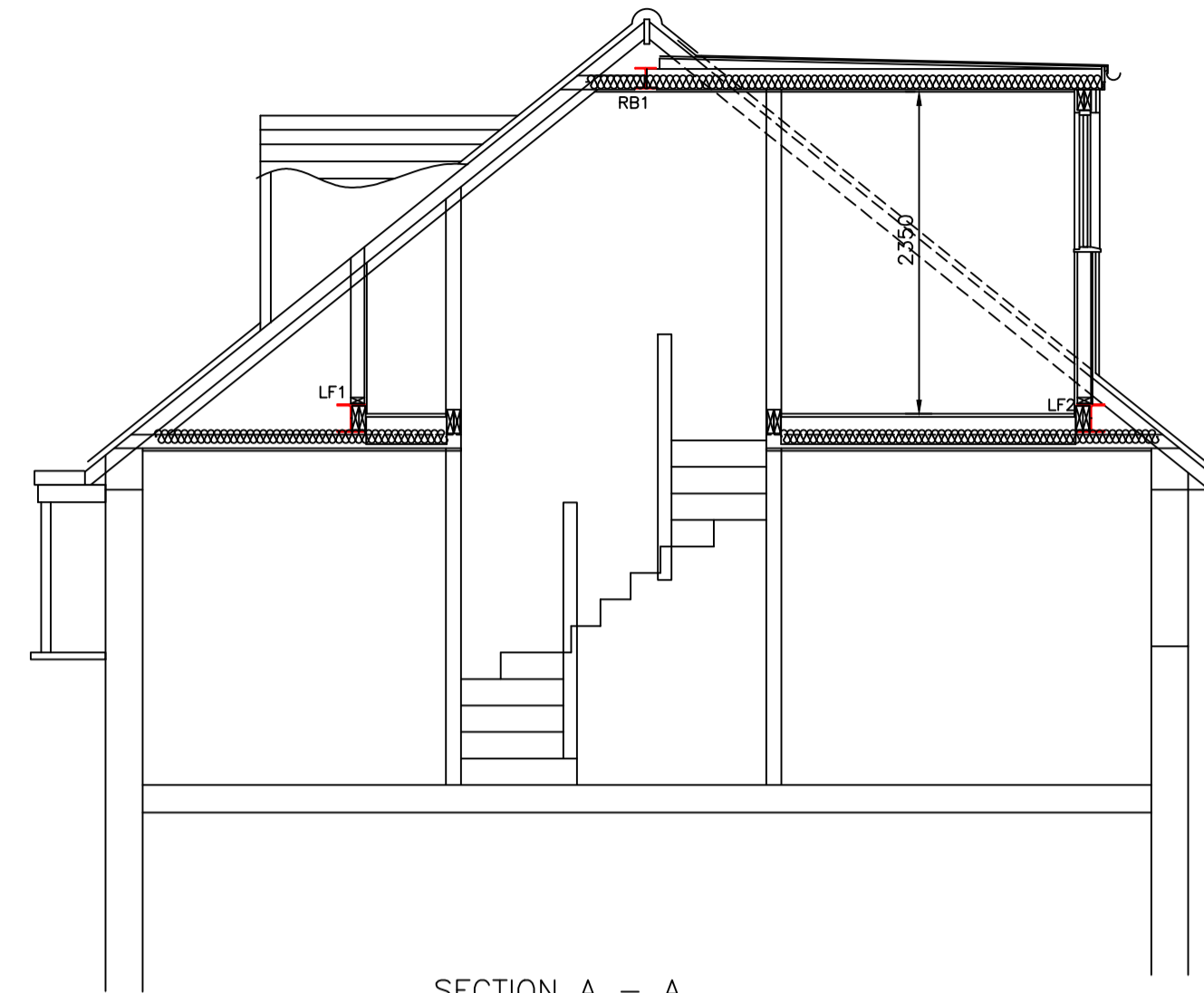
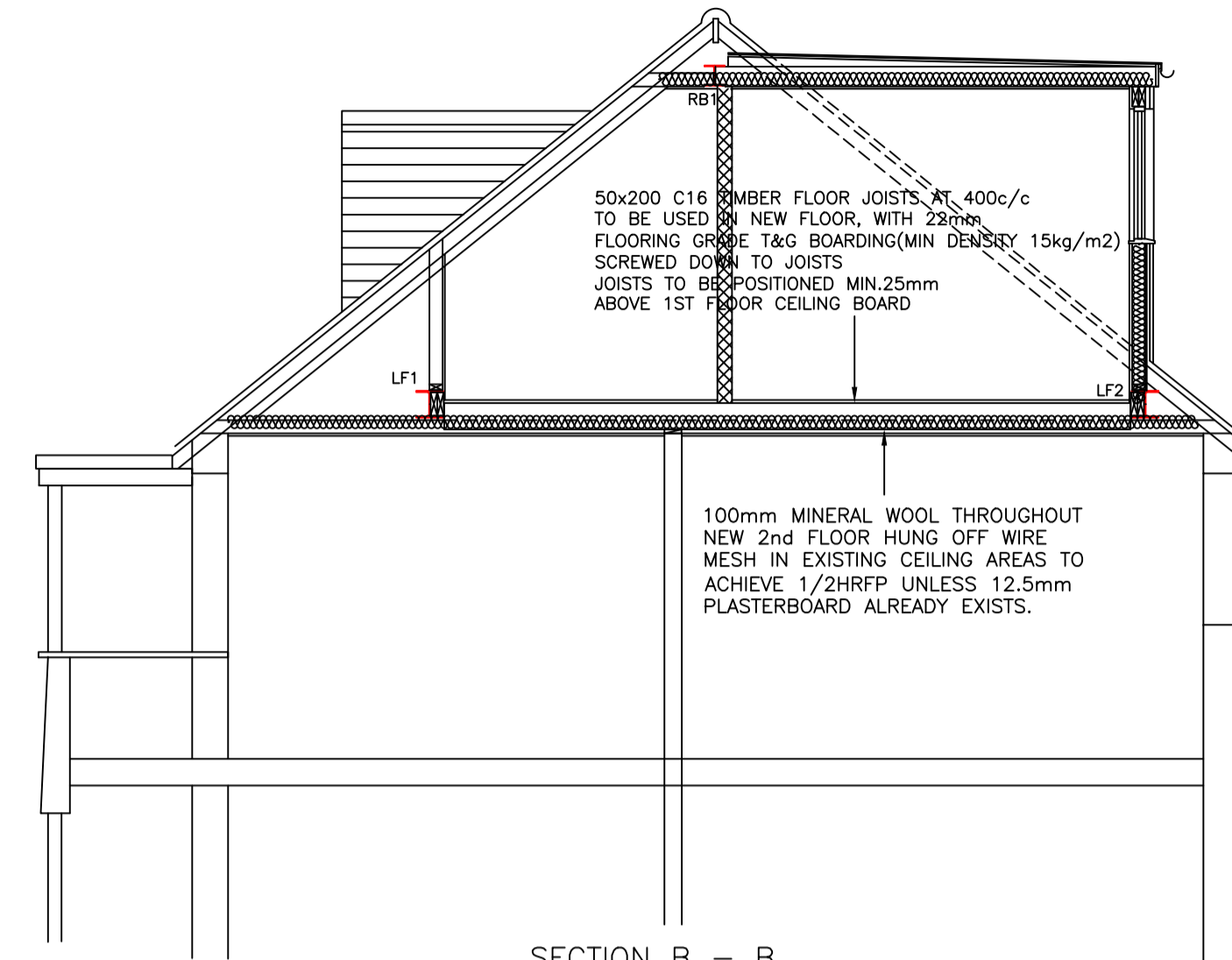




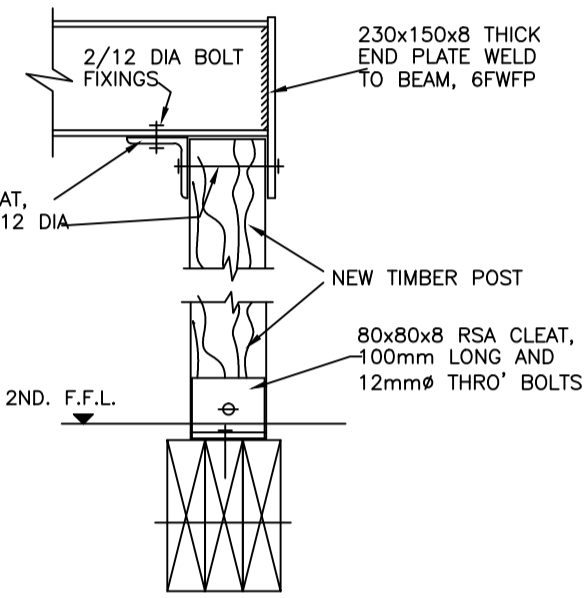
PROPOSED REAR ELEVATION



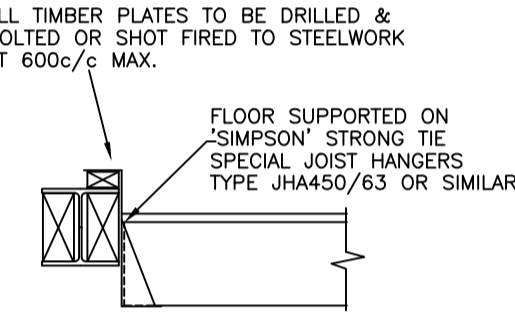
SECTION A - A



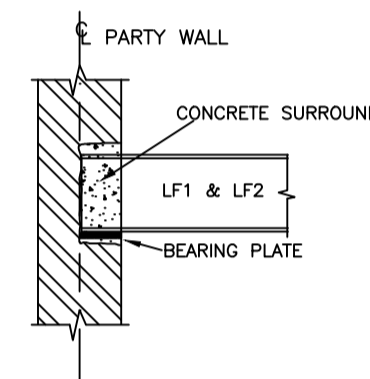
SECTION B - B



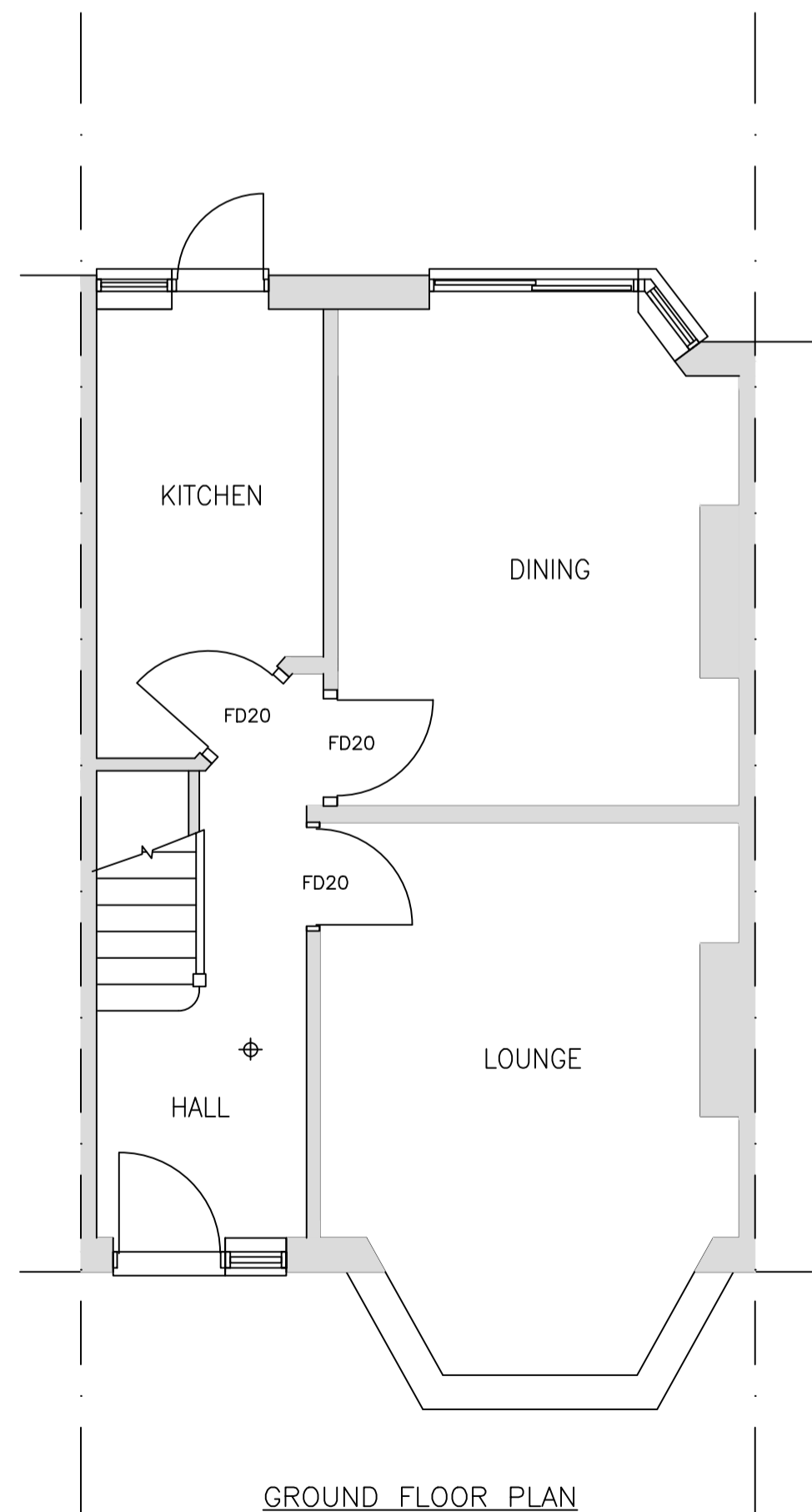
TYPICAL RIDGE BEAM/TIMBER POST CONNECTION DETAIL (1:10)



