



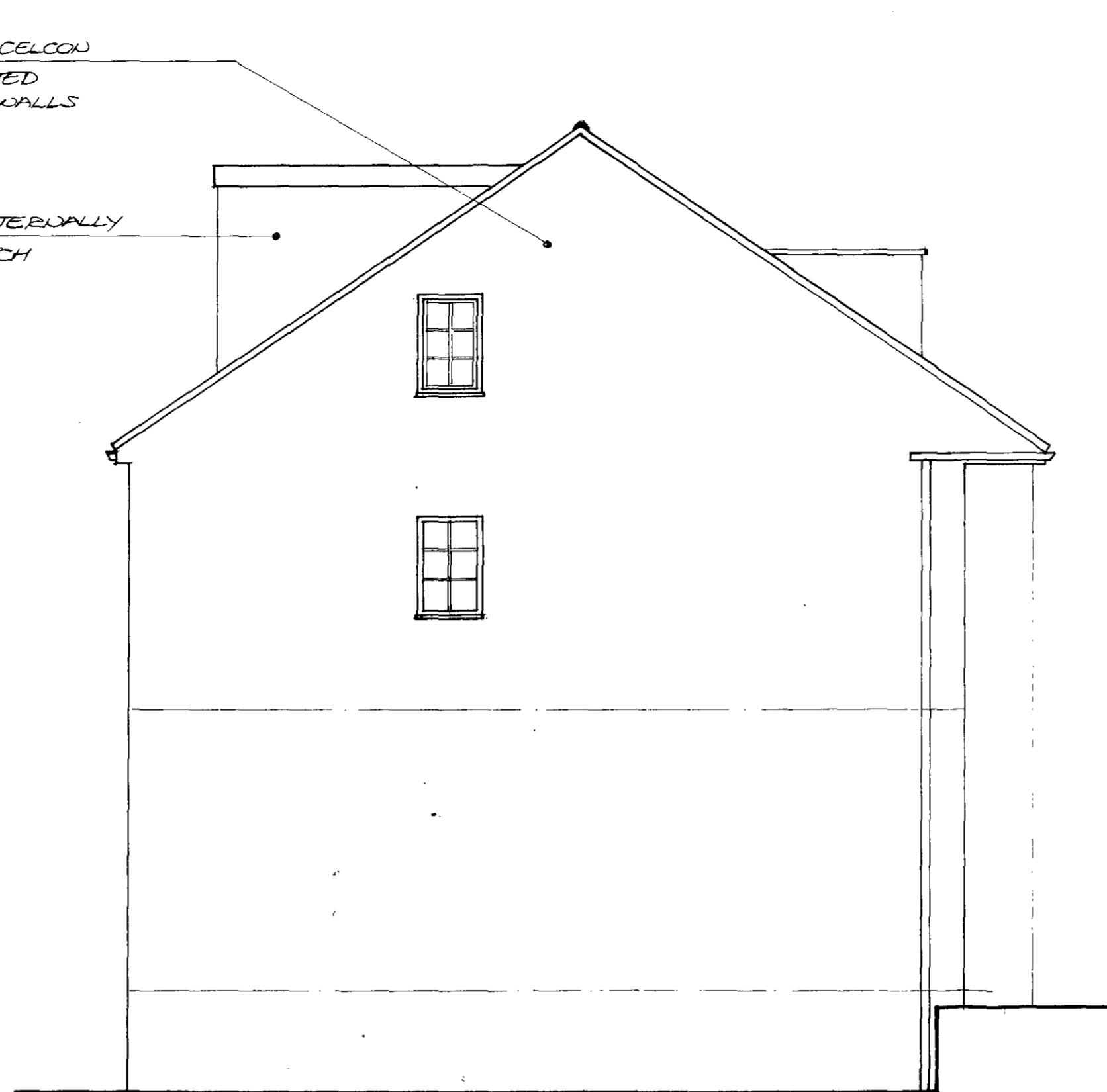
Proposed Rear Elevation

NEW GABLE BUILT UP 10 215 CELOON  
BOARDS & RENDERED & PAINTED  
WHITE TO MATCH EXISTING WALLS

DORMER CHEEKS FINISHED EXTERNALLY  
USING PLAIN TILES TO MATCH  
EXISTING ROOF.

