

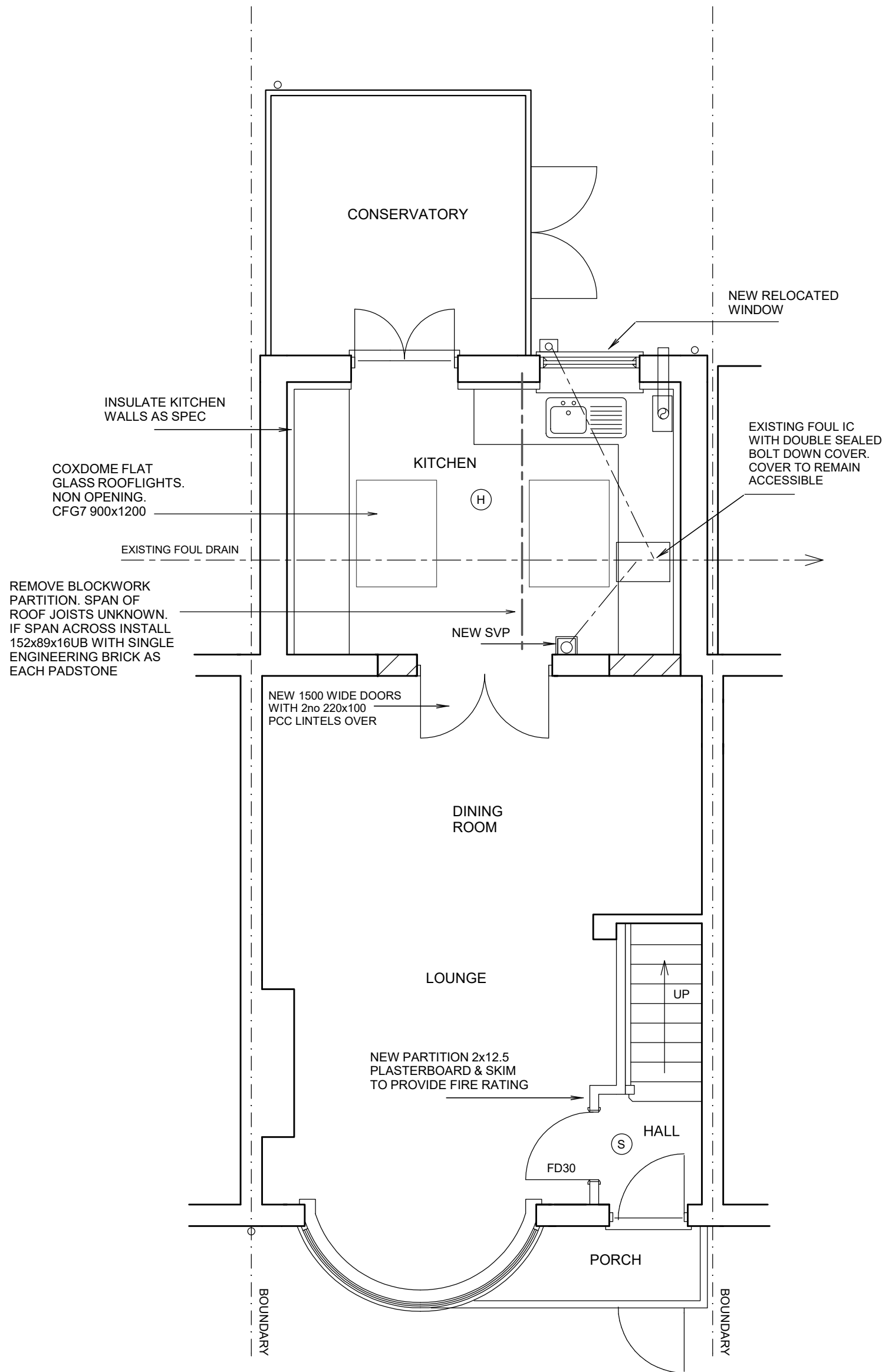


**PROPOSED FRONT ELEVATION**  
SCALE 1:100

**PROPOSED SIDE ELEVATION**  
SCALE 1:100

**PROPOSED REAR ELEVATION**  
SCALE 1:100

**PROPOSED SIDE ELEVATION**  
SCALE 1:100



