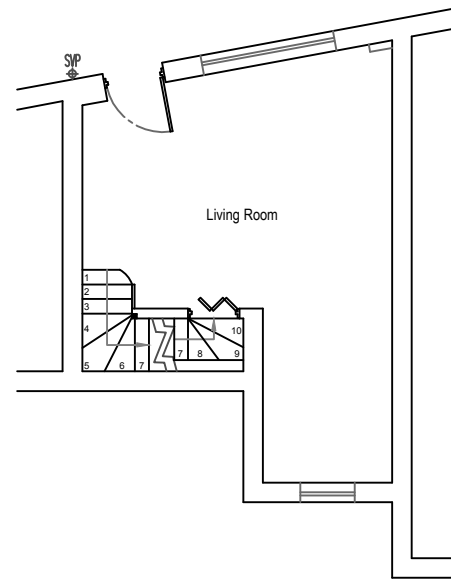
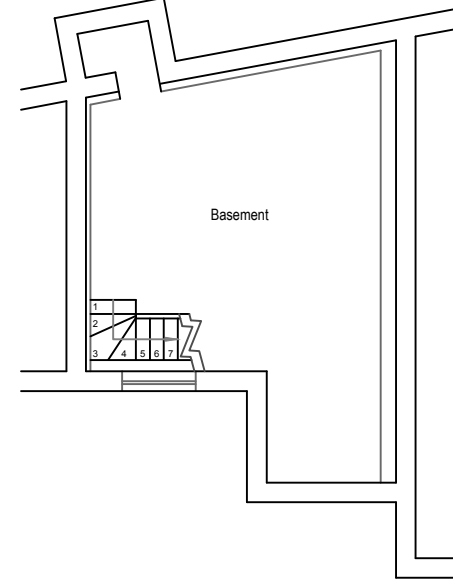


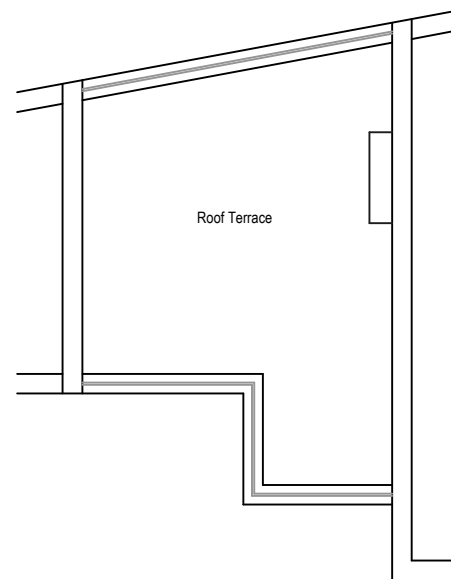
FIRST FLOOR PLAN (EXTG)
SCALE 1:00



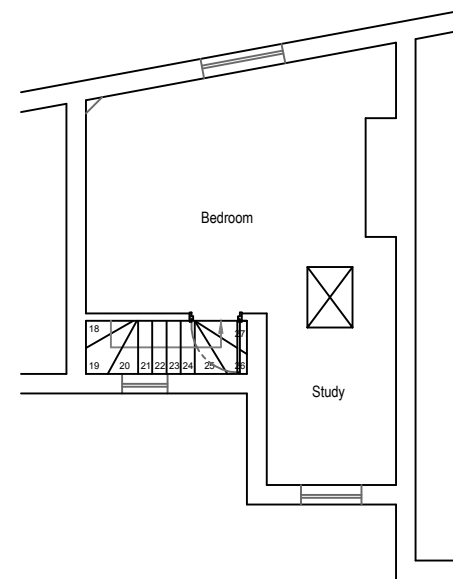
GROUND FLOOR PLAN (EXTG)
SCALE 1:00



BASEMENT FLOOR PLAN (EXTG)
SCALE 1:00



TERRACE PLAN (EXTG)
SCALE 1:00



SECOND FLOOR PLAN (EXTG)
SCALE 1:00

MEANS OF ESCAPE

Protected stairway: (New floor above 4.5m) The upper floors should be served by a protected stairway (protected at all levels) which should either

- (i) extend to a final exit i.e external door; or
- (ii) give access to at least two escape routes at ground level, each delivering to final exits and separated from each other by fire-resisting construction and fire doors.

Install an automatic electronically controlled smoke alarm and fire detection system, interlinked with a battery back-up at all landings and within habitable areas. Install 12.5mm 'Fireline' plaster board to exposed side of the 100mm studwork around landing. Soffit of staircase to be lined with one layer of 12.5mm thick fireline plasterboard with all joints sealed and taped to achieve a 30 minute fire protection.

NEW FLOORS ABOVE 7.5m:


Option 1: Provide a protected escape route - FD30 doors to all habitable rooms leading into the hallway and landings plus hard wired, interlinked smoke alarms at each landing level/hallways AND a water (mist) sprinkler system installed throughout the property.

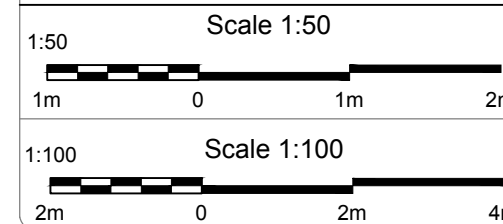
Option 2: Provide a protected escape route (as above) AND provide an alternative escape route from each storey that is more than 7.5m above ground level.

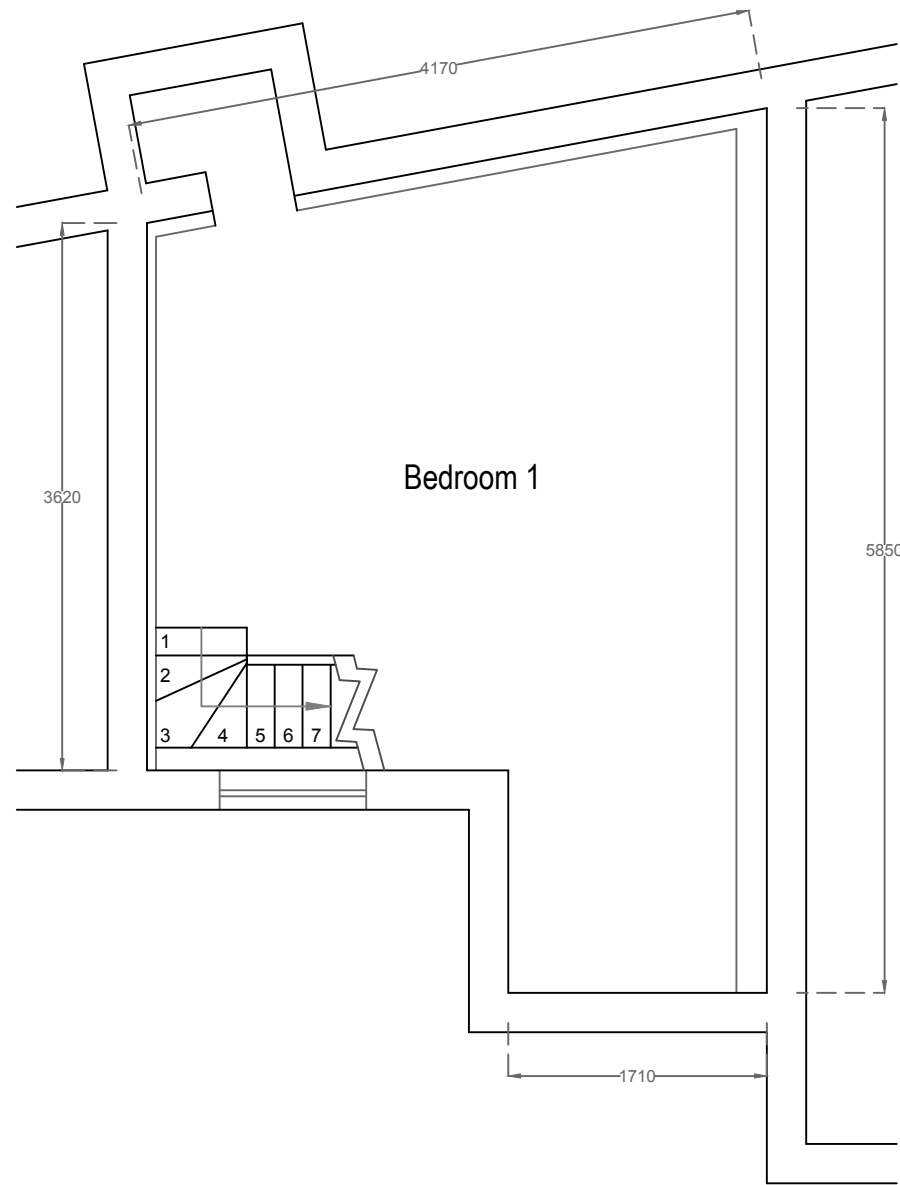
General Notes:

