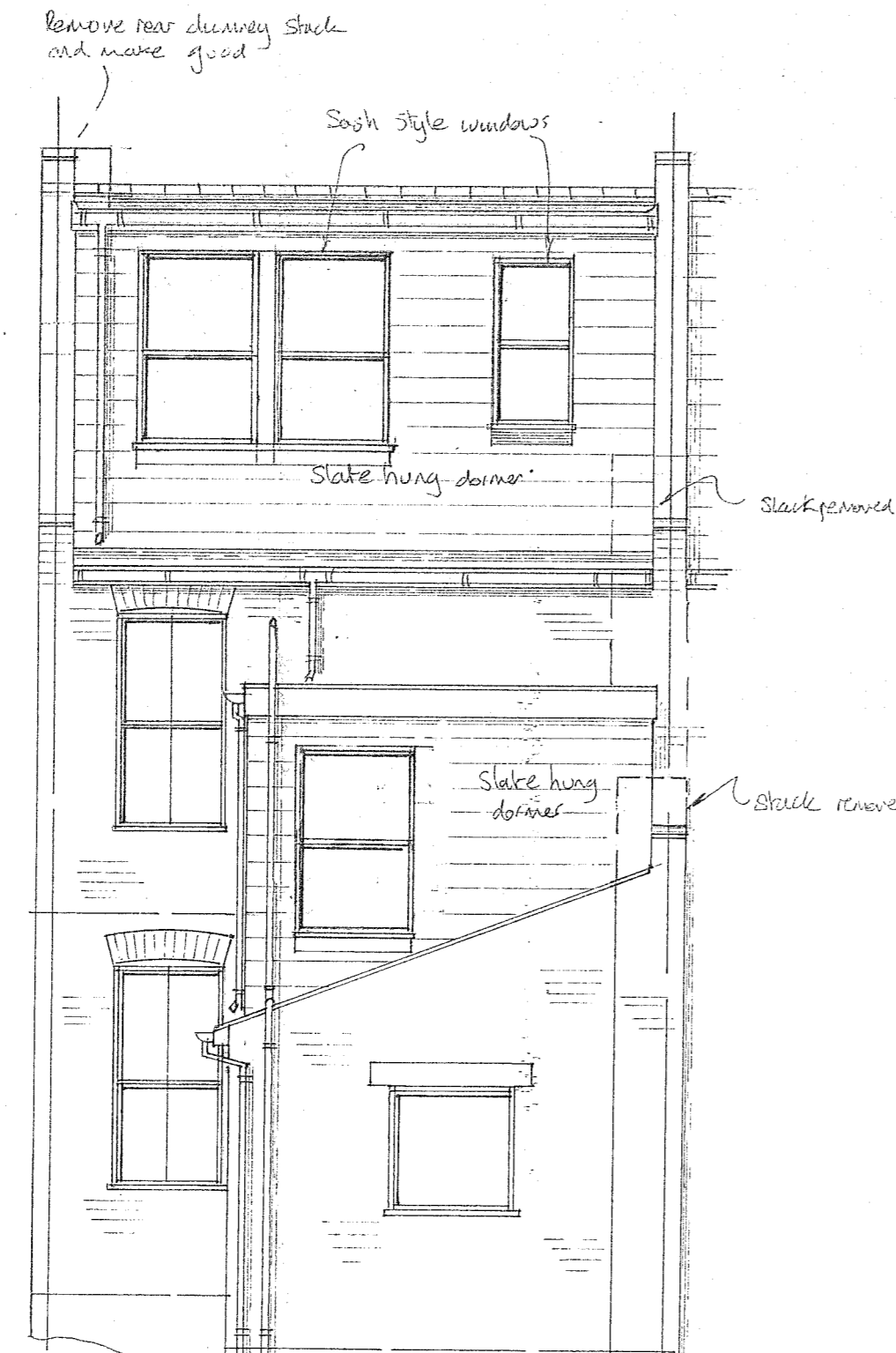
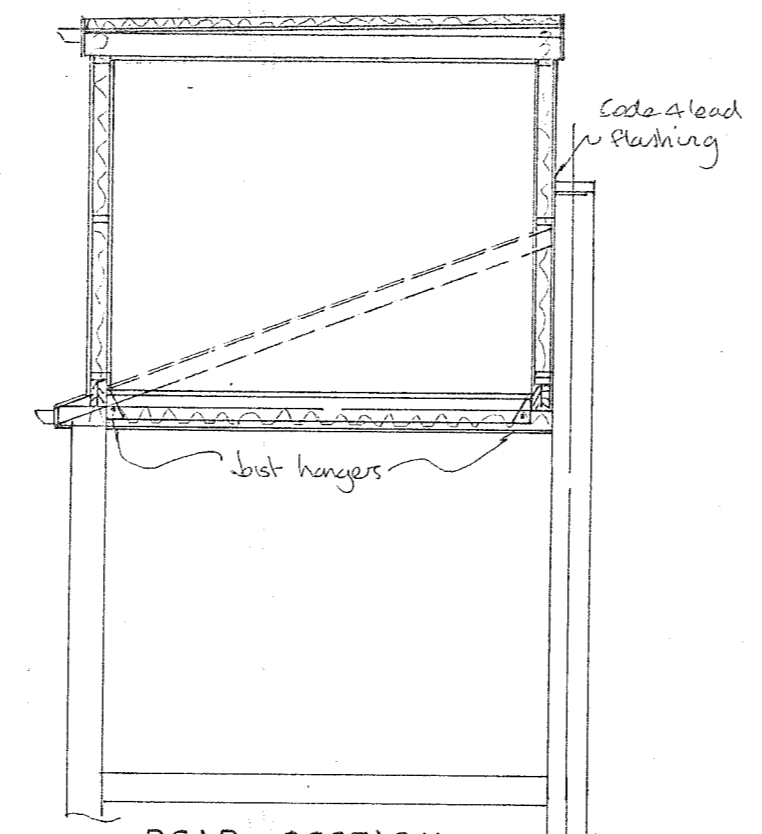


