

General Notes:

1. Dimensions should not be scaled from the drawings where accuracy is essential.
2. Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to all necessary local authority approvals are entirely at the risk of the owner & builder.
3. Structural details are subject to exposure of existing construction and verification by L.A Surveyor and any necessary revised details are to be agreed with the L.A Surveyor prior to carrying out the affected works.
4. All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards Codes of Practice & Regulation 7 of Building Regs.
5. All works are to be carried out in accordance with Local Authority requirements.
6. The intended works fall within the Party Wall Act 1996 and any adjoining owners affected must be notified prior to commencement of any works.

When printing off pdf drawings, it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. Also the scale bar on the plan measure correctly.

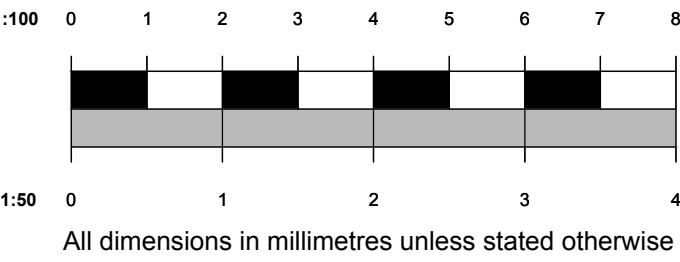
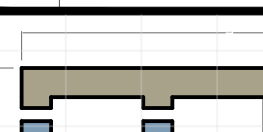


Photo Showing Existing Rear Elevation



Photo Showing Existing Front Elevation

rev.	description	date	chkd.
 EASY FORWARD PLANNING			
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client: Mr & Mrs Barrett			

address:
29 Midcroft
Ruislip
HA4 8EP

drawing title:

Existing and Proposed Floor Plans and Elevations.

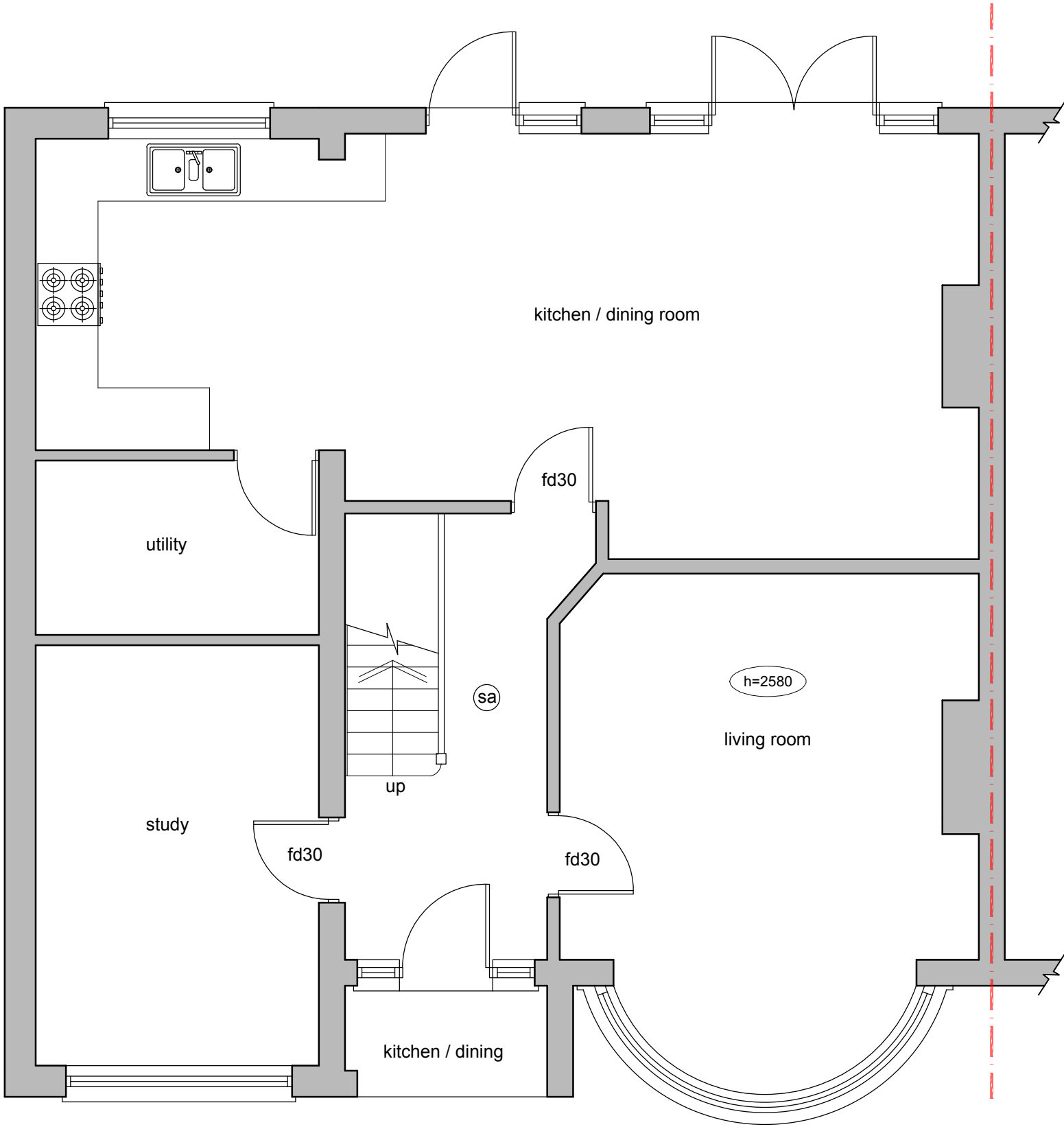
project:

Loft Conversion with Rear Dormer Extension and 2 Nos of Rooflights to the Front Roof Slope.

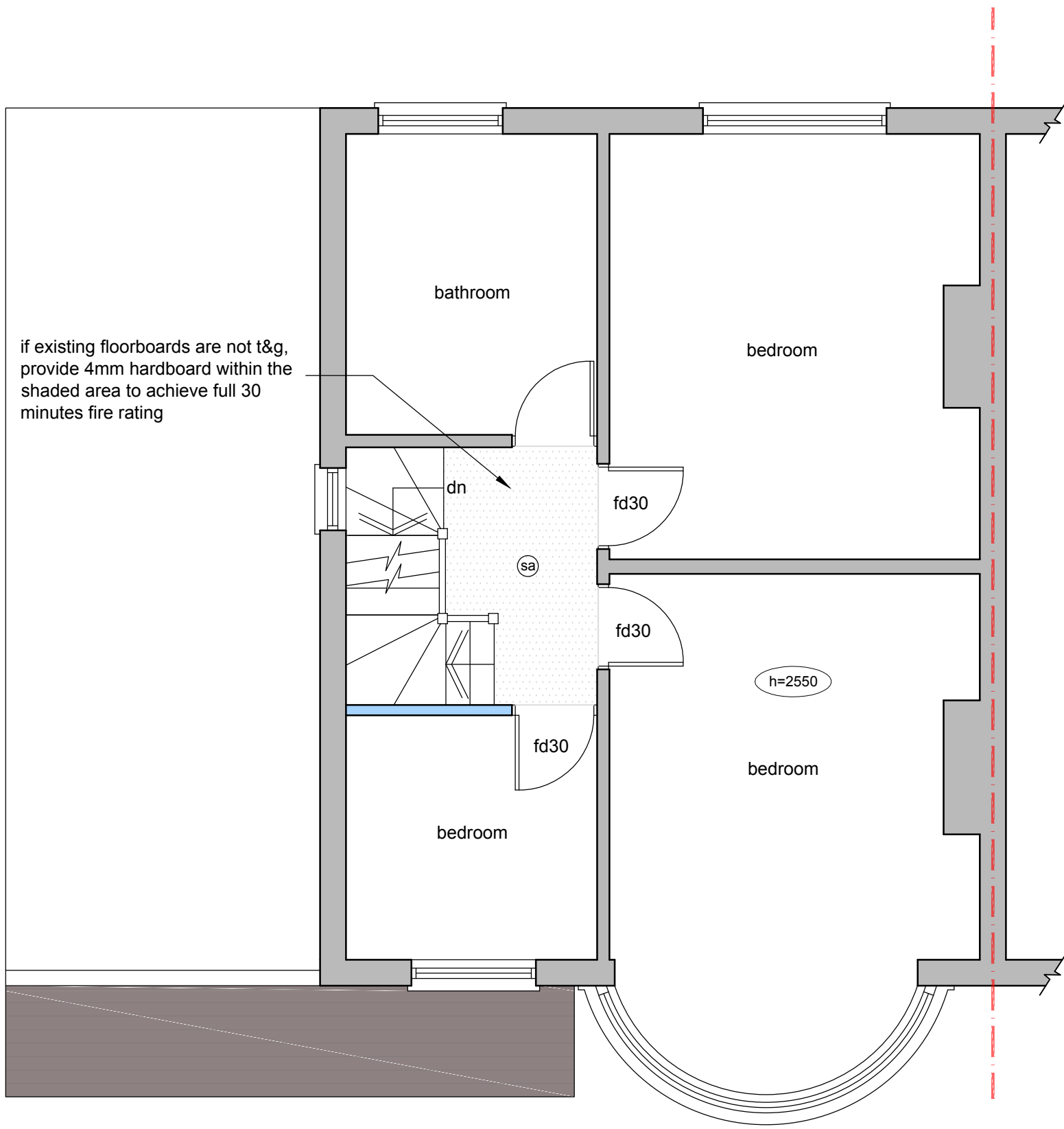
drawn: Eralp Semi	chkd:	sch:
status: Planning	date: Sep 2016	

