



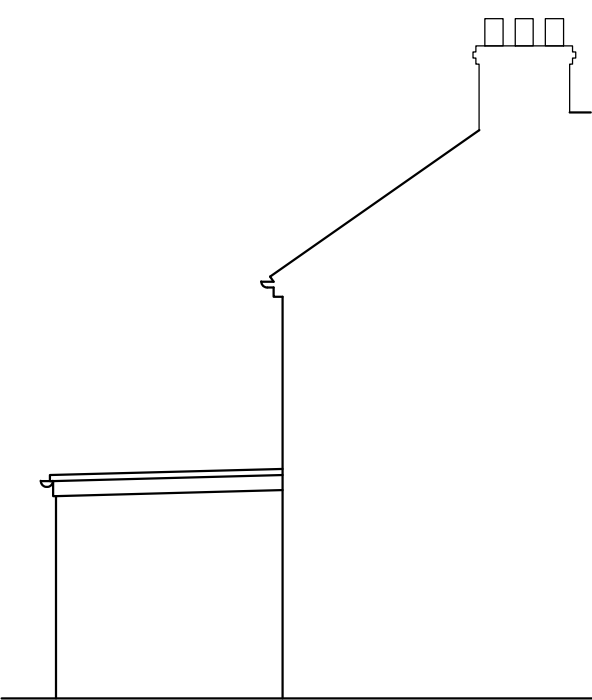
EXISTING FRONT ELEVATION
SCALE 1:100



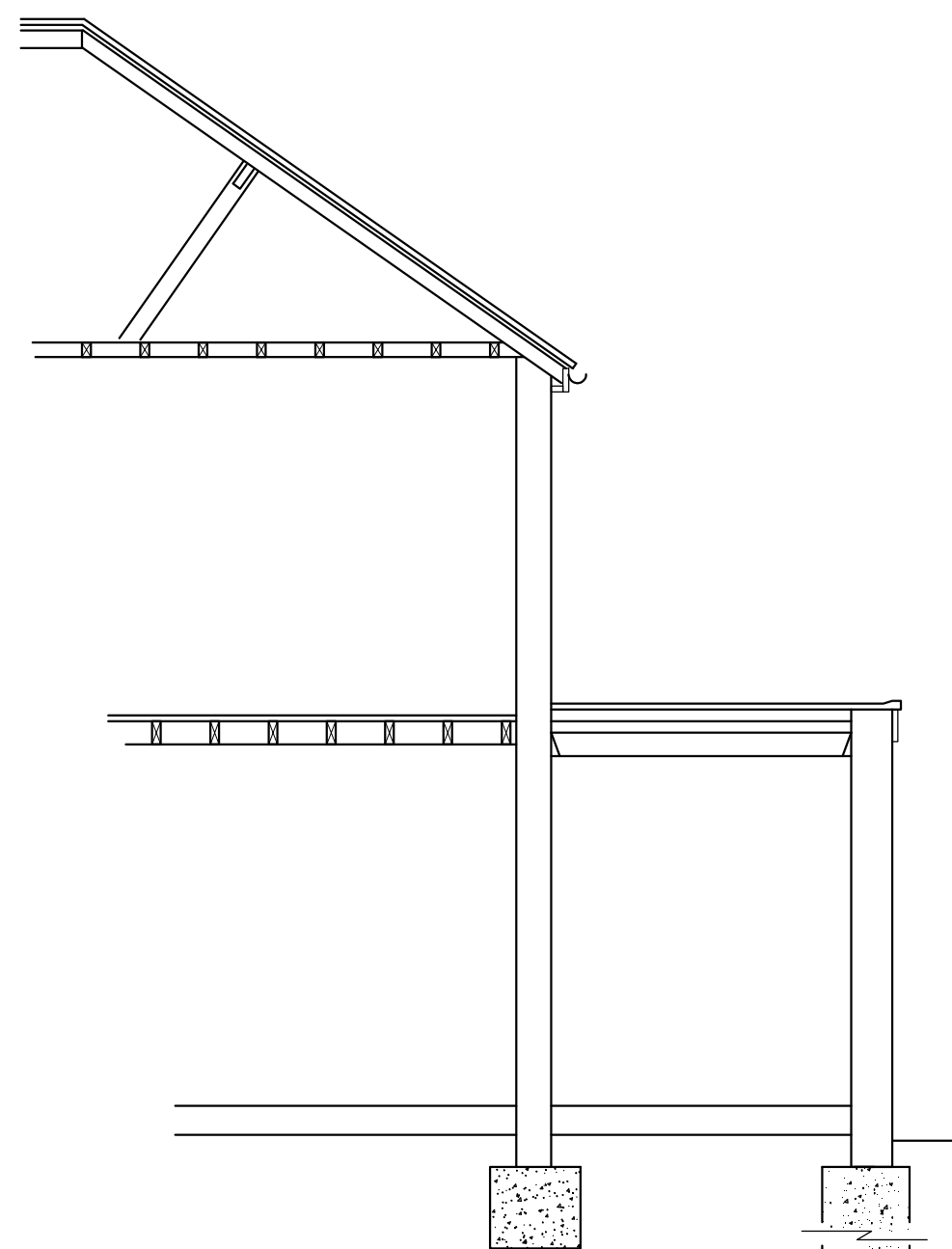
EXISTING SIDE ELEVATION
SCALE 1:100



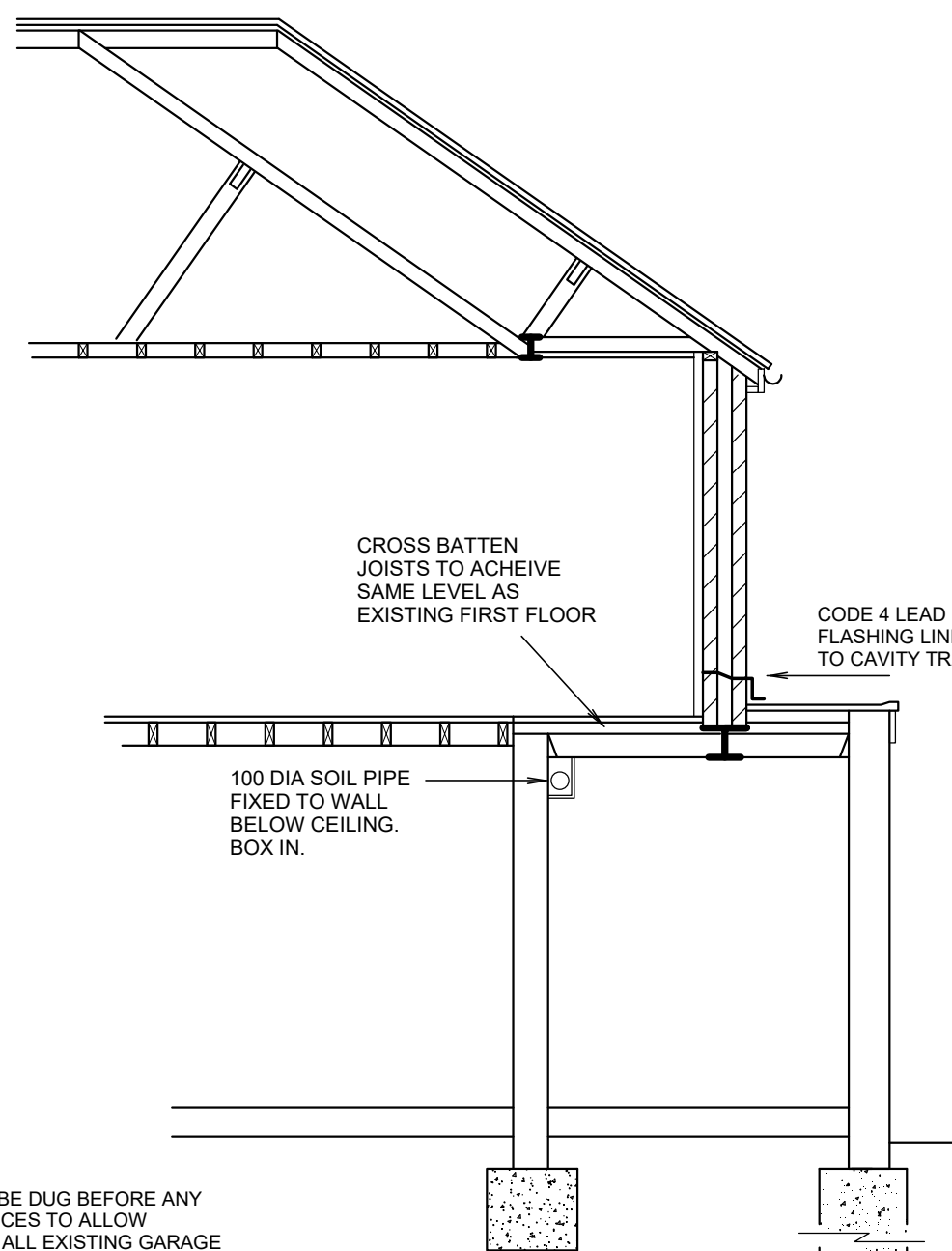
EXISTING REAR ELEVATION
SCALE 1:100



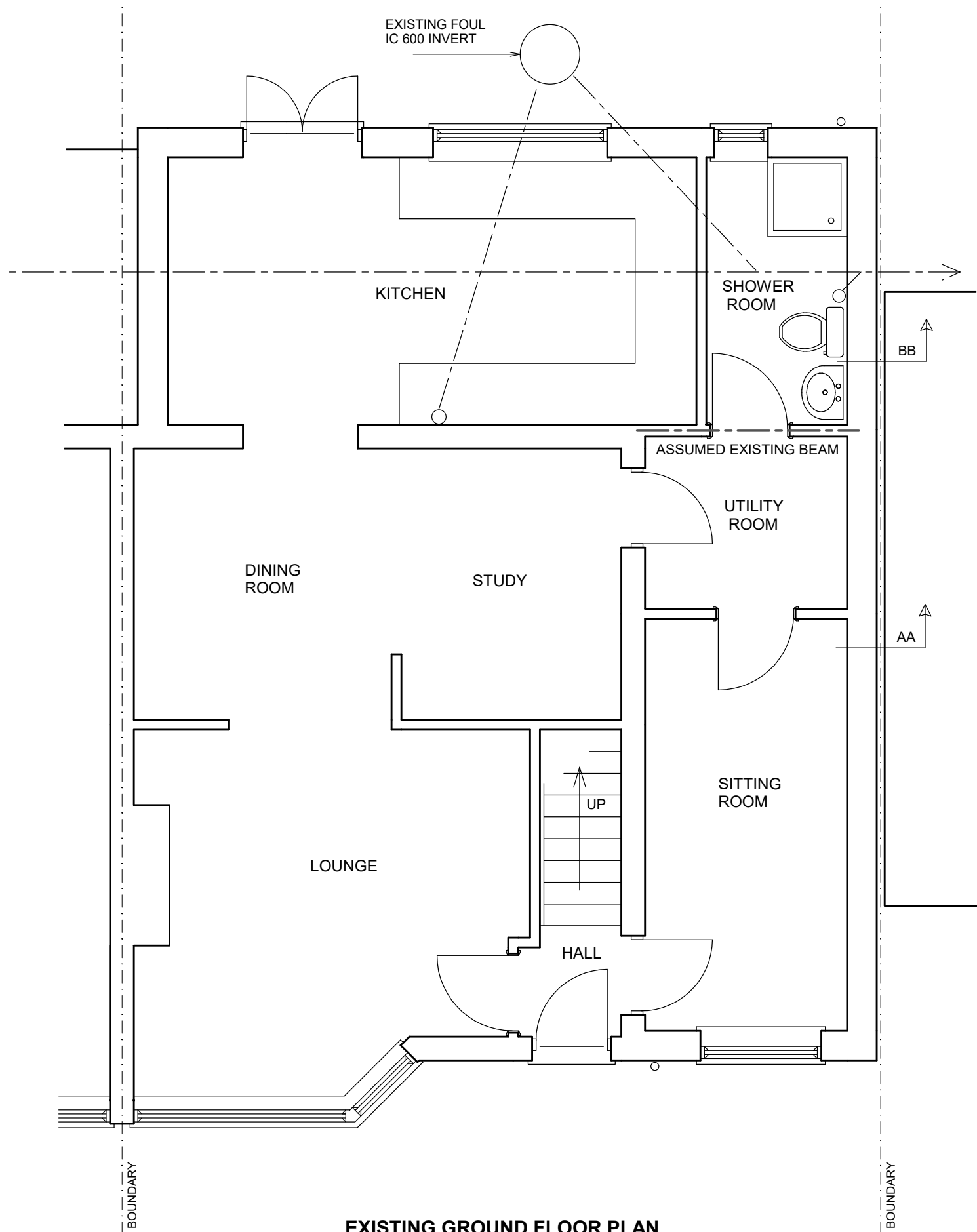
EXISTING SIDE ELEVATION
SCALE 1:100



