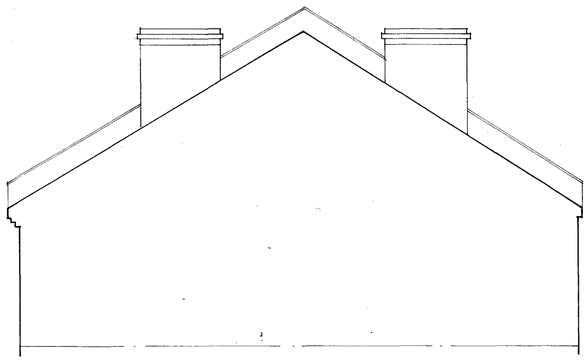
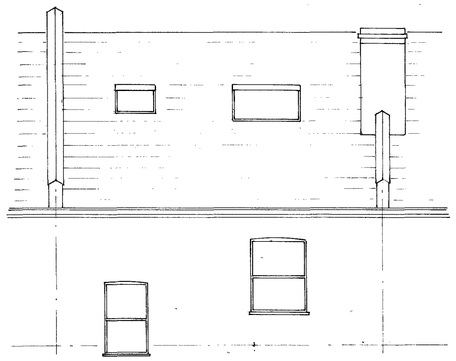
proposed front elevation



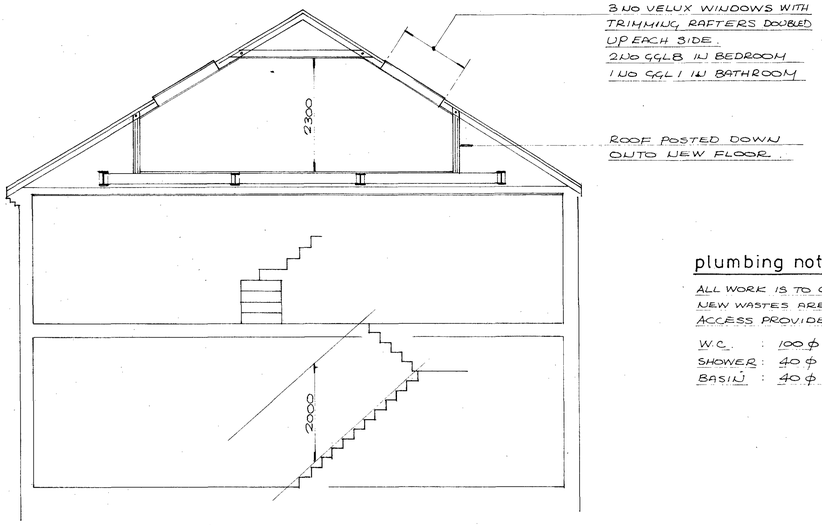
existing flank elevation (unchanged)



proposed rear elevation

beam details :

BEAM 1 :
BEAM 2 :
BEAM 3 :
BEAM 4 :
BEAM 5 :



3 NO VELUX WINDOWS WITH TRIMMING RAFTERS DOUBLED UP EACH SIDE.
2 NO GGL8 IN BEDROOM
1 NO GGL1 IN BATHROOM

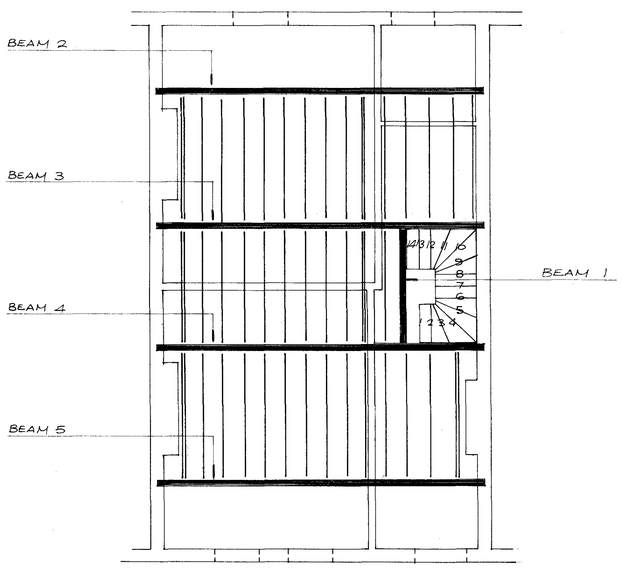
ROOF POSTED DOWN ONTO NEW FLOOR.

section

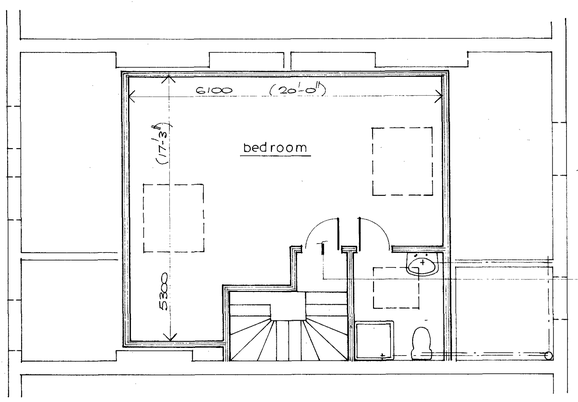
plumbing notes :

