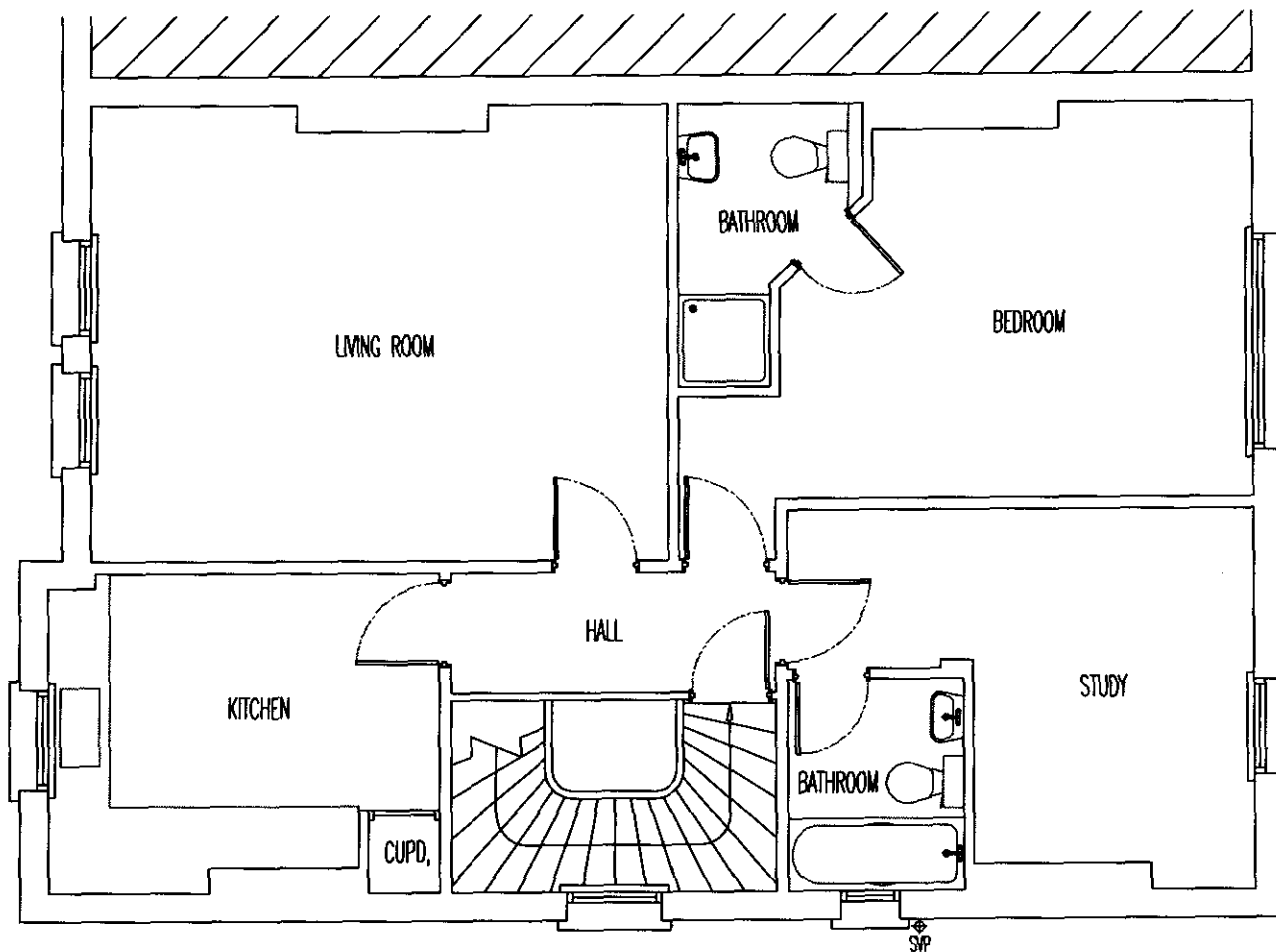
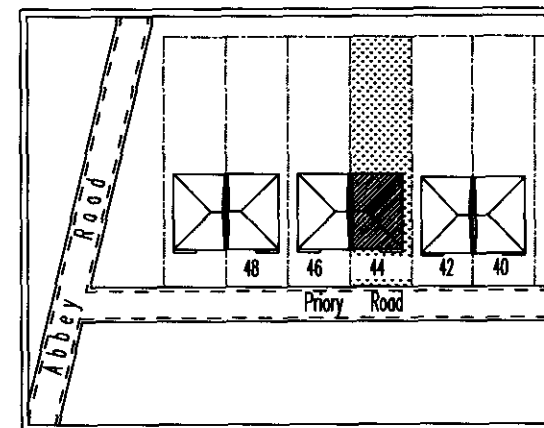




