

ROOF EXTENSION VOLUME

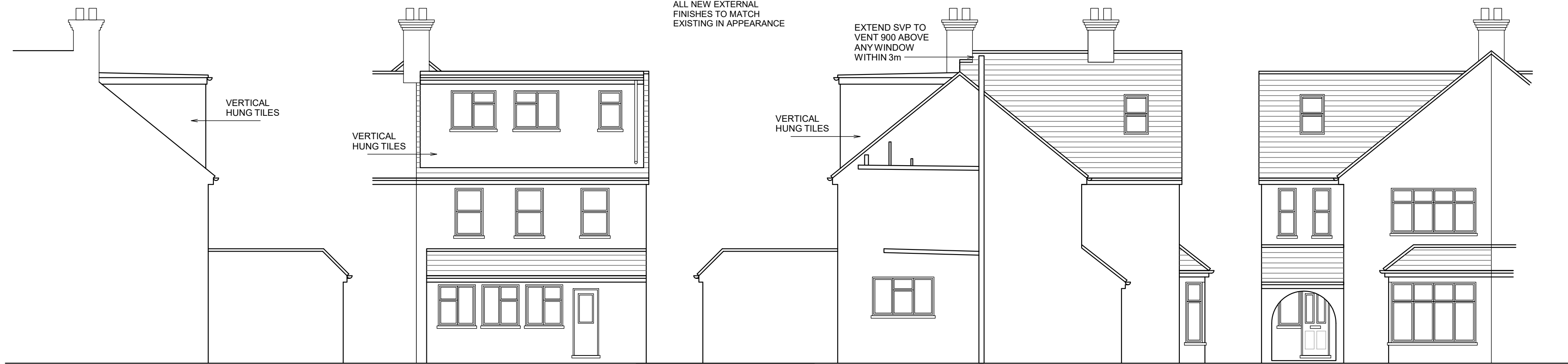
PROPOSED REAR DORMER EXTENSION

$$\frac{6.96(w) \times 3.72(lg) \times 3.02(h)}{2} = 39.10 \text{ M3}$$

TOTAL ROOF EXTENSION = 39.43 M3

IMPORTANT NOTE:

ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE. TOTAL ROOF EXTENSIONS MUST NOT EXCEED 50 CUBIC METRES MEASURED EXTERNALLY. HEIGHT MUST NOT EXCEED HEIGHT OF ORIGINAL MAIN ROOF RIDGE. ALL WORK MUST BE CONTAINED WITHIN THE SITE BOUNDARIES