1. All workmanship and materials, service installations and demolitions to comply with the latest relevant Building Regulations, British Standards, Code of Practice and IEE Regulations. All dimensions and levels must be checked and verified prior to any ordering of materials or construction. Any discrepancies to be brought to the attention of the designer or structural engineer.
2. Dimensions critical to existing building works must be checked before work commences, as certain assumptions have been made due to lack of accessibility and anomalies in the existing building. It has not been possible to make a detailed examination of the floor and/or roof construction because material damage would have been caused in gaining access.
3. Contractor to ensure that no part of elements of the building works encroach in the land of the neighbouring property. Any elements which overhang over the neighbouring/land boundary, shall require consent of the adjoining owner prior to commencement of the works. The Client shall obtain all such permissions including PARTY WALL AGREEMENT where necessary.
4. All internal walls, floors, ceiling, external building works to the building and ground works to be made good to match existing where disturbed by new works.
5. The client should be aware that planning permission may be required in addition to building regulation approval and the designer cannot be held responsible if work commences on site without the consent of the local authority

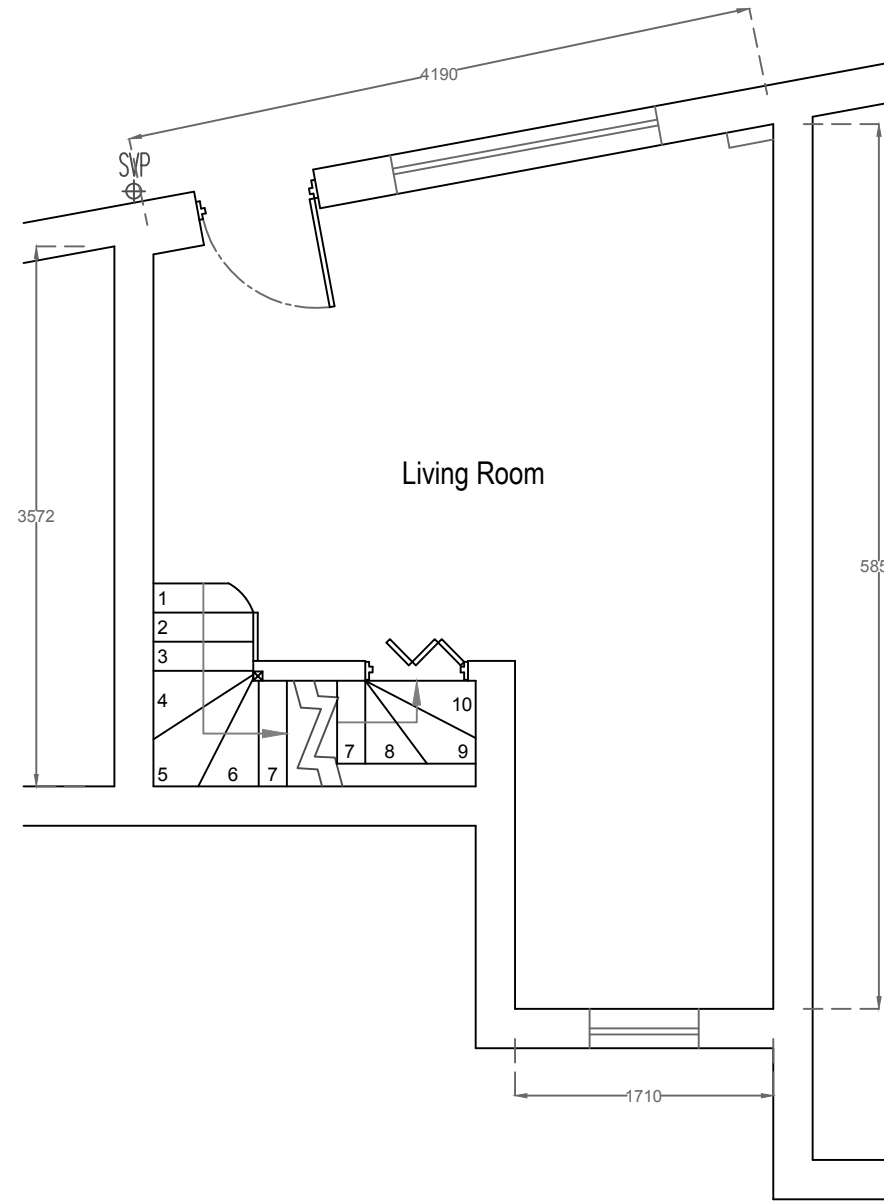
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Client	Antje Saunders	
Project	21 Rousden Street London NW1 0ST	
Job Title	LOFT CONVERSION	
Drawing Title	FLOORS	
Date	May 2021	Drawing No. 2021/070/01
Revision:		
Date:		
		
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PROPOSED BASEMENT FLOOR PLAN
SCALE 1:50




PROPOSED GROUND FLOOR PLAN
SCALE 1:50

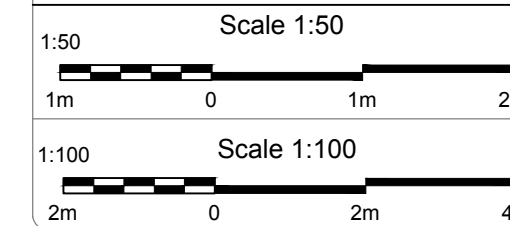
A full domestic sprinkler system will be installed throughout the property. The system will be designed, installed and commissioned in compliance with the latest BS 9251 by Specialist contractors. All necessary certification will be provided before completion of the project.

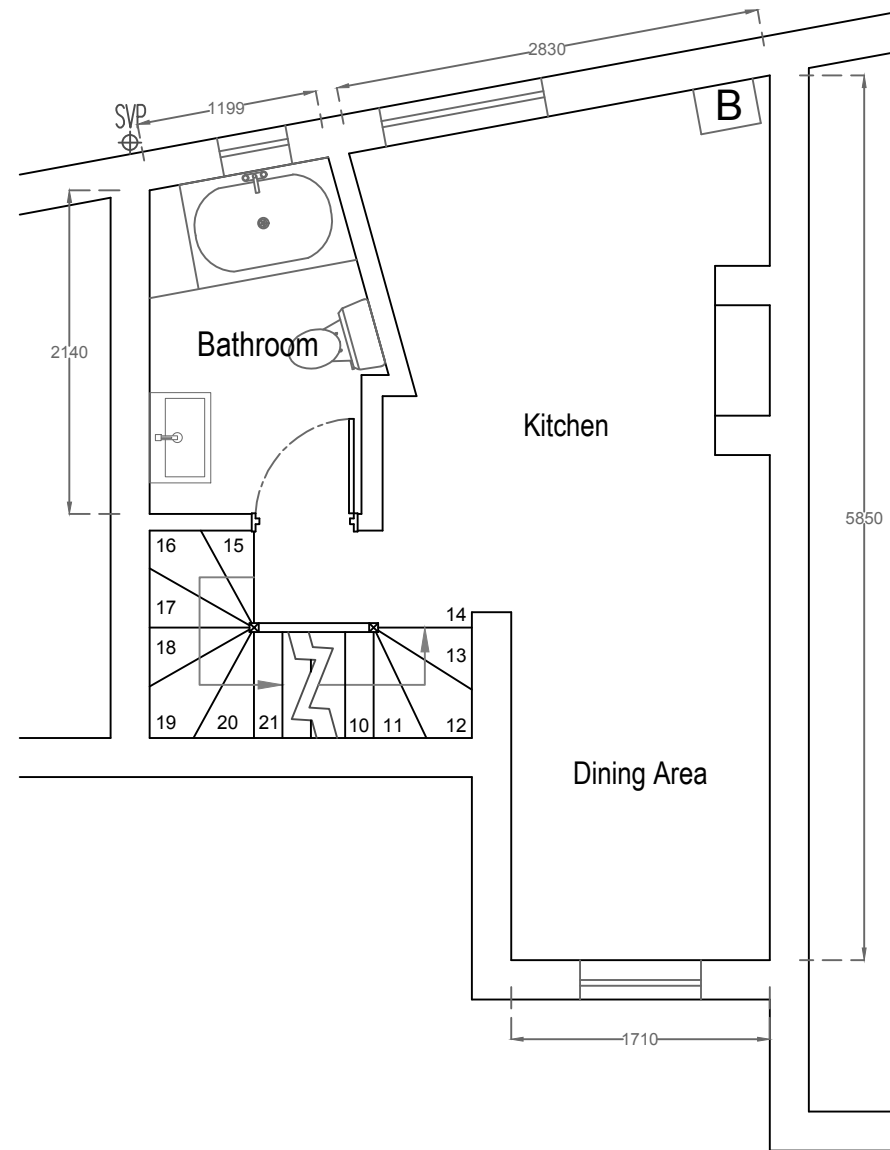
Electrical Installations (Part P Regs.)
Where electrical installation is to be carried out, compliance is necessary within the Electricity at Work Regulations 1989. Electrical installations should be enclosed and separated by appropriate distances to provide mechanical and thermal protection so that they incorporate measures that afford protection for persons against the risk of electric shock, burn or fire injuries. Electrical installations should be inspected and tested during, and at the end of installation, before they are taken into service to verify that they are reasonably safe; that is to say that they comply with BS7671:2001.

