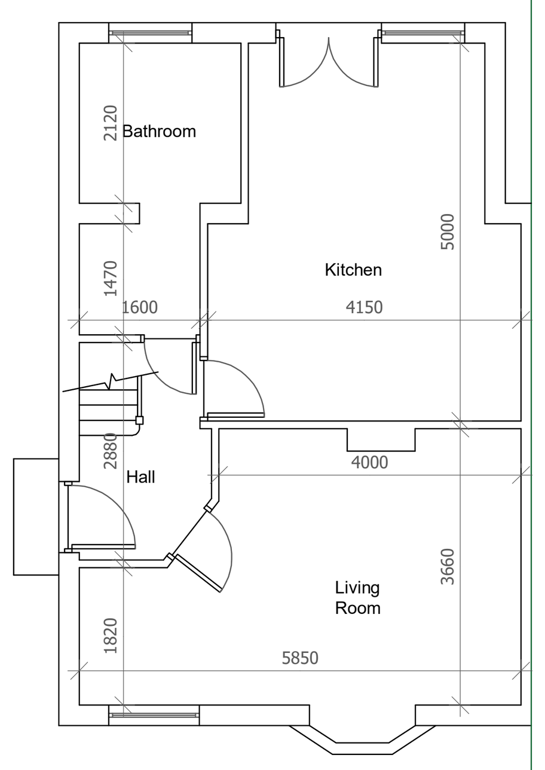
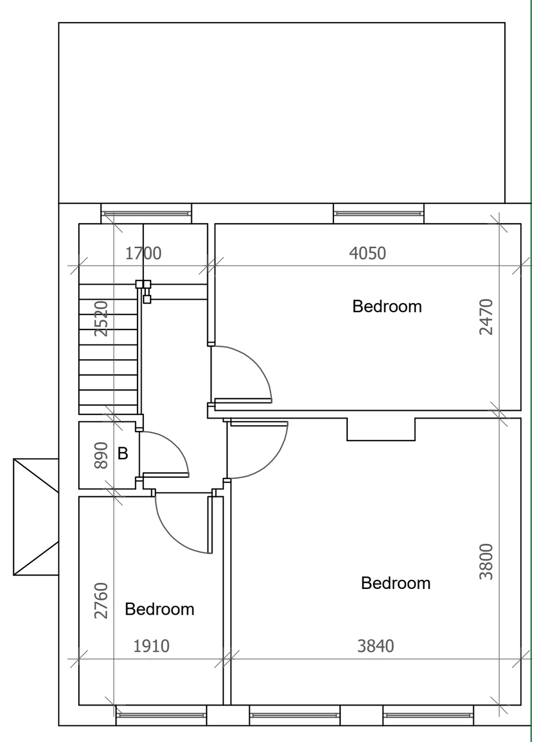
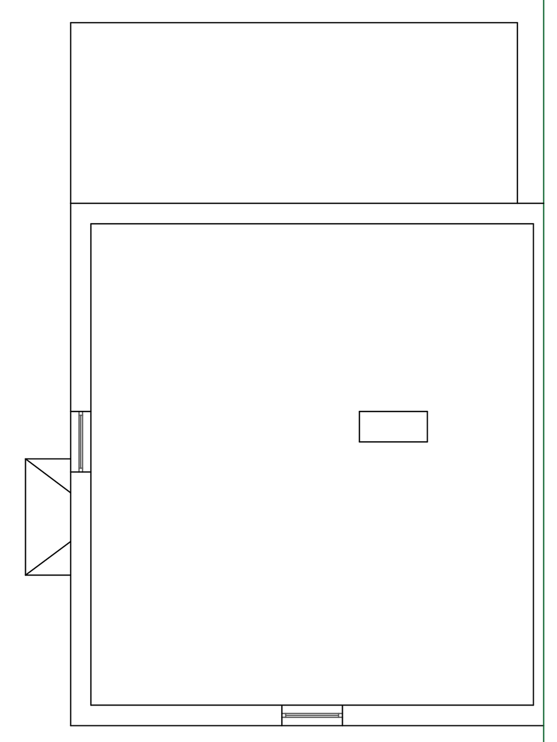


