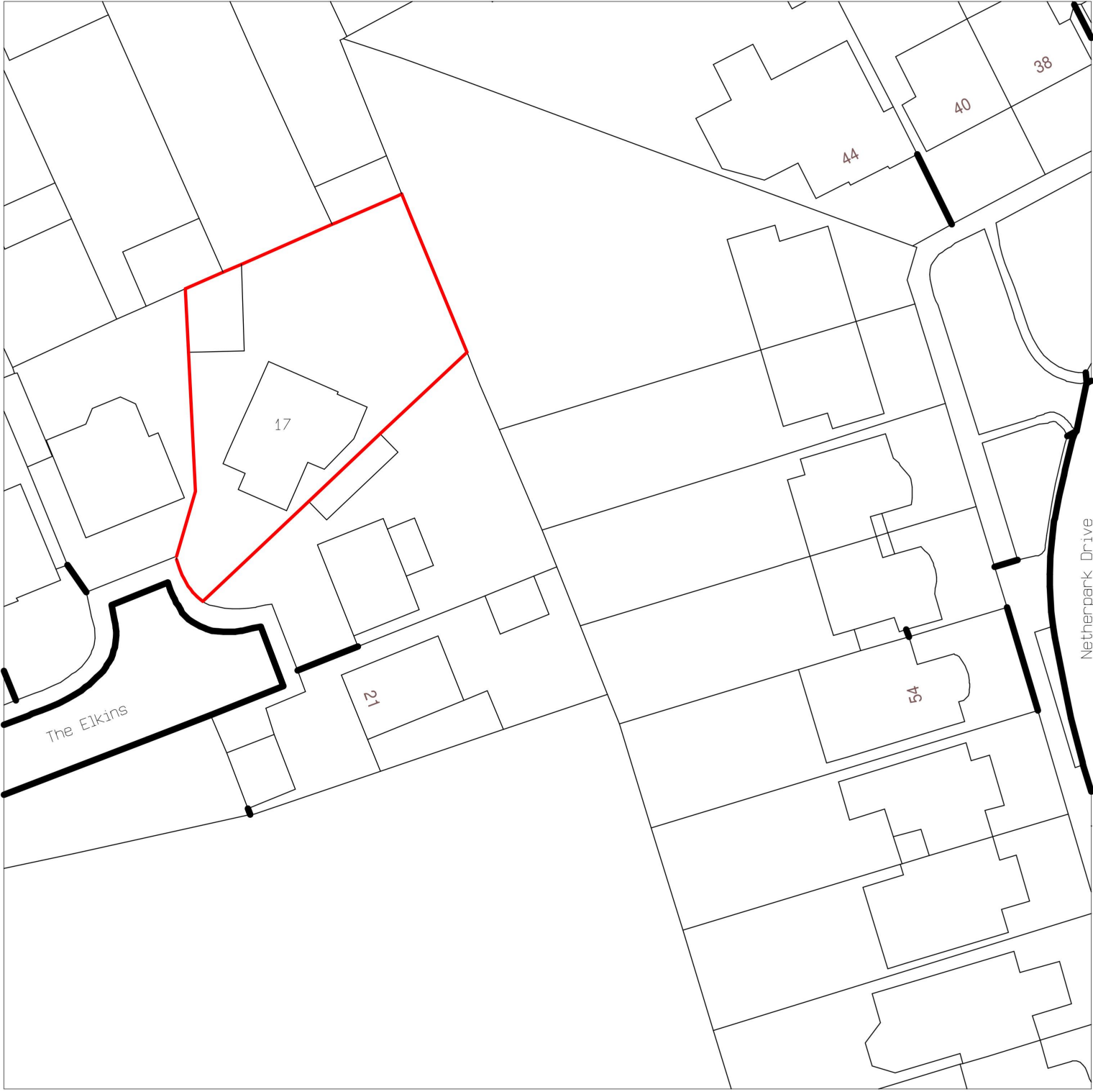


