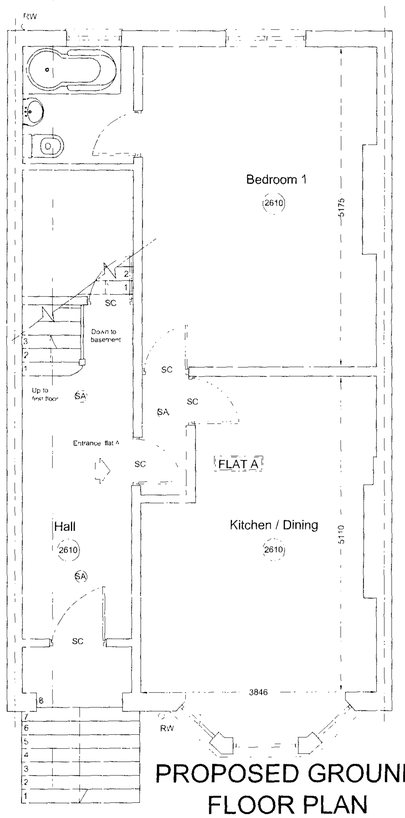
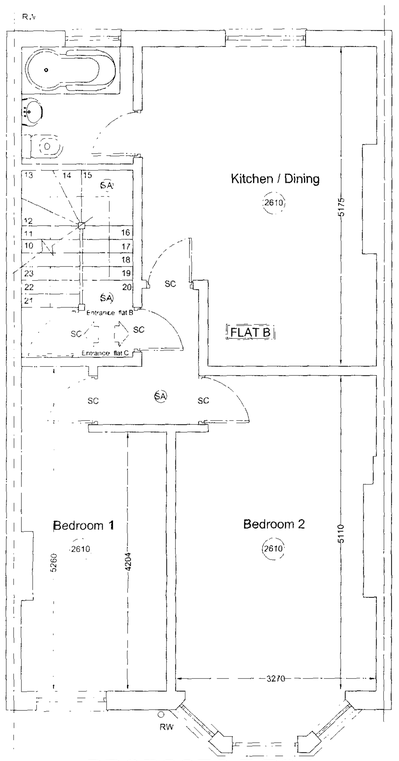
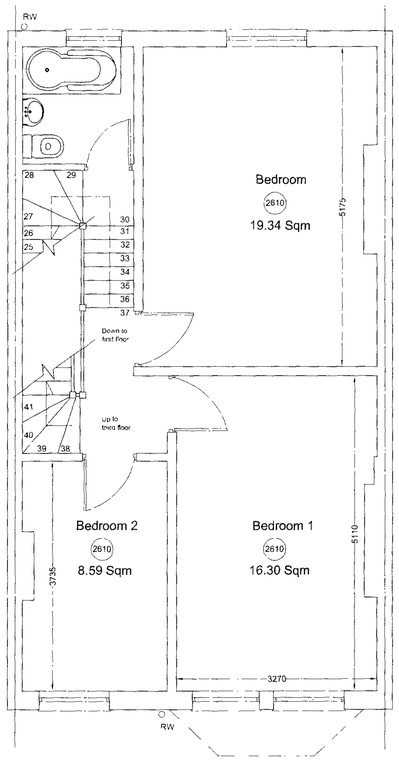


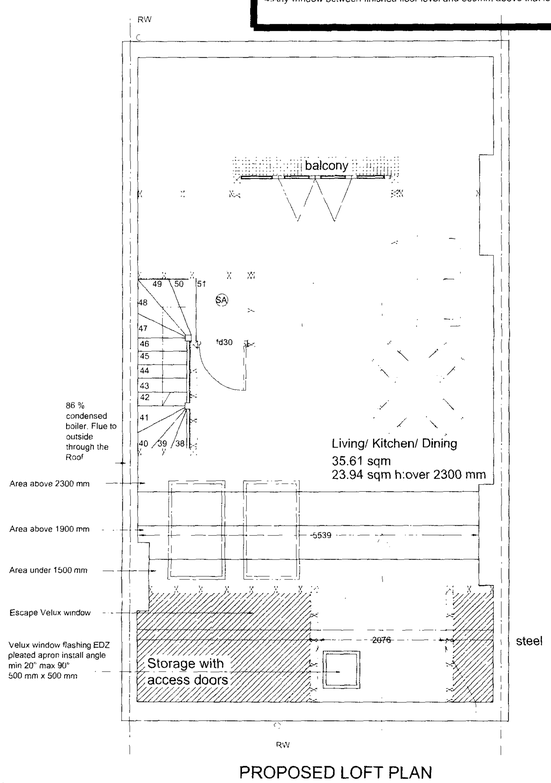
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED LOFT PLAN