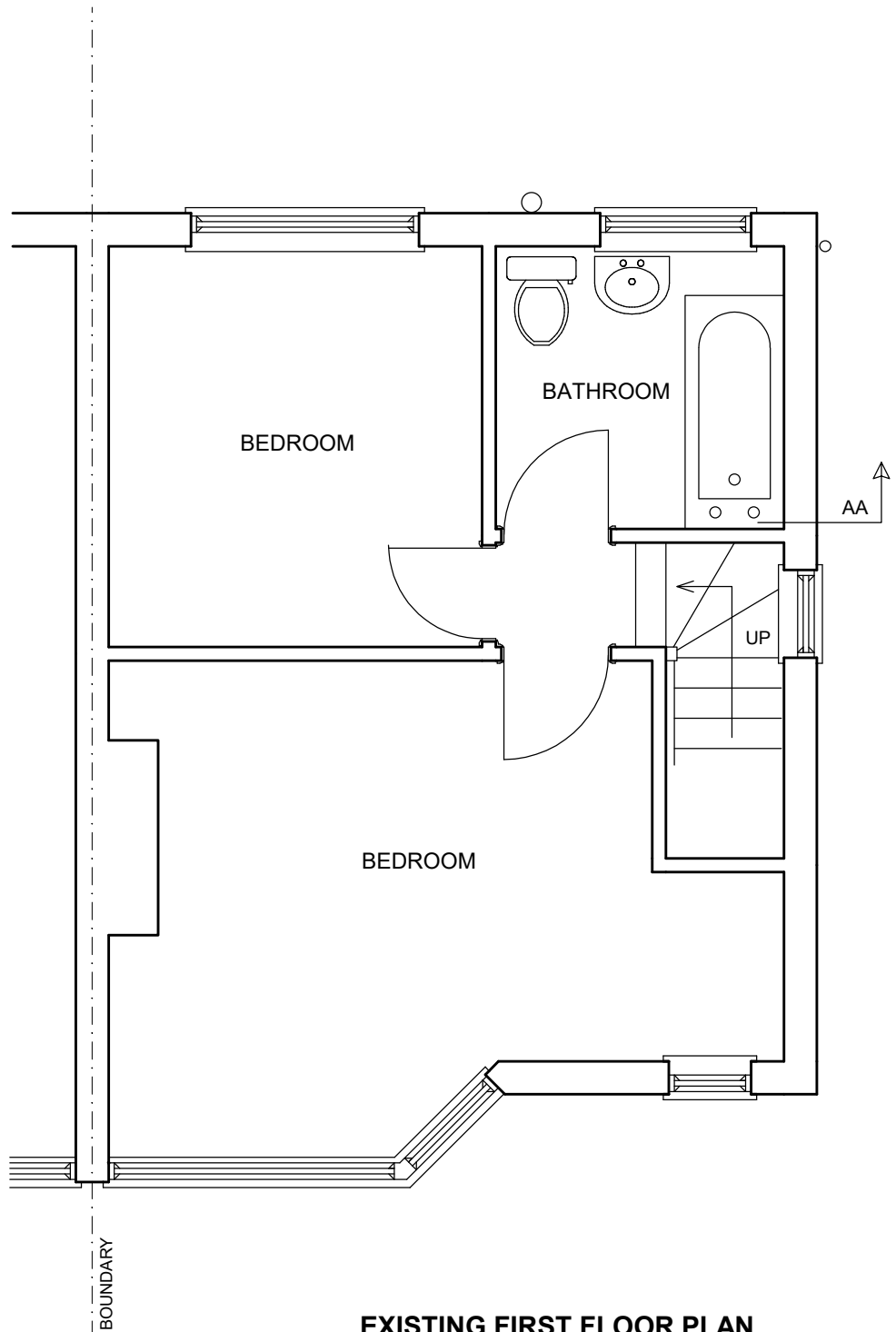
EXISTING SECTION AA



PROPOSED SECTION AA

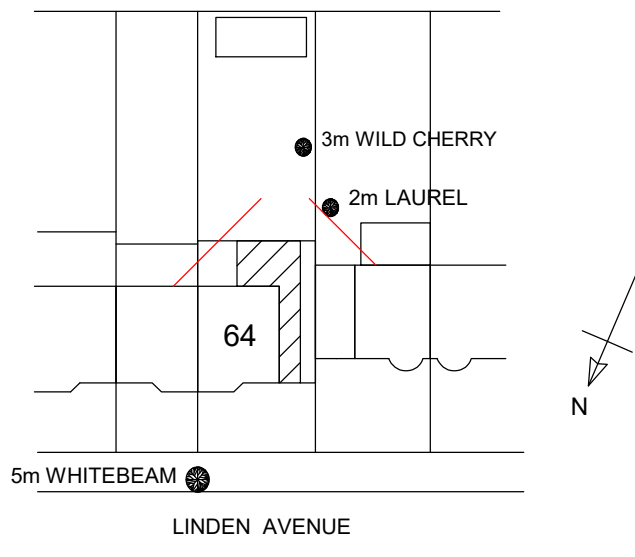


EXISTING GROUND FLOOR PLAN
SCALE 1:50

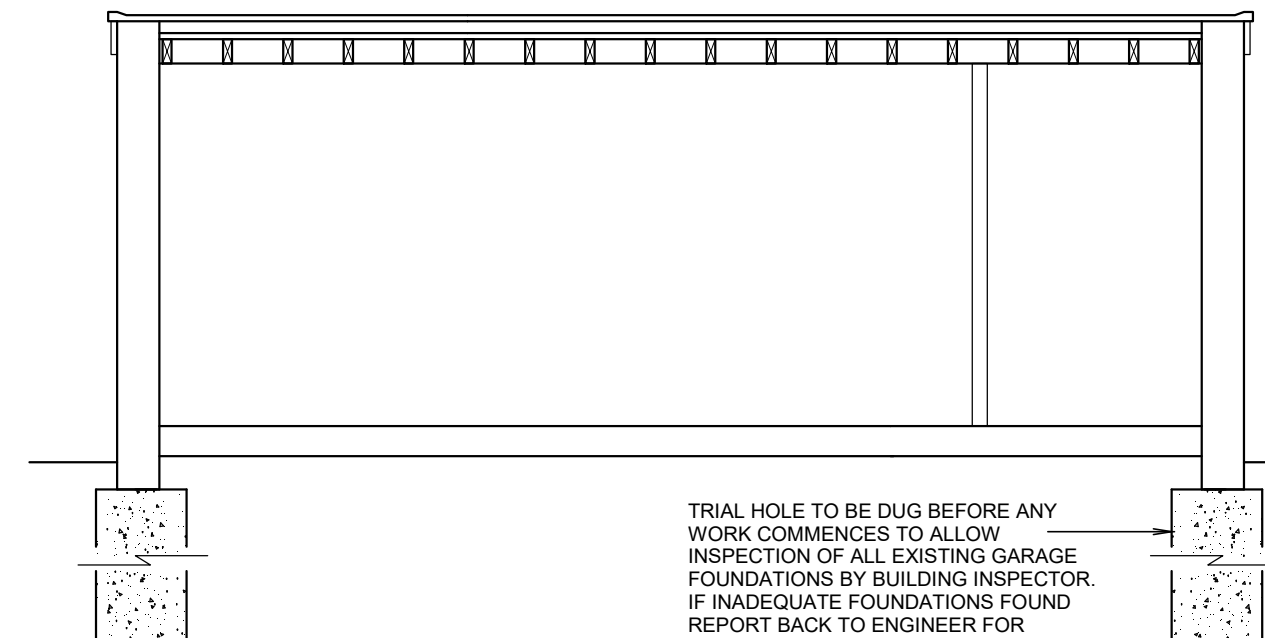


EXISTING FIRST FLOOR PLAN
SCALE 1:50

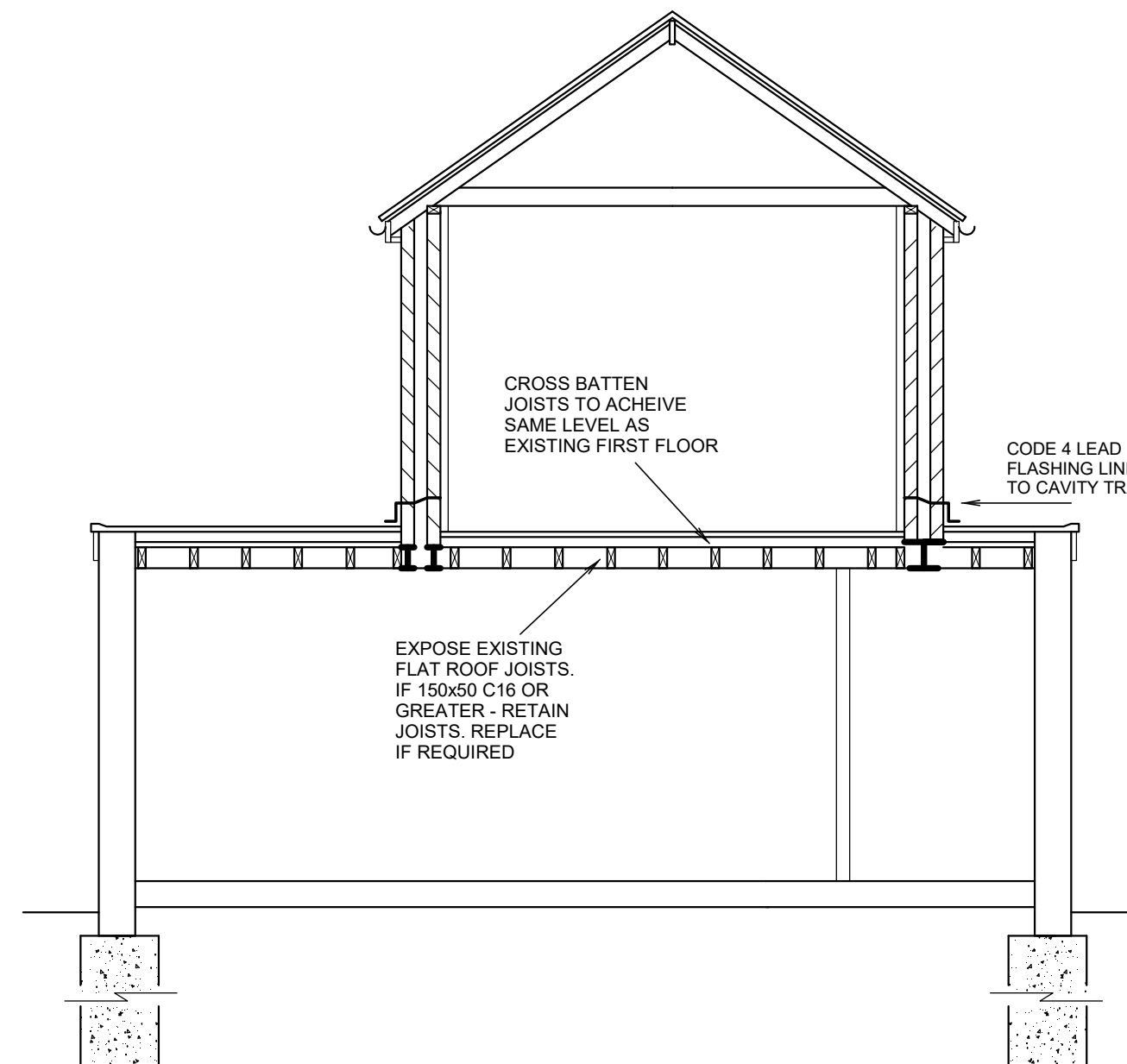
DENOTES 45
DEGREE LINE
FROM MIDDLE
OF NEIGHBOURING
