

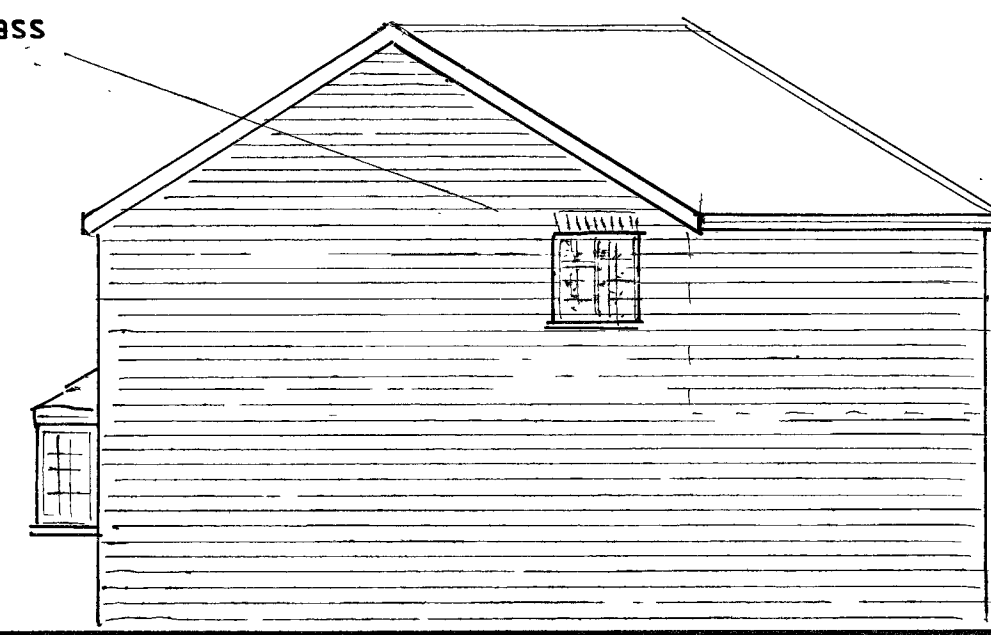


Proposed Rear Elevation

Brown Clay Tiles to match existing
Timber Casement windows to match
Yellow Brick to match



