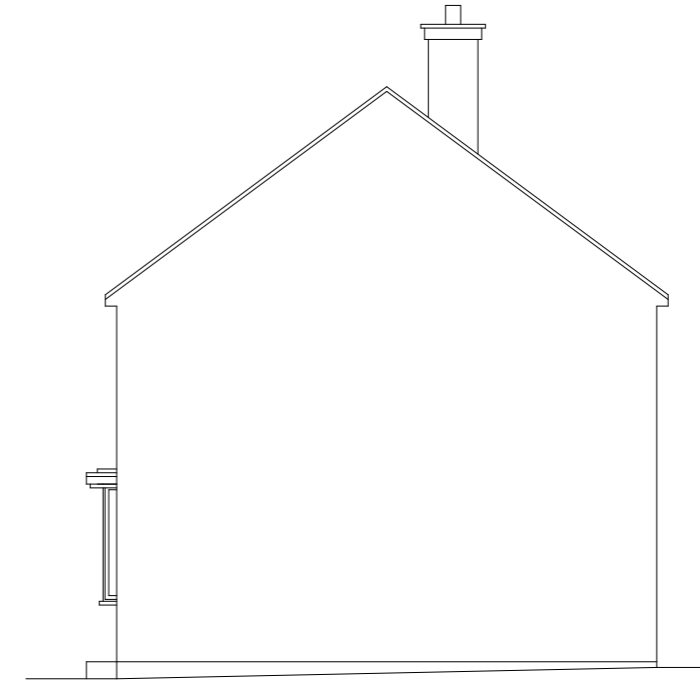




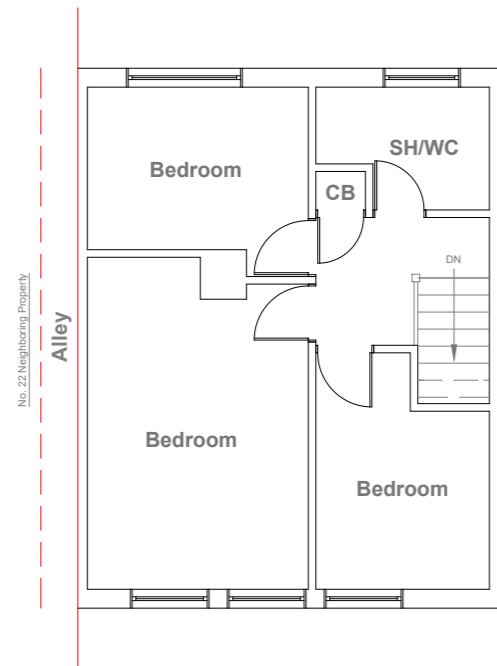
Existing Ground Floor Plan
Scale 1:100



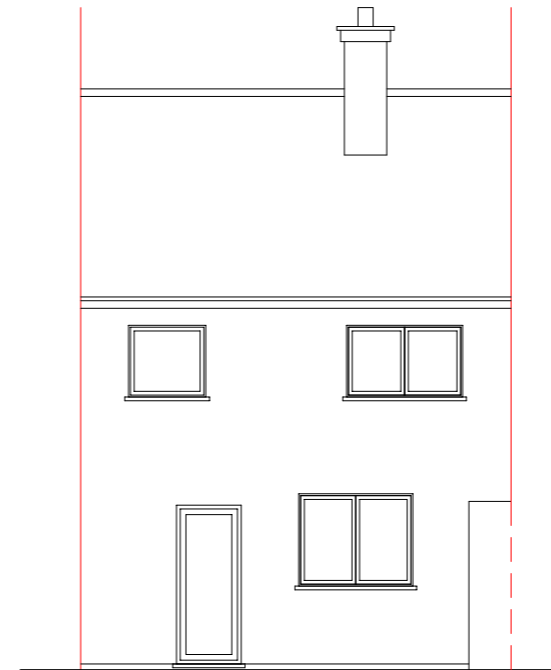
Existing Front Elevation
Scale 1:100



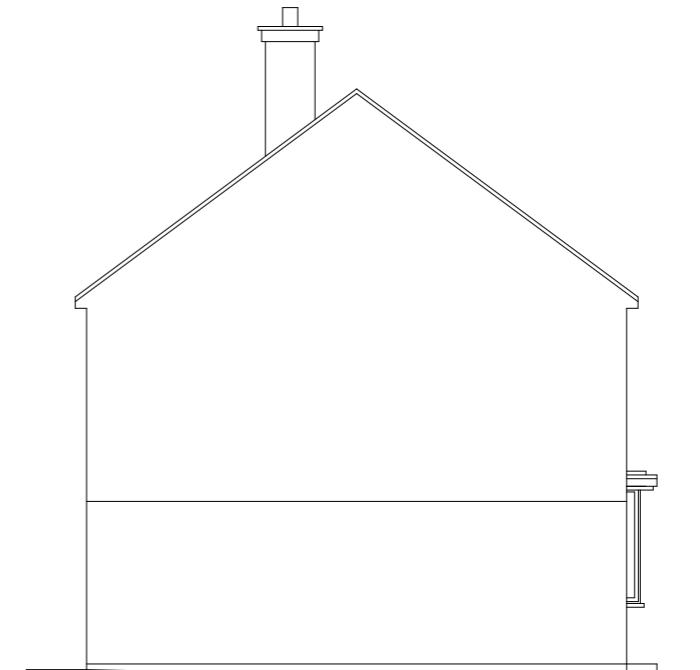
Existing Side Elevation
Scale 1:100



Existing First Floor Plan
Scale 1:100



Existing Rear Elevation
