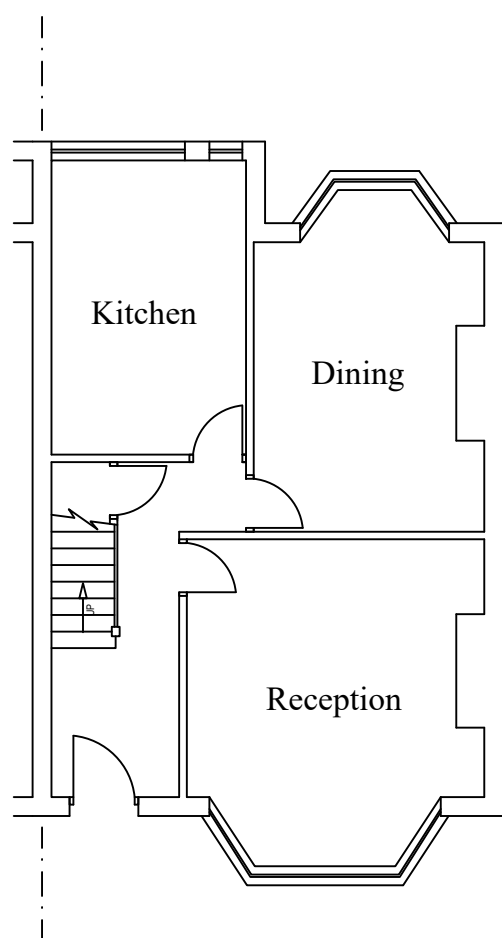
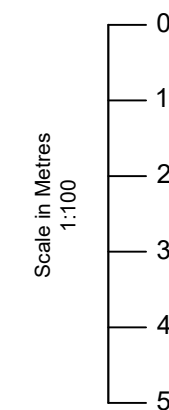
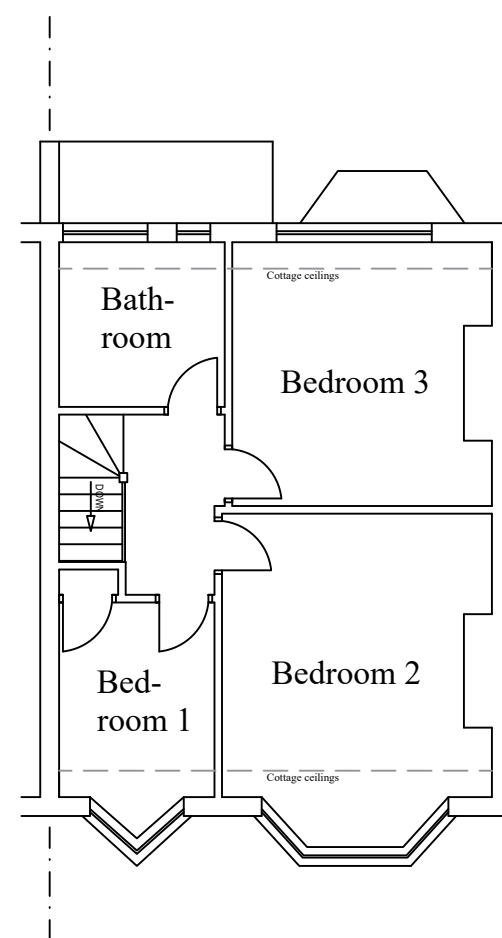


Notes

All drawings to be signed off by building control before the commencement of any works. If works commence on a Building Notice, the Builder/property owner commences works at their own risk and ELA Design (or its Officer's) cannot accept and liability whatsoever for these works carried out.



