

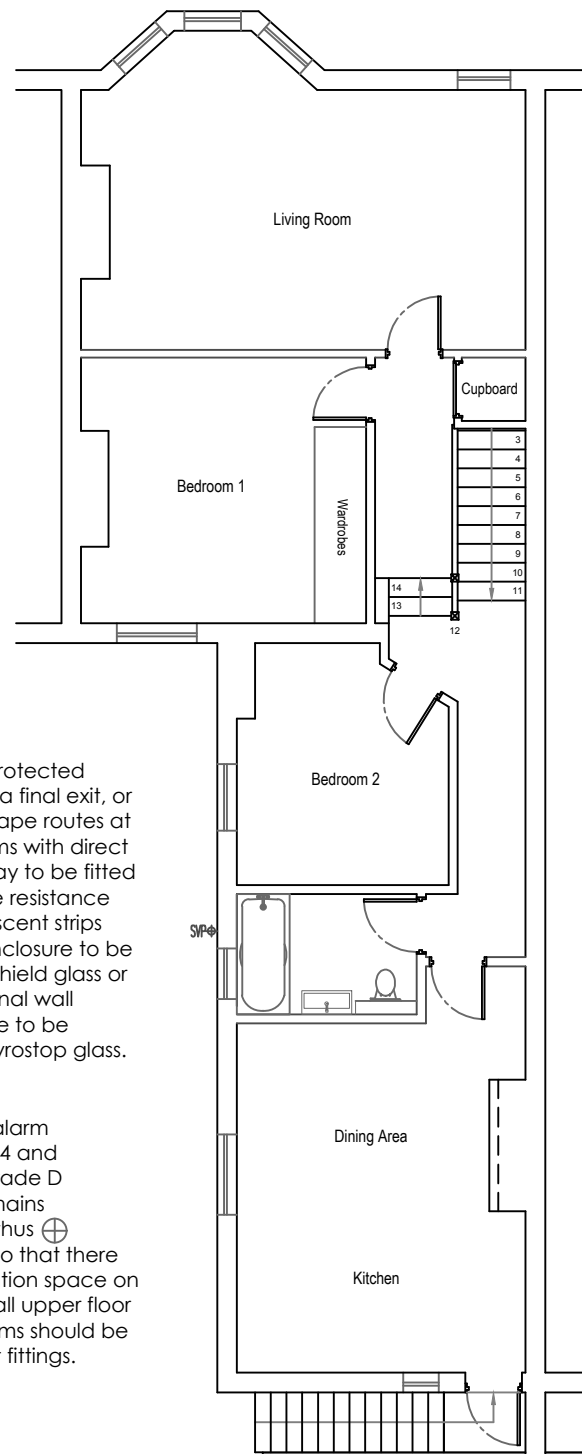
GROUND FLOOR PLAN (EXTG)
(Not Included)

Fire Precautions

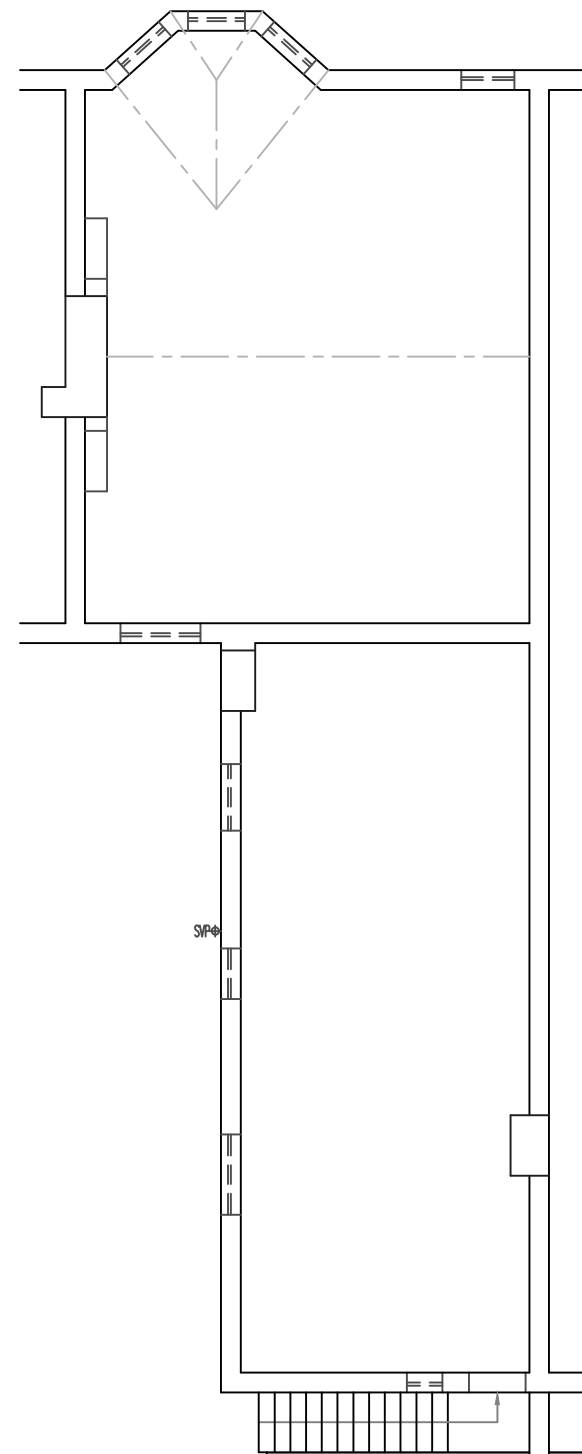
Means of escape to be via a protected stairway at all levels leading to a final exit, or give access to at least two escape routes at ground level. All habitable rooms with direct access to the protected stairway to be fitted with doors giving 30 minutes fire resistance (FD30) marked ** with intumescent strips and fan lights within the stair enclosure to be fitted with 6mm Pilkington Pyroshield glass or Georgian wired glass. Any internal wall glazing within the stair enclosure to be changed to 15mm Pilkington Pyrostop glass.

Smoke Detection

Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839 - 6:2004 to at least a Grade D category LD3 standard to be mains powered with back up shown thus ⊕
Smoke alarms should be sited so that there are smoke alarms in the circulation space on the ground floor hallway, and all upper floor landings. Ceiling mounted alarms should be 300mm from the walls and light fittings.



