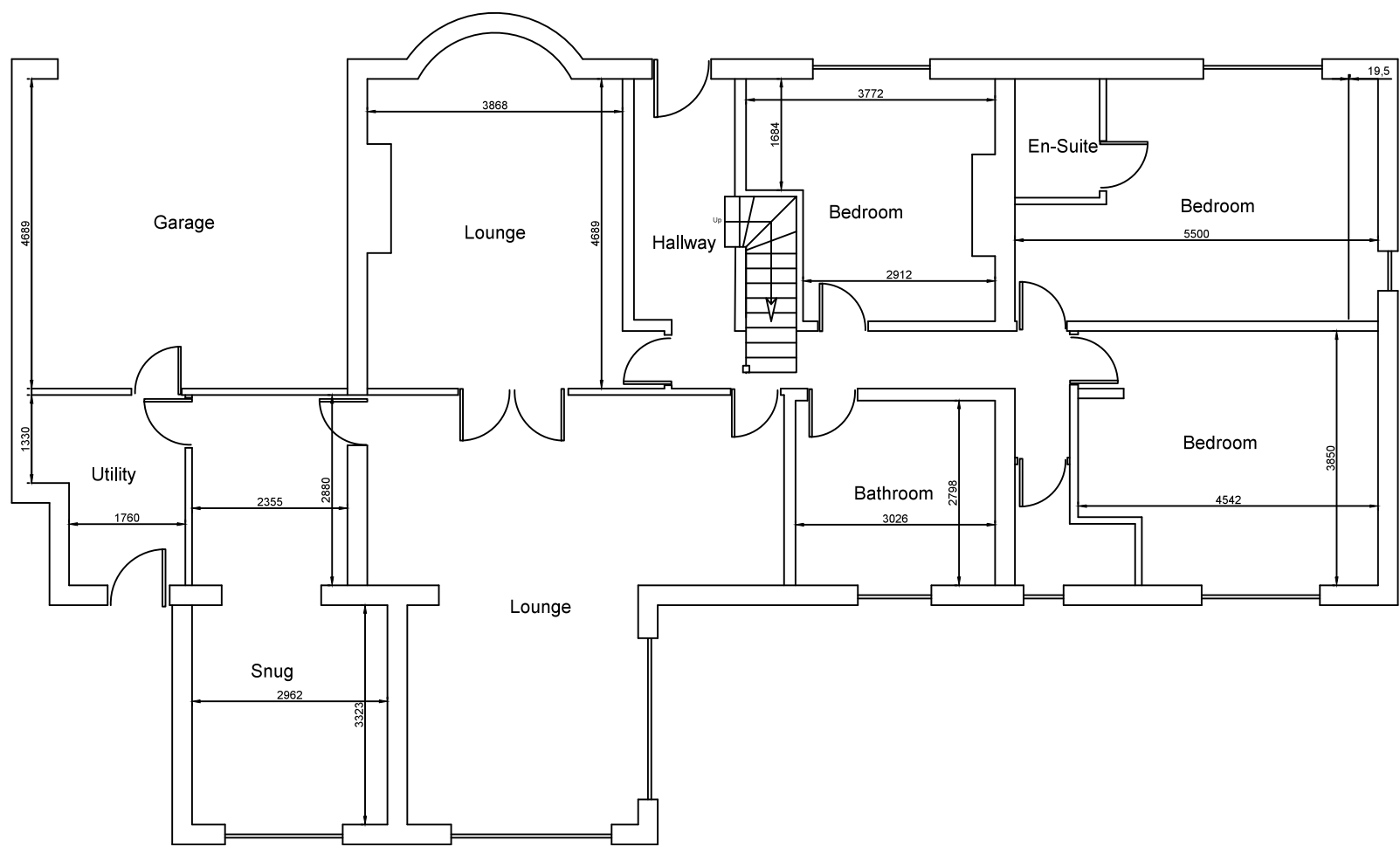