EXISTING GROUND FLOOR LAYOUT



EXISTING FIRST FLOOR LAYOUT

Rev	Date	Details	By
A	17/11/23	Revision A	CE

Project: Loft Extension

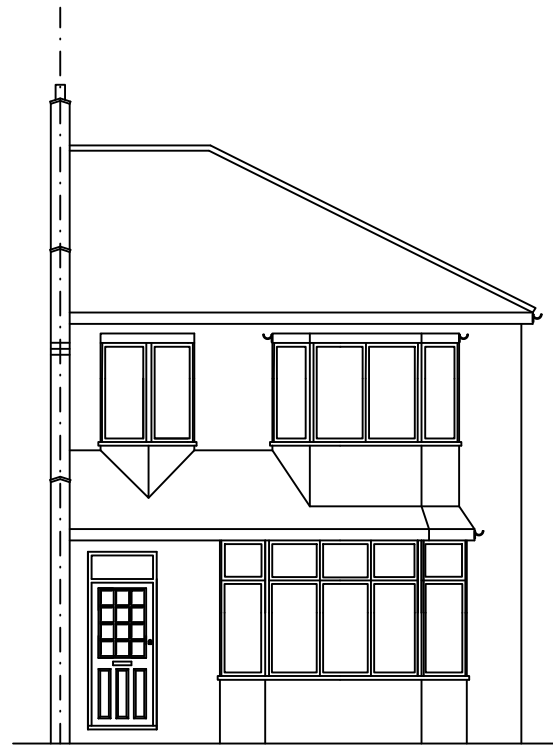
Drawing: Existing Layout

Address: 23 Bosworth Road, Barnet, EN5 5LZ

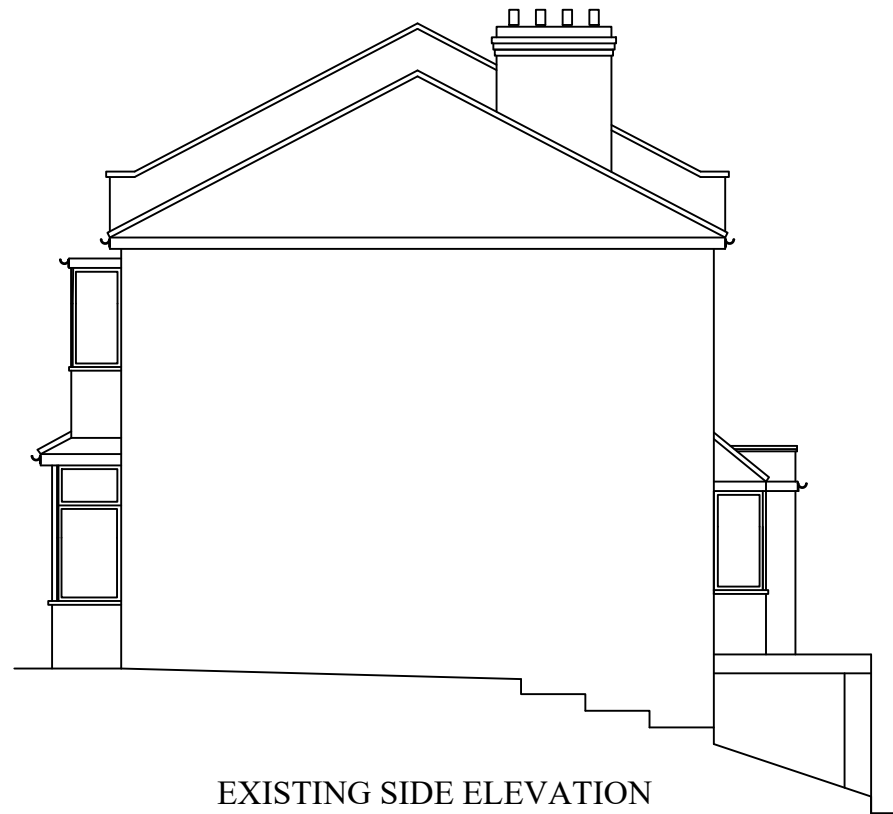
Drawing N°: ELA/1 Rev: A

A3 Scale: 1:100 Drawn By: CE Job No: 2828 Date: 17/11/23

ELA Design
Beechcroft
Riverside Avenue
Broxbourne
Herts
EN10 6RA
www.ela-design.co.uk Tel:- 07979510821