**PROPOSED GROUND FLOOR PLAN**

**VOLUME CALCULATION**

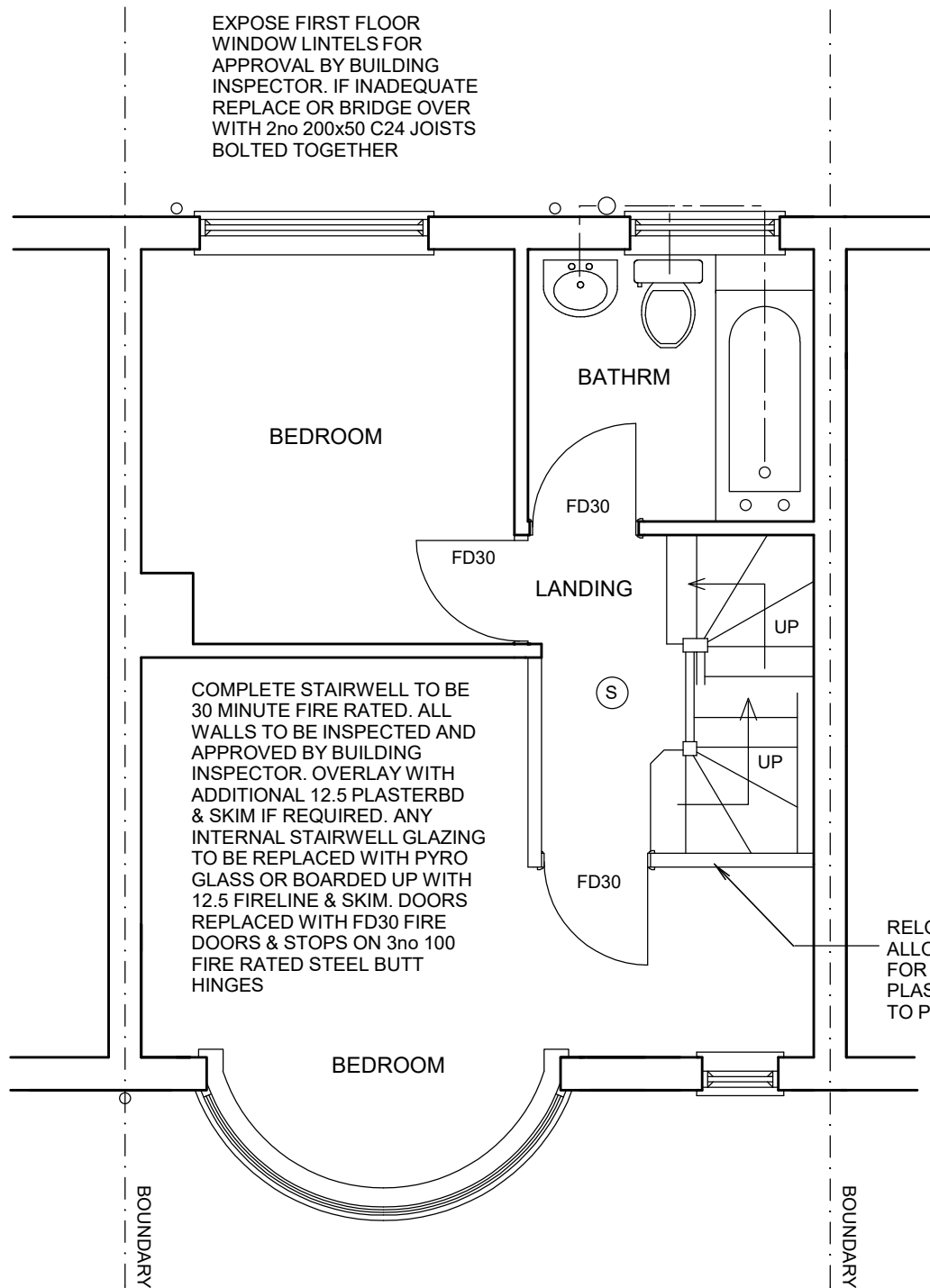
PROPOSED REAR DORMER EXTENSION  
$$\frac{5.10(w) \times 3.15(lg) \times 2.30(h)}{2} = 18.47 \text{ M3}$$