project no: EFP/16106 - 1

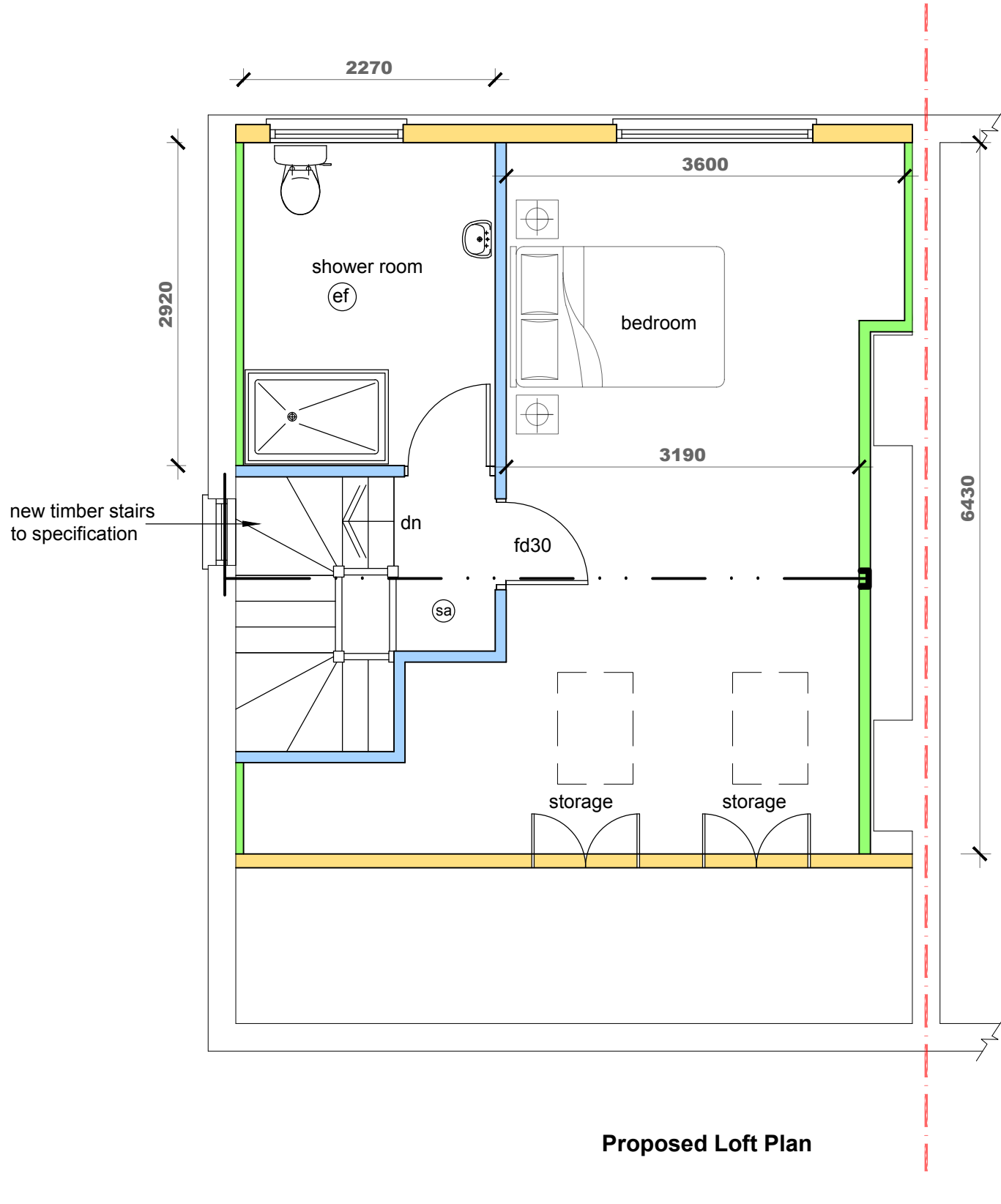
scale: 1:50, 1:100 at A1 rev no:



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Loft Plan

PRELIMINARY
SUBJECT TO PLANNING AND BUILDING
REGULATION PERMISSIONS

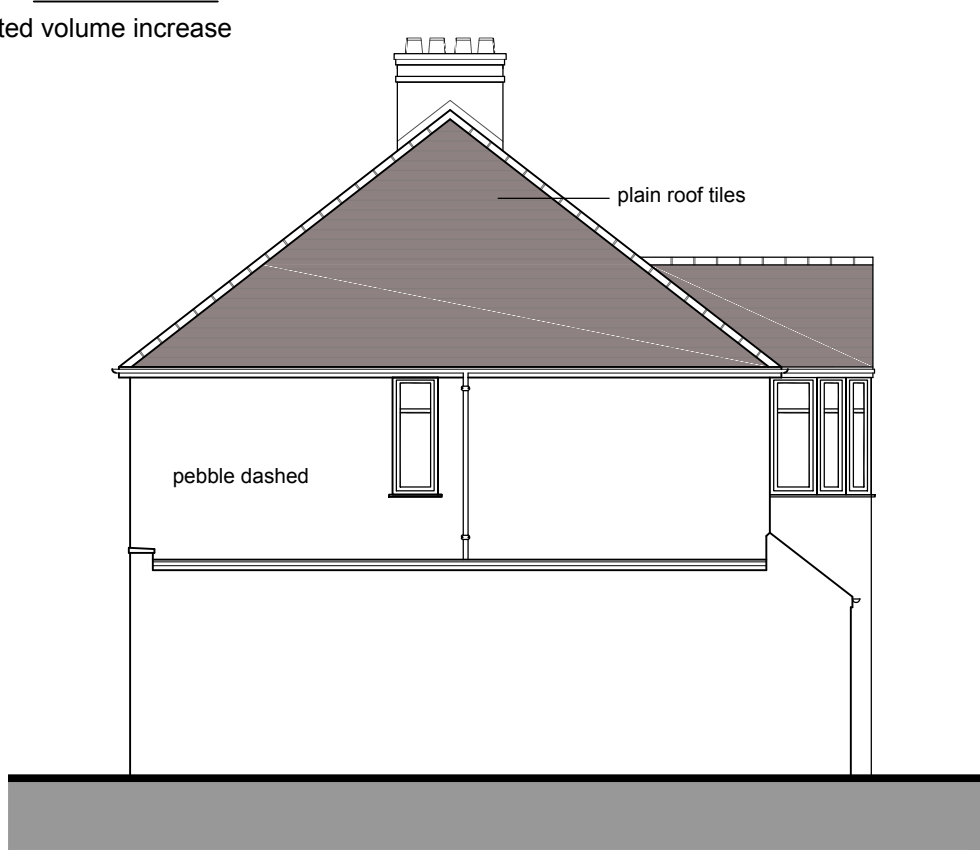
Semi Detached House,
Allowable permitted development volume= 50m3
Proposed Rear Dormer Volume= 1/2(6.1x2.8x3.5)= 29.8m3
Extended Volume to The Side = 1/6(8.4x3.35x4.3)= 20.1m3
Total = 49m3
Semi - Detached dwellinghouse, permitted volume increase less than 50m3, therefore, permitted



