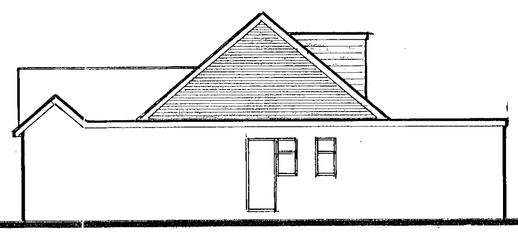
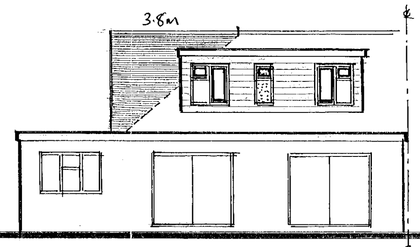


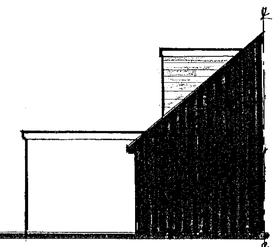
north elevation



west elevation



south elevation



east elevation

notes:-

Flat roof:- :- Three layer felt and chippings on 18mm exterior-quality plywood on firrings to create min: 1 in 60 fall on 200mm x 50mm joists at 400mm centres with 150mm fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skim-coat plaster to receive selected decorations.

Pitched roof:- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 100mm x 50mm ceiling joists at 400mm centres and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. At flat ceiling positions 200mm fibreglass insulation to be placed between ceiling joists. At sloping ceiling positions, rafters to be packed out to receive 59mm celotex doubleR rigid insulation and maintain 50mm air gap.

Roof ventilation:- Roof spaces to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents on north elevation equivalent to 25mm continuous gap, low level tile vents on south elevation equivalent to 25mm continuous gap and high level ridge vents equivalent to 5mm continuous gap and eaves vents on dormer equivalent to 25mm continuous gap.

First floor:- 18mm t+g flooring grade chipboard on min: 225mm x 50 floor joists at 400mm centres with double joists under partition and triple joists under dormer front over kitchen. central row of herring-bone strutting between all joists.

Lateral restraint:- Where floor and ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Gable wall:- 112mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16mm plaster to receive selected decorations.

Dormer walls:- Tile hanging in colour to match roof tiles on felt and battens on 9mm exterior quality plywood on 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9mm foil backed plasterboard and skimcoat plaster to receive selected decoration

Partitions:- 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Flashings:- code 4 lead.

Windows:- New windows to be double glazed with trickle vents in head equivalent to 8000mm² opening to both bedrooms and 4000mm² opening to shower. Shower must remain obscure glazed. Any glazing in windows below 800mm measured from floor level to be in laminated safety glass.

Staircase:- Purpose made staircase with risers 200mm risers and min: 225mm going (250mm on winders) with 2000mm clear headroom throughout and 900mm high handrails and no openings larger than 100mm.

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations and include mains controlled linked smoke detectors on hall and landing ceiling.

Ventilation:- Shower to be fitted with extract fan discharging to open air at rate of 15 litres per second.

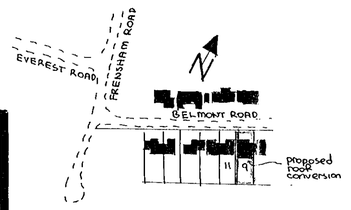
Existing structure:- Any parts of existing structure which are to be subjected to additional loading, must be exposed by trial holes for inspection and strengthened as necessary before work continues.

Rainwater:- Dormer to be fitted with 112mm gutter to match existing discharging onto main roof.

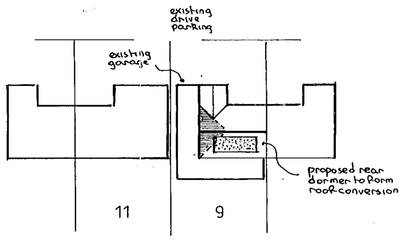
Foul drainage:- Existing 100mm pvc soil to be extended to new shower room with full rodding access throughout and terminating min: 900mm above highest opening window. 100mm w.c. waste, 40mm shower, 32mm basin.

Party wall Act:- Where work is to be carried out in vicinity of party wall, Client to reach agreement with adjoining owner in accordance with procedure set out in Party Wall Act-1996. Copy available from The DOE Publications Despatch Centre, Blackhorse Road, London, SE99 6TT (tel: 0181 691 9191)

Beams:- (see calculations) Beams in roof to be formed of 1 No 152 x 89 x 16 kg mild steel joists with full bearing on 225mm x 100mm x 150mm deep concrete padstone on gable and party walls with 300mm x 100mm timber post in intermediate partitions.