**IMPORTANT NOTE:**

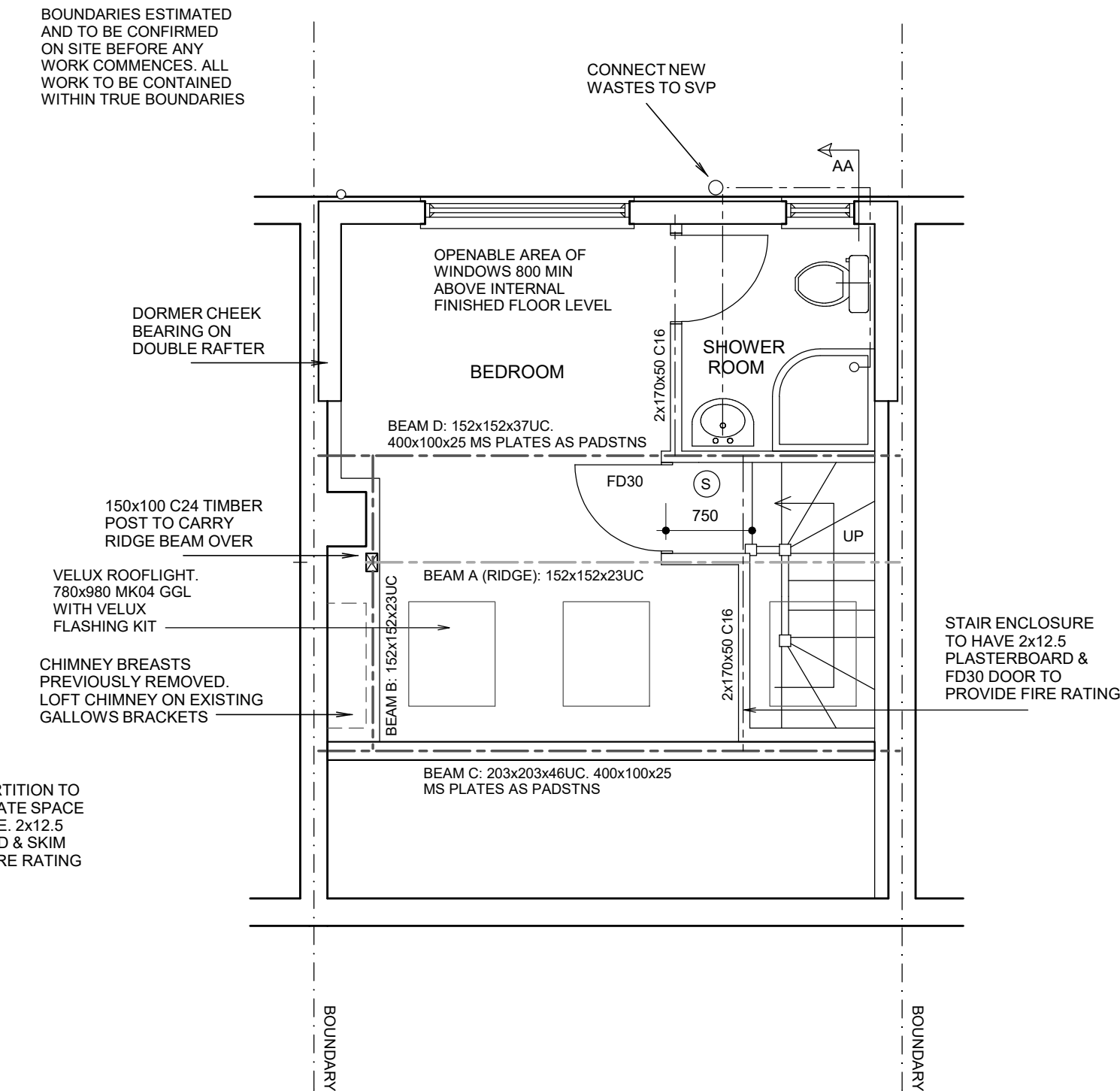
ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE. TOTAL ROOF EXTENSIONS MUST NOT EXCEED 40 CUBIC METRES MEASURED EXTERNALLY. HEIGHT MUST NOT EXCEED HEIGHT OF ORIGINAL MAIN ROOF RIDGE. ALL WORK MUST BE CONTAINED WITHIN THE SITE BOUNDARIES

- (S) SELF CONTAINED MAINS OPERATED INTERLINKED OPTICAL SMOKE DETECTOR SYSTEM IN ACCORDANCE WITH BS5859 OR BS5446. ALARMS TO HAVE BATTERY BACK UP. DETECTORS 300mm FROM WALLS
- (H) HEAT DETECTOR INTERLINKED WITH SMOKE DETECTORS