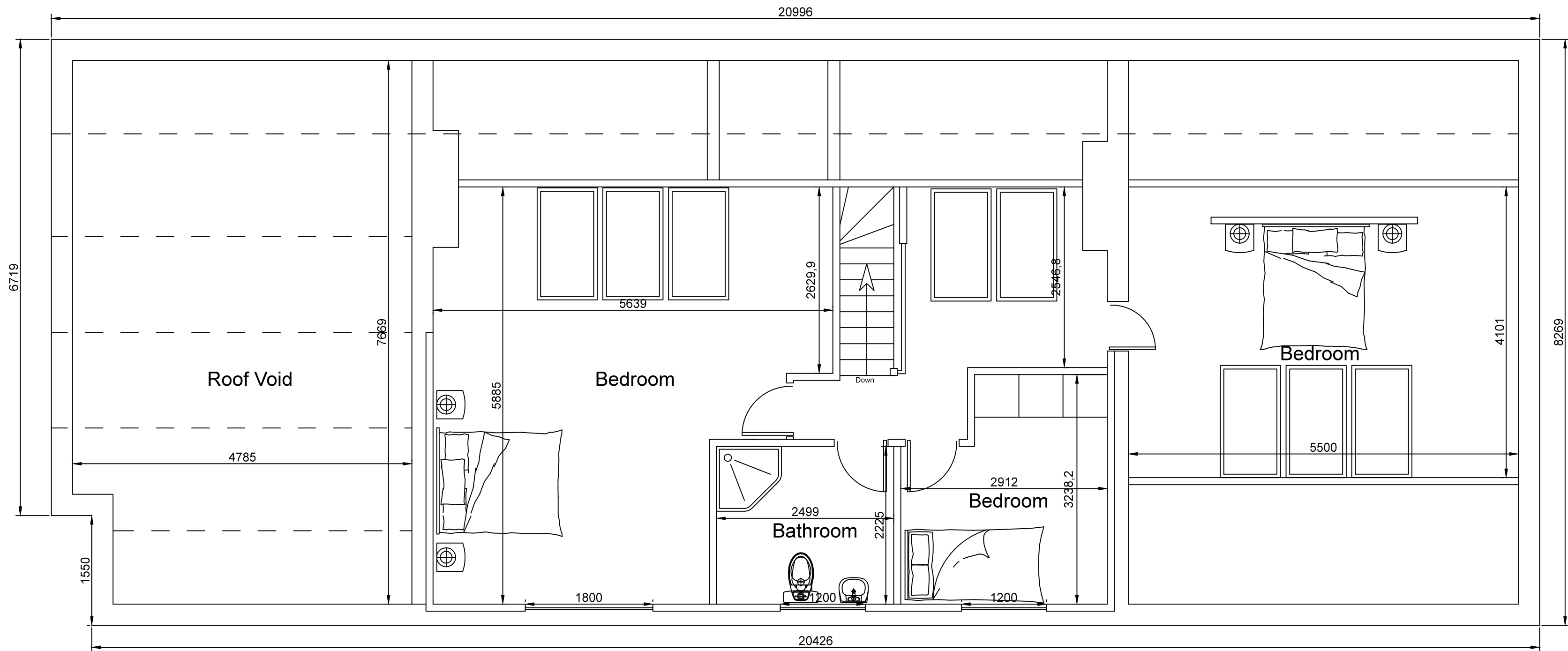