SPECIFICATION.
DRAINAGE
Foul water drainage to existing stack.100mm soil,40mm shower/bath,32mmsink.Rodding points at all bends.Traps and seals.
FIRE PASSAGE
Half hour rated passage via doors on self closers.FD30 on SC.100x50mm stud partitions.Studs @400 C.Noggins@600 C on 100x50mm head and sole plate.9mm plasterboard and 3mm skim both sides.
HEATING AND ELECTRICAL
Heating via double convector radiator to existing system.Combi boiler 78% efficient.Cut off when no heat required 1 energy efficient light bulb per room.Electrical installation to be in accordance with doc E to BS 7671:2001.A competent person is to provide a self certification certificate prior to any completion certificate being issued.
DORMER WALLS
9mm Superlux to cheeks.Cheeks and front vertical hung tiles on battens on felt on 19mm ply on 100x50mm studs @ 600 Ctrs.Noggins @ 600 Ctrs.Insulation 75mm Celotex.1000 guage membrane +9.5mm plasterboard + 3mm skim.
Sloping walls 100x50mm rafters.50mm celotex between rafters.50mm airflow.25mm celotex +1000 guage membrane+9mm plasterboard+3mm skim.
WINDOWS
Windows to provide $^{1}/_{20}$th of floor area and are to provide 4000sqmm minimum of background ventilation via controlled trickle ventilatorsin kitchen,bathroom,cloakroom and utility room door or window 8000sqmm to all habitable rooms.Alternatively, the sum of the trickle vent areas in the house must equal or exceed 6000mm2x those rooms specified in table 1 approved docP1.
The windows are to be glazed with 24mm sealed double glazed (low E emissivity of 1.5)units with a minimum U value of 0.2w/m sq K.All glass shall be inaccordance with BS 6262-1978. Obscure glazing is to be provided to all bathrooms and cloakrooms.All windows and doors are to be weather stripped.
Safety glazing in accordance with BS6206 1981 shall be fitted in the following critical locations:
1.Glazed doors
2.Full lenght side lights
3.Any window within 300mm from a door opening up the height of 1500mm
4.Any window between finished floor level and 800mm above that level.

SPECIFICATION.
BEAMS.
All new beams to be minimum,25mm clear of existing ceiling construction
TIMBER
Multiple beams bolted together @ 600 c/c centrally using M12 bolts.
STEEL
To bear on mild steel plates embedded in max 12.5 thick mortar.
Beams to be half hour fire resistant by coating with intumescent paint or encasing in 2 layers of 9.5mm plasterboard with staggered joints (filled and taped).
FLOOR
22mm tongue and groove chipboard flooring on joists as specified on layout, set min 25mm above existing ceiling construction. New joists packed onto existing load bearing walls or hung from beams using Simpson strong tie joist hangers, spans over 2400mm to be nogged. New floor to be half hour fire resistant by the insertion of 60mm Rockwool fire barrier laid on 12.5mm mesh chicken wire. Existing ceiling joists strapped to new beams where binders removed.
WALLS
100mm x 50mm C16 studs to perimeter of conversion at centres suitable to rafters. Internals @ All walls to be cross nogged as required. 75mm Celotex with min 50mm air gap in confined walls. 200mm Rockwall all other. Internal walls 100mm x50 mm studs @ 400 c/c, noggins @ 600 c/c 9.5mm plasterboard (foil backed) both sides for half hour fire resistance.
DORMER WALLS
100mm x 50mm SC3 studs @ 400 c/c filled with 75mm Celotex insulation cross nogged as required. 12 exterior quality plywood fixed to studs covered with felt, batten and tiles/slate to match existing. Where within 1000mm of adjacent building insert masterboard under felt to give half hour fire resistance. Walls lined internally with 9.5mm plasterboard (foil backed).
All dormers to be weathered in 225mm code 4 lead
CEILING
50mm Celotex insulation between rafters.60mm under rafters.
9.5 plasterboard to room side.
DORMER ROOF
FLAT (cold deck) - mineral chippings bedded in 3 layers bitumen felt covering 18mm external quality plywood on firings @ 1:40 fall, all onto flat roof joists as specified on plan. 75mm Celotex insulation between, lined internally with 9.5mm plasterboard.
FLAT(warm deck) - covering as cold deck over 19mm ply,over 80mm celotex,over 6mm ply,over firings,over flat roof joists as specified. 1200 guage membrane or foil backed plaster board plus 5mm skim to internal Or 25mm tri-iso super 9.
PITCHED
Tiles/slates to match existing on felt/battens attached to rafters as specified on plan. Collars to provide roof tie as specified on plan.
ROOF WINDOWS
Openings to be fully trimmed using 2 x 100mm x 50mm C16 members and installed to manufacturers recommendations. All windows to have inner pane of min 4mm toughened glass to give AA rating where below 800mm. All glazing to be double glazed, min 4/16/4 low e coated
ESCAPE WINDOW
Min 500mm x 850mm clear opening, min 600mm and max 1100mm from cill height. Set max 1700mm from eaves.
STAIRCASE
All risers/goings to be uniform throughout flight. Max 42 degree pitch, min 16mm nosing. Winders to have equal angles on plan and min 50mm around newel post min head room as part K (min 1800-2000 depending on position).All dimensions specified on plan.
GUARDING
Balustrade to be min 1100mm above nosing line of staircase/landing. No part of balustrade/staircase to allow passage of 100mm sphere to pass
DOORS
All doors marked FD30 to be half hour fire resistant min 25mm repate glued and screwed, all fitted with self closing devices. All doors marked SC to be self closing only.
VENTILATION
All rooms to have windows with openers 1/20th of floor area with part min 1750mm above floor level. Areas to have background ventilation of min 8000mm? 25mm continuous strip vent eaves @ 400c.c. Tile/ridge vents to apex at 150mm c/c to give 5mm continuous vent. all vents have insect mesh. Bathroom to have mechanical ventilation connected to light switch to give min 151 ltrs per second and min 15 min overrun. all to give 3 air changes per hour.
GENERAL NOTES
1. All dimensions in millimetres (mm).
2. Interconnecting,mains operated with battery backup smoke alarms to all landings and hallways.
3. Dimension are to be obtained on site and not scaled off this plan.
4. Finished room dimensions may vary to those stated on this plan.
5. Work although specified may not be part of the agreed schedule of works/contract.
6. Any changes to this drawing must be advised/consulted by the Architect or Building Control Officer/Planning as applicable.
7. Party Wall Agreements are deemed to be the responsibility of the client unless the Architect is specifically appointed under a seperate agreement to undertake such matters.