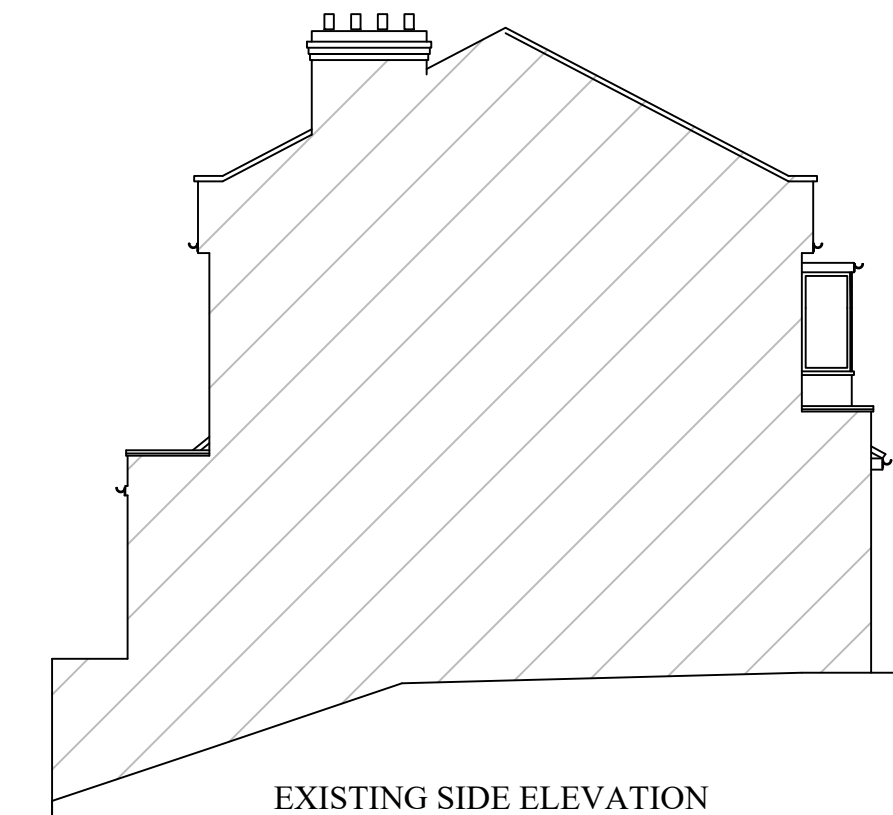
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

Notes

All drawings to be signed off by building control before the commencement of any works. If works commence on a Building Notice, the Builder/property owner commences works at their own risk and ELA Design (or its Officer's) cannot accept and liability whatsoever for these works carried out.



Rev	Date	Details	By
A	17/11/23	Revision A	CE

Project: Loft Extension

Drawing: Existing Elevations

Address: 23 Bosworth Road, Barnet, EN5 5LZ

Drawing N°: ELA/2 Rev: A

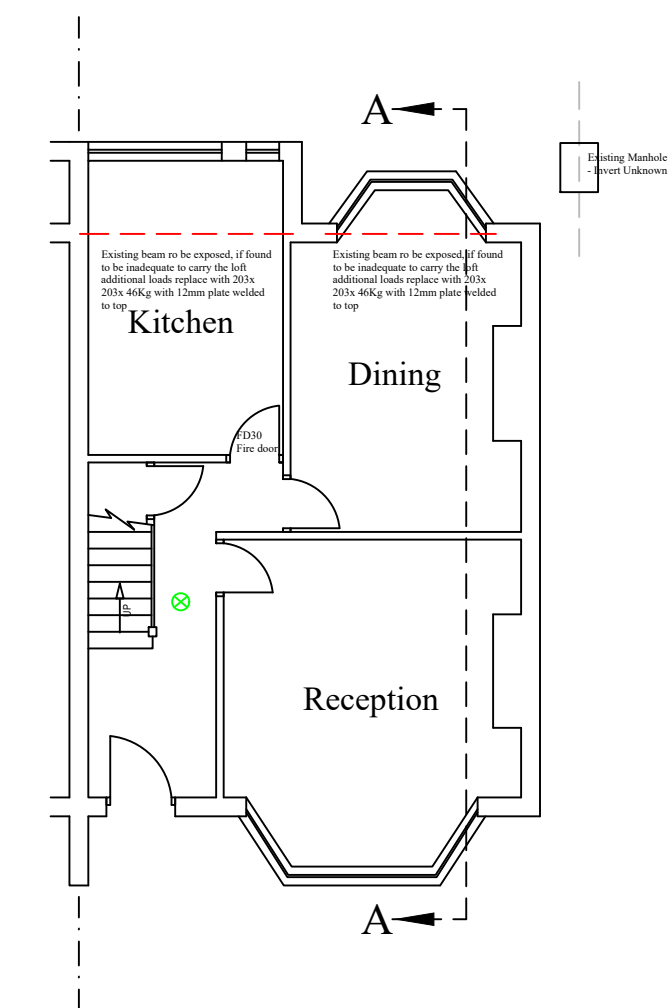
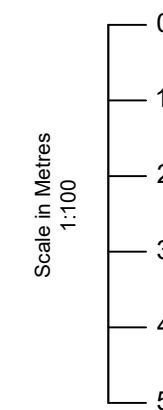
A3 Scale: 1:100 Drawn By: CE Job No: 2828 Date: 17/11/23