Provide energy efficient lighting in all living areas and kitchen in accordance with Part L1 B. Ensure that new fittings to habitable rooms have fittings that accept only lamps with a luminous greater than 40 lamp lumens per circuit-watt. Provide minimum 75% energy efficient lighting in all locations.

All light switches, plug sockets and electrical switches to be set between 450mm and 1200mm above finished floor level and comply with Part M of the Building Regs. All internal downlights and recessed spotlights are to be enclosed with minimum half hour fire resisting hoods, to comply with Part L of the Building Regs and the Domestic Building Services Compliance Guide.

Client	Antje Saunders	
Project	21 Rousden Street London NW1 0ST	
Job Title	LOFT CONVERSION	
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Date	Drawing No.	
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Date:		
		
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PROPOSED FIRST FLOOR PLAN
SCALE 1:50

GLAZING & VENTILATION

Glazing in all doors to be fitted with safety toughened or laminated glass except fire doors. All external windows and doors to have double glazed units with a 16mm air gap and low-E glass on the inner pane. All new windows to achieve a minimum 'U' value of 1.6W/m² and 1.8W/m k for all new doors with more than 50% glazing.


Habitable rooms to have a minimum opening of $\frac{1}{20}$ of the internal floor area of the room with some part of that being at least 1750mm above finished floor level. Background ventilation is to be provided by trickle ventilators within the window to give a minimum free area of 8000mm².

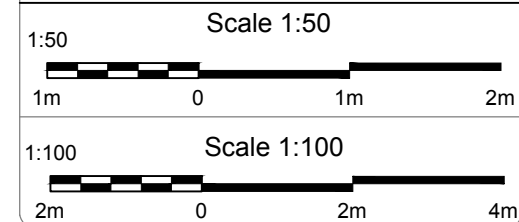
Safety glass to be used when lower than 800mm above the first floor level, all upper floor windows must be designed with means of escape. Shower/bathroom to have background ventilation of 4000mm² and fitted with a mechanical extractor vented to outside air to achieve 15L/S extraction. Existing roof to be provided with proprietary ventilators to achieve the equivalent continuous ventilation of 25mm (eaves) and 5mm ridge.

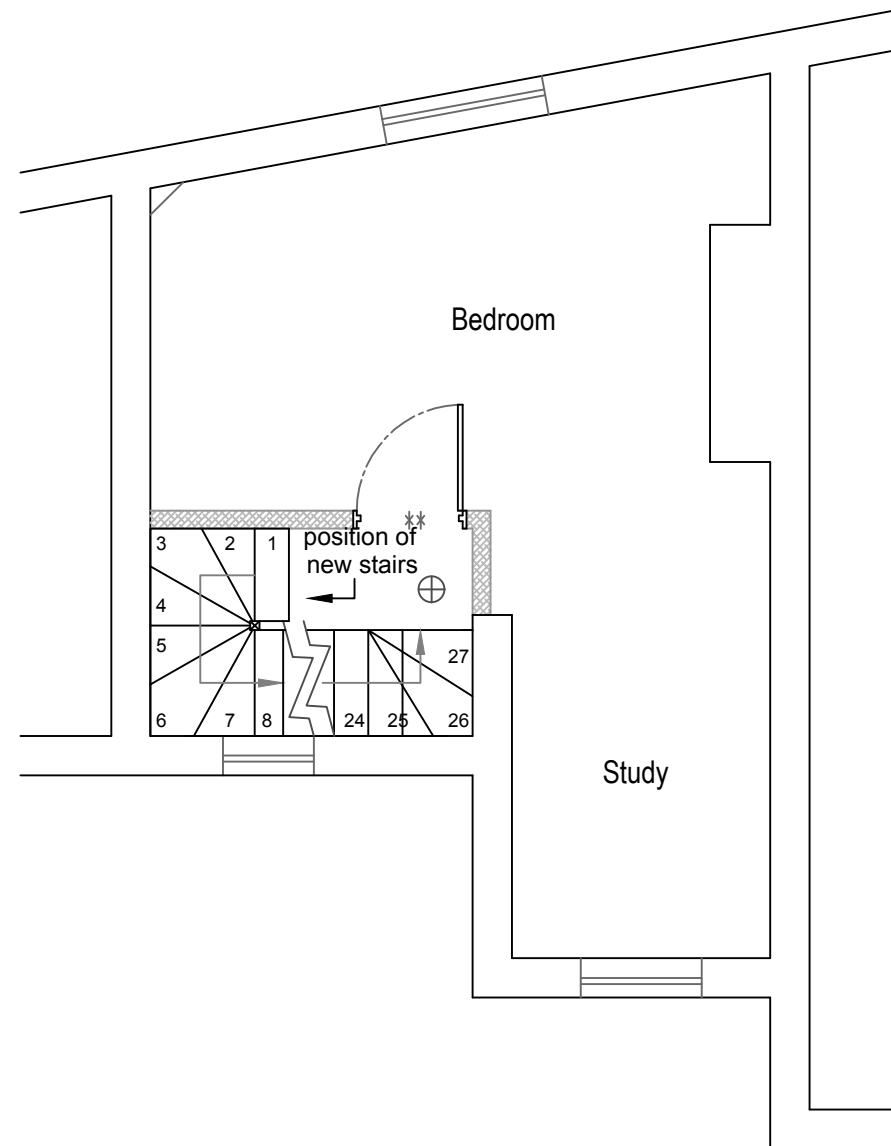
RESISTANCE TO THE PASSAGE OF SOUND:

Existing ceilings lath and plaster or 12.5mm plasterboard in good condition, add 100mm absorbent layer of Rockwool (min.density 10kg/m³) to be laid over new floor joists on chicken wire to give good sound resistance. Insulation to continue throughout entire area including storage voids. Provide 50mm Gyproc Super thermal board to party walls.

Internal walls between a bedroom or a room containing a water closet and other rooms (reg.E2) timber frame with 12.5mm plasterboard linings on each side of frame; add 100mm absorbent layer of Rockwool linings (min.density 10kg/m³) fixed to frame with a minimum distance between linings 75mm and absorbent layer of unfaced mineral wool batts of quilt which may be wire reinforced, suspended in the cavity. All joints to be well sealed.

Client	Antje Saunders	
Project	21 Rousden Street London NW1 0ST	
Job Title	LOFT CONVERSION	
Drawing Title	FLOORS	
Date	May 2021	Drawing No. 2021/070/03
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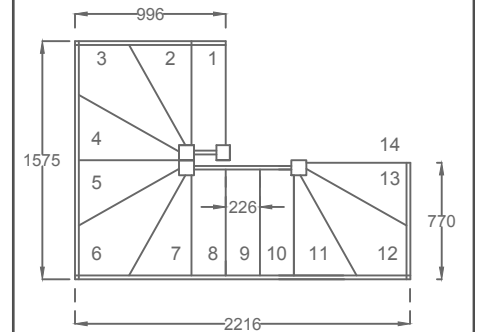


PROPOSED SECOND FLOOR PLAN
SCALE 1:50

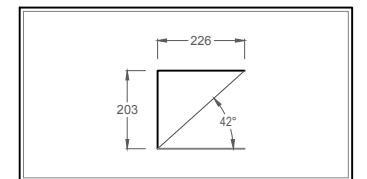
NEW STAIRCASE:
 Staircase Construction:
 Staircase to comply Part K of the Building Regulations.
 Treads: 25mm softwood.
 Strings: 32mm softwood.
 Risers: 12.5mm softwood.
 Top nosing: 25 x75mm softwood.
 (Subject to Client's choice).
 Nosing to be clear of face of risers by 12mm.
 Newel post to be hardwood or to Client's choice a minimum of 90mm square.
 Balusters to be hardwood or to Client's choice, with a maximum 99mm gap between all uprights.
 Continuous hardwood handrail 900mm above pitch line and 950mm above landing.
 Minimum going of each tread to be 220mm.
 Minimum going at newel post to be 50mm.
 Tread / risers / strings and newel post to be securely fixed together using glued blocks, wedges and dowels.
 Clear headroom above staircase to be 2000mm above pitch line.
 Install double trimmer floor joists, bolted together around new staircase well.


