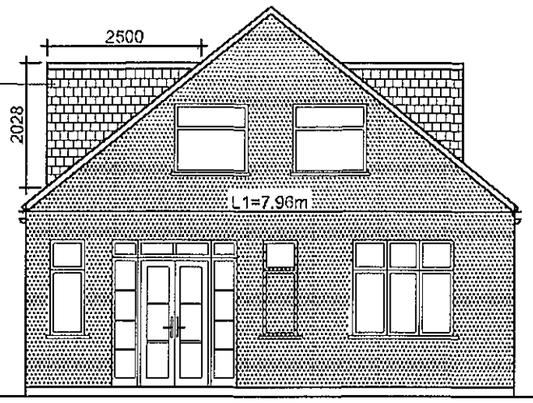
EXISTING
REAR ELEVATION

Ridge tiles to provide equivalent of continuous 5mm vent slot.

Half round gutter with spigot outlet & 63mm rwp discharging to main roof.

PROPOSED MATERIAL WILL MATCHED TO THE EXISTING.

DORMER WALLS TO BE TILED HUNG.



PROPOSED
REAR ELEVATION

EXTERNAL LOFT WALLS:

ALL EXTERNAL WALLS TO LOFT TO BE CONSTRUCTED IN 150x50mm STUDS @ 400crs WITH SIMILAR HEAD / SOLE PLATES, NOGGINS & DIAGONAL BRACINGS. INFILL PARTITION WITH 112mm CELOTEX INSULATION & 12mm ACROSS INTERNAL FACE WITH 500g POLYTHENE BARRIER & 12.5mm PLASTER BOARD & SKIM SET.

EXTERNAL FACE TO BE CLAD PLAIN CLAY TILES FIXED TO 38X19mm TILE BATTENS ON SARKING FELT(UNTEARABLE) ON 12mm PLYWOOD FIXED TO STUDWORK. WHERE WALLS (CHEEKS) ARE WITHIN 1m OF BOUNDARY PROVIDE 16mm CAPEMASTER BOARD/10mm SUPALUX BOARD BENEATH SARKING FELT.

PARTY WALL NOTICES:

PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS

NOTE:

DIMENSIONS:
ALL DIMENSIONS TO BE CHECKED ON SITE.
CONTRACTOR TO CHECK SITE THOROUGHLY BEFORE WORK STARTS & REPORT ANY DISCREPANCIES.

THIS DRAWING IS COPYRIGHT AND MUST NOT BE TRACED OR COPIED IN ANY WAY OR FORM.

CONTRACTOR TO VERIFY ALL BOUNDARY POSITIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS,MAKING WORKSHOP DRAWINGS OR OBTAINING ANY MATERIALS.

NOTE: NO CHECK DIMENSIONS OF THE SITE HAVE BEEN TAKEN AND ALL INFORMATION AND DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

THE DRAWING DOES NOT INDICATE OR IMPLY THE STRUCTURAL CONDITION OF THE EXISTING PROPERTY. THE DRAWINGS HAVE BEEN PREPARED FOR ASSISTANCE IN THE PREPARATION OF DETAILS FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY. NO CHECK DIMENSIONS HAVE BEEN TAKEN, ALL DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

PERMITTED DEVELOPMENT:

AFTER CONFIRMATION FROM LOCAL AUTHORITY THAT PRIOR APPROVAL IS NOT REQUIRED, IT MUST BE ENSURED THAT THE PROPOSED EXTENSION COMPLIES WITH ALL OF THE CRITERIA SET OUT WITHIN THE TOWN AND COUNTY PLANNING(GENERAL PERMITTED DEVELOPMENT) ORDER 1995 SCHEDULE 2, PART 1, CLASS A.

IT IS STRONGLY RECOMMENDED TO APPLY FOR A CERTIFICATE OF LAWFULLNESS FOR A FORMAL CONFIRMATION.

ANY DEVELOPMENT WITH OUT A CERTIFICATE OF LAWFULNESS IS SOLELY AT OWNER'S RISK.

THE USE OF PERMITTED DEVELOPMENT RIGHT IN PROPERTY IS SUBJECT TO INFORMATION PROVIDED BY OWNER REGARDING THE STATUS OF PROPERTY AS A DWELLING HOUSE AND THE DWELLING NOT BEING IN A CONSERVATION AREA, ANY DEVELOPMENT WITH OUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK.

LEGEND

SD = SMOKE DETECTOR WITH SOUNDER
E = EMERGENCY LIGHTING TO BS5266: Part 1 1988
H = HEAT DETECTOR
FD30 = 30 MINUTE FIRE RESISTING DOOR AND FRAME

2 1 0 2 3
Metres

A	250917	AA		FIRST ISSUE
ISSUE	DATE	INITIALS	CHECKED	DESCRIPTION

livarch
15 COLCHESTER ROAD
ILFORD,ESSEX
IG1 4AH
Mob. 079 0365 9400
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www.livarch.co.uk

PROJECT
42 KESWICK GARDENS
RUISLIP
HA4 7XN

DWG TITLE

CLIENT
MRS. TRACEY GARNHAM

DWG NO.	ISSUE
LIVARCH/42KG/603	A

SCALE	DATE	DRAWN BY
1:100@A3	25 AUG	AA