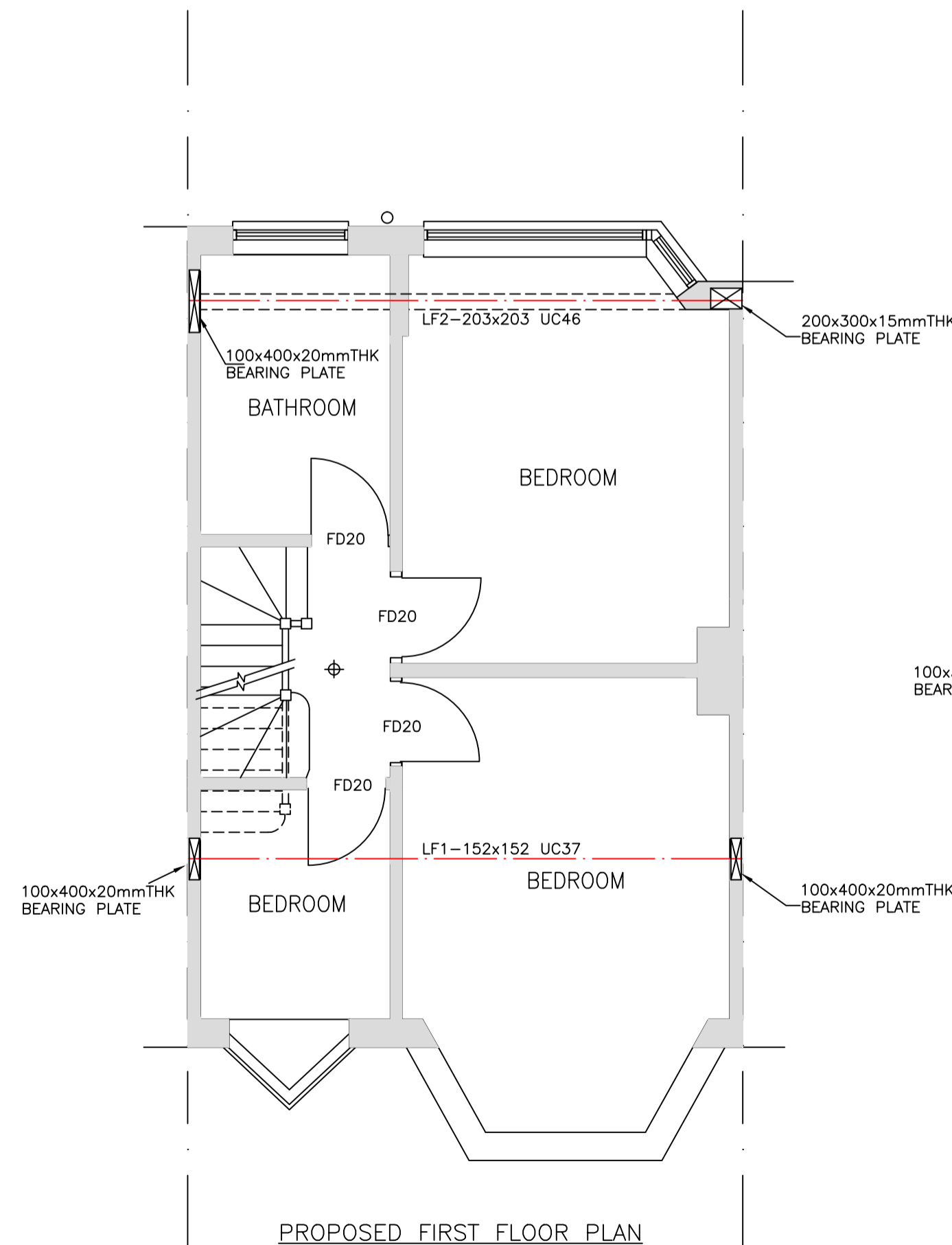
TYPICAL DETAIL AT FLOOR BEAM



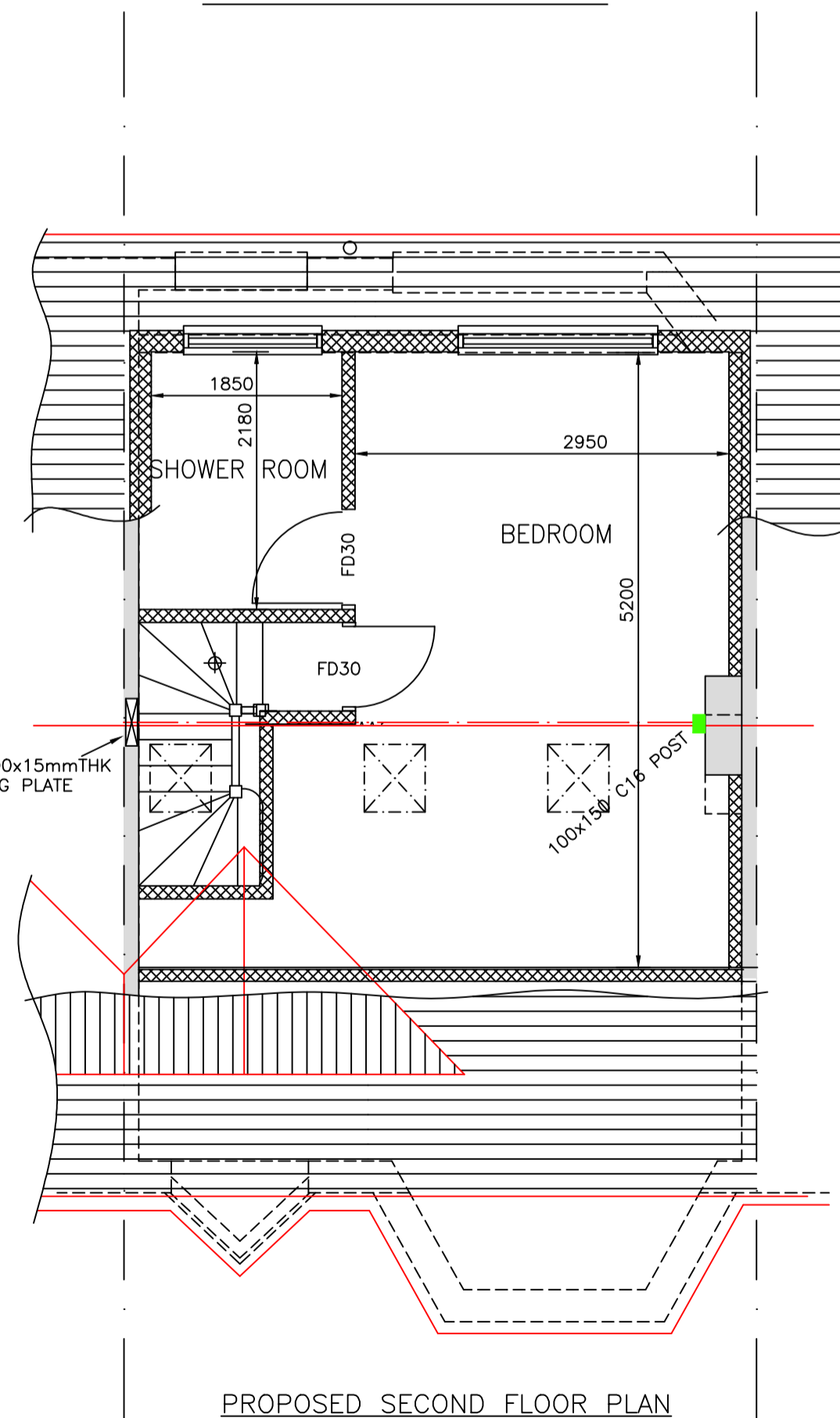
TYPICAL SECTION OF BEAM INSERTION INTO PARTY WALLS



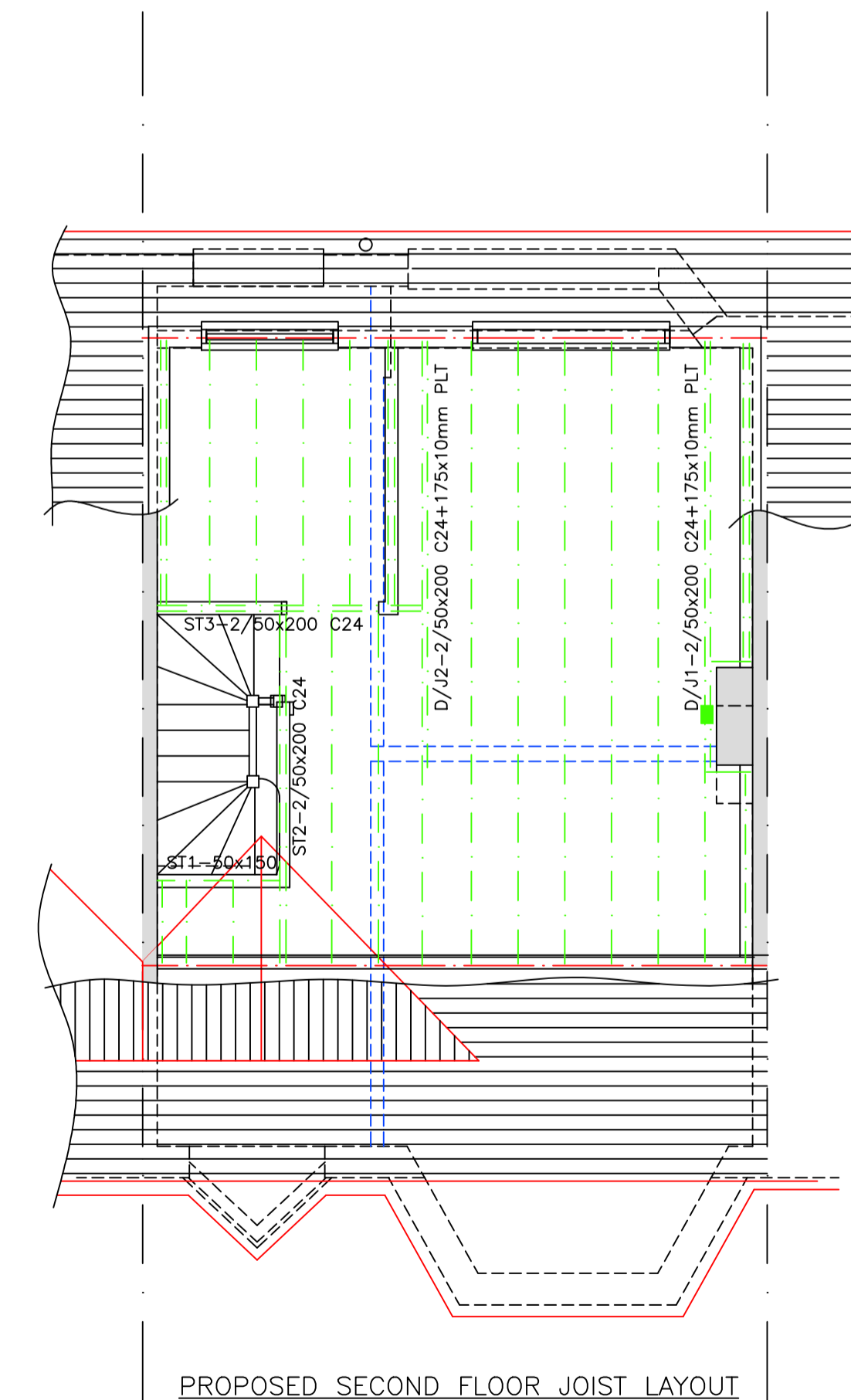
GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED SECOND FLOOR JOIST LAYOUT

GENERAL NOTES

- ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS & CODES OF PRACTICE
