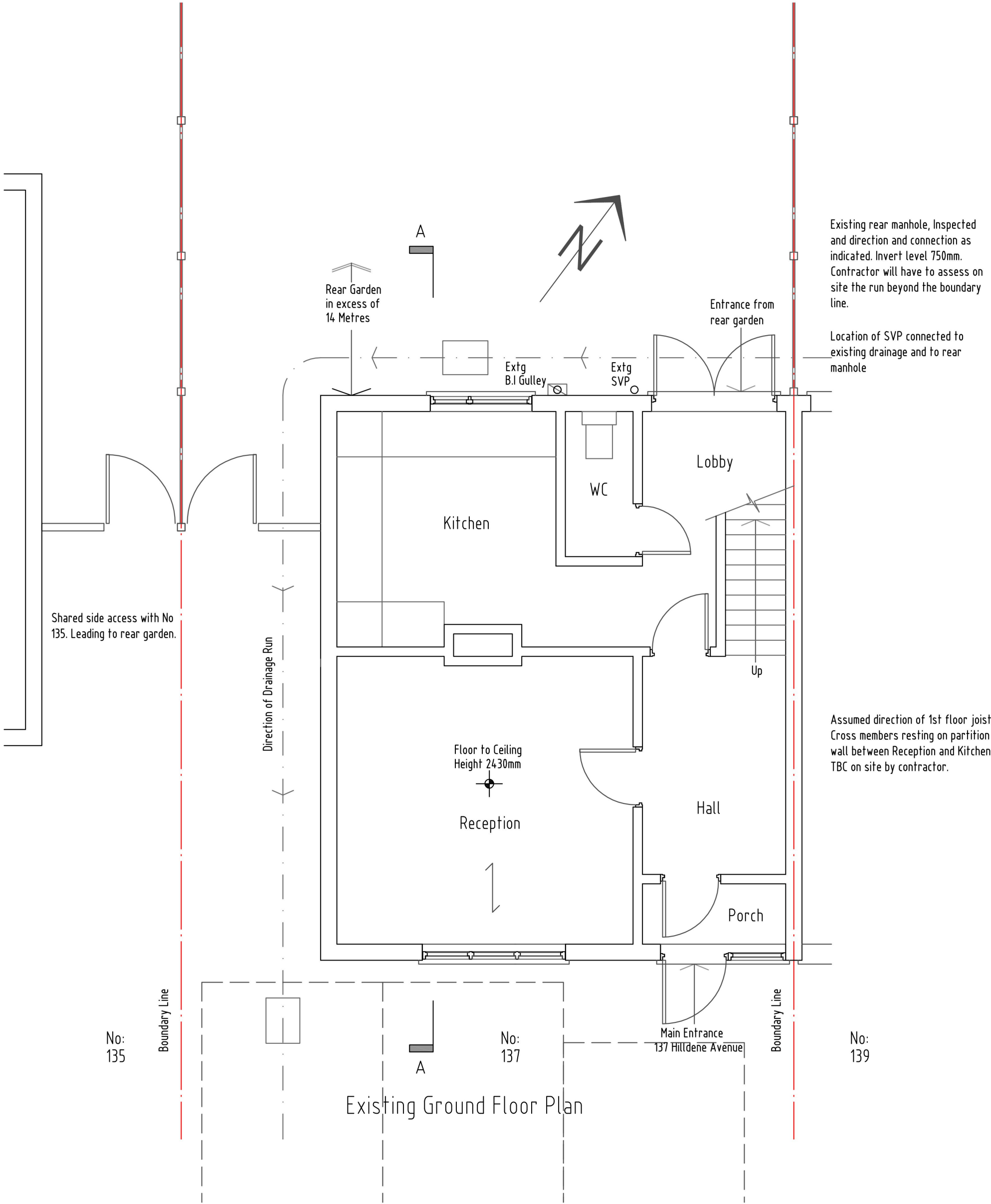
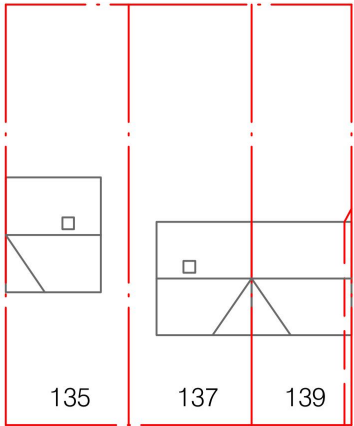