Scale 1:100

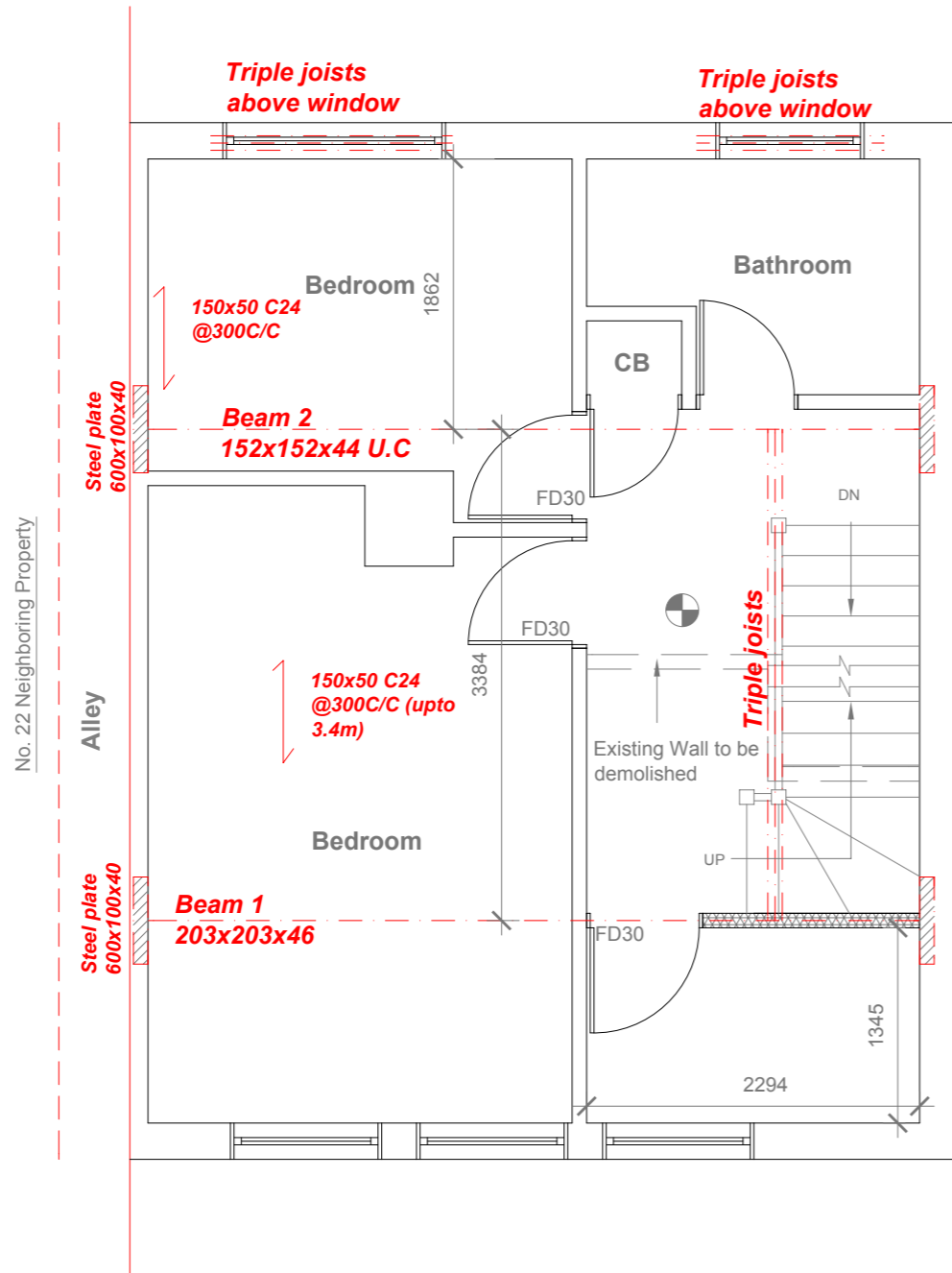


Existing Side Elevation
Scale 1:100



	Project: 20 Rossington Avenue, Borehamwood, WD6 4JY	Title: Existing Ground Floor Plan, First Floor Plan & Elevations	Scale: 1:100 @ A3 Date: January 2024 Drawing No.: 130/01/JG				
	Revision						
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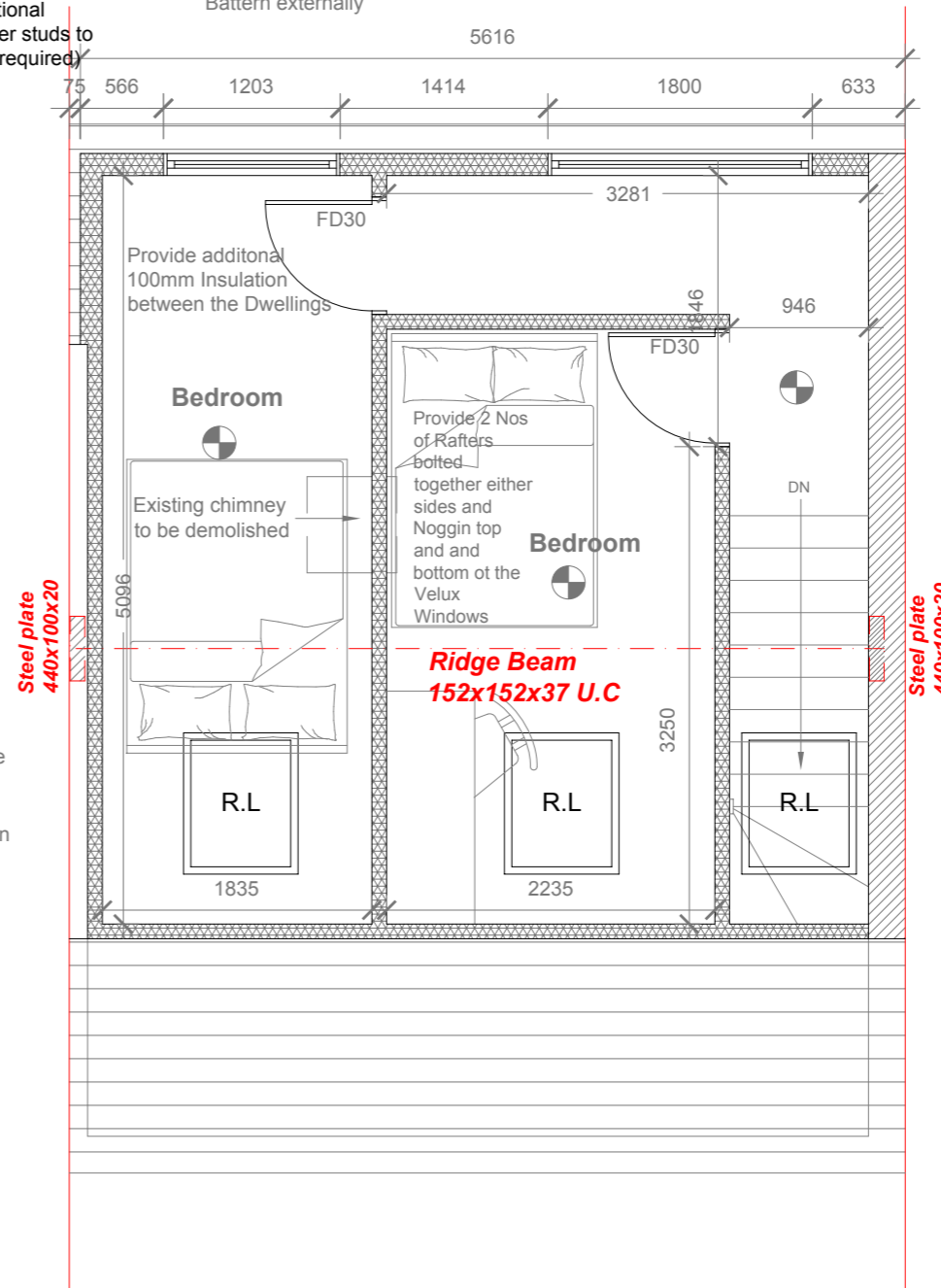
UPGRADING CAVITY PARTY WALL (cold adjoining space)
 The existing party walls must be checked for stability and be free from defects as required by the Building Control Officer. Provide a scratch coat render to existing wall. Mechanically fix 62.5mm Celotex PL4000 insulated dry lining board to 25 x 50 mm treated timber battens set at maximum 600mm centres on to existing wall and positioned horizontally at floor and ceiling level.
 Fix using drywall screws or galvanised clout nails placed at 150mm centres. Tape joints and seal perimeter edges with mastic, to provide a vapour control layer (VCL). Finish with a 3mm plaster skim.
 All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems.