ALL FIRE DOORS TO BE FITTED WITH INTUMESCENT STRIPS TO DOOR OR FRAME. 3no 100mm STEEL BUTT HINGES WITH MELTING POINT IN EXCESS OF 800 DEG C



**PROPOSED FIRST FLOOR PLAN**



**PROPOSED SECOND FLOOR PLAN**

**GENERAL SPECIFICATION**  
(unless noted otherwise on drawings or engineer's design)

**UPGRADING OF EXISTING PARTY WALLS**

Dry line wall with 72.5 thick Celotex PL4000 insulation backed plasterboard fixed to 47x47 battens. Additional 40 Celotex TB4000 between battens. 3 skim. Wall to achieve U-value of 0.18W/m2K.

**UPGRADING OF EXISTING KITCHEN WALLS**

Dry line wall with 72.5 thick Celotex PL4000 insulation backed plasterboard fixed to wall. 3 skim.

**STEELWORK**

Beams to be clad with 12.5 fireline plasterboard + skim to provide 30 min fire rating. Alternatively steelwork to be painted with intumescent paint by suitably trained person to approval of building inspector on site.

**LOFT FLOOR STRUCTURE**

170x50 C16 joists at 400 cts. 22mm moisture resistant T&G particle board (18 WBP ply to bathrooms). 100 acoustic quilt located between joists fixed with chicken wire. 5x30 steel restraint straps at 2000 cts over 2 joists & located in brick or blockwork. 200x38 straight strutting between joists. Loft floor to be 30 minute fire rated with 12.5 fireline plasterboard & 5 skim.

**STAIRCASE**

32 engineered pine strings. 22 MDF treads. 9 ply risers. 90x90 newels. Tread & riser provisionally as plan but to be confirmed on site. Pitch not to exceed 42 degrees. 50 min tread length at turns. Open banisters to have spindles spaced to prevent 100 dia sphere from passing at any point. Handrails 900-1000 high. 2000 min headroom over stairs.

**INTERNAL PARTITIONS**

75x50 stud. 1981x762 doorways unless shown otherwise on plan. Lay DPC under sole plates where on concrete ground floor. Double up joists under partition bolting together with M12 bolts @ 600cts if on timber floor. All partitions to contain 75 acoustic quilt. Clad stairwell partitions with 12.5 fireline or 2x12.5 plasterboard. Clad bath/shower room partitions with 12.5 soundblock. Clad other partitions with 12.5 plasterboard. Skim all plasterboard.

**EXISTING MAIN ROOF RAFTERS (PITCHED WITH SLOPING SOFFIT) - VENTILATED**

Existing rafters 100x50 at 400 cts. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. 50 ventilation gap over 50 Celotex GA4000 insulation between rafters & 100 Celotex GA4000 insulation beneath rafters to achieve U-value of 0.15W/m2K. Ventil ate at ridge and eaves. New hip & ridge tiles to be bedded on mortar in addition to a mechanical fixing

**DORMER FLAT ROOF (COLD DECK CONSTRUCTION)**

150x50 C16 joists at 400 cts. 5x30 MS anchor straps at 2000 max cts. 18 OSB firred to fall min 1 in 40. 3 layers roof felt to BS747 hot bonded to ply decking. 100mm Celotex GA4000 insulation between joists with 50 ventilation gap over. 70 Celotex GA4000 below joists. Ceiling 9 plasterboard + skim. 25 continuous vent at eaves and abutment. Roof to achieve U-value of 0.15W/m2K. Roof covering to achieve AA, AB or AC surface spread of flame rating.

**UPGRADE EXISTING KITCHEN FLAT ROOF (WARM DECK CONSTRUCTION)**

Remove covering and repair deck if required. Bond vapour control layer to ply (Alutrix 600 or similar). Fully bond 150mm Celotex GA4000 to VCL. 18 OSB. Loose lay venting layer. 3 layer felt to BS747 hot bonded to OSB decking. Roof to achieve U-value of 0.15W/m2K. Roof covering to achieve AA, AB or AC surface spread of flame rating.

**DORMER REAR WALL & CHEEKS**

125x50 C16 timber stud on doubled up rafters. 2no 200x50 C24 bolted together as lintel over windows. 120mm Celotex GA4000 between studs. 30 Celotex TB4000 internally. Timber framed walls to achieve U-value of 0.18W/m2K. Fix 1000 gauge polythene membrane over studs and seal perimeter with mastic to provide a VCL. 12.5 plasterboard + 3 skim internally. 9 Superlux board to external face within 1m of boundary. Rest of dormer clad in 9 WBP ply. Cross batten externally and fix vertical hung tiles.