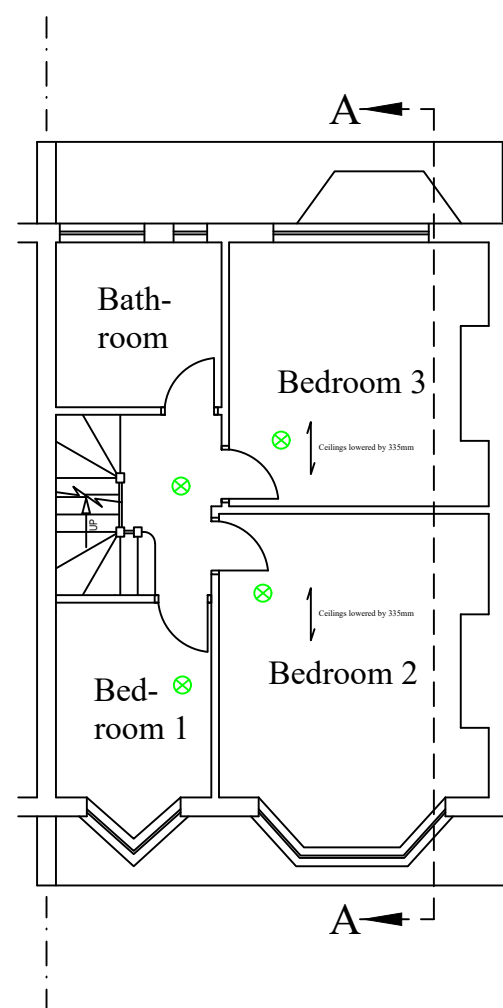
ELA Design
 Beechcroft
 Riverside Avenue
 Broxbourne
 Herts
 EN10 6RA
 www.ela-design.co.uk Tel:- 07979510821

Notes

All drawings to be signed off by building control before the commencement of any works. If works commence on a Building Notice, the Builder/property owner commences works at their own risk and ELA Design (or its Officer's) cannot accept and liability whatsoever for these works carried out.



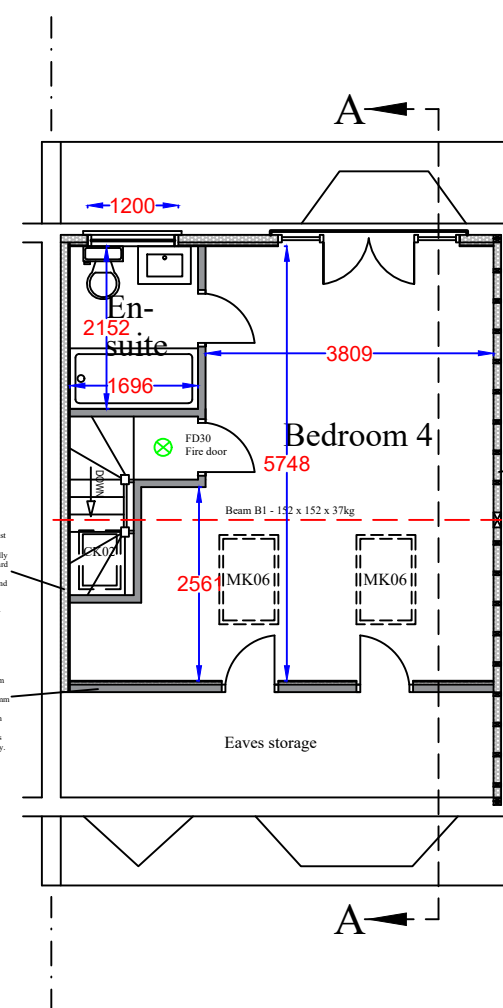
PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT

Existing party external wall to be To achieve min U value of 0.18 W/m²K. The existing external walls must be checked for stability and be free from defects as required by the Building Control Officer. Mechanically fix 62.5mm Celotex PL4000 insulated dry lining board to 25 x 50mm treated timber battens set at maximum 600mm centres and positioned horizontally at floor and ceiling level. Fix using drywall screws or galvanneal clout nails placed at 150mm centres. Tape joints and seal perimeter edges with mastic, to provide a vapour control layer (VCL). All work in accordance with BS 8212: 1995 (Code of practice for dry lining).

STUD ASHLAR/DWARF WALL
To achieve minimum U Value of 0.18 W/m²K. Construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 600mm centres or to structural engineer's details and calculations. Insulation between and over studs; 100mm Celotex GA4000 between plus 37.5mm Celotex PL4000 insulated plasterboard with V.C.L. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.