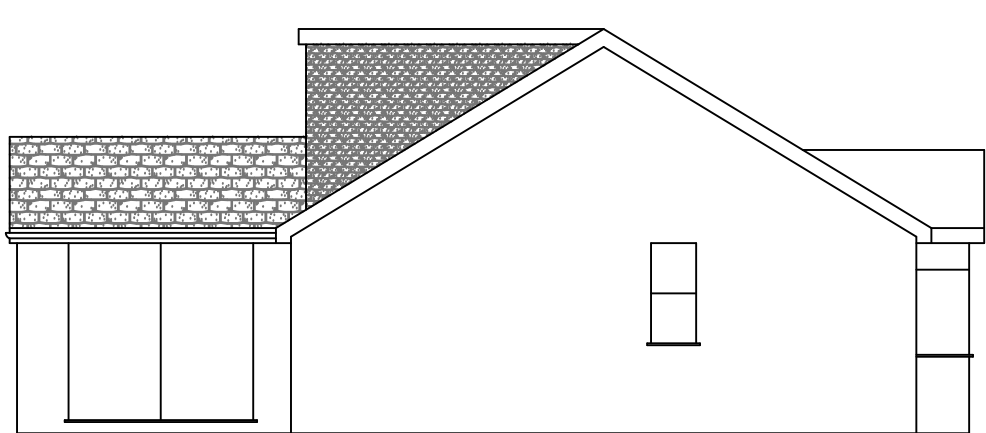
Existing Ground Floor Layout



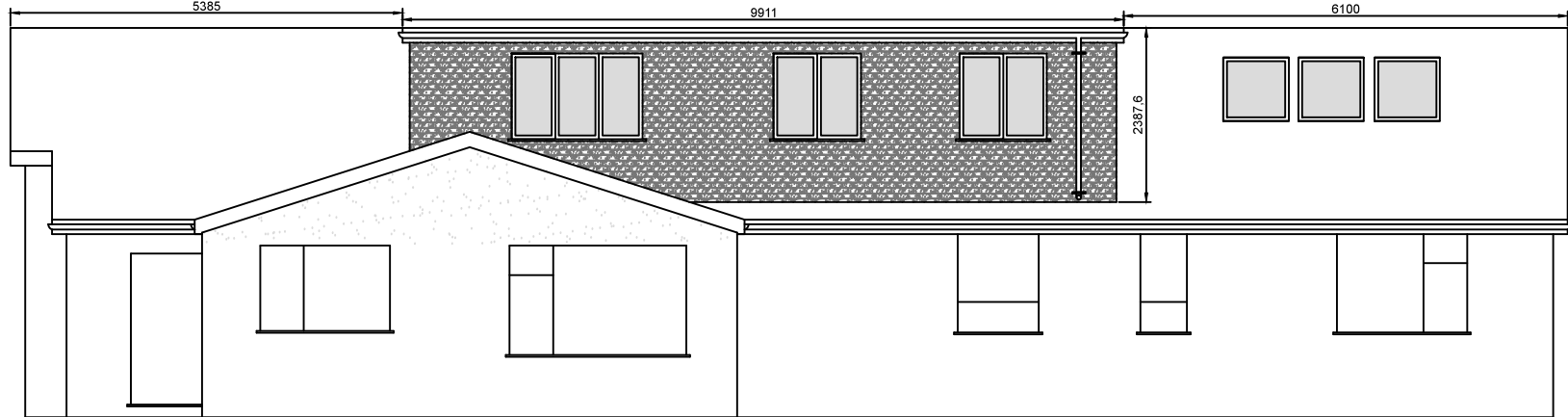
Existing Ground Floor Layout



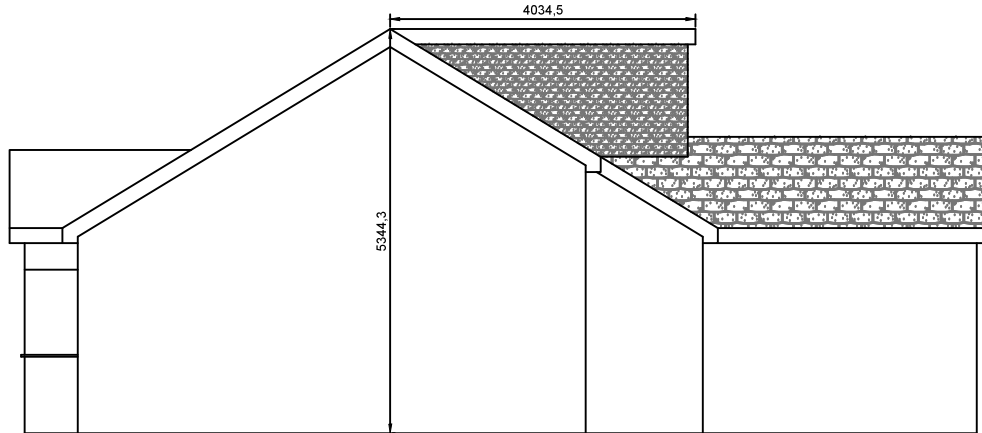
Proposed First Floor Layout