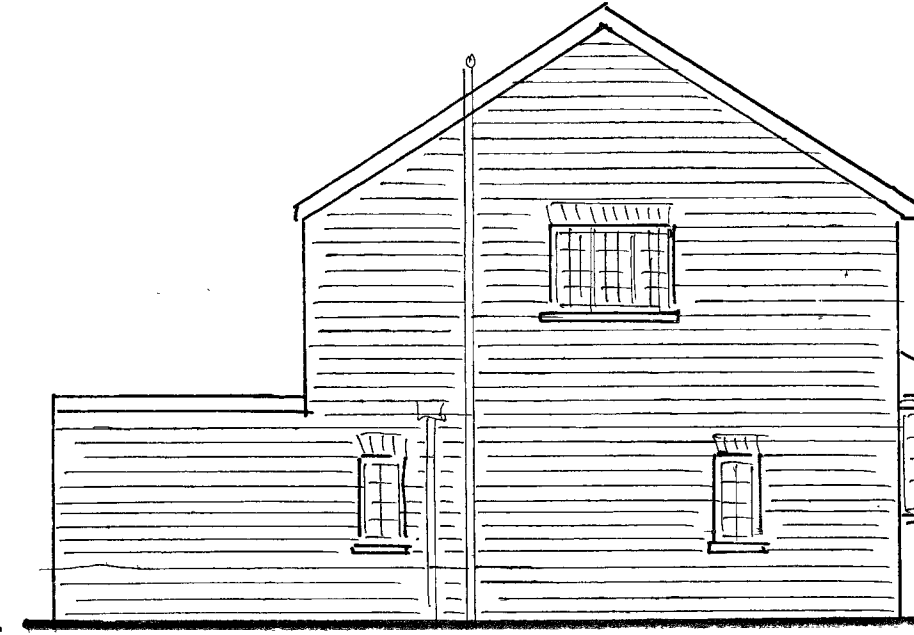
Proposed South West Side Elevation



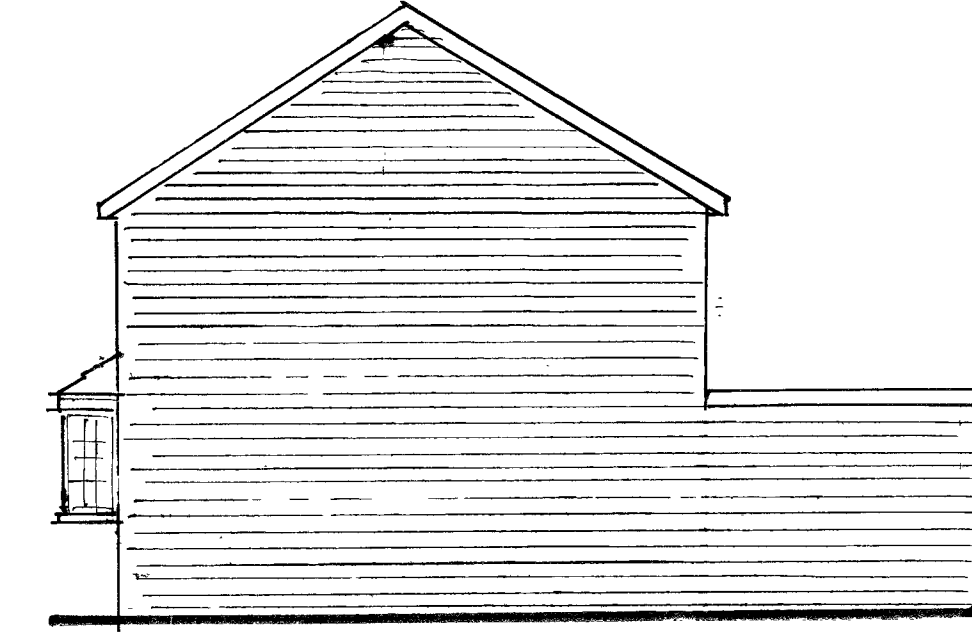
Proposed North East Side Elevation



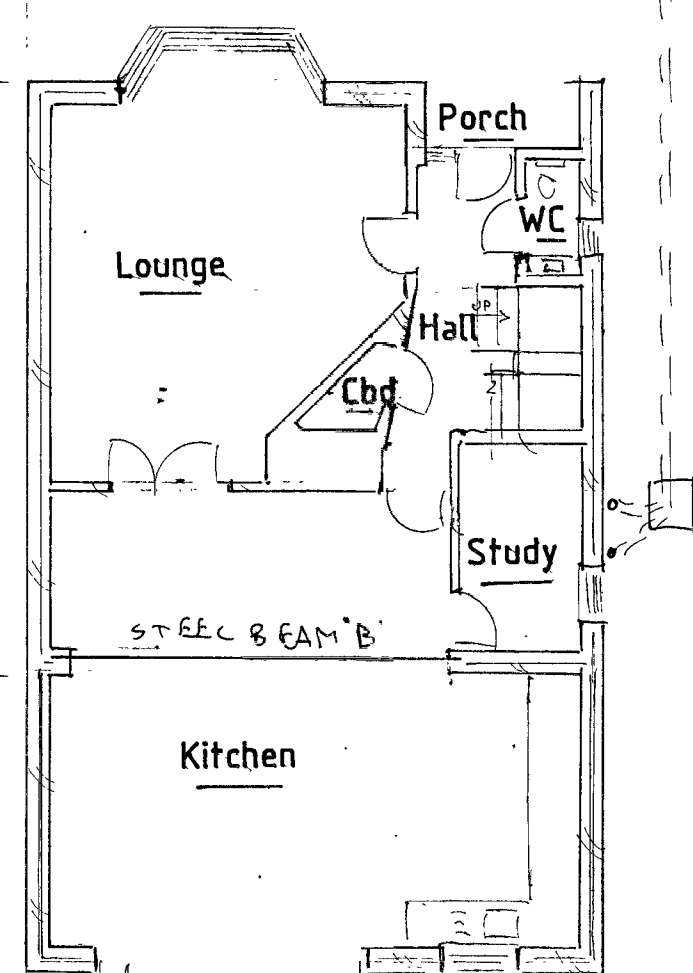
Existing Rear Elevation



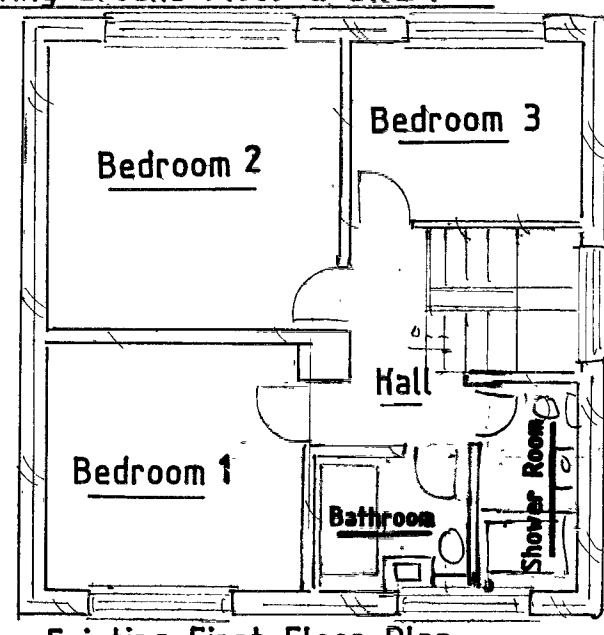
Existing South West Side Elevation