**ROOFLIGHTS – PITCHED ROOFS**

Install with manufacturers upstand/flashing kit and all to manufacturers instructions. Doubled up rafters and trimmers around opening to be bolted together with M12 bolts @ 600cts.

**ROOFLIGHTS – FLAT ROOFS**

Install with manufacturers upstand/flashing kit and all to manufacturers instructions. Triple joists and trimmers around opening to be bolted together with M12 bolts @ 600cts.

**VENTILATION**

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm² min vent. Install power vent to kitchen to achieve 30 litres/sec if over a cooker or 60 litres/sec if elsewhere. Bath/shower room to achieve 15 litres/sec and be connected to light switch with 15 min overrun. Vent to be ducted at ceiling level to outside air.

**SURFACE WATER**

112 dia PVC gutters. 68 dia PVC downpipes. Surface water downpipes connected into existing surface water drain. If not possible construct soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore.

**ABUTMENTS**

All exterior abutments to have code 4 lead min 150 flashing.

**WINDOWS & DOORS**

Double glazed with 16 air gap and soft low E coating. Built in 8000mm² adjustable vent. Windows & doors to achieve U value of 1.4 w/m2K. All glass below 800mm, glass in doors or within 300mm of a door to be toughened safety glass.

**ABOVE GROUND DRAINAGE AND PLUMBING**

Sink, bath & shower to have 40 dia waste. Basin with 32 dia waste. All with 75 D/S traps & rodding access at bends. WC with 110 dia waste. Plumbing to comply with British Standards. SVPs to vent 900 above any openable window within 3m. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps. Baths & shower taps to be thermostatically controlled to ensure water does not exceed 48 deg C

**ELECTRICAL WORK**

All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

**HEATING**

If replaced any new boiler to be of condensing type and have minimum SEDUK rating of 90%. Flue to be 600 min from boundary and 300 min from any openings. New radiators to be fitted with thermostatic valves. Work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safe registered person.

98 EXMOUTH ROAD RUISLIP MIDDX HA4 0UQ

LOFT CONVERSION & GENERAL ALTERATIONS

SCALE 1:50 / 1:100 @ A1

DRG No. 2479.2

JAN 2026

JAMES RUSH ASSOCIATES LTD

64 JOINERS LANE CHALFONT ST PETER  
BUCKINGHAMSHIRE SL9 0AT TEL: 01923 775 761  
EMAIL: james@rushassociates.com

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10.00 METRES @ 1:100

5.00 METRES @ 1:50

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN  
ALL NEW WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS  
DIMENSIONS IN MILLIMETRES AND TO BE CONFIRMED ON SITE  
ALL STEEL DIMENSIONS TO BE CONFIRMED ON SITE AND NOT BE TAKEN FROM STRUCTURAL CALCULATIONS  
ALL DRAINS & TILES ARE ESTIMATED AND ARE TO BE CHECKED & CONFIRMED ON SITE BEFORE ANY WORK COMMENCES  
CLIENT TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES  
ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT OPERATIVES  
BATS ARE PROTECTED BY LAW. STOP WORK IF BATS FOUND ON SITE

DUE TO SURVEY LIMITATIONS EXISTING JOIST SPANS ASSUMED UNTIL CONFIRMED ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED UNDESIGNED UNTIL OPENED UP ON SITE AND CHECKED BY COMPETENT PERSON TO CONFIRM OTHERWISE MUST BE CONFIRMED BEFORE ANY WORK COMMENCES  
IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS CONTRACTS ARCHITECTURAL DRAWINGS (SPEC. ENGINEER'S DESIGN PREVAILS PURPOSES ONLY. BUILDING CLIENT TO APPOINT CDM CONSULTANT TO ENSURE WORKS COMPLY WITH CDM REGULATIONS BEFORE WORK COMMENCES  
THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDING CLIENT TO APPOINT CDM CONSULTANT TO ENSURE WORKS COMPLY WITH CDM REGULATIONS BEFORE WORK COMMENCES  
SINCE WE HAVE NO ACCESS TO THE DEEDS OF THE PROPERTY IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE WORKS DO NOT CONTRAVENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS