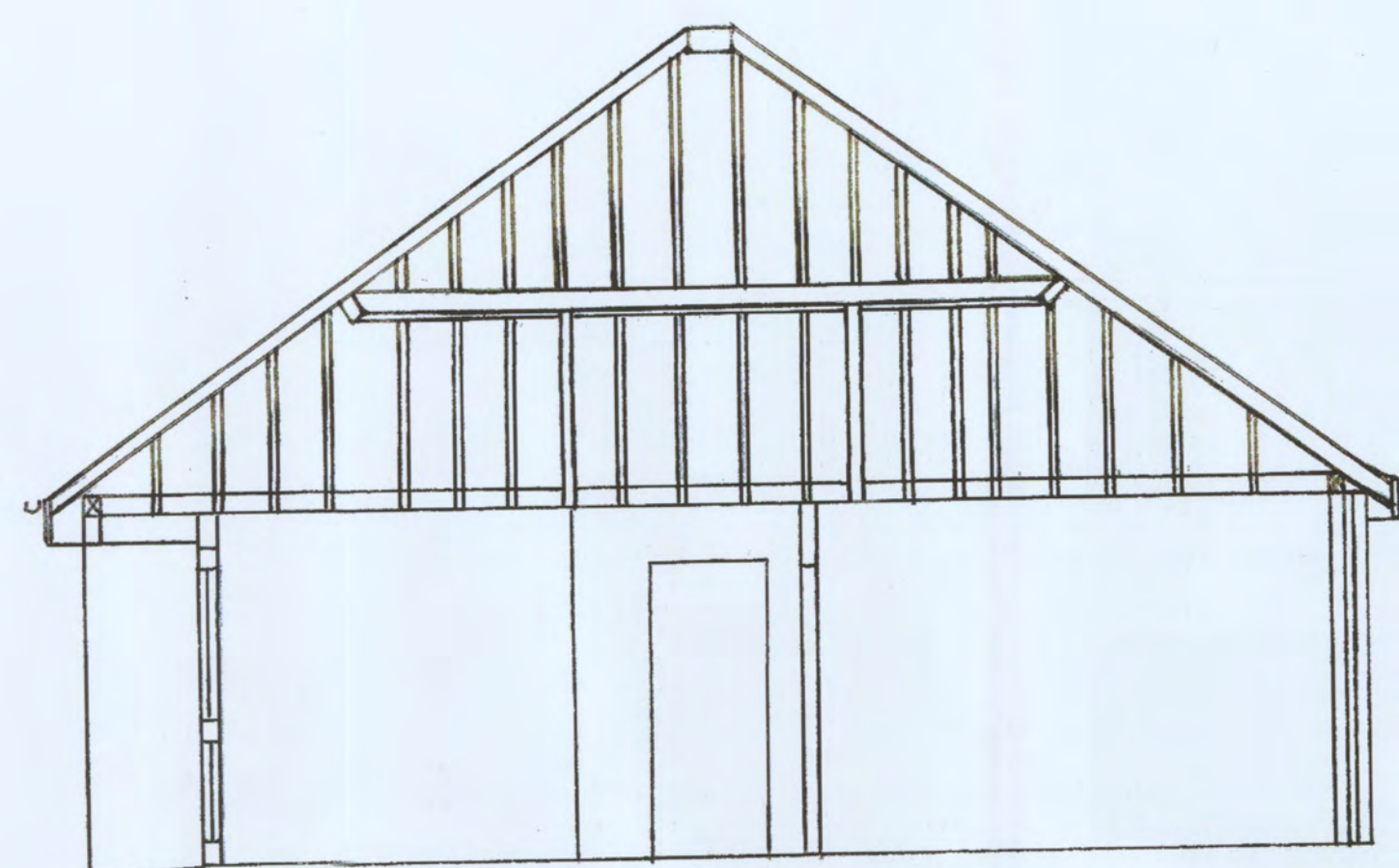