ALL WORK IS TO COMPLY WITH CP 304 & BS 5572
NEW WASTES ARE TO BE IN PVC WITH RODDING ACCESS PROVIDED AT ALL CHANGES OF DIRECTION

W.C : 100 ϕ WITH 75 MIN TRAP & 75 FALL
SHOWER : 40 ϕ WITH ANTISYPHONIC TRAP & 1:40 FALL
BASIN : 40 ϕ WITH ANTISYPHONIC TRAP & 1:40 FALL



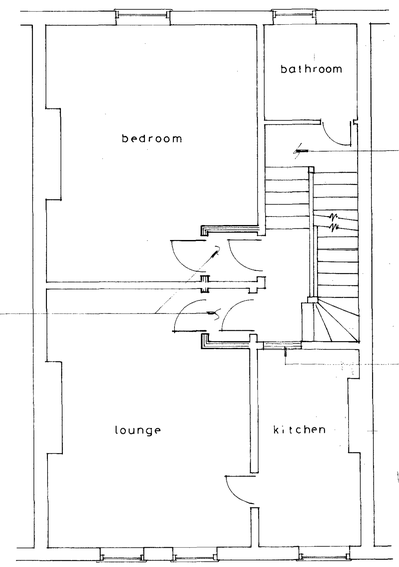
proposed beam/joist layout



2 NEW LOBBYS PROVIDED TO 1/2 HOUR STAUDARD AS PER NOTE 5 WITH 4 NO 1/2 HOUR SELF CLOSING FIREDOORS ON 35 x 25 STOPS SCREWED & GLUED

NEW 1/2 HOUR FIREDOOR.

proposed loft room



WALLS TO EXISTING STAIRCASE ENCLOSURE PROVIDE 1/2 HOUR FIRE RESISTANCE

KITCHEN DOOR INFILLED WITH 12 PLASTERBOARD BOTH SIDES WITH 5 PLASTER FINISH

TP9005094

existing 2nd floor flat

showing new lobbys to provide alternative means of escape

specification

1 No dimensions to be scaled and all to be checked on site

2 All work is to be to local authority satisfaction and comply with the current building regulations

3 Ceiling :-
100x50 joists connected across existing rafters and fixed using 10 dia black bolts and timber connectors.
Infill between joists with 100 fibreglass insulation.
Ceiling to be 10 plasterboard with plaster skim.
In sloping areas insulation is to be 50 thick coolag silverline wedged between existing rafters so as to maintain 50 air void to underside of roof covering use 10 foilbacked plasterboard with plaster skim.

4 Floor construction :-
Existing floor construction is 25 T&G/plain edge boards on 175x50 joists with 16 lath and plaster / 12 plasterboard with 5 plaster finish ceilings.
New floor is to be 22 T&G boards/floor grade chipboard laid across 200x50 joists at 400 crs with solid timber noggings at mid span.
Joists to be doubled up under stud partitions.

5 Stud partitions :-
75 x 50 studs at 400 crs with top and bottom plates and noggings. Studs to be infilled with 75 fibreglass insulation. Studs to be lined with plasterboard thus :-
walls enclosing staircase to have 12 plasterboard both sides with 5 plaster finish. Internal faces of all other walls to have 10 plasterboard + skim.
External faces (facing roof void) to have 12 plasterboard

6 New staircase :-
Open plan/closed plan 600/[redacted] minimum width between wall and handrail.
Provide 14 equal risers of 214 in 2996 with goings of 238 maximum pitch to be 42° Ballustrade to have no opening greater than 100. Handrail to be minimum 840 above nosings and 900 above floors and landings.
Provide 2000 headroom vertically above nosing line of new and existing staircase.
Tapered treads to have minimum goings of 50 and equal goings of 220 minimum measured at centre of main flight all as indicated in diagram 6a in part K1 of the building regulations. Staircase manufacturer is to check all dimensions prior to making staircase.

7 Timbers :- (Grade SC3)
Beam to beam connection : metal joist hanger
joist to beam connection : jitfy hanger
post to beam connection : multi grip connector

8 Steelwork :-
Beam to beam connection : 2 / 80x80 L's with 2/12 ϕ black bolts per leg.
Where timber joists span from steels they are to be packed into the web and nogged. Case beams with 20 plasterboard bound with 1-6 wire bindings at 100 crs and finish with 7 gypsum plaster.

LONDON BOROUGH OF CAMDEN PLANNING AND TRANSPORT DEPARTMENT 13 FEB 1990 RECEIVED

LONDON BOROUGH OF CAMDEN TOWN AND COUNTRY PLANNING ACTS
25 JUL 1990
PLANS APPROVED ON BEHALF OF THE COUNCIL

Rev	Date	Description

THE LOFT CENTRE
Inc Snowglen Loft Conversions
90, Mays Lane, Barnet, Hertfordshire EM5 2DZ
Telephone 01-447 1323

project
MR GLADWELL
179, GOLDHURST TERRACE,
LONDON. NW6.

drawing
PROPOSED LOFT CONVERSION
TO SECOND FLOOR FLAT

date	drawn	scale
FEB '90		1:50
drawing no 01		revision