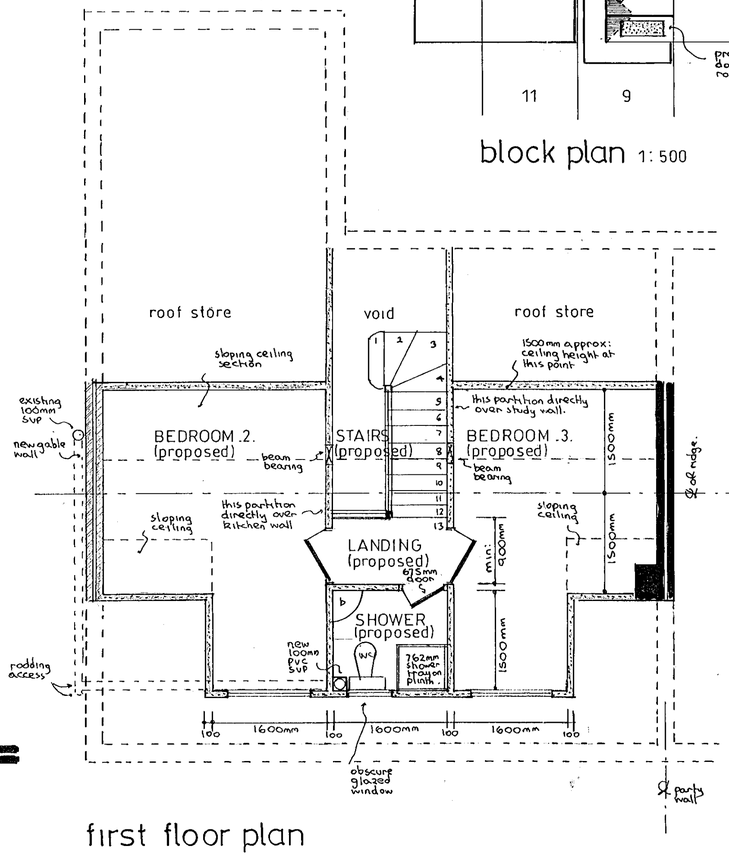


location plan 1:2500

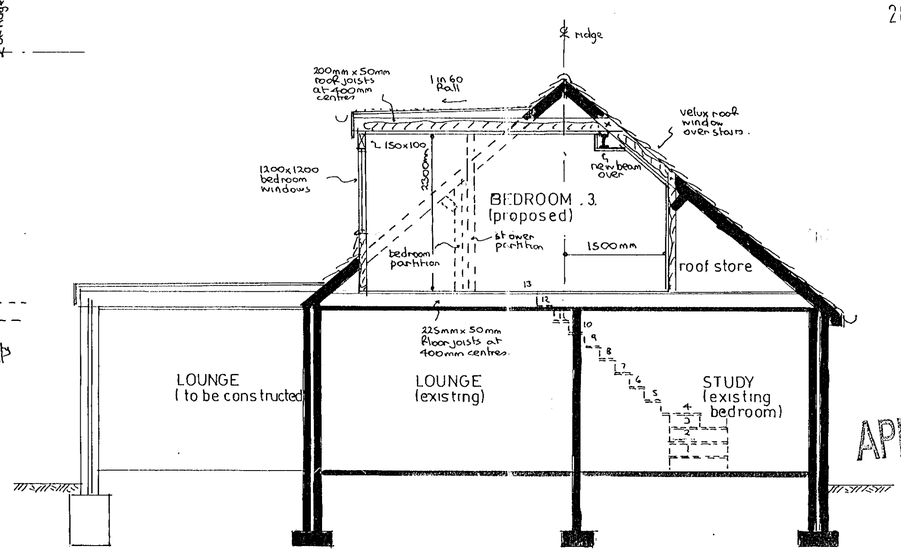


block plan 1:500

part ground floor plan



first floor plan



typical section

APPROVED

20 MARZO 2000 1086

PROPOSED ROOF CONVERSION at 9 BELMONT ROAD, CROWTHORNE, BERKSHIRE for MR.M.P. SMITH.

Revisions:-

Drawing No	AH/E/2910
Scales	1:50 & 100
Date	NOV 1999

ANDESIGN BUILDING PLANS

CD 20/11/00