DORMER FACE FINISHED IN  
PLAIN TILES.

MINIMUM SIZE OF OPENINGS  
TO ESCAPE WINDOW TO BE  
800 H x 500 W.



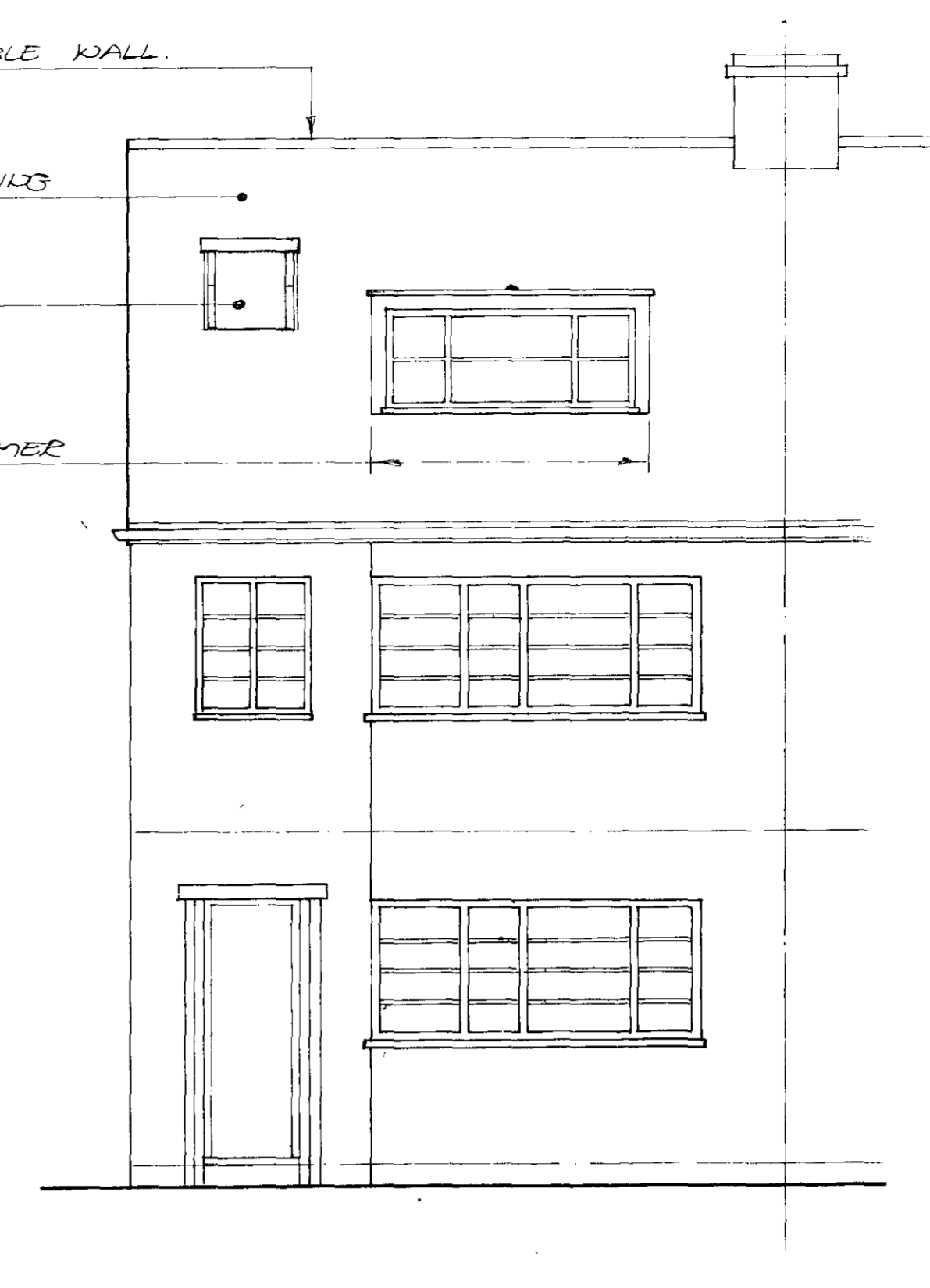
Proposed Side Elevation

EXTEND EDGE TO NEW GABLE WALL.