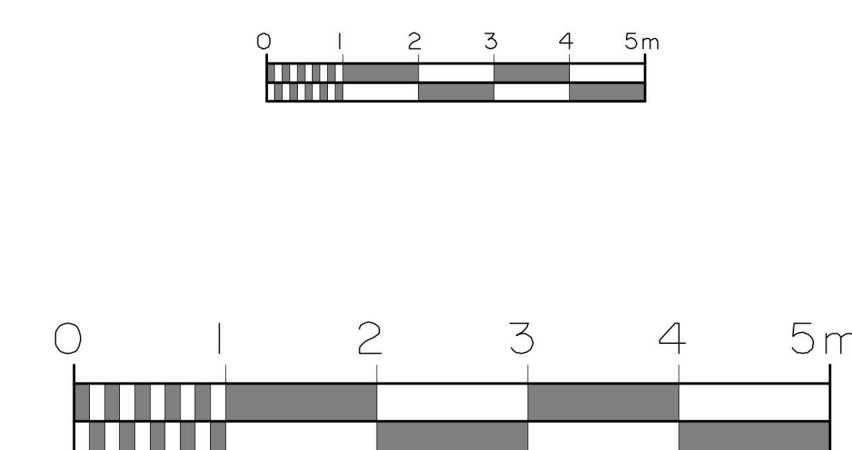
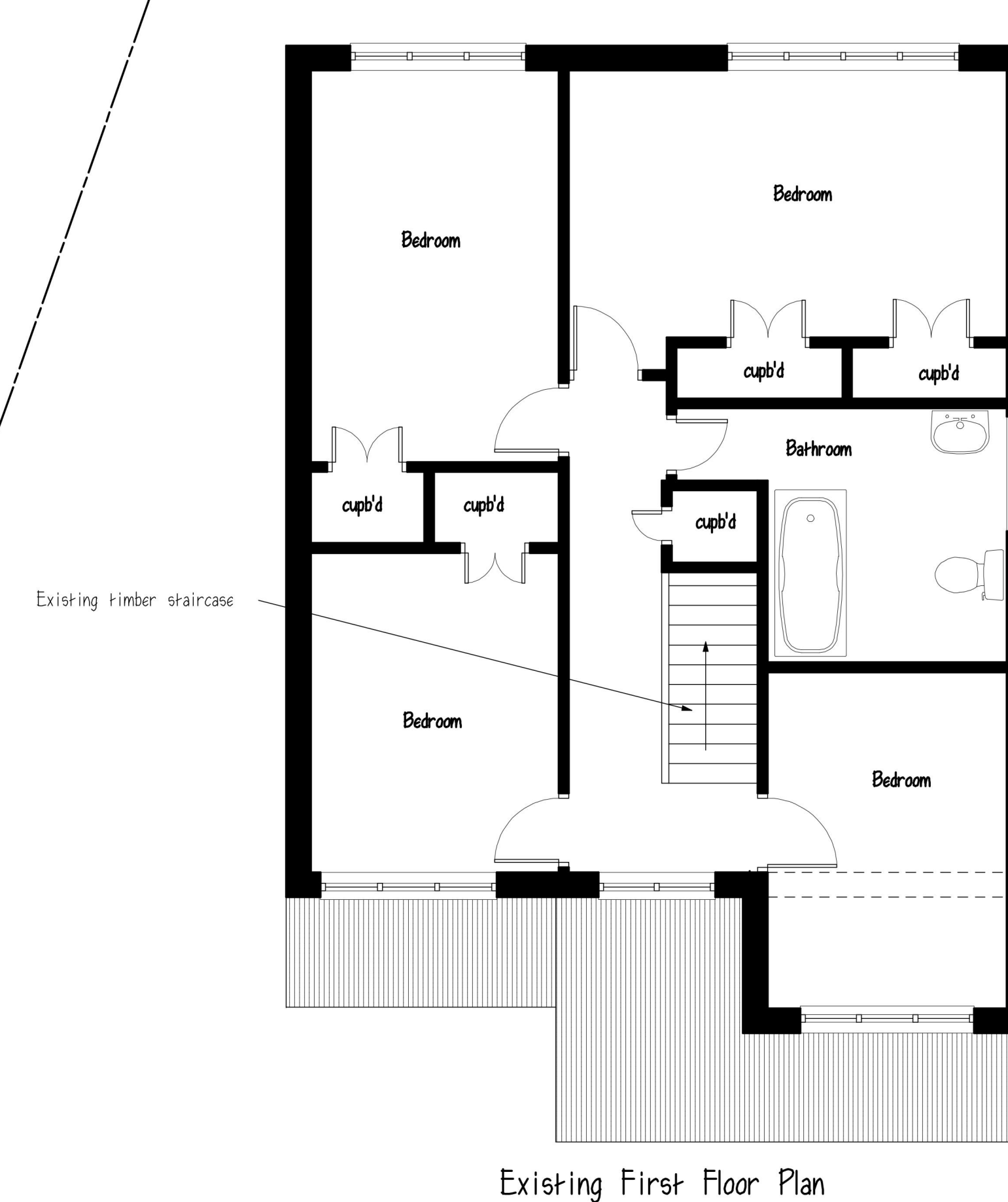
