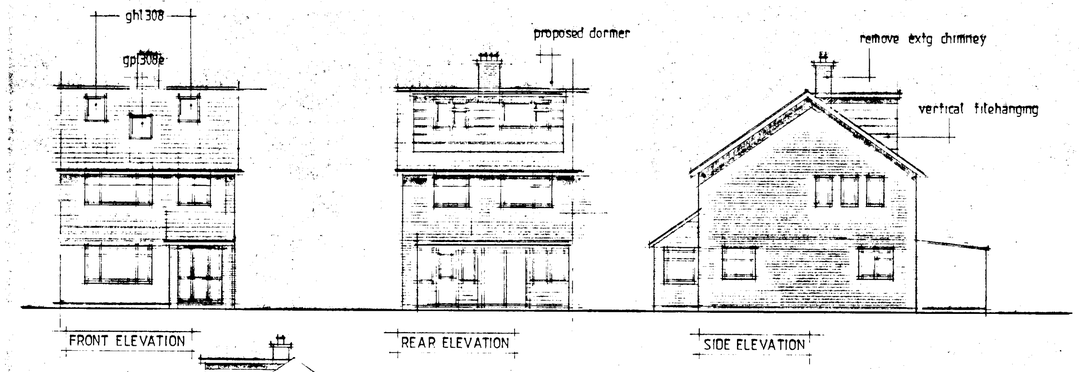
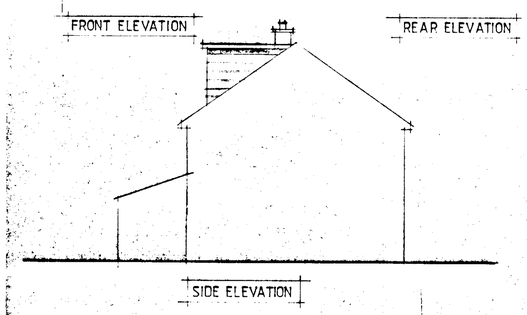
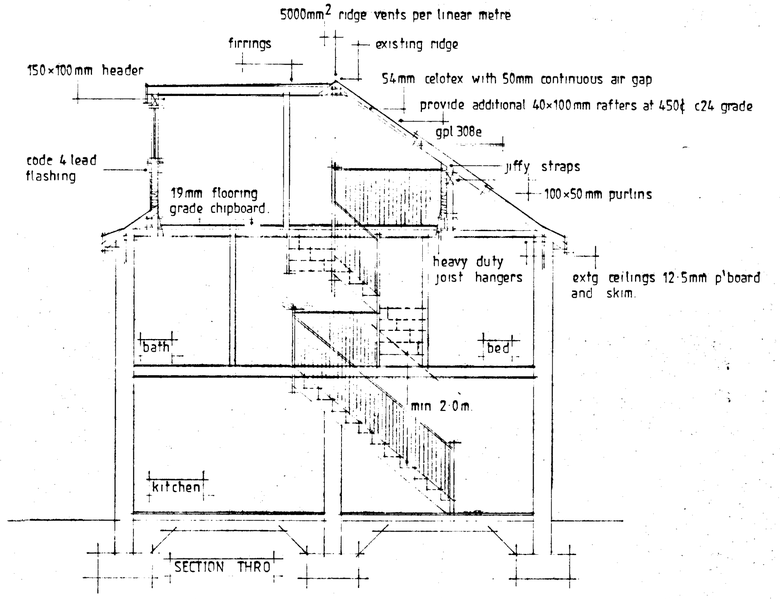
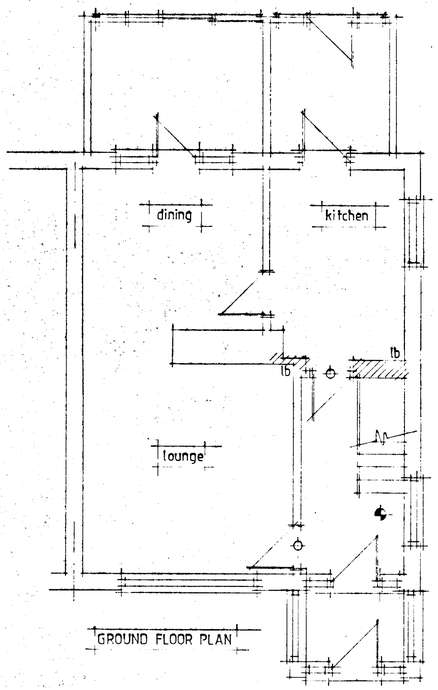
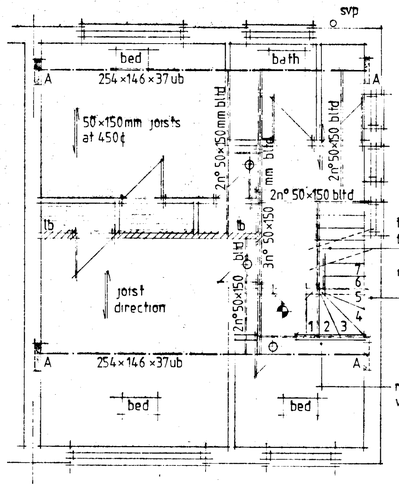