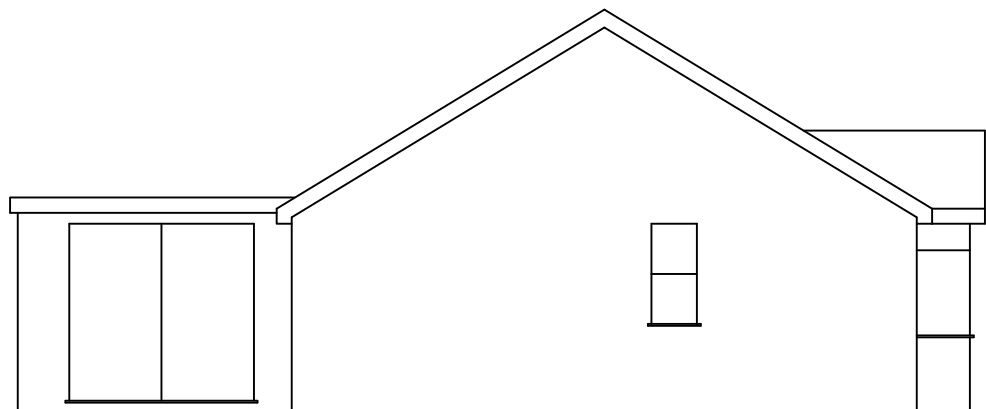
Proposed Side Elevation



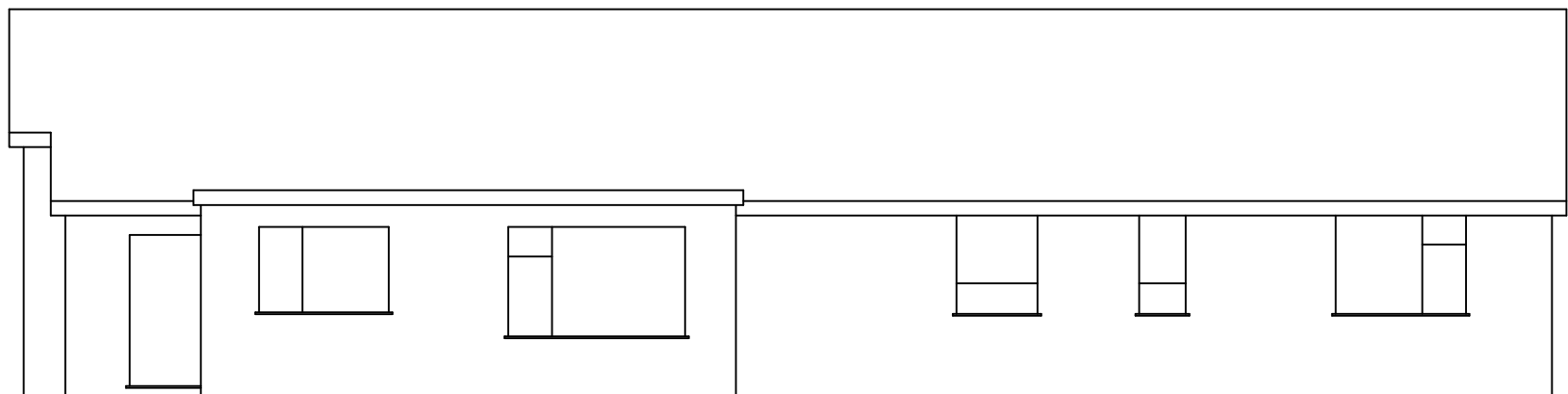
Proposed Rear Elevation



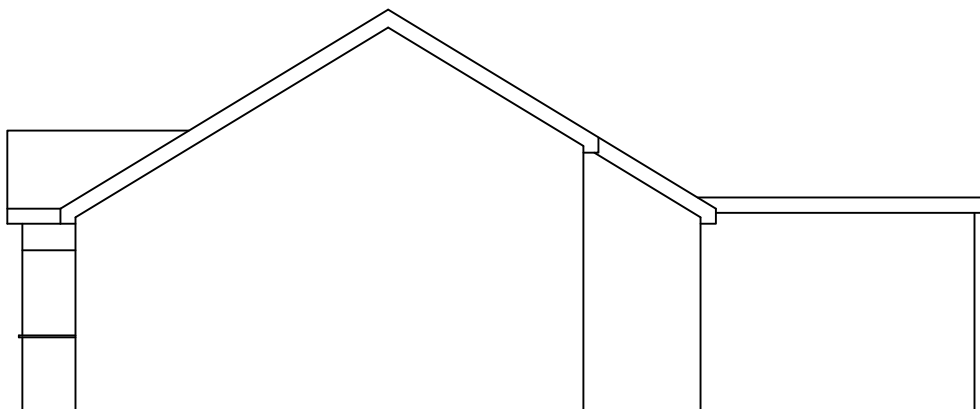
Proposed Side Elevation



Existing Side Elevation



Existing Rear Elevation