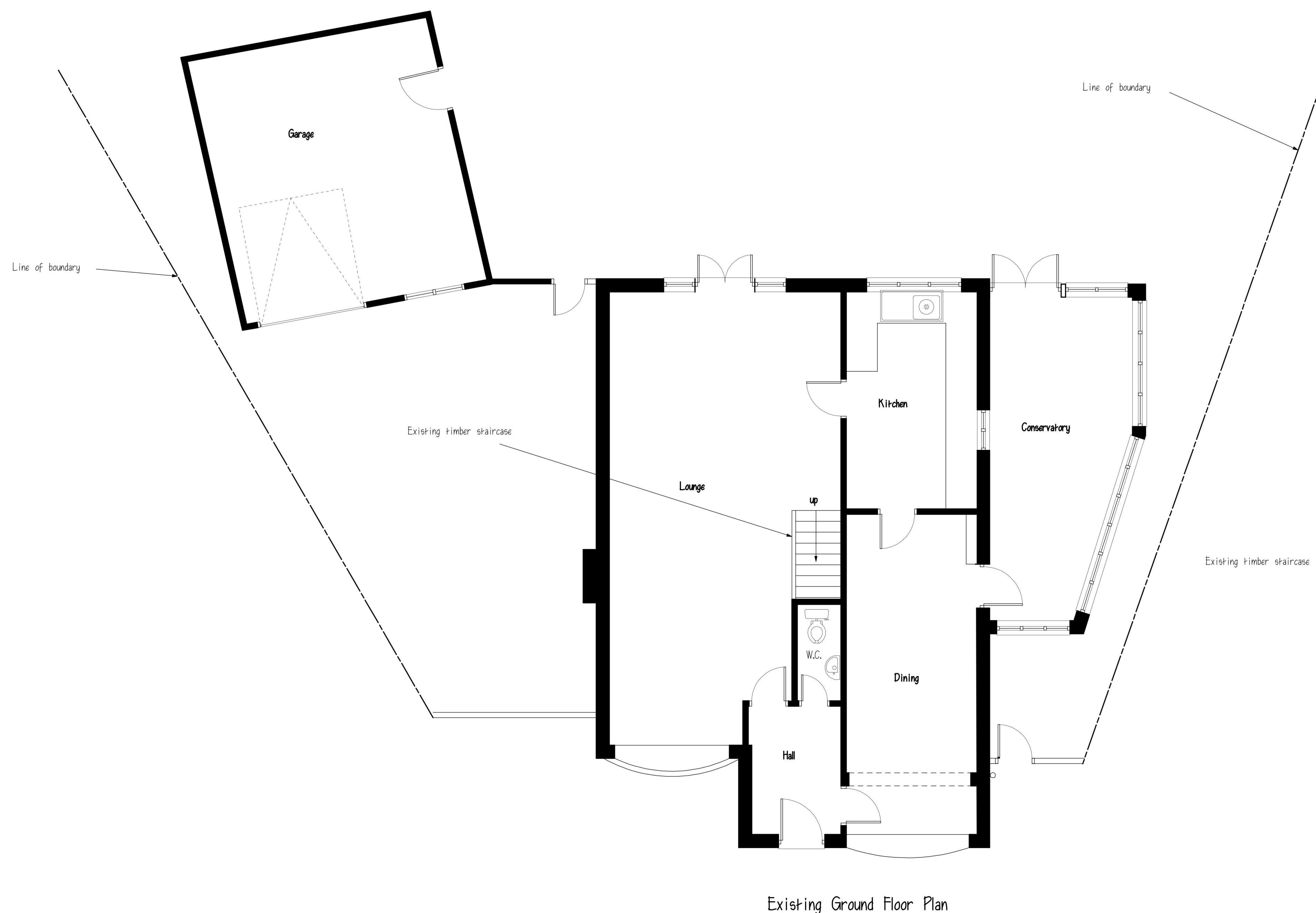
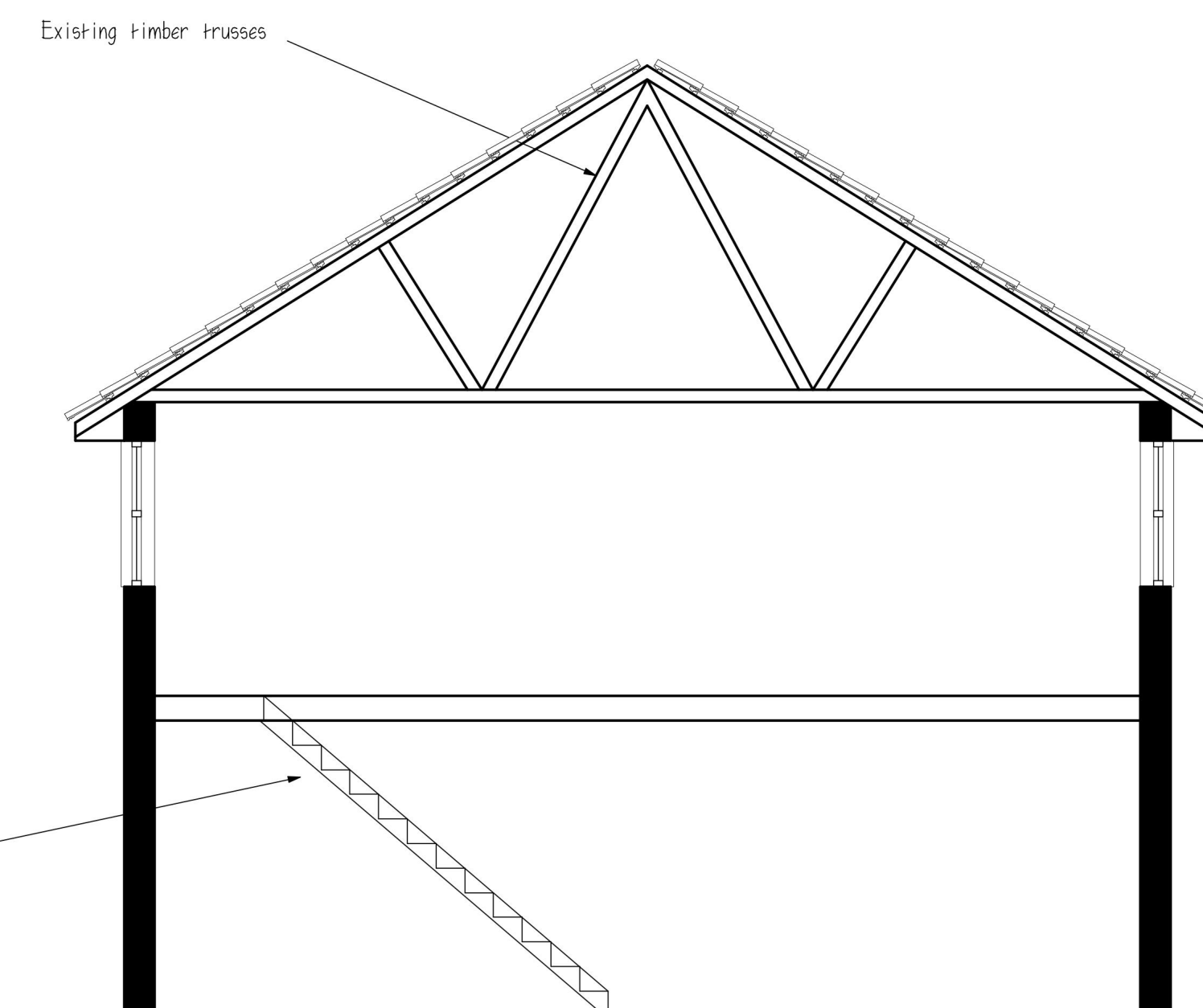