PROPOSED SIDE ELEVATION

SCALE 1:100

PROPOSED REAR ELEVATION

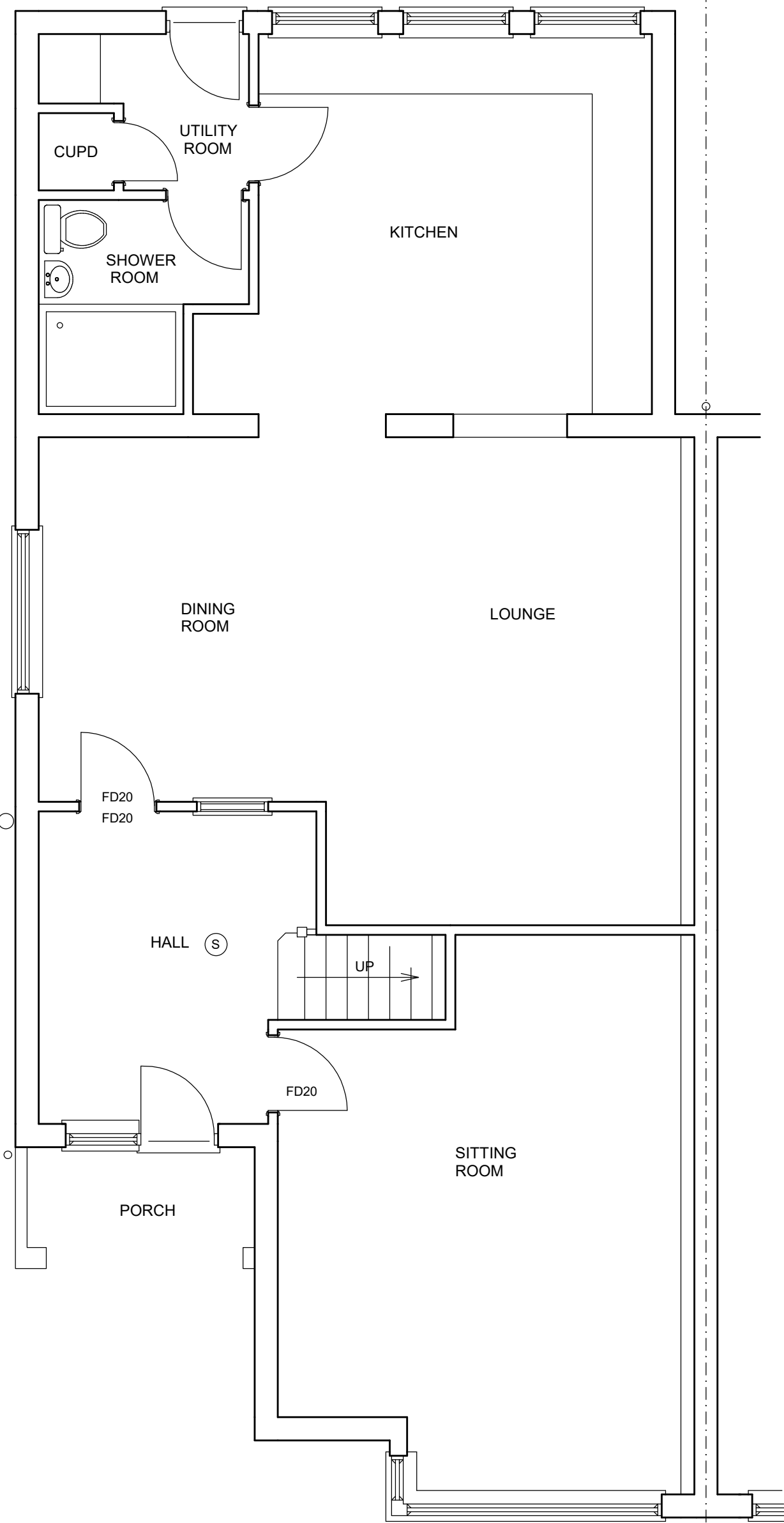
SCALE 1:100

PROPOSED SIDE ELEVATION

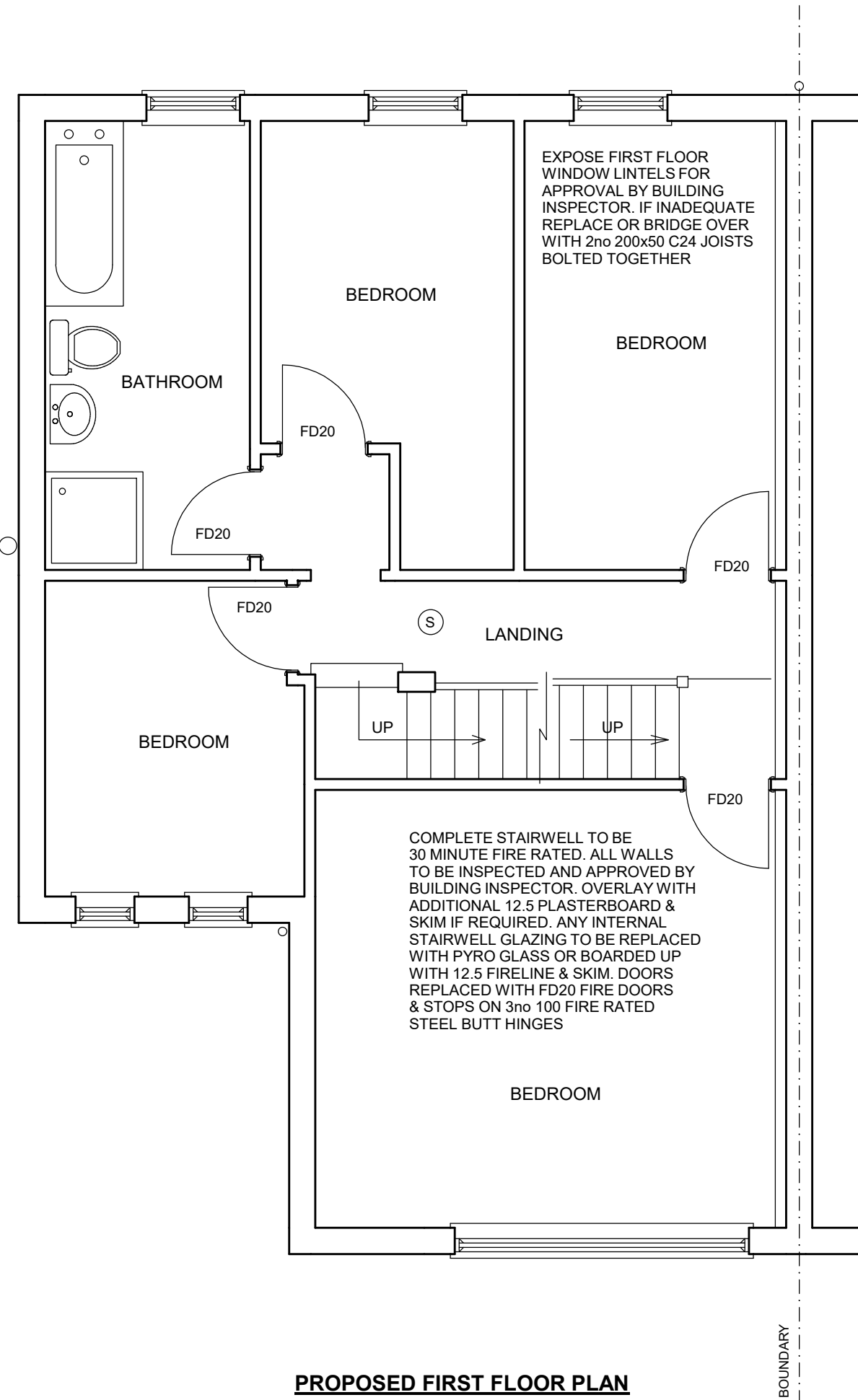
SCALE 1:100

PROPOSED FRONT ELEVATION

SCALE 1:100

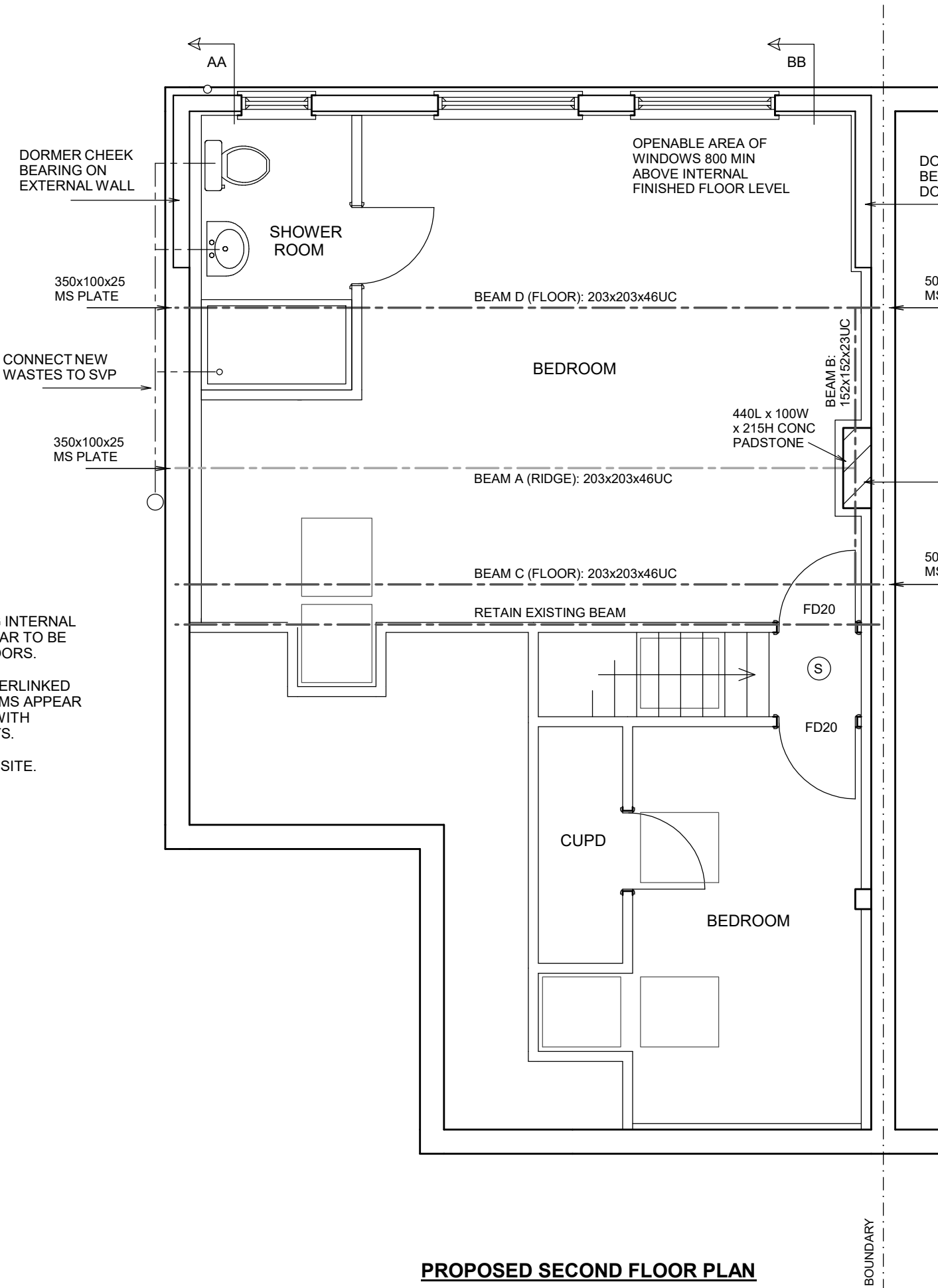


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

NOTE:
ALL EXISTING INTERNAL DOORS APPEAR TO BE FD30 FIRE DOORS.
EXISTING INTERLINKED SMOKE ALARMS APPEAR TO COMPLY WITH REQUIREMENTS.
CONFIRM ON SITE.



PROPOSED SECOND FLOOR PLAN

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. ALL WORK TO BE CONTAINED WITHIN TRUE BOUNDARIES

IT APPEARS THAT CHIMNEY BREAST HAS BEEN REMOVED UP TO CLOSE TO RIDGE LEVEL. INADEQUATE SUPPORT SINCE LESS THAN HALF OF CHIMNEY IS BELOW THE RIDGE. BUILDER TO OPEN UP TO CONFIRM SUPPORT BEFORE ANY WORK COMMENCES BUT PROVISIONAL DESIGN AS FOLLOWS. REBUILD BELOW CHIMNEY BREAST IN LIGHTWEIGHT 3.8N BLOCKWORK. 