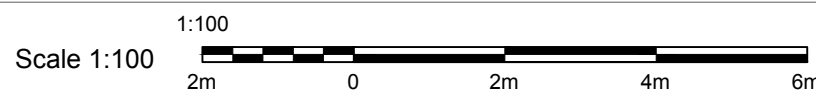
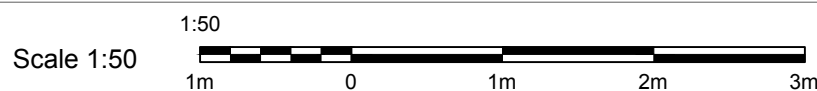
FIRST FLOOR PLAN (EXTG)
SCALE 1:100



LOFT FLOOR PLAN (EXTG)
SCALE 1:100

General Notes:

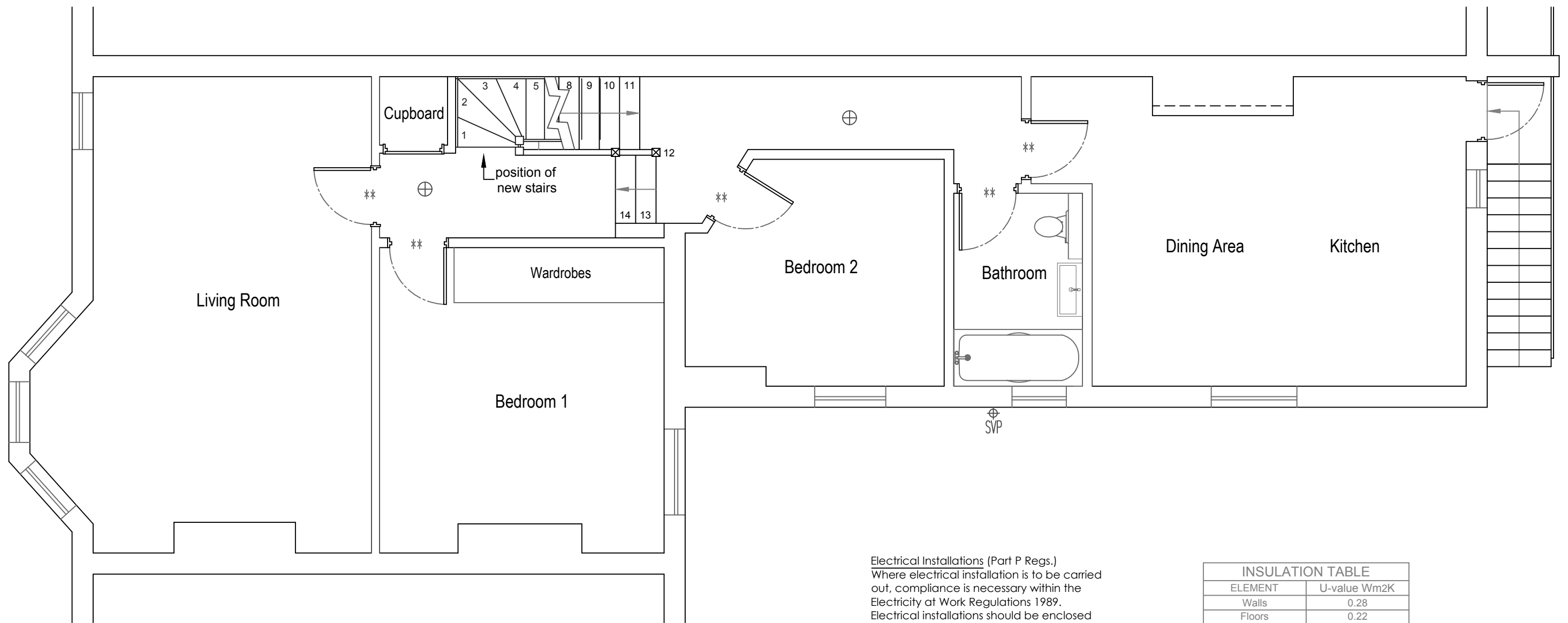
- 1 All workmanship and materials, service installations and demolitions to comply with the latest relevant Building Regulations, British Standards, Code of Practice and IEE Regulations. All dimensions and levels must be checked and verified prior to any ordering of materials or construction. Any discrepancies to be brought to the attention of the designer or structural engineer.
- 2 These drawings to be read in conjunction with the structural engineer's calculation sheets.
- 3 Dimensions critical to existing building works must be checked before work commences, as certain assumptions have been made due to lack of accessibility and anomalies in the existing building. It has not been possible to make a detailed examination of the floor and/or roof construction because material damage would have been caused in gaining access.
- 4 Contractor to ensure that no part of elements of the building works encroach in the land of the neighbouring property. Any elements which overhang over the neighbouring/land boundary, shall require consent of the adjoining owner prior to commencement of the works. The Client shall obtain all such permissions including PARTY WALL AGREEMENT where necessary.
- 5 All material used to be in accordance with specification on these drawings and any compliance notes. Any material change to be brought to the attention of the building inspector and his approval obtained accordingly.
- 6 All standard finishes, fittings, electrics and heating in accordance with the contract. All additional items to owners requirements to be instructed under separate schedule by the client to the project manager/ contractor.
- 7 All internal walls, floors, ceiling, external building works to the building and ground works to be made good to match existing where disturbed by new works.
- 8 The client should be aware that planning permission may be required in addition to building regulation approval and the designer cannot be held responsible if work commences on site without the consent of the local authority



Client	SHIKHA TYAGI	
Project Address	19A BURNBURY ROAD BALHAM SW12 0EQ	
Job Title	LOFT CONVERSION	
Drawing Title	FLOORS	
Date	JANUARY 2021	Amendment
Drawing No.	2021/003/01	This drawing remains the property of the company and is subject to intellectual property rights, including copyright and design rights and shall not be reproduced, copied, loaned or submitted to any other party, without written consent.



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PROPOSED FIRST FLOOR PLAN
SCALE 1:50

PROPOSED STAIRCASE:

Equal risers - Max. rise 220mm, min going 220mm, with a maximum pitch of 42 degrees. to comply with latest building control approved documents (Part K) and BS 5395. Handrail provided to the risk side of staircase set 900mm above pitch line with vertical spindles set at 100mm spacings, balustrade set as handrail, two metres minimum vertical headroom. Landing to be provided at the top and bottom of the stairs, equal in length to the width of the stairs. Thermal insulation to be placed to the walls within the stair enclosure.

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 resistance. Insulation to continue throughout entire area including storage voids. Provide 50mm Gyproc Super thermal board to party walls.

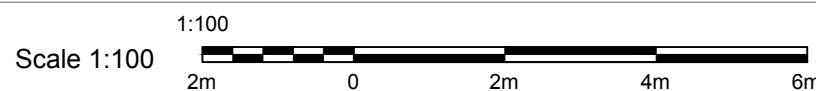
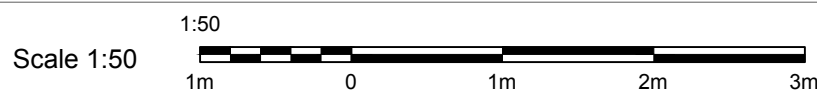
Internal walls between a bedroom or a room containing a water closet and other rooms (reg.E2) timber frame with 12.5mm plasterboard linings on each side of frame; add 100mm absorbent layer of Rockwool linings (min.density 10kg/m³ fixed to frame with a minimum distance between linings 75mm and absorbent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

Electrical Installations (Part P Regs.)
Where electrical installation is to be carried out, compliance is necessary within the Electricity at Work Regulations 1989. Electrical installations should be enclosed and separated by appropriate distances to provide mechanical and thermal protection so that they incorporate measures that afford protection for persons against the risk of electric shock, burn or fire injuries. Electrical installations should be inspected and tested during, and at the end of installation, before they are taken into service to verify that they are reasonably safe; that is to say that they comply with BS7671:2001.