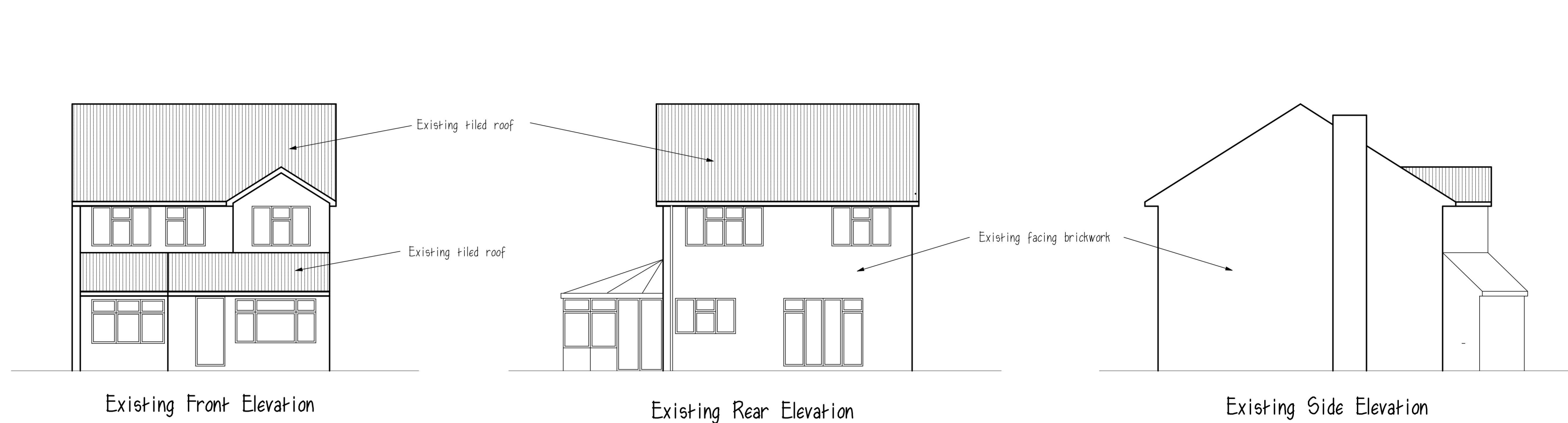


