

A system of smoke and fire detection is to be provided, comprising of one ceiling fixed smoke detector to the top and first floor landings with another to the ground floor entrance lobby, as shown on the floor plans, together with a ceiling mounted heat detector in the kitchen, all interlinked and to comply with BS5839 parts 1 & 6, supplied from a mains dedicated circuit with a 3 hour battery back up facility.

Smoke Detector complying with BS5839- parts 1 & 6, interlinked with the detectors on other floors-see notes, ceiling mounted at least 300mm away from any light fitting but within 3 mtrs of room doors.

Heat Detector complying with BS5839- parts 1 & 6, interlinked with the detectors on other floors-see notes-ceiling mounted at least 300mm away from any light fitting.

Fire resisting upgrades and changes-
Stair shaft from the loft conversion floor to the ground floor exit door to courtyard- 30 minutes

All doors to habitable rooms leading to the stair shaft (excludes bathrooms/wc's)- FD 20 quality
Hot water cylinder and other cupboards on the stair shaft route, landings or corridors- FD30 quality

All room doors, with the exceptions of bathrooms, shower rooms and wc's are to be altered or renewed to exceed a FD20minute fire resistance standard. The doors are shown here as being fitted with smoke seals, though this is not a mandatory requirement. The building has a single stair which will exist within a 30 minute fire rated stair shaft. An alternative secondary stair exists within the living room extension, which links the first and second floors.

New internal partition walls are to be constructed in 75x48mm treated timber, or 70mm galvanised steel studwork, faced both sides with 12.5mm Gypsum plasterboard, taped and with a minimum 3mm skim plaster finish, the void between the boards being filled with 25mm minimum thickness Rockwool batts set to one face. This construction will achieve a sound insulation value of 40FRwDb and a fire resistance value of 30minutes.

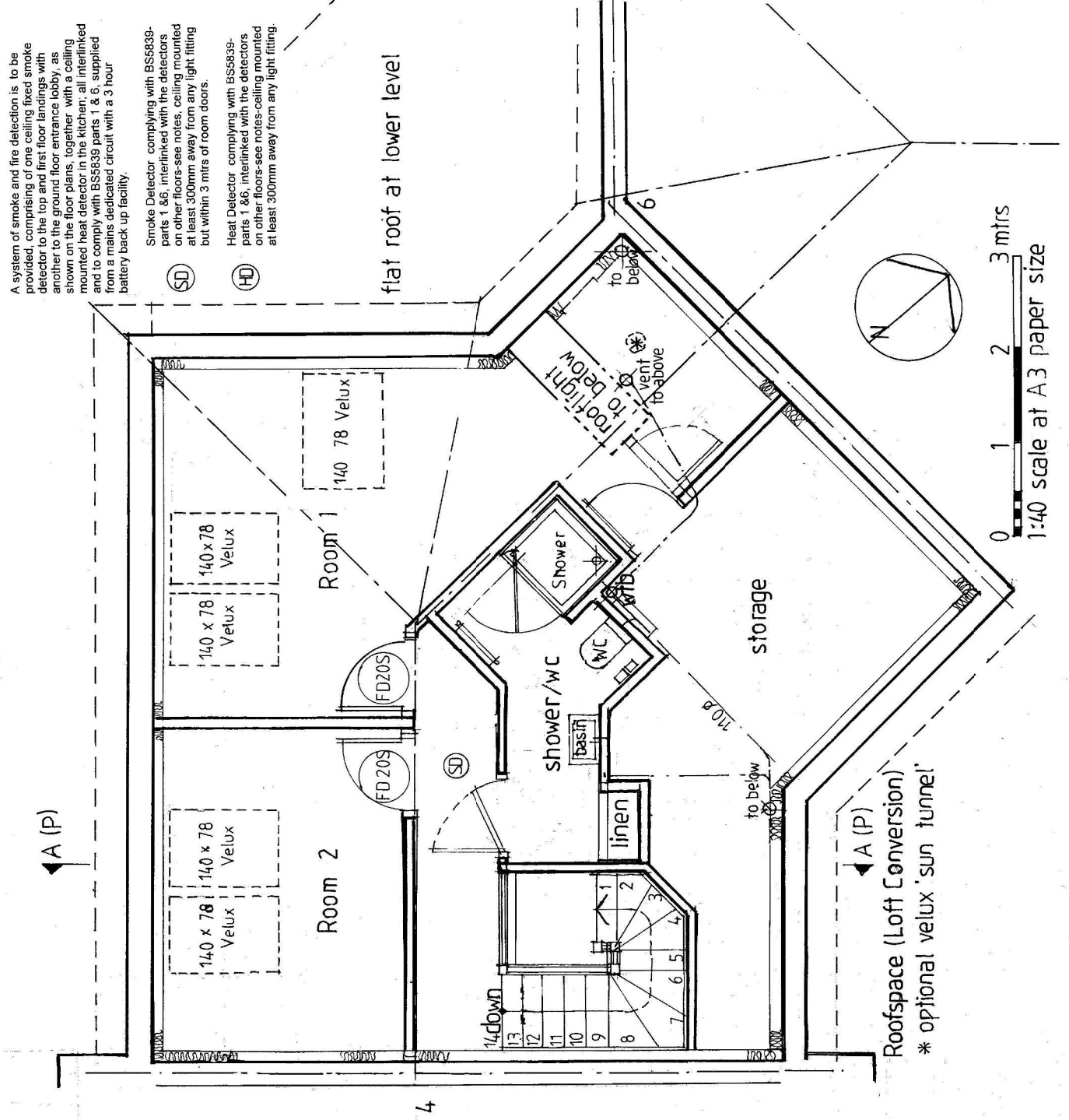
Walls forming the wet area of the shower room are to be faced in waterproof 9mm cement based board, given a waterproof lining system treatment, e.g. BAL 1, prior to ceramic tiling and grouting with a similar BAL 1 treatment applied to the 19mm WBPply shower room flooring.

Ventilation to the new loft conversion habitable rooms, is to be achieved by 50% of the window area being openable, the total area of glazing to each room to be equal or better than 10% of the room floor area. Each habitable room is to be fitted with trickle or other background ventilation with a free area of at least 6000mm².

The shower room ventilation is to be achieved by mechanical ventilation rated to extract to atmosphere at a minimum volume of 3room volumes of air per hour, with a 20minute over-run. The mechanical ventilation must terminate on the rear elevation as no new obstructions or features are permitted to the front elevation walls or roof slopes.

The existing soil and vent terminal and route is to be altered to vent the new soil and waste services to the new shower room/wc, the proposed route being indicated on the plan. Smoke detection and fire safety devices are to be in the hallways and landings, each device being sited within 3 metres of any room door, with a heat detector in the kitchen. The detectors are to be inter linked and the whole system is to comply with BS 5839-Part 6 -2013 served by a dedicated circuit with a 3 hour battery back up in the event of mains failure.

Revisions-
5 Berridge Mews, London NW6 1RF.
for Anna & Gary Steele-Finklestein
PROPOSED LOFT CONVERSION
Proposed Loft Conversion Floor Plan
scale 1:40@ A3 paper size May 2018 Ref: 16-726-14
by Robert Smielle 078 11 346 222 robertsmielle21@gmail.com
all dimensions must be checked and verified on site by contractor



flat roof at lower level

Roofspace (Loft Conversion)
* optional velux 'sun tunnel'