Provide energy efficient lighting in all living areas and kitchen in accordance with Part L1 B. Ensure that new fittings to habitable rooms have fittings that accept only lamps with a luminous greater than 40 lamp lumens per circuit-watt. Provide minimum 75% energy efficient lighting in all locations.

All light switches, plug sockets and electrical switches to be set between 450mm and 1200mm above finished floor level and comply with Part M of the Building Regs. All internal downlights and recessed spotlights are to be enclosed with minimum half hour fire resisting hoods, to comply with Part L of the Building Regs and the Domestic Building Services Compliance Guide.

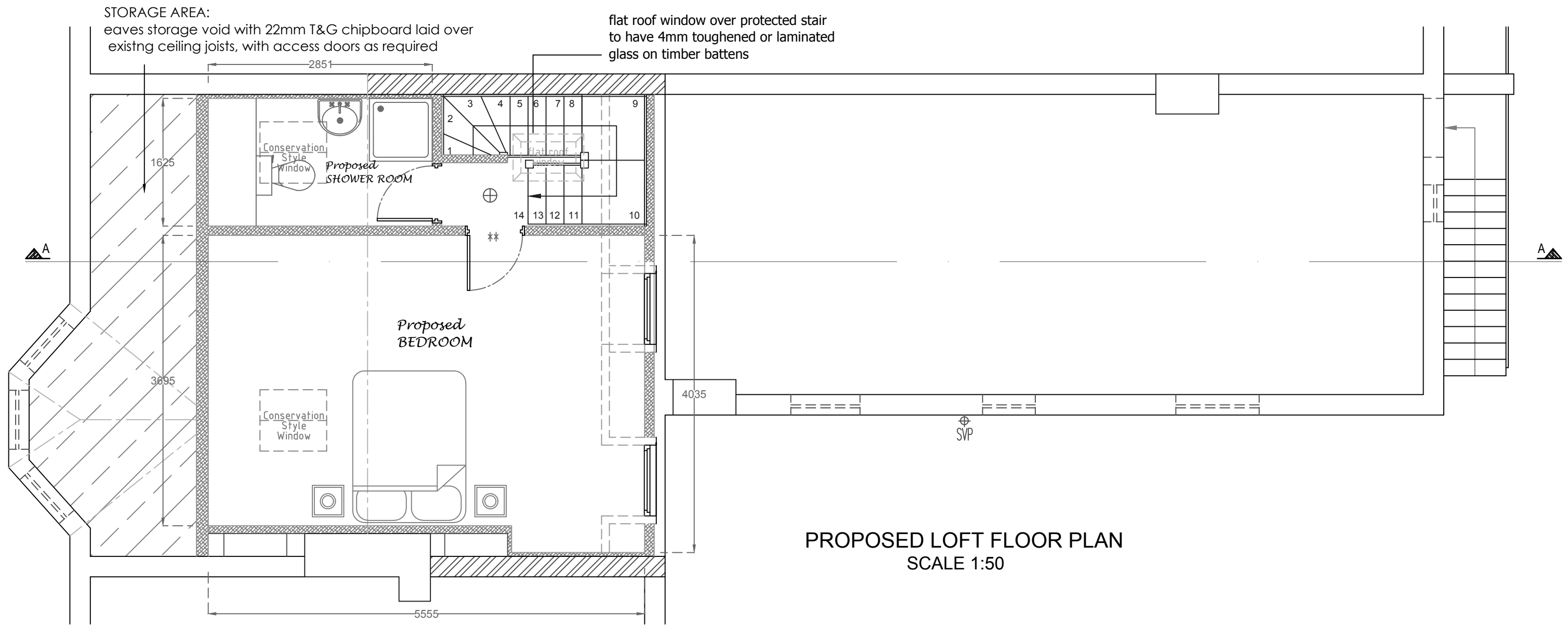
INSULATION TABLE	
ELEMENT	U-value Wm ² K
Walls	0.28
Floors	0.22
Flat roof or roof with integral insulation	0.18
Pitched roof (insulation at ceiling level)	0.16
Pitched roof (insulation at between rafters)	0.18
Windows, roof windows and roof lights	1.6 or C
Doors all external solid or glazed	1.80



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PROPOSED LOFT FLOOR PLAN
SCALE 1:50

ROOF SLOPE & INTERNAL STUD WALLS:

Perimeter and purlin walls to be 50x100 vertical studs @ 400ctrs on 50x100 head & base plates; cavities filled with two layers of 50mm Celotex/Kingspan insulation board (PL4015). Existing roof slopes within the converted area to have one layer of 100mm Celotex or Kingspan insulation board cut between the rafters, with a second layer of 35mm insulation board over, to achieve a 'U' value of not more than 0.16W/m²K. Maintain a 50mm air gap above the insulation; polythene vapour barrier to warm side of insulation with 12.5mm duplex plasterboard and skim internally.

Insulation to whole of sloping area to achieve a 'U' value less than 0.28 W/m²K with battens over @ 400ctrs; 12mm plasterboard and skim internally. The 'U' values for the pitched roof where the insulation follows the ceiling should not exceed 0.16 W/m²K. The U values for the pitched roof where the insulation follows the rafters should not exceed 0.18 W/m²K.

The pitched roof area boarded at eaves to have dense quilt insulation 100mm between the floor/ceiling joists. Internal partitions to have 100x50mm sw head and sole plate secured to floor and ceiling. 100x50mm studs @ 400mm ctrs with noggins. 100mm sound deadening fibre glass quilt between timbers encased with Wallboard Ten (10kg/m²) and set with plaster both sides. Where walls run parallel to floor joists these are to be doubled up and bolted together. Stud work to be covered with one layer of 12.5mm wallboard with skim plaster finish to half hour standard of fire resistance. The electrical cables in the walls should not be totally encased in insulation as this affects the effectiveness by up to 50%. The cables should be increased in size to take account of the heat induced through the insulation.

BATHROOM FLOOR CONSTRUCTION

New Bathroom flooring to be 22mm moisture resistant t&g boarding glued and screwed down to new 150 x 47 C24 sw treated joists @ 400 ctrs.. Allow for noggins between joists to accommodate support between at 1/3 clear board span. From furniture only supplied by client - unless advised otherwise by client, connect new shower tray / enclosure, wc and wash hand basin to previously laid drainage pipework. Provide extended hot and cold water supplies as necessary to extended system - including mixer shower in en-suite. Floor and wall covering to be using tiles as supplied by client. Allow for BAL Flexible Adhesive to bond new tiles to en-suite floor area.

DOMESTIC HOT & COLD WATER SUPPLY

All water supplies to bath, basins and showers to be wholesome as described in Part G of the Building Regulations (see below). Shower to be fitted with thermostatic valves so that the hot water supply does not exceed 48deg C. Any unvented hot water cylinder to be:

- fitted with 3no. separate thermal safety cut out & pressure relief devices - with all pressure relief devices discharging to a safe place.
- fitted with an information plate that clearly gives the name and contact details of the installer.
- is positioned over a stable platform that extends a minimum 150mm beyond the cylinder in all directions and is

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/m² and 1.8W/m² 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 ventilation is to be provided by trickle ventilators within the window to give a minimum free area of 8000mm².