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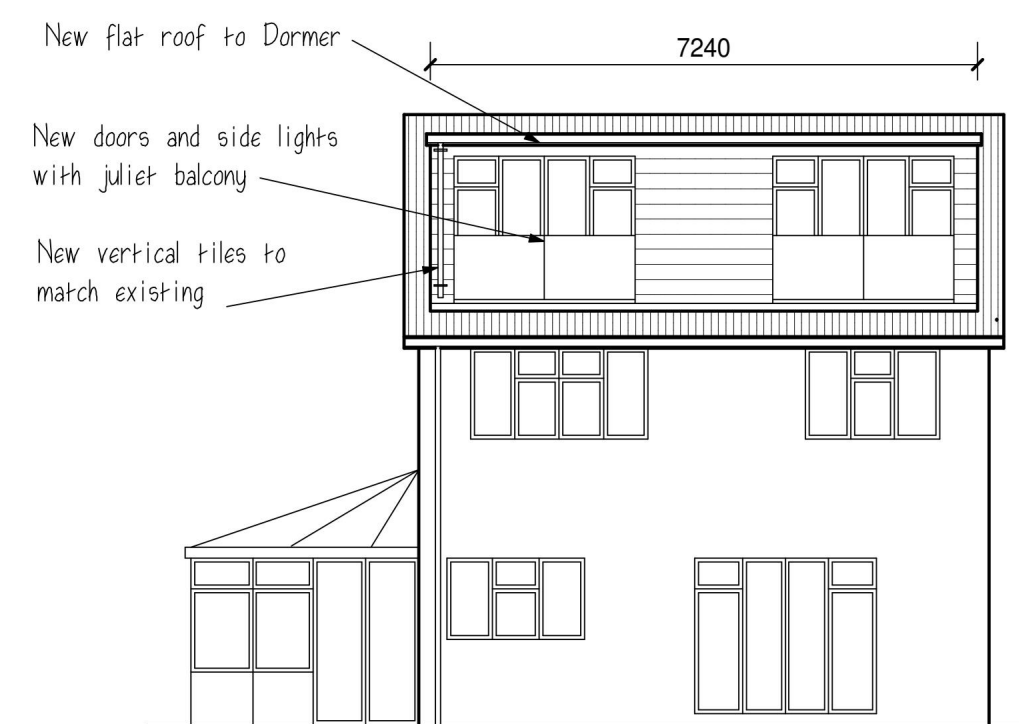
Block plan scale 1:500