Proposed First Floor Plan
 Scale 1:50

Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm fire line board internally to achieve 1/2 hour fire resistance from both sides. (Provide an additional 15mm pur insulation over studs to prevent cold bridging if required)

Proposed 150mm Insulated Dormer wall with Plasterboard internally and Tiles on Battern externally



Proposed Loft Floor Plan
 Scale 1:50

Velux Window to be installed as per manufacturer specification, not projected more than 150mm from the plane of roof slope

All work to comply with current building regulations and codes of practice

Do not scale from drawings all dimensions to be checked on site before the start of any work

Provide 2m headheight between two Staircases (If not Existing Wall to be moved to get 2m clear headheight)

Proposed External Finish Materials to Match Existing External Finish Materials

ROOF LIGHTS
 Min U-value of 1.6 W/m²K. Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufactures instructions with rafters doubled up to sides and suitable flashings etc.

Velux Window to be installed as per manufacturers specification, not projected more than 150mm from the plane of roof slope

Under stair cupboards to be lined with Gypro Fire Line plasterboard or similar to provide 1/2 hour fire protection

STUD ASHLAR/DWARF WALL

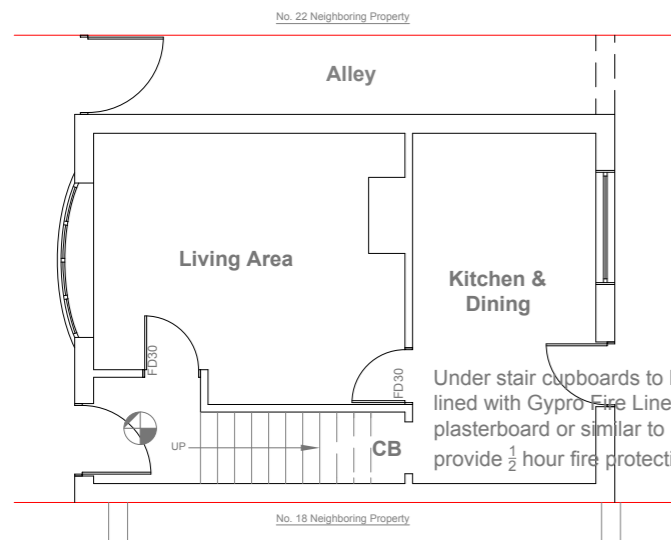
To achieve minimum U Value of 0.18 W/m²K
 Construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to Structural Engineer's details and calculations. Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over. Provide vcl 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.

FD30 Fire check doors 30 min fire resistance (fitted with intumescent strips rebated around sides and top of door or frame if required)

Smoke alarm/detector to comply with BS 5839



	Project: 20 Rossington Avenue, Borehamwood, WD6 4JY	Title: Proposed First Floor Plan & Loft Floor Plan	Scale: 1:50 @ A3 Date: January 2024 Drawing No.: 130/02/JG			
	Revision <table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>					
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Existing Ground Floor Plan
Scale 1:100

FD30 Fire check doors 30 min fire resistance

☉ Smoke alarm/detector to comply with BS 5839

Under stair cupboards to be lined with Gypro Fire Line plasterboard or similar to provide ½ hour fire protection

REAR DORMER VOLUME = $W \times H \times L / 2$
 $5.666 \times 2.493 \times 3.521 / 2$
 $49.74 / 2$
 24.87 CU.MT.

TOTAL ROOF VOLUME = 24.87 CU.MT. < 40.00 CU.MT

MEANS OF ESCAPE - Door upgrade

Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). Existing doors on to protected route to be upgraded with proprietary intumescent paint/paper products with relevant BBA certificate applied as manufacturer's details to achieve 20 minutes fire resistance (check suitability of doors as agreed with building control before works commence on site). A copy of the purchase invoice will be required by building control on completion to confirm product used and manufacture to confirm fire resistance achieved. Doors to be fitted with intumescent strips rebated around sides & top of door or frame if required by BCO. Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