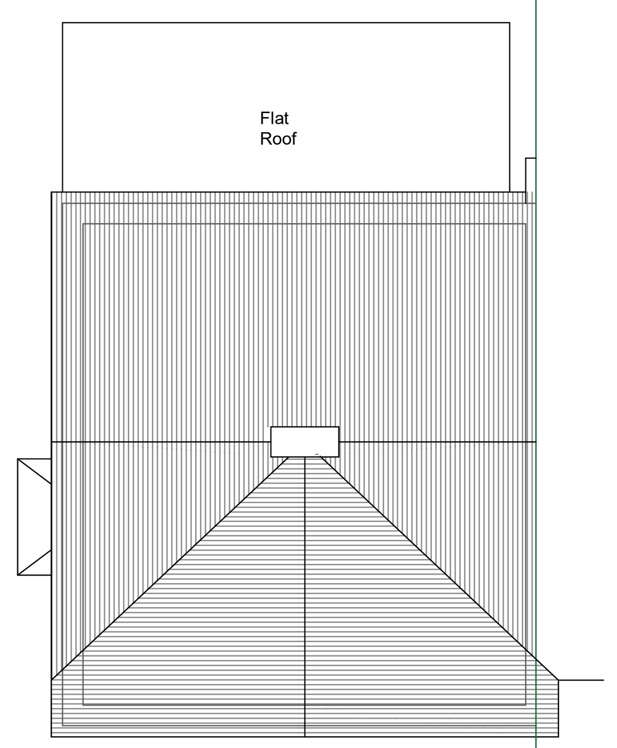
EXISTING
GROUND FLOOR PLAN



EXISTING
FIRST FLOOR PLAN



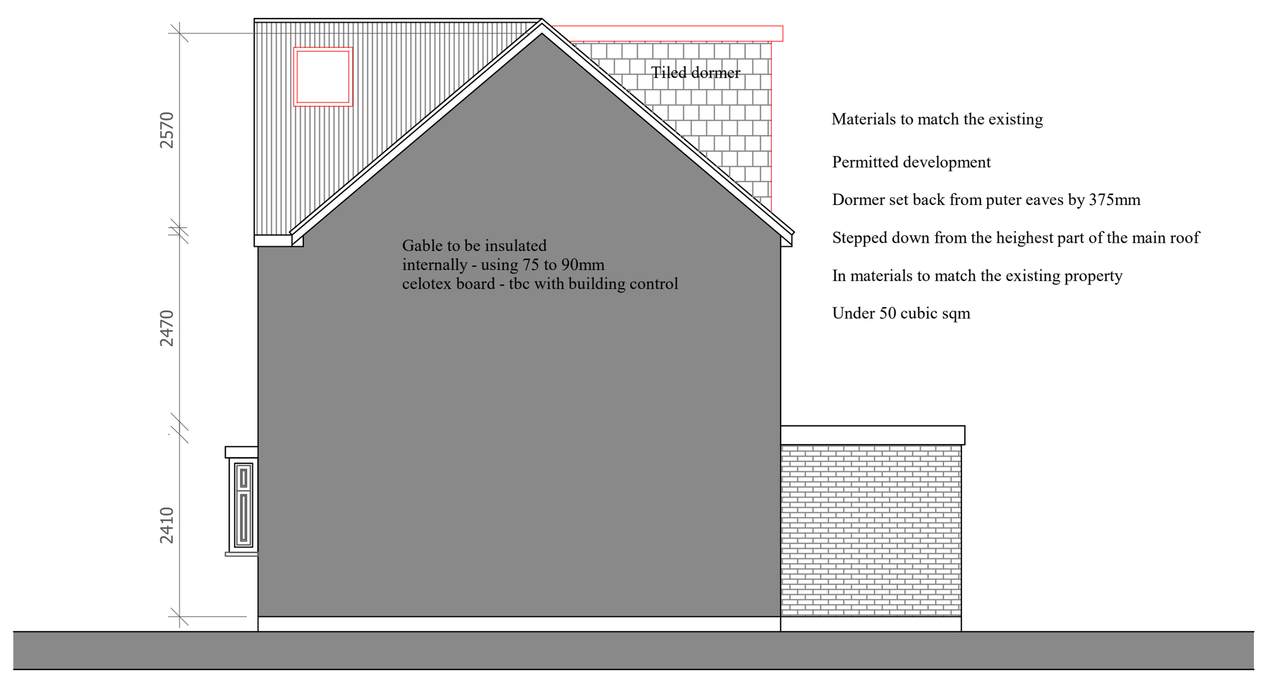
EXISTING
LOFT FLOOR PLAN



EXISTING
ROOF PLAN