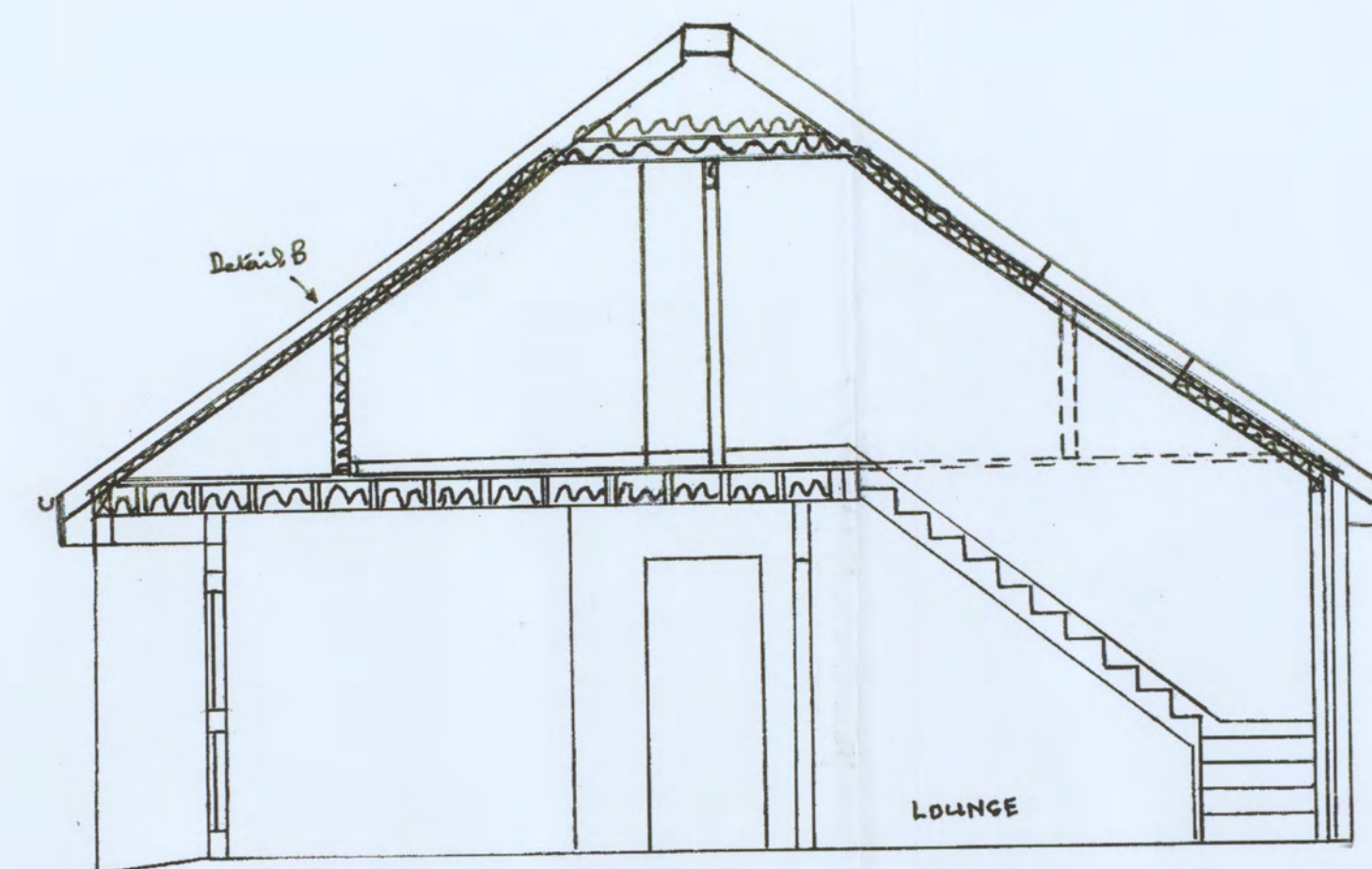