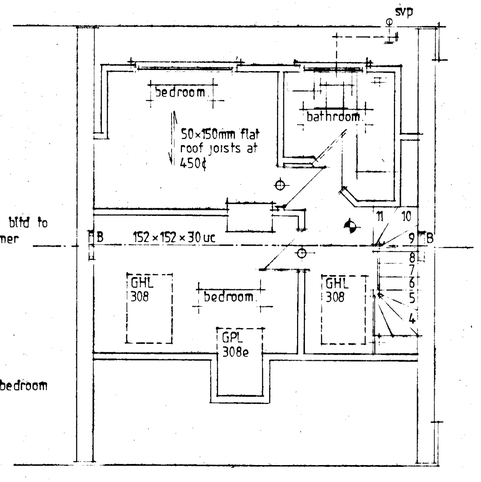








bearing plates A - 450×100×25mm m/s



bearing plates B - 300×100×25mm m/s

drainage.
32mm ø DIA PVC WASTES TO BASINS & SINK/WKR, 38mm ø DIA TO BATH, ALL WITH 75mm DEEP SEALL TRAPS
WHERE WASTE RUNS EXCEED 1·7m USE 50mm ø
W.C.'S CONNECTED TO EXISTING SOIL & VENT PIPE, VIA 100mm ø PVC ANAXIAL PIPE LAID TO FALL 1:40
EXISTING SOIL & VENT PIPE TAKEN UP THRO ROOF VOID & TERMINATED ABOVE WINDOW LEVEL WITH A DURABLE WIRE CAGE
USE RODDING EYES & ALL CHANGES IN DIRECTION
INSTALL MECHANICAL VENTILATORS TO THE; CLOAKROOM W.C., BATHROOM & EN-SUITE MID 15H SEE

brief specification.

existing roof construction.
CONCRETE INTERLOCKING ROOF TILES
50×50mm RAFTERS @ 450 c. & CEILING JOISTS
150×50mm PURLINS
100×50mm STRUTS
EXISTING CEILINGS 12·5mm P'BOARD+SKIM, GABLES WALLS BRICKWORK. 1ST FLOOR CEILING HEIGHT 2312

dormer roof.
12·5m WHITE SMOOTH CHIPPINGS ON 3 LAYERS OF ROOFING FELT TO BS 747, CRIII. 19m EXTERIOR GRADE PLYWOOD DECKING ON FIRRINGS RAILING 75mm - 0
150×50mm JOISTS @450mm c. WITH 50mm CELOTEX INBETWEEN, 12·5mm PLASTERBOARD & SKIM.
ROOF TO BE VENTED BY 25m VAP GAP @ EAVES PLUS VENTILATING TILES @ RIDGE, EQUAL TO MIN 0·3% OF THE ROOF PLAN AREA.