MR STEPHEN PIKE
FLAT 4, 35 GOLDHURST TERRACE
SOUTH HAMPSTEAD
LONDON
NW6 3HB

LOFT CONVERSION
REAR DORMER &PATIO AREA
PROPOSED PLANS

DATE: 19.03.07

SCALE: 1:50 1:100 | DRAWN BY: GG

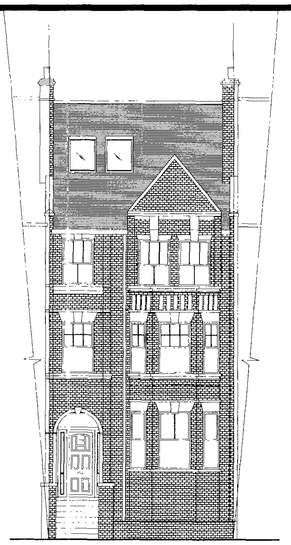
DRAWING NO.: SDC_PL-Pr | REV: A

REVISIONS

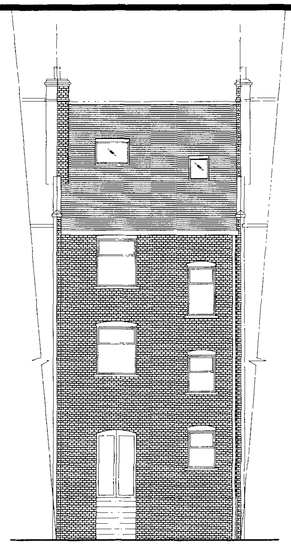
Rev	Description	Date
A	BALCONY WITHOUT RAILINGS	19.03.07
B	DORMER MADE SMALLER	20.03.07