WINDOW



BLOCK PLAN
SCALE 1:500



EXISTING SECTION BB



PROPOSED SECTION BB

TRIAL HOLE TO BE DUG BEFORE ANY
WORK COMMENCES TO ALLOW
INSPECTION OF ALL EXISTING GARAGE
FOUNDATIONS BY BUILDING INSPECTOR.
IF INADEQUATE FOUNDATIONS FOUND
REPORT BACK TO ENGINEER FOR
INSTRUCTION. MIN 600 WIDE
FOUNDATION REQUIRED FOR
ECCENTRIC LOADING.

GROUND FLOOR EXTENSION BUILT
CIRCA 2013

CROSS BATTEN
JOISTS TO ACHIEVE
SAME LEVEL AS
EXISTING FIRST FLOOR

CODE 4 LEAD
FLASHING LINKED
TO CAVITY TRAY

EXPOSE EXISTING
FLAT ROOF JOISTS.
IF 150x50 C16 OR
GREATER - RETAIN
JOISTS. REPLACE
IF REQUIRED

64 LINDEN AVENUE RUISLIP MIDDX HA4 8UA

FIRST FLOOR EXTENSION

SCALE 1:50 / 1:100 @ A1

JUNE 2026

DRG No. 2499.1 REV A

JAMES RUSH ASSOCIATES LTD

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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 SQUARES 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 DRAWS & TIES 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
BATS ARE PROTECTED BY LAW. STOP WORK IF BATS FOUND ON SITE.

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 SPEC. ENGINEER'S DESIGN PREVAILS
THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION
PURPOSES ONLY. BUILDING REGULATION TO APPOINT CDM CONSULTANT TO ENSURE
WORKS COMPLY WITH CDM 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