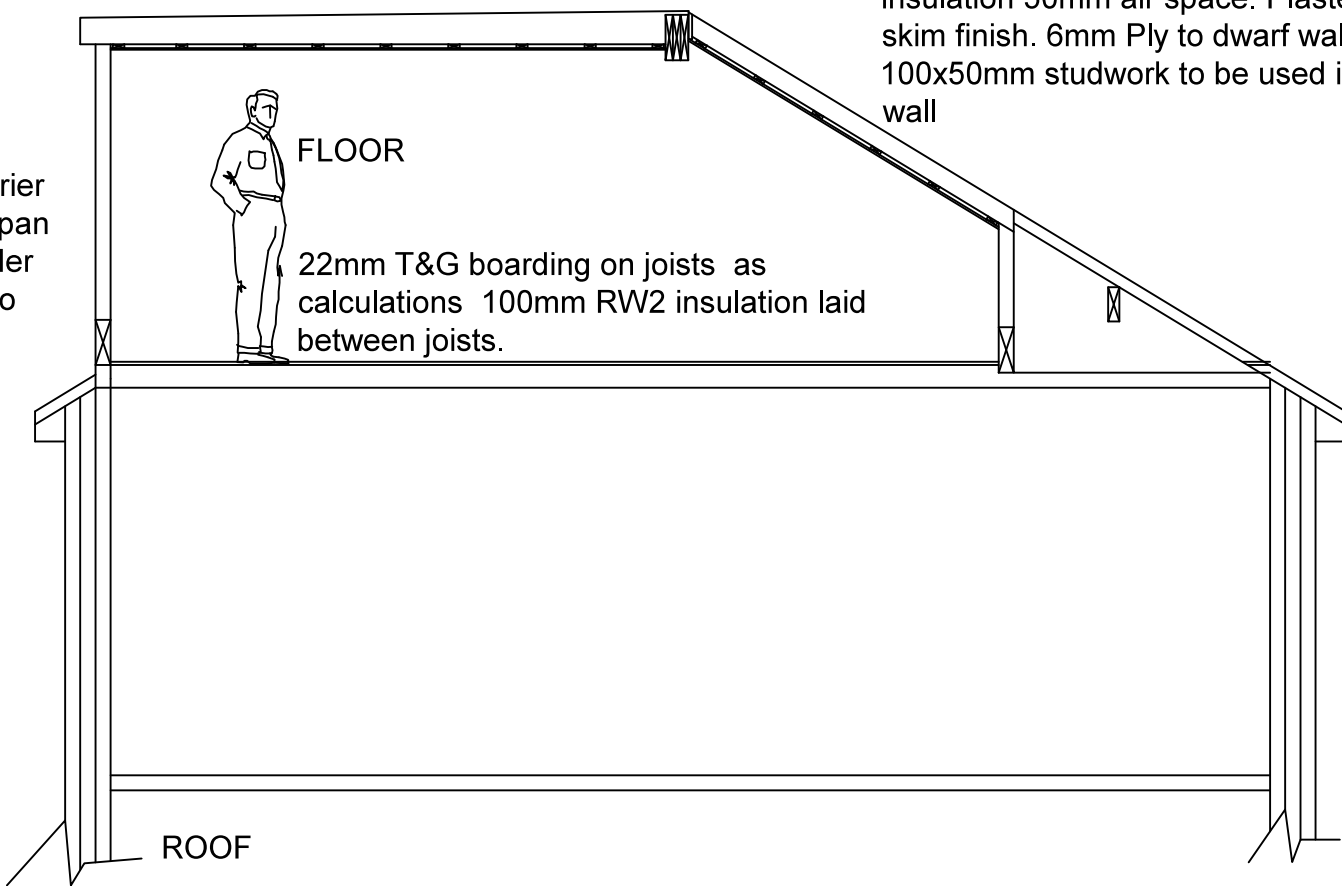
Existing Side Elevation

DORMER ROOF

Solar reflective paint on 3 layer felt on 22mm chipboard on firings for falls 175x50mm joists at 400mm c/c. Tri-Iso super 10 insulation on counter battens plasterboard and skim finish

ROOF

Remove upper purlin. Upgrade front rafters to 100x50mm TRI-ISO super 10 insulation 50mm air space. Plasterboard & skim finish. 6mm Ply to dwarf walls 100x50mm studwork to be used in dwarf wall