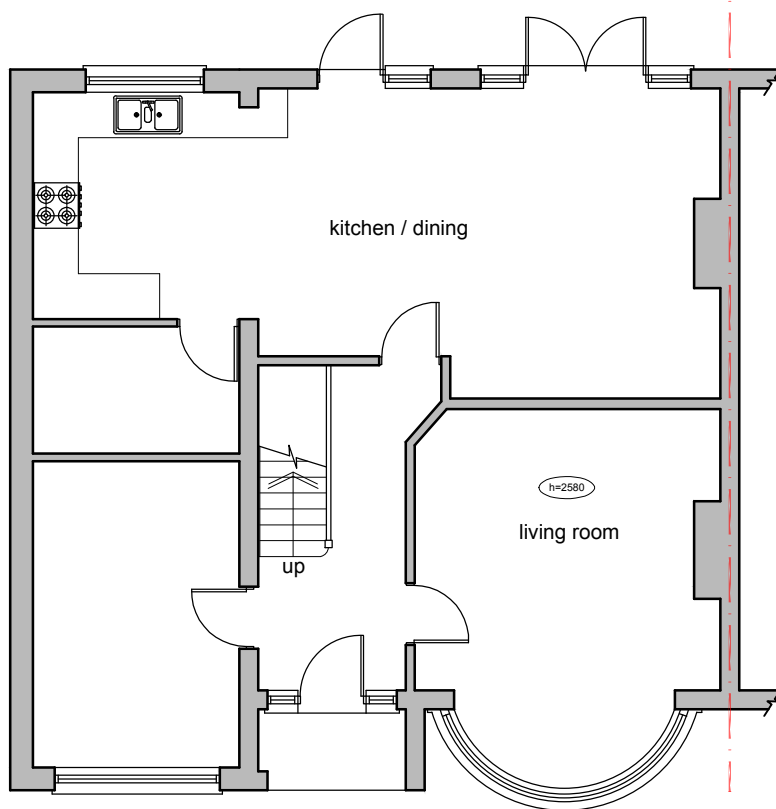
Existing Front Elevation



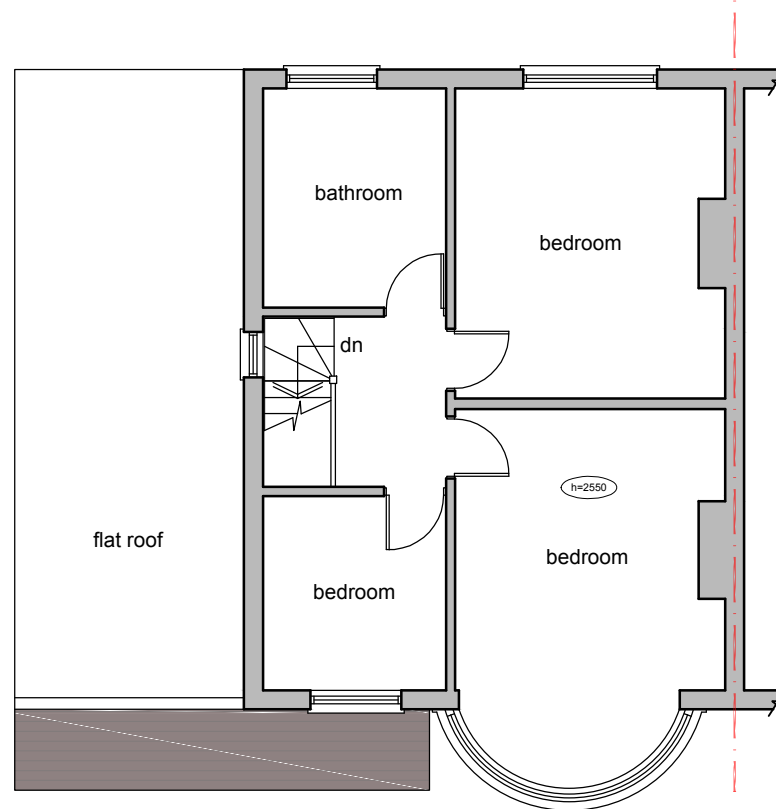
Existing Rear Elevation



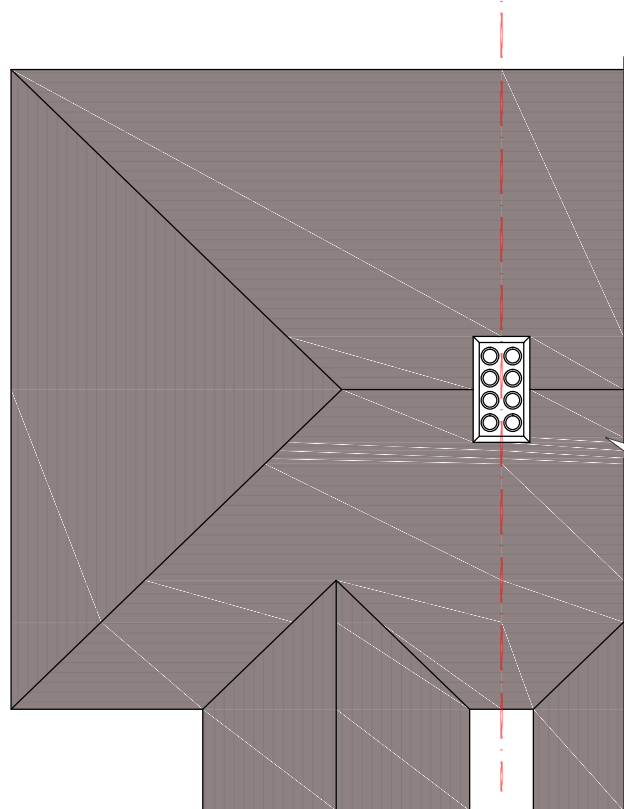
Existing Side Elevation



Existing Ground Floor Plan



Existing First Floor Plan



Existing Roof Plan



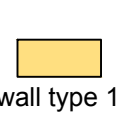
Proposed Front Elevation



Proposed Rear Elevation



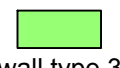
Proposed Side Elevation



wall type 1



wall type 2



wall type 3

Stud Wall type 1 (PARTS A, & L1)

Wall constructed with 50x120mm timber studs at 400 centres with sole plates .
100mm Celotex or Kingspan Thermawall TW55 between studs . Internal face is to be lined with 22mm Gyproc Thermiline Basic wallboard with 5mm skim finish plaster. (U value 0.27W/m2K)