PLAIN TILES TO MATCH EXISTING  
ROOF

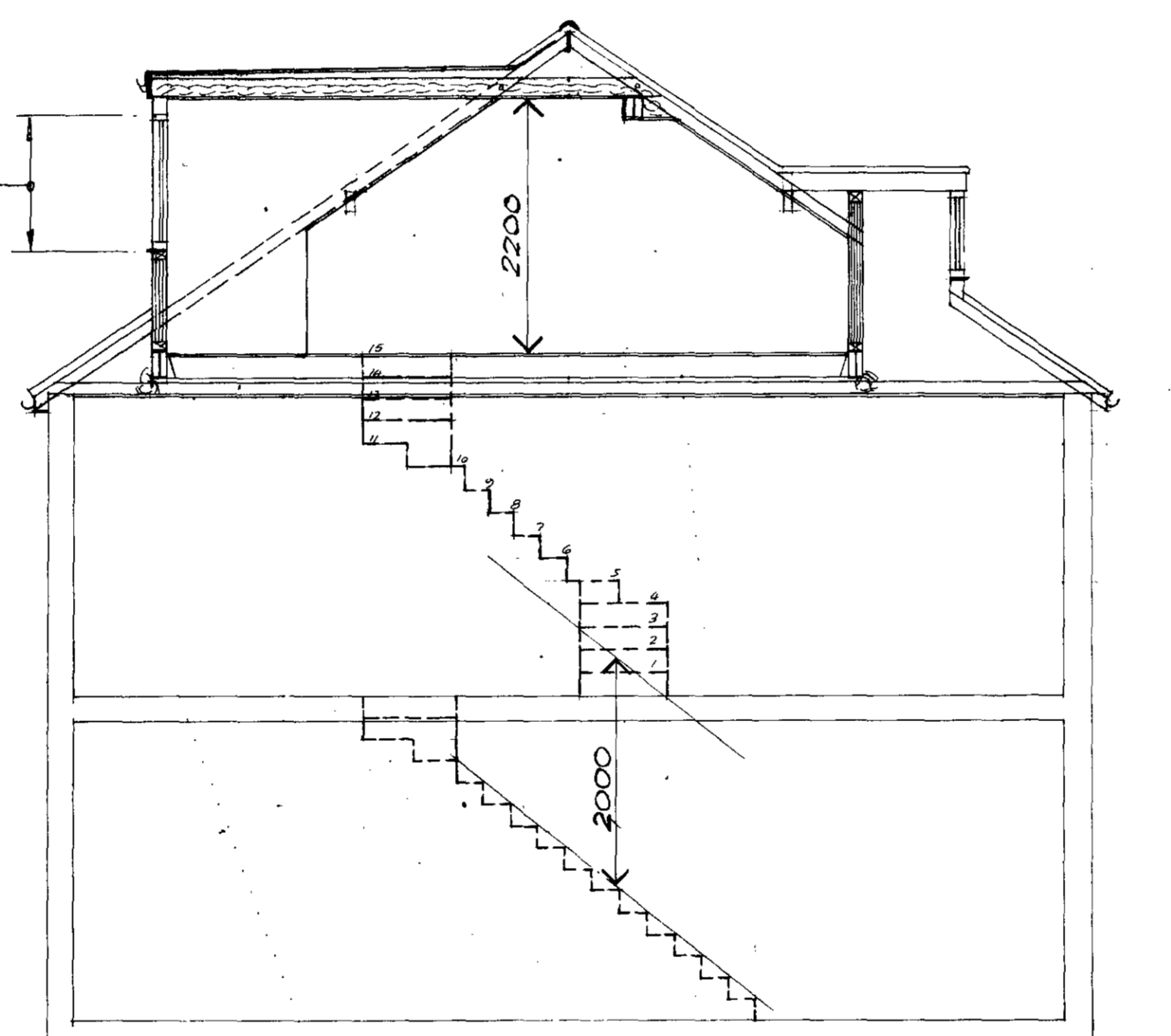
VELUX 63L - 2 WINDOW

LEAD LINED FEATURE DORMER  
