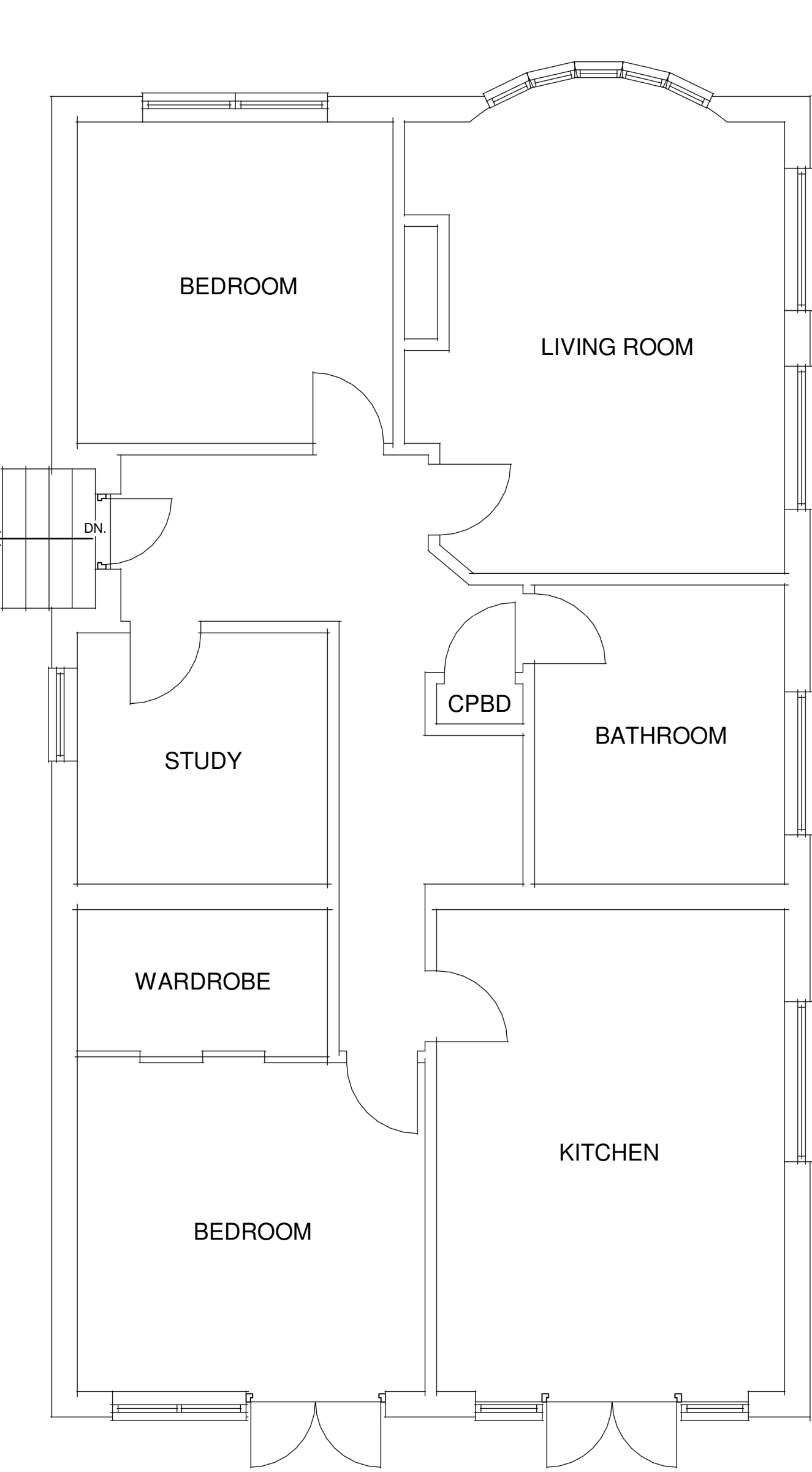




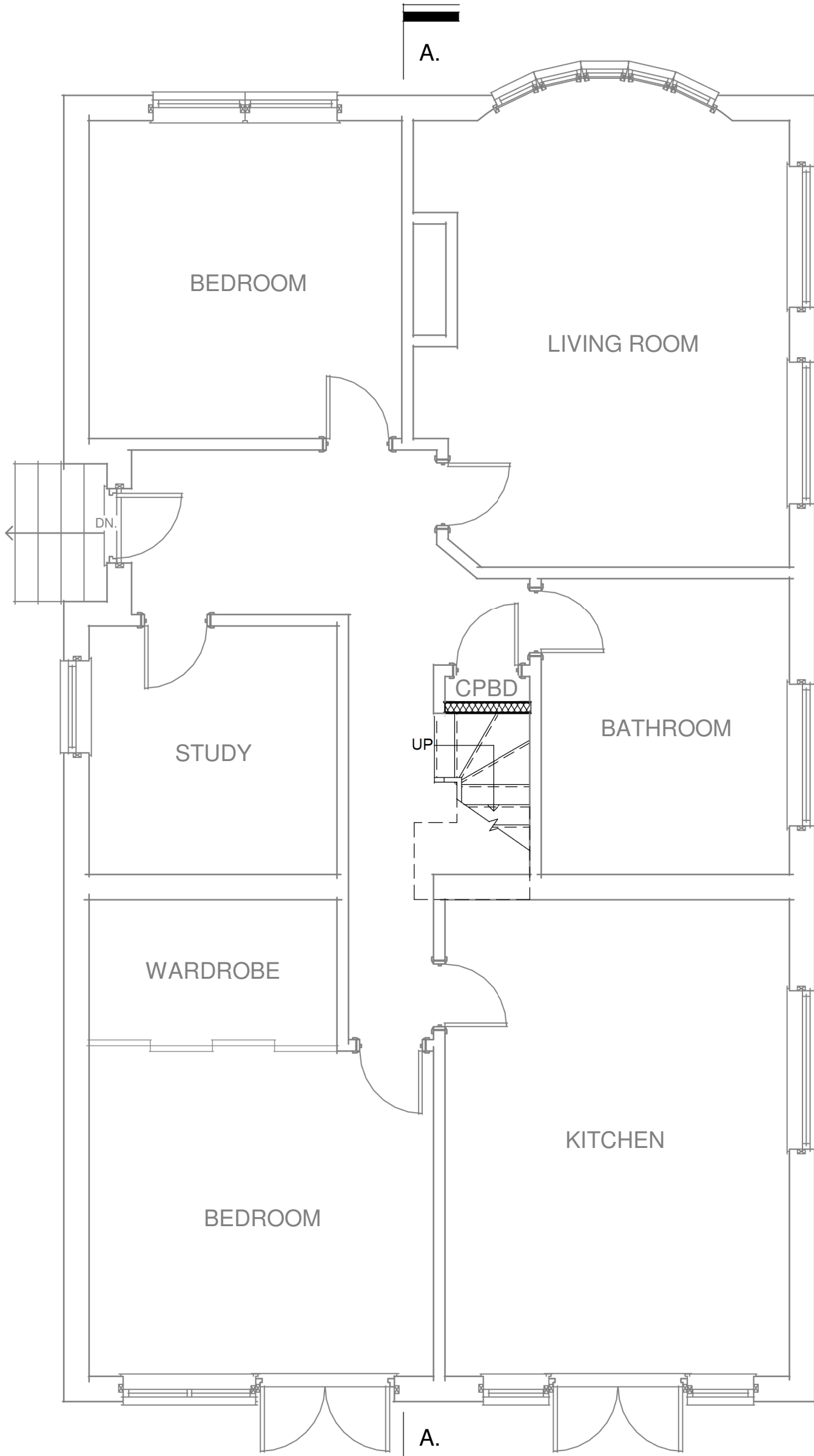
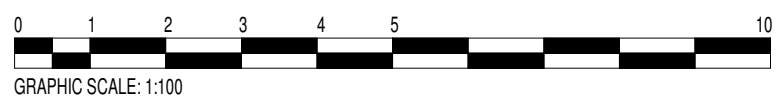
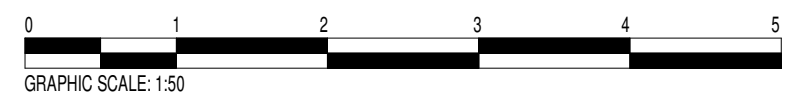
Existing Ground Floor
1 : 50