2007/5733/PR1

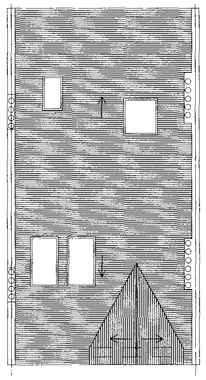
SPACE DESIGN CONSULTANTS.
01245 266542



EXISTING FRONT ELEVATION

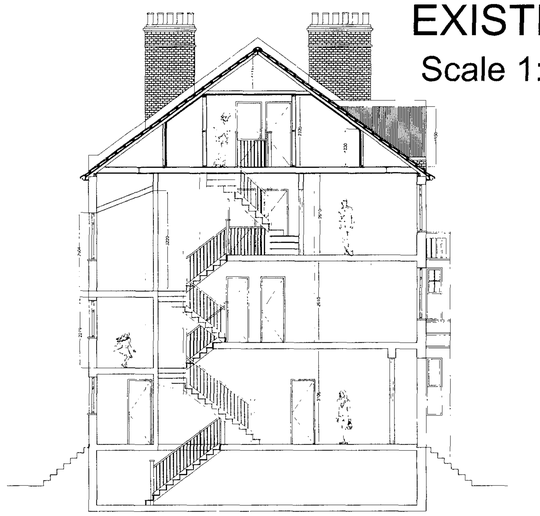


EXISTING REAR ELEVATION



EXISTING ROOF PLAN

EXISTING
Scale 1:100



EXISTING LONGITUDINAL SECTION A-A

SPECIFICATION
DRAINAGE
Foul water drainage to existing stack.100mm soil,40mm shower bath,32mmsink.Rodding points at all bends.Traps and seals.
FIRE PASSAGE
Half hour rated passage via doors on self closers.FD30 on SC.100x50mm stud partitions.Studs @400 C.Noggins@600 C on 100x50mm head and sole plate.9mm plasterboard and 3mm skim both sides
HEATING AND ELECTRICAL
Heating via double convector radiator to existing system.Combi boiler 78% efficient.Cut off when no heat required.1 energy efficient light bulb per room.Electrical installation to be in accordance with doc E to BS 7671:2001 A competent person is to provide a self certification certificate prior to any completion certificate being issued.
DORMER WALLS
9mm Superflux to cheeks.Cheeks and front vertical hung tiles on battens on felt on 19mm ply on 100x50mm studs @ 600 Ctrs.Noggins @ 600 Ctrs.Insulation 75mm Celotex.1000 guage membrane +9.5mm plasterboard + 3mm skim.
Sloping walls 100x50mm rafters.50mm celotex between rafters.50mm airflow.25mm celotex +1000 guage membrane+9mm plasterboard+3mm skim.
WINDOWS
Windows to provide 1/20th of floor area and are to provide 4000sqmm minimum of background ventilation via controlled trickle ventilatorsin kitchen,bathroom,cloakroom and utility room door or window 8000sqmm to all habitable rooms.Alternatively, the sum of the trickle vent areas in the house must equal or exceed 6000mm2x those rooms specified in table 1 approved docP1.
The windows are to be glazed with 24mm sealed double glazed (low E emissivity of 1.5)units with a minimum U value of 0.2w/m sq K.All glass shall be inacordance with BS 6262-1978. Obscure glazing is to be provided to all bathrooms and cloakrooms.All windows and doors are to be weather stripped.
Safety glazing in accordance with BS6206 1981 shall be fitted in the following critical locations:
1.Glazed doors
2.Full lenght side lights
3.Any window within 300mm from a door opening up the height of 1500mm
4.Any window between finished floor level and 800mm above that level.

SPECIFICATION
BEAMS
All new beams to be minimum 25mm clear of existing ceiling construction
TIMBER
Multiple beams bolted together @ 600 c/c centrally using M12 bolts.
STEEL
To bear on mild steel plates embedded in max 12.5 thick mortar.
Beams to be half hour fire resistant by coating with intumescent paint or encasing in 2 layers of 9.5mm plasterboard with staggered joints (filled and taped)
FLOOR
22mm tongue and groove chipboard flooring on joists as specified on layout, set min 25mm above existing ceiling construction. New joists packed onto existing load bearing walls or hung from beams using Simpson strong tie joist hangers, spans over 2400mm to be nogged. New floor to be half hour fire resistant by the insertion of 60mm Rockwool fire barrier laid on 12.5mm mesh chicken wire. Existing ceiling joists strapped to new beams where binders removed.
WALLS
100mm x 50mm C16 studs to perimeter of conversion at centres suitable to rafters. Internals @ . All walls to be cross nogged as required. 75mm Celotex with min 50mm air gap in confined walls, 200mm Rockwall all other. Internal walls 100mm x50 mm studs @ 400 c/c, noggins @ 600 c/c 9.5mm plasterboard (foil backed) both sides for half hour fire resistance.
DORMER WALLS
100mm x 50mm SC3 studs @ 400 c/c filled with 75mm Celotex insulation. cross nogged as required. 12 exterior quality plywood fixed to studs covered with felt, battens and tiles slate to match existing. Where within 1000mm of adjacent building insert masterboard under felt to give half hour fire resistance. Walls lined internally with 9.5mm plasterboard (foil backed)
All dormers to be weathered in 225mm code 4 lead
CEILING
50mm Celotex insulation between rafters.60mm under rafters
9.5 plasterboard to room side.
DORMER ROOF
FLAT (cold deck) - mineral chippings bedded in 3 layers bitumen felt covering 18mm external quality plywood on firings @ 1:40 fall, all onto flat roof joists as specified on plan. 75mm Celotex insulation between, lined internally with 9.5mm plasterboard.
FLAT(warm deck) - covering as cold deck over 19mm ply,over 80mm celotex over 6mm ply over firrings,over flat roof joists as specified. 1200 guage membrane or foil backed plaster board plus 5mm skim to internal. Or 25mm tri-ideo supes 9.
PITCHED
Tiles/slates to match existing on felt battens attached to rafters as specified on plan. Collars to provide roof tie as specified on plan.
ROOF WINDOWS
Openings to be fully trimmed using 2 x 100mm x 50mm C16 members and installed to manufacturers recommendations. All windows to have inner pane of min 4mm tourbened glass to give AA rating where below 800mm. All glazing to be double glazed, min 4-16-4 low e coated
ESCAPE WINDOW
Min 500mm x 850mm clear opening, min 600mm and max 1100mm from cill height. Set max 1700mm from eaves
STAIRCASE
All risers goings to be uniform throughout flight. Max 42 degree pitch, min 16mm nosing. Winders to have equal angles on plan and min 50mm around newel post min head room as part K (min 1800-2000 depending on position).All dimensions specified on plan
GUARDING
Balustrade to be min 1100mm above nosing line of staircase/landing. No part of balustrade/staircase to allow passage of 100mm sphere to pass.
DOORS
All doors marked FD30 to be half hour fire resistant min 25mm rebate glued and screwed all fitted with self closing devices. All doors marked SC to be self closing only.
VENTILATION
All rooms to have windows with openers 1/20th of floor area with part min 1750mm above floor level. Areas to have background ventilation of min 8000mm2 25mm continuous strip vent eaves @ 400c/c. Tile/ridge vents to apex at 150mm c/c to give 5mm continuous vent, all vents have insect mesh. Bathroom to have mechanical ventilation connected to light switch to give min 15l/s per second and min 15 min overrun all to give 3 air changes per hour.
GENERAL NOTES
1. All dimensions in millimetres (mm).
2. Interconnecting,mains operated with battery backup smoke alarms to all landings and hallways.
3. Dimension are to be obtained on site and not scaled off this plan
4. Finished room dimensions may vary to those stated on this plan.
5. Work although specified may not be part of the agreed schedule of works contract.
6. Any changes to this drawing must be advised consulted by the Architect or Building Control Officer/Planning as appicabe.
7. Party Wall Agreements are deemed to be the responsibility of the client unless the Architect is specifically appointed under a seperate agreement to undertake such matters.