STAIRCASE LAYOUT

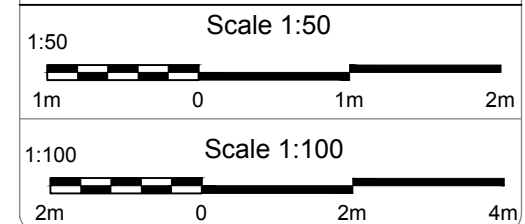
14 steps with one step to a double 3 step box winder, then a straight flight to another 3 step box winder to loft level



Approx. Floor to Floor: 2842mm
 Number of Steps: 14
 Approx. Step Riser: 203mm
 Approx. Step Going: 226mm
 Maximum Staircase Pitch: 42°



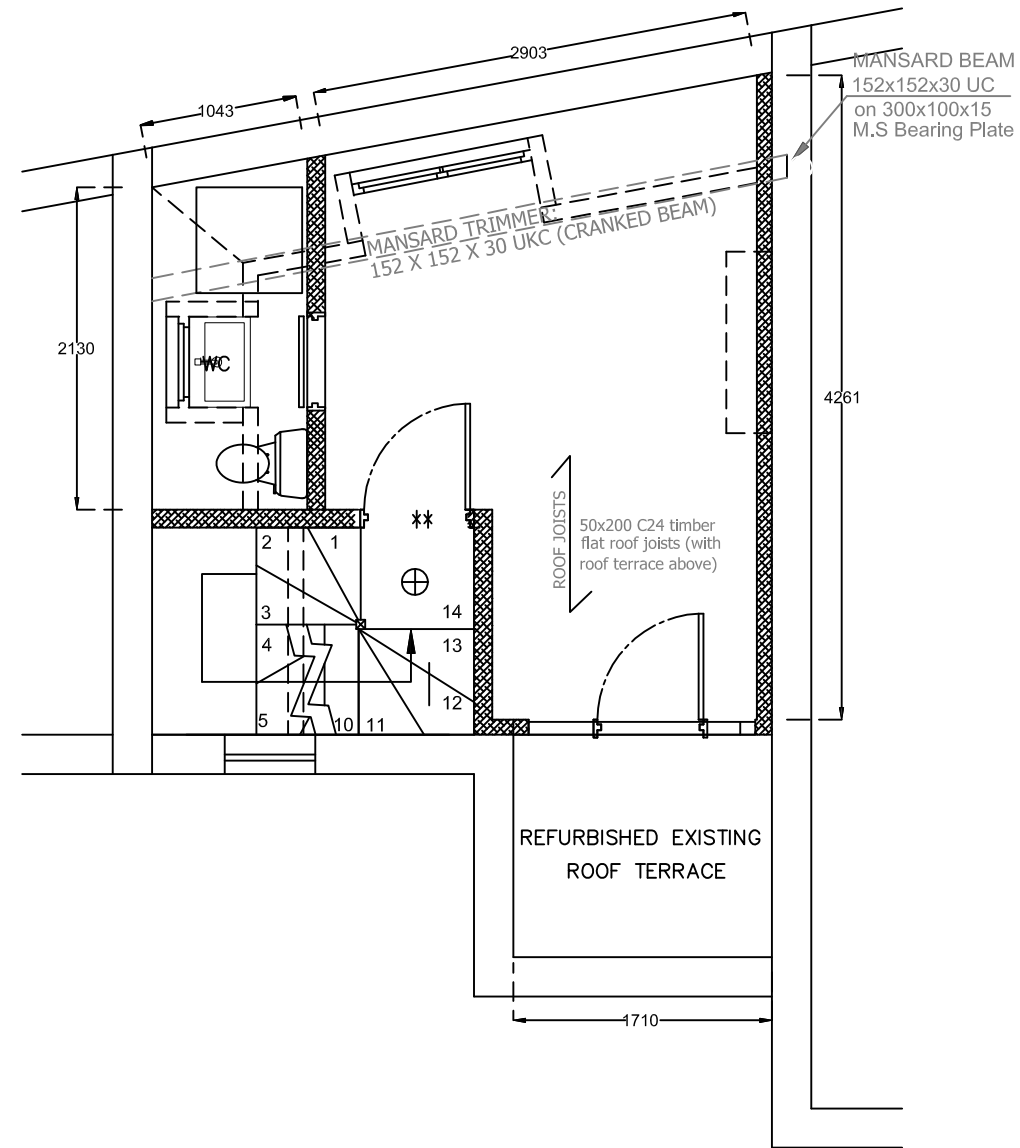
Client	Antje Saunders
Project	21 Rousden Street London NW1 0ST
Job Title	LOFT CONVERSION
Drawing Title	FLOORS
Date May 2021	Drawing No. 2021/070/04
Revision:	
Date:	
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Perimeter and purlin walls to be 50x100 vertical studs @400ctrs on 50x100 head and base plates; cavities filled with two layers of 50mm Celotex/Kingspan insulation board. Existing roof slopes within the converted area to have one layer of 100mm insulation board cut between the rafters, with a second layer of 35mm insulation board over, to achieve a 'U' value of not more than 0.16W/m2K. Maintain a 50mm air gap above the insulation; polythene vapour barrier to warm side of insulation with 12.5mm duplex plasterboard and skim internally.

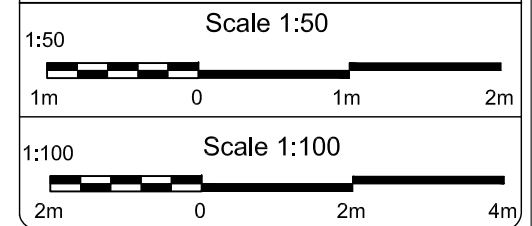
Insulation to the whole of the sloping area to achieve a 'U' value less than 0.28 W/m2K with battens over @400ctrs; 12mm plasterboard and skim internally. The 'U' values for the pitched roof where the insulation follows the ceiling should not exceed 0.16 W/m2K. The 'U' values for the pitched roof where the insulation follows the rafters should not exceed 0.18 W/m2K.