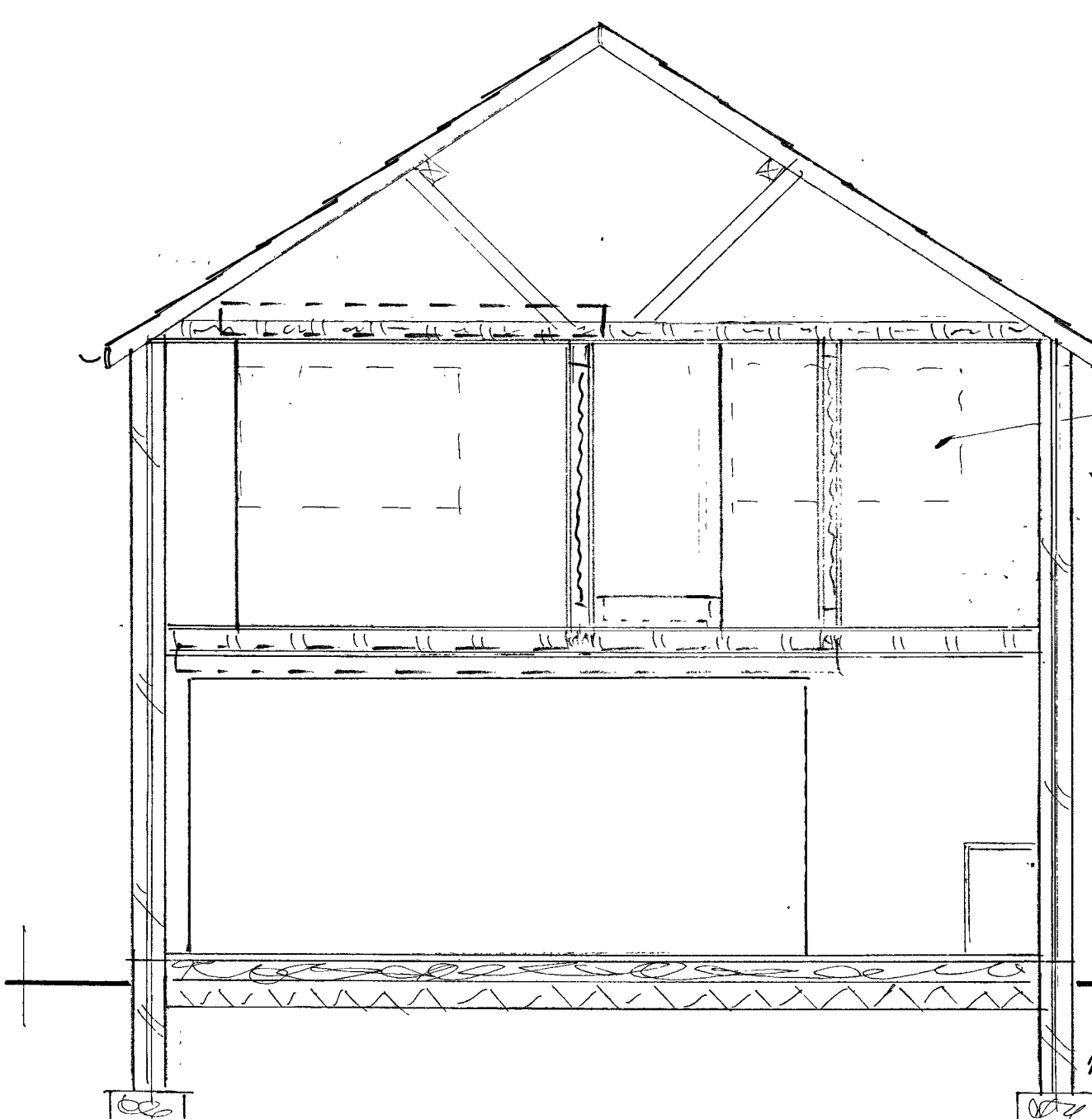
Existing North East Side Elevation



Existing Ground Floor & Site Plan



Existing First Floor Plan



Section A-A

Remove tiles, lay 200 x 25mm base & provide new jack rafters. Struts from purlins secured to load bearing wall below