MR STEPHEN PIKE
FLAT 4, 35 GOLDHURST TERRACE
SOUTH HAMPSTEAD
LONDON
NW6 3HB

LOFT CONVERSION
REAR DORMER &PATIO AREA
PROPOSED PLANS

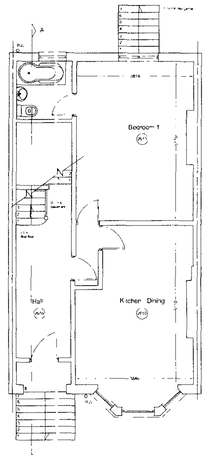
DATE: 19.03.07

SCALE: 1:50 1:100 | DRAWN BY: GG

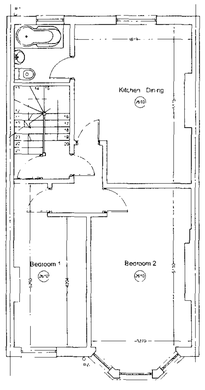
DRAWING NO.: SDC_PL-Ex | REV: A

REVISIONS

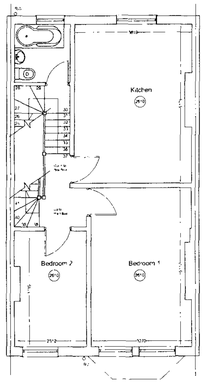
Rev	Description	Date
A	BALCONY WITHOUT RAILINGS	19.03.07
B	DORMER MADE SMALLER	20.03.07



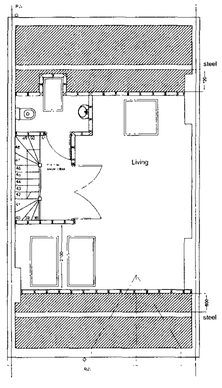
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