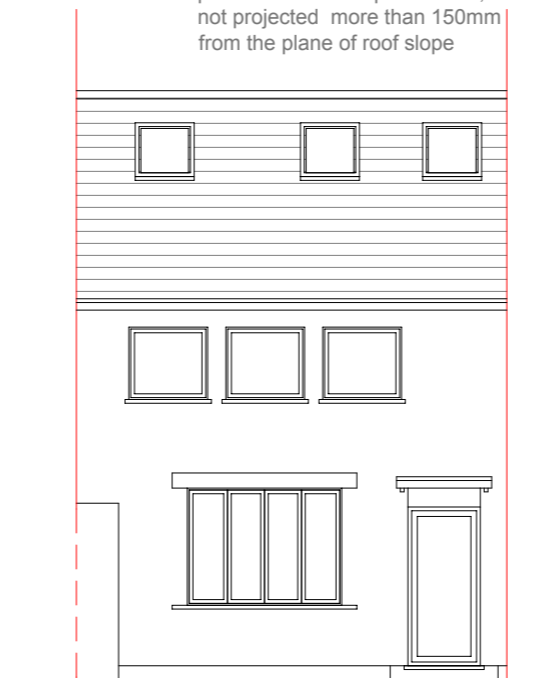


All work to comply with current building regulations and codes of practice

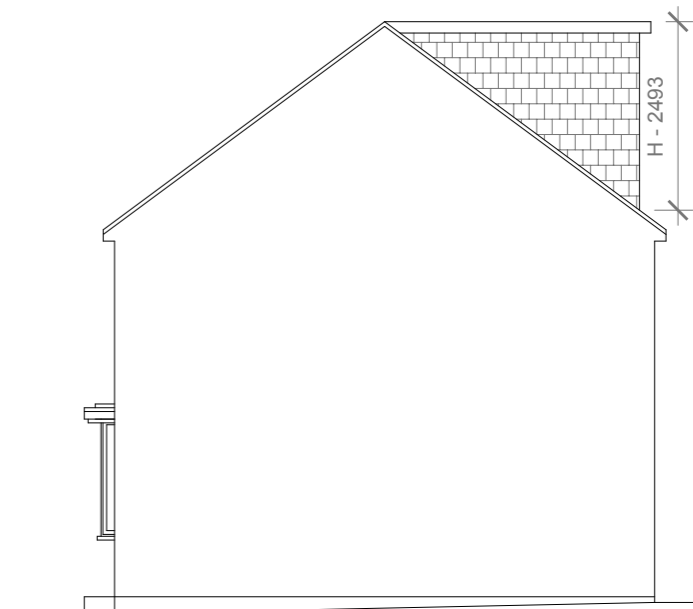
Do not scale from drawings all dimensions to be checked on site before the start of any work

Proposed External Finish Materials to Match Existing External Finish Materials

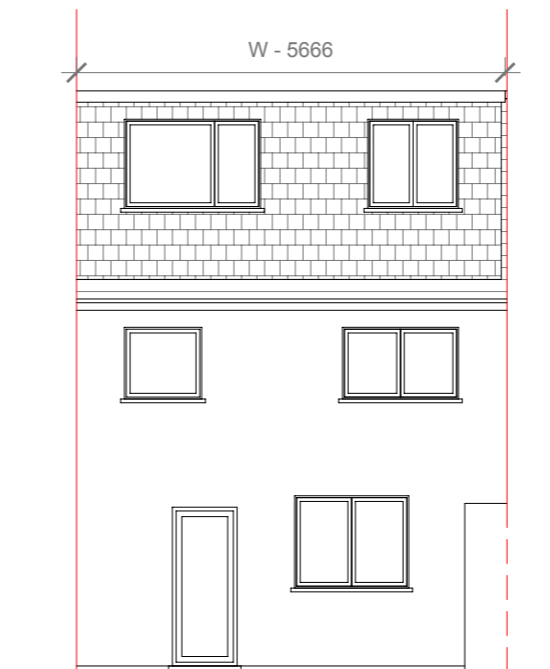
Velux Window to be installed as per manufacturer specification, not projected more than 150mm from the plane of roof slope



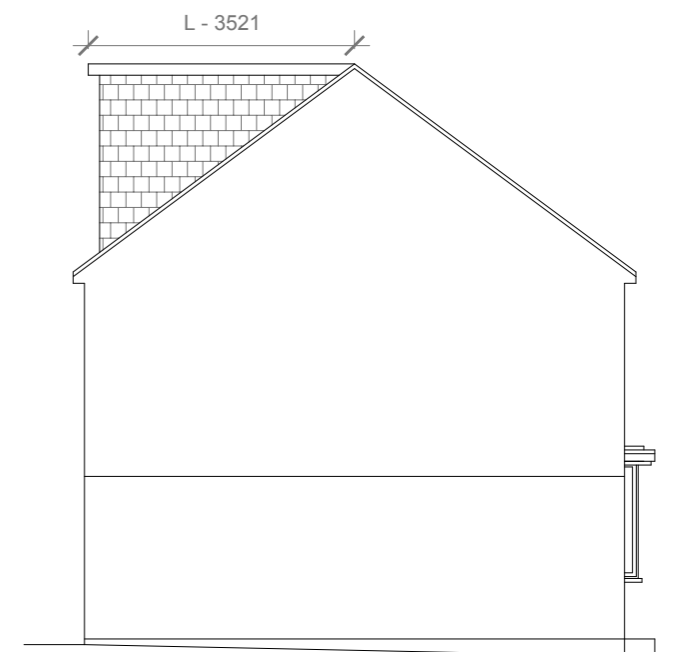
Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

	Project: 20 Rossington Avenue, Borehamwood, WD6 4JY	Title: Proposed Elevations	Scale: 1:100 @ A3 Date: January 2024 Drawing No.: 130/03/JG				
	Revision						
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UPGRADE OF PITCHED ROOF

(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
 Vented roof – pitch 22-45°

To achieve U-value 0.16 W/m²K

Existing roof structure to be assessed by a structural engineer and any alterations to be carried out in strict accordance with structural engineer's details and calculations which must be approved by building control before works commence on site. The existing roof condition must be checked and be free from defects as required by the Building Control Officer any defective coverings or felt to be replaced in accordance with manufacturer's details.