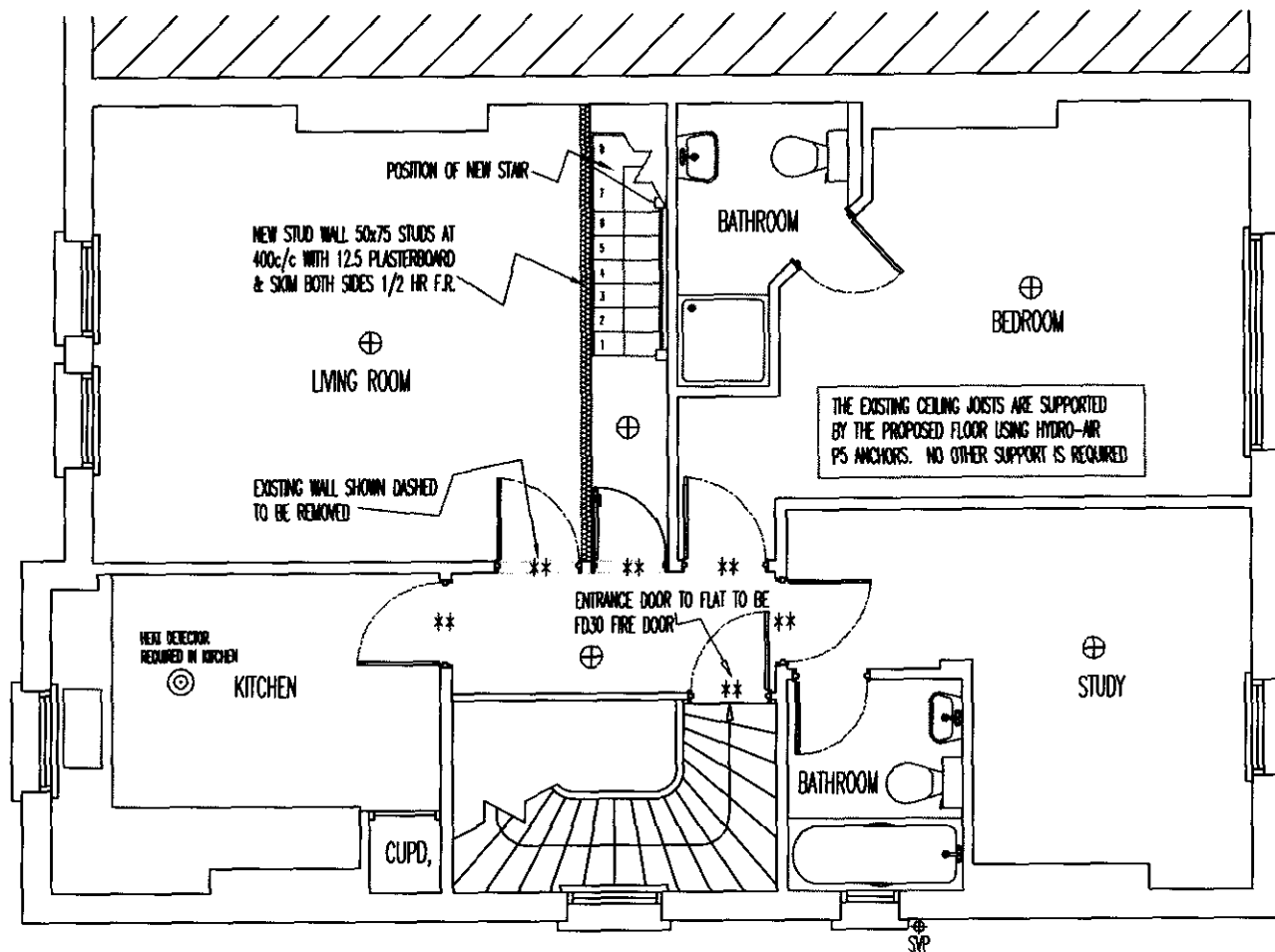
EXISTING SECOND FLOOR @ 1:50



LOCATION PLAN 1:500

REV. (A) Amendment to Council Planning : 21/Dec/2009		
PROJECT: ROOMS IN ROOF SPACE		
CLIENT: Mr Roome & Mrs Wille Top Flat 44 Priory Road LONDON NW6 4SJ		
DATE: August 2009	DRAWING NO: 09/4006-2	
SCALE: 1:50 & 1:100	DRAWN: GR ENG BY:	SHEET NO: 1 OF 11
 THE LOFT CONVERSION SPECIALIST! Tel 0208 566 8686 Fax 0208 566 7441		

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. NO STRUCTURAL CHANGES TO BE MADE WITHOUT AUTHORITY.



PROPOSED SECOND FLOOR @ 1:50

FIRE PRECAUTIONS:
DOORS MARKED THUS ** TO BE F20 FIRE DOORS SET IN FIRE RESISTANT FRAME. DOOR STOPS TO BE 25 X 38 GLUED AND SCREENED ANY GLAZING IN THE STAIR ENCLOSURE TO BE REPLACED WITH 6mm WIRE GLASS. SELF CONTAINED MANN OPERATED INTERLINKED SMOKE ALARMS TO BE FITTED TO ALL LANDING & HABITABLE CEILINGS. SHOWN THUS ⊕ (B.S 5446)

REV. (A) Amendment to Current Planning : 21/Dec/2008

PROJECT: ROOMS IN ROOF SPACE

CLIENT: Mr Roome & Mrs Wille
Top Flat
44 Priory Road
LONDON NW6 4SJ

DATE: August 2009 DRAWING NO: 09/4006-2

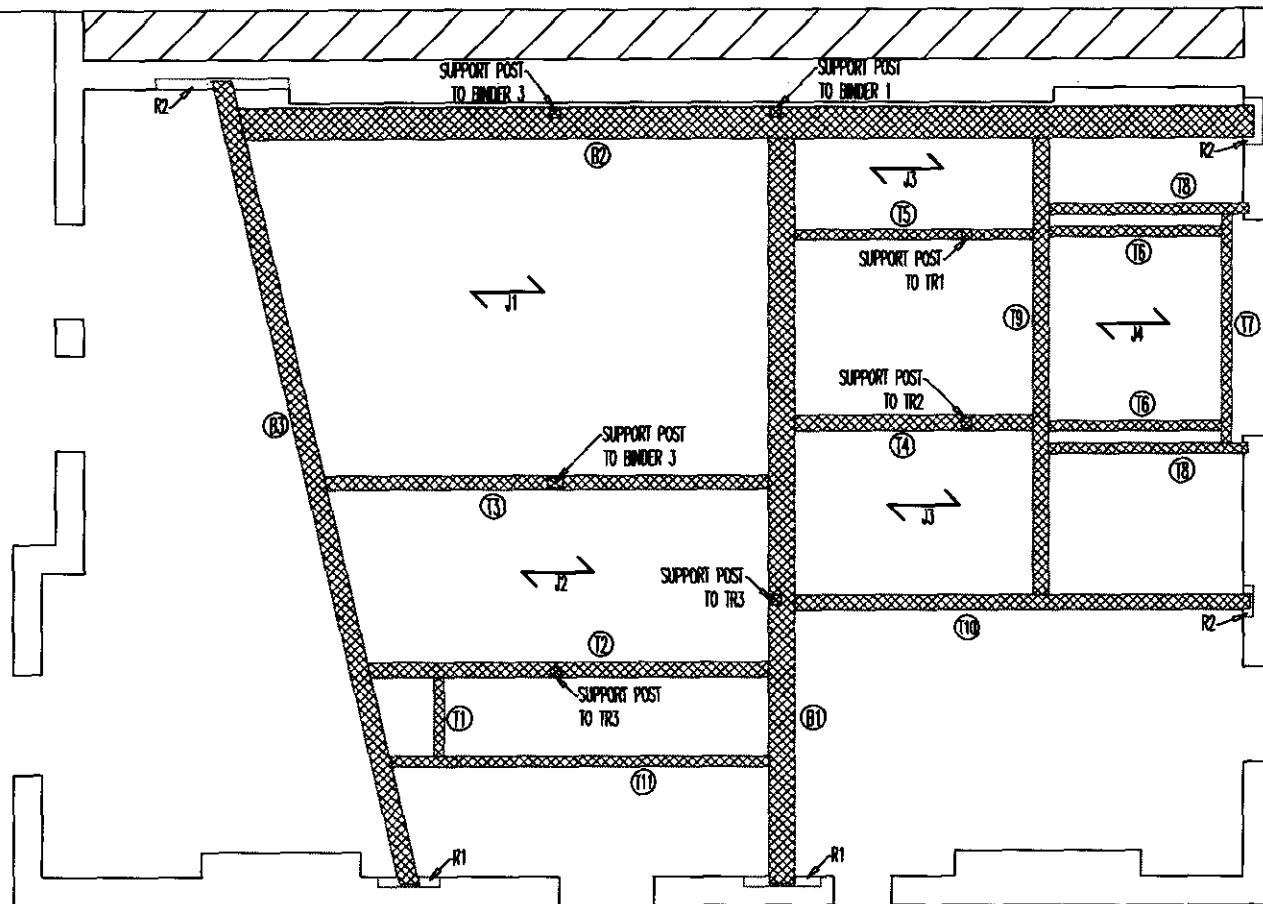
SCALE: 1:50 & 1:100 DRAWN: GR SHEET NO: 2 OF 11
ENG BY:

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STRUCTURAL MEMBERS

EXISTING RAFTERS	50 X 90 C16 @ 380mm C/C
FLAT ROOF JOISTS	50 X 150 C16 @ 380mm C/C
RAFTER TR1, TR2 & TR3	2NO. 50 X 100 C16
ROOF BINDER 1	127 X 76 X 13 UB BEARING R1: FIXED TO BINDER 2 BEARING R2: 100 X 100mm C16 POST FIXED TO RIDGE BEAM AND B2 VIA 100 X 100 X 10mm ANGLE BRACKETS WITH 2NO. M12 GR8.8 BOLTS OR COACH SCREWS PER FACE.
ROOF BINDER 2	152 X 152 X 23 UC BEARING R1: FIXED TO BINDER 3 BEARING R2: 100 X 100mm C16 POST FIXED TO RIDGE BEAM AND T4 VIA 100 X 100 X 10mm ANGLE BRACKETS WITH 2NO. M12 GR8.8 BOLTS OR COACH SCREWS PER FACE.
ROOF BINDER 3	152 X 152 X 23 UC BEARING R1: 100 X 150mm C16 POST FIXED TO RIDGE BEAM AND T3 VIA 100 X 100 X 10mm ANGLE BRACKETS WITH 2NO. M12 GR8.8 BOLTS OR COACH SCREWS PER FACE. BEARING R2: 100 X 100mm C16 POST FIXED TO RIDGE BEAM AND B2 VIA 100 X 100 X 10mm ANGLE BRACKETS WITH 2NO. M12 GR8.8 BOLTS OR COACH SCREWS PER FACE.
FLOOR JOIST J1 + ROOF	75 X 225 C16 @ 380mm C/C
FLOOR JOIST J2 + ROOF	50 X 225 C16 @ 380mm C/C
FLOOR JOIST J3 + ROOF	50 X 175 C16 @ 380mm C/C
FLOOR JOIST J4 (BALCONY)	50 X 150 C16 @ 380mm C/C
T1	2NO. 50 X 100 C16
T2	2NO. 50 X 225 C16
T3	203 X 133 X 30 UB NOTCHED INTO WEB OF BEAMS 3 AND 1 AND FIXED VIA 2NO. 100 X 100 X 10mm ANGLE BRACKETS WITH 2NO. M12 GR8.8 BOLTS PER FACE.
T4	2NO. 50 X 225 C16 FULLY BOLTED BUT MAXI HANGER TO T9
T5	2NO. 50 X 175 C16
T6, T7 & T8	2NO. 50 X 150 C16
T9	152 X 152 X 37 UC LIVE LOAD DEFLECTION OK. NOTCHED INTO WEB OF BEAMS T9 AND B2 VIA 100 X 100 X 10mm ANGLE BRACKETS WITH 2NO. M12 GR8.8 BOLTS PER FACE.
T10	254 X 146 X 37 UB BEARING R1: NOTCHED INTO WEB OF BEAM 1 AND FIXED VIA 2NO. 100 X 100 X 10mm ANGLE BRACKETS WITH 2NO. M12 GR8.8 BOLTS PER FACE. BEARING R2: 15mm M.A. BEARING PLATE SIZE 300 X 100mm
T11	178 X 102 X 19 UB NOTCHED INTO WEB OF BEAMS 3 AND 1 AND FIXED VIA 2NO. 100 X 100 X 10mm ANGLE BRACKETS WITH 2NO. M12 GR8.8 BOLTS PER FACE.
BEAM 1	254 X 254 X 89 UC BEARING R1: 40mm M.S. BEARING PLATE SIZE 750 X 100mm BEARING R2: NOTCHED INTO WEB OF BEAM 2 AND FIXED VIA 2NO. 100 X 100 X 12mm ANGLE BRACKETS 170mm LONG WITH 3NO. M16 GR8.8 BOLTS PER FACE.
BEAM 2	305 X 305 X 118 UC BEARING R1: NOTCHED INTO WEB OF BEAM 2 AND FIXED VIA 2NO. 100 X 100 X 12mm ANGLE BRACKETS 170mm LONG WITH 3NO. M16 GR8.8 BOLTS PER FACE. BEARING R2: 20mm M.S. BEARING PLATE SIZE 450 X 200mm BEAM IS RESTRAINED BY CONNECTION BEAM 1. LIVE LOAD DEFLECTION OK.
BEAM 3	457 X 191 X 89 UB BEARING R1: 35mm M.S. BEARING PLATE SIZE 600 X 100mm BEARING R2: 1308 X 100mm PADSTONE BEAM IS NOTCHED TO SIT ON TOP FLANGE OF BEARING.
PADSTONE (BEAM 3)	203 X 102 X 23 UB NOTCH BEAM 3 TO SIT OVER TOP FLANGE OF BEARING WITH 200 X 100 X 20mm THICK PLATE WELDED TO WEB OF B3.



FLOOR LAYOUT

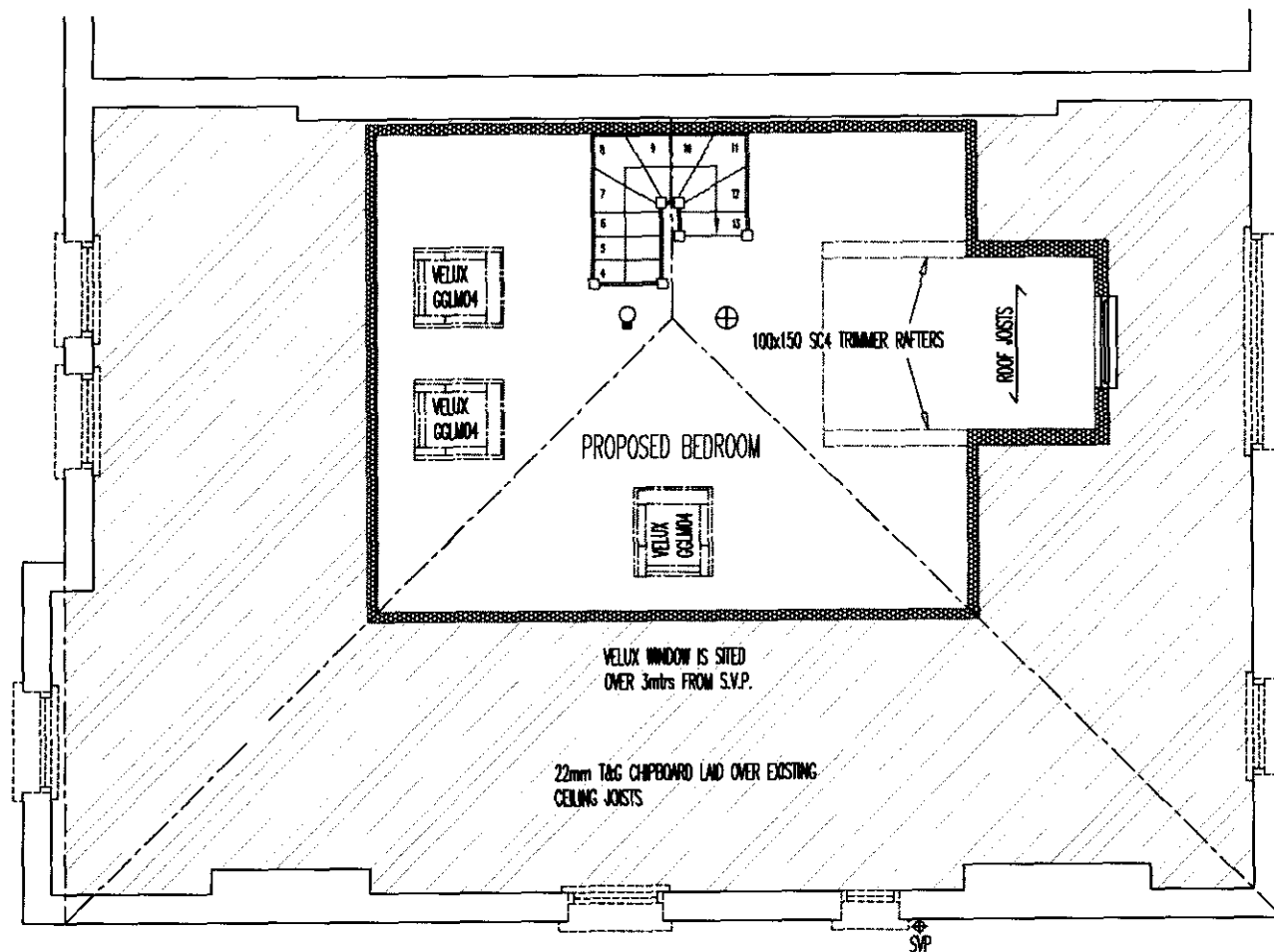
FLOOR:
22mm T&G CHIPBOARD FLOORING ON 2X2 SOFTWOOD JOISTS (C16)
@ 400c/c FIXED TO BEAMS USING GALVANIZED JOIST HANGERS.
JOISTS AND BEAMS TO BE 20mm CLEAR OF EXISTING CEILING CONSTRUCTION
AND 50mm CLEAR OF CHIMNEY FLUES. DOUBLE FLOOR JOISTS UNDER ALL
PARTITIONS. ALL MULTIPLE BEAMS TO BE BOLTED AT 600c/c USING M12
BOLTS. ALL STRUCTURAL STEEL WORK TO BE ENCASED IN 2 LAYERS OF
12.5mm PLASTERBOARD WIRED AT 150mm c/c