TO MATCH OTHERS ALONG  
TERACE

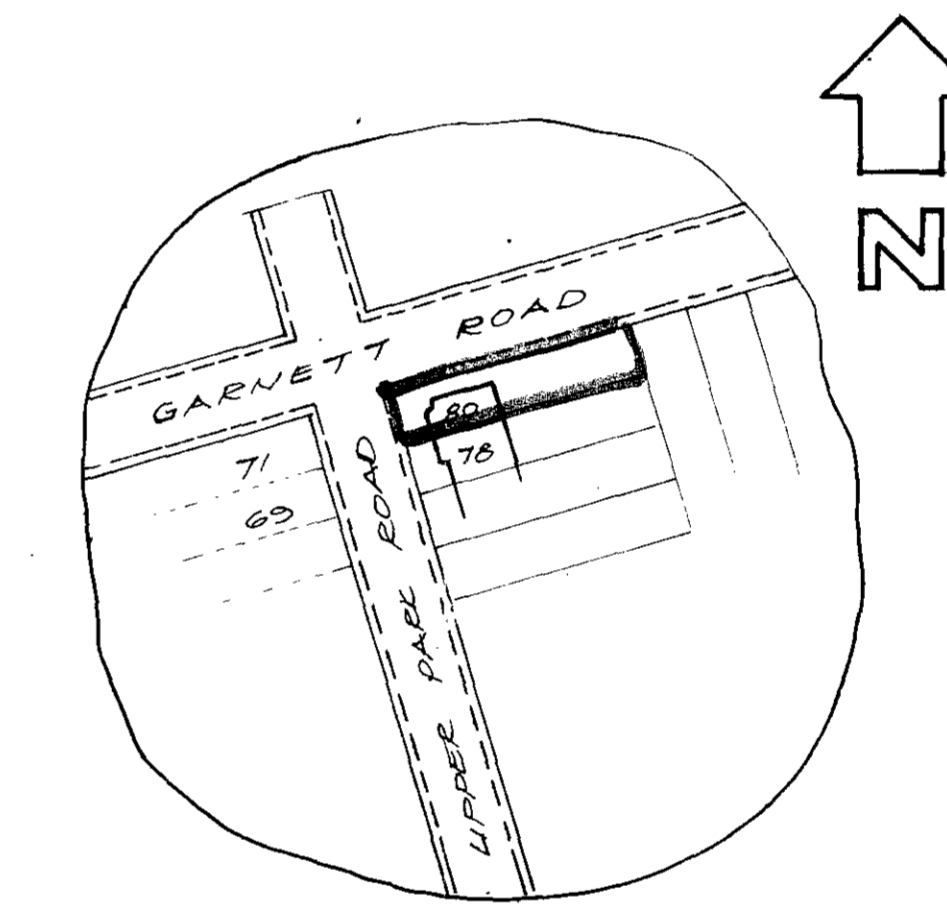


Proposed Front Elevation

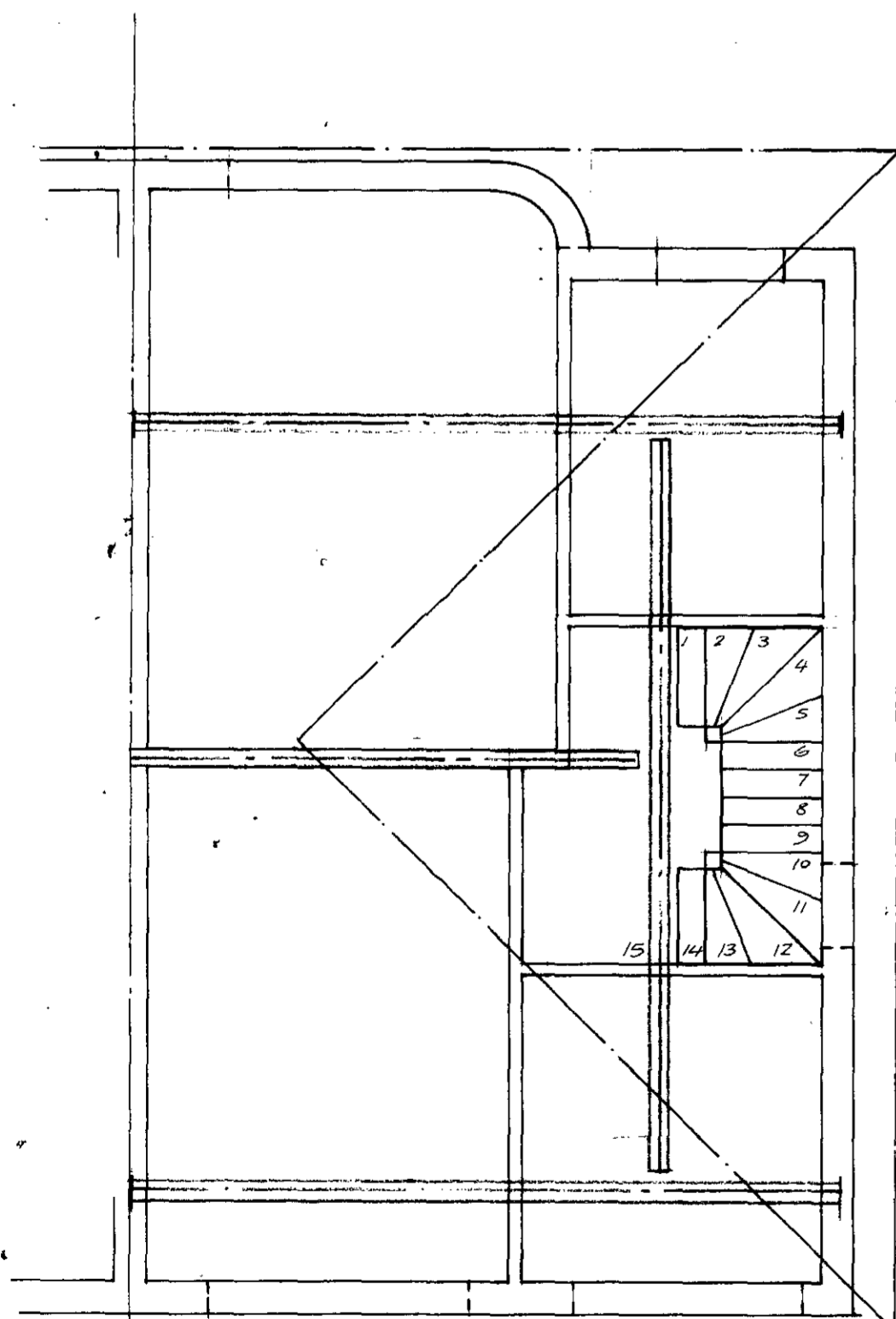
WHITE ALUMINIUM DOUBLE GLAZED  
WINDOWS:  
BEDROOM : 1800 x 1150  
SHOWEROOM : 1200 x 1150  
LANDING : 700 x 1000



