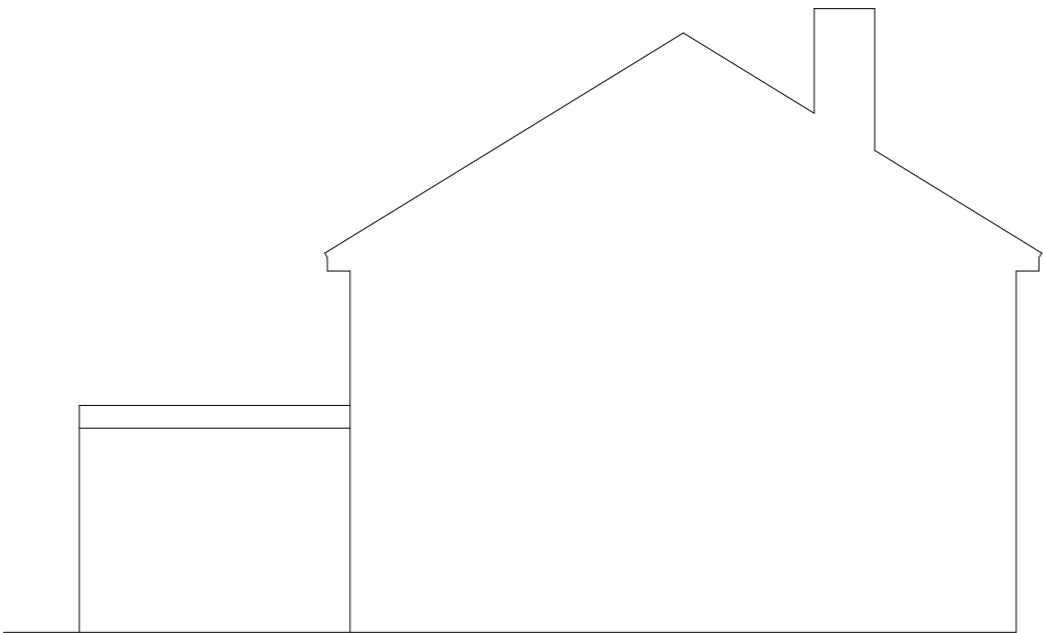
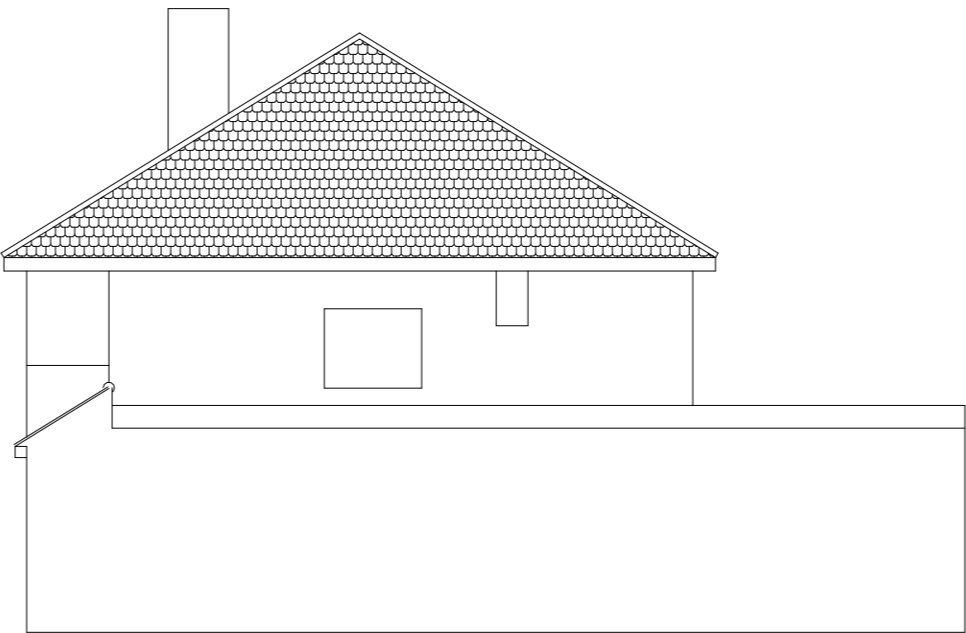




