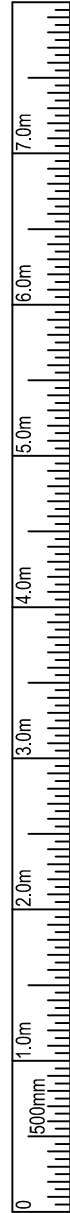
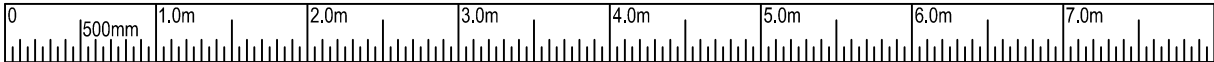
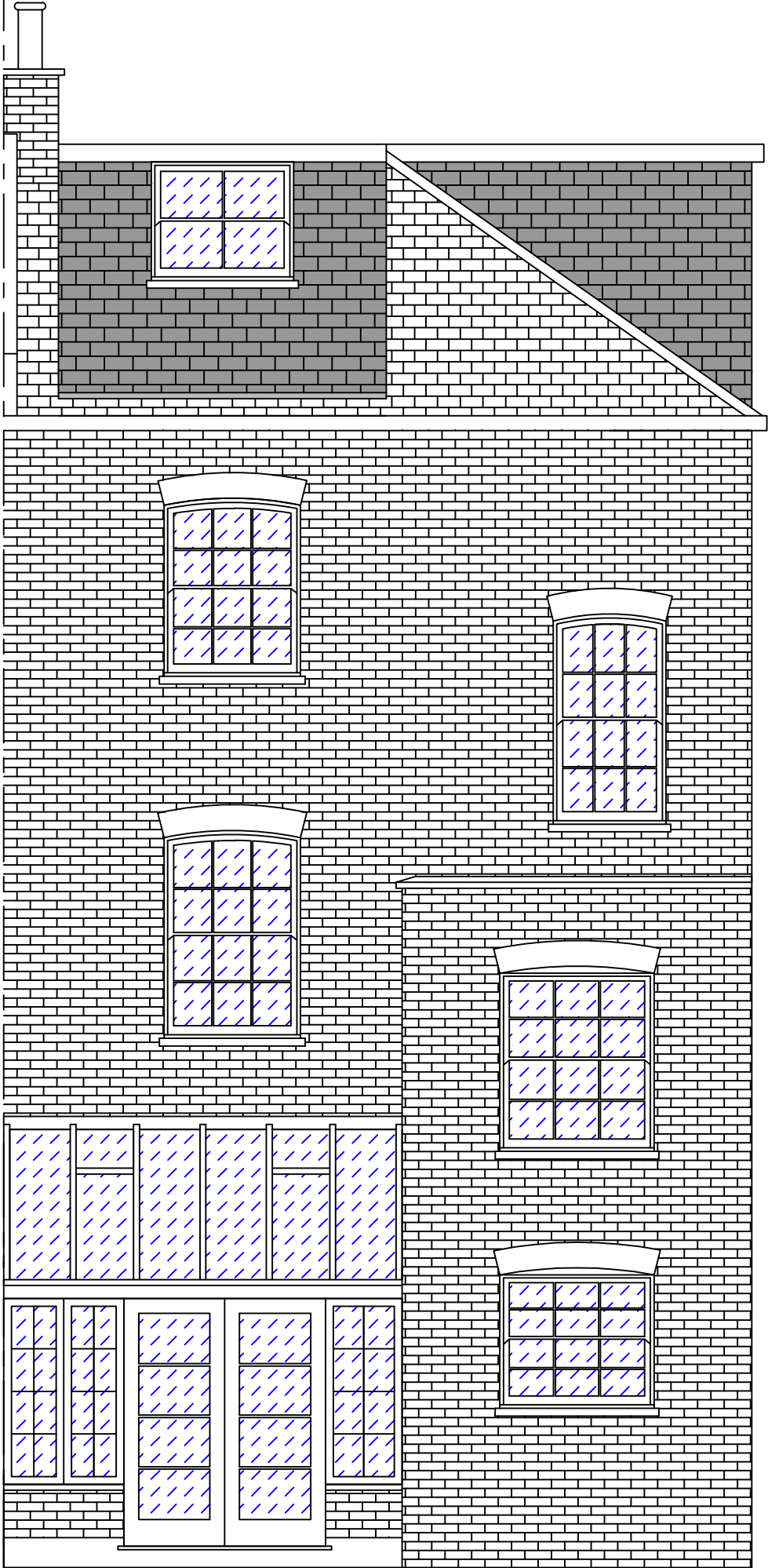
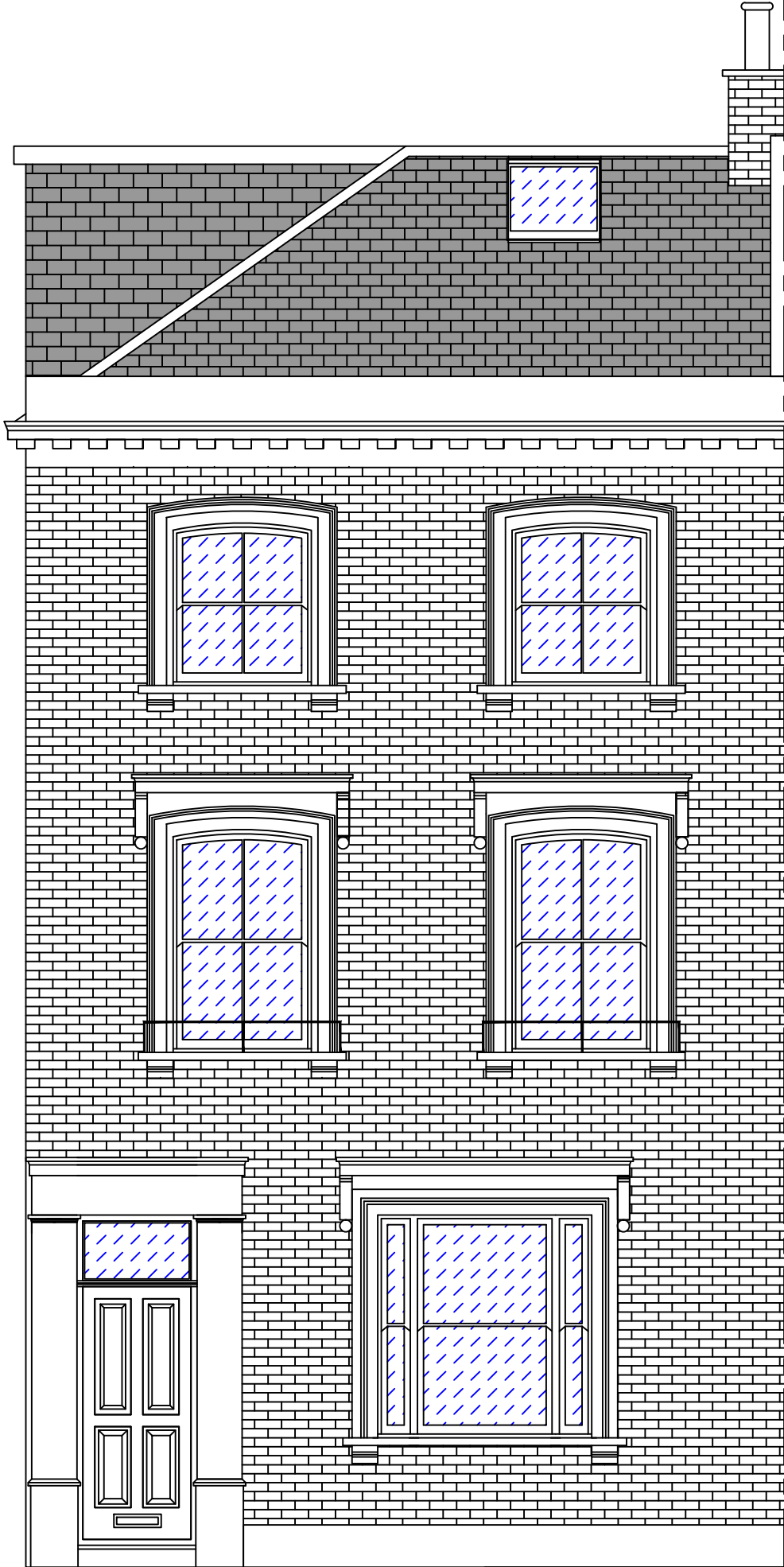
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