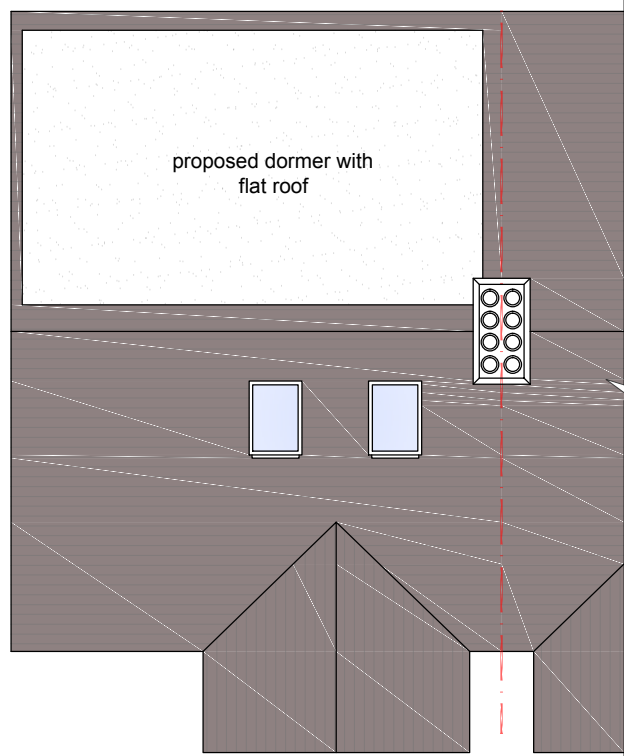
Stud Wall type 2 (PARTS B, E)

Wall constructed with 50x100mm timber studs (C16) at 400 centres with sole and head plates.
Provide mid-span horizontal noggins . Provide 100mm rockwool insulation between studs. 12.5mm Wallboard-TEN plasterboard each side, skim finished

All timber studs to be C16 grade

Party Wall Treatment, Dwarf Walls & Cheeks. type 3 (PARTS E, L1)

Existing party and new dwarf walls to be lined 100x50 studs at 450/c. 90mm Kingspan Thermawall TW55 or Celotex between studs. Additional 25mm celotex over studs. (U value 0.27W/m2K).



Proposed Roof Plan