PROPOSED LOFT FLOOR LAYOUT

GABLE WALL IN TIMBER - To achieve minimum U Value of 0.18 W/m²K Render finish (to comply with BS EN 13914-1) - applied in 3 coats at least 20mm thick to stainless steel render lath. Render should be finished onto an approved render stop. Render lath fixed to vertical 25 x 50mm preservative-treated battens to provide vented and drained cavity, battens fixed vertically to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm ctrs or to s'engineer's details and calculations. Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over. Provide vel and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

Key:

- Grade D2 Inter-linked Smoke detectors

Rev	Date	Details	By
A	17/11/23	Revision A	CE

Project: Loft Extension

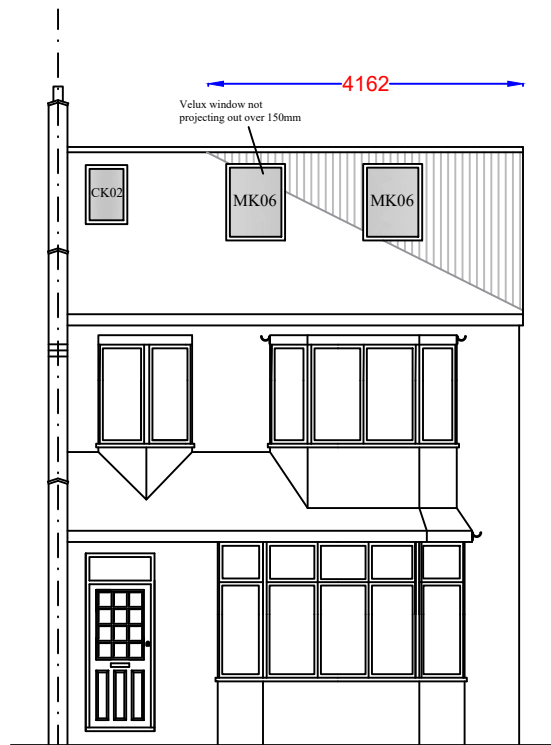
Drawing: Proposed Layout

Address: 23 Bosworth Road, Barnet, EN5 5LZ

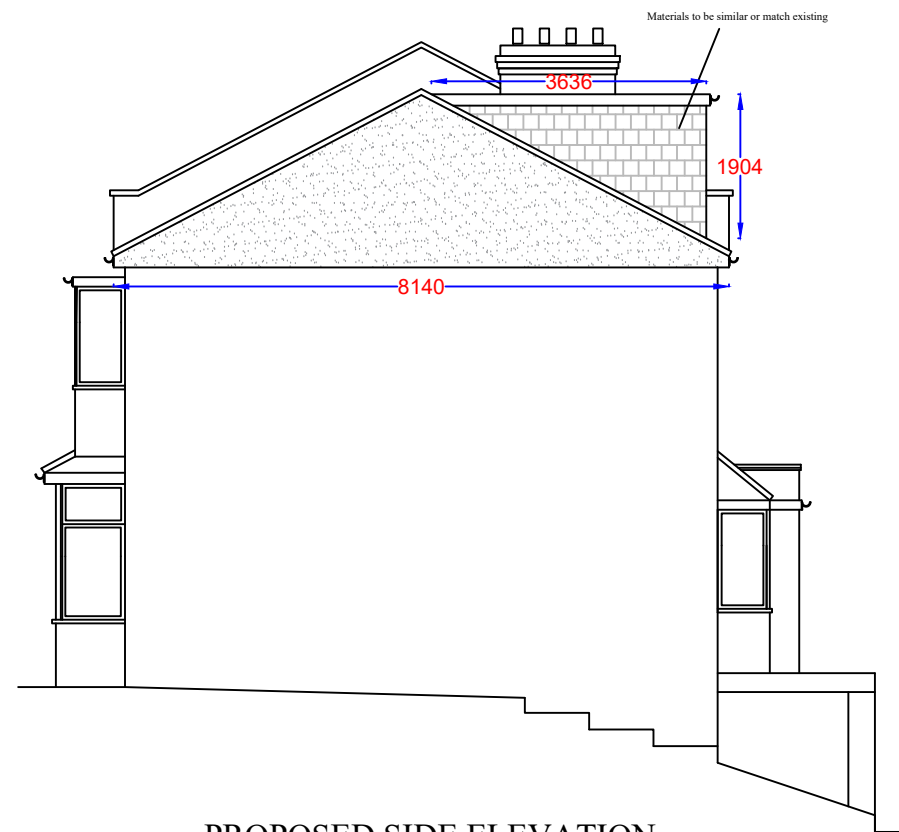
Drawing N°: ELA/3 Rev: A

A3 Scale: 1:100 Drawn By: CE Job No: 2828 Date: 17/11/23

ELA Design
Beechcroft
Riverside Avenue
Broxbourne
Herts
EN10 6RA
www.ela-design.co.uk Tel:- 07979510821