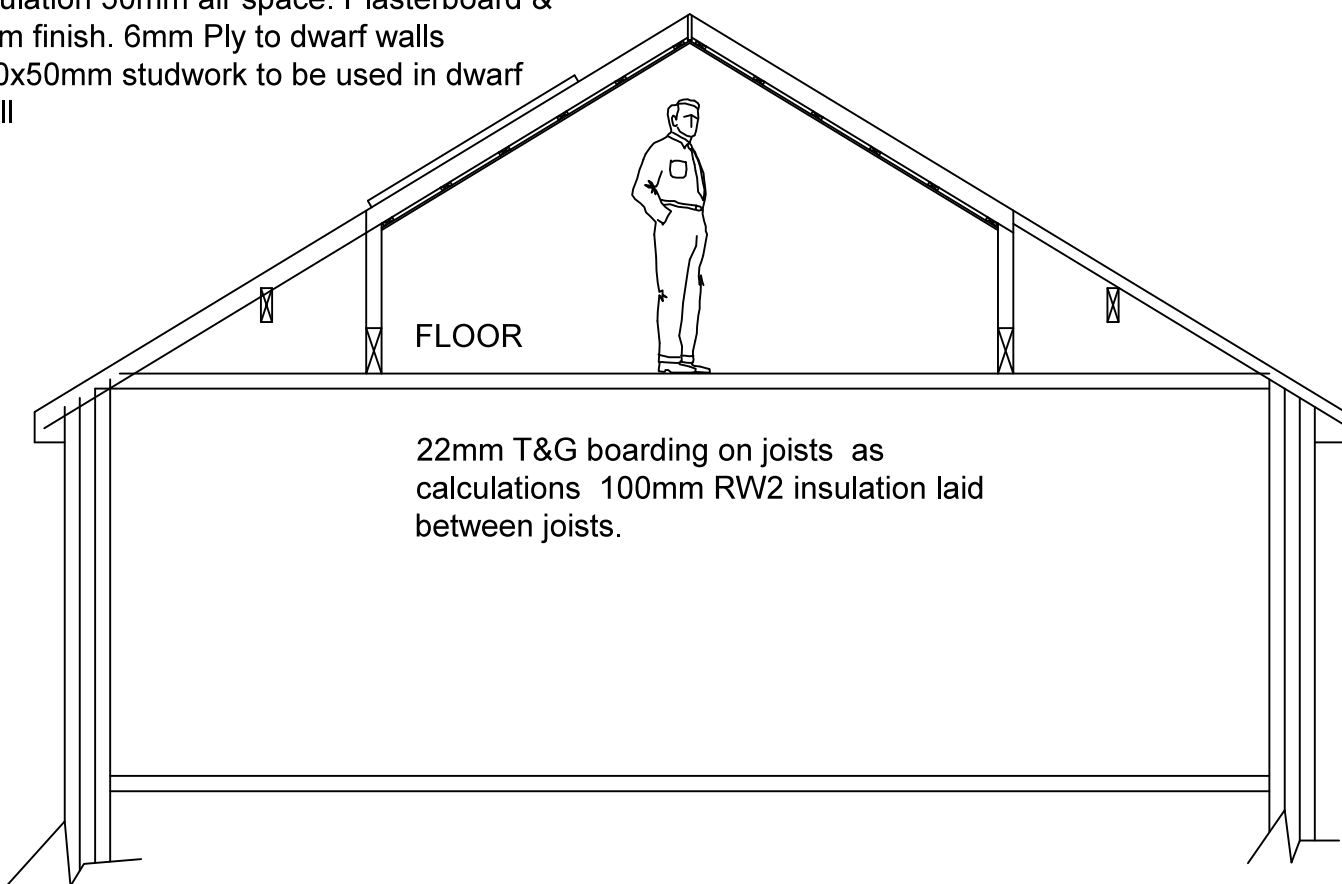


FLOOR

22mm T&G boarding on joists as calculations 100mm RW2 insulation laid between joists.

ROOF

Remove upper purlin. Upgrade front rafters to 100x50mm TRI-ISO super 10 insulation 50mm air space. Plasterboard & skim finish. 6mm Ply to dwarf walls 100x50mm studwork to be used in dwarf wall



FLOOR

22mm T&G boarding on joists as calculations 100mm RW2 insulation laid between joists.

Form room in a roofspace as shown.

(DS) Provide mains operated smoke detectors linked together as shown.

Refer to calculations for beam/joist sizes.

Velux roof windows and windows to be double glazed with Pilkington K E glass and have trickle vents fitted giving min 8000mm2 openers, min 20th opening lights, draught seals to be fitted

Enclose staircase in 100x50mm studding 12.5mm plasterboard both sides.

Stud walls to room sides to have vapour barrier with taped joints and 150mm fibreglass insulation fitted.

Form staircase 760mm wide 210.64mm rise 234mm going min 50mm winder width min 2.0m headroom/1.80m minimum as diagram 3 Part K handrail/balustrade min 900mm high max gap between balustrades 100mm.

All habitable first floor windows to be escape quality and between 800 & 1.1m high from finish floor level

internal stud walls to be 100x50mm or 75x50mm studs with plasterboard both sides having a density of 10kgm2

& infilled with rockwool insulation

Trim round rooflights with double rafters.

Fit Code 5 lead flashings and soakers as necessary

Provide slate/tile vents at high/low level as shown.

This drawing is to be used only for Building Regulation/ Planning submission not as a "working drawing" if used as such all dimensions to be checked on site by contractor.

All work to be carried out to satisfaction of Local Authority.

Prior to commencement of work on site, Principal contractor/

Building Owner to produce a method statement with regard to

safety of occupiers/employees during building operations.

Builder to allow for safe support of existing/ new structure

during contract.

All electrical work to be carried out to BS7671:2001 and be installed and tested by a competent person. The Local Authority may request a test certificate under the above BS.

Proposed loft conversion at :

Homelea
Vicarage Lane
Wilpshire
BB1 9HX

CLIENT: Mr Michael Farrow

CONTRACT No: PCE-Farrow-March-17

DATE: 14th March 2017

SCALE: 1:50, 1:100, @ A1

DWG No: PCE-Farrow-March-17-BR

L.A: Ribble Valley Borough Council

AMENDMENTS: DATE:

PCE DESIGNS

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