EXISTING
FRONT ELEVATION

EXISTING
REAR ELEVATION



Materials to match the existing

Permitted development

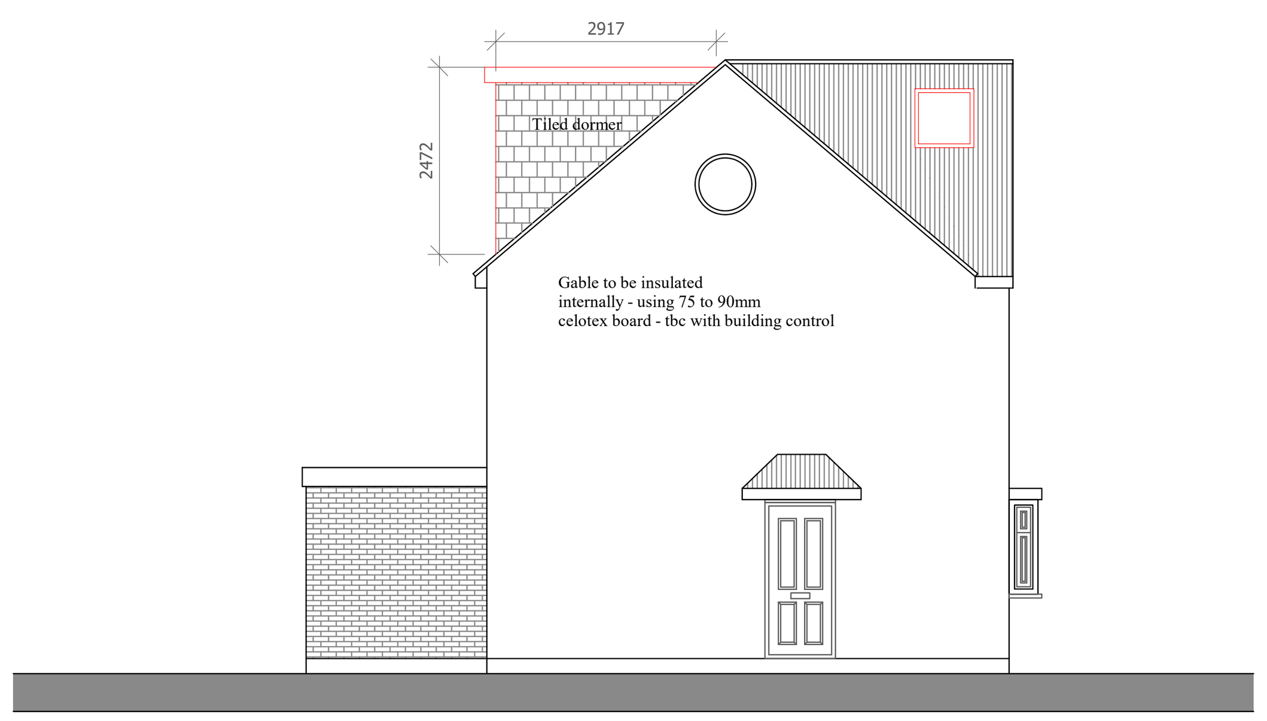
Dormer set back from puter eaves by 375mm

