



Existing Rear Elevation 1:100

Key:

- 01

New Dormer Roof: Timber flat roof construction finishing to be 3no. Layer Felt system and finished off with Green Mineral and reflective stone chippings. Refer to Building Notes and structural engineers specification and drawings.
- 02

Hip to Gable: New Tiled Pitch Roof construction - New Interlocking Tiles to Match Existing. Minimum Pitch of 20deg. Refer to Building Notes and structural engineers specification and drawings (client to confirm colour).
- 03

New Velux Centre Pivot Roof (MK04) windows size 780mm x 980mm. Colour and size to be confirmed by client. (Refer To Structural Engineers drawings and notes).
- 04

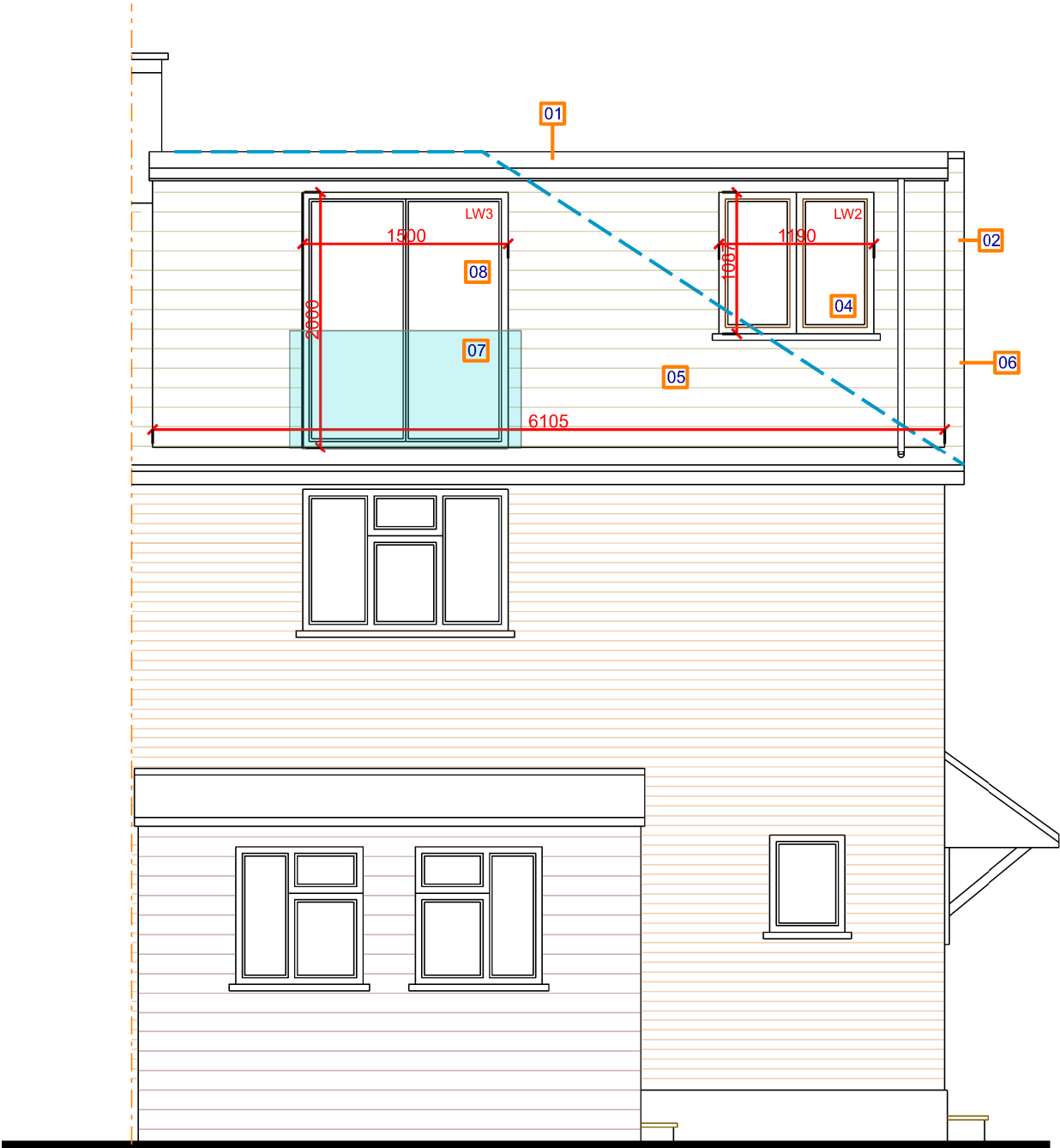
New Double Glazed UPVC window
- 05

Rear Full Width Dormer Construction: 225mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. New Dormer Walls: Tiles to Match existing.(type/ colour to be selected by client).
- 06

Hip to Gable End Wall: New 225mm solid wall construction with - Dense 7.3N.mm² in M4 (Refer to Engineers drawings and notes). Blockwork finished off with sand and cement render to match existing. 3 coats of high quality masonry paint/colour to be selected by client.
- 07

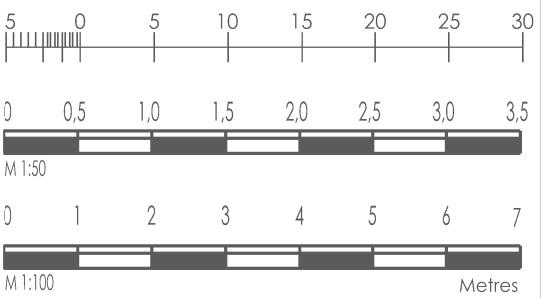
New Glass Balustrade too be 1.1m in height. Balustrades to be in toughened glass in accordance with Part K of the Building. No openings in any balustrade should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.
- 08

New Double Glazed French UPVC Doors



Proposed Rear Elevation 1:50

DESCRIPTION:	REV NO:	DATE:	INITIAL:



All dimensions and levels must be checked and verified on site by contractor, specialist, manufacturer prior to commencement of work and discrepancies must be reported to us in writing before proceeding.

The design, materials, specification are copyright protected and must not be copied or trasmitted without our prior written permission. Copyright infringements shall be legally enforced and pursued.

Client is responsible for all aspects relating to CDM Regulations.

Works should not commence before a 'Building Control' approval is received. Client bears full responsibility for alterations due to commencement of works prior to approval. This drawing is intended to illustrate the proposal only and cannot be used for construction purposes without further information.

All drawings to be read in conjunction with engineers drawings, notes and calcs. If there are any structural queries please contact Structural Engineer directly.

G R A F E S O

42 Leeside, Barnet, Herts, EN5 2PG

hm@grafeso.com

m: 07472534445

t: 02084415324

[www.grafeso.com](http://www.grafeso.com)

Preliminary

LDC

Construction

DRAWING TITLE: Existing & Proposed Rear Elevation			
SITE: 101 Castle Ave, West Drayton, Uxbridge, UB7 8LQ		DRAWING NUMBER: 774_LDC(0)008	
CLIENT: Mr Fred Buch		CHECKED BY: HM	DATE: 23.07.2023
SCALE: 1:100 1:50	Rev.	DRAWN BY HM	SHEET A3