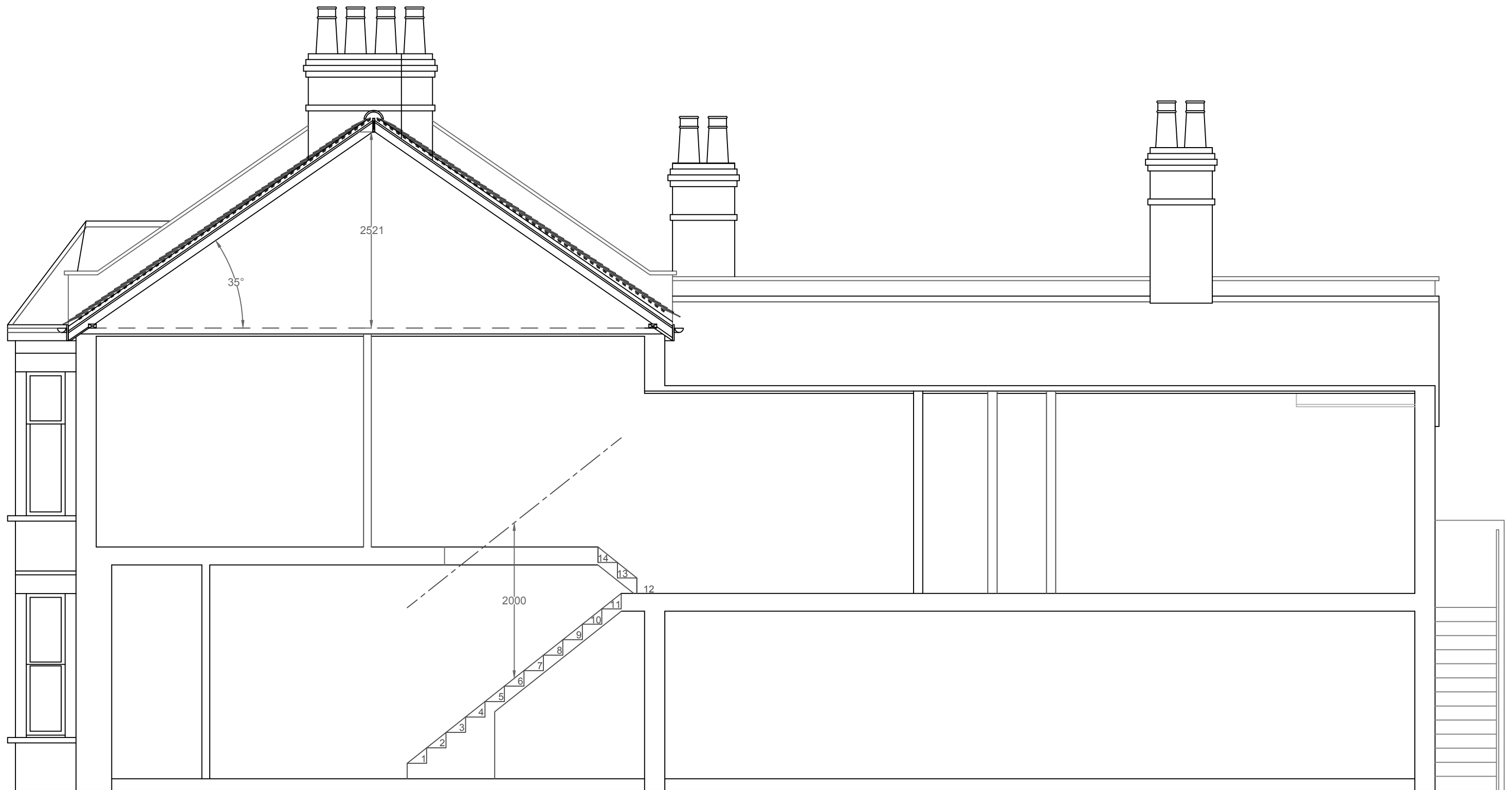
Safety glass to be used when lower than 800mm above the first floor level, all upper floor windows must be designed with means of escape. Shower/bathroom to have background ventilation of 4000mm² and fitted with a mechanical extractor vented to outside air to achieve 15L/S extraction. Existing roof to be provided with proprietary ventilators to achieve the equivalent continuous ventilation of 25mm (eaves) and 5mm ridge.



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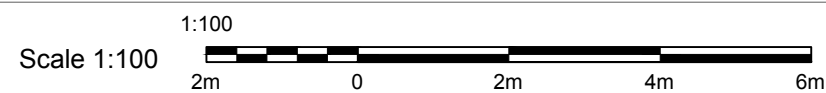
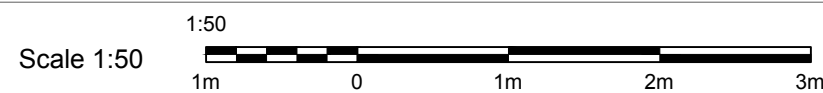


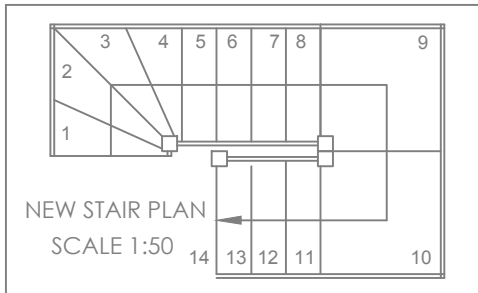
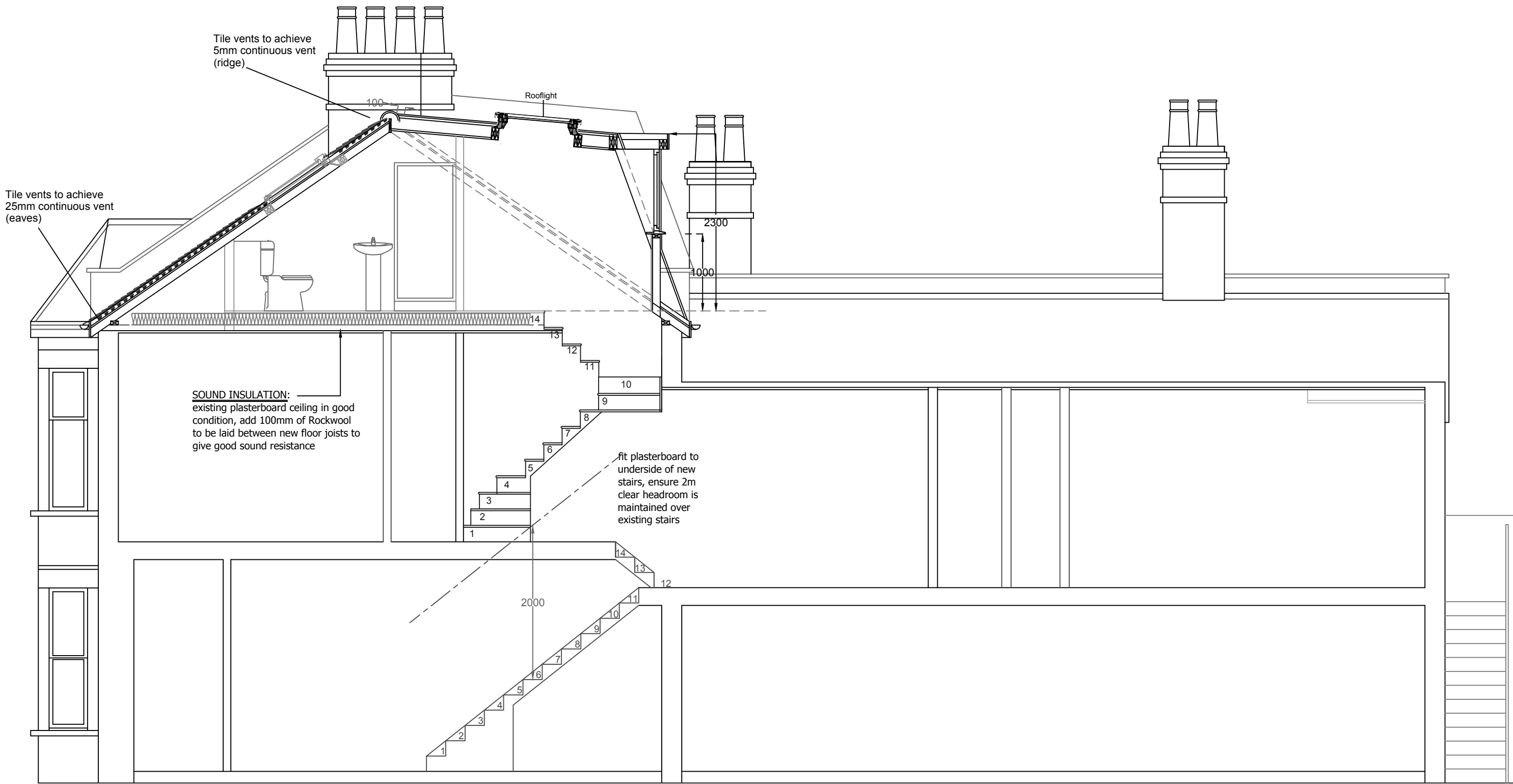
EXISTING CROSS SECTION: AA
SCALE 1:50

