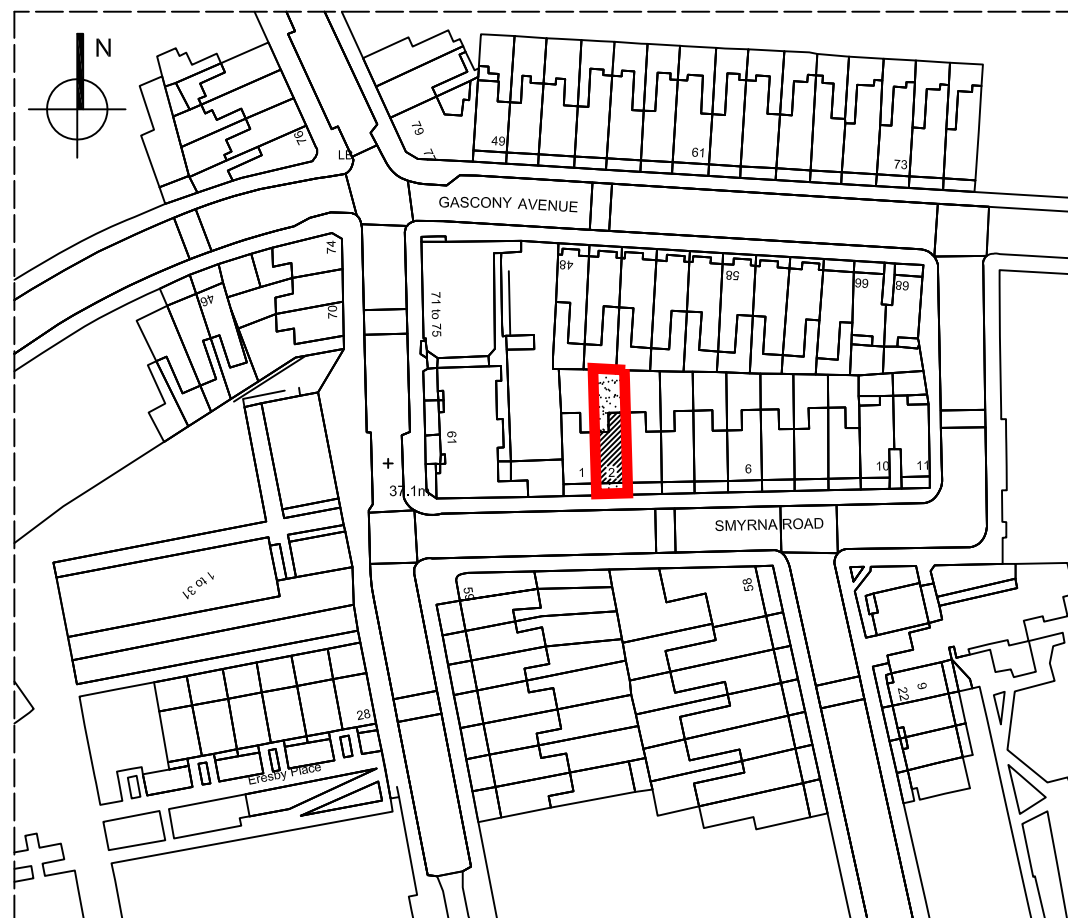


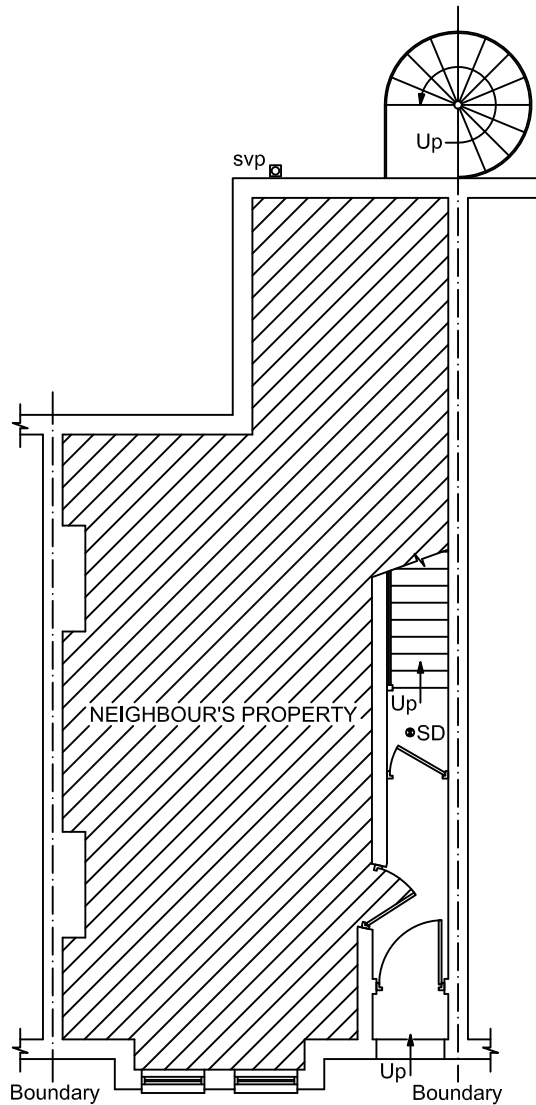
EXISTING FRONT ELEVATION
(scale 1:100)