Existing Front (North)
1 : 100



Proposed Front (North)
1 : 100



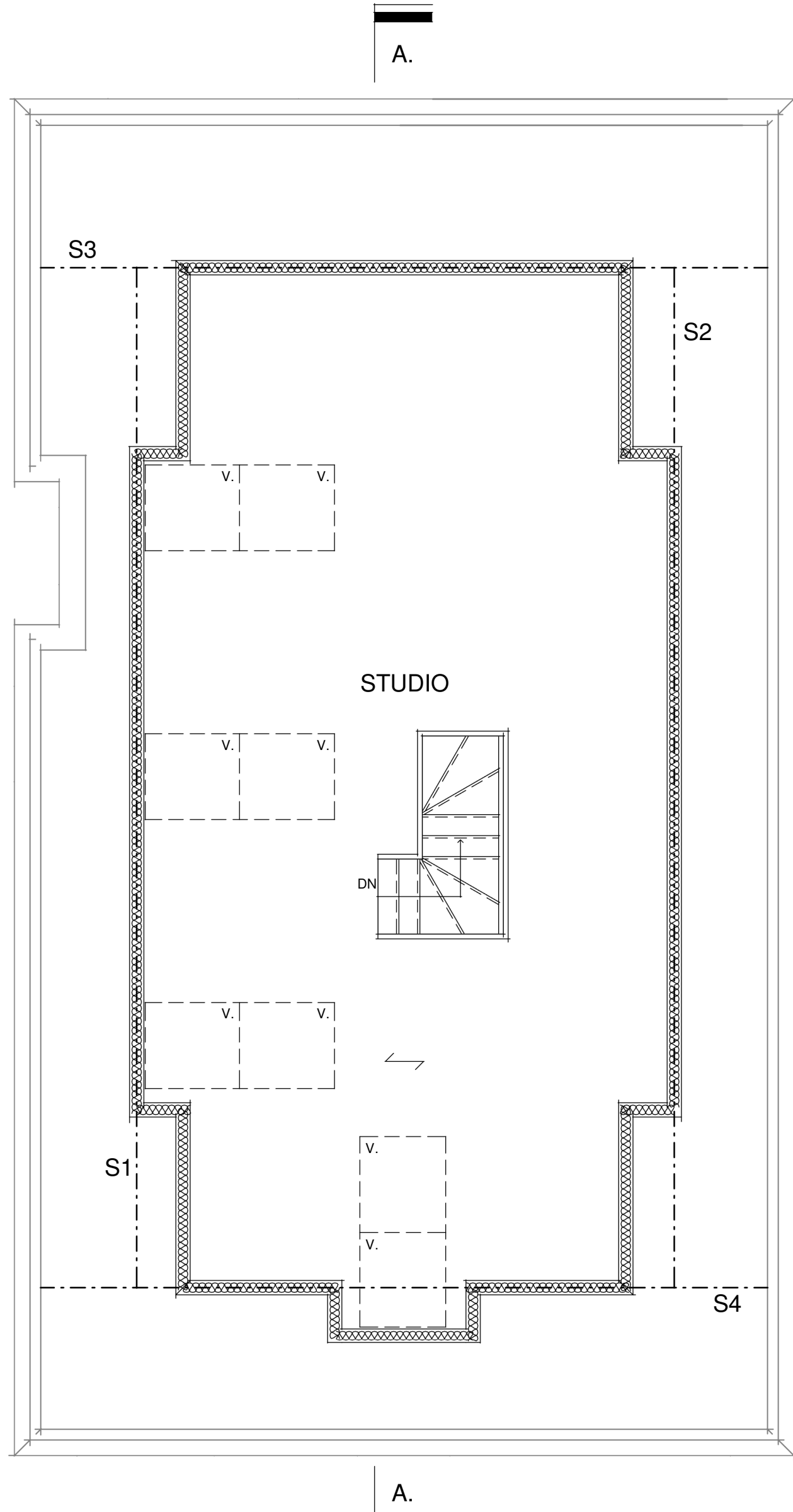
Proposed Ground Floor
1 : 50



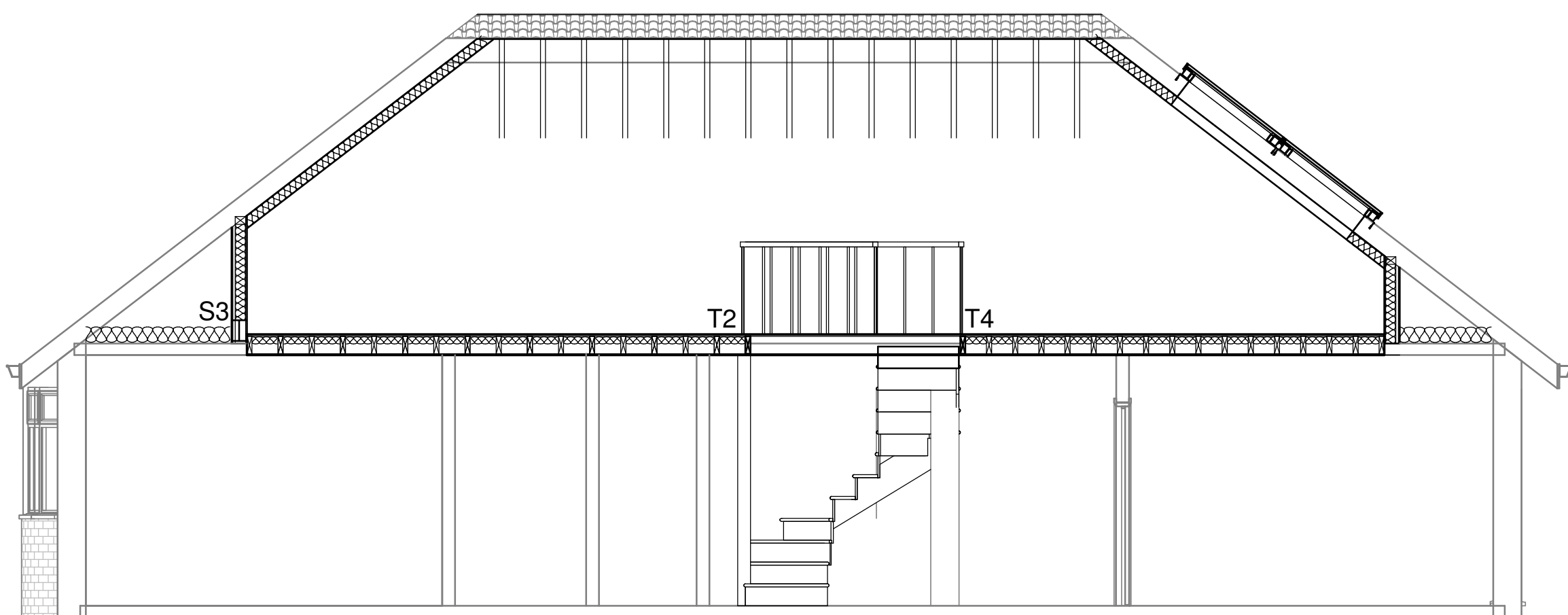
Existing Side (West)
1 : 100



Proposed Side (West)
1 : 100



Proposed First Floor
1 : 50



Section A.A.
1 : 50

Opening window: Areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8000sqmm trickle vents per room. The maximum area of the double-glazed window not to exceed 20% of total floor area.

New windows: New double-glazed windows to have minimum U-value of 1.60w/m²K. Doors to have a minimum U-value of 1.80w/m²K. Toughened glass in glazed doors and windows in critical locations e.g. alongside doors. Seal around window/door joints with mastic sealant. Double rafters as roof light trimmers if applicable.

Minimum full opening: Size of escape window 0.33m² minimum clear dimension of edge 450mm with sill below 1.10m from the floor and above 800mm.

Steelwork and Timbers: Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. Encase in minimum two layers of 12.5mm plasterboard for half-hour fire resistance when fitted at floor levels. **Lengths of steels to be site measured to include bearings. See structural calculations for sizes. Fabrication details to be provided if required by building control.**

The floor in roof-space: 21mm floor grade tongued and grooved chipboard, 2.3 grade in bathrooms on **50mm x 170mm** joists at **400mm** centres. Joists to be doubled where under and parallel to partitions over. Solid strut at third centres of joists spanning more than 2.40m. Remaining roof spaces to be floored as the main area when joists extend out to outer walls. 