Client	SHIKHA TYAGI	
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Drawing Title	SECTION	
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PROPOSED CROSS SECTION: AA
SCALE 1:50

Client	SHIKHA TYAGI	
Project Address	19A BURNBURY ROAD BALHAM SW12 0EQ	
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Drawing Title	SECTION	
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party walls raised either side in matching London stock brickwork to accommodate rear mansard roof extension

mansard window projections to be clad in code 5 lead work, to a maximum height of 2.3m off new floor level

cill height to be 1m above new floor level

mansard to terminate just below ridge level allowing adequate room for flashing and retention of existing ridge tiles

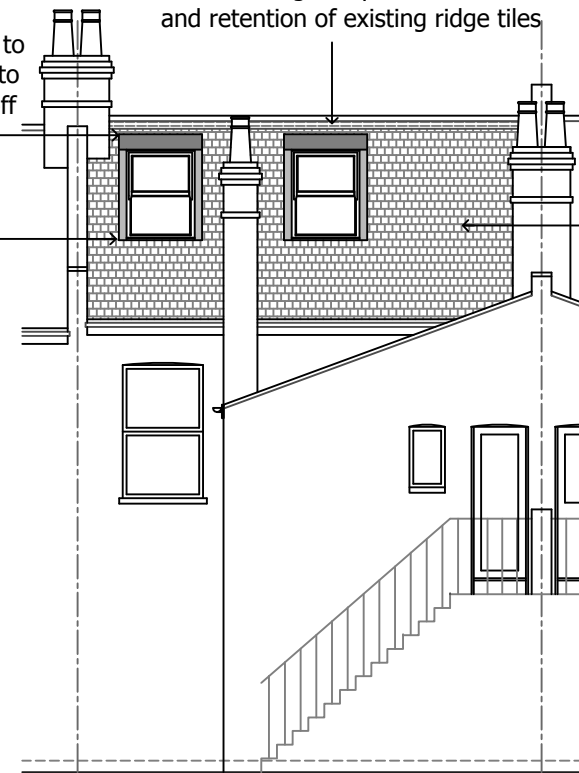
proposed mansard 70 degree pitch roof extension to be clad in the prevailing roof materials

1. External appearance of the building to preserve the visual amenity of the surrounding area
2. All external works and finishes shall match the existing with regards to methods used and to materials, colour, texture and profile

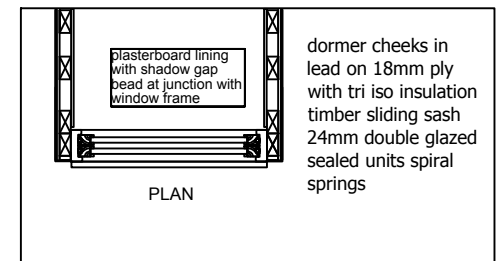
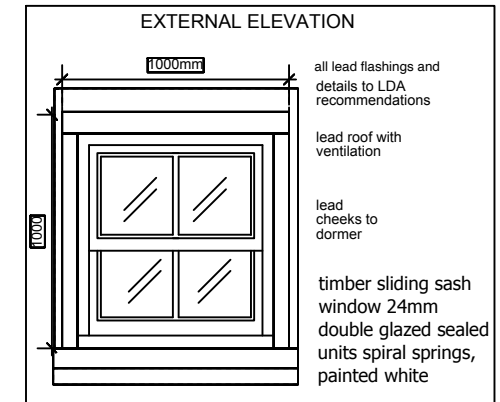
(Policies Q8, Q11 and Q22 of the Lambeth Local Plan 2015)



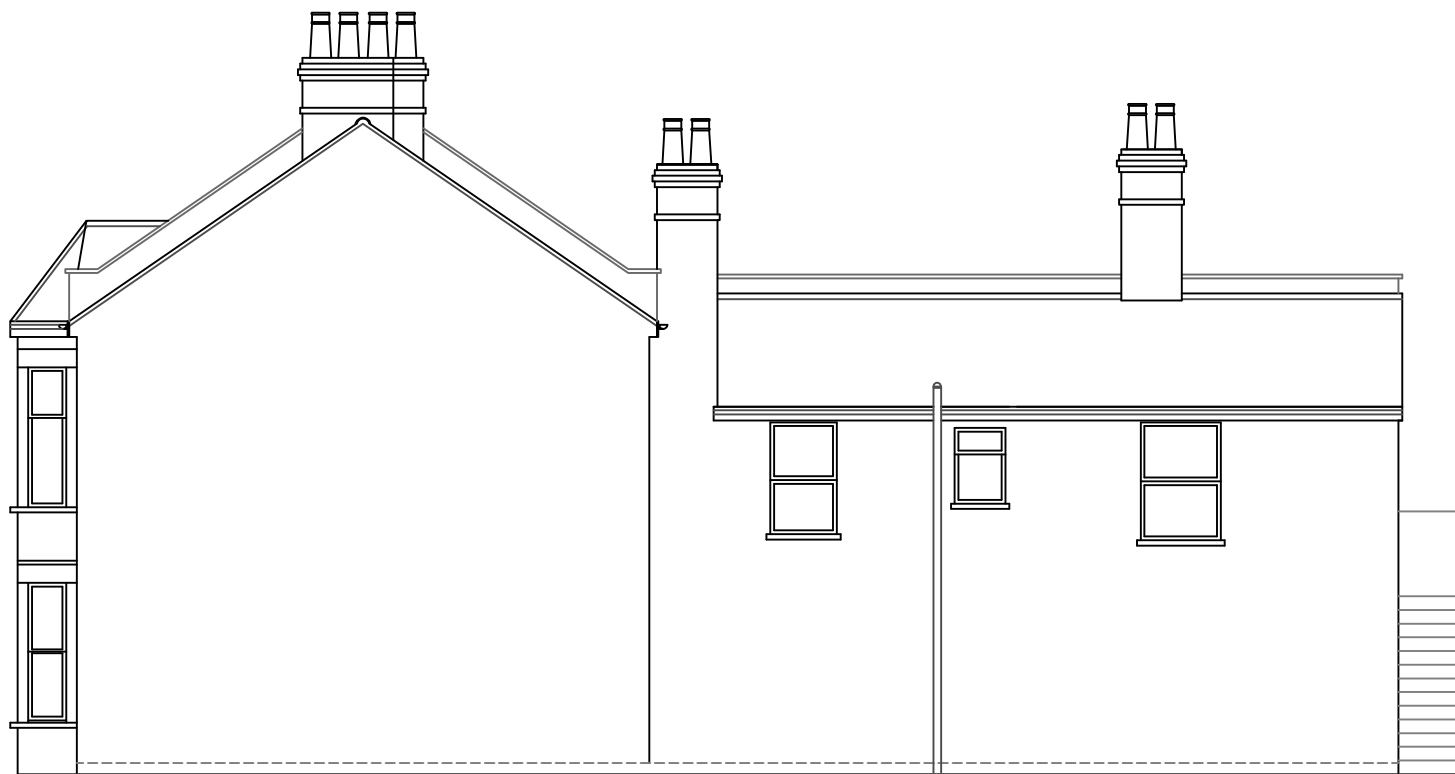
SIDE ELEVATION (PROPOSED)
SCALE 1:100



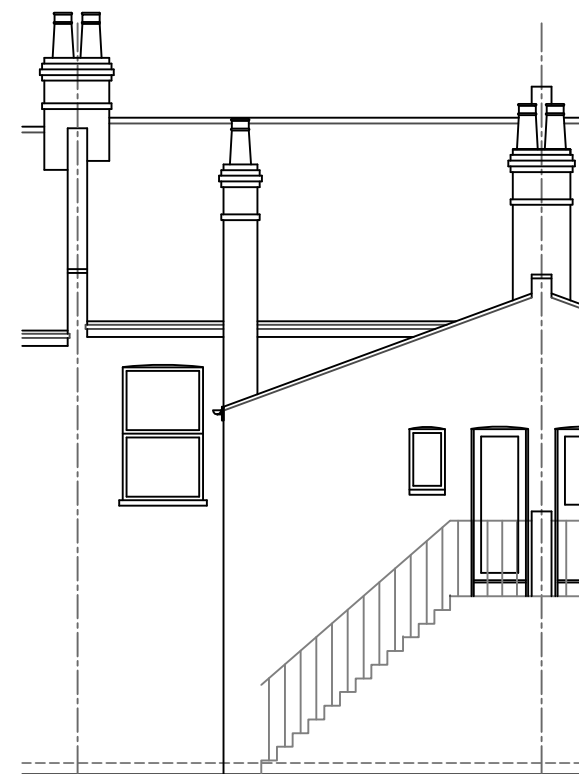
REAR ELEVATION (PROPOSED)
SCALE 1:100



PROPOSED DORMER WINDOWS (NTS)



SIDE ELEVATION (EXISTING)
SCALE 1:100

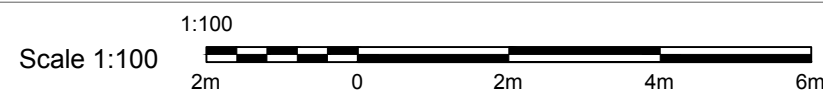
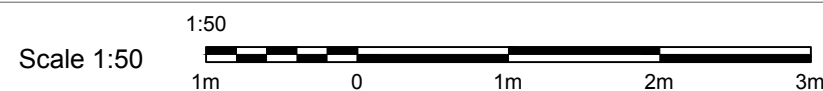


REAR ELEVATION (EXISTING)
SCALE 1:100

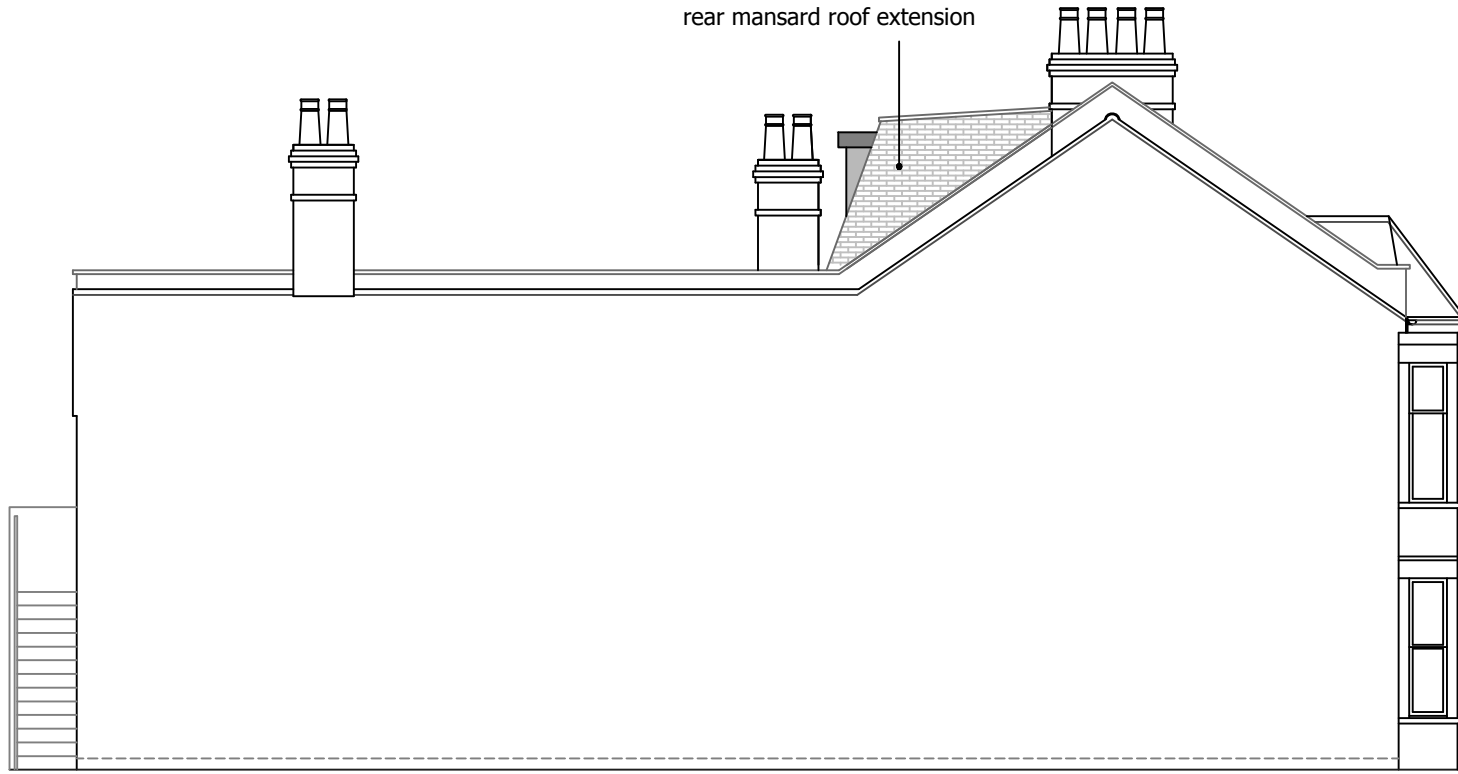
Client	SHIKHA TYAGI	
Project Address	19A BURNBURY ROAD BALHAM SW12 0EQ	
Job Title	LOFT CONVERSION	
Drawing Title	ELEVATIONS	
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party walls raised either side in matching London stock brickwork to accommodate rear mansard roof extension



SIDE ELEVATION (PROPOSED)
SCALE 1:100

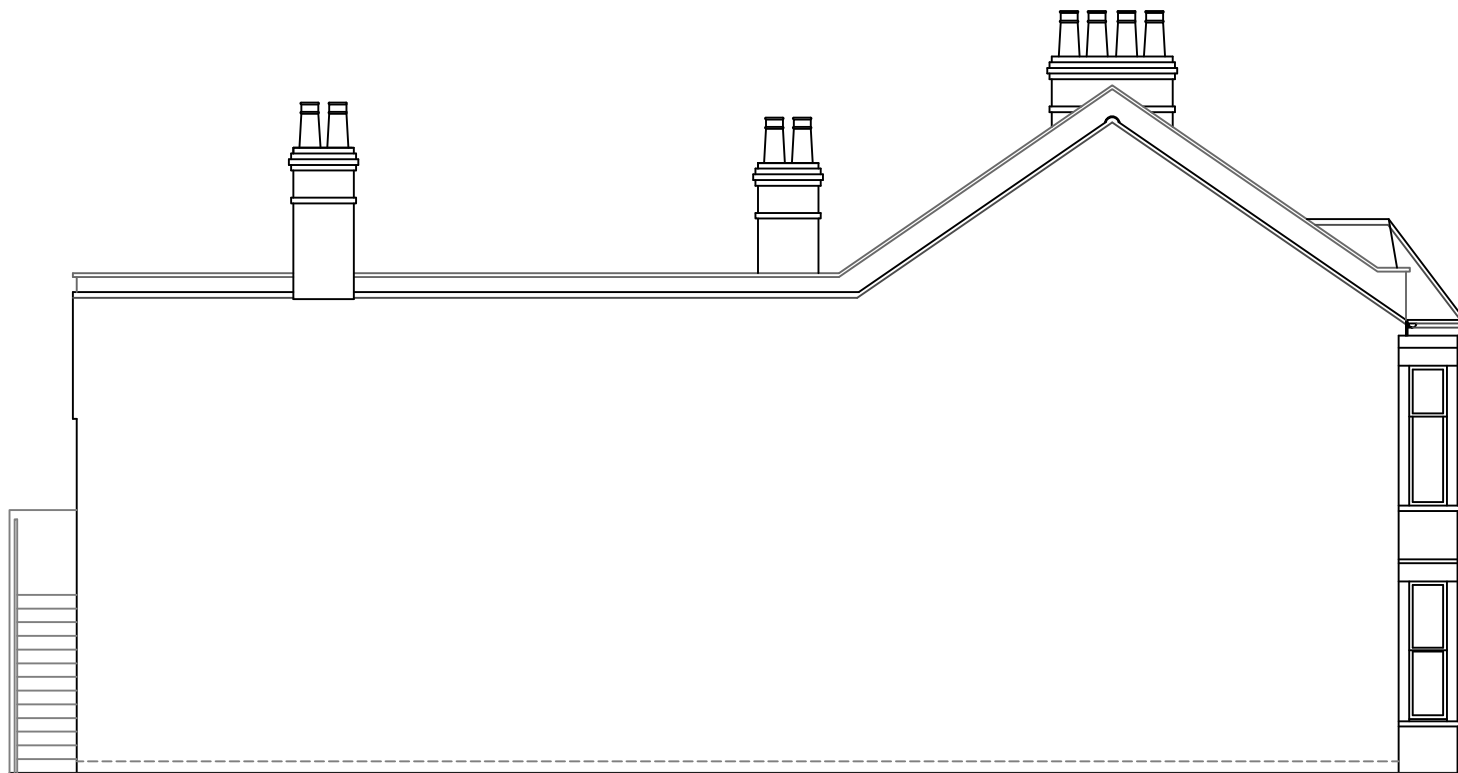


conservation style roof lights to be flush fitting

FRONT ELEVATION (PROPOSED)
SCALE 1:100

1. External appearance of the building to preserve the visual amenity of the surrounding area
2. All external works and finishes shall match the existing with regards to methods used and to materials, colour, texture and profile

(Policies Q8, Q11 and Q22 of the Lambeth Local Plan 2015)



SIDE ELEVATION (EXISTING)
SCALE 1:100

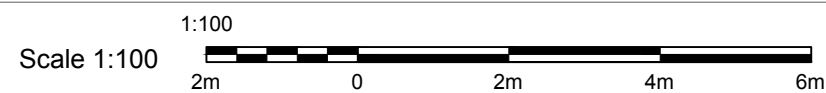
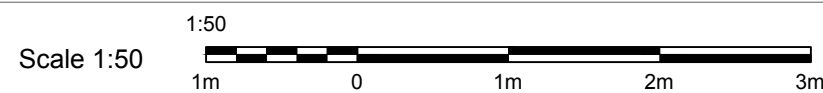


FRONT ELEVATION (EXISTING)
SCALE 1:100

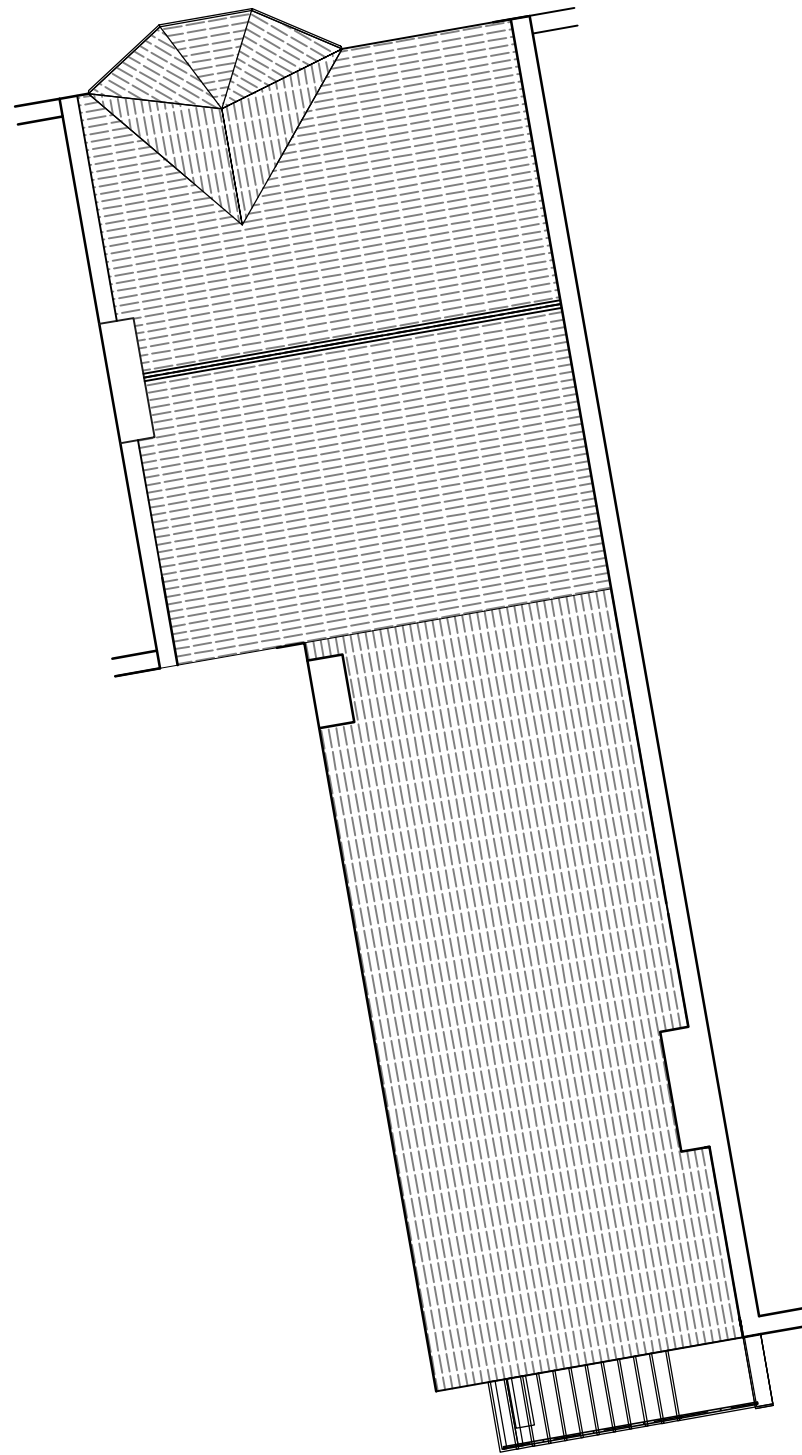
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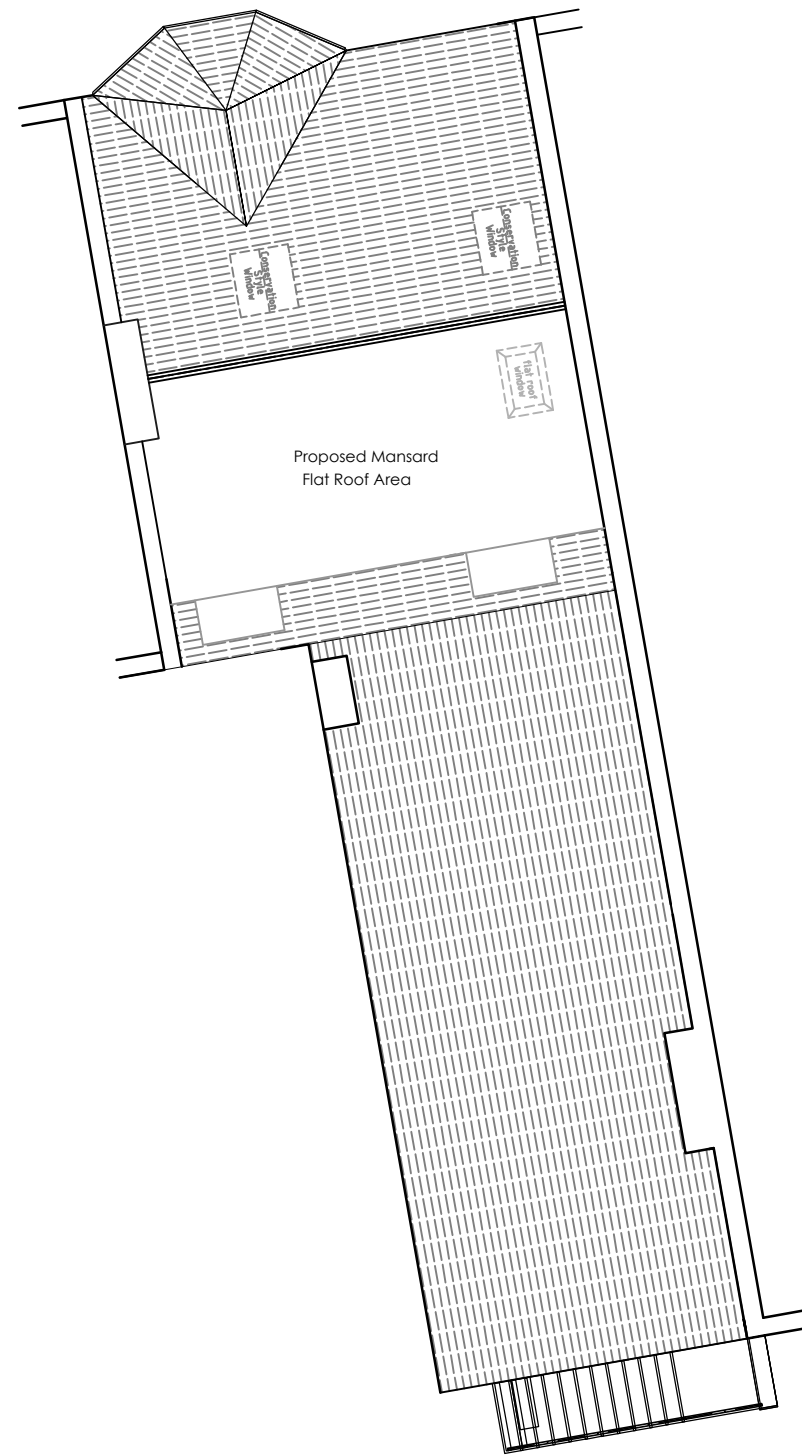
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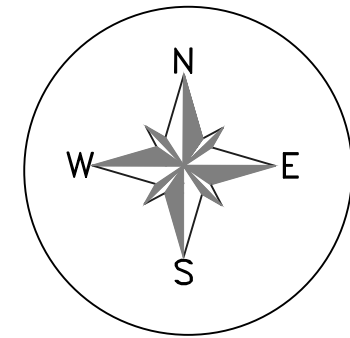
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ROOF PLAN (EXISTING)
SCALE 1:100



ROOF PLAN (PROPOSED)
SCALE 1:100



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Drawing Title	ROOF PLAN	
Date	JANUARY 2021	Amendment
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