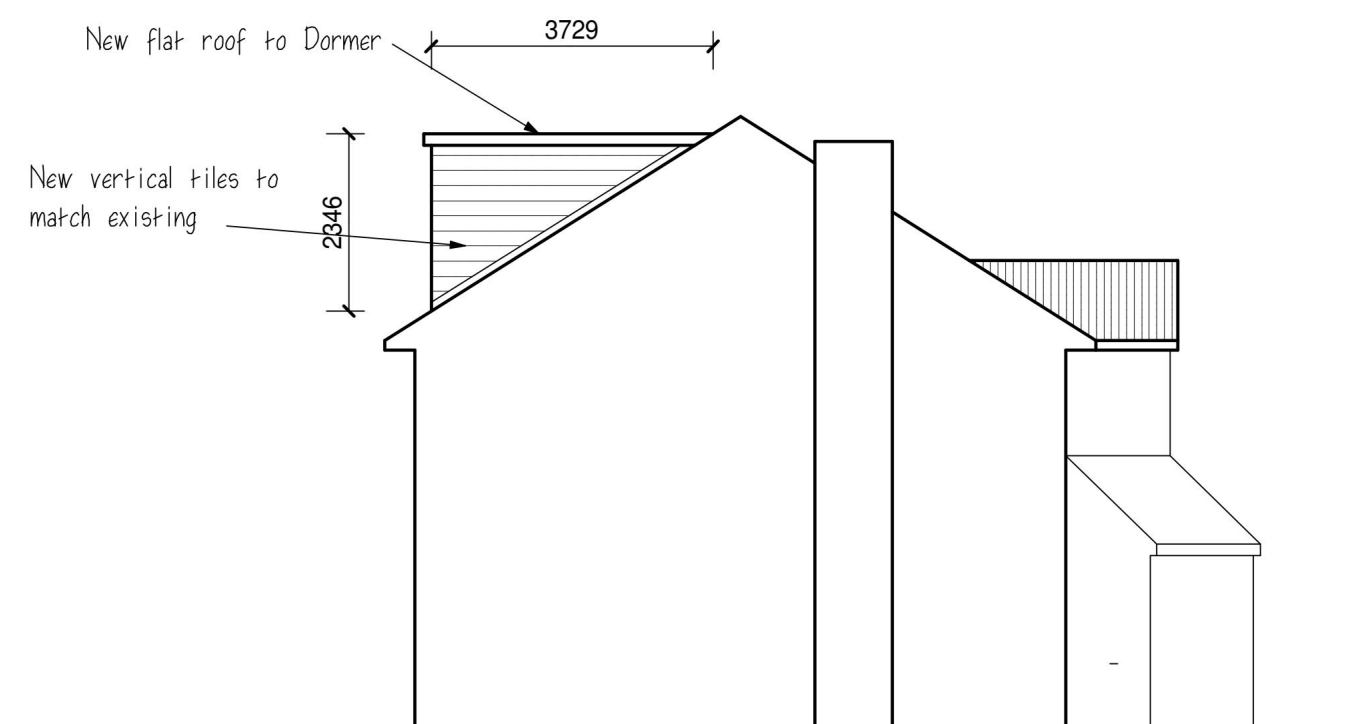
17 The Elkins
Romford RM1 4HT



project:	Existing Layout
address:	17 The Elkins, Romford, RM1 4HT
client:	
date:	March 2026
drg. no.:	9713/1
scale:	1:50 & 1:100
revisions	
HUTTON ENTERPRISES Ltd ARCHITECTURAL & SURVEYING CONSULTANTS tel: 01277 - 233041 07836 - 277167	