Stepped down from the heighest part of the main roof

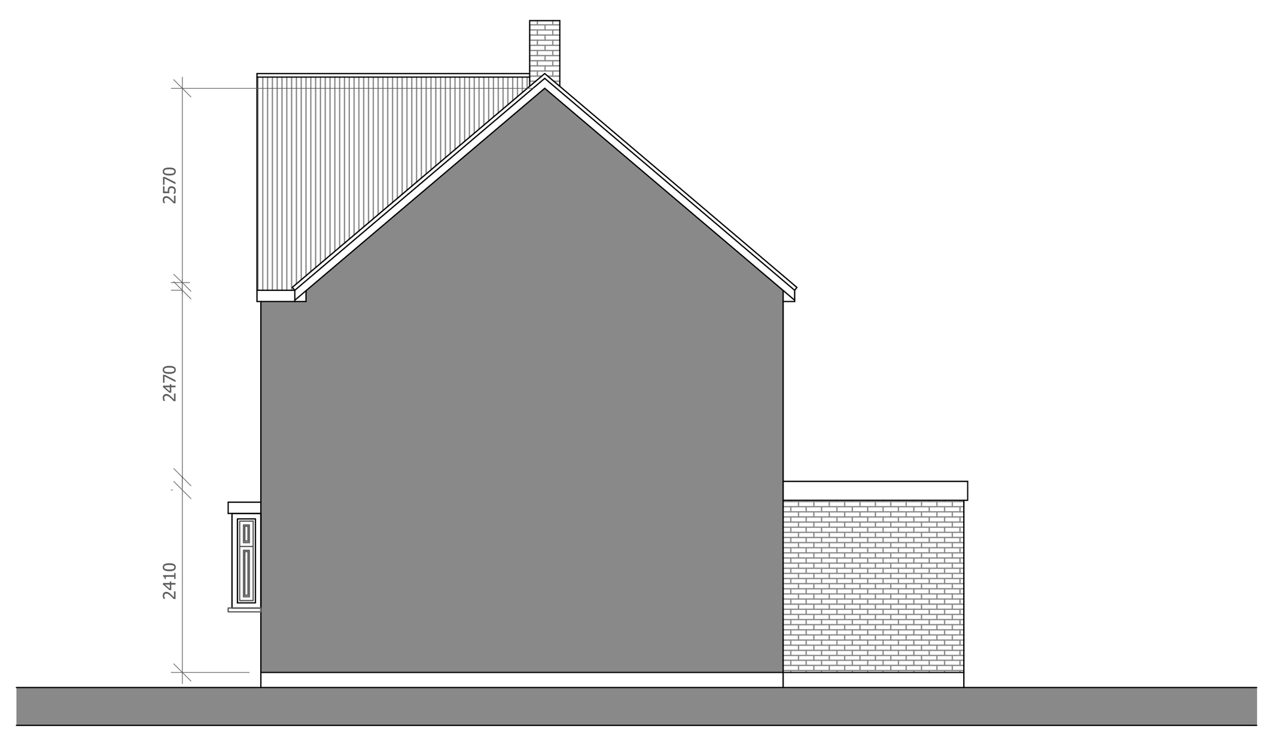
In materials to match the existing property

Under 50 cubic sqm

PROPOSED
SIDE SECTIONAL ELEVATION



PROPOSED
SIDE ELEVATION



EXISTING
SIDE SECTIONAL ELEVATION

EXISTING
SIDE ELEVATION

Velux rooflighting to be to owners size requirements
maximum 150mm of roof plane

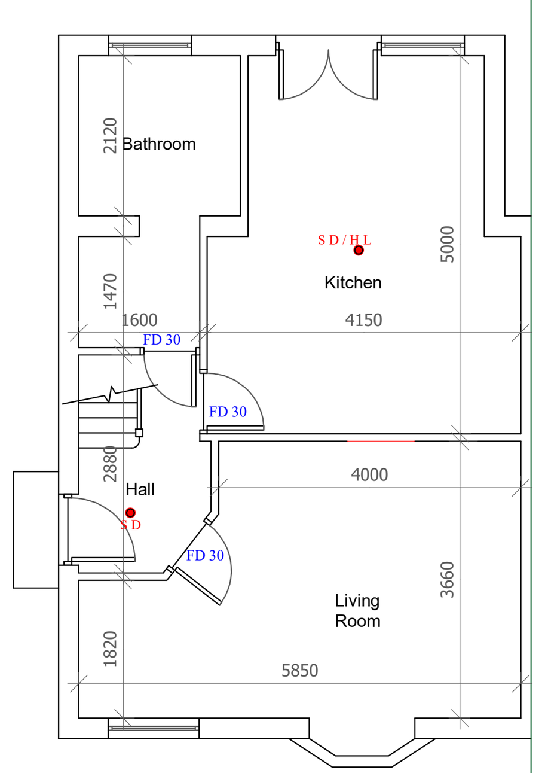
Use flashing to suite roof tiling

Lead flashing to code 4

Dormer
Volume
6.15x2.91x2.47(1/2)
22.1m³

Doors and windows
clients choice - can be modifed as
required on site with the builder

