PROPOSED SIDE ELEVATION

SCALE 1:100

PROPOSED FRONT ELEVATION

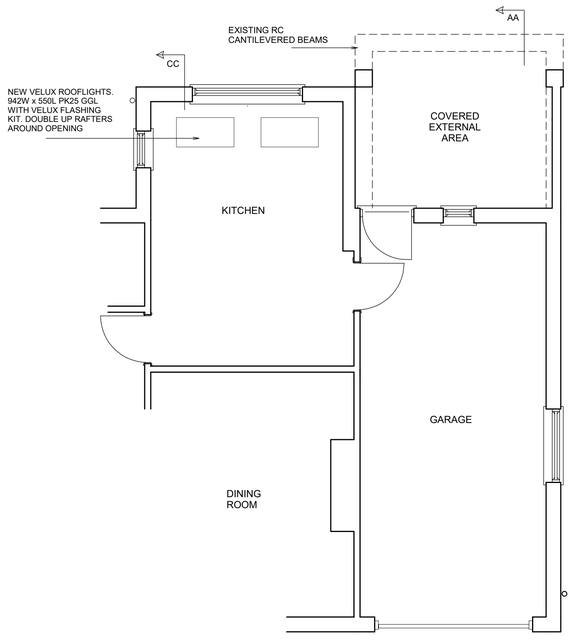
SCALE 1:100

PROPOSED SIDE ELEVATION

SCALE 1:100

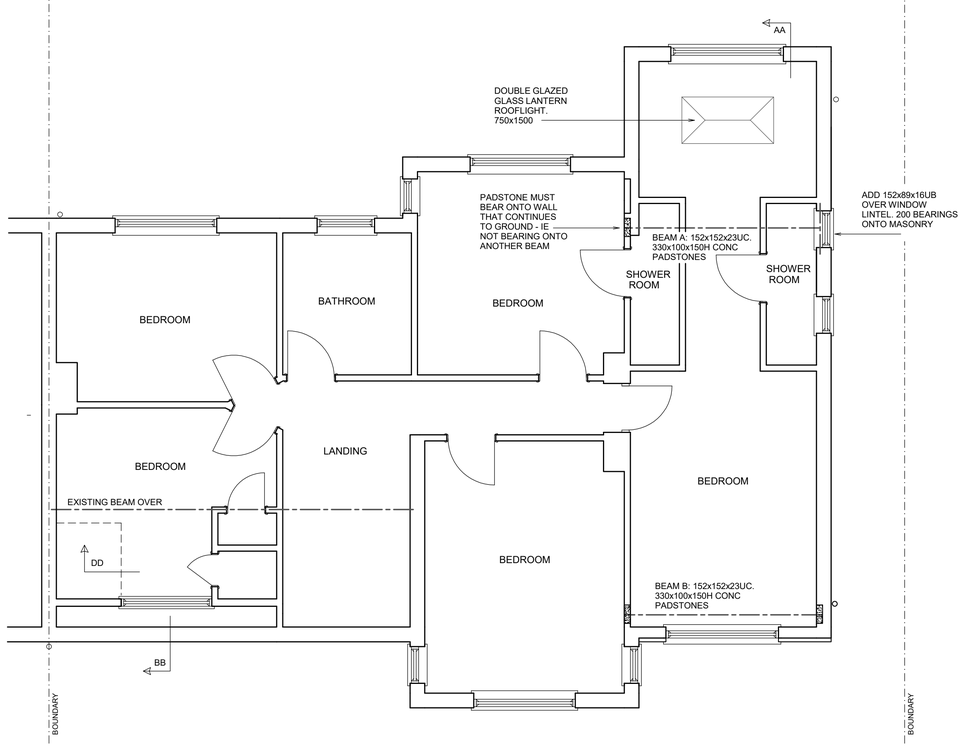
PROPOSED REAR ELEVATION

SCALE 1:100



PROPOSED PART GROUND FLOOR PLAN

SCALE 1:50



PROPOSED FIRST FLOOR PLAN

SCALE 1:50

GENERAL SPECIFICATION
(unless noted otherwise on drawings or engineer's design)

NEW EXTERNAL GABLE WALL

Solid wall of 215 Celcon Standard lightweight block (K=0.15 W/m2K). No insulation proposed. Render exterior to match existing 2 x 10 coat 1:1:6 mix + waterproof additive BS5262 to blockwork.