- WORKS DESIGNED IN ACCORDANCE WITH PERMITTED DEVELOPMENT RIGHTS AND BUILDING OWNER IS TO ENSURE THEIR PROPERTY HAS THESE RIGHTS. IF REQUIRED, BUILDING OWNER SHOULD REQUEST FOR A LAWFUL DEVELOPMENT CERTIFICATE APPLICATION TO BE MADE TO RELEVANT COUNCIL.
- BEAM ENCASEMENTS:- NEW STEEL BEAMS SUPPORTING 2nd FLOOR CONSTRUCTION TO BE PROTECTED TO ACHIEVE A MINIMUM 1/2hr FIRE RESISTANCE.
- VENTILATION DETAILS:- NEW DOUBLE GLAZED WINDOWS TO HAVE MIN. OPENABLE AREA OF 1/20th OF THE FLOOR SPACE & INCORPORATE MIN. 8000mm² TRICKLE VENTS. NEW SHOWER ROOM TO HAVE A MECHANICAL VENT WITH MIN. 3 AIR CHANGES PER HOUR & OPERATED VIA THE LIGHT SWITCH WITH A 15 MINUTE OVER RUN DUCTED THROUGH TO THE EXTERNAL AIR.
- PLUMBING:- WC TO HAVE REAR OR SIDE OUTLETS WITH EITHER 'P' OR 'S' TRAPS CONNECTED TO EXTG. 100mm SOIL STACK. BATH OR/SHOWER TO HAVE 40mm DIA. UPVC WASTES & W/H BASIN TO HAVE 40mm DIA. ALL WASTES TO HAVE 75mm DS TRAPS. ROIDDING ACCESS TO BE PROVIDED AT EVERY CHANGE IN DIRECTION. ALL WORK TO BE IN ACCORDANCE WITH BS5572 & CP301. THERMOSTATIC VALVES REQUIRED TO ALL NEW RADIATORS & BATH/SHOWER MIXER UNIT.