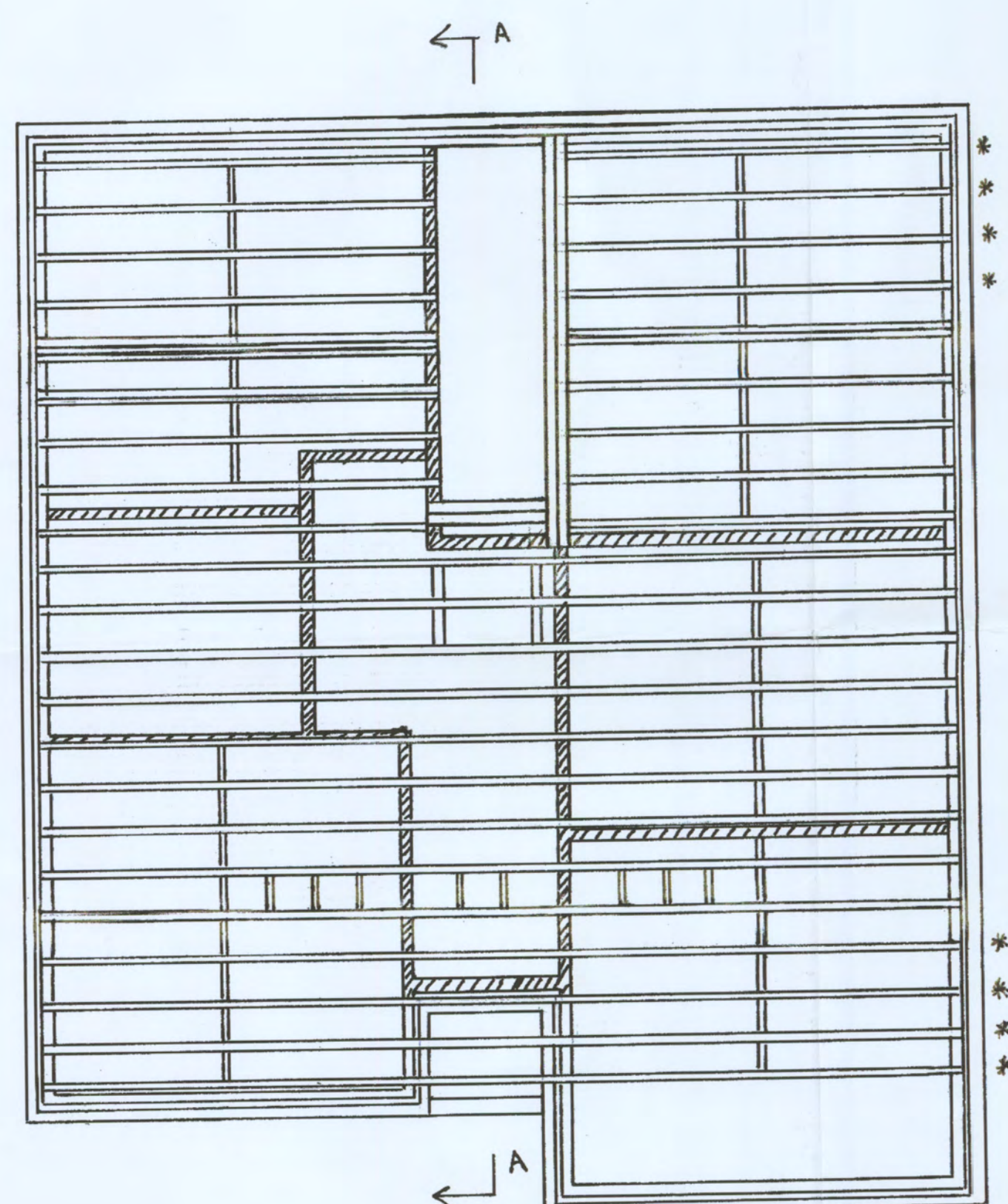
UNCHANGED FRONT ELEVATION



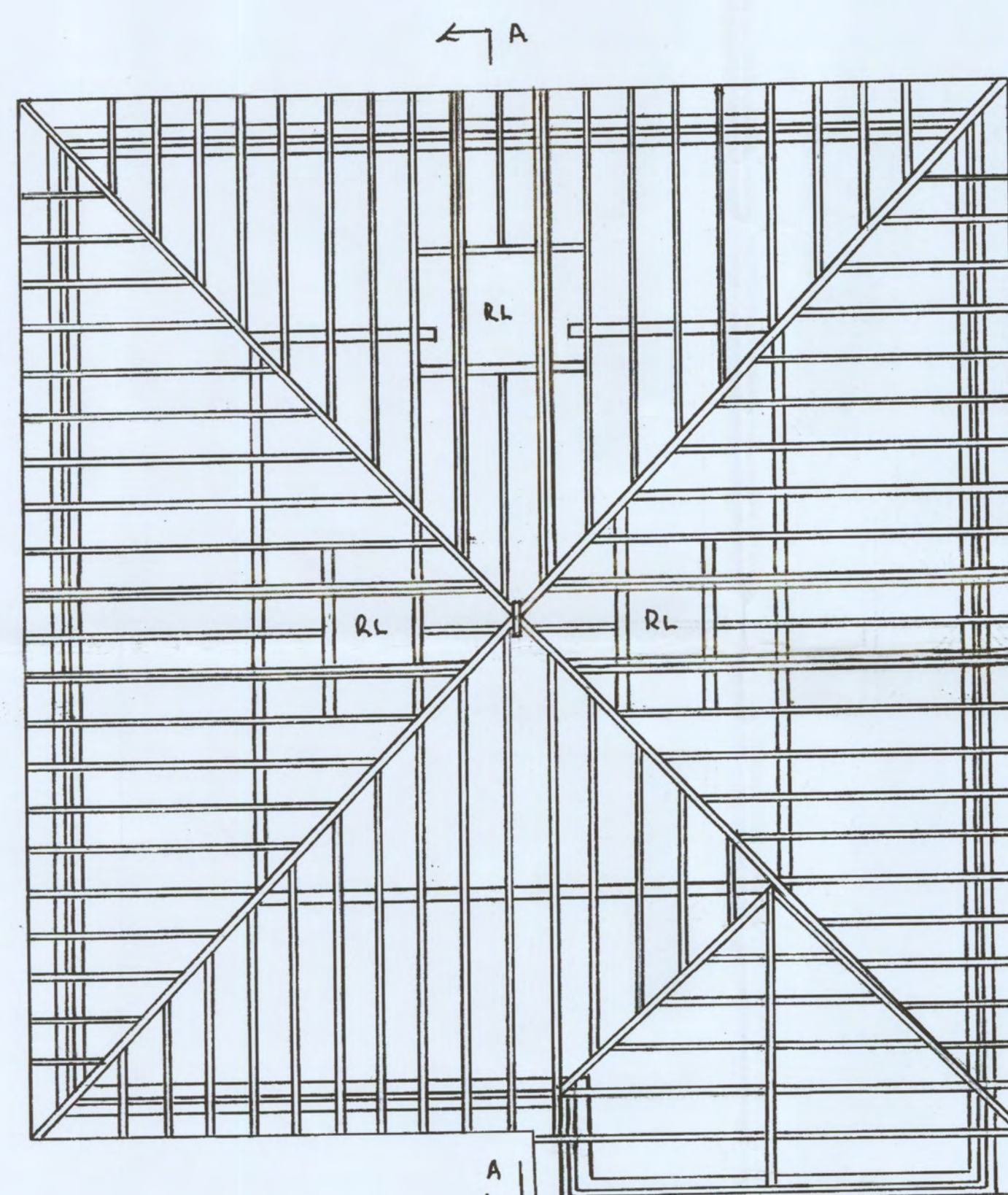
EXISTING SECTION A



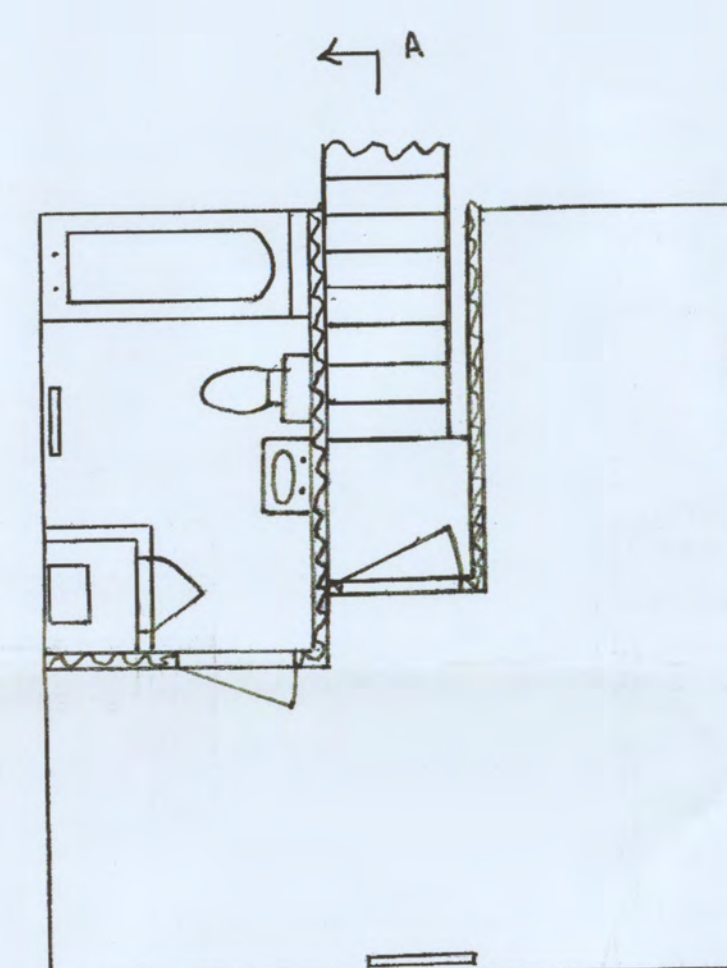
NEW SECTION A



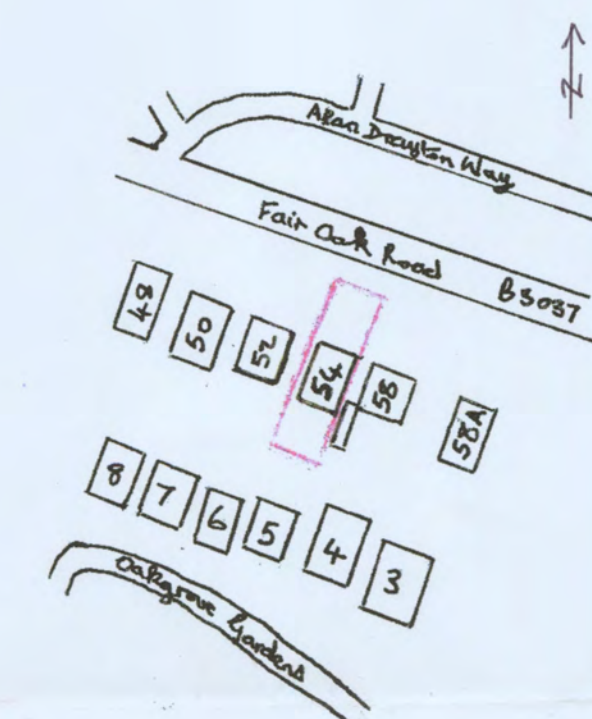
LOFT CONVERSION FLOOR



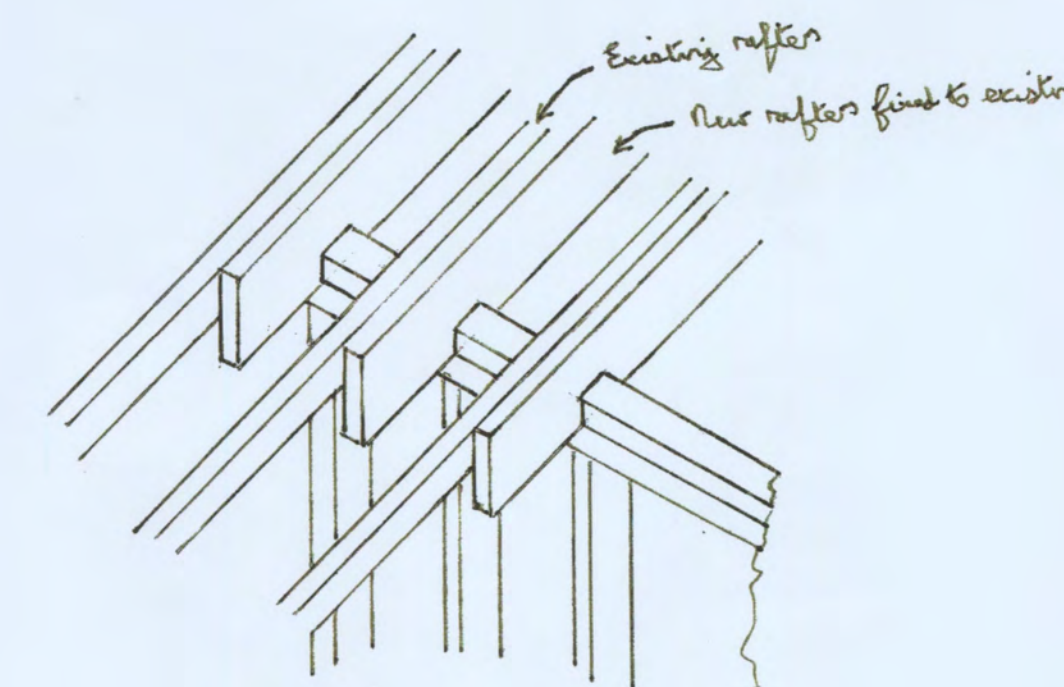
ROOF STRUCTURE ALTERATIONS



LOFT FLOOR PLAN



LOCATION PLAN SCALE 1:1250



Detail B

All timber used in the floor, roof and partitions will be grade C16 structural treated softwood.

Floor

The existing 40x100 mm ceiling joists will remain in place and new 47x195 mm floor joists will be added at 400 mm centers with blocking included at mid span. The existing ceiling joists have not been shown in the above plan so that the new floor joists can be clearly seen. The new floor joists will be screw fixed to existing ceiling joists where these exist.

The solid loadbearing ground floor walls have been shown hatched in the above plan.