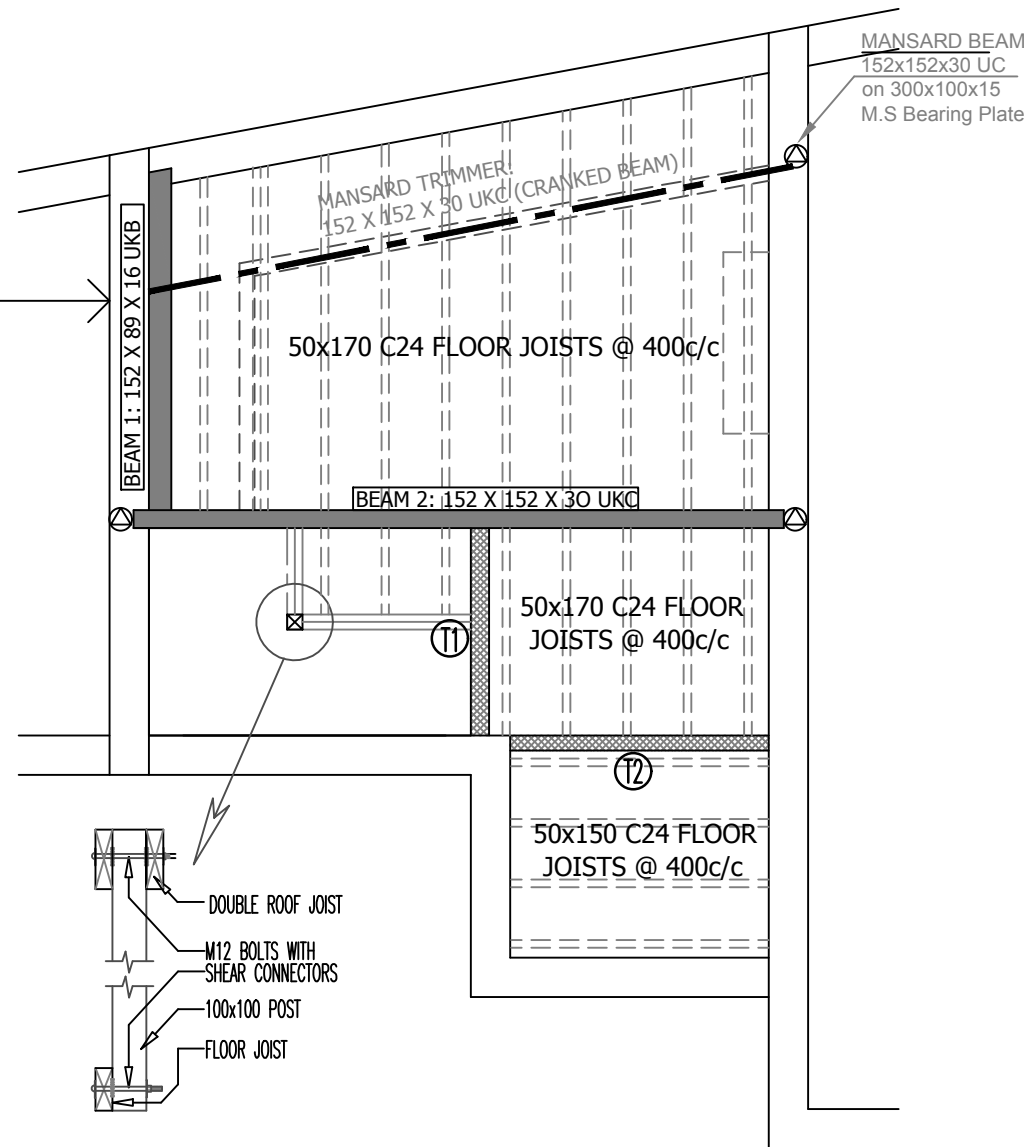
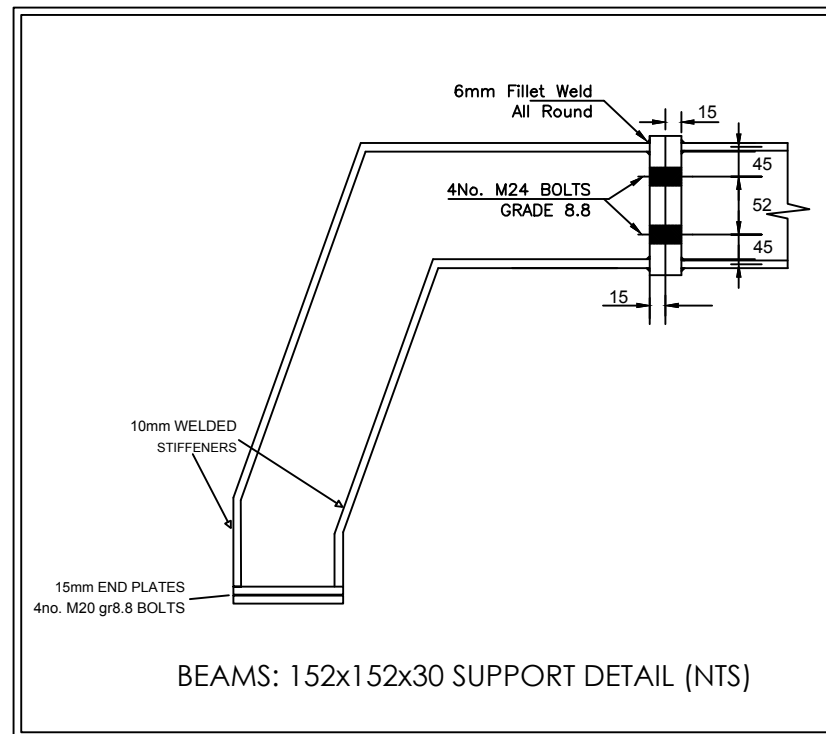
The pitched roof area boarded at eaves level to have dense quilt insulation 200mm between the floor/ceiling joists.



SCALE 1:50

Client	Antie Saunders	
Project	21 Rousden Street London NW1 0ST	
Job Title	LOFT CONVERSION	
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Revision:		
Date:		
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STRUCTURAL NOTES:

1. New Timber Floor
 - a) Structural timbers to be a minimum of 40mm clear of chimney breasts. Floor joists to be 25mm (min) clear of existing ceiling joists.
 - b) Structural timbers to be a minimum stress grade of C24
 - c) Trimmers: double/treble floor joists where there is a stud partition wall. Multiple joists to be bolted together with M12 bolts with large washers at 600mm centres staggered
 - d) Provide 1200mm long G.M.S straps @800 c/c screwed into masonry wall and notched and screwed into joists at floor level.
 - e) Herringbone or solid strutting at 1800c/c alternatively to be secured to joists.
2. Floor Beam
 - a) Steel beam bearing plates or padstones to be bedded on sand and cement centrally located under steel beam and flush with inner face of brickwork. Pocket in party/flank wall to be made good with concrete or masonry.
 - b) Internal partitions assumed to be load bearing in structural design are to be verified on site by the contractor for their capacity to bear the extra loads proposed - prior to construction.
 - c) Existing foundations should be checked to determine if adequate to bear any proposed additional loads.
3. Carpentry Specification
 - a) All timber materials and workmanship to be in accordance with BS 5268: Part 2 Structural Use of Timber
 - b) All concealed timbers to be treated with pre-injected wood preservatives, plus all cut ends to be painted
 - c) All timber to be treated by vacuum pressure impregnation of organic or water born preservative to a dry salt retention in accordance with the manufacturers recommendations.
 - d) No notches, holes or rebates to be cut in any member without the written agreement of the structural engineer.
 - e) Double joists and rafters to be bolted together @600mm centres with 12mm diameter bolts and 50x50x3mm washer plates.
 - f) All fixings in roof space (nails/screws/bolts and hangers) are to be galvanized unless noted otherwise.

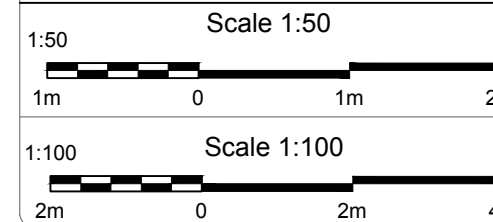
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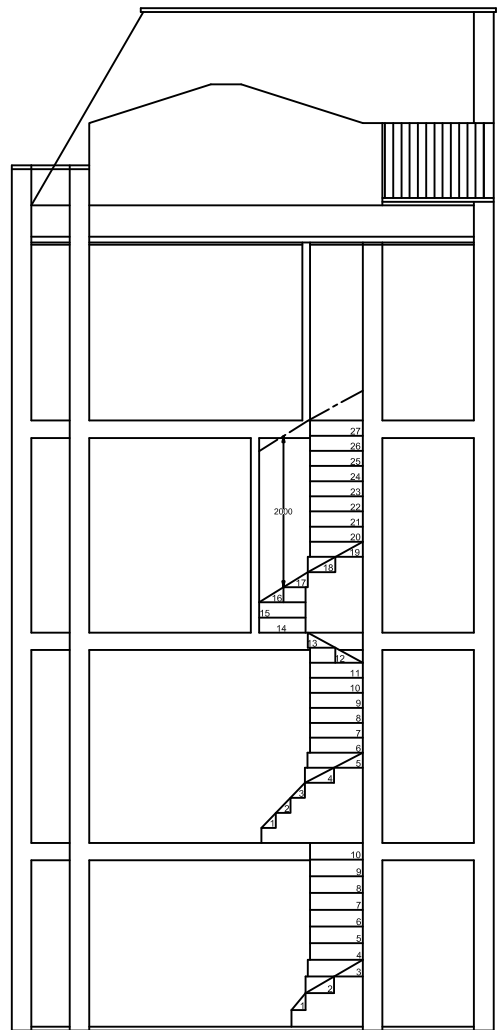
1. Existing rafters to be strengthened - 50x150 C24 timbers to be bolted onto existing rafters (M8 bolts @ 400c/c.) to provide 50mm air gap
2. double floor joists under partitions and chimney trimming
3. all walls used to support proposed loads to be checked on site for their adequacy and agreed with the building inspector prior to the commencement of works

STRUCTURAL MEMBERS									
<u>Timber Joists</u>									
T1	2No. 50 X 170 C24								
T2	2No. 50 X 170 C24								
All timbers C24 grade (unless stated)									
<u>Steel Beams</u>									
RIDGE BEAM: 152 X 152 X 30 UKC									
BEAM 1: 152 X 89 X 16 UKB									
BEAM 2: 152 X 152 X 30 UKB									
<u>Bearer Plates</u>									
⊗	300 X 100 X 15 Mild Steel								
<table border="1"> <thead> <tr> <th colspan="2">LEGEND</th> </tr> </thead> <tbody> <tr> <td></td> <td>Timber Beam (C24)</td> </tr> <tr> <td></td> <td>Steel Beam (S275)</td> </tr> <tr> <td></td> <td>M.S. Bearer Plate</td> </tr> </tbody> </table>		LEGEND			Timber Beam (C24)		Steel Beam (S275)		M.S. Bearer Plate
LEGEND									
	Timber Beam (C24)								
	Steel Beam (S275)								
	M.S. Bearer Plate								