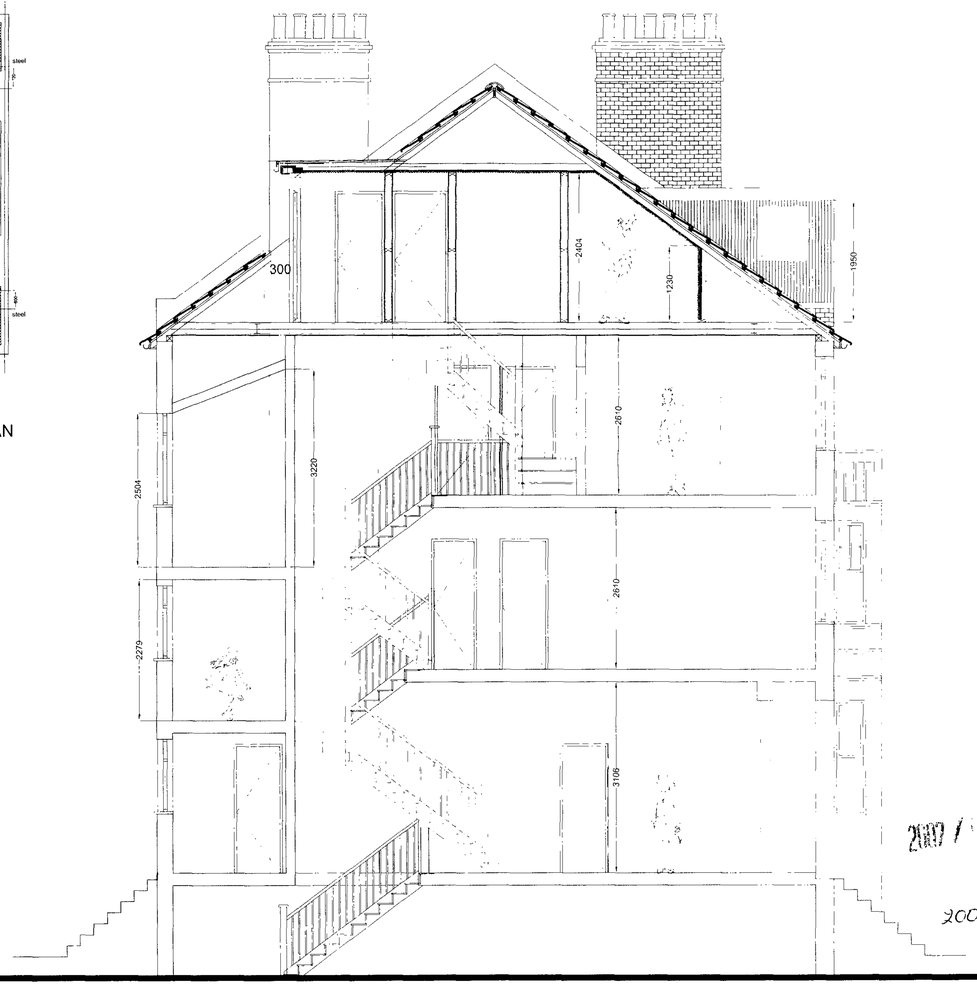


EXISTING SECOND FLOOR PLAN



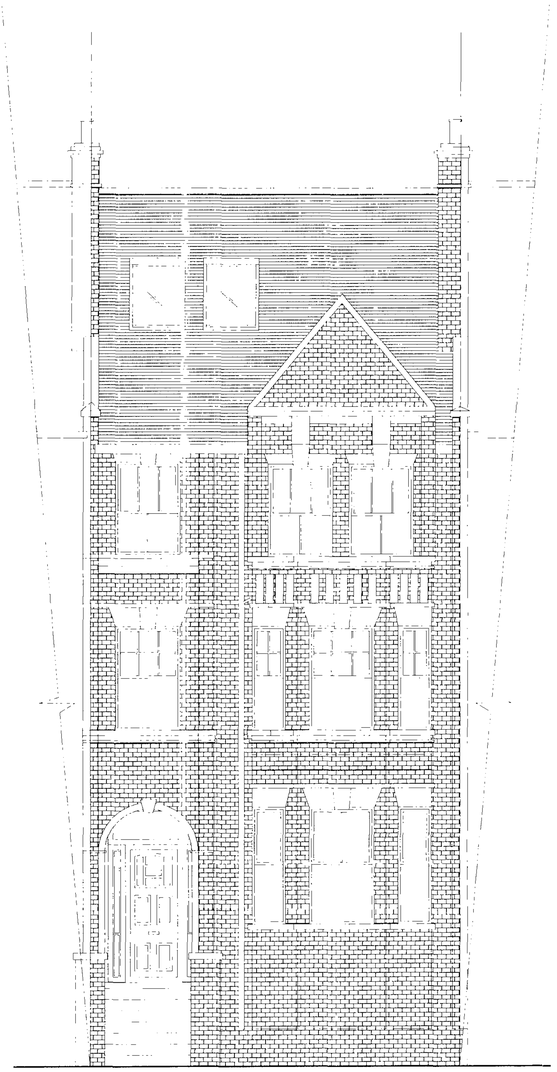
EXISTING LOFT PLAN

PROPOSED
Scale 1:50

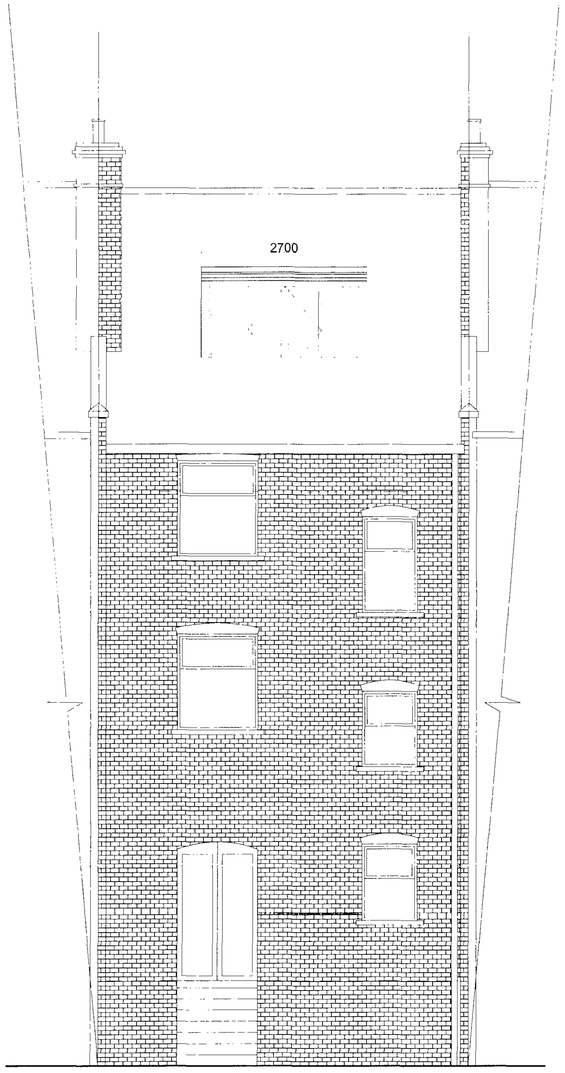


2006/5733/P

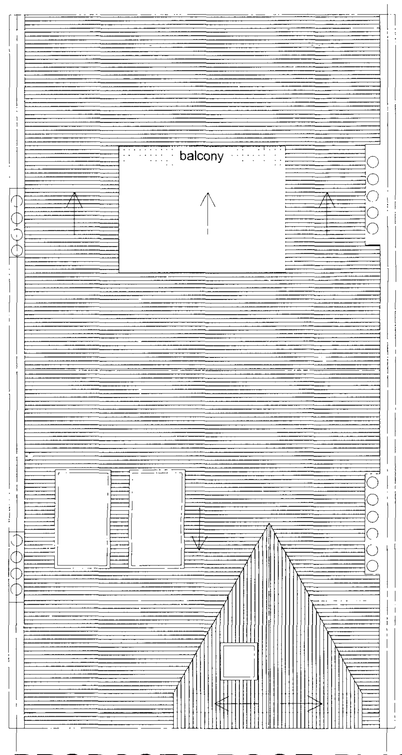
SPACE DESIGN CONSULTANTS.
01245 266542



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED ROOF PLAN

SPECIFICATION.
DRAINAGE
Foul water drainage to existing stack.100mm soil,40mm shower/bath,32mmsink.Rodding points at all bends.Traps and seals.
FIRE PASSAGE
Half hour rated passage via doors on self closers.FD30 on SC.100x50mm stud partitions.Studs @400 C.Noggins@600 C on 100x50mm head and sole plate 9mm plasterboard and 3mm skim both sides.
HEATING AND ELECTRICAL
Heating via double convector radiator to existing system.Combi boiler 78% efficient.Cut off when no heat required.1 energy efficient light bulb per room.Electrical installation to be in accordance with doc E to BS 7671:2001.A competent person is to provide a self certification certificate prior to any completion certificate being issued.
DORMER WALLS
9mm Superlux to cheeks.Cheeks and front vertical hung tiles on battens on felt on 19mm ply on 100x50mm studs @ 600 Ctrs.Noggins @ 600 Ctrs.Insulation 75mm Celotex.1000 guage membrane +9.5mm plasterboard + 3mm skim.
Sloping walls 100x50mm rafters.50mm celotex between rafters.50mm airflow.25mm celotex +1000 guage membrane+9mm plasterboard+3mm skim.
WINDOWS
Windows to provide $^{1}/_{20}$th of floor area and are to provide 4000sqmm minimum of background ventilation via controlled trickle ventilatorsin kitchen,bathroom,cloakroom and utility room door or window 8000sqmm;to all habitable rooms.Alternatively, the sum of the trickle vent areas in the house must equal or exceed 6000mm2x those rooms specified in table 1 approved docP1.
The windows are to be glazed with 24mm sealed double glazed (low E emissivity of 1.5)units with a minimum U value of 0.2w/m sq K.All glass shall be inacordance with BS 6262-1978. Obscure glazing is to be provided to all bathrooms and cloakrooms.All windows and doors are to be weather stripped.
Safety glazing in accordance with BS6206 1981 shall be fitted in the following critical locations:
1.Glazed doors
2.Full lenght side lights
3.Any window within 300mm from a door opening up the height of 1500mm
4.Any window between finished floor level and 800mm above that level.