PROPOSED
FRONT ELEVATION



PROPOSED
GROUND FLOOR PLAN

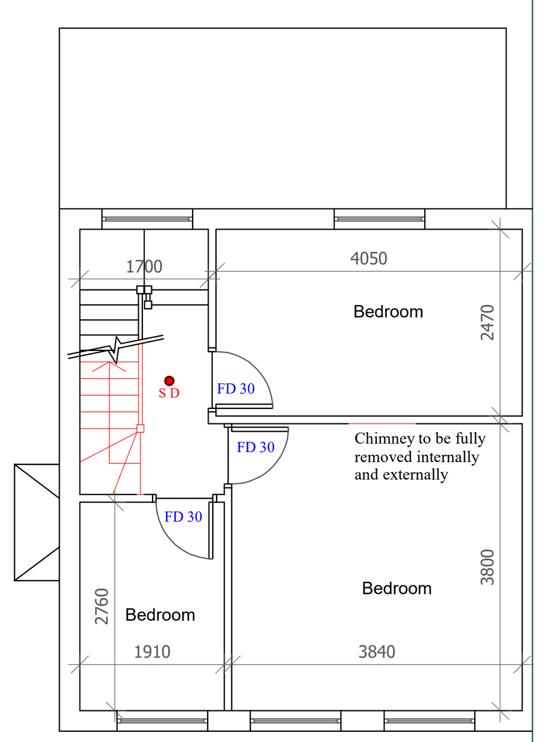
All Electrical Work to be carried out
by a Part P Registered Electrician
and installation certificate to be Produced

Wc drainage to connect to the
existing sewage

Mains Powered and Interlinked Smoke
Detectors on all Floors, with a interlinked Heat Link
Detector To The Kitchen

Extract ventilation required to new bathroom
with overrun fan as required by building control

Sewage connection into existing bathroom drains



PROPOSED
FIRST FLOOR PLAN

Fire Proofing

All New and Existing internal doors to be 30mins fire rated doors
with fire rated frames, self closers and smoke seals
with locks if required and a smoke alarm within all hallways
with a heat link monoxide alarm in the kitchen

FD30 with intumescent strips to all habitable rooms
(protected route)
Interlinked and hardwired smoke detection
to circulations spaces (hallways) and a heat detector in the kitchen

BS 5839-6

Extract ventilation required to new bathroom
with overrun fan as required by building control

Sewage connection into existing bathroom drains

Staircase to be designed on site
2m headroom clearance minimum required
to underside of new stairs to old

Staircase to be made by specialist according
to Building regaultions, all templates
to be made before fitout, contractor to
check all measurements before order

Banister, spindels to match the existing
and width of new staircase to match the
orginal width

ALL STEELS TO BE REMEASURED
ON SITE BEFORE ORDER

SUPPORT FLOOR JOISTS FROM STEEL TO STEEL,
BUILD UP LOAD BEARING WALL FROM CENTRE USING
4 X 2 TIMBER TO SUPPORT FLOOR IN MIDDLE

Existing party walls
to be insulated /upgraded
to provide U value of
0.18 W/M2k for
existing brickwork

All Electrical Work to be carried out
by a Part P Registered Electrician
and installation certificate to be Produced

If spot lights are to be used, use
special insulation boxes to part
p electrical guidelines for lighting and
insulation regulations