dormer cheeks.
HANGING TILES ON TILE BATTENS & ROOFING FELT TO BSTAT ON 9m EXTERIOR PLYWOOD TO REMOVE CRACKING. 100×50mm STUDS @ 450mm c. WITH 100mm FIBREGLASS INSULATION, 12·5m PLASTERBOARD & SKIM WITH 1200g POLYTHENE VAPOUR BARRIER.
PROVIDE M12 BOLT & 50mm ø PLATE COUNTERSUNK 150×100mm HEADER & 100×100mm POSTS TO CORNERS & SIDES OF WINDOWS
USE DOUBLE RAFTERS BOLTED TOGETHER EITHER SIDE OF DORMER TO CARRY CHEEKS. INCORPORATE 9mm DURALAY EXTERNALLY TO BOUNDARY CHEEK
INSERT TILE BATTENS TO ENSURE ALL TILES FIRE RESISTANCE

stormwater
100mm HALF ROUND PVC GUTTER TO 68mm ø DIP. DOWNPIPE TO EXISTING RAINWATER SYSTEM

walls + ceilings.
100×75mm PURLIN ON 75×50mm STUDS @ 400mm c.
9·5mm PLASTERBOARD & SKIM WITH 100mm FIBREGLASS INBETWEEN STUDS TO VERTICAL WALLS AND 5mm CELOTEX TO SLOPING CEILINGS

new floor construction.
19mm FLOORING GRADE CHIPBOARD ON 38×150mm SGS JOISTS @ 450mm c. - ENSURE 25m CLEARANCE BETWEEN UNDERSIDE OF FLOOR JOISTS & EXISTING CEILINGS
254×146×37 UB STEEL TO FORM RELEVANTLE BEAM MAIN STAIRCASE TRIMMER INDICATED ON FLOOR PLAN.

stairs.
WIDTH 826 mm
TREADS MIN 220mm, RISERS MAX 220mm
CLEAR UNOBSTRUCTED HEADROOM TO BE 2·0m OVER EXISTING & 1·9m SLOPING TO 1·8m EITHER SIDE OF NEW FLIGHT, MEASURED VERTICALLY ABOVE PITCH LINE.
HANDRAIL TO BE FIXED 900mm VERTICALLY ABOVE PITCH LINE, WITH VERTICAL BALUSTRADES @ 100mm CENTRES. STAIRCASE PITCH MAX 42°
TAPERED TREADS MIN 50mm AT NEWELS

ventilation.
TRICKLE VENTS TO WINDOWS MIN 8000mm²
CONTINUOUS 25mm VAP GAP AT EAVES PLUS VENTILATING TILES AT RIDGE TO PROVIDE OVERALL ROOF VENTILATION EQUAL TO 0·3% OF THE ROOF PLAN AREA.

fire regulations.
DOORS MARKED ⊕ TO BE FITTED WITH SELF CLOSING DEVICES.
DOOR TO NEW BEDROOM TO BE FULL ½HR FIRE RESISTANCE WITH 25×25mm STOPS GLAZED & SQUARE EDGE. DOOR TO BE SELF CLOSING
ESCAPE WINDOW TO HAVE MIN UNOBSTRUCTED AREA OF 850×500mm & BE MAX 1·7m FROM FASCIA LINE TO BASE OF WINDOW & ALSO BE MIN 600mm & MAX 1100mm FROM FLOOR LEVEL.
DETECTORS MAINS OPERATED FULLY INTERCONNECTED SMOKE ALARMS, WITH BATTERY BACK UP
PROVIDE FIBREGLASS CAVITY BARRIER AROUND FLUE BEAMS TO PARTY WALL FULL ½HR FIRE RESISTANCE

notes
EXISTING FOUNDATIONS TO BE EXPOSED TO ASCERTAIN THEIR STRUCTURAL ADEQUACY TO CARRY THE ADDITIONAL LOADS
PROVIDE DOUBLE RAFTERS BOTH SIDES OF VELUX WINDOWS WITH 100×75mm TRIMMERS TO HEAD + CILL.