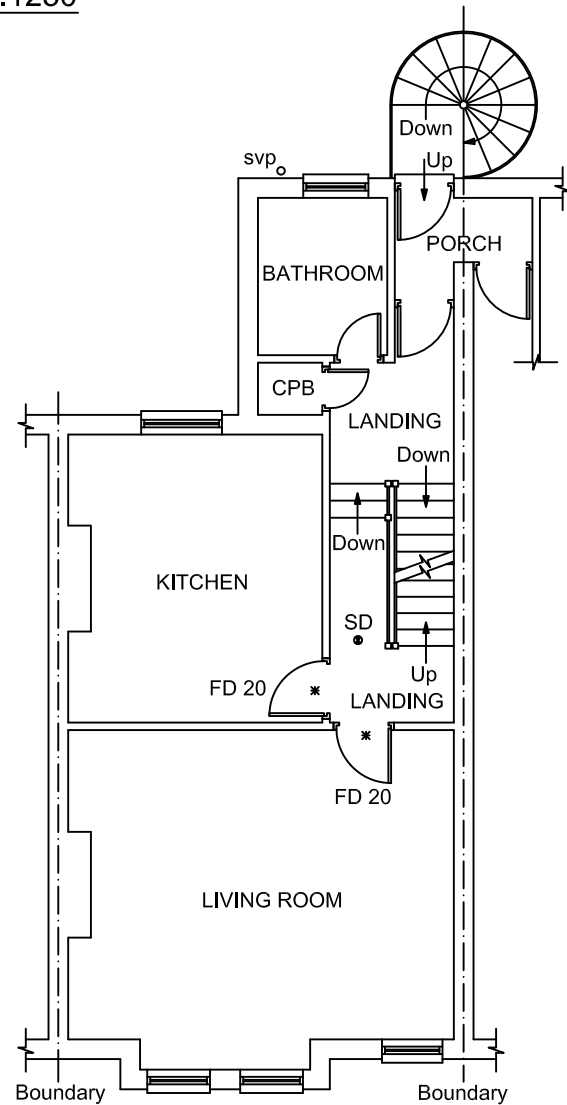
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(scale 1:100)



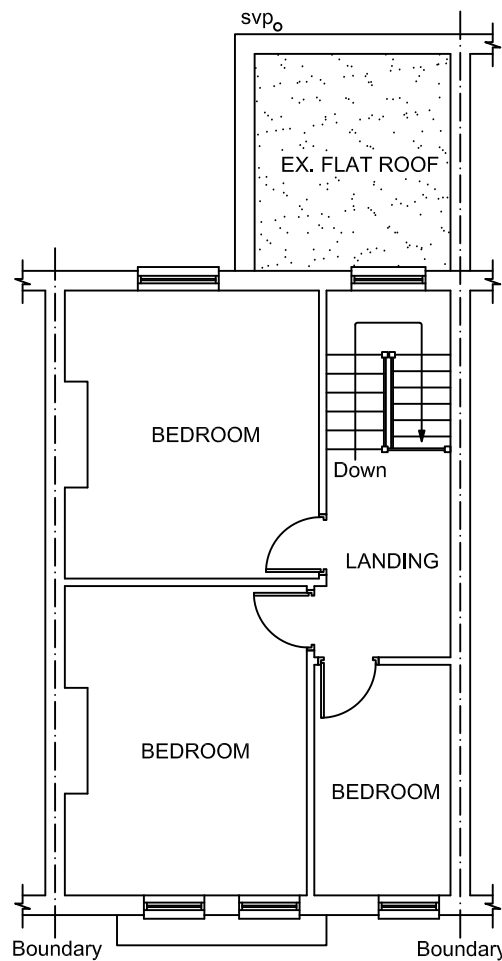
LOCATION PLAN
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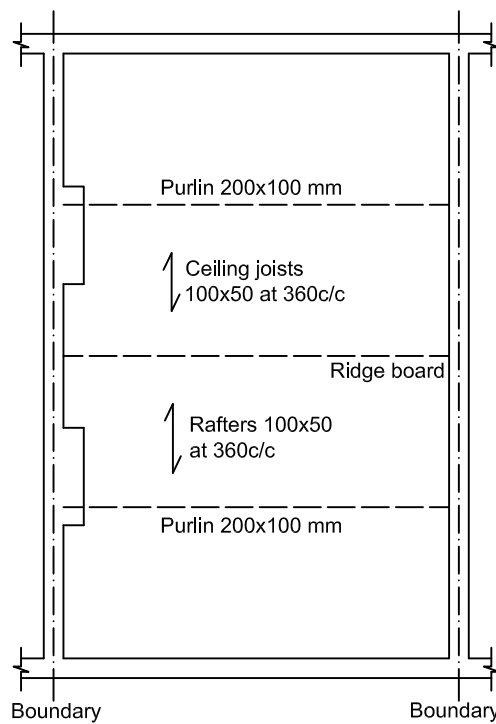
EXISTING AND PROPOSED
GROUND FLOOR PLAN
(scale 1:100)