'Simpson strong-tie' or similar galvanised joist hanger connection to steelwork where applicable. Purpose made MS shoe/hanger where fitch beams join to steelwork or other fitch beams. Fit minimum 100mm mineral wool battens between joists for sound insulation.

Outer studwork: 100mm x 50mm studwork with 'Celotex GA4075' rigid battens vertically between the studwork flush with the outer face of studs (25mm cavity) with 'Celotex TB4012' battens across the studwork face. Tape and mastic joints 12.5mm foil back plasterboard finish.

Conversion of existing roof-space (Sloping ceilings): Either plant on or fit alongside existing rafters to achieve 150mm depth. **See section for detail.** Fit 'Celotex GA4100' battens between rafters and 'Celotex TB4035' beneath rafters. 12.5mm foil back plasterboard finish. Maintain 50mm air gap to the underside of roof covering. If necessary the chimney outlet to be raised 900mm above the new roof.

Stairs: Maximum rise 220mm. Minimum going on tread 220mm with minimum 16mm nosings. Minimum going on winders 50mm. Minimum clear width **900mm**. Maximum pitch 42 degrees. Minimum 2.0m clear vertical headroom off pitch line over new and existing stairs. Handrails minimum 900mm with vertical balusters at maximum 100mm centres. Allow to pack off party/outer wall to accommodate any required dry lining of the wall above. **New staircase dimensions to be confirmed on site prior to manufacture.**

Stair practical limits: Stair risers and goings to be within the practical limits of risers 155/220 to be used with goings 245/260 or risers 165/200 to be used with goings 223/300mm.