- WINDOWS:- ALL WINDOWS TO BE DOUBLE GLAZED. REAR WINDOW TO NEW BEDROOM TO HAVE AN UNOBSTRUCTED OPENING THAT IS AT LEAST 750x550mm WIDE.
- ☐ DENOTES SMOKE DETECTOR. ALL DETECTORS ARE TO BE INTERLINKED & FITTED NO NEARER THAN 300mm FROM ANY LIGHT FITTINGS. TO ALSO BE INTERCONNECTED TO THE MAINS SUPPLY WITH A BATTERY BACK UP ALLOWING A MIN. OF 72hrs MAINS FAILURE.
- STAIRCASE:- EQUAL RISERS IN NEW FLIGHT. GOINGS TO SUIT - MINIMUM 220mm. MAX. ANGLE 42°. MAINTAIN MIN 2.0M CLEAR HEADROOM ABOVE PITCH LINE BETWEEN NEW & EXISTING FLIGHTS. HANDRAIL TO BE PROVIDED MIN. 900mm ABOVE PITCH LINE. BALUSTRADES TO BE MAX. 100mm CENTRES. ANY TAPERED TREADS TO HAVE MIN. 50mm GOING. SAME ANGLE OF TAPER AND TYPICAL GOING WIDTH AT CENTRE OF FLIGHT.