EXISTING FRONT ELEVATION



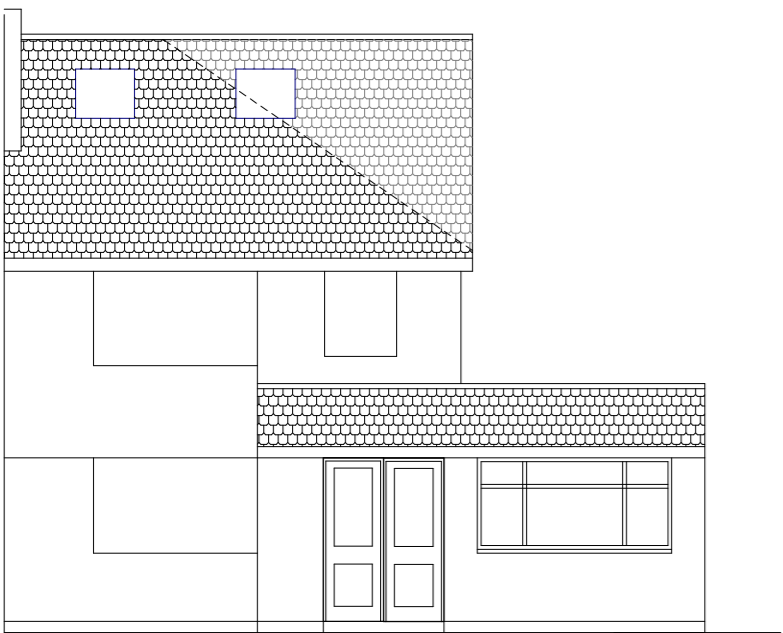
EXISTING SIDE ELEVATION



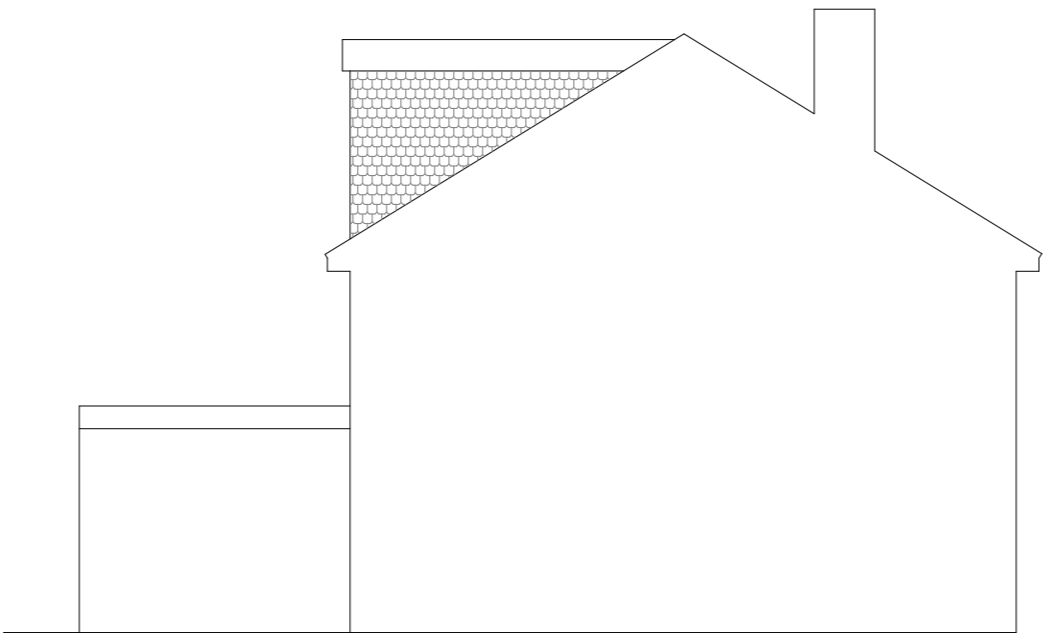
EXISTING SIDE ELEVATION



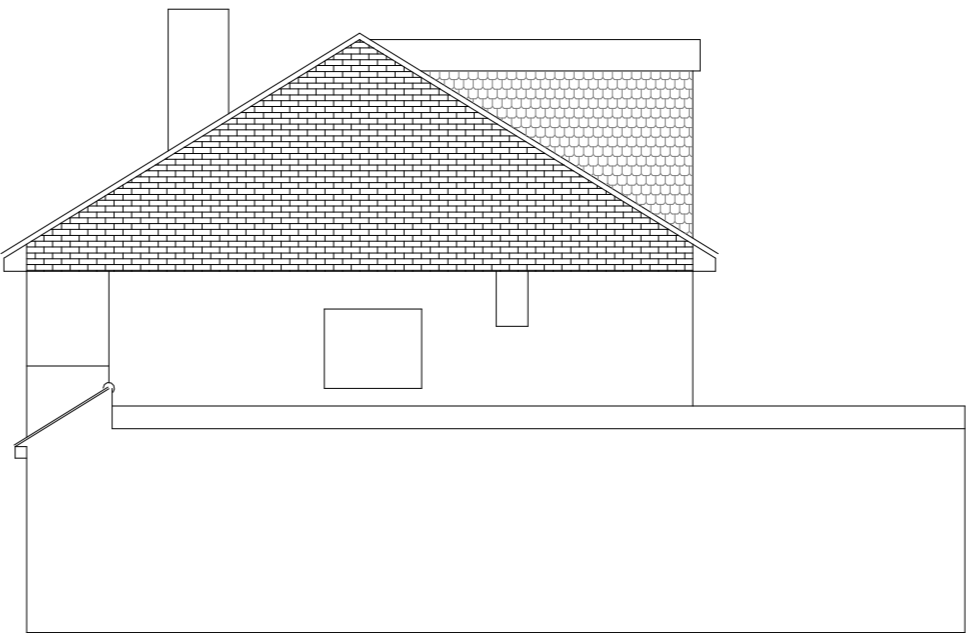
EXISTING REAR ELEVATION



PROPOSED FRONT ELEVATION



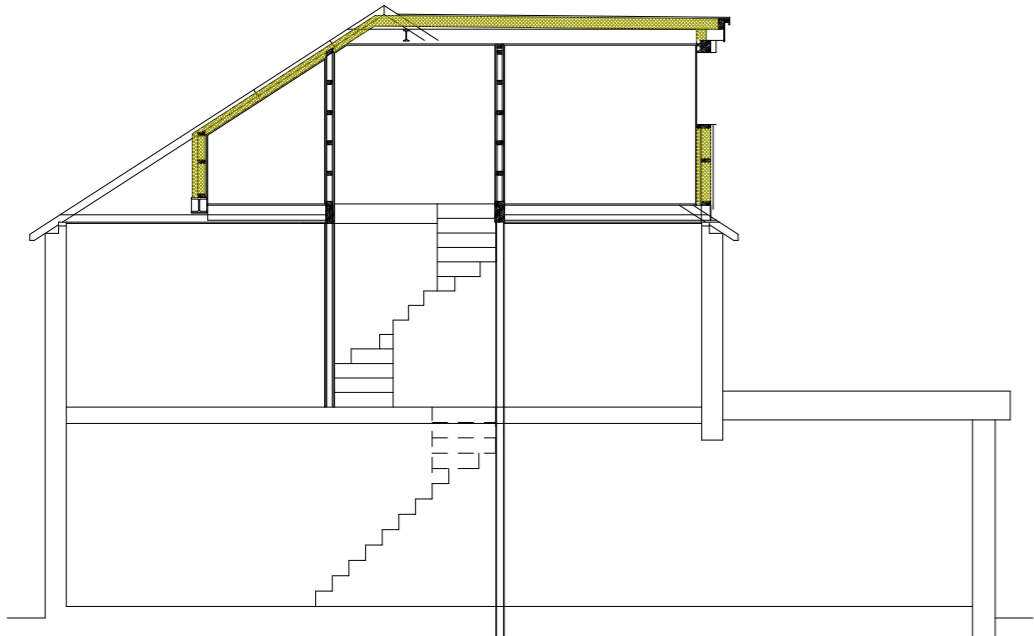
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SECTION

FLAT ROOF

3 layer felt roof system on 120mm of Kingspan flat roof insulation on 18mm WPB plywood on firings to provide 1 in40 fall. New joists to be 150 x 50 treated C16 timber at 400mm centres Ceiling formed using 12.5mm foil backed plasterboard with 3mm skim finish

PITCHED ROOF

Plain clay tiles on 50 x 25 tanalised battens on Tyvek breathable felt on 100x50 c16 rafters at 400mm c/s pitched roof to be vented at eaves and ridge minimum 50mm ventilation space over insulation 50mm Kingspan insulation between rafters and 72mm composite board fixed beneath

ELECTRICS

Electrical works to be undertaken by qualified electrician and in accordance with Approved Document P

NEW WINDOWS

New UPVC windows with double glazed units to min 1.6W/m2k Windows provided with 10,000mm2 background ventilation Windows adjacent to doors to be toughened glass Windows to have openable area equivalent to 1/20th of rooms floor area

WASTES

32mm basin, 40mm bath shower and sink combined wastes to be 50mm All wastes to have deep seal traps

GABLE END EXTERNAL WALLS

105mm brickwork 50mm Dritherm cavity wall insulation, cavity tied with 5No wall ties/m2 (doubled at openings) 100mm Celcon Solar inner leaf, finished internally with 12mm bonding plaster with set finish