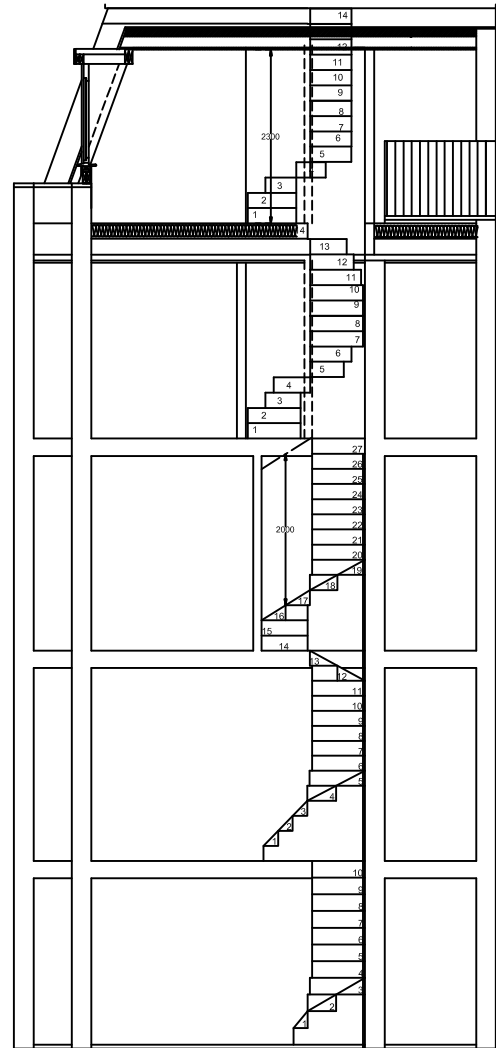
PROPOSED FLOOR LAYOUT
SCALE 1:50

Client	Antje Saunders
Project	21 Rousden Street London NW1 0ST
Job Title	LOFT CONVERSION
Drawing Title	FLOORS
Date May 2021	Drawing No. 2021/070/06
Revision:	
Date:	
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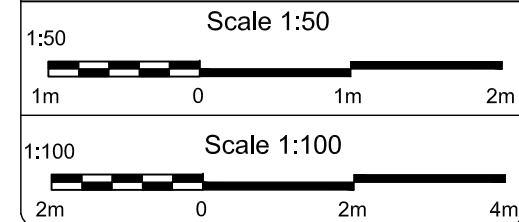


fit plasterboard to

ROOF CONSTRUCTION: (warm deck)
 Roof to achieve U-value of maximum 0.18/MsqK.
 Warm deck flat roof construction to be asphalt roof finish with solar reflective paint or stone chippings on 18mm ply deck, on 120mm Kingspan Thermaroof TR27LPC/FM insulation over joists as per engineer's details and calculations. Finish to underside to be 12.5mm insulated plaster board with integral vapour control layer and skim finish. Flat roof and pitched roof to have minimum 50mm gap from eaves ventilation to ridge ventilation, both equal to 25mm continuous gap.

MANSARD VENTILATION:
 Suitable vertical battens should be fitted beneath horizontal tiling/counter battens to the proposed dormer construction in order to provide a drained and ventilated cavity.

Client	Antie Saunders
Project	21 Rousden Street London NW1 0ST
Job Title	LOFT CONVERSION
Drawing Title	SECTION
Date May 2021	Drawin9 No. 2021/070/07
Revision:	
Date:	
	South London Lofts Ltd. 36-38 Old Devonshire Road London SW12 9RB Office: 020 8673 4114 email: info@southlondonlofts.co.uk web: www.southlondonlofts.co.uk






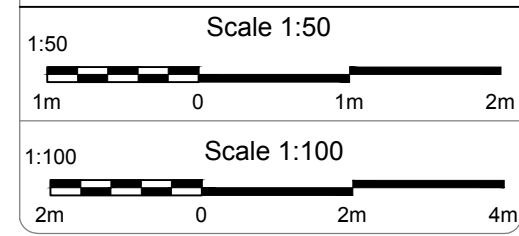
21A Rousden Street

21 Rousden Street

166 Camden Road

FRONT ELEVATION (EXISTING)
SCALE 1:100

Client	Antje Saunders	
Project	21 Rousden Street London NW1 0ST	
Job Title	LOFT CONVERSION	
Drawing Title	ELEVATIONS	
Date	Drawing No.	
May 2021	2021/070/08	
Revision:		
Date:		
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21A Rousden Street

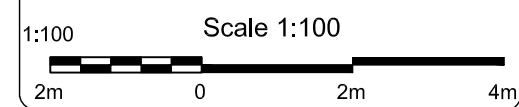
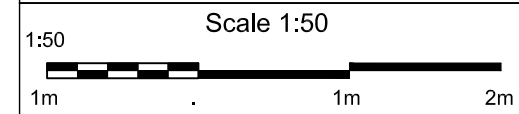
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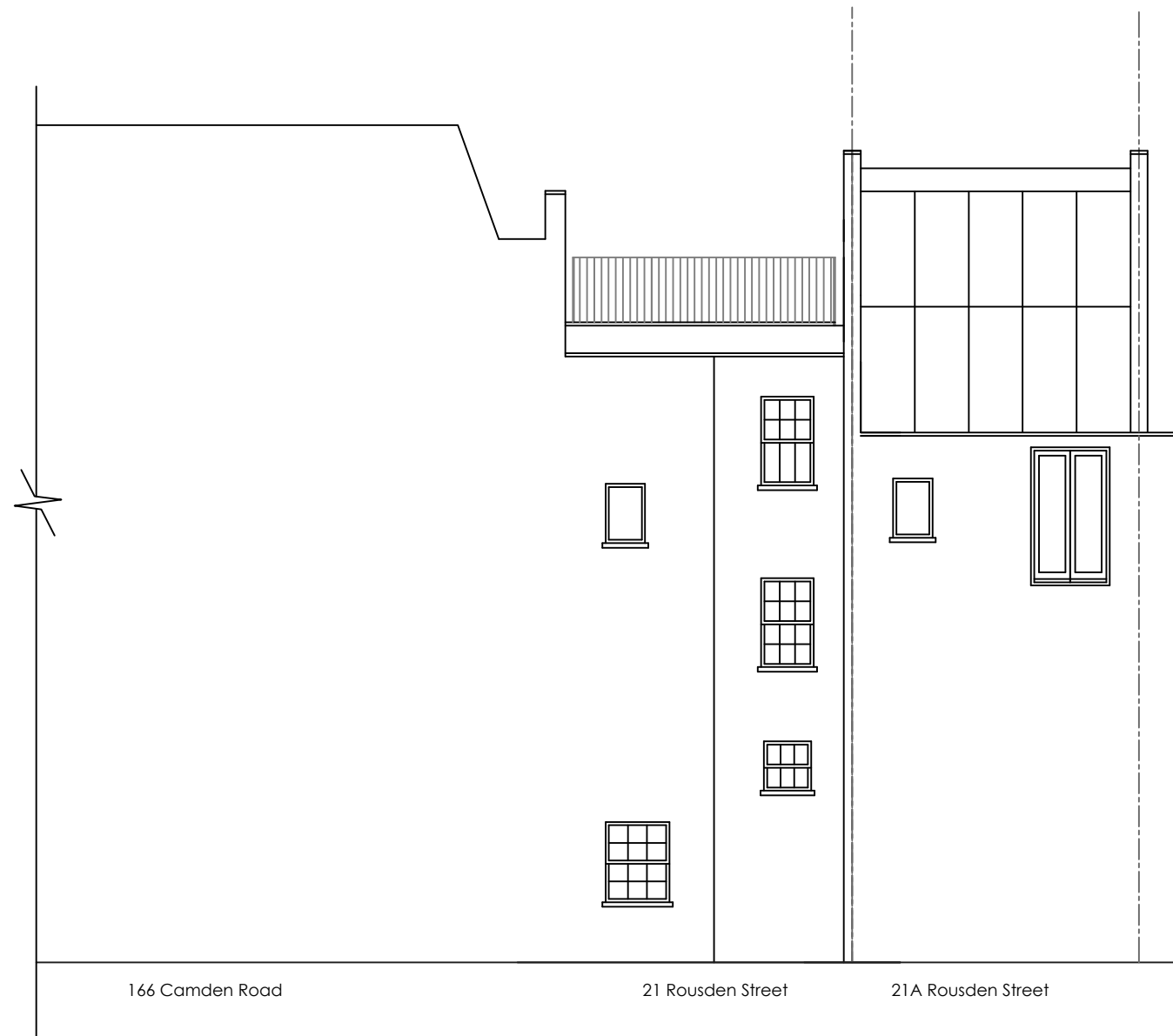
166 Camden Road