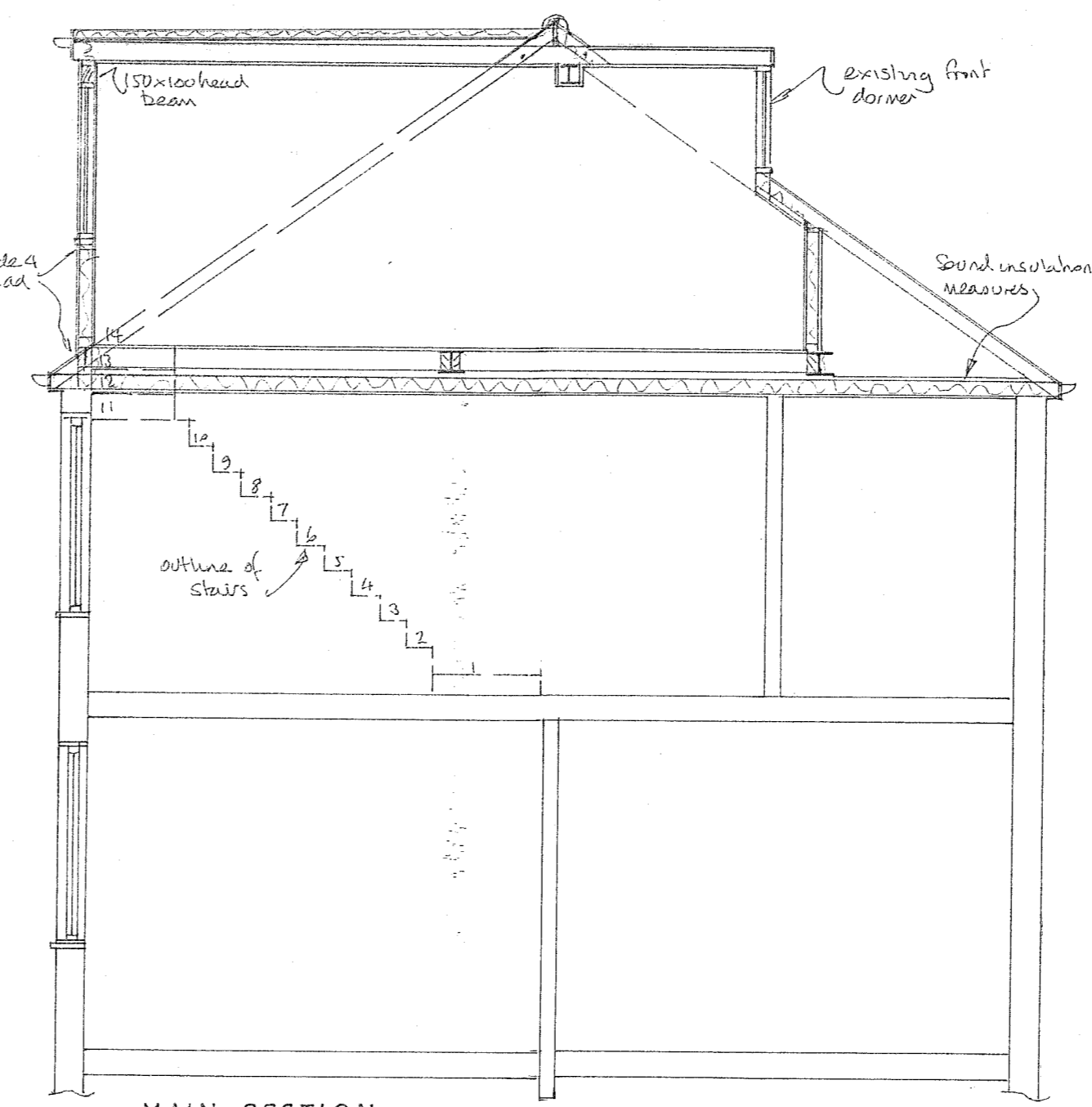
FRONT



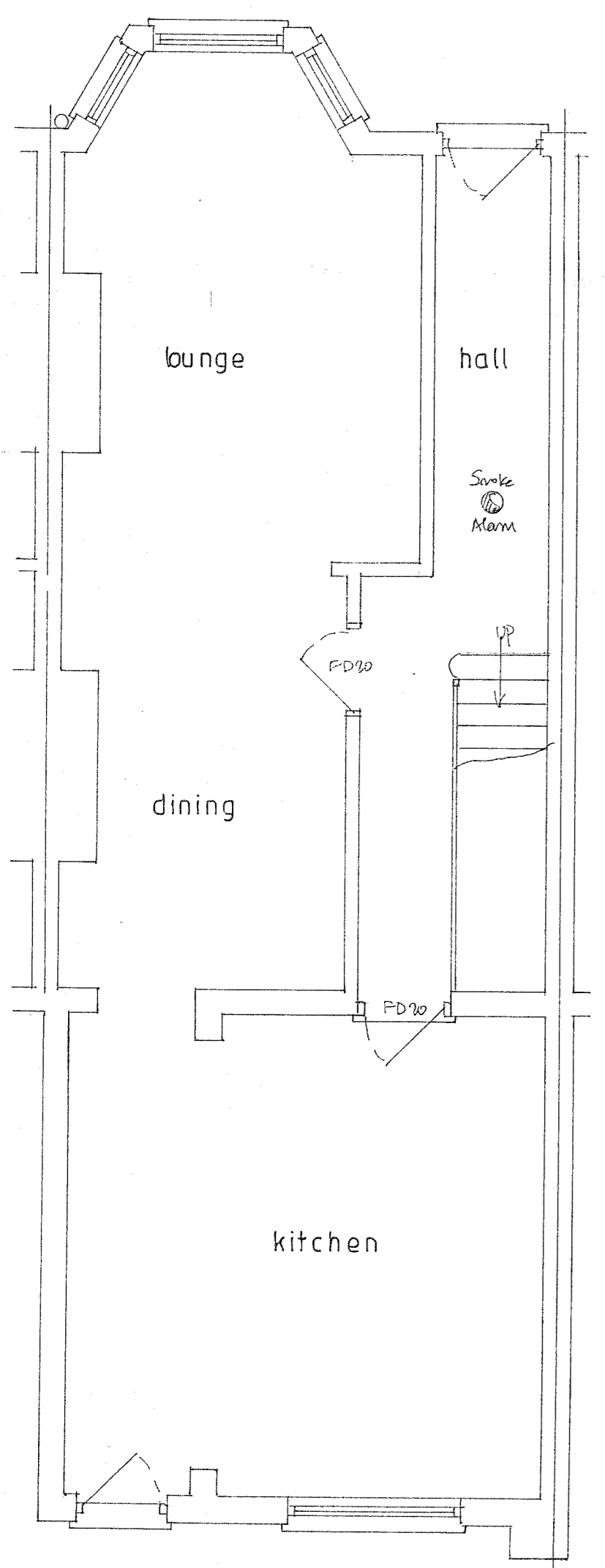
REAR



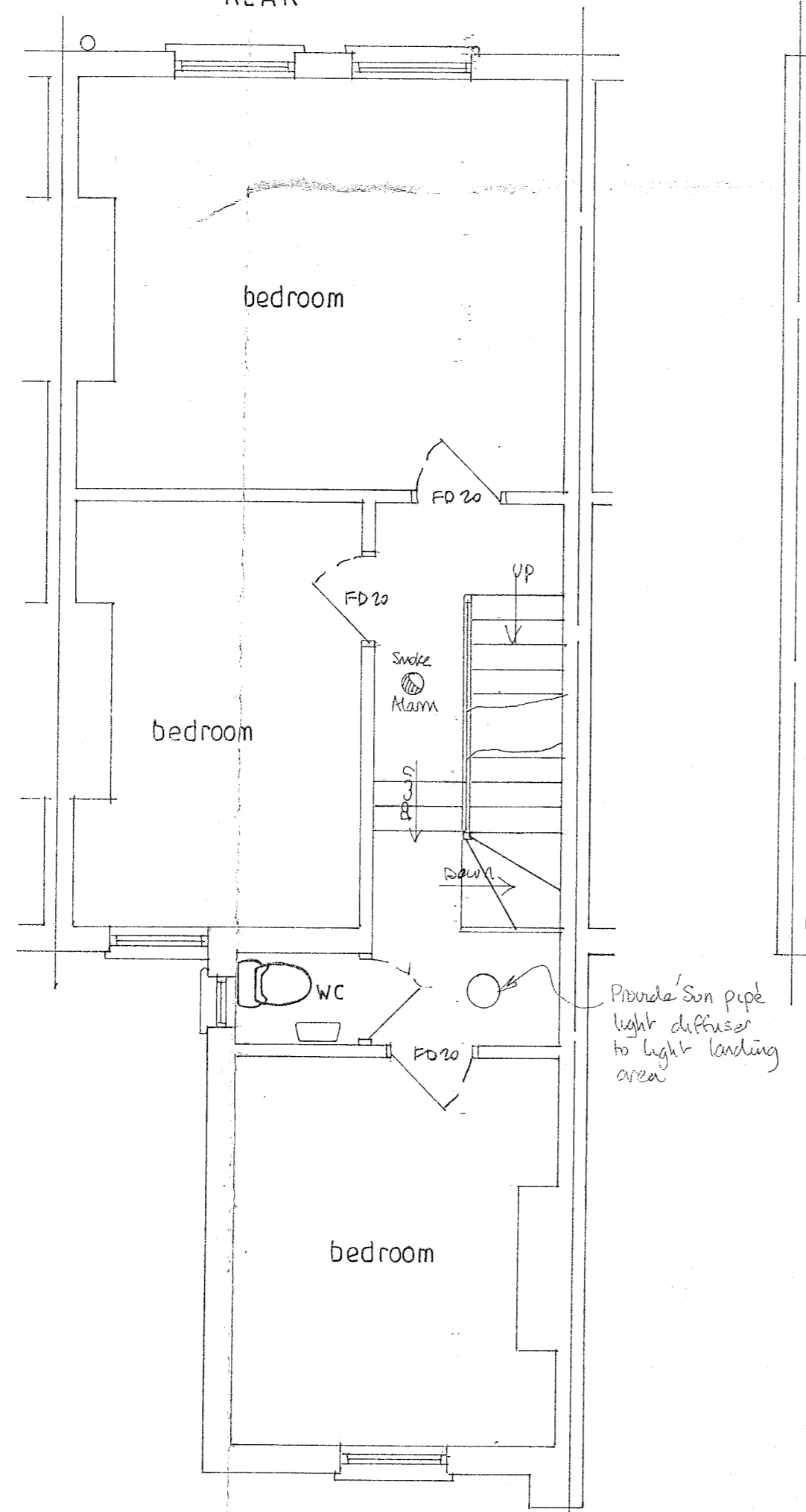
REAR SECTION



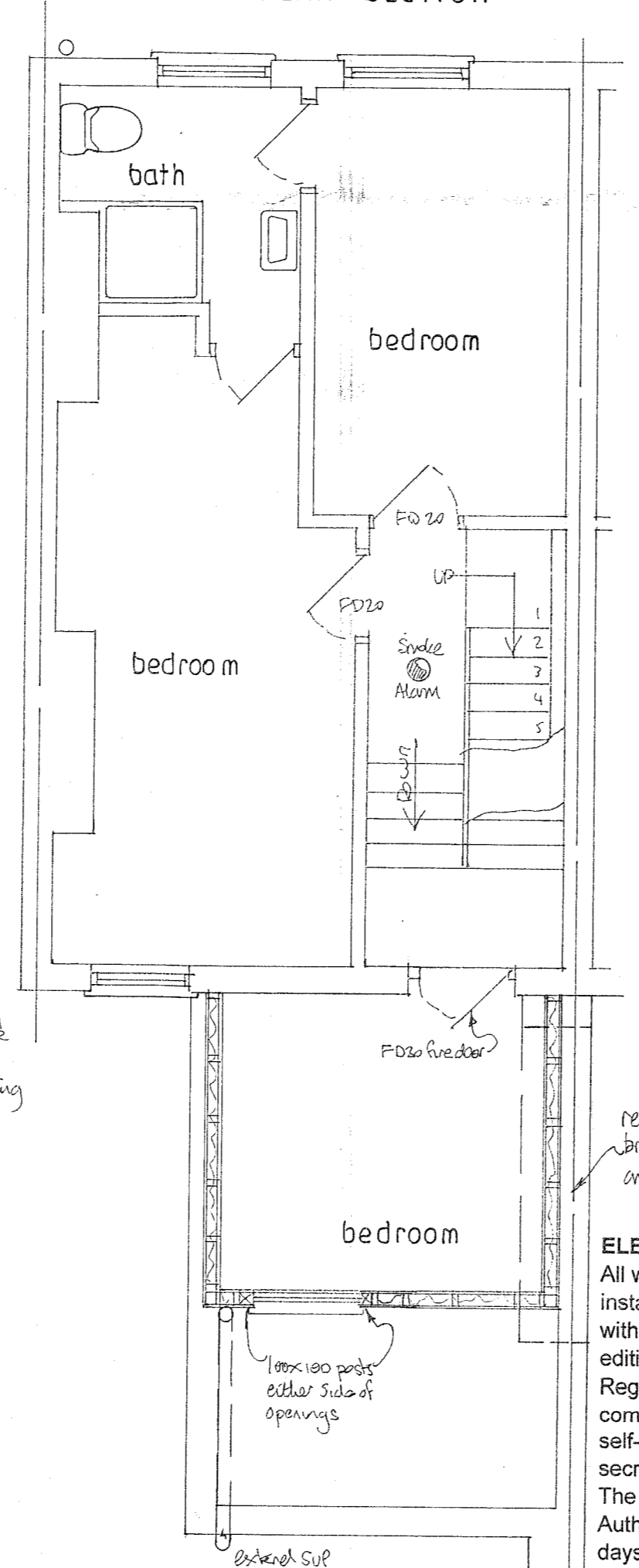
MAIN SECTION



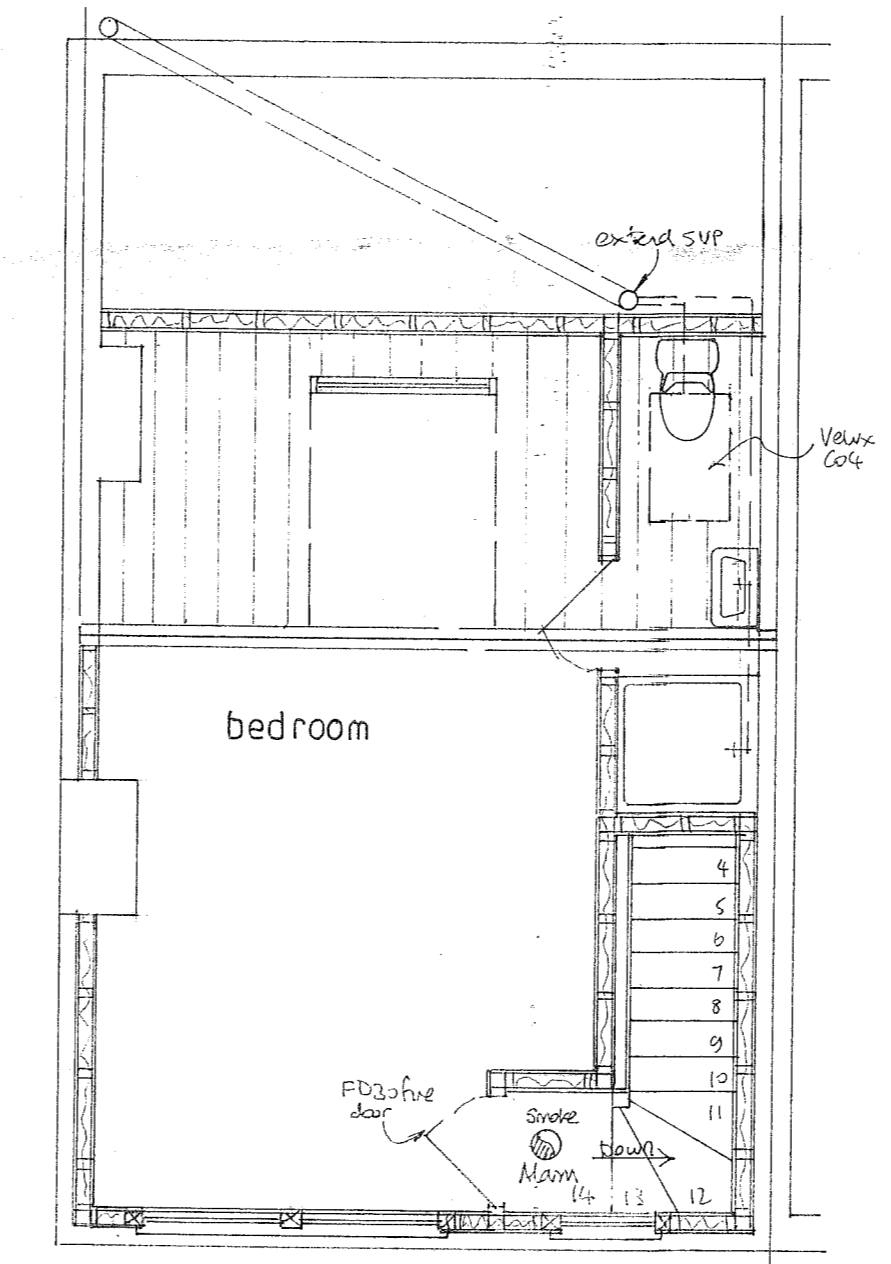
GROUND FLOOR



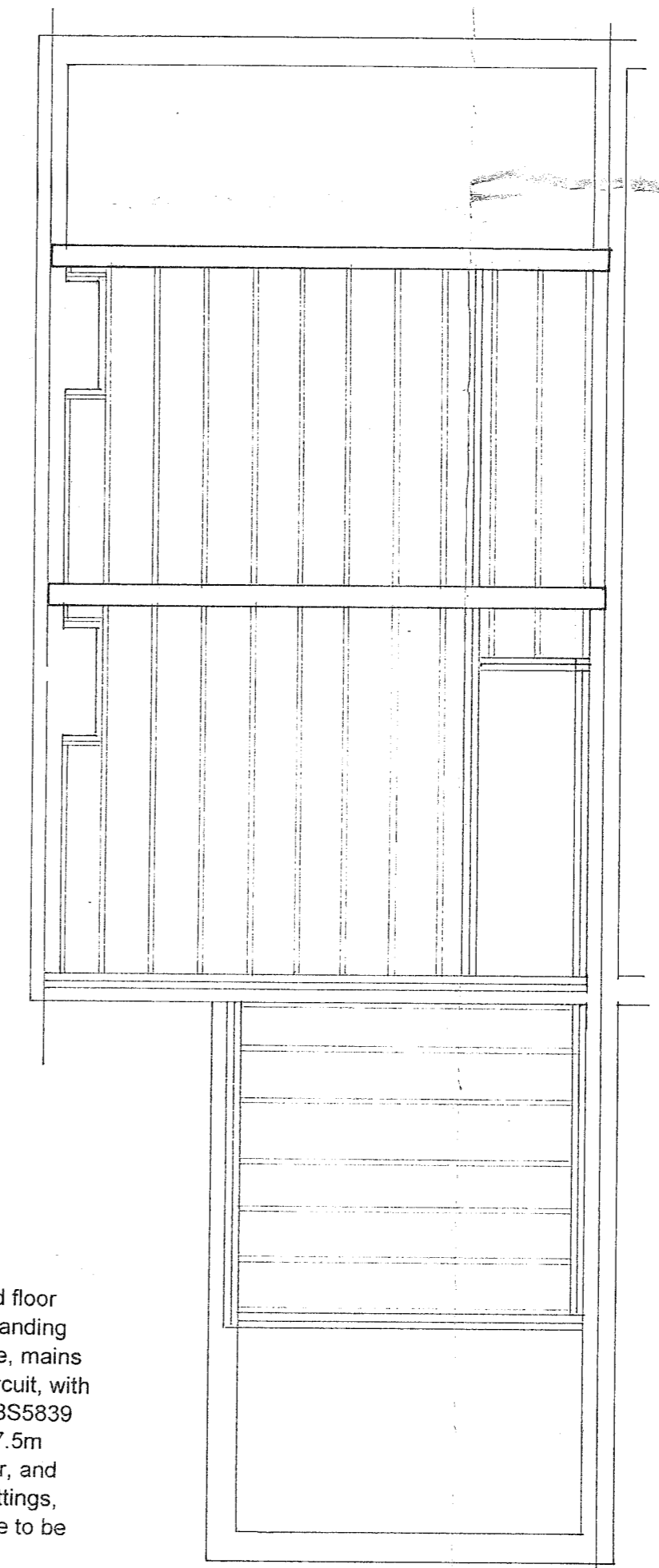
FIRST FLOOR



SECOND FLOOR



LOFT PLAN



LOFT CARCASS

Volume Calculation
 Main Dormer = $\frac{4.5 \times 2.7 \times 3.0}{2} = 23.69 \text{ m}^3$
 Rear Dormer = $\frac{(2.7 \times 3.0 \times 2.5) - (2.7 \times 3.0 \times 1)}{2} = 15.795 \text{ m}^3$