Roof construction - 47 x 150mm Grade C24 rafters at max 400mm centres max span 3.47m. Insulation to be 100mm Celotex GA4000 between rafters and 60mm under rafters. Fix 12.5mm foil backed plasterboard (joints staggered) to the underside of all ceilings using galvanized plasterboard nails. Finish with 5mm skim coat of finishing plaster.

(Cavity of 25mm provided by fixing battens between plasterboard and under rafter insulation recommended where insulation under rafters exceeds 50mm).

Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturer's details.

SMOKE DETECTION

Provide a linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard. System to be mains powered with battery back up. At least one smoke detector to be provided in each hallway and landing. In hallways exceeding 7.5m in length, no point within the hallway should exceed 7.5m from the nearest detector and no bedroom door should be further than 3m from the nearest smoke alarm. If ceiling mounted they should be 300mm from the walls and light fittings.

Mains-wired, interlinked heat detector to be provided to the kitchen and smoke detectors to principal living rooms, if required by Building Control.

Electrical:

All wiring and electrical work will be designed, installed and tested in accordance with the requirements of BS 7671, the IEE 17th edition Wiring Guidance and Building Regulation Part P (Electrical Safety) By a competent person registered with an electrical self certification scheme authorised by the secretary of state (BRE, BSI, ELECSA, NAPIT or NICEIC).

The competent person is to send to the local authority a self certificate within 30 days of completion of the electrical work. The client must receive both a copy of the self certificate and a BS 7671 Electrical Installation Test Certificate and forward copies to building control

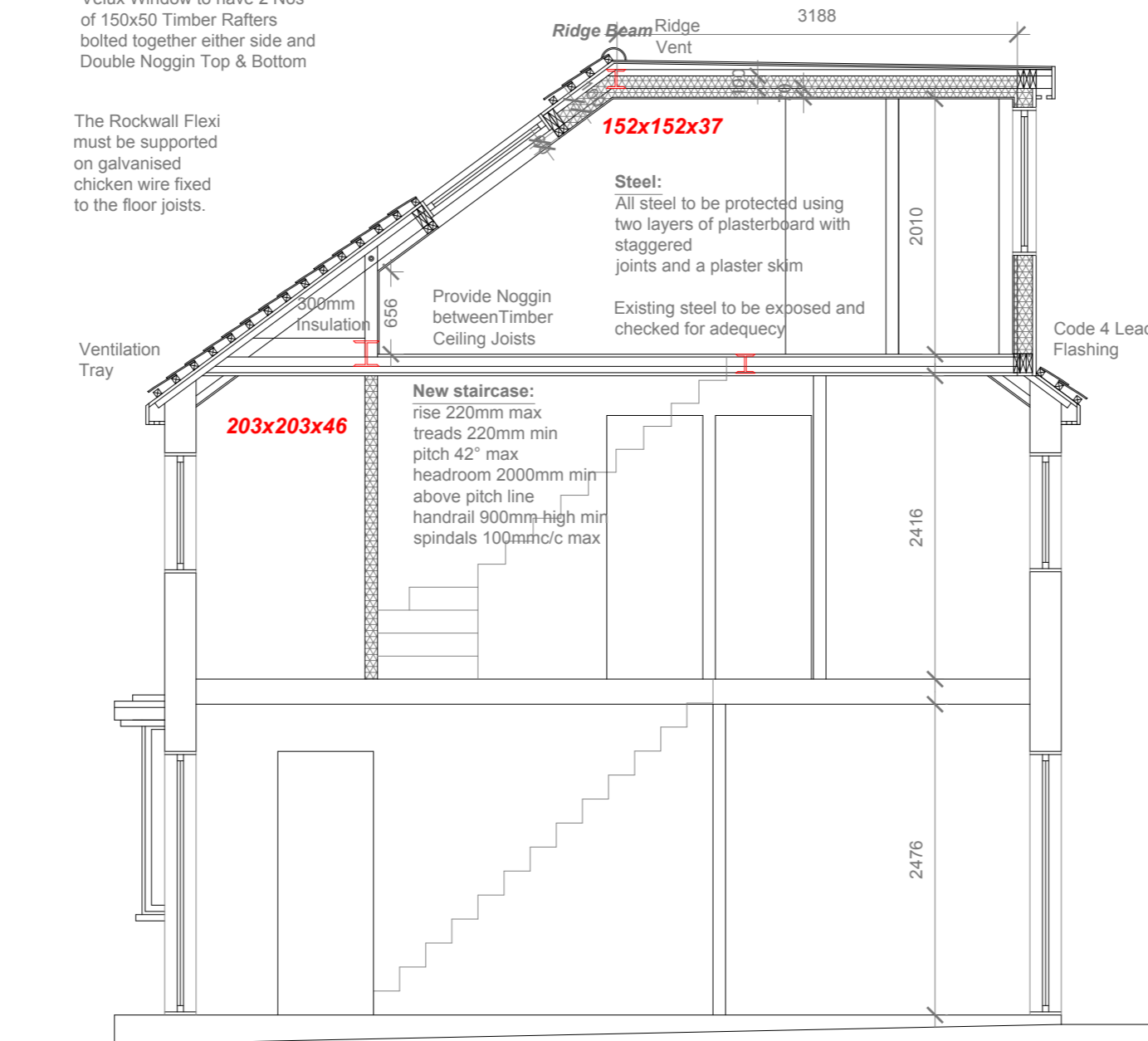
Provide 3/4 light fitting that will only take a lamp with a Luminous efficiency of 45 lumens per circuit watt and total input greater than 400 lamp lumens