LIABILITY	PARTY WALLS
NO LIABILITY IS ACCEPTED TO ANY THIRD PARTY RELYING ON INFORMATION CONTAINED IN THIS DRAWING.	WORKS TO A PARTY WALL STRUCTURE OR WITHIN 3 METRES OF THE LINE OF JUNCTION WILL REQUIRE NOTICES SERVED UPON YOUR NEIGHBOUR(S).
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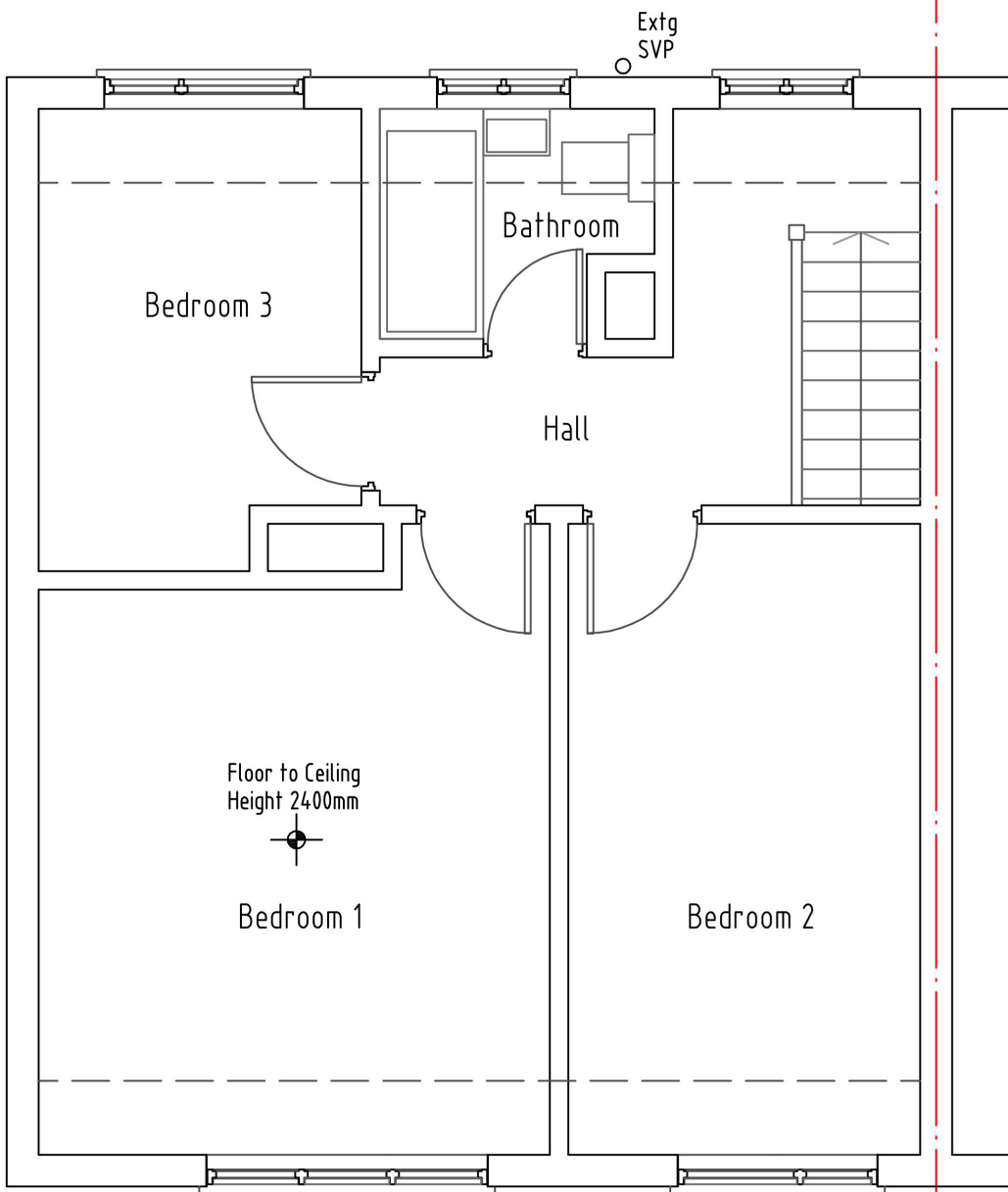
137 HILLDENE AVENUE ROMFORD, ESSEX, RM3 8DL EXISTING GROUND FLOOR PLAN				
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Date: NOV 23	Scale: 1:50	Drawing No: 137/HA/E/02	Rev date:	Rev:
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Scale 1:500 - Existing Block Plan