 Total = $23.69 + 15.795 = 39.485 \text{ m}^3$

STRUCTURAL STEELWORK

To be clean and rust free and painted with two coats intumescent paint for half hour fire resistance. Beams to be installed in one length without splices.

MULTIPLE TIMBER BEAMS

To be bolted together with 10mm bolts and toothed connectors at 600mm c/c.

ROOF LIGHTS

To be Velux type fitted in accordance with manufacturer's instructions, including proprietary flashing units. Roof joists doubled up all around roof lights.

FLAT ROOF (WARM DECK)

Three layers high performance built up roofing felt to BS747:1977 comprising first layer of Andersons Thermovent base layer partly bonded, second layer of Andersons HT 125 sanded underlay fully bonded, and third (cap sheet) layer of Andersons HT 350 mineral surface sheeting fully bonded, all laid in accordance with the recommendations of CPI44:Part 3 1970, and to provide FAA fire rating 125mm Celotex Extra-R XR3000 insulation hot bonded to felt type 3b vapour barrier which is in turn hot bonded to 19mm WPB plywood deck on firrings to provide fall to flat roof of 1 in 40. Roof joists to be grade C24 timber 50mm x 200mm at 400c/c. Ceiling to be 13mm plasterboard with skim finish of plaster. Roof void to be unventilated.

LOFT FLOOR CONSTRUCTION

21mm tongued and grooved flooring grade chipboard on 50mm x 175mm grade C16 joists @ 400c/c. Existing lathe and plaster ceiling to be retained. Solid noggins provided to floor joists at mid span.

FIRST FLOOR LANDING

To be overlaid with 3.2mm dense hardboard to provide full half hours fire resistance.

SURFACE WATER DISPOSAL

Rainwater goods to be PVC. Gutters to be 112mm dia. Half round. Rainwater pipes to be 63mm dia. Rainwater to discharge as shown on plans.

SOUND INSULATION MEASURES

100mm rockwool to be laid between the existing ceiling joists supported on chicken wire mesh stapled to joists above existing ceiling, the floor boarding is to be continued throughout the eaves area to fully cover the first floor ceiling.

LATERAL RESTRAINT

Where walls run parallel with roof, floor or ceiling joists, 30mm x 5mm galvanised straps to be provided at 1.8m c/c built into wall and taken over 3 No. Joists with solid bridging under. Where walls run at right angles to the joists 30mm x 5mm holding down straps to be provided at 1.8m c/c. Solid strutting to be provided to floor joists at mid span.

PARTITION WALLS (STUDWORK)

To be 100mm x 50mm vertical studs at 400mm c/c with 100mm x 50mm head and sole plates. 100mm x 50mm horizontal noggins at 1200mm c/c vertically and staggered. 12mm fireline plasterboard and skim finish to both sides, void infilled with sound deadening quilt. Partitions to be constructed off double joists where necessary.