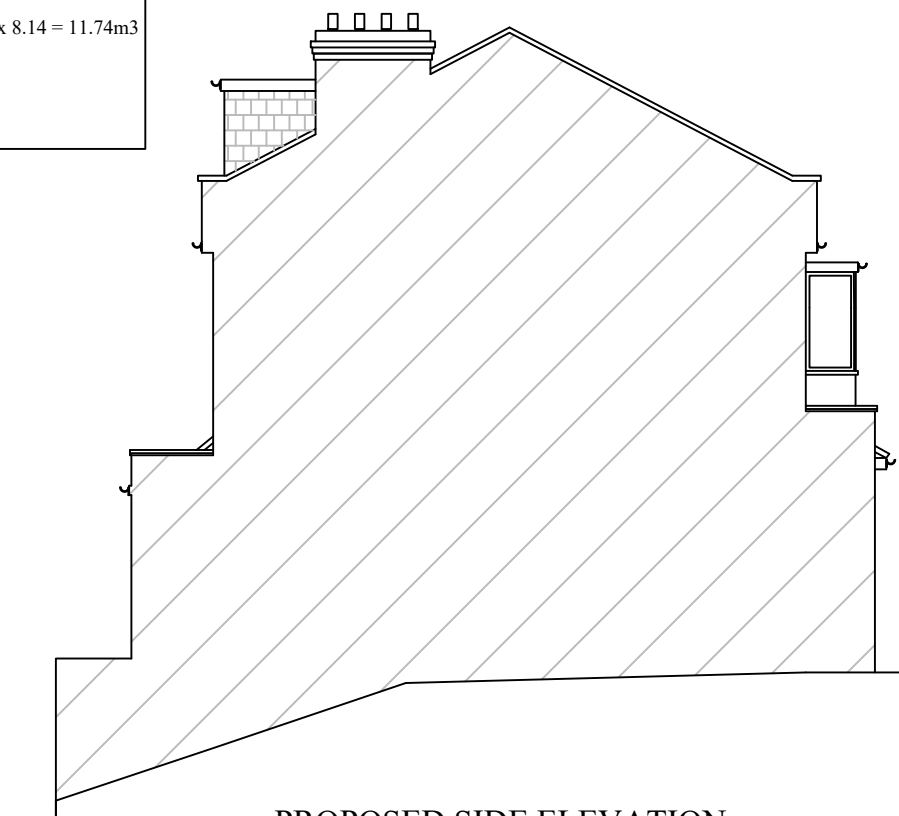


PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

Dormer Volumes:	
V1 - Rear dormer	$\frac{1}{2} \times 1.90 \times 3.64 \times 5.83 = 20.16\text{m}^3$
V2 - Hip to gable	$\frac{1}{3} \times (\frac{1}{2} \times 2.08 \times 4.16) \times 8.14 = 11.74\text{m}^3$
TOTAL VOLUME:	31.80m³



PROPOSED SIDE ELEVATION

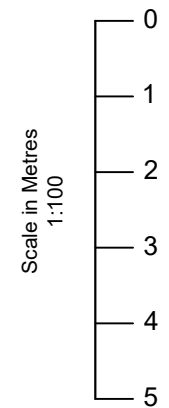


PROPOSED REAR ELEVATION

JULIET BALCONY: New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape. Any area of glazing under 1500mm from floor level requires toughened safety glass (class A1 to BS 6206. All balcony balustrades to be min 1.1m in height. Balustrades to be toughened laminated glass (thickness to suit span) in accordance with Part K (Part N in Wales) of the Building Regulations and designed to resist the horizontal force given in BS 6180. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

Notes

All drawings to be signed off by building control before the commencement of any works. If works commence on a Building Notice, the Builder/property owner commences works at their own risk and ELA Design (or its Officer's) cannot accept and liability whatsoever for these works carried out.



