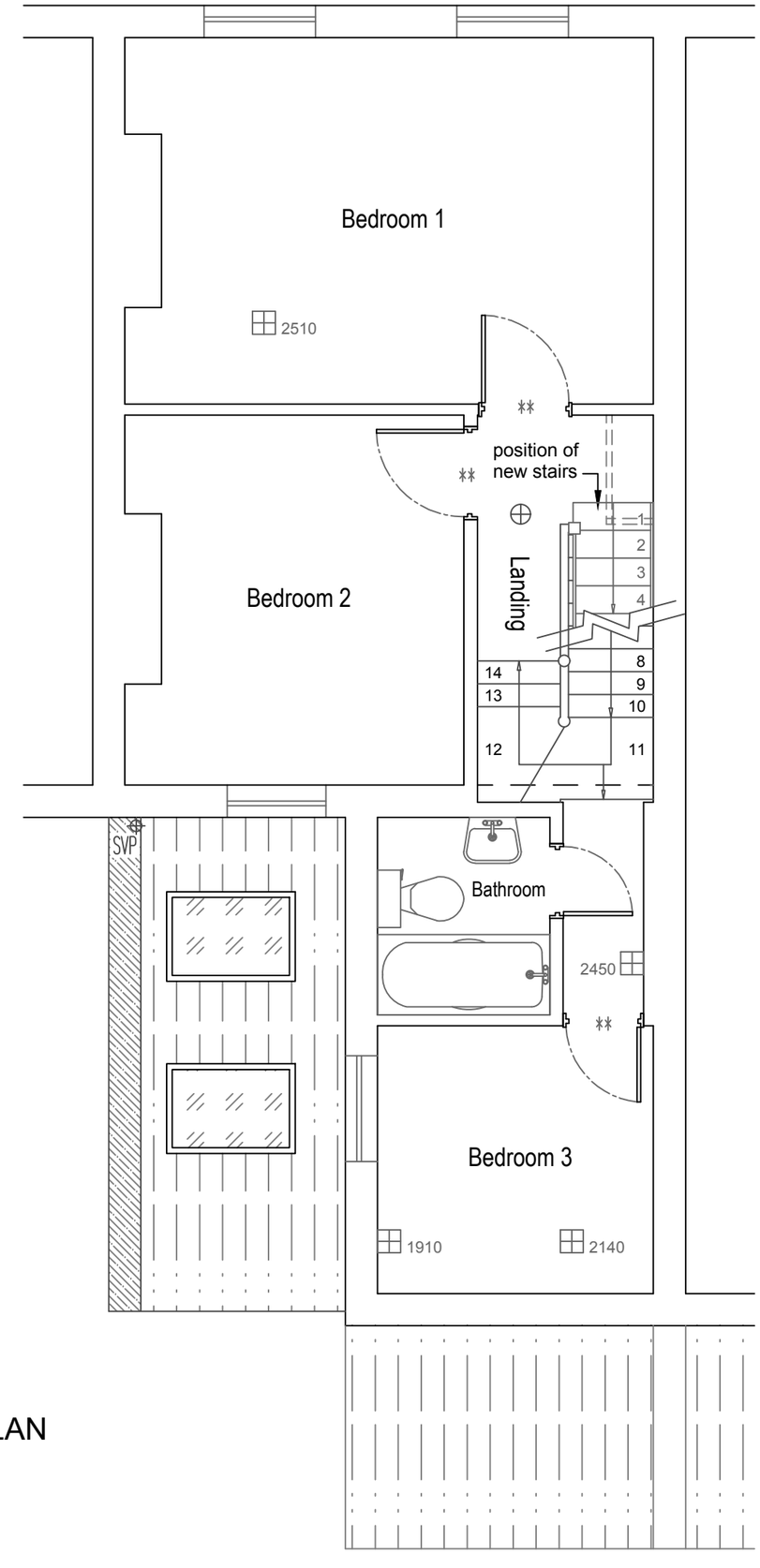
GLAZING & VENTILATION
Glazing in all doors to be fitted with safety toughened or laminated glass except fire doors. All external windows and doors to have double glazed units with a 16mm air gap and low-E glass on the inner pane. All new windows to achieve a minimum 'U' value of 1.6W/m and 1.8W/m k for all new doors with more than 50% glazing.

