

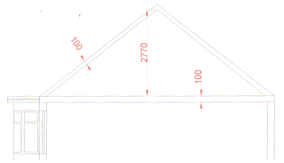
EXISTING FRONT ELEVATION
1:100 @ A1

EXISTING SIDE ELEVATION
1:100 @ A1

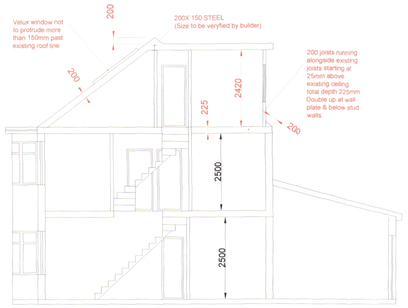
EXISTING SIDE ELEVATION
1:100 @ A1



EXISTING REAR ELEVATION
1:100 @ A1



EXISTING ROOF SECTION
1:100 @ A1



PROPOSED SECTION
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 800mm, Going 225mm min, Rise 200mm max.

Pitch 42 Deg max. Headroom 2m. Handrail 900mm, Balustrade 900mm '00mm maximum gap to risers and handrails (verticalrails).

All Glazing within 800mm of finished floor level to b etoughened glass (Class A) 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 areaat 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 1.0m of Boundary wall to have ' Hour Fire Resistance



LOCATION PLAN



Denecroft Cresent

SITE PLAN
1:200 @ A1

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

Provide 3.5mm 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 m/s wire at 100mm pitch, encase in 2mm vermiculite plaster finish, where access is inpeaded or impractical use intumescent paint finish, ie. NULLIFIER or similar approved, applied in strict accordance with the manufacturers instructions.

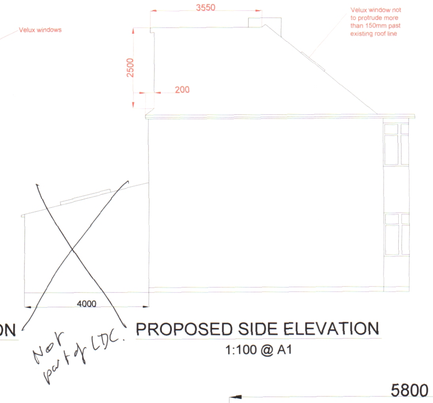
Existing Rafters 50 x 100 to be doubled-up and fixed with 50 x 50mm batten to provide 50mm continuous to maintain cross flow ventilation

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

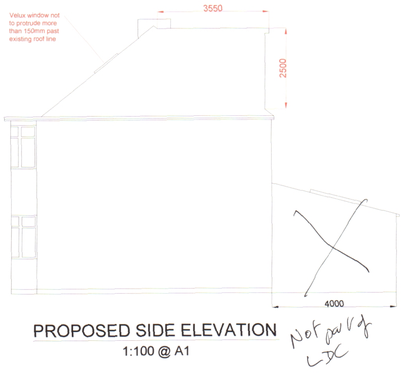
Double glazed window to achieve 'U' Value of atleast 1.8 w/m2.k