14.NOV.2001 5281

title.	LOFT CONVERSION WITH REAR DORMER	
client.	MR + MRS FAULKNER	
address.	39 AVALON ROAD EARLEY	
date.	NOV. 2001	drwg. nº LP·867·01
scale.	1:50, 1:100	
local authority.	WOKINGHAM DISTRICT COUNCIL 01189 746000	

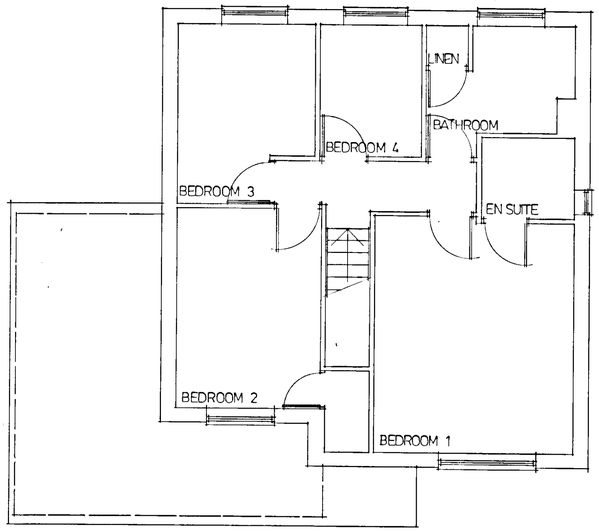
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LOFT·PLAN

LOFTPLAN LIMITED
Phoenix Court, Alexandra Road, Basingstoke RG21 7RQ
Tel: (01256) 477884 Fax: (01256) 477886
Email: loftplan@aol.com Website: www.loftplan.co.uk

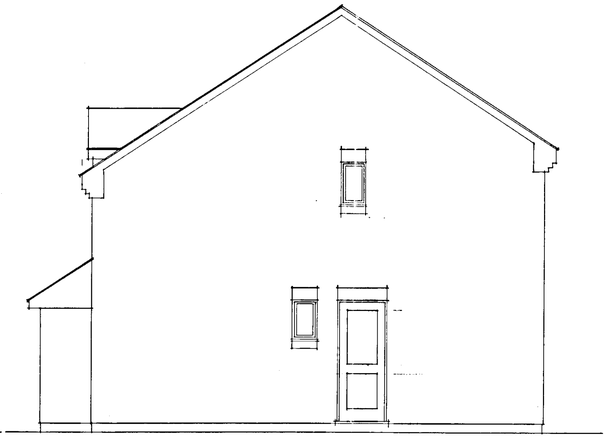
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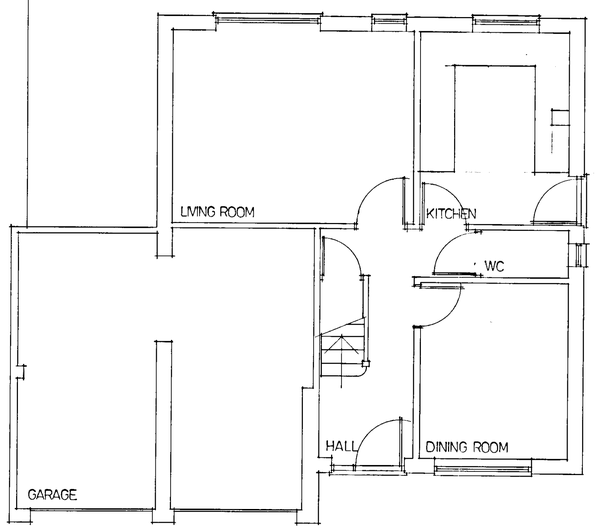
FIRST FLOOR PLAN