STAIRWAYS

Rise to be 200mm going to be 223mm pitch to be not greater than 42 degrees. Width to be 700mm between handrails. (These dimensions are provisional and are subject to verification on site prior to the stairway being manufactured). Handrail 900mm above pitch line. Vertical headroom 2.0 metres above pitch line. Balustrading to be provided beneath handrail and to landing (height 900mm), no gap in balustrading to exceed 95mm. The tapered treads are to have equal goings of 223mm at the centre and their minimum going is to be 50mm.

ENCLOSING PARTITIONS

To be in 100mm x 50mm studwork with 100mm Kingspan Thermawall TW55 insulation board to be laid between the studs, and 40mm Gyproc Thermaline Basic laid continuous internally with skim finish

SLOPING CEILINGS

100mm x 50mm rafters are to be provided with 60mm PIR insulation between rafters, with SF40, or other approved multi-foil insulation stapled to rafters and 38mm x 25mm battens over with 13mm DUPLEX plasterboard with plaster skim ceiling.

DORMER WALLS & CHEEKS

To be 110mm x 50mm studwork with slate hanging on battens on breathable felt on 10mm plywood bracing externally. Gable wall to be finished in two coat render to BS 5262 on EML. Dormer cheeks within 1.0m of the boundary are to have a layer of 10mm masterboard fixed between the plywood and the studwork so as to provide half hour fire resistance from both sides. 100mm KINGSPAN THERMAWALL TW55 between studs. Internally the walls are to be finished with 22mm Gyproc Thermaline Basic.

FLASHINGS

All flashings, cloaks and soakers to be Code 4 lead 150mm high.

WASTE PLUMBING

Plumbing to be in accordance with BS5572. Waste pipes to be in PVC with solvent welded joints, sizes to be as follows:
 Common wastes 50mm dia
 Bath 40mm dia
 Showers 40mm dia
 Basins 35mm dia
 WC 100mm dia

All appliances to be fitted with 75mm deep seal traps. Rodding access to be provided at all waste pipe changes of direction and at base of soil and vent pipes. Vertical soil and vent pipes to be 100mm dia. PVC, taken up 900mm to be any ventilation opening within 3m and fitted with wire balloon.

FIRE RESISTING DOORS

To be half hour fire resisting type FD30 and self closing onto 25mm x 35mm screwed and glued or rebated frame stops. Doors to be fitted with intumescent strips and smoke seals.

VENTILATION

Habitable rooms. To be provided with ventilation openings having an opening area in excess of 5% floor area, and trickle ventilators having a total area of 8000 sq.mm. Bathrooms. To be provide with mechanical ventilation capable of extracting at a rate of 15 litres per second, and trickle ventilators having a total area of 4000 sq.mm.

WINDOWS

To be 16mm spacer bar sealed unit double-glazed with internal glazing Pilkington 'energiKare' low emissivity glass, in a style to match the existing and to Client's approval

ELECTRICAL WORK

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 17th edition wiring guidance and Building Regulations Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the secretary of state. The competent person is to send to the Local Authority a self certification certificate within 30 days of the electrical works' completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

ENERGY EFFICIENT LIGHTING

One light fitting to every four to be energy efficient type.

SMOKE ALARMS

Smoke alarms to be provided in ground floor hall and at first, second and third floor landing areas. The alarms are to be optical type, mains operated, connected to independent circuit, with battery back up all in accordance with BS5839 (part 6) 2004. Alarms to be positioned 7.5m maximum from any habitable room door, and minimum 300mm from walls and light fittings, and not positioned over stairs. They are to be interlinked with colour coded wiring.

FIRE PRECAUTIONS

Existing doors leading from stairway enclosure to all habitable rooms and kitchen, to be FD20 door sets. New doors to be FD30 door sets New and existing walls forming stairway enclosure are to provide a minimum fire resistance of half an hour. The existing walls being of masonry construction and the new walls being stud partitions as previously described.

MODERN ATTICS
 511 KINGSLAND ROAD,
 LONDON E8 4AR

SITE ADDRESS 106 MAYGROVE ROAD, LONDON NW6 2ED

PROJECT LOFT CONVERSION

DRAWING TITLE PLANS AS PROPOSED

DRAWING NUMBER MR/14/2 /A

DATE JULY 2014 SCALE 1:50

FOR MS M INFANTE

A check requirements