SPECIFICATION
BEAMS.
All new beams to be minimum.25mm clear of existing ceiling construction
TIMBER
Multiple beams bolted together @ 600 c/c centrally using M12 bolts.
STEEL
To bear on mild steel plates embedded in max 12.5 thick mortar.
Beams to be half hour fire resistant by coating with intumescent paint or encasing in 2 layers of 9.5mm plasterboard with staggered joints (filled and taped).
FLOOR
22mm tongue and groove chipboard flooring on joists as specified on layout, set min 25mm above existing ceiling construction. New joists packed onto existing load bearing walls or hung from beams using Simpson strong tie joist hangers, spans over 2400mm to be nogged. New floor to be half hour fire resistant by the insertion of 60mm Rockwool fire barrier laid on 12.5mm mesh chicken wire. Existing ceiling joists strapped to new beams where binders removed.
WALLS
100mm x 50mm C16 studs to perimeter of conversion at centres suitable to rafters. Internals @ . All walls to be cross nogged as required. 75mm Celotex with min 50mm air gap in confined walls. 200mm Rockwall all other. Internal walls 100mm x50 mm studs @ 400 c/c, noggins @ 600 c/c 9.5mm plasterboard (foil backed) both sides for half hour fire resistance.
DORMER WALLS
100mm x 50mm SC3 studs @ 400 c/c filled with 75mm Celotex insulation, cross nogged as required. 12 exterior quality plywood fixed to studs covered with felt, batten and tiles/slate to match existing. Where within 1000mm of adjacent building insert masterboard under felt to give half hour fire resistance. Walls lined internally with 9.5mm plasterboard (foil backed)
All dormers to be weathered in 225mm code 4 lead.
CEILING
50mm Celotex insulation between rafters.60mm under rafters.
9.5 plasterboard to room side.
DORMER ROOF
FLAT (cold deck) - mineral chippings bedded in 3 layers bitumen felt covering 18mm external quality plywood on frings @ 1:40 fall, all onto flat roof joists as specified on plan, 75mm Celotex insulation between, lined internally with 9.5mm plasterboard.
FLAT(warm deck) - covering as cold deck over 19mm ply,over 80mm celotex,over 6mm ply,over fir-rigs,over flat roof joists as specified. 1200 guage membrane or foil backed plaster board plus 5mm skim to internal. Or 25mm tri iso super 9.
PITCHED
Tiles/slates to match existing on felt/battens attached to rafters as specified on plan. Collars to provide roof tie as specified on plan.
ROOF WINDOWS
Openings to be fully trimmed using 2 x 100mm x 50mm C16 members and installed to manufacturers recommendations. All windows to have inner pane of min 4mm toughened glass to give AA rating where below 800mm. All glazing to be double glazed. min 4/16/4 low e coated
ESCAPE WINDOW
Min 500mm x 850mm clear opening, min 600mm and max 1100mm from cill height. Set max 1700mm from eaves.
STAIRCASE
All risers/goings to be uniform throughout flight. Max 42 degree pitch, min 16mm nosing. Winders to have equal angles on plan and min 50mm around newel post min head room as part K (min 1800-2000 depending on position).All dimensions specified on plan.
GUARDING
Balustrade to be min 1100mm above nosing line of staircase/landing. No part of balustrade/staircase to allow passage of 100mm sphere to pass.
DOORS
All doors marked FD30 to be half hour fire resistant min 25mm rebate glued and screwed, all fitted with self closing devices. All doors marked SC to be self closing only.
VENTILATION
All rooms to have windows with openers 1/20th of floor area with part min 1750mm above floor level. Areas to have background ventilation of min 8000mm2 25mm continuous strip vent eaves @ 400c-c. Tileridge vents to apex at 150mm c/c to give 5mm continuous vent, all vents have insect mesh. Bathroom to have mechanical ventilation connected to light switch to give min 151 trs per second and min 15 min overrun, all to give 3 air changes per hour.
GENERAL NOTES
1. All dimensions in millimetres (mm).
2. Interconnecting,mains operated with battery backup smoke alarms to all landings and hallways.
3. Dimension are to be obtained on site and not scaled off this plan.
4. Finished room dimensions may vary to those stated on this plan.
5. Work although specified may not be part of the agreed schedule of works/contract.
6. Any changes to this drawing must be advised/consulted by the Architect or Building Control Officer/Planning as applicable.
7. Party Wall Agreements are deemed to be the responsibility of the client unless the Architect is specifically appointed under a seperate agreement to undertake such matters.

MR STEPHEN PIKE
FLAT 4, 35 GOLDHURST TERRACE
SOUTH HAMPSTEAD
LONDON
NW6 3HB

LOFT CONVERSION
REAR DORMER &PATIO AREA
PROPOSED PLANS

DATE: 19.03.07

SCALE: 1:50 1:100 | DRAWN BY: GG

DRAWING NO.: SDC_PL-Pr | REV: A

REVISIONS

Rev	Description	Date
A	BALCONY WITHOUT RAILINGS	19.03.07
B	DORMER MADE SMALLER	20.03.07

SPACE DESIGN CONSULTANTS.
01245 266542