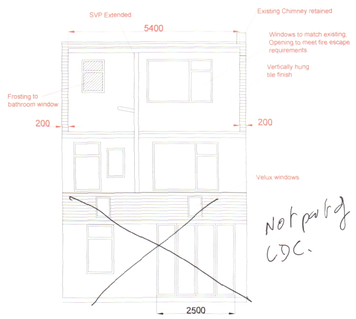
PROPOSED FRONT ELEVATION
1:100 @ A1



PROPOSED SIDE ELEVATION
1:100 @ A1



PROPOSED SIDE ELEVATION
1:100 @ A1



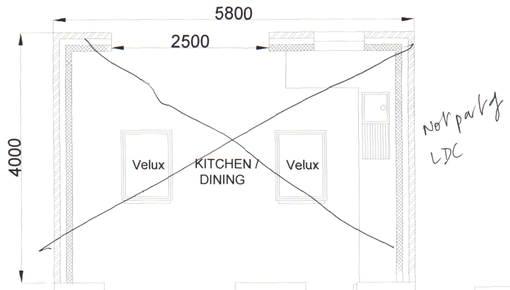
PROPOSED REAR ELEVATION
1:100 @ A1

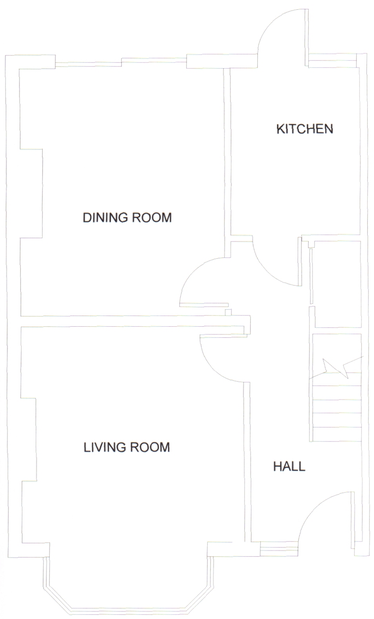
Mains operated & interlinked smoke detector
Half Hour Fire Resistance Door

All new windows to be double glazed and to comply with Part L of approved documents of Building Regulation 2002 to achieve 1.8 W/m2k

Smoke Detectors (mains wired) to be fitted at ground floor hallway & first/second floor landings

Existing Rafters to be 50 x 100 to be doubled-up using M'Rs at 600 c/c and toothed end connectors



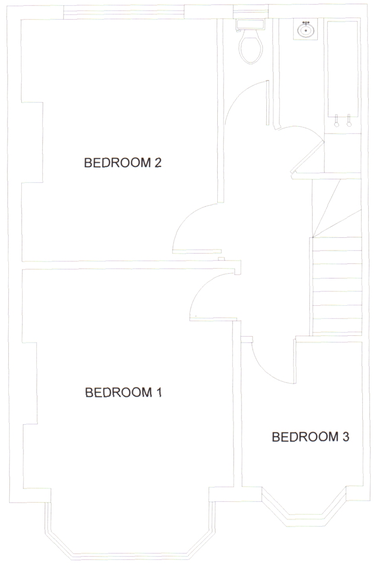


Remove rear chimney



EXISTING GROUND FLOOR PLAN
1:50 @ A1

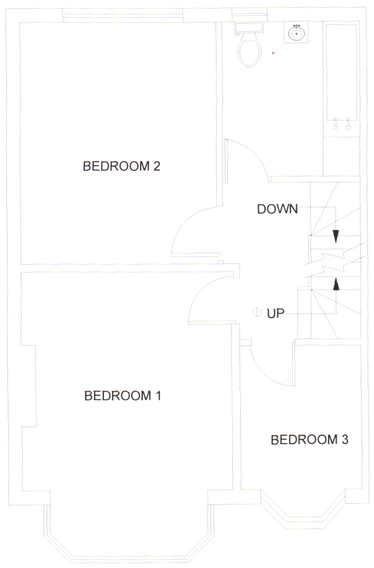
PROPOSED GROUND FLOOR PLAN
1:50 @ A1



EXISTING FIRST FLOOR PLAN
1:50 @ A1

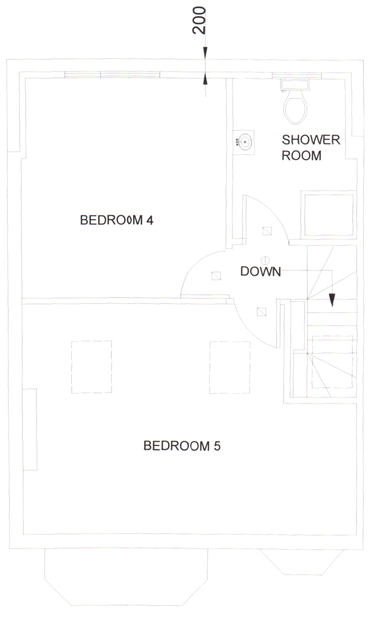
Remove rear chimney

Existing bathroom / WC made into one room



Mains opertaed & interlinked smoke detector

PROPOSED FIRST FLOOR PLAN
1:50 @ A1



1/2 Hot 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 [redacted] extension at 53 Denecroft Crescent

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

3 1 JUL 2017

3 1 JUL 2017

Not part of LDC.

Astrids rev 1.dwg