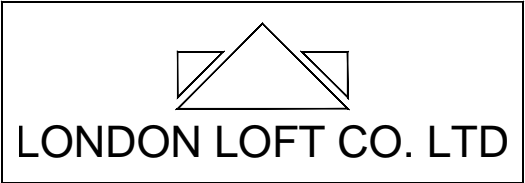
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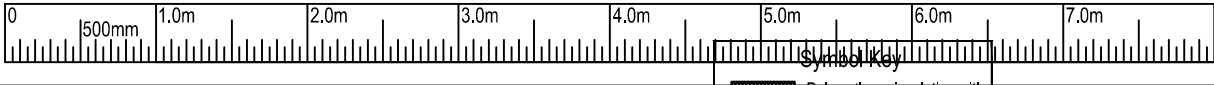
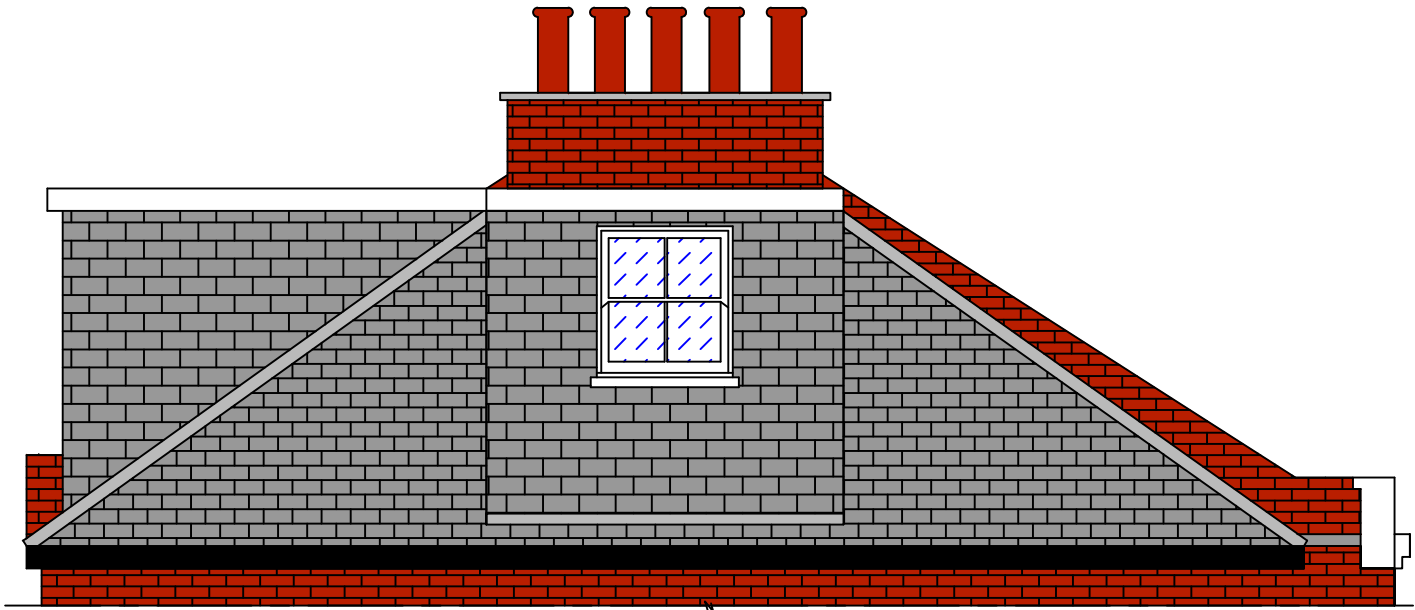
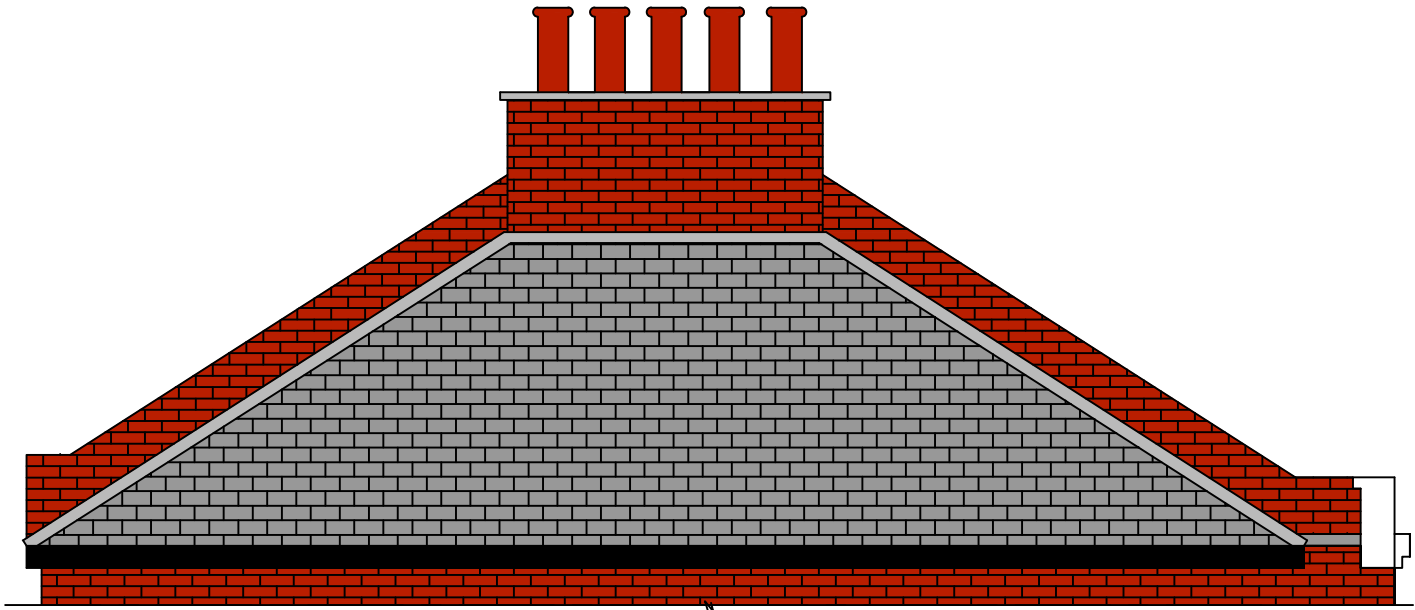
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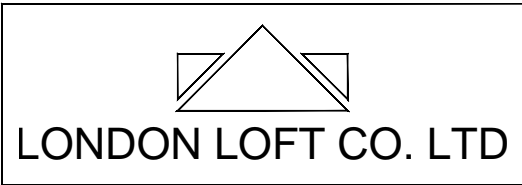
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