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REV. (A) Amendment to Conden Planning : 21/Dec/2008		
PROJECT: ROOMS IN ROOF SPACE		
CLIENT: Mr Roome & Mrs Wille Top Flat 44 Priory Road LONDON NW6 4SJ		
DATE: August 2009	DRAWING NO: 09/4006-2	
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 Tel 0208 566 8686 Fax 0208 566 7441		

INC CERTIFICATE TO BE
PROVIDED ON COMPLETION

ENERGY EFFICIENT LIGHT FITTING CAPABLE
OF TAKING ONLY LAMPS OF LUMINOUS
EFFICIENCY GREATER THAN 40 LUMENS PER
CIRCUIT WATT SHOWN THIS 



ROOM PLAN @ 1:50

PLUMBING:

RESITE ANY TANKS AND PIPES INTO ROOF VOID OR NEW CUPBOARD.
BATH, SHOWER, BASIN AND BIDET WASTE PIPES TO BE 40mm DIA RUNS OVER
3mtrs TO BE 50mm DIA ALL CONNECTED VIA 75mm DEEP SEAL TRAPS, WC
WASTE PIPE TO BE 110mm DIA, ALL CONNECTED SEPARATELY TO EXISTING SVP
OR NEW 110mm UPVC BRANCH PIPE. ALL WASTE PIPES TO HAVE 1:40 FALL.
ROOFING ACCESS AT ALL CHANGE OF DIRECTION. EXISTING VENT PIPE TAKEN
900mm ABOVE WINDOW HEADS AND FITTED WITH CAGE.

VELUX ROOF WINDOWS:

ALL VELUX WINDOWS TO BE DOUBLE GLAZED LOW-E SOFT COATING WITH
22mm GAP BETWEEN PAMES AND FITTED TO MANUFACTURERS INSTRUCTIONS
TRIMMED BOTH SIDES WITH DOUBLED UP RAFTERS.

STAIR:

MADE TO GIVE 14 EQUAL RISERS OF 210 mm AND 13 EQUAL GOINGS OF 234 mm
MAX PITCH OF NEW STAIR 42° MINIMUM GOING OF TAPERED TREADS 50mm
WIDTH OF NEW STAIR 696 mm HANDRAIL PROVIDED TO RISK SIDE OF STAIR SET
900mm ABOVE PITCH LINE. VERTICAL SPINDLES SET AT 99mm MAX SPACINGS
BALUSTRADES AS HANDRAIL.

ELECTRICAL:

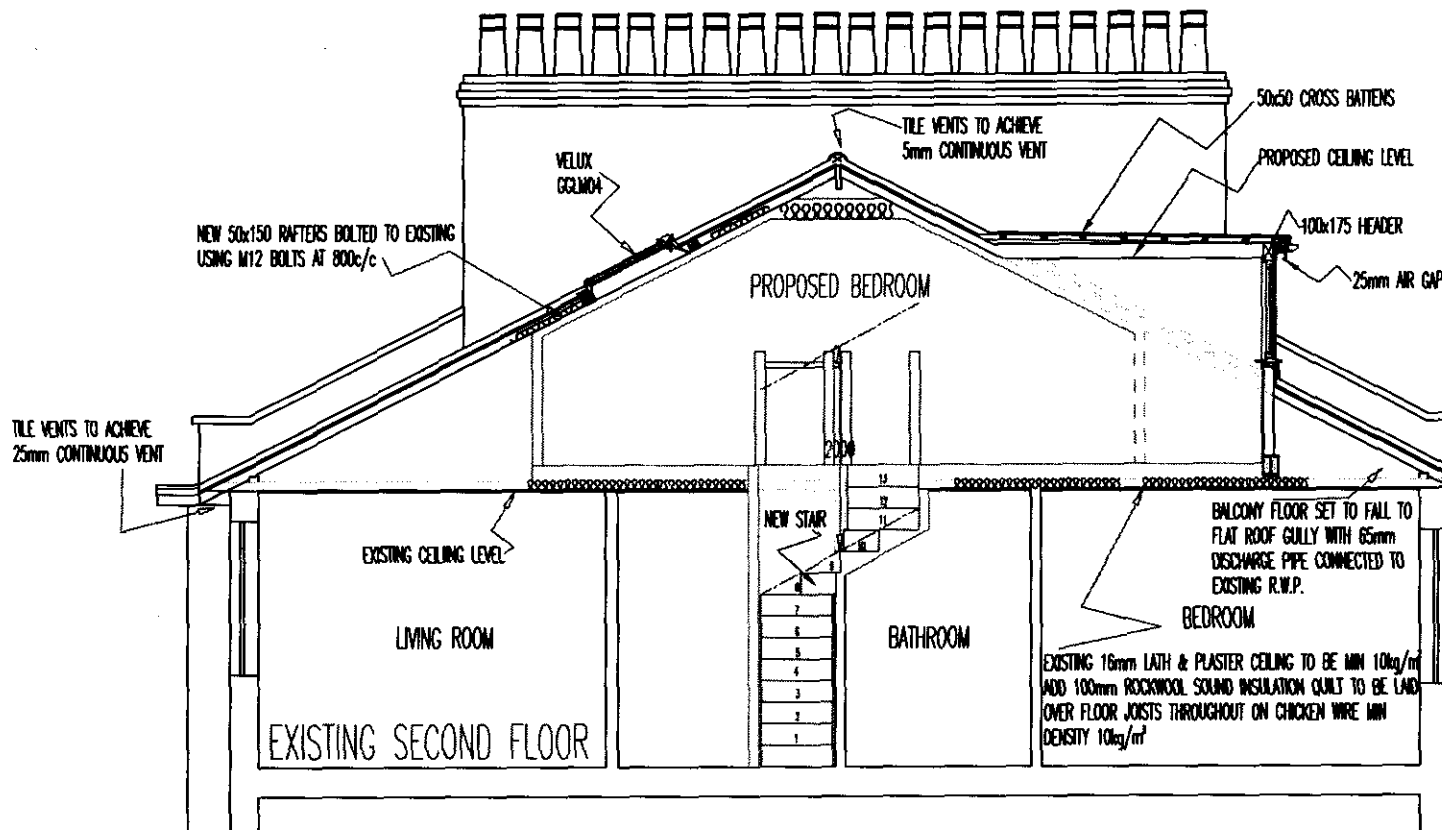
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF
PART P (ELECTRICAL SAFETY) MUST BE DESIGNED/INSTALLED/INSPECTED
AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO THE
COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P. HAS
BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS7671
ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK
BY A PERSON COMPETENT TO DO SO.

STUDYWORK PARTITIONS:

75x50 SW STUDS @ 400c/c NOGGINS @ 800mm c/c 75x50mm SOLE
& TOP RAILS. DOUBLE UP JOISTS BELOW PARTITIONS UNLESS OTHER-
WISE SPECIFIED. ONE LAYER 12.5mm PLASTERBOARD MIN 10kg/m² &
3mm SKIM COAT FINISH BOTH SIDES WITH 80mm GYPGLASS 1000
SOUND INSULATION QUILT MIN 10kg/m² INFILL THROUGHOUT

REV. (A) Amendment to Council Planning : 21/Dec/2009		
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DATE: August 2009	DRAWING NO: 09/4006-2	
SCALE: 1:50 & 1:100	DRAWN: GR ENG BY:	SHEET NO: 4 OF 11
 TOP FLIGHT THE LOFT CONVERSION SPECIALIST!		
Tel 0208 566 8686 Fax 0208 566 7441		

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DORMER FLAT ROOF COLD DECK:
 FLAT ROOF TO BE COVERED WITH 12mm MINERAL CHIPPINGS BEDDED IN HOT BITUMEN OVER THREE LAYERS OF B.S.747 ROOFING FELT BONDED TOGETHER WITH HOT BITUMEN ON 18mm PLY WOOD DECKING TO COMPLY WITH B.S.1455 ON FURRING PIECES THAT PROVIDE A MINIMUM FALL OF 1:40 ON 50x50mm S.W. CROSS BATTENS ON ? X ? S.W. JOISTS GRADE C16 AT 400c/c. PROVIDE SOLID RAFT BRIDGING AT MID SPAN, LAY 140mm CELOTEX XRS140 INSULATION BETWEEN JOISTS WITH SECOND LAYER 12mm CELOTEX TB3012 INSULATION BOARD OVER. POLYTHENE VAPOUR BARRIER TO WARM SIDE OF INSULATION. CEILING TO BE COVERED WITH 12.5mm DUPLEX PLASTERBOARD AND SET WITH PLASTER. ALLOW 25mm VENTILATION GAP BETWEEN FASCIA BOARD AND WALLS TO PROVIDE CROSS VENTILATION. FORM UP-STAND AND WEATHER FELT OVER TOPS OF FASCIA BOARD.
 UPVC FASCIA ALL AROUND WITH 100mm GUTTER SET TO FALL TO 65mm DOWNPIPE.

DORMER STUD WALLS TILE:
 SW STUD WALL WITH 100 x 50mm STUDS AT 400mm CENTERS AND 100 x 100mm POST TO EACH SIDE OF THE WINDOW OPENING 100 x 75mm HEAD AND SOLE PLATE AND INTERMEDIATE NOGONS. STUD FACED EXTERNALLY WITH 12mm RESIN BONDED PLYWOOD, 1 LAYER OF REINFORCED BREATHABLE FELT, HORIZONTAL BATTENS OF 38 x 19mm AT 100mm CENTRES COVERED BY REDLAND PLAIN TILES OR SIMILAR, ONE LAYER 90mm CELOTEX G3050 INSULATION BETWEEN STUDS WITH SECOND LAYER 12mm CELOTEX TB3012 INSULATION BOARD OVER WITH VAPOUR BARRIER AND 12.5mm DUPLEX PLASTERBOARD AND SKIM INTERNALLY. ALL WALLS WITHIN 1mR OF THE BOUNDARY TO HAVE 10mm MASTERBOARD WELL NAILED TO OUTSIDE FACE OF STUDS TO ACHIEVE HALF HOUR FIRE RESISTANCE.

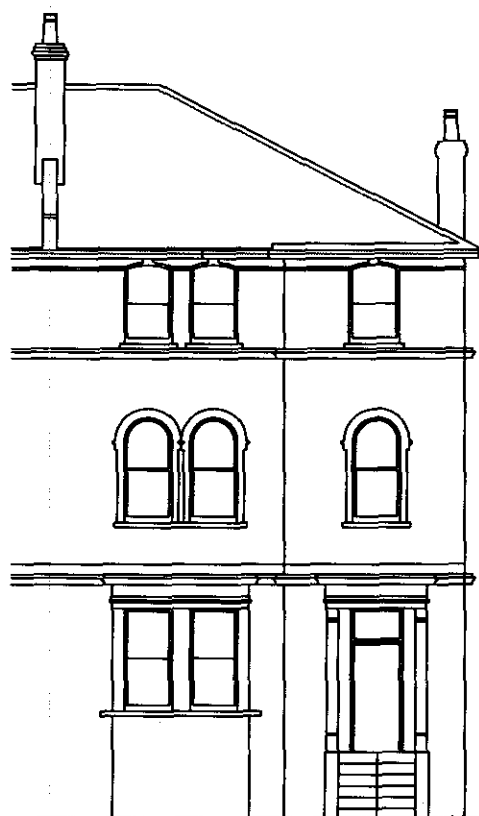
WALL & SLOPE:
 50 x 100 S.W. STUDS AT 400c/c FIXED TO 50 x 100 HEAD AND SOLE PLATES. CAVITIES FILLED WITH TWO LAYERS 50mm CELOTEX G3050 INSULATION BOARD WITH 12.5mm DUPLEX PLASTERBOARD AND SKIM FINISH. ROOF SLOPES TO HAVE ONE LAYER 50mm CELOTEX G3050 INSULATION BOARD CUT BETWEEN RAFTERS WITH SECOND LAYER 60mm CELOTEX G3050 INSULATION BOARD OVER. MAINTAIN 50mm AIR GAP ABOVE INSULATION. POLYTHENE VAPOUR BARRIER TO WARM SIDE OF INSULATION WITH 12.5mm DUPLEX PLASTERBOARD AND SKIM INTERNALLY. INTERNAL STUD PARTITIONS TO BE 100x50 S.W. HEAD AND SOLE PLATE SECURED TO FLOOR AND CEILING. 100 x 50mm STUDS AT 400c/c WITH NOGONS. 100mm SOUND DEADENING FIBER GLASS QUILT BETWEEN TIMBERS, ENCASE WITH WALLBOARD 10KG/M2 AND SET WITH PLASTER BOTH SIDES (HALF HOUR FIRE RESISTANT). WHERE WALLS RUN PARALLEL TO FLOOR JOISTS, THESE ARE TO BE DOUBLED UP AND BOLTED TOGETHER.

SECTION 1:50

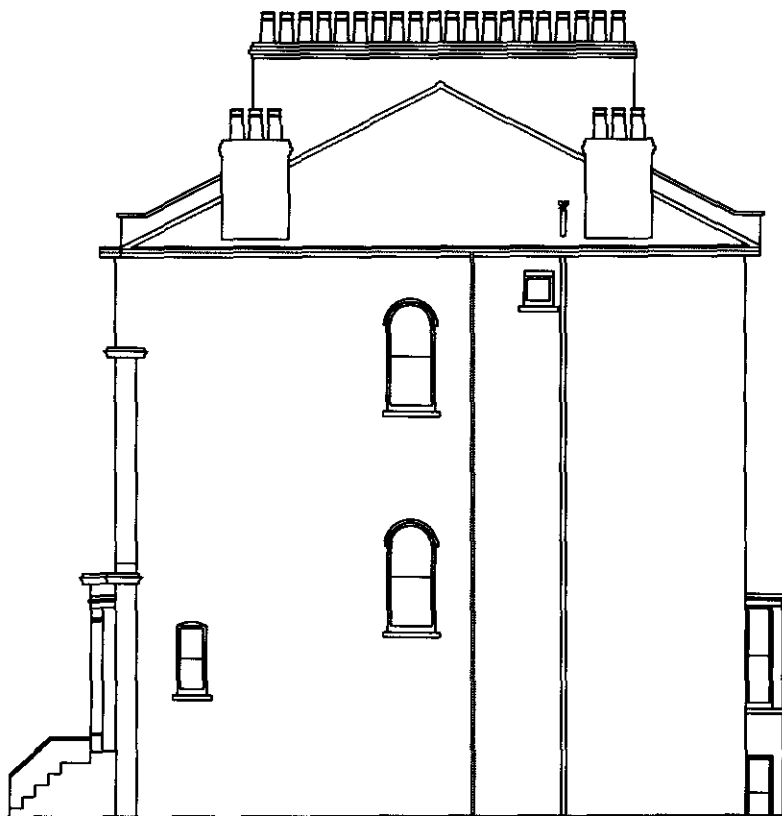
WINDOWS & VENTILATION:
 GLAZING IN ALL DOORS TO BE FITTED WITH SAFETY TOUGHENED OR LAMINATED GLASS EXCEPT FIRE DOORS. ALL EXTERNAL WINDOWS AND DOORS TO HAVE DOUBLE GLAZED UNITS WITH A 22mm AIR GAP AND LOW-E GLASS ON THE INNER PANE TO MEET A U-VALUE OF 1.8W/M2K FOR PVC-U AND TIMBER AND 1.8W/M2K FOR ALUMINIUM AND STEEL. HABITABLE ROOMS TO HAVE A MIN OPENING OF 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 MIN FREE AREA OF 8000mm2 SQU. NEW SHOWER OR BATHROOM TO HAVE A TRICKLE VENT OF 4000mm2 IF FITTED WITH WINDOW AND MECHANICAL VENTILATOR TO ACHIEVE 15L/S EXTRACTION. SAFETY GLASS TO BE USED WHEN LOWER THAN 800mm ABOVE F.L. PROPRIETARY TILE AND SLATE VENTS TO PROMOTE VENTILATION EQUAL TO 25mm CONTINUOUS AT EAVES LEVEL AND 5mm CONTINUOUS AT RIDGE LEVEL.

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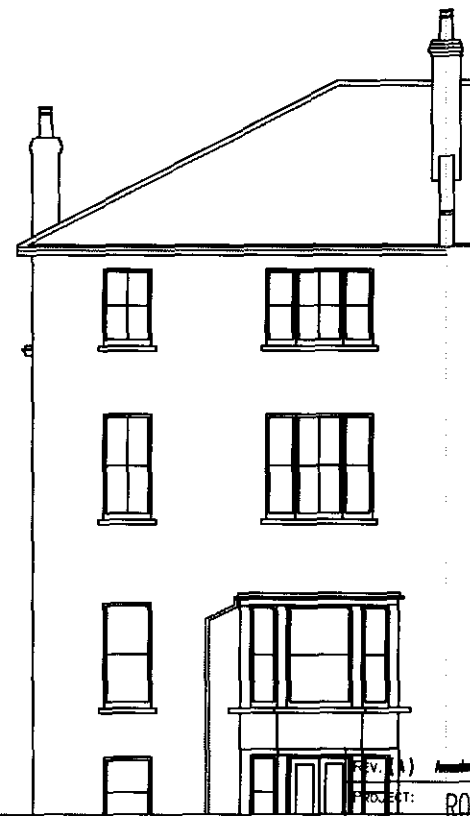
REV. (A) Amendment to Condition Planning : 21/Dec/2008	
PROJECT: ROOMS IN ROOF SPACE	
CLIENT: Mr Roome & Mrs Wille Top Flat 44 Priory Road LONDON NW6 4SJ	
DATE: August 2009	DRAWING NO: 09/4006-2
SCALE: 1:50 & 1:100	DRAWN: GR ENG BY: SHEET NO: 5 OF 11
TOP FLIGHT THE LOFT CONVERSION SPECIALIST! Tel 0208 566 8686 Fax 0208 566 7441	



EXISTING FRONT ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



EXISTING REAR ELEVATION 1:100

Amendment to Consent Planning : 21/Dec/2008

PROJECT: ROOMS IN ROOF SPACE

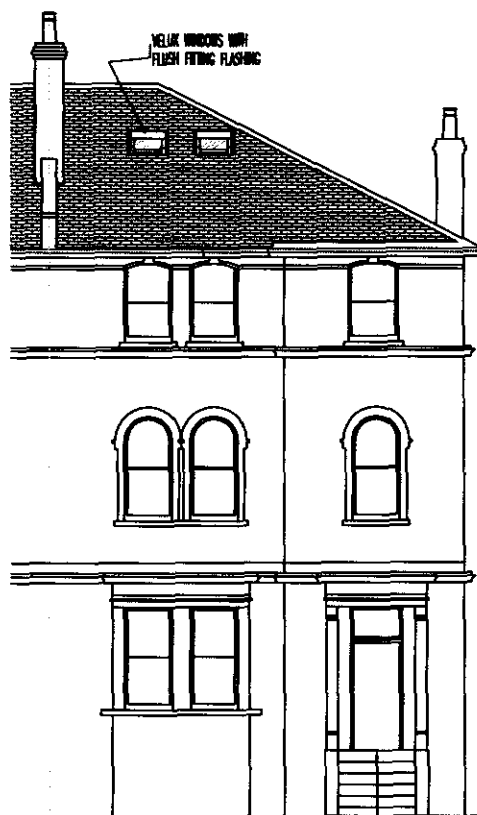
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Top Flat
44 Priory Road
LONDON NW6 4SJ

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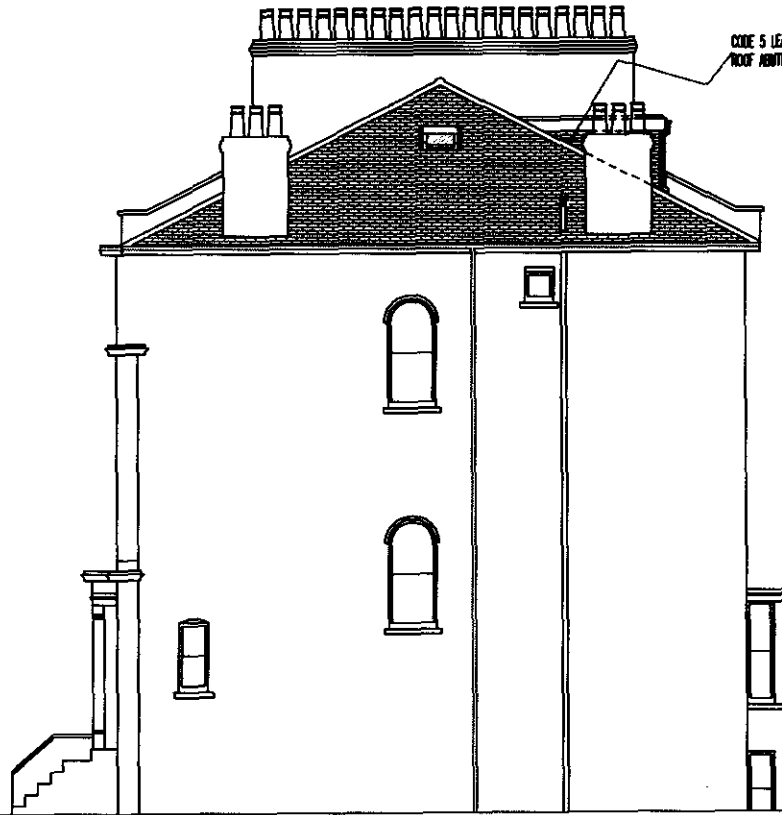
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ENG BY:

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PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION

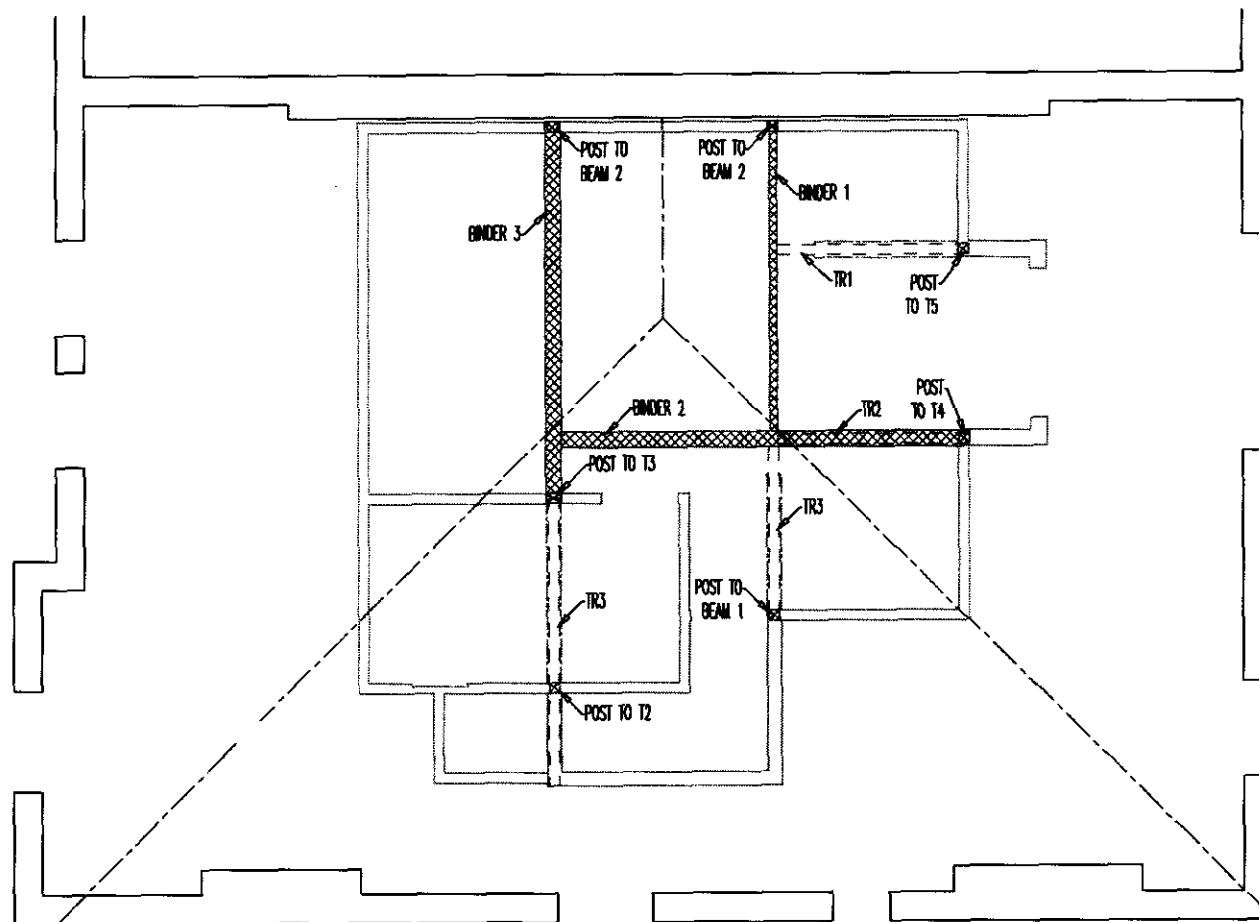
Amendment to Condition Planning : 21/Dec/2008

PROJECT: ROOMS IN ROOF SPACE

CLIENT: Mr Roome & Mrs Wille	
Top Flat	
44 Priory Road	
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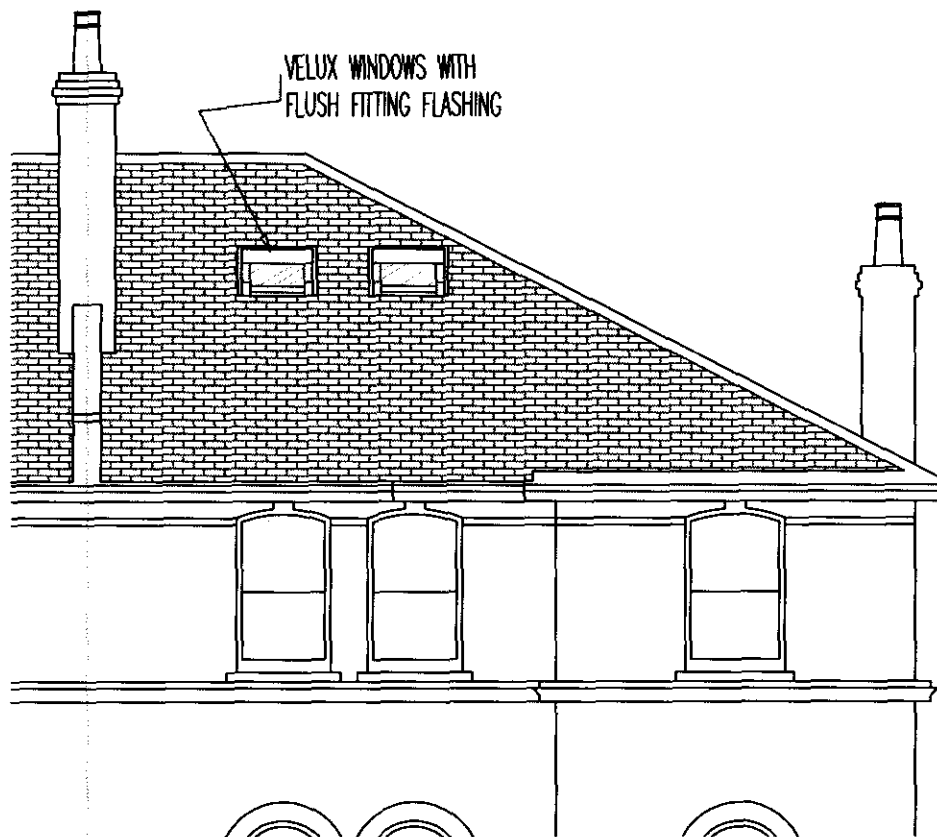
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ROOF STRUCTURE @ 1:50