FRONT ELEVATION



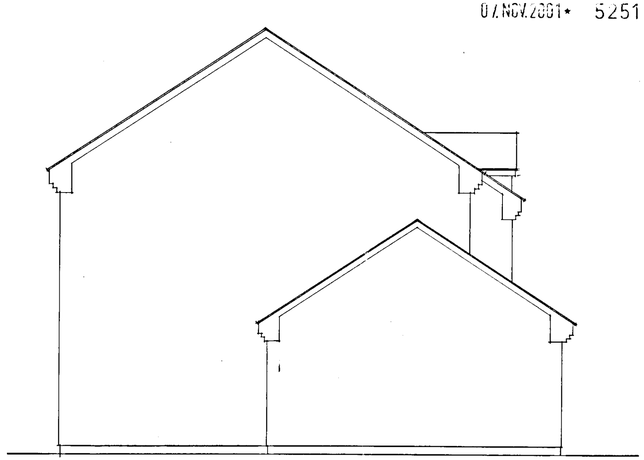
SIDE ELEVATION



GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION

07 NOV 2001 * 5251

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REVISIONS

Harrall Design Associates
Architectural : Interior : Shopfitting : Landscape

14 Tomlinson Drive Wokingham Berkshire RG40 3NZ Tel / Fax: 0118 9733069

CLIENT
MR.V. LLOYD
8 ASHWAY
WOKINGHAM

PROJECT
PROPOSED EXTENSION

TITLE
HOUSE AS EXISTING

APPROVED

SCALE
1:50

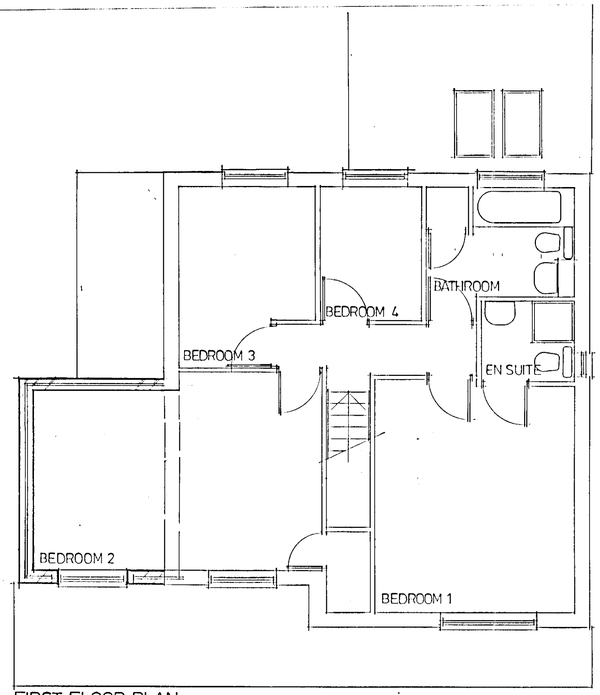
DATE
JULY 2001

DRAWING NO
2034.1

REVISION



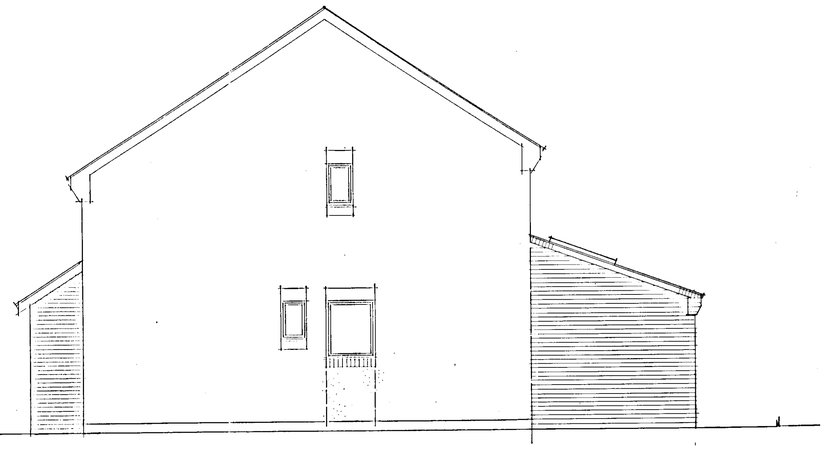
Polydraft 1



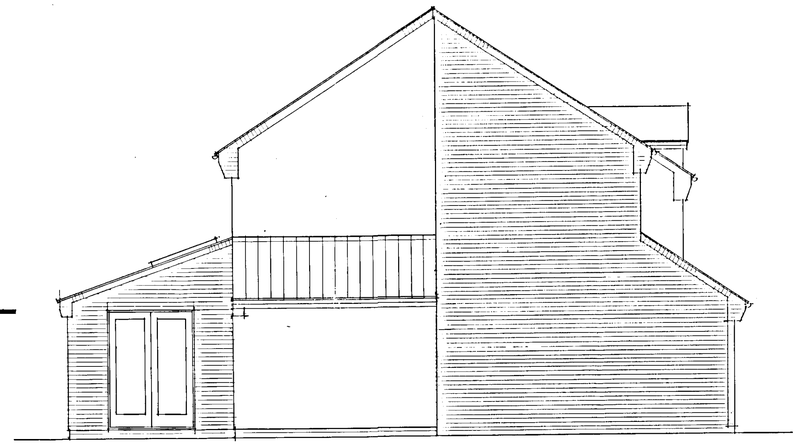
FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION

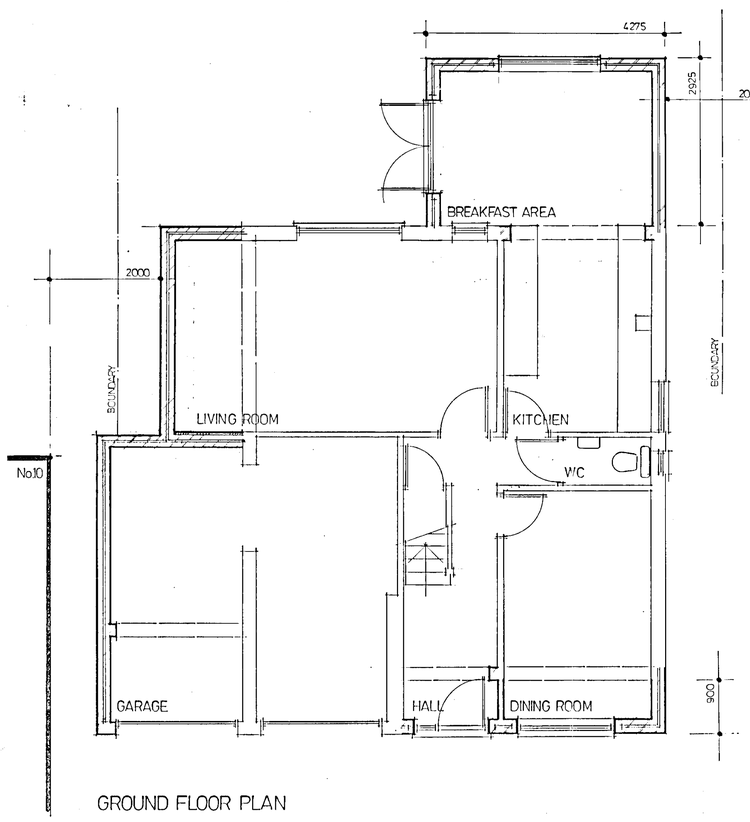


SIDE ELEVATION

ROOF
INTERLOCKING CONCRETE TILES

WALLS
FIRST FLOOR FRONT + REAR RENDER
GROUND FLOOR + LEFT SIDE FACING BRICK
CILL | VERGE | CORBELS TO MATCH EXISTING
BRICK COLOUR TO MATCH EXISTING CILLS

WINDOWS
WHITE PVCU TIMBER OUT



GROUND FLOOR PLAN



REAR ELEVATION



0 7 NOV 2001 * 5251

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REVISIONS
A. OCT 01. LAYOUT REVISED

Harrall Design Associates
Architectural : Interior : Shopfitting : Landscape

14 Tomlinson Drive Wokingham Berkshire RG40 3NZ Tel / Fax: 0118 9733069

CLIENT
MR. V. LLOYD
8 ASHWAY
WOKINGHAM

PROJECT
PROPOSED EXTENSION

TITLE
PROPOSED PLANS + ELEVATIONS

APPROVED

SCALE
1:50

DATE
JULY 2001

DRAWING NO
2034.2

REVISION
A