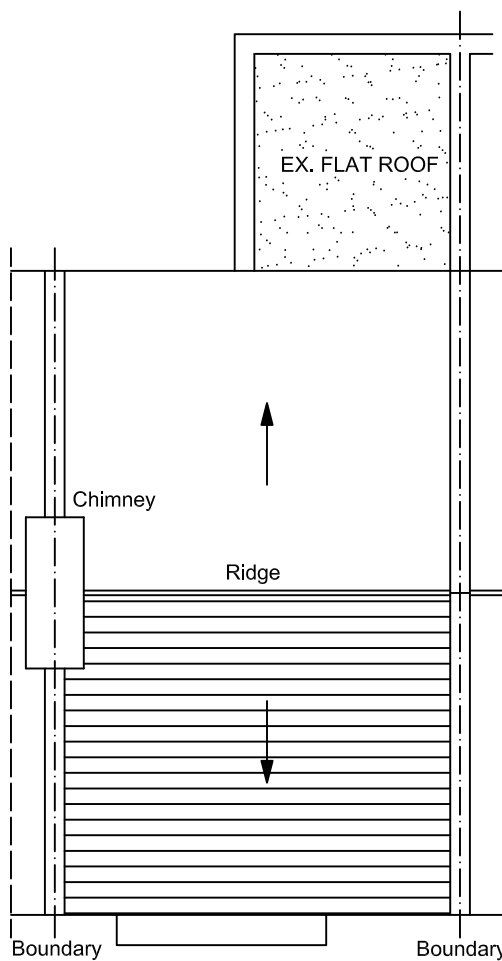
EXISTING AND PROPOSED
FIRST FLOOR PLAN
(scale 1:100)



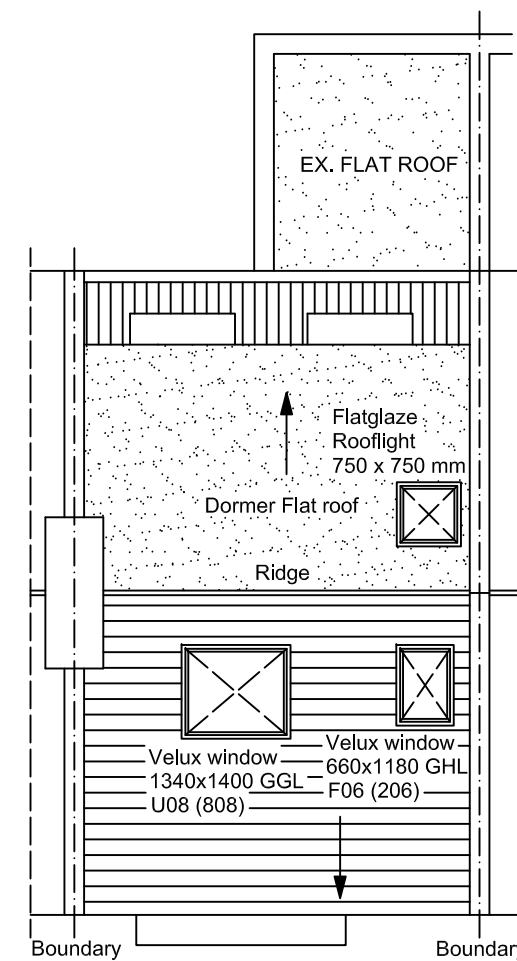
EXISTING SECOND FLOOR PLAN
(scale 1:100)