REV. (A) Amendment to Garden Planning : 21/Dec/2009		
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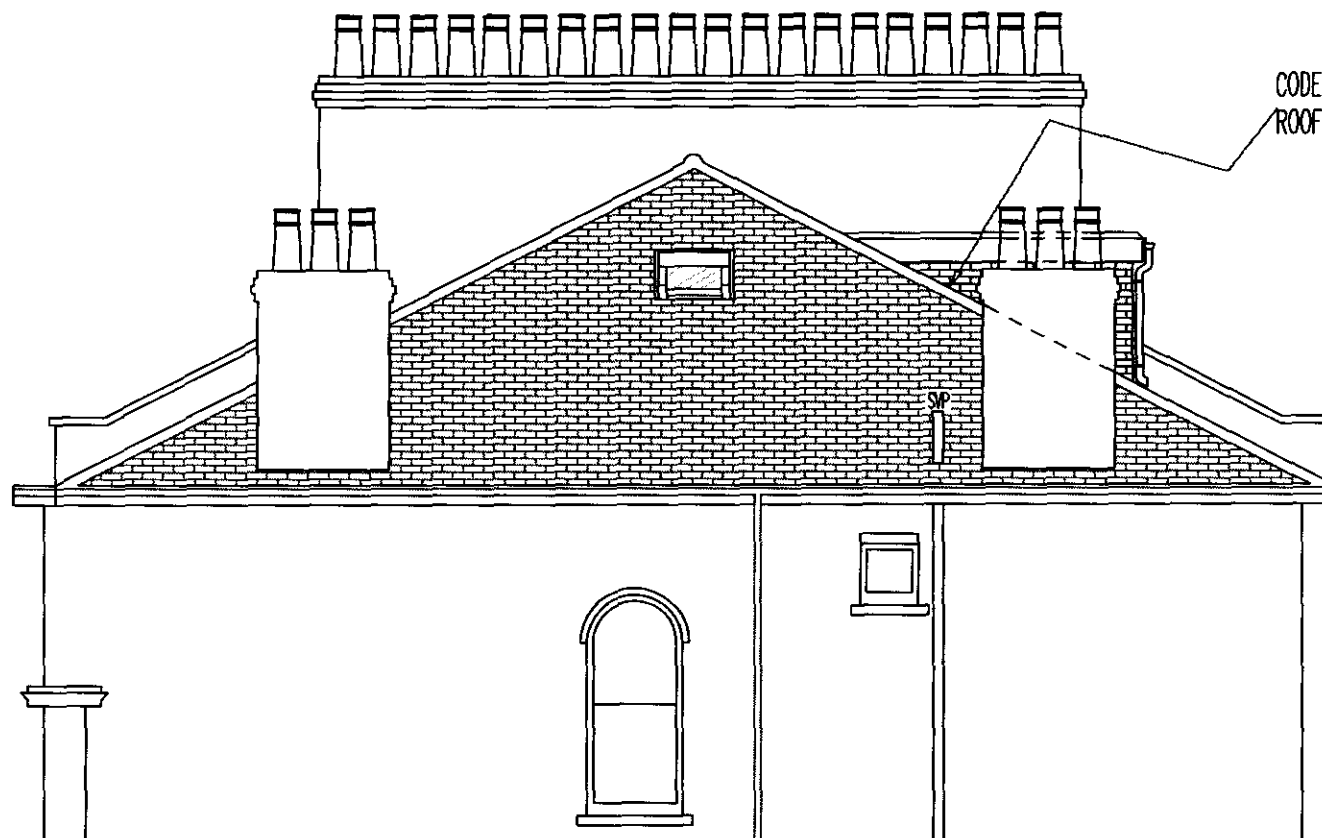
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PROPOSED FRONT ELEVATION 1:50

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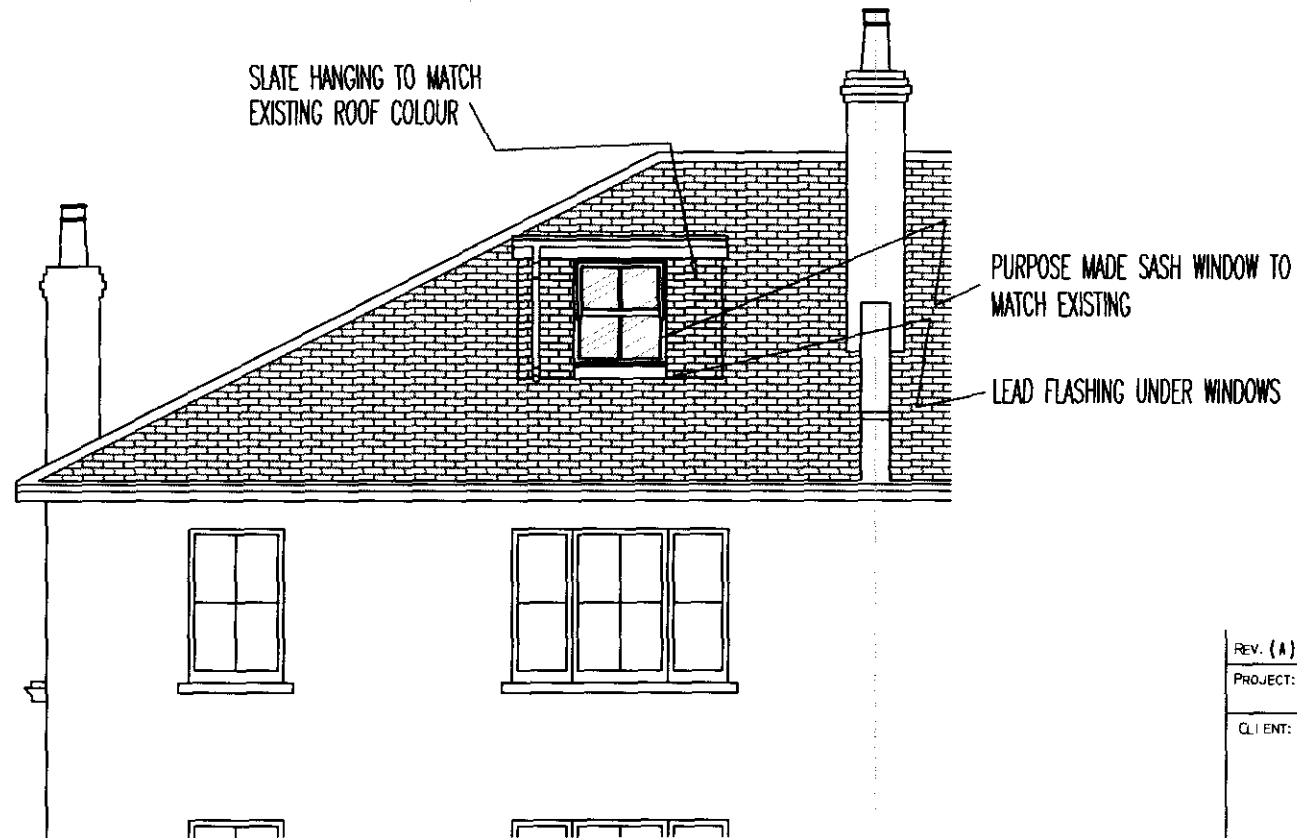


CODE 5 LEAD FLASHINGS TO ALL
ROOF ABUTMENTS

PROPOSED SIDE ELEVATION 1:50

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PROPOSED REAR ELEVATION @ 1:50

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