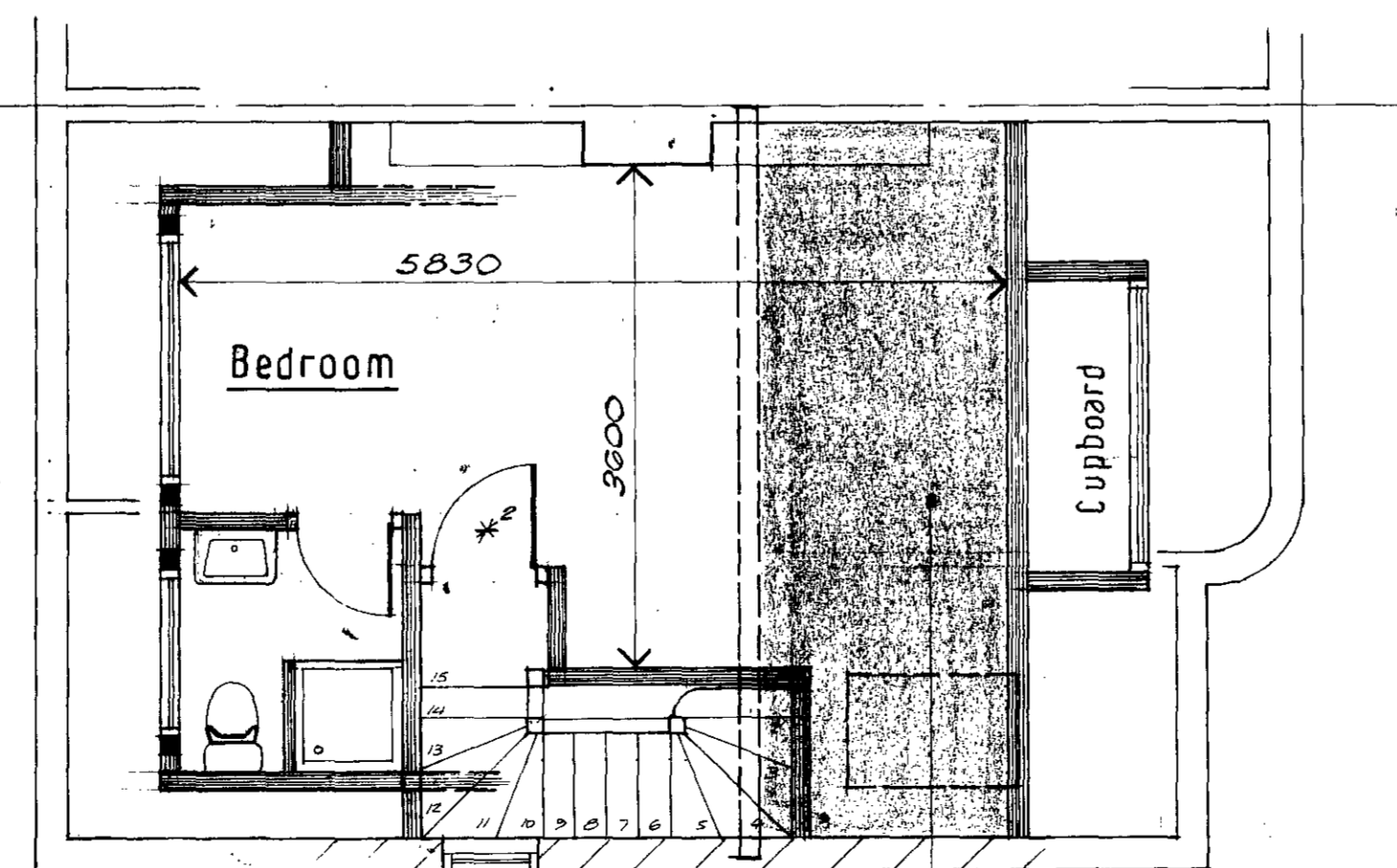
Section 1 - 1



Location Plan

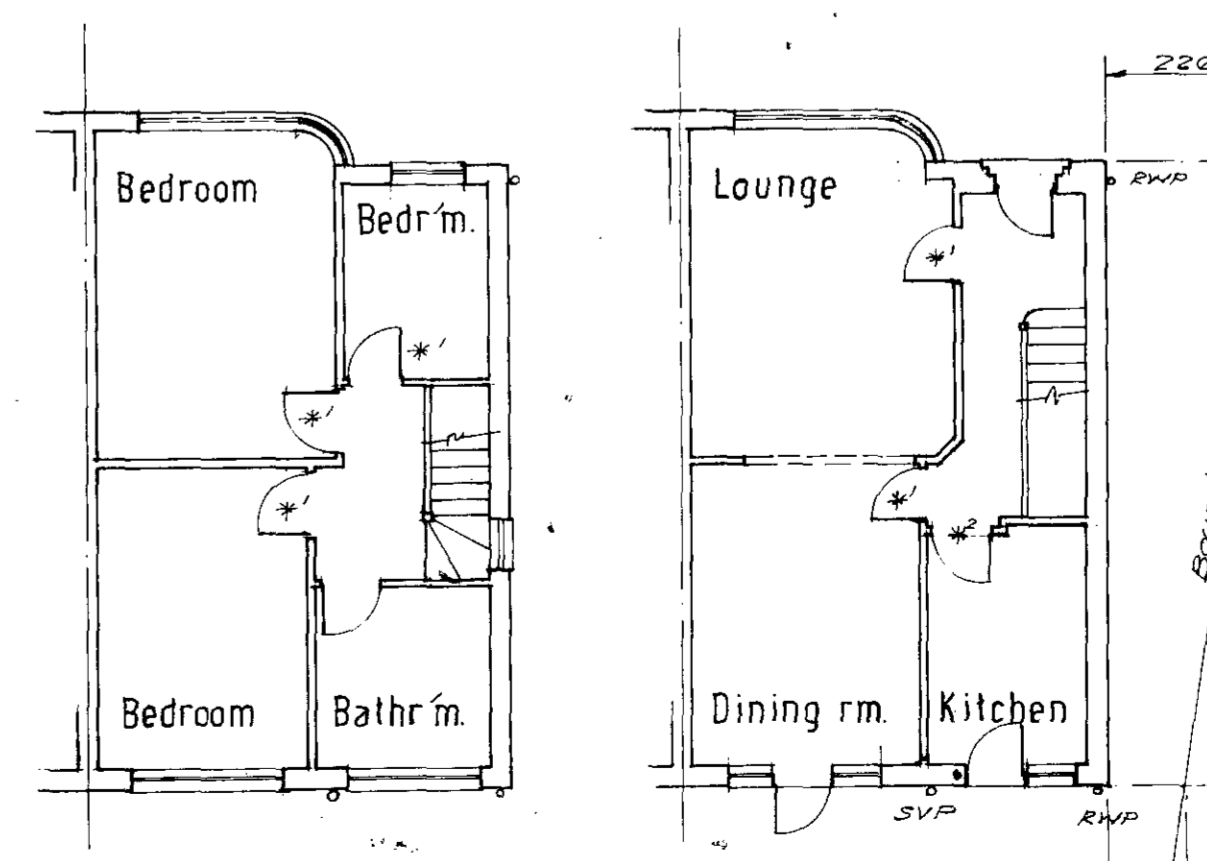


Proposed Beam/Joist Layout  
(IN ABEYANCE)



Proposed New Floor Layout

SHADING INDICATES SLOPING CEILING  
AREA.