Rev	Date	Details	By
A	17/11/23	Revision A	CE

Project: Loft Extension

Drawing: Proposed Elevations

Address: 23 Bosworth Road, Barnet, EN5 5LZ

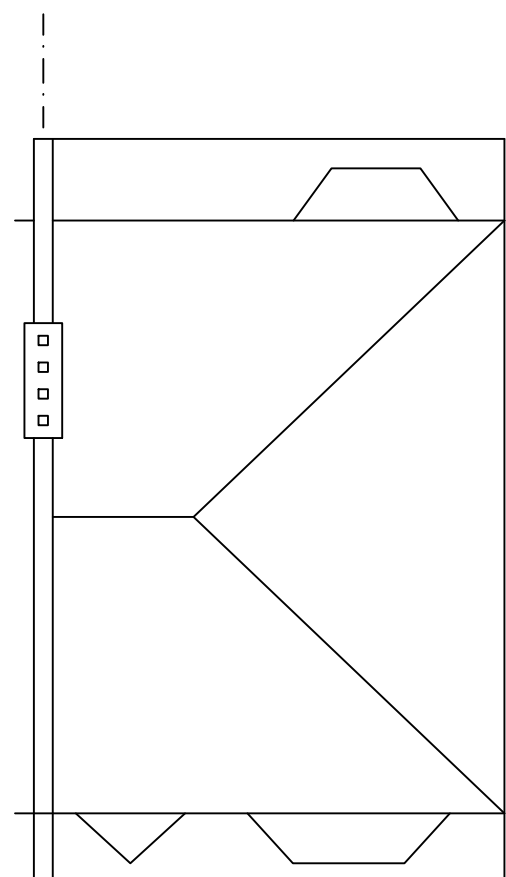
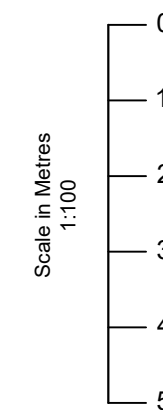
Drawing N°: ELA/6 Rev: A

A3 Scale: 1:100 Drawn By: CE Job No: 2828 Date: 17/11/23

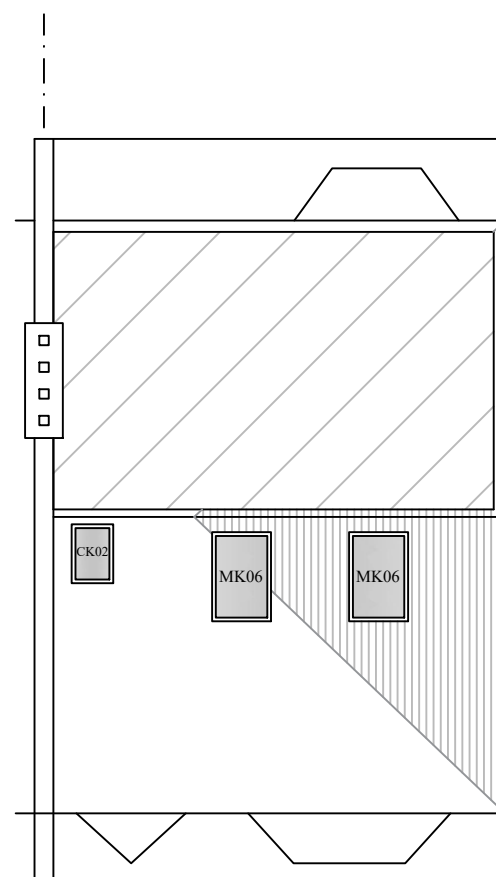
ELA Design
Beechcroft
Riverside Avenue
Broxbourne
Herts
EN10 6RA
www.ela-design.co.uk Tel:- 07979510821

Notes

All drawings to be signed off by building control before the commencement of any works. If works commence on a Building Notice, the Builder/property owner commences works at their own risk and ELA Design (or its Officer's) cannot accept and liability whatsoever for these works carried out.