6 x 2 dwarf wall built of floor joists
to support rafters

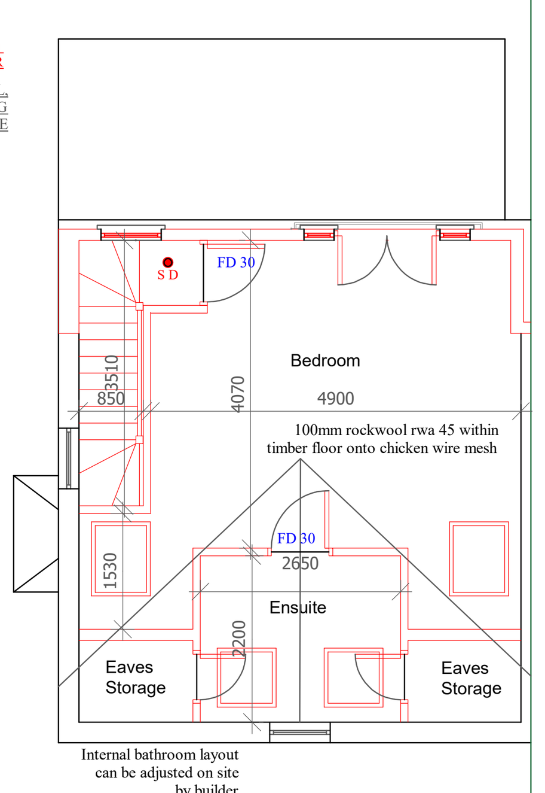
All new Materials/
construction
to be 30mins fire
resistant

Storage doors made by
contractor, opening into storage
to be framed using double trimmer
4 sides of opening

Loft flat roof to be insulated
using 170mm celotex combination

To be confirmed with building control

Side facing window
to be obsecure glazed,
with a top opneing 1.8m
above internal floor level



Internal bathroom layout
can be adjusted on site
by builder

PROPOSED
LOFT FLOOR PLAN

Contractor is responsible to call
out building control for the inspections
at the relevant stages, All inspection
notes are to be written and recorded.

Works to be completed to Building control standards and
to the requirements of building control on site.

Additional works required by building control are to be
followed under there guidance

Bathroom layout can be adjusted
as required by client, partition wall for bathroom
can be shifted, to suite client width. Door can be placed where
the client likes on this new wall

All dimensions to be checked on site

Rockwool insualtion of
100mm within timber floor onto
wire mesh

For special order items use
onsite measurements

Internal Dimensions
are without plasterboard finishing and
skiming dimensions

Extract Ventilation Required
To Bathroom

50mm Air Gap to be maintained to
the flat roof and sloping roof to allow
airflow and venting of roof

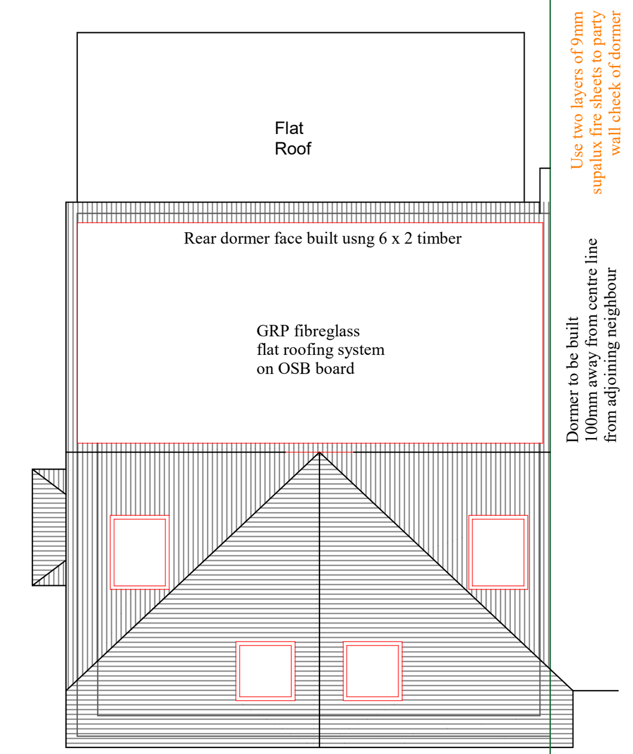
170mm Celotex
roof insulation
to sloping roof

Storage Space designed
on site to match owners reqirements
to be discussed before if required

Use HardieBacker 12mm
Cement Backerboard For Tiling of
walls in Bathroom

All drains to connect into existing Drainage
Services to be taken from first floor