A



Floor to Ceiling
Height 2400mm

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Hall

Extg
SVP

A



Existing First Floor Plan

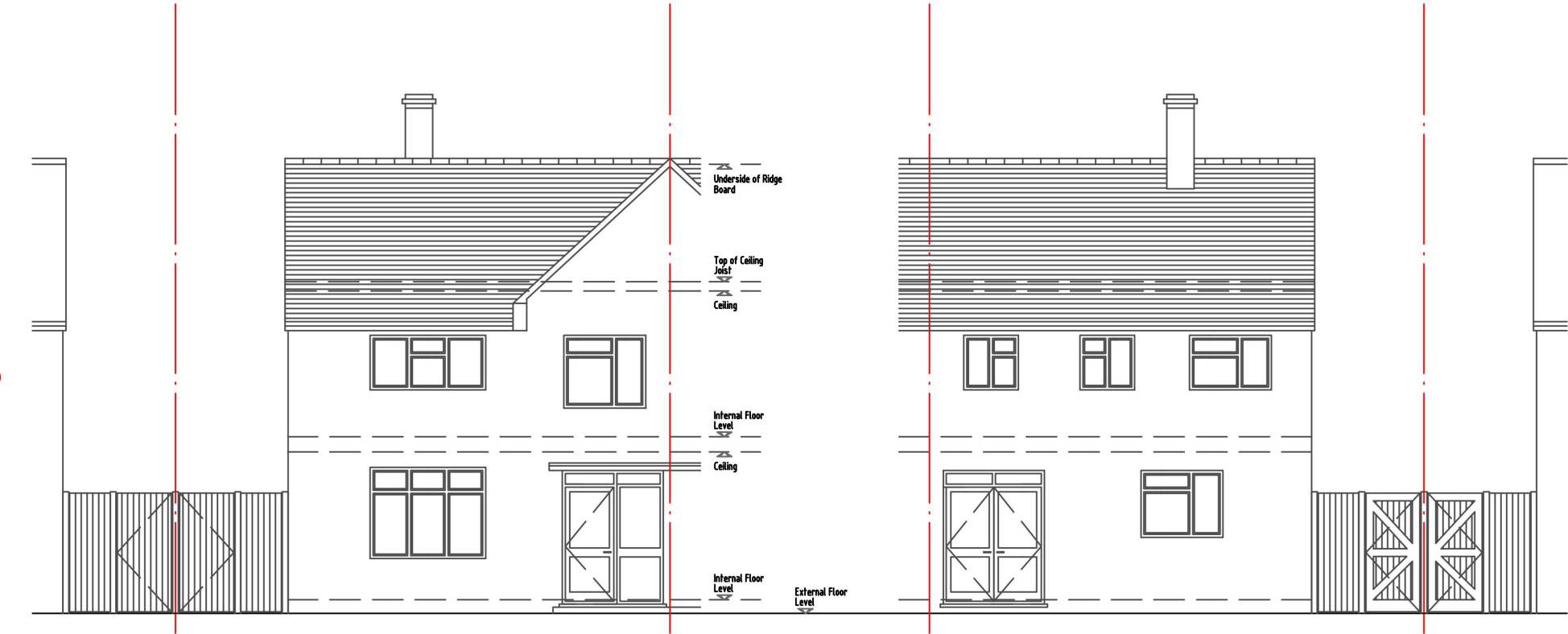
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137 HILLDENE AVENUE
ROMFORD, ESSEX, RM3 8DL
EXISTING FIRST FLOOR & BLOCK PLAN

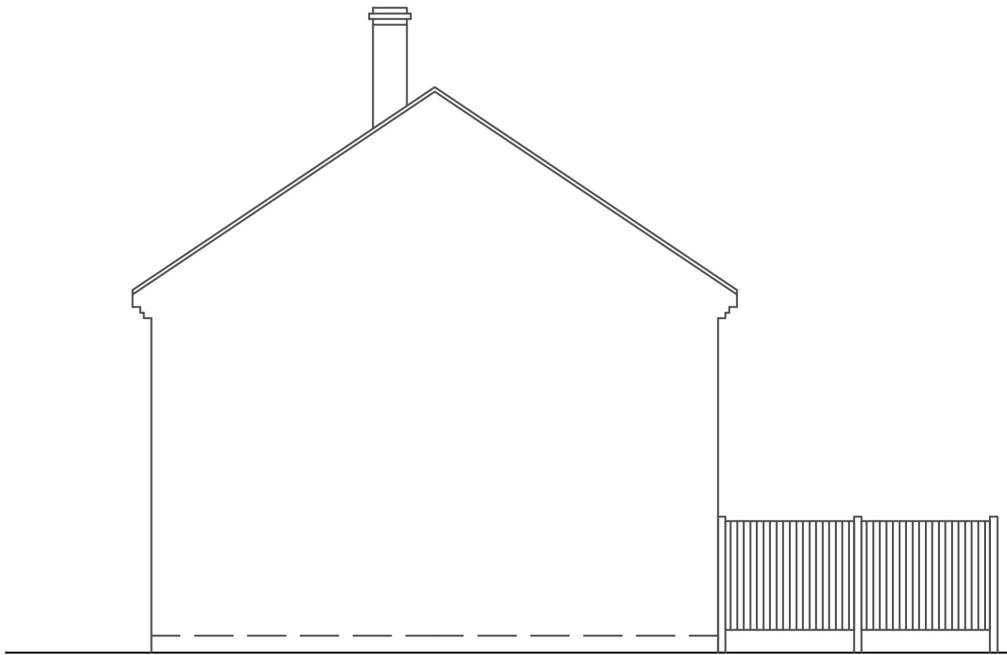
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Date: NOV 23	Scale: 1:50 1:100	Drawing No: 137/H4/E/03	Rev date:	Rev:

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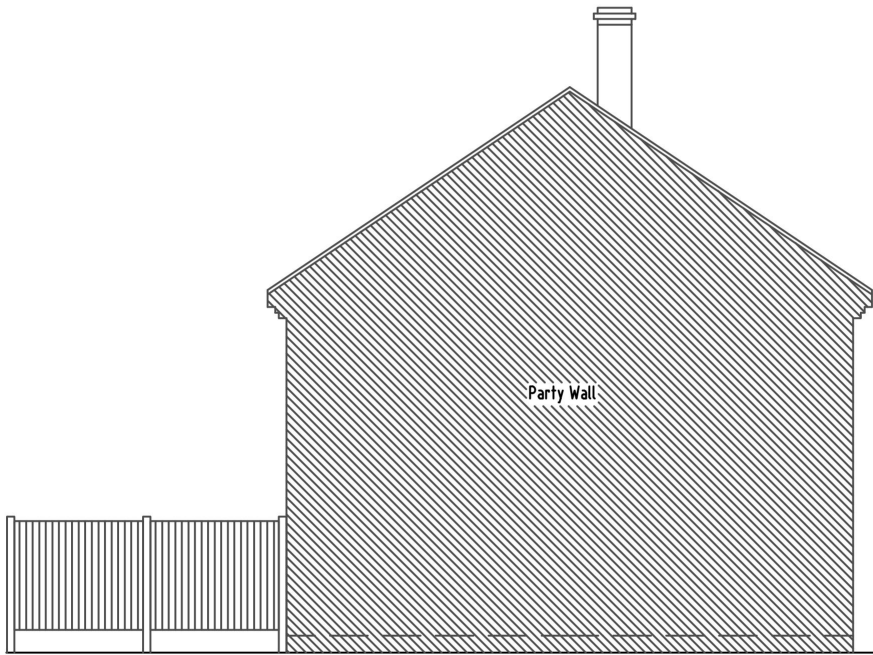