- BUILDER TO CHECK ALL DIMENSIONS BEFORE COMMENCEMENT. DRAWING NOT TO BE SCALED.
- ALL BOUNDARY WORK TO HAVE ADJOINING OWNERS PERMISSION.
- ALL NEW GLAZING IN PVC OR WOOD FRAMES TO HAVE A MAXIMUM 'U' VALUE OF 1.4W/m²K - ACHIEVED BY SEALED DOUBLE GLAZED UNITS WITH LOW 'E' (SOFT COATED) INNER PANE & 16mm AIR GAP BETWEEN PANES. GLAZING IN METAL FRAMES TO HAVE A MAXIMUM 'U' VALUE OF 1.6W/m²K - ACHIEVED BY SEALED DOUBLE GLAZED UNITS WITH LOW 'E' (SOFT COATED) INNER PANE & 16mm ARGON FILLED AIR GAP BETWEEN PANES. THE FRAMES TO HAVE AN 8mm THERMAL BREAK. SAFETY GLASS (KITE MARKED) IN ALL GLAZING PROVIDED BETWEEN FINISHED FLOOR LEVEL & 800mm ABOVE.
- ALL INTERNAL PARTITIONS TO BE 0/ALL 100mm THICK WITH 75x50 STUDS AT 400c/c FULLY INSULATED WITH ROCKWOOL & 12.5mm PLASTERBOARD + SKIM
- ALL ELECTRICAL WORK MUST MEET THE REQUIREMENTS OF APPROVED DOCUMENT 'P' & DESIGNED & INSTALLED OR INSPECTED & TESTED BY A QUALIFIED ELECTRICIAN WHOM IS REGISTERED WITH A GOVERNMENT AUTHORISED SELF CERTIFICATION SCHEME OR A SEPARATE BUILDING NOTICE FOR THIS WORK IS TO BE SUBMITTED.
- ANY GLAZING WITHIN DOORS TO BE A MINIMUM OF HALF HOUR FIRE RESISTANT.
- PARTY WALL TO BE INSULATED WITH 65mm CELOTEX TUFF-R GA3000 FIXED DIRECTLY TO WALLS VIA 25x50 BATTENS @ 600c/c & LINED WITH 12.5mm WALL BOARD.
- CODE 4 LEAD SOAKERS TO BE USED TO WEATHER THE JUNCTION BETWEEN THE DORMER CHEEKS & THE PITCHED ROOF. ALSO PROVIDE CODE 4 LEAD AT JUNCTION OF PITCHED ROOF & DORMER FLAT ROOF ENSURING A MINIMUM 150mm LAP UNDER 1ST TILE COURSE.
- PROVIDE A MINIMUM OF 3 IN 4 ENERGY EFFICIENT LIGHT FITTINGS THAT CAN TAKE A LAMP WITH A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT.
- ALL TIMBER TO GRADE C24
- WALL CONSTRUCTION:- WALLS TO NEW FIRST FLOOR EXTENSION TO BE CONSTRUCTED WITH 215mm THERMALITE 'TURBO' BLOCKS OR EQUIVALENT. RENDERED WITH A WATERPROOF RENDER APPLIED IN 2 COATS TO MANUFACTURERS INSTRUCTIONS. WALLS LINED INTERNALLY WITH 82.5mm PIR BOARDS ON DABS. NEW WALLS FIXED TO EXISTING WITH 'FIRFIX' WALL TIES OR SIMILAR.

LAND/PROPERTY OWNER IS TO SERVE NOTICE TO ADJOINING LAND/PROPERTY OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF 'PARTY WALL ETC' ACT 1996 PRIOR TO ANY WORK ON THE PART WALL/BOUNDARY

Rev	Description	Date
Project	LOFT CONVERSION	
15 BROUGHTEN AVENUE, RICHMOND, SURREY, TW10 7TT		
Drawing	CONSTRUCTION PLANS	
Drawn	KDA	Checked
Scale	1:50@A1	Date MAY 2024
Stage	Drp. No.	Rev
	15BA/C01	