150 x 25mm fascia under 100mm half round PVC Gutter with 75mm down pipe to existing branch

Existing windows to be blocked in cavity construction masonry

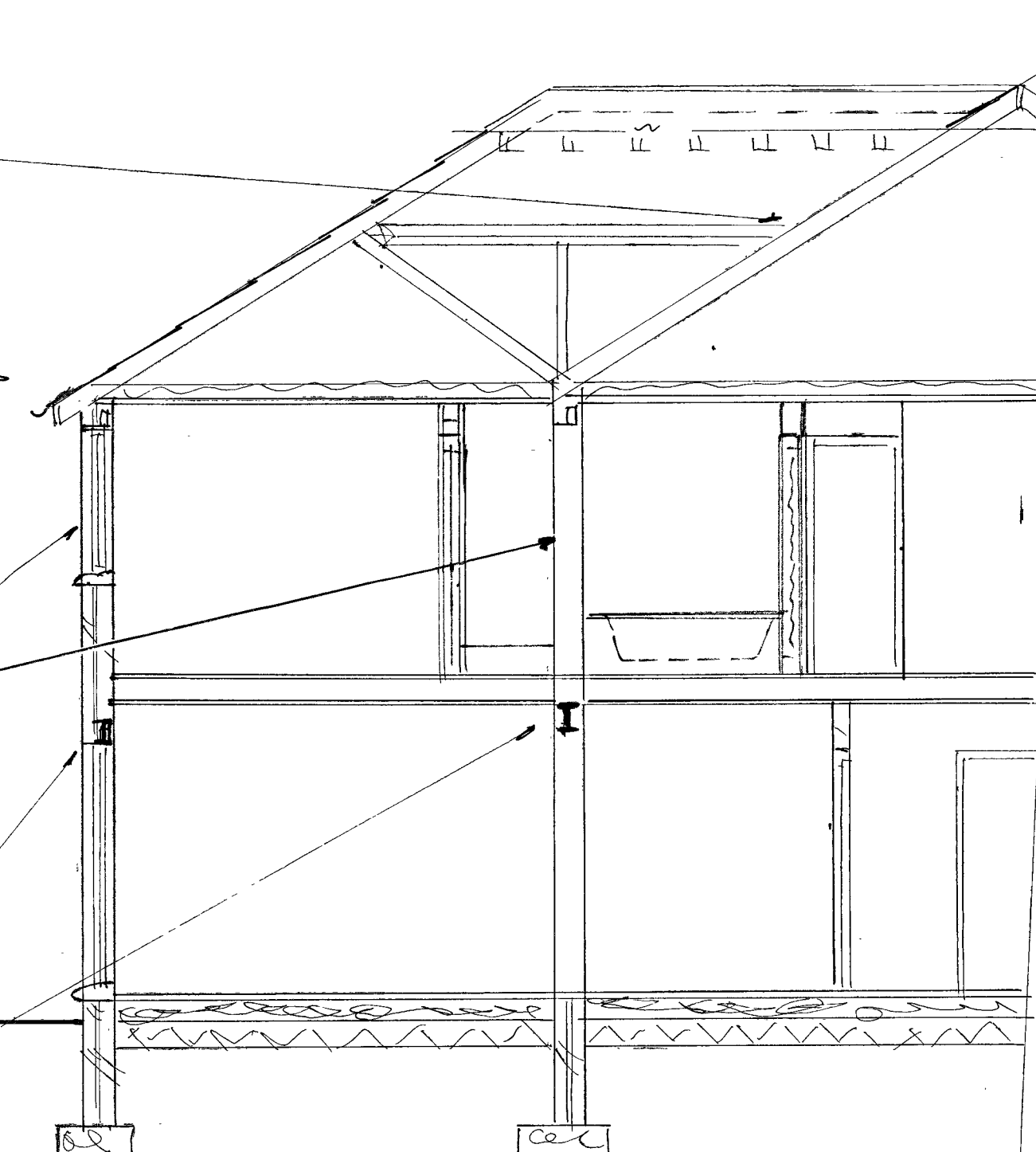
0.6 x 1.3m & 0.9 x 1.3m high windows with catnic CN7e lintels over & fitted with obscured glazing

