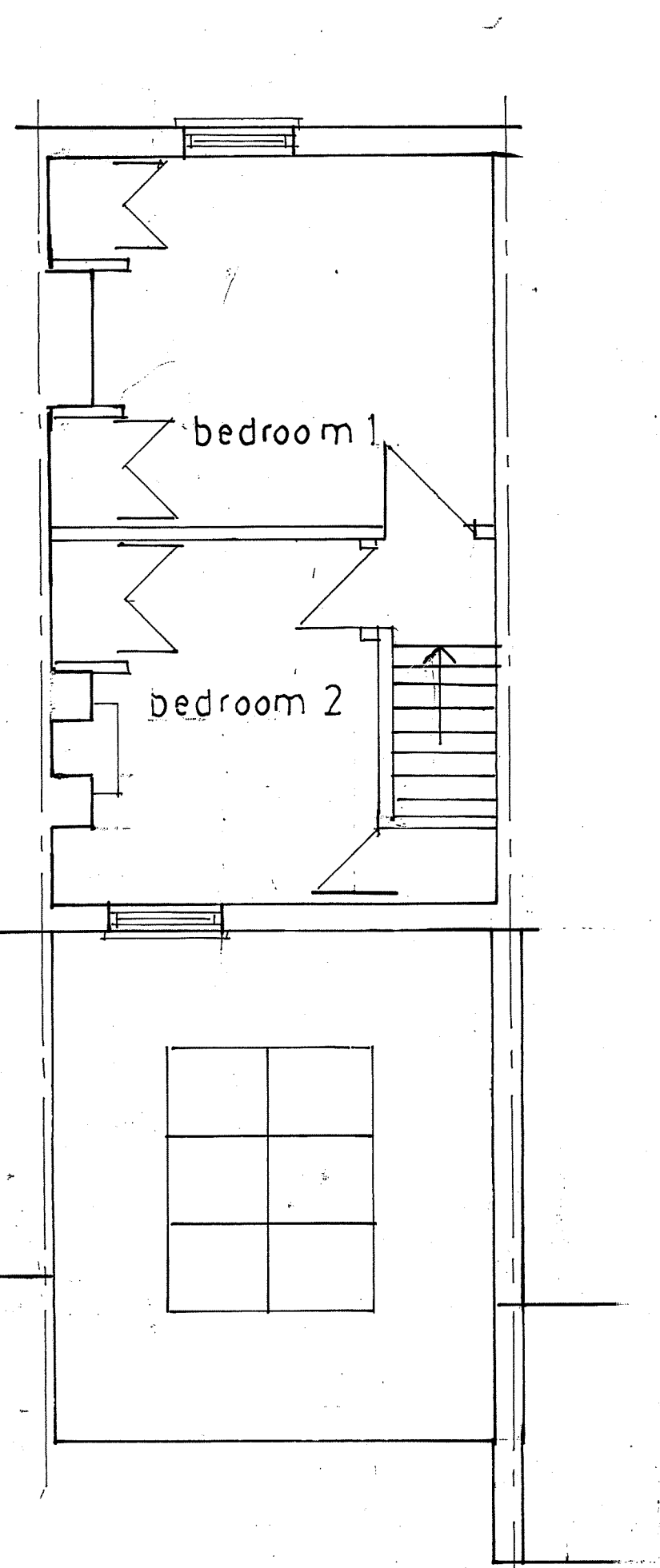
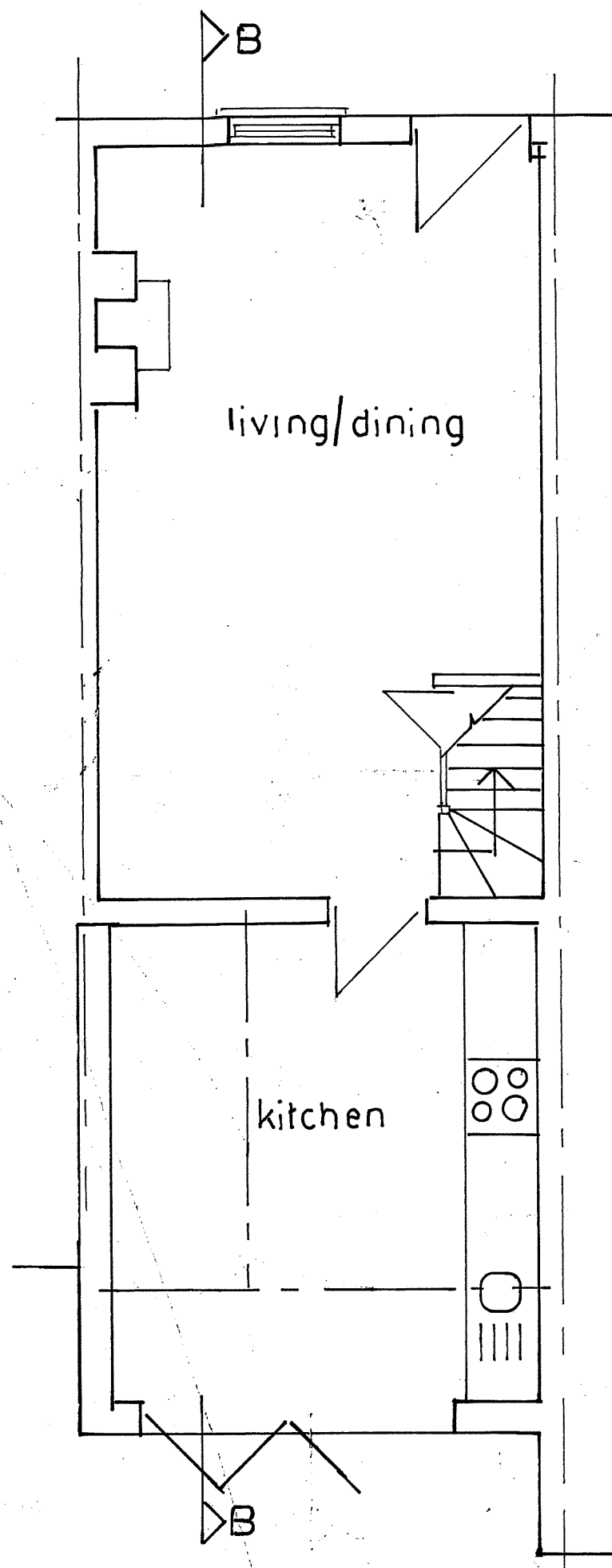


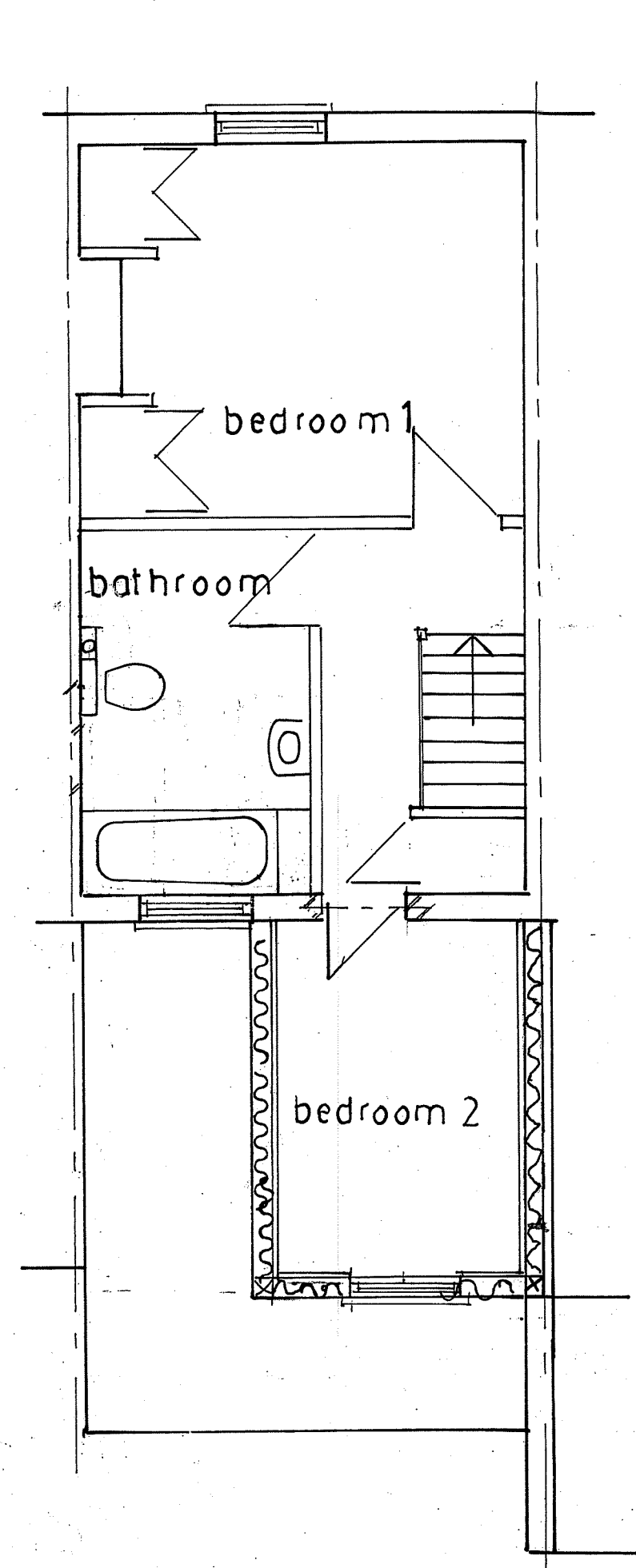
GROUND FLOOR EXISTING



FIRST FLOOR EXISTING



GROUND FLOOR PROPOSED



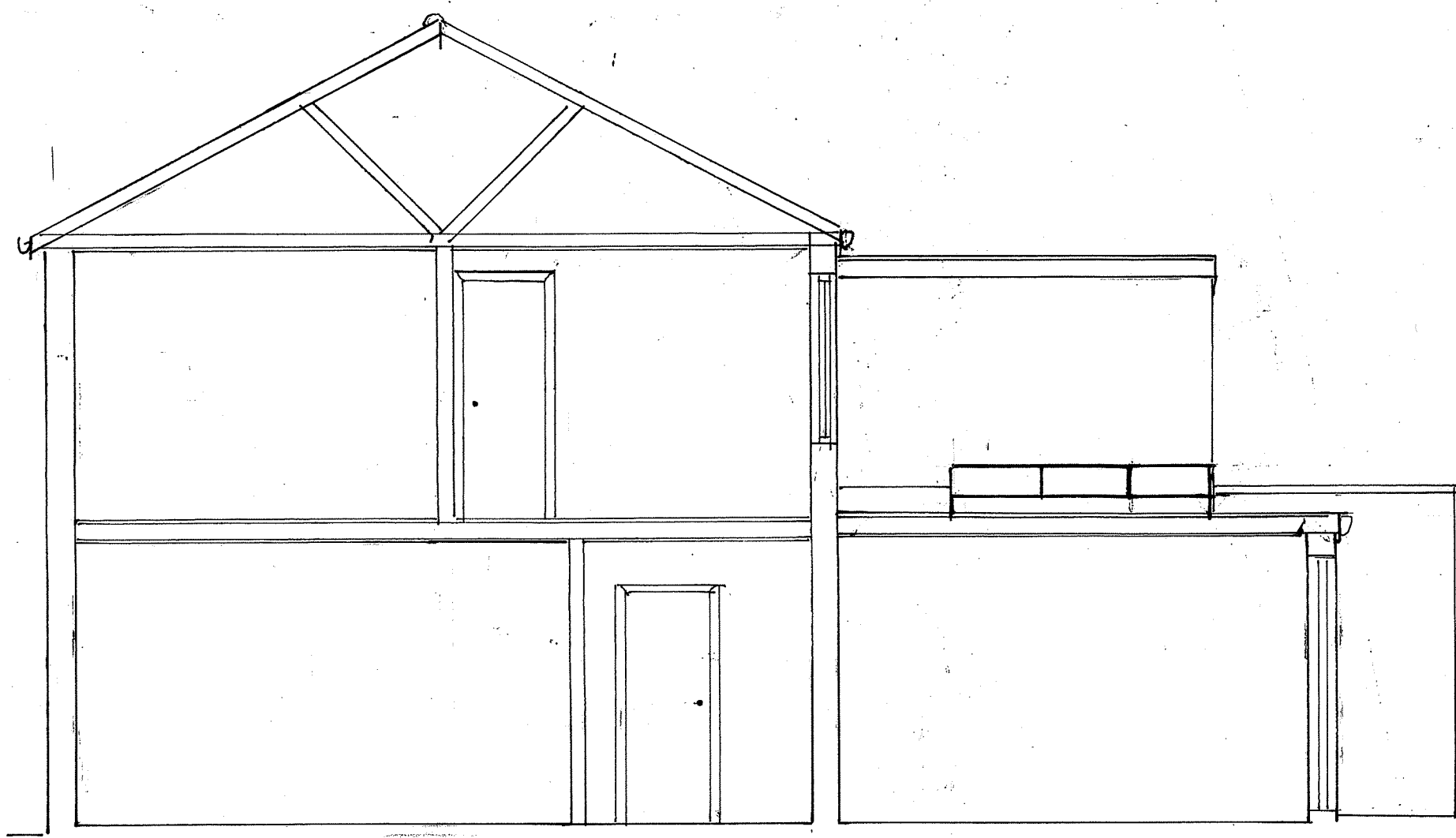
FIRST FLOOR PROPOSED



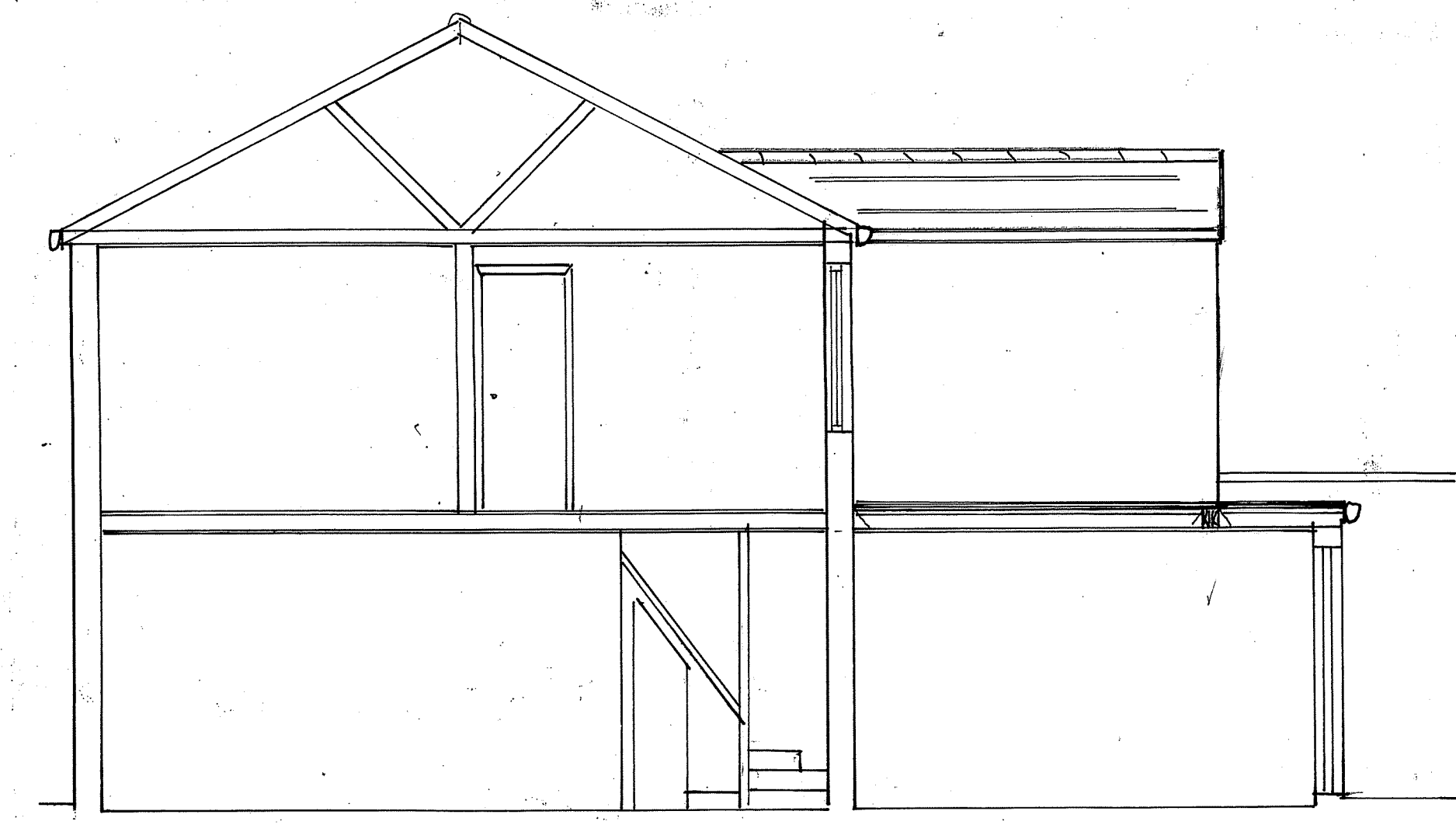
REAR ELEVATION PROPOSED



REAR ELEVATION EXISTING

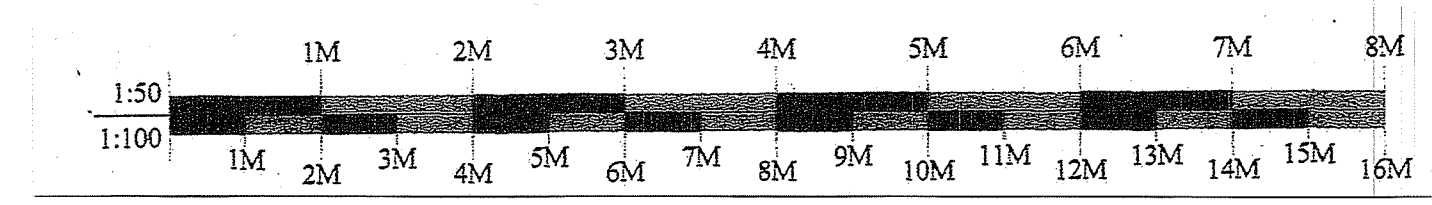


SECTION AA EXISTING



SECTION BB PROPOSED

NOTES:
 All dimensions must be checked on site
Materials & Workmanship
 To conform to current BSS, COP, to be carried out in strict accordance with the Building Regulations, Legislation & to the complete satisfaction of the Building/Approved Inspector.
Demolition
 Carefully take out glazed roof light & take down section of flat roof, ceiling etc as necessary. Strip section of pitched roof etc. Take down partitions as shown. Form door opening in existing rear brick wall, RC lintel over. Make good all disturbed works to match existing.
 Clear away all unwanted demolition materials.
Joinery & Structural Timber
 To be suitably treated to conform CP98, roofs vented to conform CP144, warm roof or Tyvek breather felt to pitched roof. Soft wood to C24 grade to BS4978. New partitions constructed of 100x50mm SW studs, head & sole plates, 100mm Rockwool insulation, 12.5mm plaster board scrim & plaster set both sides. Supply & fit new doors, to all rooms, new door linings, skirting board and architraves to match existing. All doors to staircase (protected route) to be 1/2hrft and self closing.
