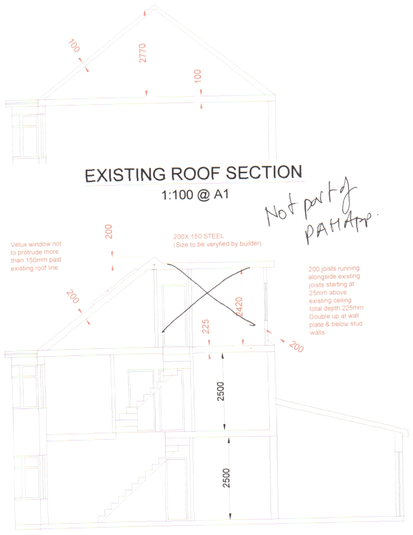
EXISTING FRONT ELEVATION
1:100 @ A1

EXISTING SIDE ELEVATION
1:100 @ A1

EXISTING SIDE ELEVATION
1:100 @ A1

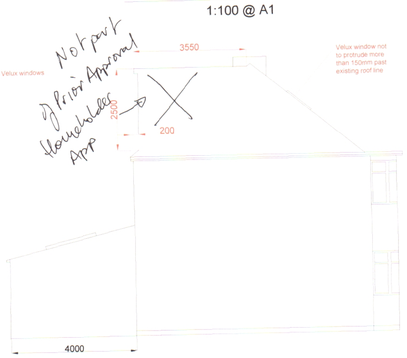
EXISTING REAR ELEVATION
1:100 @ A1



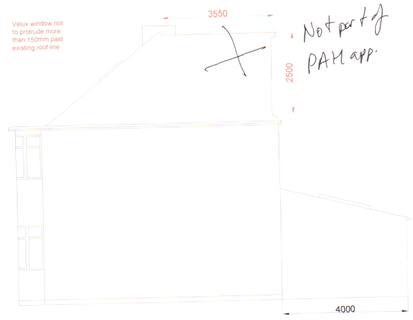
EXISTING ROOF SECTION
1:100 @ A1



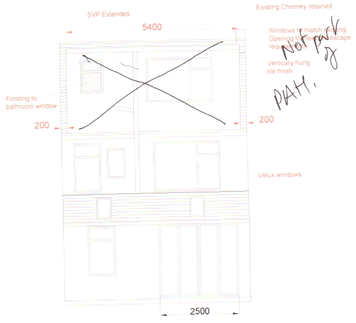
PROPOSED FRONT ELEVATION
1:100 @ A1



PROPOSED SIDE ELEVATION
1:100 @ A1



PROPOSED SIDE ELEVATION
1:100 @ A1



PROPOSED REAR ELEVATION
1:100 @ A1

New beams to be minimum 25mm above existing joists.

STAIRCASE: Builder to check site measurements before the new staircase is made. Width 888mm. Going 225mm min. Rise 200mm max.

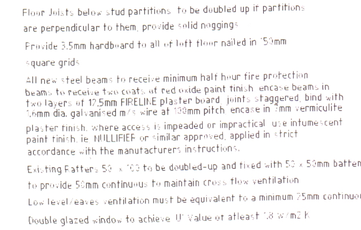
Pitch 42 Deg max. Headroom 2m. Handrail 900mm. Balustrade 900mm 100mm maximum gap to risers and handrails (verticalrails).

All Glazing within 800mm of finished floor level to b etoughened glass Class A1 to B.S. 6206. Together with glass within 1500mm of floor level in a door and any adjacent side panel within 300mm of door.

Escape windows

Exit window should have an Unobstructed openable area at least 0.33m2. Make Window 550mm wide x 800 mm high. The bottom of the openable area should be no more than 1100mm above the floor.