800x300 APPROX BUT TO MATCH SIZE OF CHIMNEY ABOVE. NEW BLOCKWORK SUPPORTED ON BEAM. RIDGE BEAM POST NOT REQUIRED AS BEARS INTO NEW BLOCKWORK.

IMPORTANT NOTE:
THE HOUSE ALREADY HAS A LOFT CONVERSION AND CHIMNEY BREASTS HAVE BEEN REMOVED. THIS DESIGN IS BASED ON A NUMBER OF ASSUMPTIONS OF CHIMNEY SUPPORT, LOCATION OF EXISTING BEAMS, LOCATION OF ORIGINAL CHIMNEY BREASTS ETC.

BUILDER TO FULLY OPEN UP TO CONFIRM BEFORE ANY WORK COMMENCES. REPORT BACK FOR INSTRUCTION IF REQUIRED.

SELF CONTAINED MAINS OPERATED INTERLINKED OPTICAL SMOKE DETECTOR SYSTEM IN ACCORDANCE WITH BS5839 OR BS5446. ALARMS TO HAVE BATTERY BACK UP. DETECTORS 300mm FROM WALLS

ALL FIRE DOORS TO BE FITTED WITH INTUMESCENT STRIPS TO DOOR OR FRAME. 300x100mm STEEL BUTT HINGES WITH MELTING POINT IN EXCESS OF 800 DEG C

28 DERBY ROAD UXBRIDGE MIDDX UB8 2ND

LOFT CONVERSION & EXTENSION

SCALE 1:50 / 1:100 @ A1

FEB 2023

DRG No. 2351.4

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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 & TREES 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

DUE TO SURVEY LIMITATIONS EXISTING JOIST SPANS ASSUMED UNTIL CONFIRMED ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING 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 CONTRADICTS ARCHITECTURAL DRAWINGS/SPED - ENGINEERS DESIGN PREVAILS
THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDER/CLIENT TO APPOINT CON CONSULTANT TO ENSURE WORKS COMPLY WITH CON 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