2 no 1.8 x 1.3m high windows with catnic CN7e lintel over

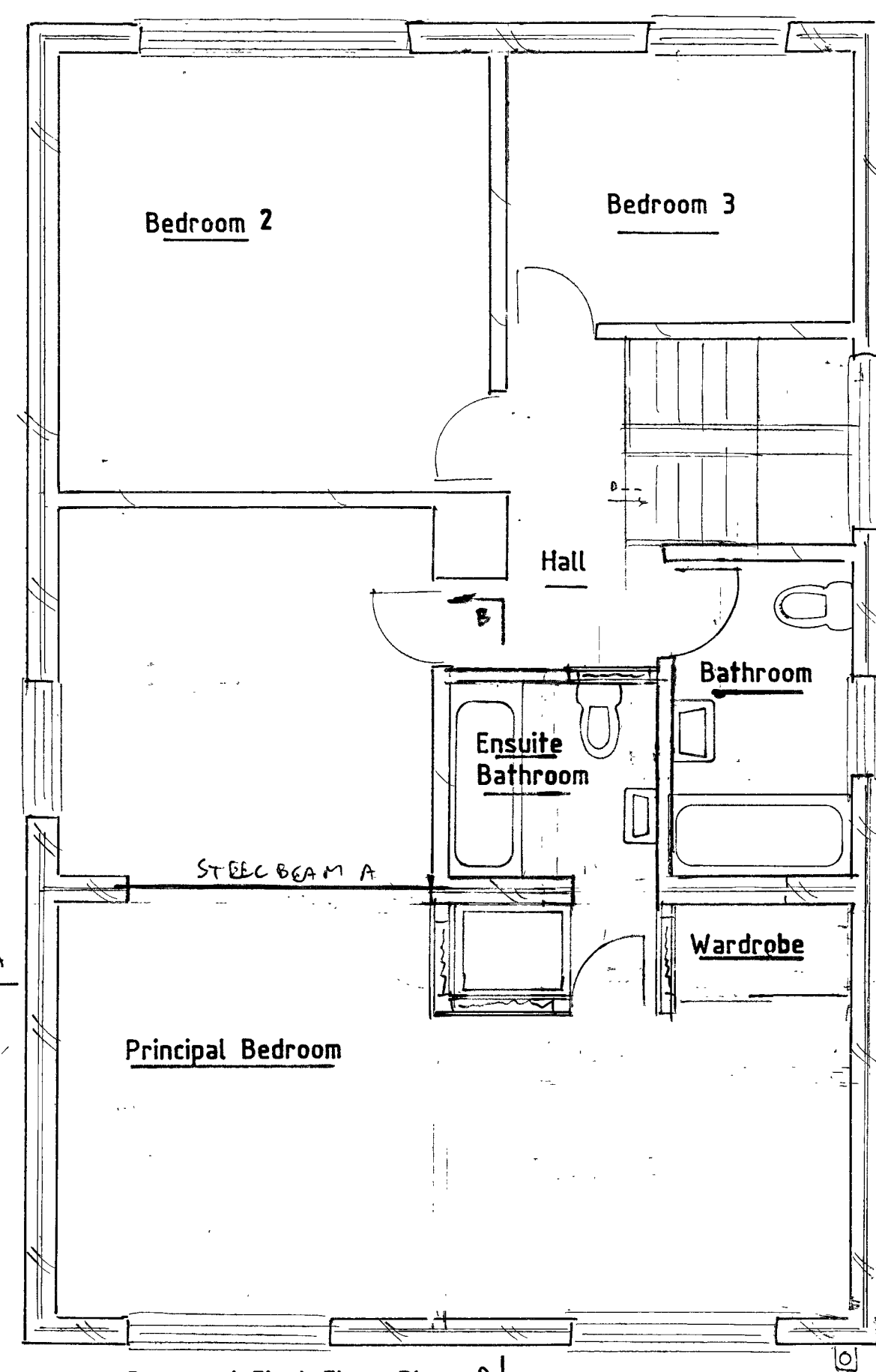
Existing foundation to be exposed for suitability to carry extra loading to approved surveyor site approval