First Floor

Ground Floor

- Specifications
- No dimensions to be scaled and all to be checked on site.
  - All work to comply with the current building regulations and be to local authority satisfaction.
  - Roof construction :-  
12.5 spar chippings bitumen bedded on 3 layers of roofing felt (1st layer asbestos based) to BS 747 and bonded to CP14 on 19 external quality plywood on 50x75 cross battens lapped across firings to 100 fall fixed to joists at 400/c. Infill with 150 fibre glass insulation to polythene vapour barrier to joist soffits then secure 10 plasterboard and finish with plaster skim. Fascia boards are to be treated with preservative stain and be set 25 clear of tiles.  
New roofing felt is to lap under existing roofing by 450 minimum. New roof joists and existing rafters to be bolted together with 10 d black bolts and timber connectors. Sloping ceilings to be formed thus :-  
Wedge 50th Coolag 'Silverline' between existing rafters and maintain 50 air void to roof covering.  
Fix up 10 foil backed plasterboard finished with plaster skim.
  - Dormer cheeks and front :-  
Vertically hung tiles/slates to match existing on 38x19 tanalised battens on breather felt on 8mm external quality plywood (substitute 6mm masterboard when cheek is within 1000 of boundary) all on cross braced stud wall. Stud wall to consist of 100x50 studs at 400/c. Infill with 100 fibre glass insulation and have top and bottom plates and noggings. Provide polythene vapour barrier.  
At junction of cheek and main roof weather with code 4 lead soakers. At junction of face and main roof weather with code 4 lead flashings.
  - Internal walls :-  
100 x 50 studs at 400/c. Infill with 100 fibre glass insulation and have top and bottom plates and noggings.  
Linings and finishes to be as follows :-  
Walls enclosing staircase to be lined both sides with 12.5 plasterboard + plaster skim.  
Other internal faces - 10 plasterboard + plaster skim.  
Faces to roof void - 12.5 plasterboard.
  - Floor construction :-  
1st floor is 175 x 50 joists with 25 plain edge T & G boards. Ceilings are 16 lath and plaster / 12 plasterboard with 5 plaster finish.  
New floor to consist of 22 T & G floor grade chipboard / floor boards on joists at 400/c. Joists are to be doubled up under partitions.  
New joists and beams are to be set 25 clear of existing ceilings and ceiling joists.
  - Staircase :-  
To be open/closed plan. Width to be between handrails or wall. Pitch to be 42° maximum.  
Provide equal risers in with goings.  
Tapered treads to have minimum goings of 50 and equal goings of 270 min at centre of flight.  
Handrail is to run continuous on one side of flight.  
Where guarding is required there should be no openings greater than 100mm. Handrail and guarding should be 900 min. above nosings and 900 min. above landings.  
Headroom between nosings existing flight and underside of new flight to be 2000.  
Staircase manufacturer to check dims. prior to manufacture.
  - Means of escape in case of fire :-  
All walls enclosing new and existing staircase are to provide half hour fire protection.  
All doors to habitable rooms and kitchen are to be fitted with a self closing device.  
Doors marked thus \*1 are to be retained. Doors marked thus \*2 are to be half hour fire resisting and door stops to be 35x25 screwed and glued to door frame.
  - Timbers :- Hem Fir (L1) G.S. Grade.  
Beam to beam connections : use metal joist hangers.  
Joist to beam connections : use " " "  
Post to beam connections : Bat multi-grip frame connectors.
  - Steelwork :-  
All sizes are as shown in beam schedule.  
Beam to beam connections :-  
Secondary hung from primary : 4/12 d H.S.F.G bolts/con.  
Secondary into primary : 2/ 80x80x8 L's with 2No. 12d black bolts / leg
- Where timber joists span from steels bolt timber plates to web and top flange with 10 d black bolts at 900/c.  
Hang joists from jiffy hangers fixed to plates. Case beams with 19 plasterboard bound with 1.6 wire bindings at 100/c. and all finished with 7 gypsum plaster.

Rev	Date	Description
STRACHAN DESIGN ASSOCIATES LIMITED 78 Southover Woodside Park London N12 Telephone :- 081-446 1030		
Project PROPOSED LOFT CONVERSION FOR MR. RUBIN AT 83 UPPER PK. ROAD, LONDON N.W.3.		
Drawing PLANS & DETAILS OF EXISTING & PROPOSED		
Date	MAY '83	Drawn J.A.
Scale	1:50 1:100	
Drawing no.	3069	Revision