EXISTING ATTIC FLOOR PLAN
(scale 1:100)



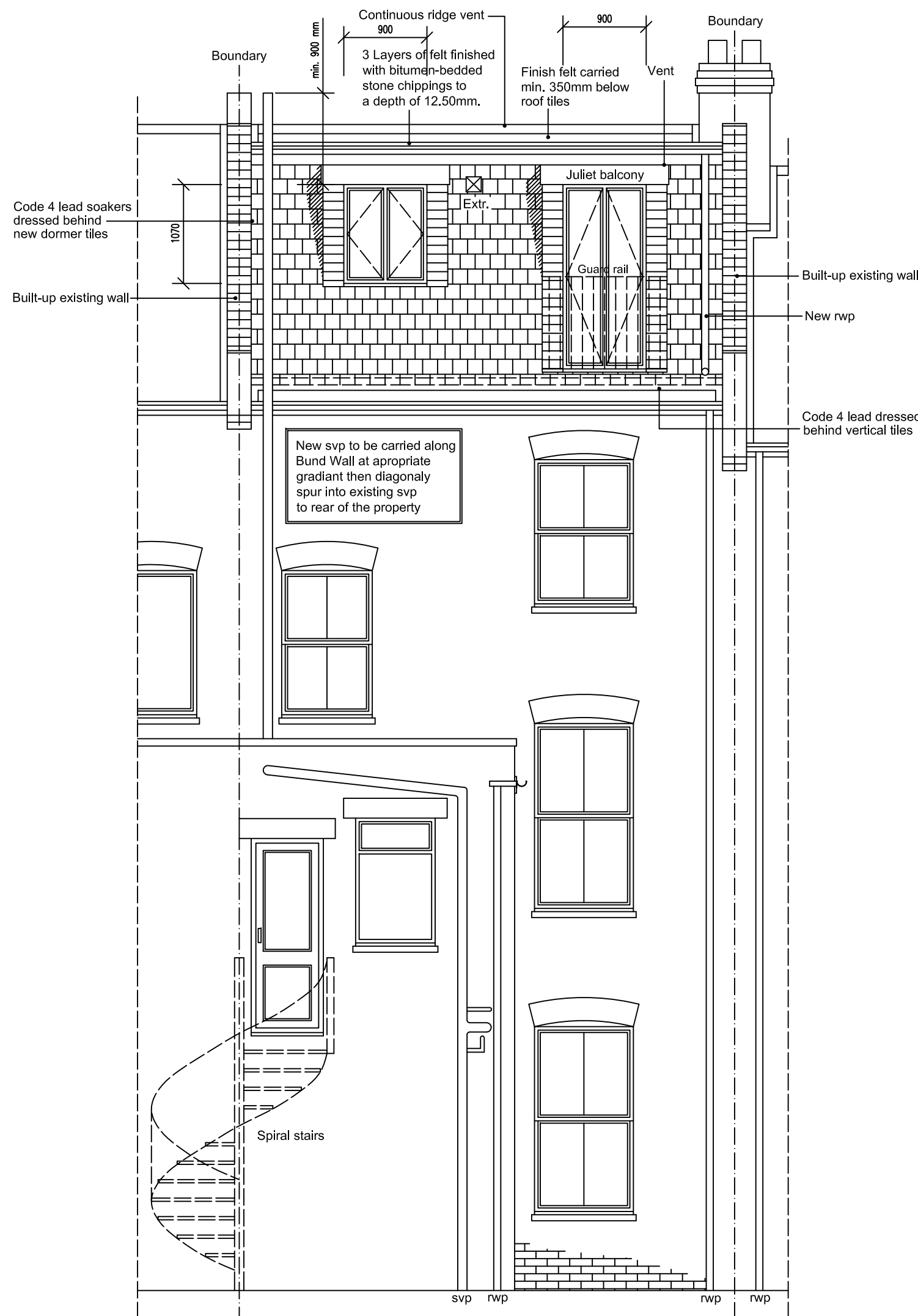
EXISTING ROOF PLAN
(scale 1:100)



PROPOSED ROOF PLAN
(scale 1:100)



PROPOSED FRONT ELEVATION
(scale 1:50)



PROPOSED REAR ELEVATION
(scale 1:50)

SPECIFICATION.