STEELWORK

Beams to be clad with 12.5 fireline plasterboard + skim to provide 30 min fire rating. Alternatively steelwork to be painted with intumescent paint by suitably trained person to approval of building inspector on site.

PITCHED MAIN ROOF

175x50 C16 rafters at 400 cts. Spiked & B-mouthed to joists & wall plates. Valleys on WBP ply lay boards on rafters. 200x38 ridge board. 150x50 C24 ties bolted to rafters at 800 max cts. Retain existing ceiling joists (assuming in good condition). 1 layer Tyvek membrane. 19x38 battens. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. Roof tiles to match existing. Chutes to valleys. 300 fibreglass quilt laid between joists & over joists. 9 plasterbd + 3 skim to underside of joists. New ridge tiles to be bedded on mortar in addition to a mechanical fixing

FLAT ROOF (WARM DECK CONSTRUCTION)

Remove covering. Repair deck if required. Bond vapour control layer to ply (Alutrix 600 or similar). Fully bond 150mm Celotex GA4000 to VCL. 18 OSB. Loose lay venting layer. 3 layer felt to BS747 hot bonded to OSB decking. Ceiling 9 plasterboard + skim. Roof to achieve U-value of 0.15W/m2K. Install strip of DPM between warm and cold roofs.

PITCHED ROOF TO FRONT DORMER

100x50 C16 rafters at 400 cts. Spiked & B-mouthed to joists & wall plates. 150x50 C16 hip & valley rafters. 150x50 ridge board. 100x50 C16 ceiling joists to 400cts. 1 layer Tyvek membrane. 19x38 battens. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. Roof tiles to match existing. Bonnets to hips to match existing. Chutes to valleys. 300 fibreglass quilt laid between joists & over joists. 9 plasterbd + 3 skim to underside of joists. New hip & ridge tiles to be bedded on mortar in addition to a mechanical fixing.

DORMER REAR WALL & CHEEKS

100x50 C16 timber stud on doubled up rafters. 90mm Celotex GA4000 between studs. 50 Celotex GA4000 internally. Timber framed walls to achieve U-value of 0.18W/m2K. Fix 1000 gauge polythene membrane over studs and seal perimeter with mastic to provide a VCL. 12.5 plasterboard + 3 skim internally. Cross batten externally and fix vertical hung tiles.

ROOFLIGHTS – PITCHED ROOFS

Install with manufacturers upstand/flashing kit and all to manufacturers instructions. Triple rafters and trimmers around opening to be bolted together with M12 bolts @ 600cts.

ROOFLIGHTS – FLAT ROOFS

Install with manufacturers upstand/flashing kit and all to manufacturers instructions. Triple joists and trimmers around opening to be bolted together with M12 bolts @ 600cts.

VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm^2 min vent.

SURFACE WATER

112 dia PVC gutters. 68 dia PVC downpipes. Surface water downpipes connected into existing surface water drain. If not possible construct soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore. If clay found use crate system soakaway.

ABUTMENTS

All exterior abutments to have code 4 lead min 150 flashing let into brickwork or blockwork.

WINDOWS

Double glazed with 16 air gap and soft low E coating. Built in 8000mm^2 adjustable vent. Windows & doors to achieve U value of 1.4 w/m2K. All glass below 800mm to be toughened safety glass.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

10 MILTON ROAD ICKENHAM MIDDX UB10 8NQ

ALTERATIONS

SCALE 1:50 / 1:100 @ A1

JUNE 2026

DRG No. 2500.2 REV B

JAMES RUSH ASSOCIATES LTD
54 JOINERS LANE CHALFONT ST PETER
BUCKINGHAMSHIRE SL9 0AT TEL: 01923 775 761
EMAIL: jameswrush@hotmail.com

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 BOUNDARIES 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 DRAINS & TREES 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 - ENGINEERS DESIGN PREVAILS

THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDER/CLIENT 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