Existing Front
Elevation

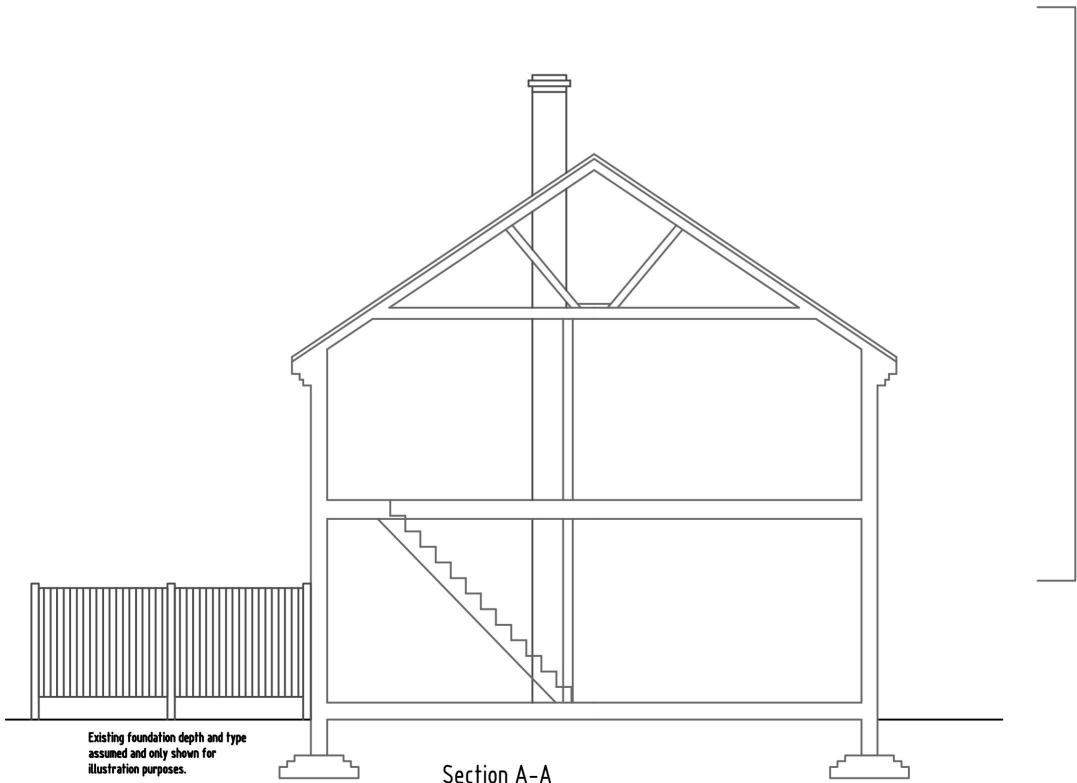
Existing Rear
Elevation



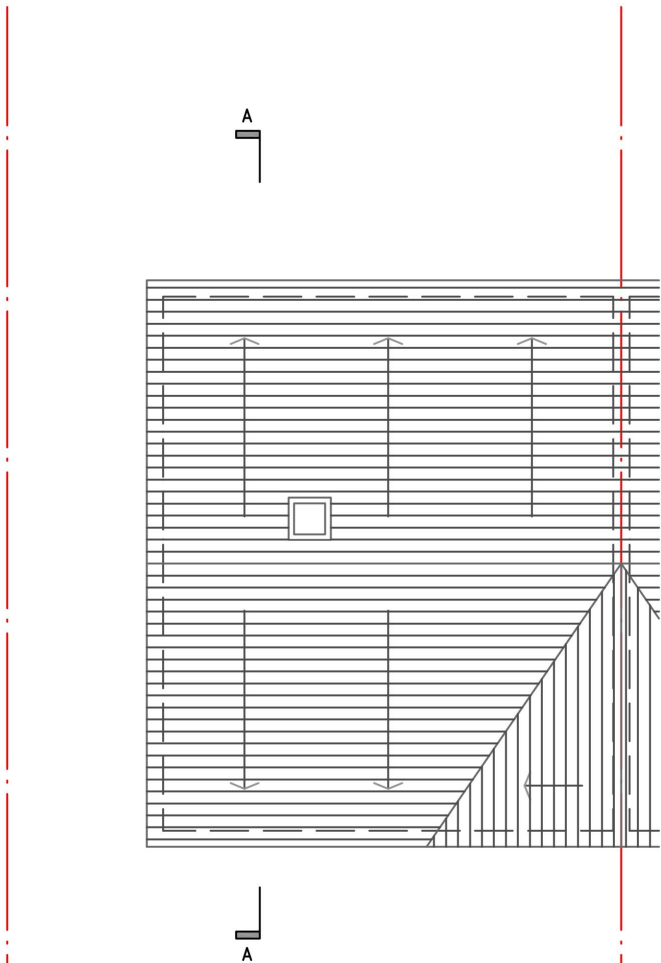
Existing Side
Elevation A



Existing Side
Elevation B



Section A-A



Existing Roof Plan

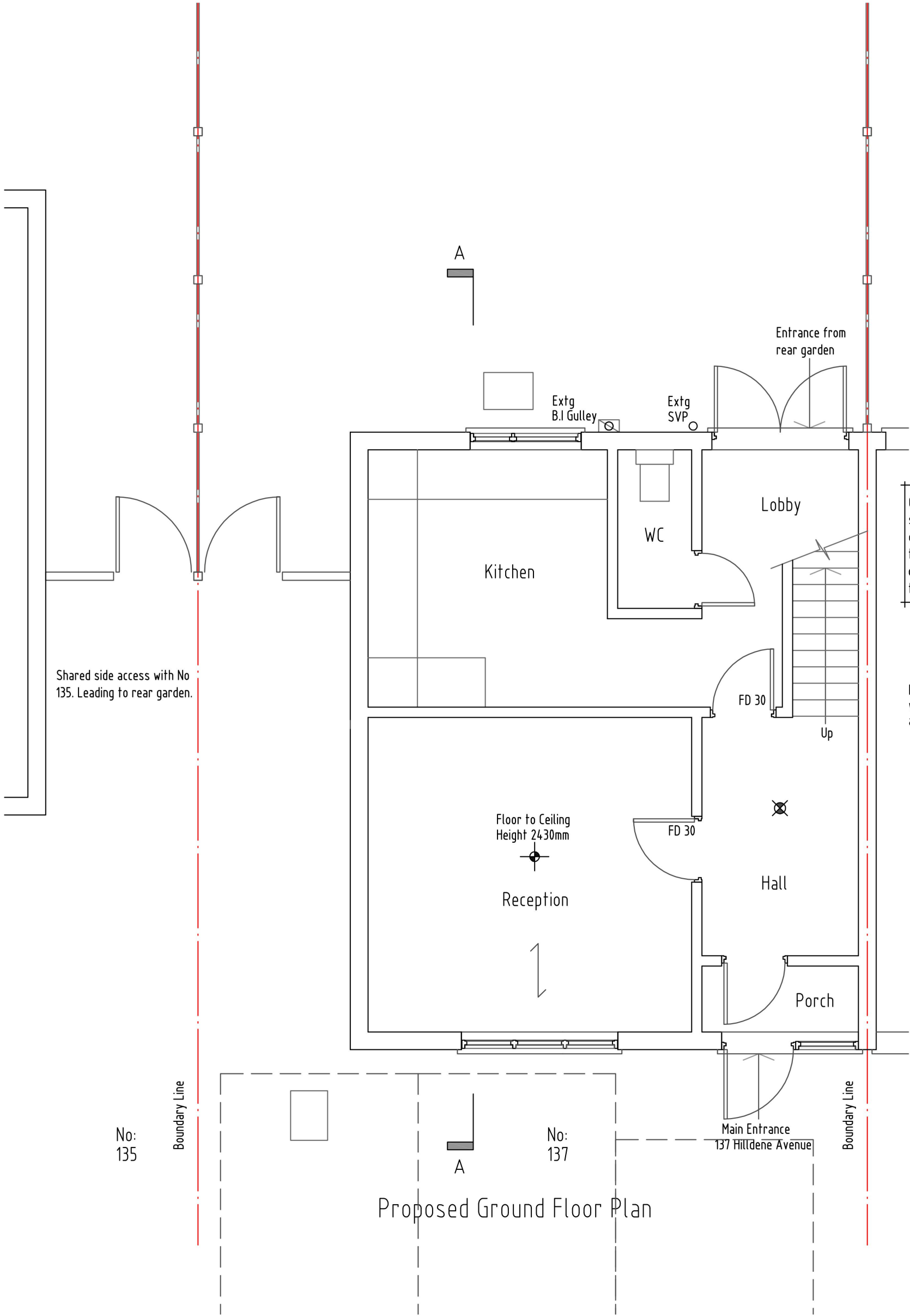
137 HILLDENE AVENUE
ROMFORD, ESSEX, RM3 8DL

EXISTING ELEVATIONS & SECTION A-A & ROOF PLAN



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CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ON SITE OR PREPARING CONSTRUCTION DRAWINGS.	WHERE DISPUTES ARISE, A PARTY WALL AWARD MAY NEED TO BE PREPARED PRIOR TO ANY WORKS COMMENCING ON SITE.



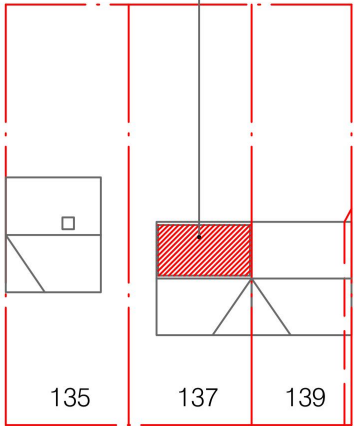
Client / Contractor to verify all site boundary lines prior to work commencing on site. No part of the proposed works should overhang or infringe beyond the boundary line.

Provide automatic smoke detectors wired to mains, at all landings in accordance with BS.5839.