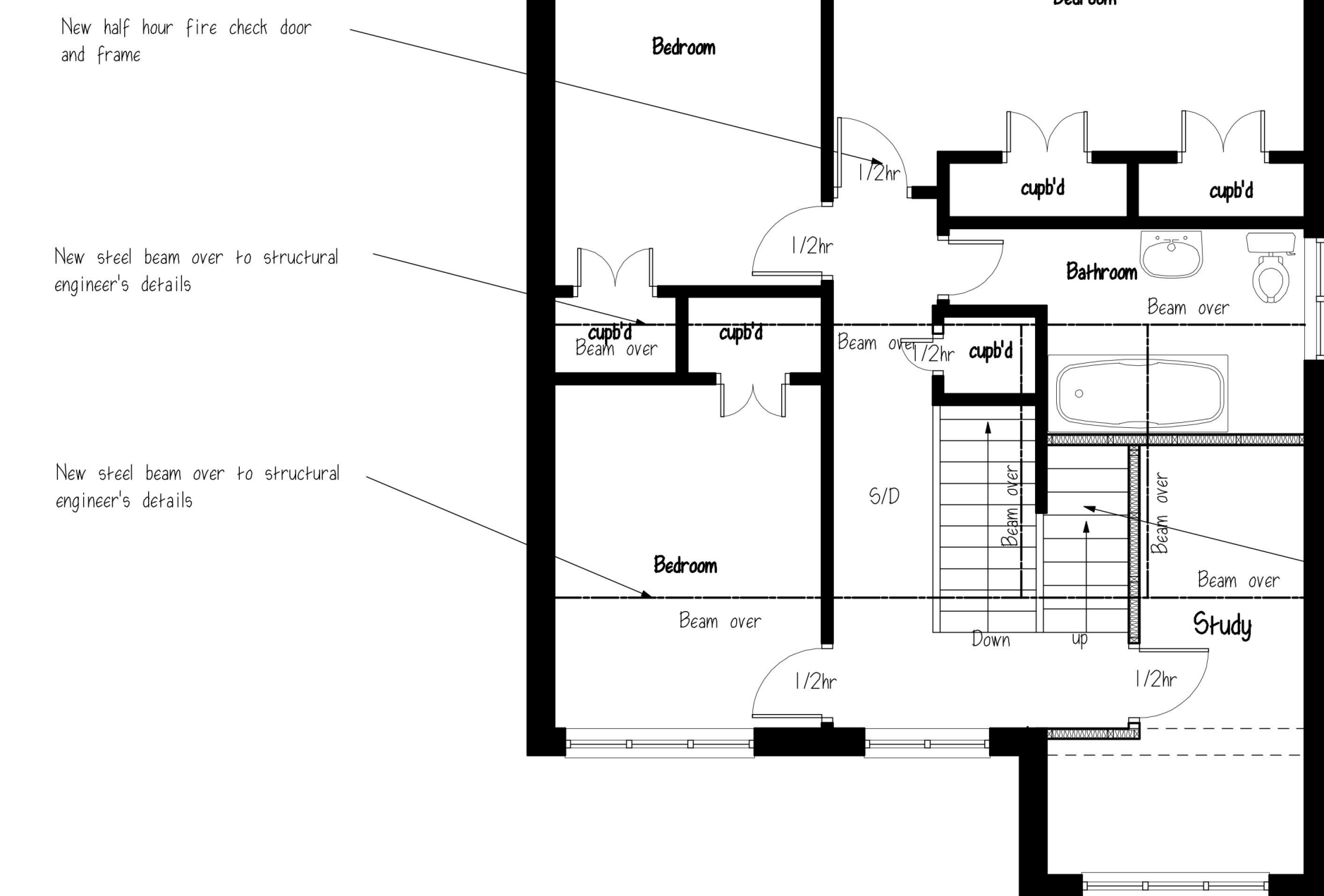
Proposed rear elevation



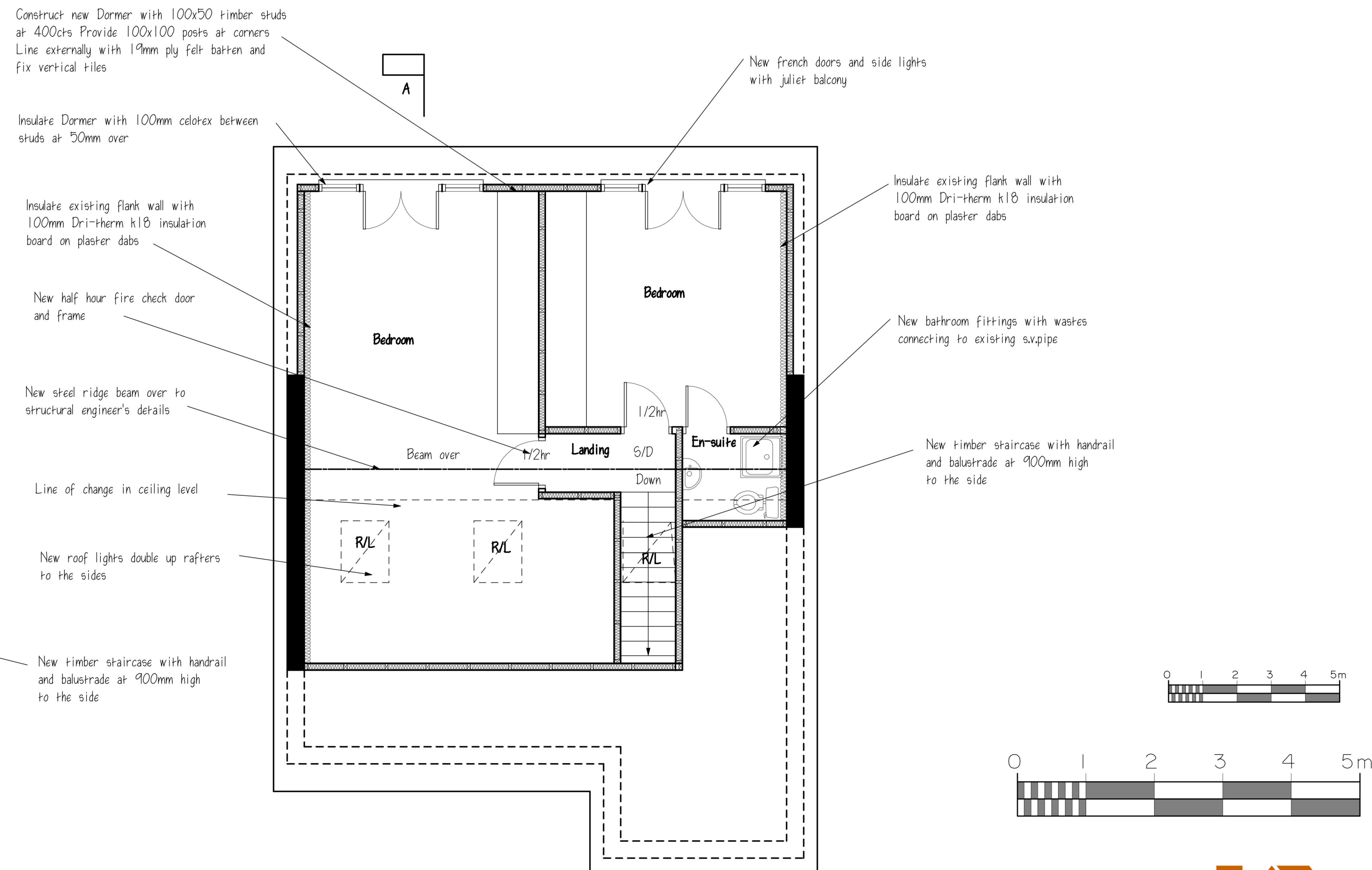
Proposed side elevation



Proposed front elevation



Proposed first floor plan



Proposed loft plan

Construct new Dormer with 100x50 timber studs at 400cts. Provide 100x100 posts at corners. Line externally with 19mm ply felt batten and fix vertical tiles.