GENERAL :- Attic conversion with dormer window to rear. Where building to boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. All dimensions must be checked on site and not scaled from this drawing. Any dimensions given are in millimetres.

The Contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to KJM Design as soon as possible. Any construction work carried out prior to receiving all necessary approvals for Planning/Building Regulations is entirely at the householders / Clients risk. All building work to be completed to the satisfaction of the Local Authority Building Control Officer and in accordance with the current Building Regulations and as such additional unforeseen building works may be required on site. The Contractor shall inspect all adjoining properties which may be affected by the works prior to the commencement or works and record and report with the owner any defects. The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works. Drawings are produced for the purposes of obtaining Building Regulations Approvals only and DO NOT constitute full working drawings. All Drawings are the copyright of KJM Design. This drawings may not be copied or reproduced without prior written permission.

PART P BUILDING REGULATIONS ELECTRICAL

SAFETY :- Where electrical work is required to comply with Schedule 1 of the Building regulations it will either:

- Be carried out by an individual or company registered under the competent persons scheme.
- Be carried out by an individual or company who will provide a certificate in accord with BS 7671 upon completion.
- Where work is carried out by an individual or company not described above the installation will be tested by a person competent to do so under the provisions of BS 7671 and a certificate issued to the applicant in accordance with the testing requirements of the British Standard.

EXISTING MAIN ROOF STRUCTURE :- The existing main roof structure comprises roof tiles to 100x50mm rafters at 360mm c/c, supported on one number 200x100mm purlins per pitch. Ceiling joists are 100x50mm at 360mm c/c to traditional lath and plaster ceiling.

1. PROPOSED ROOF STRUCTURE :- The existing rafters are to re-inforced with 150x47 C16 at 360 c/c connected to existing with 100x3mm. Wire nails at 400c/c with min. 30mm edge distance. 110mm Kingspan Kooltherm K7 insulation set between rafters at 360c/c with min 50mm ventilation gap maintained to underside of sarking felt as above to underside fixed with a further 37.50mm Kingspan Dry-lining Kooltherm K18 insulation (including 12.5mm plasterboard - vapour check type, manufactured fixed) fixed across face of rafters. To give a total thickness of 135mm Kingspan finished in 12.5mm P/B to give a U-value of 0.18. New timber ridge beam to structural engineer detail supported at existing gable wall and at timber posts as per plans. Support provide to rafters at eaves on via stud at 400c/c with doubled 125x47mm bearer to top with angled fillet to top supported on new bearer beams. 100x47mm C16 for restraint to eaves to existing rafter feet. Existing vents at eaves level are capable to provide 25 000mm²/m. New vents at ridge to be provided with a capacity of 50 000mm²/m. All velux windows to have EDN type flashing for flush fit installation. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

2. DORMER FLAT ROOF CONSTRUCTION :- Three layers of built up roofing class 3 to BS 747 finished with bitumen-bedded stone chippings to a depth of 12.50mm. The top layer to be mineral surfaced bituminous fully bonded to glass fibre based underfelt layer. Vapour barrier on 19mm WBP plywood to BS 1455 all laid to falls via softwood firrings. Softwood treated timber flat roof joists as specified 170x47 C16 at 400mm c/c with min. 100mm end bearing. 100mm Kooltherm K7 is required between the joists and 42.5mm Kooltherm K18 under to provide a 'U' value at 0.18 or better. Height of firrings to suit 50mm ventilated air gap between insulation and plywood. 12.7mm Duplex Gyproc plasterboard and skim finish ceiling internally.

3. DORMER WALLS :- To achieve minimum U Value of 0.28W/m²K Structure to engineer's details and calculations. Tiles hung vertically on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) on 12mm thick WPD external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 150mm x 50mm head & sole plates and vertical studs (with noggin) at 400mm centres or to structural engineer's details & calculations. Insulation between studs to be 100mm Kingspan Thermawall TW55, provide a VCL and 22mm Gyproc Thermaline Basic over the studs. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.



Telephone: 0208 1447778
www.kjm-design.co.uk

Project:

Loft Conversion

For:

Carlos Almeida
2 Smyrna Road
London
NW6 4LY

Scale:

As shown

Dwg. no:

KJM09203

Ref. no:

001C

Drawn by:

K. Miller

Date Drawn:

FEB-2012