FRONT ELEVATION (PROPOSED)

SCALE 1:100

Client	Antie Saunders	
Project	21 Rousden Street London NW1 0ST	
Job Title	LOFT CONVERSION	
Drawing Title	ELEVATIONS	
Date May 2021	Drawin9 No.	2021/070/08
Revision:		
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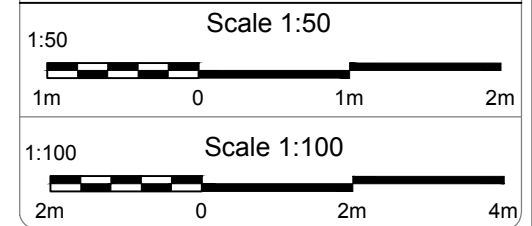
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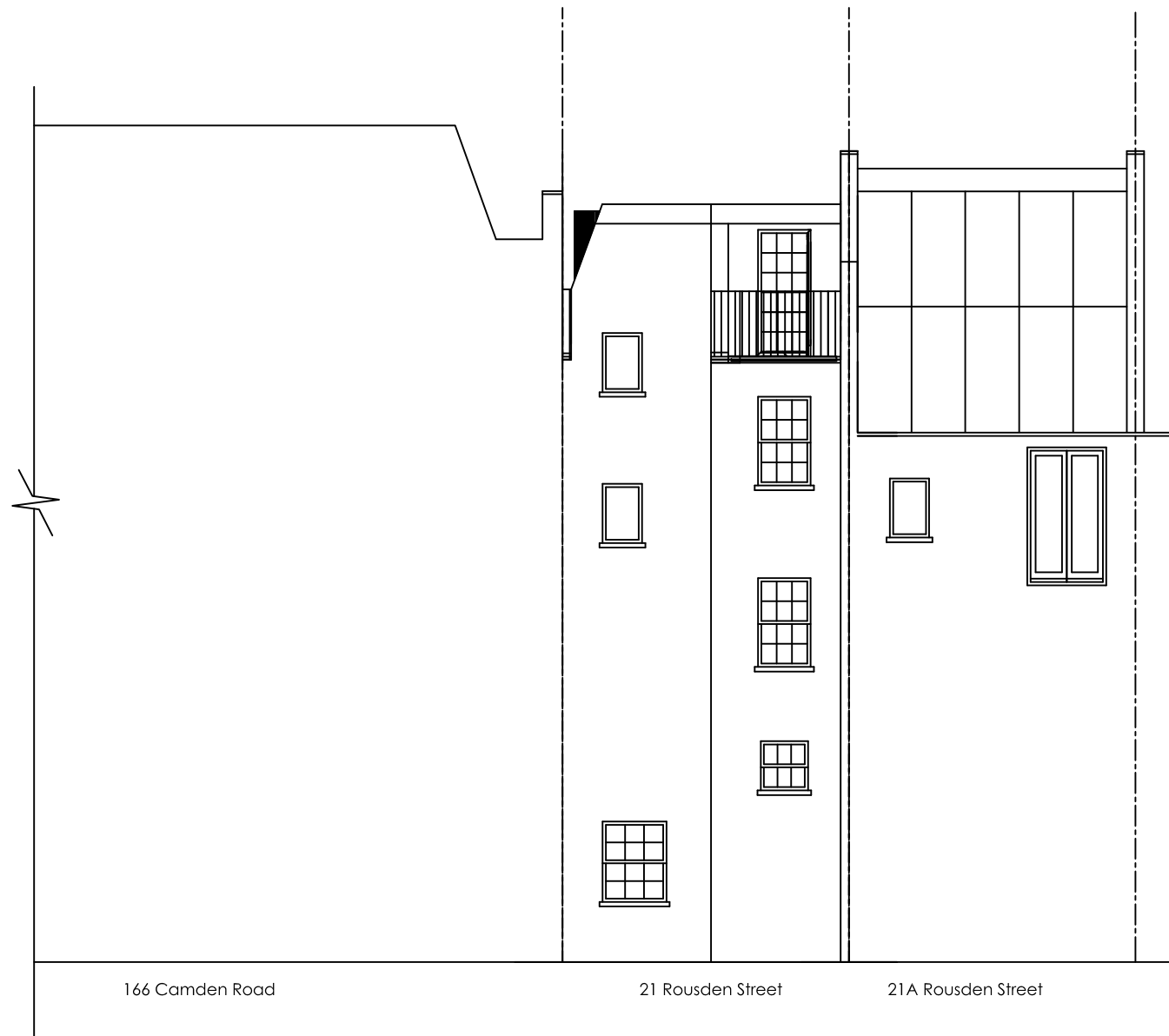
21 Rousden Street

21A Rousden Street

REAR ELEVATION (EXISTING)
SCALE 1:100

Client	Antje Saunders	
Project	21 Rousden Street London NW1 0ST	
Job Title	LOFT CONVERSION	
Drawing Title	ELEVATIONS	
Date	Drawing No.	
May 2021	2021/070/10	
Revision:		
Date:		
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166 Camden Road

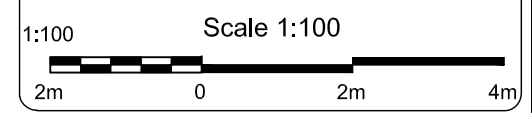
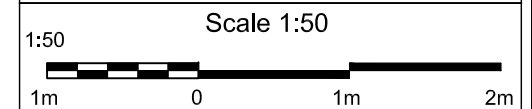
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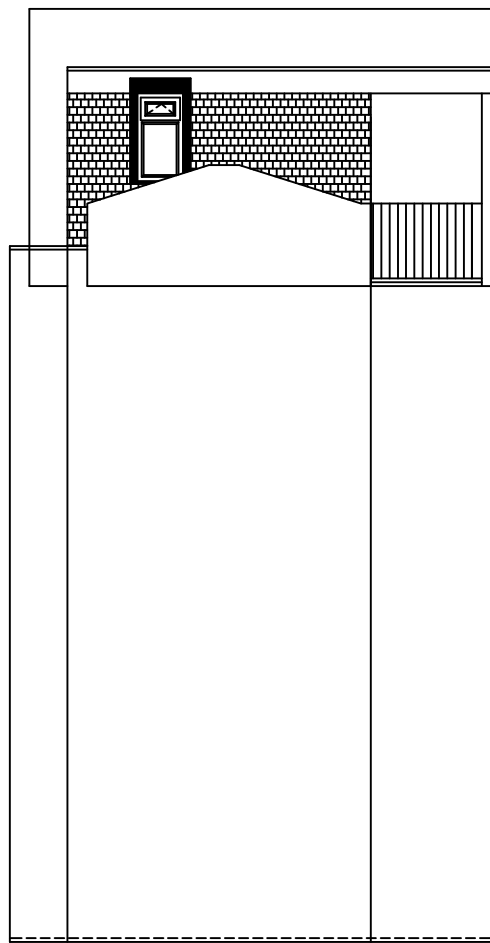
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REAR ELEVATION (PROPOSED)

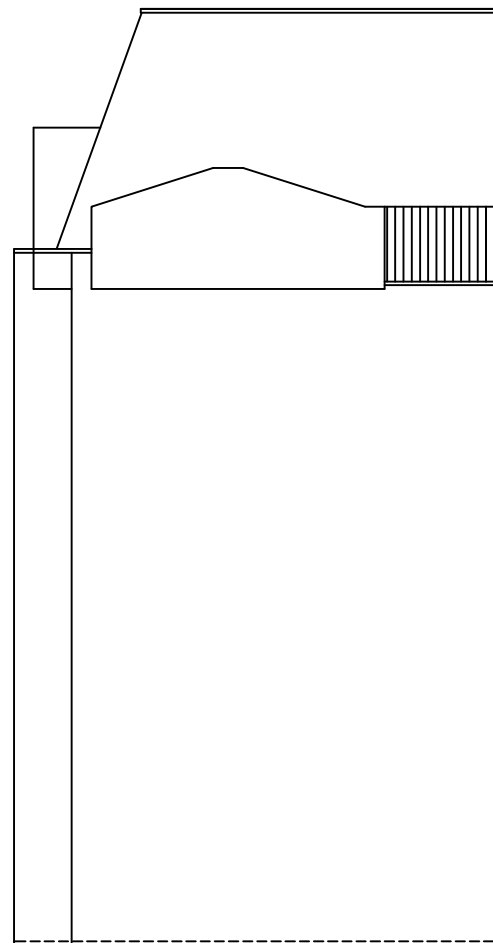
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Client	Antie Saunders	
Project	21 Rousden Street London NW1 0ST	
Job Title	LOFT CONVERSION	
Drawing Title	ROOF PLAN	
Date	May 2021	Drawin9 No. 2021/070/11
Revision:		
Date:		
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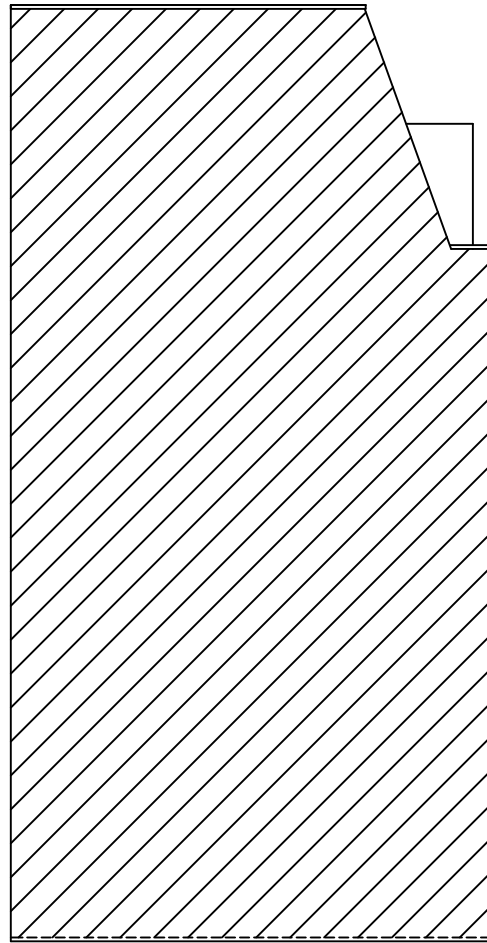




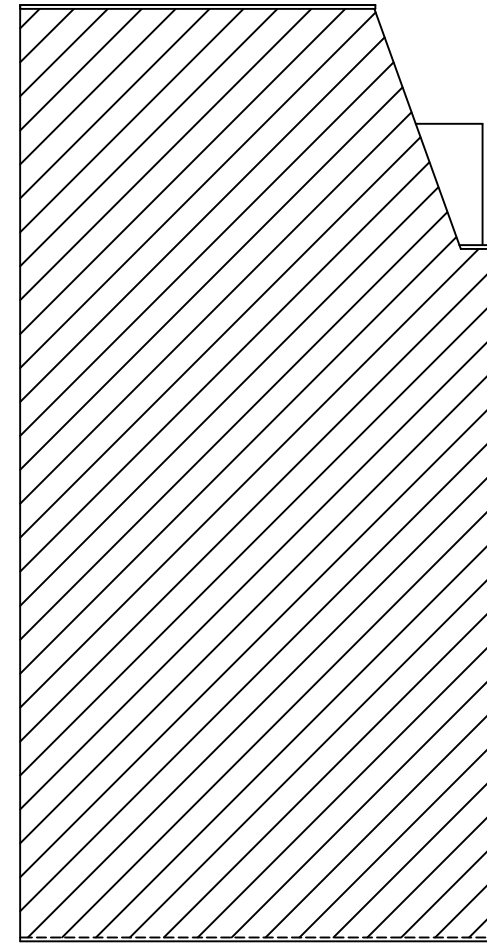
SIDE ELEVATION (PROPOSED)
SCALE 1:100




SIDE ELEVATION (EXISTING)
SCALE 1:100

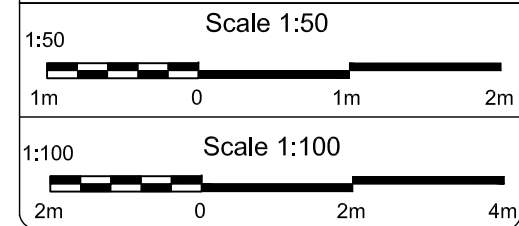


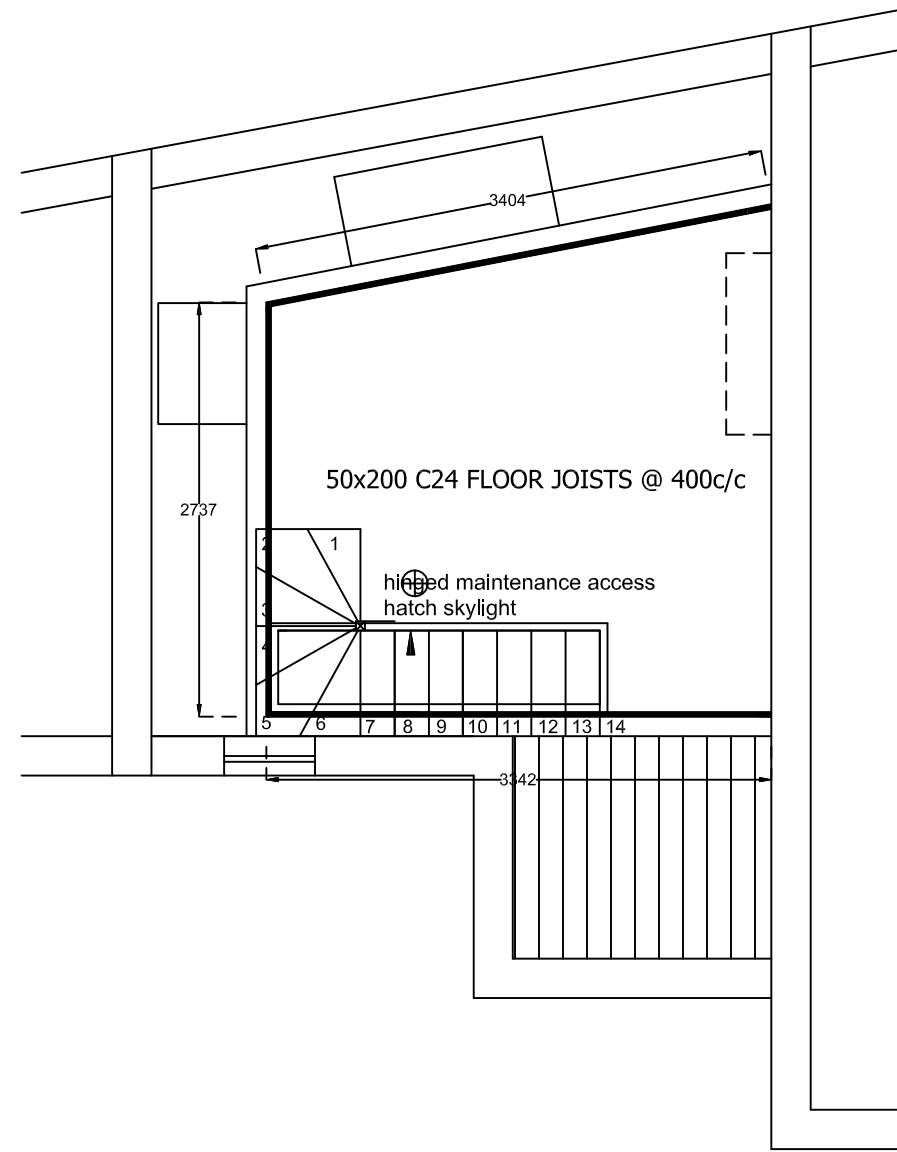
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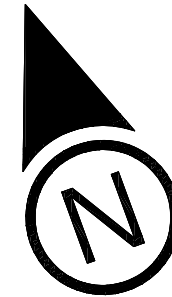
SIDE ELEVATION (EXISTING)
SCALE 1:100

Client	Antie Saunders	
Project	21 Rousden Street London NW1 0ST	
Job Title	LOFT CONVERSION	
Drawing Title	ROOF PLAN	
Date	May 2021	Drawin9 No. 2021/070/12
Revision:		
Date:		
	South London Lofts Ltd. 36-38 Old Devonshire Road London SW12 9RB Office: 020 8673 4114 email: info@southlondonlofts.co.uk web: www.southlondonlofts.co.uk	






ROOF PLAN (PROPOSED)
SCALE 1:50



1:50

Client	Antie Saunders	
Project	21 Rousden Street London NW1 0ST	
Job Title	LOFT CONVERSION	
Drawing Title	ROOF PLAN	
Date	May 2021	Drawin9 No. 2021/070/13
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