Insulate Dormer with 100mm celotex between studs at 50mm over.

Insulate existing flank wall with 100mm Dri-therm k18 insulation board on plaster dabs.

New half hour fire check door and frame.

New steel ridge beam over to structural engineer's details.

Line of change in ceiling level.

New roof lights double up rafters to the sides.

New timber staircase with handrail and balustrade at 900mm high to the side.

New steel ridge beam to structural engineer's details.

New roof lights double up rafters to the sides.

Insulate sloping ceiling with 50mm celotex between rafters and 100mm under.

Provide 150x50 timber rafters to the sides of existing rafters at 400cts.

New steel floor beam to structural engineer's details.

New timber staircase with 14no risers at approx 189mm and 220mm going max 42deg pitch min 2M headroom.

New flat roof with 150x50 timber joists at 400cts.

New Dormer.

New floor with 25mm T&G boarding on 170x50 timber joists at 400cts. Provide 150mm sound quilt between joists.

Existing timber staircase.

Section A-A

GENERAL SPECIFICATION NOTES: All dimensions, levels, boundaries, drainage etc to be checked on site by the Building Contractor prior to commencement of work. All relevant planning and Building Regulation approvals to be obtained prior to commencement of work. All party wall notices to be served on the adjoining owners by the Building Owner prior to commencement of work. All health and safety regulations to be implemented on site by the Building Contractor during the building contract. Where applicable these drawings are to be read with the structural engineers calculations and details.

INTERNAL TIMBER PARTITIONS Construct partitions with 100mm x 50mm S.W. timber studs at 400mm centres vertically with head and side plate including nogging. Line both sides with 12mm plasterboard, trim and set. Provide 100mm sound quilt within void. Provide double joists bolted together under where constructed parallel to floor span.

FLAT ROOF CONSTRUCTION to comply to 0.15W/m2K. Provide 13mm solar reflective chippings hot bedded on 3 layers roofing felt, top layer mineralised and taken up under tiles min. 450 to BG 747 on 18mm ply on 150mm celotex XR4000 on 18mm ply decking on s.w. firings to fall min 1in 60 on 175x50mm timber joists at 400cts line ceiling with 12mm plasterboard scrim and set.

LATERAL RESTRAINT Provide lateral restraint to new flat roof by means of 1200mmx32mmx6mm galvanised mild steel straps fixed to timber joists and walls at 1800mm max. cts.

STEEL WORK New steel work to be pre-treated with paint protection to provide half hour fire protection.

DOORS For three storey buildings, all habitable rooms to have half-hour fire check door and frames with no glazing to protected stair route. If doors are glazed, then glazing must be pyrostop half-hour fire rated glass.

WINDOWS to comply to 1.40W/m2K. New windows to be upvc triple glazed with opening lights equal to min. 1/20th of floor area. New glazing K glass min. 16mm cavity. Fix trickle vents within frame 8,000mm 2.

MECHANICAL VENTILATION Kitchens: to be fitted with extract fan ducted to external air, capable of providing 60 litres per second ventilation. Utility room: to be fitted with extract fan ducted to external air, capable of providing 30 litres per second ventilation. Bathrooms/ shower-rooms: to be fitted with extract fan ducted to external air, capable of extracting 15 litres per second ventilation. Bathrooms, shower-rooms and w.c's that are internal should be electrically wired to the light switch, capable of providing three air changes per hour and fitted with a 15 minute overrun delay.

SMOKE DETECTORS Provide smoke detectors within hallways and corridors at each floor level, electrically wired on separate circuit to mains supply and fitted with back-up battery system. All smoke detectors to be inter-linked.

ELECTRICAL All new electrical wiring to be carried out by a competent person registered under part P of the Building Regulations. Test and installation certificates are to be provided upon completion of works. All new switches and sockets are to be positioned within a zone between 450mm and 1200mm above finished floor level. 25% of all new electrical light fittings are to be energy efficient.

project: Loft conversion with rear Dormer

address: 17 The Elkins,
Ramford, RM1 4HT

client:
date: March 2026
drg. no.: 9713/3
scale: 1:50 & 1:100

revisions



Hutton Enterprises Ltd

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