Habitable rooms to have a minimum opening of $\frac{1}{20}$ of the internal floor area of the room with some part of that being at least 1750mm above finished floor level. Background ventiliation is to be provided by trickle ventilators within the window to give a minimum free area of 8000mm .

Safety glass to be used when lower than 800mm above the first floor level, all upper floor windows must be designed with means of escape. Shower/bathroom to have background ventilation of 4000mm and fitted with a mechanical extractor vented to outside air to achieve 15L/S extraction. Existing roof to be provided with proprietory ventilators to achieve the equivalent continuous ventilation of 25mm (eaves) and 5mm ridge.

RESISTANCE TO THE PASSAGE OF SOUND:
Existing ceilings lath and plaster or 12.5mm plasterboard in good condition, add 100mm absorbent layer of Rockwool (min.density 10kg/m3) to be laid over new floor joists on chicken wire to give good sound reistance. Insulation to continue throughout entire area including storage voids. Provide 50mm Gyproc Super thermal board to party walls.

Internal walls between a bedroom or a room containing a water closet and other rooms (reg.E2) timber frame with 12.5mm plasterboard linings on each side of frame; add 100mm absorbent layer of Rockwool linings (min.density 10kg/m3 fixed to frame with a minimum distance between linings 75mm and absorbent layer of unfaced mineral wool batts of quilt which may be wire reinforced, suspended in the cavity. All joints to be well sealed.



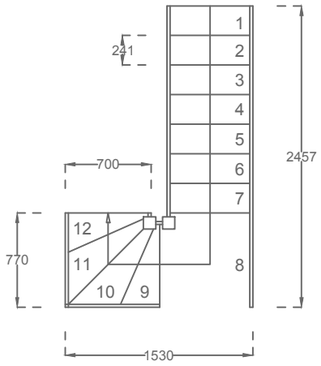
PROPOSED FIRST FLOOR PLAN
SCALE 1:50

NEW STAIRCASE:
Staircase Construction:
Staircase to comply Part K of the Building Regulations.
Treads: 25mm softwood.
Strings: 32mm softwood.
Risers: 12.5mm softwood.
Top nosing: 25 x75mm softwood.
(Subject to Client's choice).
Nosing to be clear of face of risers by 12mm.
Newel post to be hardwood or to Client's choice a minimum of 90mm square.
Balusters to be hardwood or to Client's choice, with a maximum 99mm gap between all uprights.
Continuous hardwood handrail 900mm above pitch line and 950mm above landing.

Minimum going of each tread to be 220mm.
Minimum going at newel post to be 50mm.
Tread / risers / strings and newel post to be securely fixed together using glued blocks, wedges and dowels.
Clear headroom above staircase to be 2000mm above pitch line.
Install double trimmer floor joists, bolted together around new staircase well.

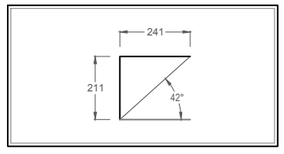
STAIRCASE LAYOUT

13 steps with a straight flight staircase into a quarter landing then a 4 step box winder up to loft level



NEW STAIR PLAN
SCALE 1:50

Approx. Floor to Floor: 2743mm
Number of Steps: 13
Approx. Step Riser: 211mm
Approx. Step Going: 241mm
Maximum Staircase Pitch: 42°



Client:	Mr Simon Addyman
Address:	37 Archdale Road London SE22 9HL
Project:	LOFT CONVERSION
Job Title:	FLOORS
Date: March 2024	Drawing No.: MSB/03/24/007/03
Revision:	
Date:	

OUTLOOK LOFT CONVERSIONS

Scale 1:50
1:50
1m 0 1m 2m

Scale 1:100
1:100
2m 0 2m 4m