Heating extended from First Floor



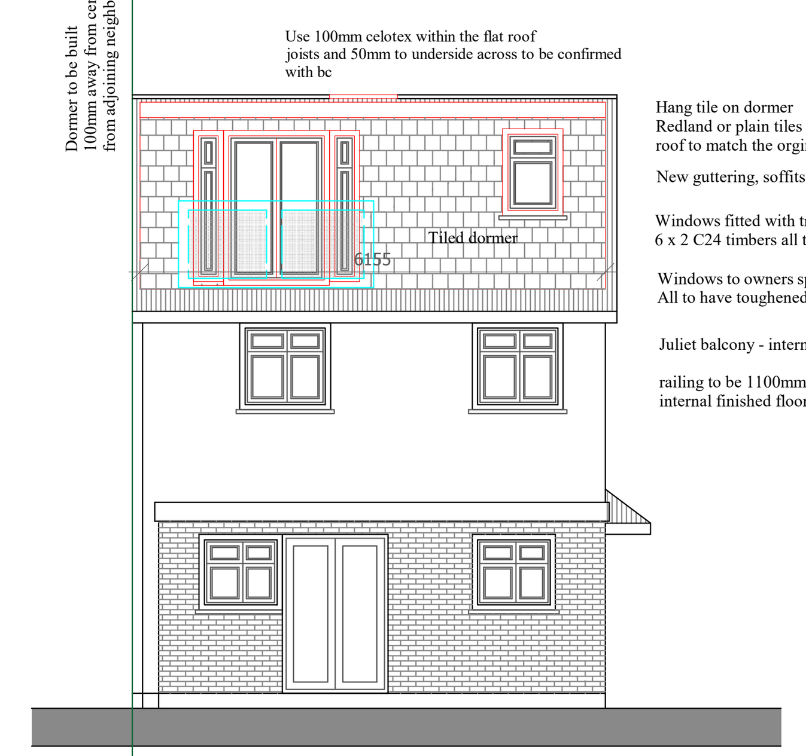
PROPOSED
ROOF PLAN

Use two layers of 9mm
supalux fire sheets to party
wall cheek of dormer

Dormer to be built
100mm away from centre line
from adjoining neighbour

Dormer to be built
100mm away from centre line
from adjoining neighbour

Use 100mm celotex within the flat roof
joists and 50mm to underside across to be confirmed
with bc



Hang tile on dormer
Redland or plain tiles for main
roof to match the orginial roof

New guttering, soffits, facias and downpipes

Windows fitted with tripple
6 x 2 C24 timbers all the way around the window

Windows to owners specification
All to have toughened safety glass

Juliet balcony - internal opening only

railing to be 1100mm high from
internal finished floor level

PROPOSED
REAR ELEVATION

Notes
1 All concrete to be 1:2:4 mix by volume
2 All dimensions are in millimeters
3 All materials used to be half hour fire resistance and used to manufacturers instructions
4 All new gullies to be roddable and back inlet type.
5 New walls bonded to existing using 'Furfix' or similar profiles.
6 The contractor to check all dimensions before commencement of works and inform the Client of any discrepancies.
7 All works to be carried out in accordance with Building regulations and British Standards, all in approval of the LA engineer.
8 All new glazing below 1000 from floor level to be toughened safety glass to BS6206.
9 All structural timber to be tannalised VERMIN
10 Any proposed works likely to be affected by landfill gas to have 0.25 ZEDCOR polymer thermoplastic with ZEDCOR DPM jointing system across the cavity at DPC level with cavity trays over, the floor slab to be vented using herringbone land drains out to air bricks.
11 All dimensions to be double checked on site
12 All steels to be measure on site with built dimensions
13 Steels to have 30 min fire protection
14 All drawings to be approved prior to Build works, any works carried out without approval is at own risk.
15 Any discrepencies to be discussed with our team prior to works, any changes made on site to be submitted to and approved by us in writing

Scale 1/100

0 1000 2000 3000 4000 5000 7500 10000 mm

Title / Description :

Existing and Proposed Plans

Project Address :

80 Apple Tree Avenue
West Drayton UB7 8BZ

Scale of Drawing

1/100 @ A1

Drawing No

80 001

Drawn By

Sunny Bahia

Date of Proj

October 2024

AsB Architecture Ltd

PLANNING - ENGINEERING - MANAGEMENT

Asbarchitectureltd@gmail.com

Office / Mobile - 07960 417 920