STAIRS

Stair to have a maximum pitch of 42 degrees, and a handrail fixed at 900mm above tread Minimum headroom above the stair to be 2m

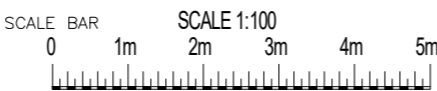
MECHANICAL VENTILATION

Bathrooms to have 30l/s fan, Kitchen to have 30l/s fan in extract hood over hob, Utility 15l/s All fans to discharge to external air via appropriate size duct Bathrooms to have humidistat control

LOFT FLOOR

22mm T&G P5 grade chipboard on 195 x 50 C16 at 400mm centres with 100mm rockwool insulation suspended in chickenwire ceiling formed with 12.5mm fireline plasterboard and skim finish

41 CAMPDEN ROAD
ICKENHAM



PLAN

Proposed Plans

PROJECT

Loft CConversion

General Notes:
1. All dimensions to be checked on site prior to construction any discrepancies should be reported to the highford design
2. All drawings are indicative of materials used requirements only and shall design team only
3. As this is a conceptual drawing, scale of drawings can vary on printing check on site for intelligible
Copyright: Highford Design 2025
This drawing should not be used to calculate areas for the purposes of valuations. All dimensions to be checked on site by contractor and such dimensions to be their responsibility. Do not scale drawing

DWG No.

03
Rev: - 1

Date: March 2025

Project: 41 Campden Road, Ickenham

Scale 1:100 @ A2

Checked: AW

Drawing Title: Existing Plans

Job No: 487

HIGHFORDDESIGN

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