Conversion of roof space into living accommodation

for J.G. & A.M. Carter, ~~owner~~ occupiers

Rose Villa, Small Drove Lane, West Pinchbeck

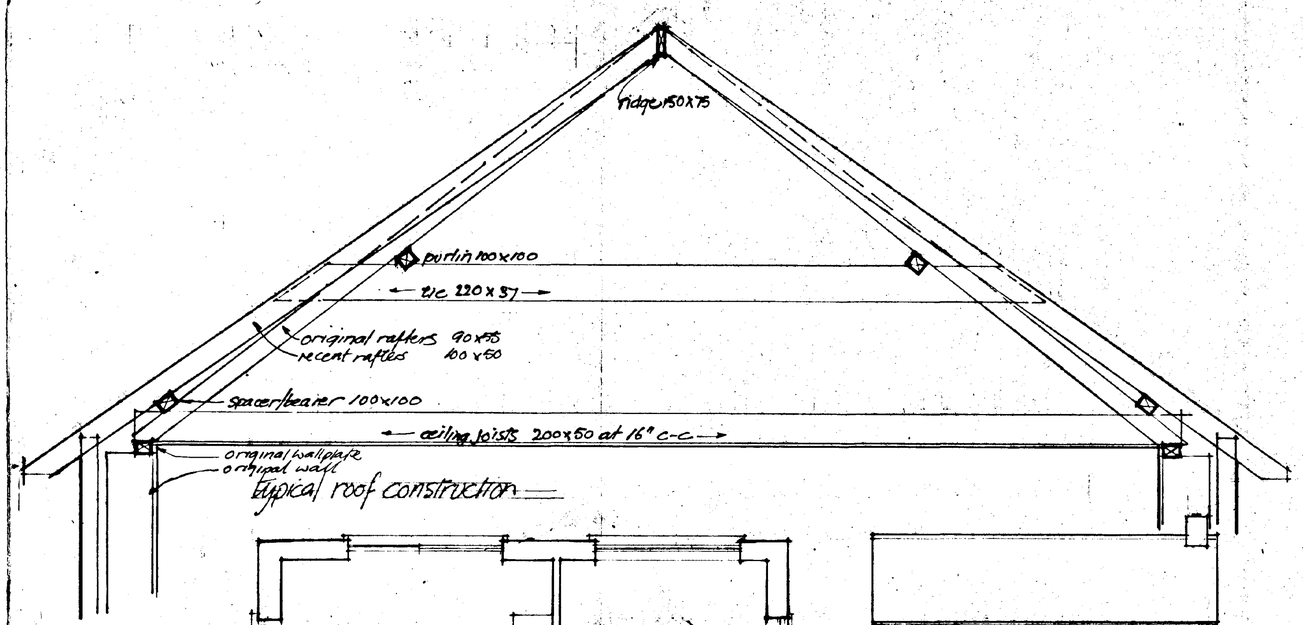
Nr Spalding Lincolnshire PE 11

Feb 1994

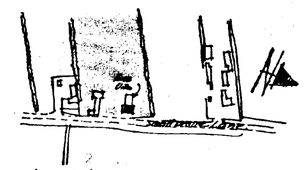
existing plans 1:50 and existing elevations 1:100

location plan 1:2500, existing roof construction 1:20

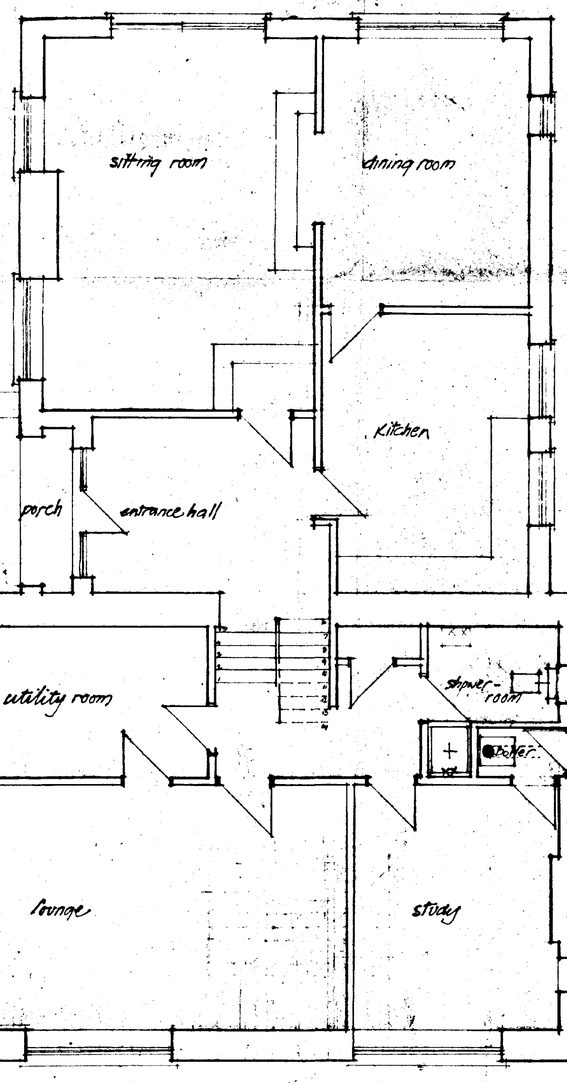
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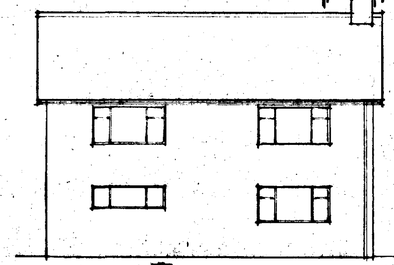
typical roof construction



~~location~~ OS TF 2026 1:2500



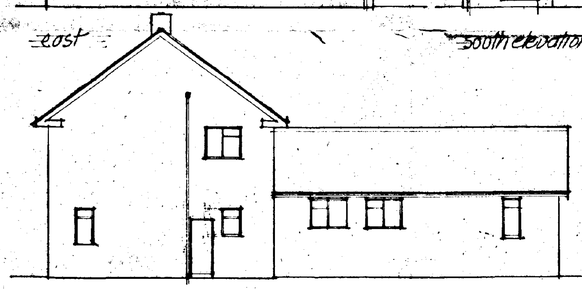
ground floor plan



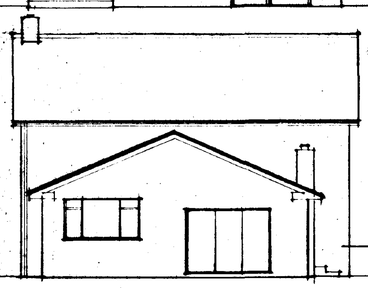
east



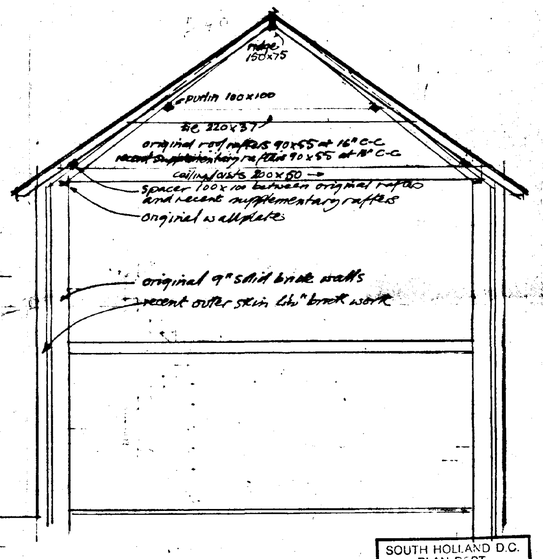
south elevation



north elevation

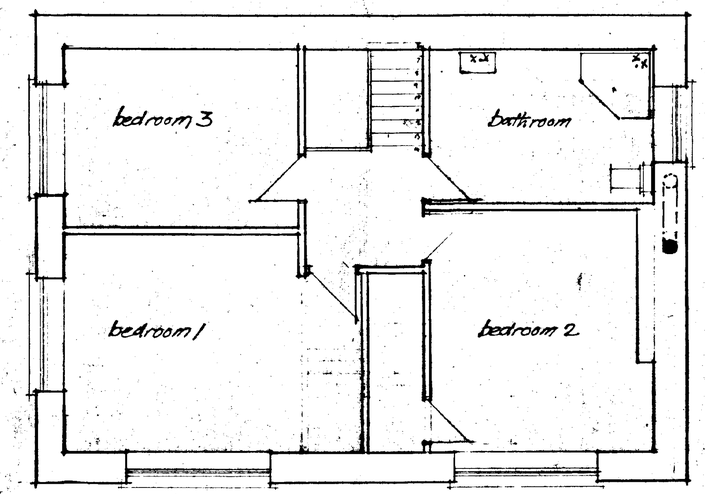


west elevation

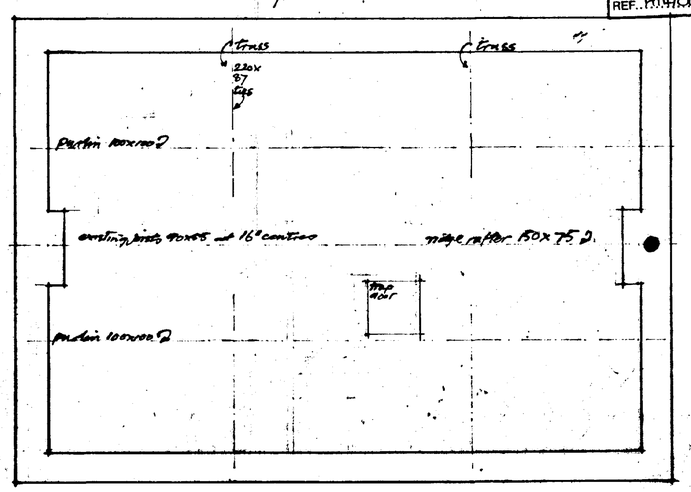


typical cross-section

SOUTH HOLLAND D.C.
PLAN DEPT
11 JAN 1995
REF. H/H/00225/95



first floor plan



roofspace plan

conversion of roof space into living accommodation

for J.G. & A.M Carter, owner occupiers

Rose Villa, Small Drove Lane, West Pinchbeck

Nr Spalding, Lincolnshire PE 11

APRIL 1994

proposed plans & elevations

Scale 1:100 & cross section 1:20

2

typical new roof construction

existing roof space

10mm wired ground glass fabric glazing with min 50mm clear gap above

existing purlin

ladder purlin to slope 100x50 facework 12mm plywood screwed to studs

Take up to floor/ceiling

Ladder Purlins are formed by bolting vertical studs 2x to each first floor rafter at bottom and bolting with spacers as required to original or recent roof rafters as most conveniently located adjacent to top ends of studs. This forms an effective ladder purlin which is clipped in by 12mm plywood sheeting in one ordinary, sistered & vertical studs at max 200mm intervals finish is 9mm plasterboard

elevation of ladder purlin

recent rafters

original rafters

spacer block & bolt

100x50 vertical stud

principal truss 3x bolted faces of ladder purlin

existing floor joist

Supplementary plywood bolted thereto and bottom of vertical stud

section thro new principal truss

New partitions form principal trusses

Built up in situ by adding 200x50 rafter 50mm away from & parallel to existing floor joists. Spikes & bolts make both these members continuous from wall plate to wallplate. Between these parallel rafters dressed 100x50 vertical studs bolted at base & bolt parallel floor joists and at head & bolted and spaced as necessary to existing original roof joists thus forming a triangular truss on either side of landing these principal trusses carry ladder purlins which support the roof structure and that the existing rafters can safely be removed from the existing roof without sag or spread. Both sides of the principal trusses are to be lined in 12mm plywood screwed to studs at max 200mm intervals finished each side in 9mm plasterboard.

new dormers

line of new dormers

line of ladder purlin

head of ladder purlin

15 no risers 186.6mm

14 no treads 206.6mm

underside of stair & landing to be fire resisting plasterboard 9mm + 5mm

existing brick chimney

east elevation

south elevation

north elevation

west elevation

cross-section thro stair

SOUTH HOLLAND D.C.
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ground floor plan

new first floor plan

new roof space plan

bedroom 3

bathroom

bedroom 1

bedroom 2

landing

bedroom 4

bedroom 5

dormer windowsill

line of dormer cheeks

purlin

area of room 7.25 sq m above 1.650 headroom

area of room 7.32 sq m above 1.650 headroom

Head 1.650

new partition

new dormers

new dormers

existing brick chimney breast to carry new plumbing

Take up to floor/ceiling

Add fire doors (1 hour) to face each existing with intumescent strips.

fit fire resistant doors

existing purlin

existing roof space

existing purlin

ladder purlin to slope 100x50 facework 12mm plywood screwed to studs

Take up to floor/ceiling

ceiling tie

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