Stairs: Any wall or door glazing in the stair enclosure will be upgraded to achieve half-hours fire resistance.

Roof insulation: Roof to be insulated with two layers of 150mm fibreglass insulation quilt. One layer laid between ceiling joist and one layer laid over in opposite direction. Maintain roof ventilation with 25mm continuous air to eaves and vent tiles to the apex as shown.

All new electrical works: To be designed, installed, inspected and tested in accordance with BS7671 (IEE, 18th Ed). The works are to be undertaken by an installer registered under a suitable self-certification scheme or by a suitably qualified professional with a certificate of compliance produced to building control upon completion of the works.

Lighting: Fit high efficacy light fittings minimum three per four new fittings. Any recessed ceiling lights to be 30-minute fire resisting.

Radiators: All new radiators to be fitted with TRVs.

This drawing and the information provided is the property of Thorns-Young Architectural and shall not be copied whole, in part, or used for any other purpose without written permission from the company.

Principle Contractor is to ensure all materials and workmanship complies with Regulation 7 of the Building Regulations whether or not specifically stated on these drawings. It is the Principle Contractors' duty to ensure all works on site are approved by an appointed Building Control body.

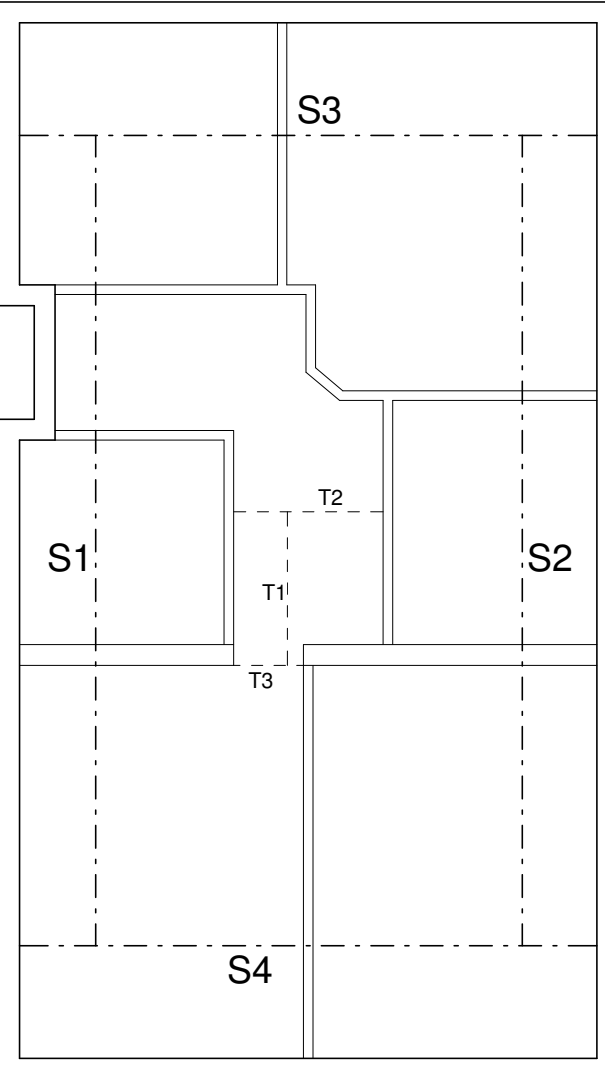
Principle Contractor is to ensure dimensions are taken on site before procurement of any materials/work proceeding. Structural members are not to be ordered scaling from this drawing.

Principle Contractor to ensure full compliance with the amended CDM Regulations (2015) if the project requires.

This drawing, unless noted, does not represent compliance with the Party Wall Act 1996 and if required, all agreements are to be in place before works commence.

It is the Principle Contractors' responsibility to ensure Planning/Building Control approvals are in place prior to works commencing. Should works commence prior to relevant approvals Thorns-Young Architectural accept no responsibility.

Do not scale from this drawing except for the purpose of Local Authority Planning department



Structural Layout
1 : 100

B	SEP 20	CLIENTS AMENDMENTS
A	SEP 20	CLIENTS AMENDMENTS
Rev.	Date	Description

THORNS YOUNG
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Client

Ms Kim Hunt

Job Title

16 Woodville Road
Bedhampton

Drawing Title

Loft Conversion

Scale As indicated Sheet **A1**

Date SEP 20 Drawn by CM

Drg. No.	Rev.
4145 · 20 · 1	B