Ventilation
 All rooms to be provided with 8000mm² permanent ventilation. mechanical vent to bathroom 600's, all ducted to outside.
Windows/Doors & Glazing
 New window to match existing, glazed with 28mm sealed d/g units with 16mm air gap & a soft low-e coating to BS5713. All new windows to provide 1/20th of floor area as openable, with min 0.5m² as openable for MOE. Min U-Value of 1.4W/m²K. Total area of glazing not to exceed 25% of the floor area.
First Floor Rear Extension
 Constructed of 150x50mm sw studs @ 400mm crs fixed to wall plate, insulated with 150mm Kingspan insulation, 18mm OSB board., 12.5mm Master board to Party Wall sides. Breather felt, mesh or cement board & sand and cement render finish, to match existing., 37.5mm insulated plaster board scrim & set finish. Walls supported of triple floor joist & fitch beams, bolted together with M12 bolts & timber connectors. Code 4 lead flashing, UPVC fascia, 112mm half round gutter & DP. Min U Value 0.18W/m²K. 100mm Rockwool insulation in floor. 18mm chipboard flooring on flat roof joists.
Pitched Roof
 100x50mm rafters & 150x50mm ceiling joists @ 400mm crs. 12.5mm plaster board plaster finish. 100x75mm wall plate strapped to stud work @ 900mm crs 300mm Rockwool insulation, Tyvek breather felt, battens, ties & ridge ties to match existing. UPVC fascia soffits & barge board.. Half round gutter connected to existing. WVP ply lay boards & code 4 lead valleys where new roof joins existing roof. Code 4 box gutter constructed of 100x50mm bearers with 18mm WVP ply lead lined & flashed to Party Wall side. Discharging into RW hopper & down pipe.
Flat Roof
 Constructed of 175x50mm sw joists @ 400mm crs, to flat roof. 18mm t&g OSB board on firing pieces, 150mm Kingspan (warm roof),VCL, GRP covering or built up roofing felt to BS747. 12.5mm foil backed plaster board, scrim and plaster set finish. Herring bone strutting mid span. Min U Value 0.15W/m²K. Code 4 lead glazing at abutment of roof and walls.
Existing Stair
 Existing stair to Part K of the Building Regs. 900mm high balustrade with spindle max 100mm crs, newel post & handrail.
Plumbing & Drainage
 Strip out existing sanitary ware as shown.
 New sanitary ware final design to clients Services run in copper to BS2017, wastes run in rigid UPVC to BS671/2., 38mm dia for bath, 32mm for basin, 50mm dia branch. Rodding eyes at all changes of direction, 75mm deep seal traps. 100mm multiquik WVC connector to 100mm dia stub stack and to existing SWVP and existing main drainage.
Electrical
 Extend existing electrical system to IEE Regs, test & part P of the Building Regulations. Points to clients specification. Position of points to Part M of the Building regulations. Mains operated fire detection system interlinked. Mechanical vent ensuites and ducted to outside.
Central Heating
 Extend existing central heating system, position of new radiators to be agreed on site. TRV's to all radi. Reposition existing boiler as necessary to Gas safety and approval of the Approved/Building Inspector. Gas Safety Certificate on completion.
Decoration
 Knot stop, prime, 2 v/c's & 2 top coats to all new & existing retained woodwork & Joinery, prepare all walls & ceilings, 3 coats emulsion paint. Colours to clients spec'
Steel/Fitch Beams
 Steel beams /fitch beams to be encased to provide 1/2hrft. 12.5mm Fire Line board, scrim & plaster finish. Design to SE details.
Party Wall, etc Act 1996
 All necessary Notices where applicable to be served on Adjoining Owners in accordance with the Act.
Chimney Braces
 Carefully take down chimney breasts as shown, make good with solid brick work. Stack to be supported in loft on 'gallows brackets' mrawl bolted to brick work.



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Job
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Drawing Title
Existing & Proposed Layouts
 Scale: 1:50
 Date: May 2024
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