Door-Windows:

All new external doors and windows to be double glazed in timber or plastic frames with a soft low-E coating glass to be laminated or toughened within 800mm from floor in windows or within 1500mm from floor in doors (in Critical Locations). Glazing in Critical areas shall be impact resistance. Toughened safety glass to comply with BS 6202 U-value for Window & Roof lights to be 1.6w/m²k U-value for Doors to be 1.8w/m²k window to be 1/10th of the floor area with an openable area of 1/20th of the floor area provide trickle vents to all new windows

Velux Window to have 2 Nos of 150x50 Timber Rafters bolted together either side and Double Noggin Top & Bottom

The Rockwall Flexi must be supported on galvanised chicken wire fixed to the floor joists.



Proposed Section

Scale 1:50



DORMER FLAT ROOF (Cold Deck Roof)

(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)

To achieve U value of 0.15 W/m²K

To Structural Engineer's details.

Glass reinforced plastic (GRP) system with aa fire rating and a current BBA or other approved accreditation be laid in compliance with manufacturers details by flat roofing specialist, on 18mm exterior grade plywood, laid on firings to give a 1:40 fall on 47 x 150mm grade C24 timber joists at 400 ctrs max span 3.22m (see engineer's details for sizes). Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip to give 25mm continuous ventilation, with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be 100mm Celotex GA400 between joists and 70mm under joists. Ceilings to be 12.5mm plasterboard over vapour barrier with skim plaster finish. Provide cavity tray where pitched roof meets existing wall. Provide restraint to flat roof by fixing using of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.



Smoke alarm/detector to comply with BS 5839

DORMER CONSTRUCTION

To achieve minimum U Value of 0.18 W/m²K

Structure to Engineer's details and calculations. Tiles hung vertically on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity if required) fixed 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: 150mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to Structural Engineer's details and calculations.

Insulation to be 120mm Celotex XR4000 between studs with 25mm Celotex TB4000 over. Provide vcl 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. Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

	Project: 20 Rossington Avenue, Borehamwood, WD6 4JY	Title: Proposed Section	Scale: 1:50 @ A3 Date: January 2024 Drawing No.: 130/0-J/G
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