Expose & check steel beam over existing bi-folds is 203 x 133mm x 30kg/m UB

Steel Beam 203 x 203mm x 52kg/m UC on 500 x 200mm x 25mm thick steel bearing plates

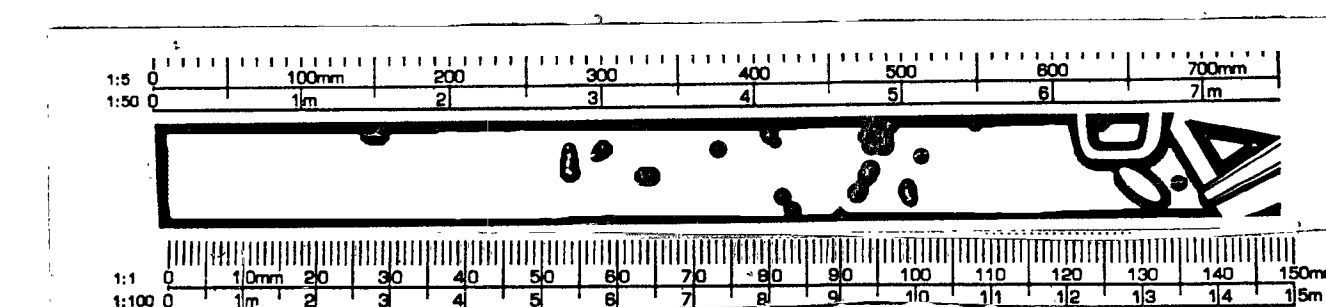


Section B-B



Proposed First Floor Plan

SUGGESTED CONSTRUCTIONAL DETAIL NOTES
ALL WORK to conform to Building Regulations 2010 to Local Authority Approval
STUD PARTITIONS 100mm square SW frame with 12.5mm plasterboard & skimcoat both sides infilled with 100mm celotex
FIRST FLOOR 22mm T & G plyboard on 175 x 50mm joists at 400mm ctrs. anchored at 2m ctrs with MS straps
OPENING LIGHTS to windows at least 1/20th of floor area
TOUGHENED GLASS to doors & windows up to 0.9m above floor
EXTERNAL WINDOWS double glazed E glass/argon gas filled 6mm cavity
ALL CONNECTIONS to soil/stub stack 200mm from WC branches
IT IS ADVISABLE not to start work until necessary approvals have been sought & obtained the conditions of which should be observed
PROVIDE 8000mm² trickle vent to habitable rooms & kitchen
EXTERNAL WALLS 112mm brick/85mm cavity (filled with fine concrete) 112mm brick up to DPC. 112mm facing brick/85mm cavity (filled with 85mm dritherm 32)/100mm turbo load bearing block (650kg/cub.m) Brick ties 300mm vert. 900mm horiz. ctrs (with clips) vert. & horiz. DPCs at openings. **PLASTER** inside 10mm lightweight to 0.28w/m²c
PITCHED ROOF Tile on 38 x 19mm SW. battens on untearable roofing felt on 150 x 50mm rafters at 400mm ctrs. anchored at 2m ctrs. with MS straps at 30° pitch & securely bolted to 25 x 50mm ceiling joists at every rafter with 150mm fibreglass laid between 100 x 50mm wall plates secured to them 200 x 50mm ridge/hip rafters
PROVIDE 76mm P. traps & 38mm dia. wastes to bath/shower/sink to 100mm dia. S&VP/Stub stack via 100mm dia. branch at 1:40 min. fall
STEEL BEAMS on 150mm min. brg. painted with rust preventative zinc phosphate paint & encased with 2 layers of plasterboard & 12mm vermiculite gypsum plaster cover



Proposed First Floor Rear Extension at 12 Charles Street Uxbridge UB10 for Fatou Bensouda of the above address

Drawn By John W Phillips Merryfields Star Corner

Colerne Wiltshire SN14 8DG

Tel.No: 01225 744788 & 07973509928 Date 11/8/26

Amendments

www.buildplans.co.uk Scale 1:100 & 1:50 at A1

DRG. NO:5160/1