A new staircase opening will be formed by inserting trussing timbers to one side and one end. The trussing beams are to be formed of two 97x145 mm timber planks and rolled together at 600 mm centers. A new concrete padstone will be inserted into the inner leaf of the external wall if necessary to take the end of the beam. All floor joists fixed to the trussing beam will be fixed using joist hangers.

The existing insulation will be removed from the ceiling and re-used as part of the required Rockwool insulation in the floor.

Note: The existing ceiling joists in the front area will remain and no new floor joists are required in this area.

Double floor joists will be installed at the bath location.

* These existing ceiling joists to remain.

Roof

The existing purlins and struts will be removed and new 47x145 mm rafters installed fixed to the existing 40x100 mm rafters where these exist. The existing rafters have not been shown in the above plan in order to clearly show the new rafters installed at 400 mm centers. Rafters to be fixed to the wall plate with fixing anchors.

The new rafters will have the full span reduced by the construction of perimeter supporting walls 1100 mm high constructed of 47x97 mm timber comprising head and sole plates, vertical struts at 400 mm centers and faced with 19 mm sheathing grade plywood to one complete side fixed with screws.

The two rafters at the staircase opening will be 47x195 mm due to the larger span.

Openings for three Velux windows (RL) will be formed.

Note: There will be no new rafters required to the front projecting roof. Those shown indicate the existing rafters in this location.

Asbestos PIR insulation will be installed to the rafters - 70 mm between rafters and 40 mm fixed to the complete underside of the rafters. 300 mm Rockwool insulation to be installed over the ceiling slab.

The Loft

Steel partition walls to be constructed of 47x97 mm timber and insulated with Rockwool insulation.

Plasterboard tape and skim coat of plaster to be applied to all walls and to rafter soffits.

Waterproof chipboard floorboarding to be installed across the floor area. Vinyl floor covering to be installed to the bathroom.

The existing boiler is to be re-located into a cabinet constructed in the bathroom. This work will be carried out by a Gas Safe engineer. New radiators will be installed and power, lighting and fire alarm will be installed in accordance with the current edition of the IEE Regulations.

A new staircase will be installed - dogleg with half landing as shown. The staircase will have 140 mm riser and 230 mm going, steps to be 250 mm wide. The open side of the staircase will have a 900 mm high balustrading and newel post all in accordance with Building Regulation requirements.

The bath and basin will have tiled splashbacks.

Skirting will be fixed to the base of all walls.

LOFT CONVERSION
TO PROVIDE
BEDROOM + BATHROOM
AT
54 FAIR OAK ROAD,
EASTLEIGH, S0506LH.

DRAWING NR. DS/1901
SCALE 1:50 at A1.
Revision 1: 27 Feb 2023.