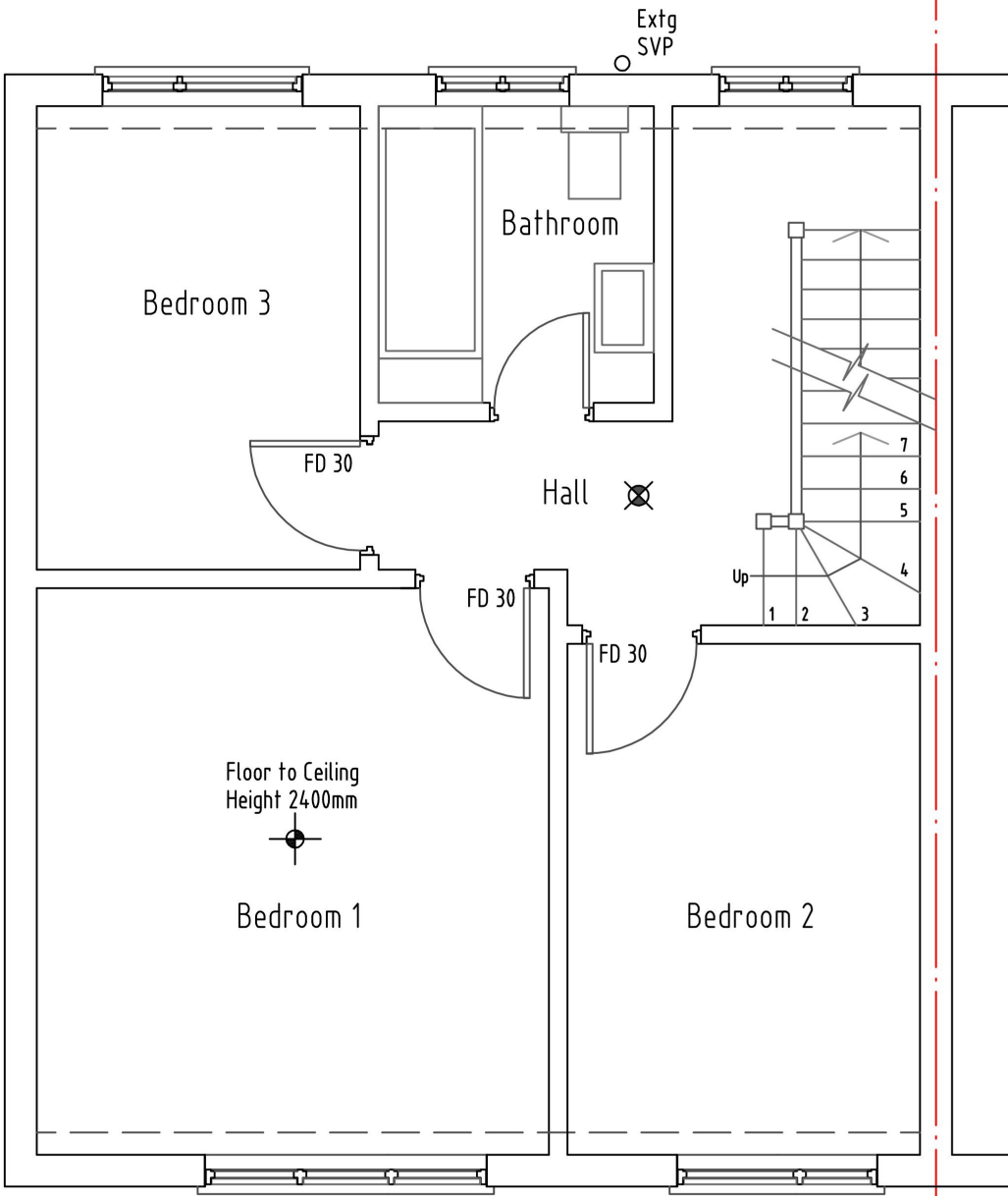


137 HILLDENE AVENUE ROMFORD, ESSEX, RM3 8DL PROPOSED GROUND FLOOR PLAN				
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Location of Proposed
Loft Conversion Hatched.