Dormer Cheek within 1.8m of Boundary wall to have ½ Hour Fire Resistance



LOCATION PLAN

SITE PLAN
1:200 @ A1

Floor Joists below stud partitions to be doubled up if partitions are perpendicular to them, provide solid nogging

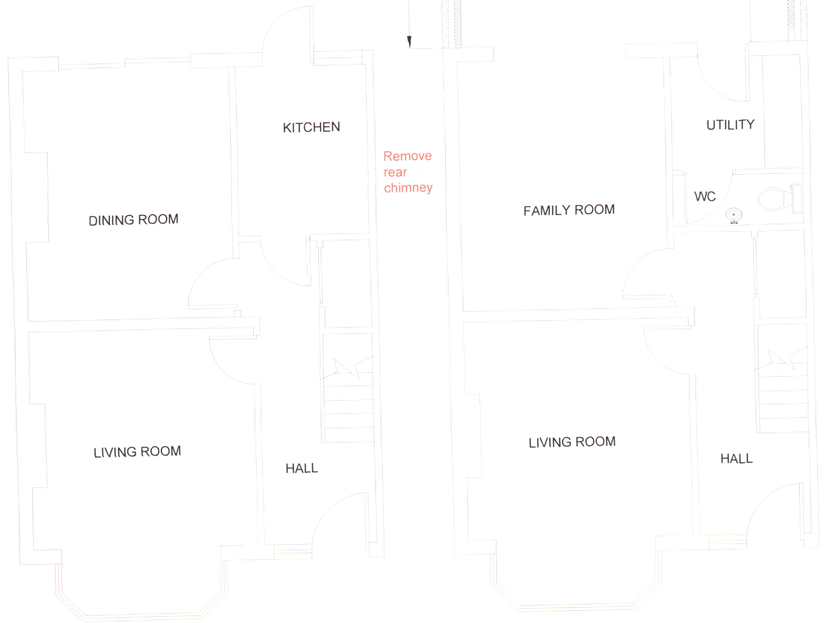
Provide 9.5mm hardboard to all of loft floor nailed in 150mm square grids

All new steel beams to receive minimum half hour fire protection beams to receive two coats of red oxide paint finish, encase beams in two layers of 12.5mm FIRELINE plaster board joints staggered, bind with 1.6mm dia. galvanised mesh wire at 150mm pitch, encase in 7mm vermiculite plaster finish, where access is impeaded or impractical use intumescent paint finish, ie NULLIFIER or similar approved, applied in strict accordance with the manufacturers instructions.

Existing Rafters 50 x 100 to be doubled-up and fixed with 50 x 50mm batten to provide 50mm continuous to maintain cross flow ventilation

Low level eaves ventilation must be equivalent to a minimum 25mm continuous gap.

Double glazed window to achieve U Value of atleast 1.8 w/m2 k

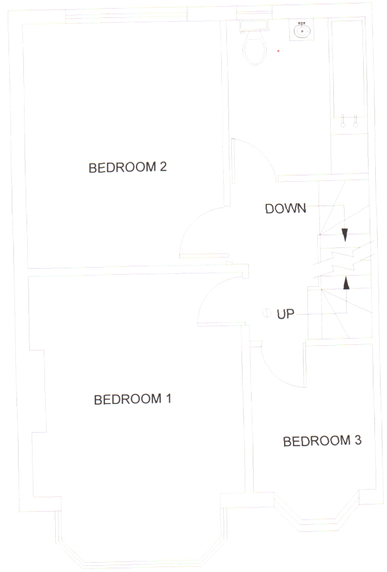


EXISTING GROUND FLOOR PLAN
1:50 @ A1

PROPOSED GROUND FLOOR PLAN
1:50 @ A1



EXISTING FIRST FLOOR PLAN
1:50 @ A1



Mains opertaed & interlinked smoke detector

PROPOSED FIRST FLOOR PLAN
1:50 @ A1



½ Hour fire rated door

PROPOSED SECOND FLOOR PLAN
1:50 @ A1

All dimensions to be checked on site and veryfied by builder before any works commences

All works to comply to building regulations. Local authority to be informed before work commences. Regular inspections from local authority to approve works comply.

Proposed ~~Loft and~~ Rear extension at 53 Denecroft Crescent

3 1 JUL 2017

Project Name and Title
Mr & Mrs Richards
53 Denecroft Cresent
Hillingdon
Middlesex
UB10 0HX

Project number: Richards 01
Date: JULY 2017
Scale: VARIES
Sketch No: AR/CB/01