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

Rev	Date	Details	By
A	17/11/23	Revision A	CE


Project: Loft Extension

Drawing: Roof Plan

Address: 23 Bosworth Road, Barnet, EN5 5LZ

Drawing N°: ELA/13 Rev: A

A3 Scale: 1:100 Drawn By: CE Job No: 2828 Date: 17/11/23

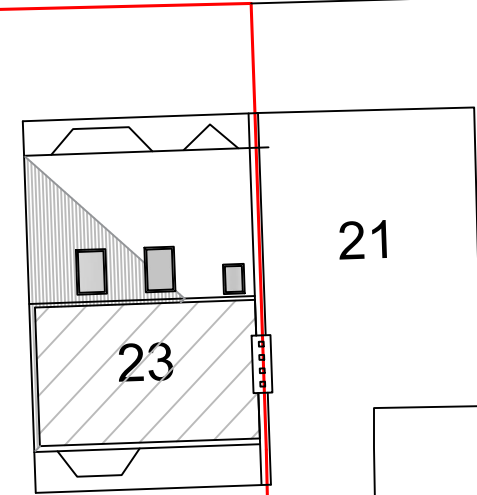
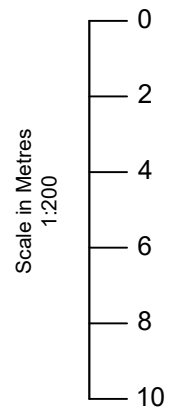


ELA Design
Beechcroft
Riverside Avenue
Broxbourne
Herts
EN10 6RA
www.ela-design.co.uk Tel:- 07979510821

BOSWORTH ROAD

Notes

All drawings to be signed off by building control before the commencement of any works. If works commence on a Building Notice, the Builder/property owner commences works at their own risk and ELA Design (or its Officer's) cannot accept and liability whatsoever for these works carried out.



O/S licence number

100060020

Rev	Date	Details	By
A	17/11/23	Revision A	CE

Project: Loft Extension

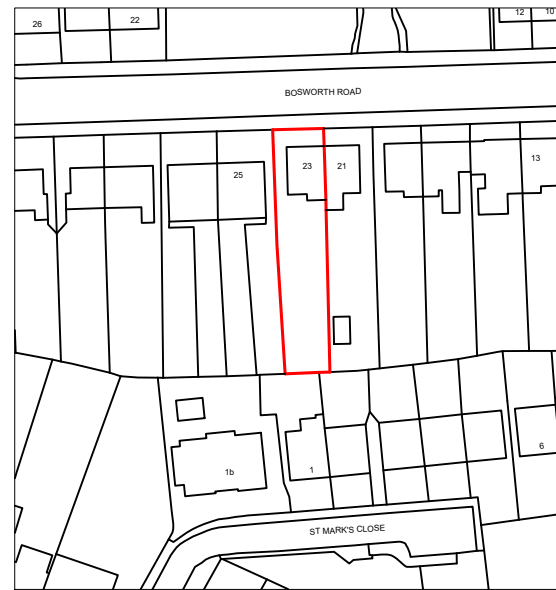
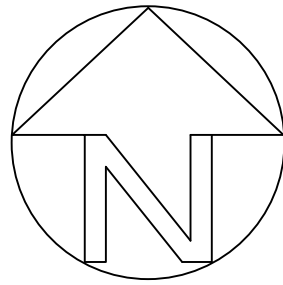
Drawing: Block Plan

Address: 23 Bosworth Road,
Barnet, EN5 5LZ

Drawing N°: ELA/14 Rev: A

A3 Scale: 1:200 Drawn By: CE Job No: 2828 Date: 17/11/23

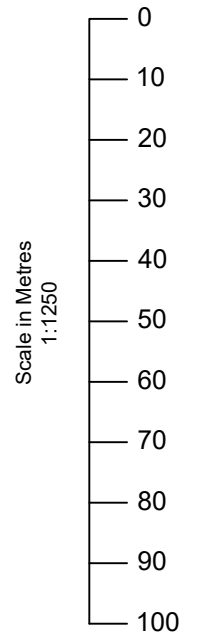
ELA Design
Beechcroft
Riverside Avenue
Broxbourne
Herts
EN10 6RA
www.ela-design.co.uk Tel:- 07979510821



LOCATION PLAN

Notes

All drawings to be signed off by building control before the commencement of any works. If works commence on a Building Notice, the Builder/property owner commences works at their own risk and ELA Design (or its Officer's) cannot accept and liability whatsoever for these works carried out.



O/S licence number

100060020

Rev	Date	Details	By
A	17/11/23	Revision A	CE

Project: Loft Extension

Drawing: Site Location Plan

Address: 23 Bosworth Road,
Barnet, EN5 5LZ

Drawing N°: ELA/17 Rev: A

A3 Scale: 1:1250 Drawn By: CE Job No: 2828 Date: 17/11/23



www.ela-design.co.uk

ELA Design
Beechcroft
Riverside Avenue
Broxbourne
Herts
EN10 6RA

Tel:- 07979510821