Scale 1:500 - Existing Block Plan

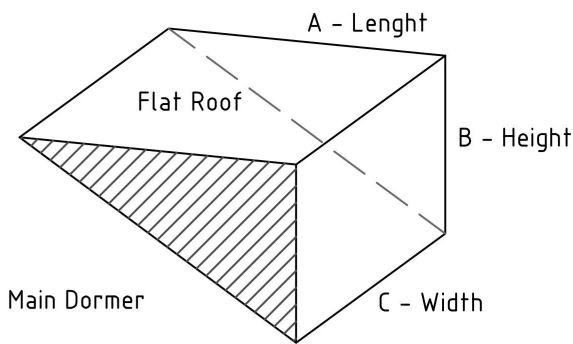


Proposed First Floor Plan

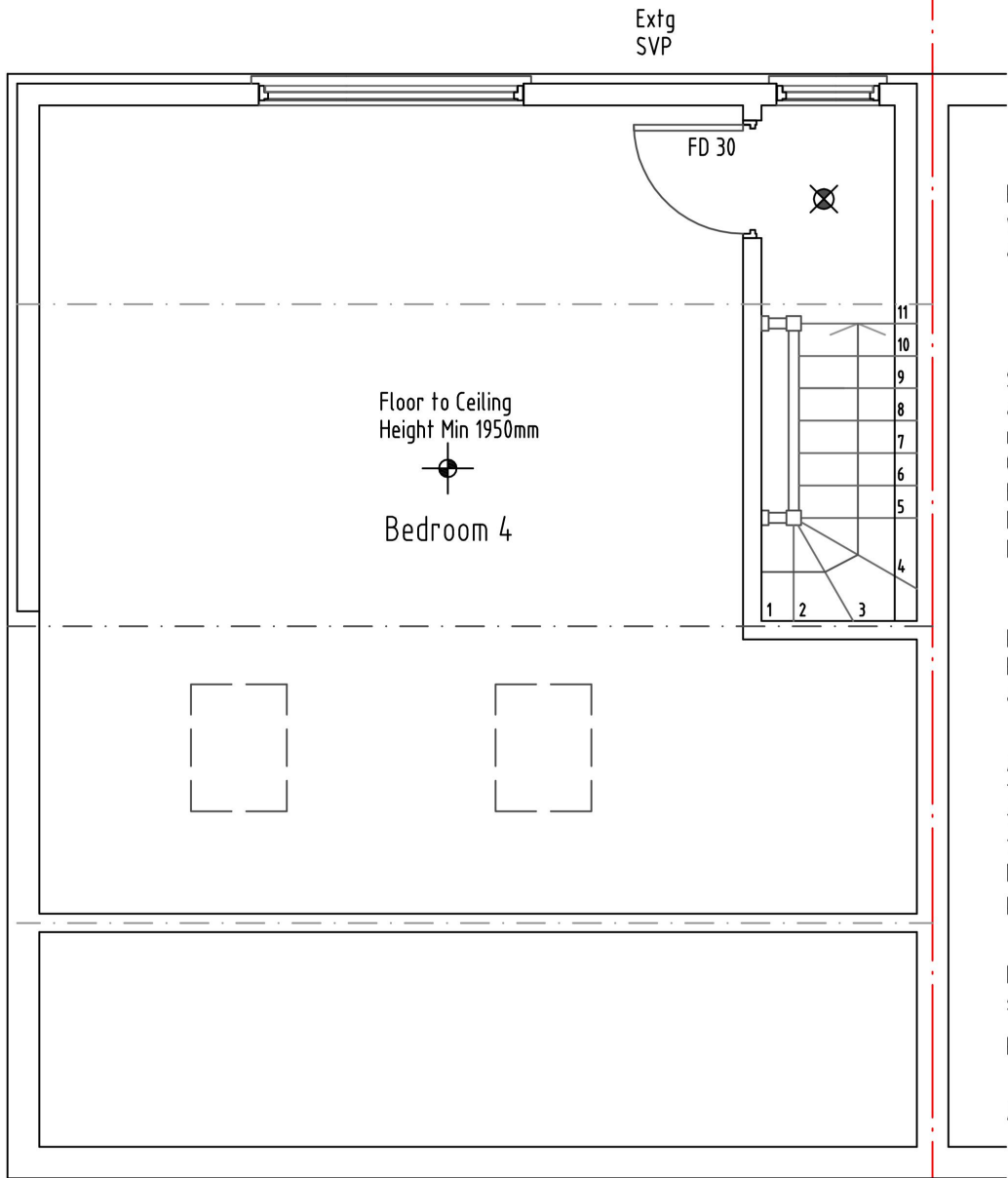


137 HILLDENE AVENUE
ROMFORD, ESSEX, RM3 8DL
PROPOSED FIRST FLOOR & BLOCK PLAN

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$$\frac{A}{2} \times B = \frac{3.44 \times 2.50}{2} = 4.30$$
$$C \times X = 4.30 \times 6.00 = 25.80 \text{ cm}^3$$



Provide automatic smoke detectors wired to mains, at all landings in accordance with BS.5839.

Staircase to be pre-fabricated and assembled on site, to manufacturer recommendation.
Contractor to confirm Staircase dimensions Floor to Floor heights.
Max Riser 220mm
Min Going 220mm

Provide foil backed plasterboard and Rockwool insulation to studwork adjacent to all roof voids.

All internal stud partitions to be 100x50mm SW. Base and Head plate to be 100x50mm with noggings at 1500mm centres horizontally.
Main studs at 400mm centres, 12.5mm plasterboard and skim either side.

Landing to loft stair to be min stair width.

Provide trimmers around stairwell

All trickle vents to be 8000mm²



Proposed Loft Floor Plan



137 HILLDENE AVENUE
ROMFORD, ESSEX, RM3 8DL
PROPOSED LOFT PLAN

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Materials to be used in the construction of the Loft Conversion will match that of the main dwelling.

Two Roof Lights to Front Elevation

The Dormer face and cheeks will be Tile hung.

Underside of Ridge Board
Top of Ceiling Joist
Ceiling
Internal Floor Level
Ceiling
Internal Floor Level

No: 135

No: 137

No: 139

Proposed Front Elevation

No: 139

No: 137

No: 135

Proposed Rear Elevation

Proposed Side Elevation A

Proposed Side Elevation B

Party Wall

Refer to S/E drawings for Steelwork and Joist design

The extg foundations lintels and piers will need to be exposed to access their suitability to sustain increased loading.

Materials to be used in the construction of the Loft Conversion will match that of the main dwelling.

Existing foundation depth and type assumed and only shown for illustration purposes.

Section A-A

Fibre Glass GRP Roofing System

Proposed Roof Plan

137 HILLDENE AVENUE
ROMFORD, ESSEX, RM3 8DL

PROPOSED ELEVATIONS & SECTION A-A & ROOF PLAN

Rev A - 14.11.2023 - Annotation added.

Scale 1:100



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