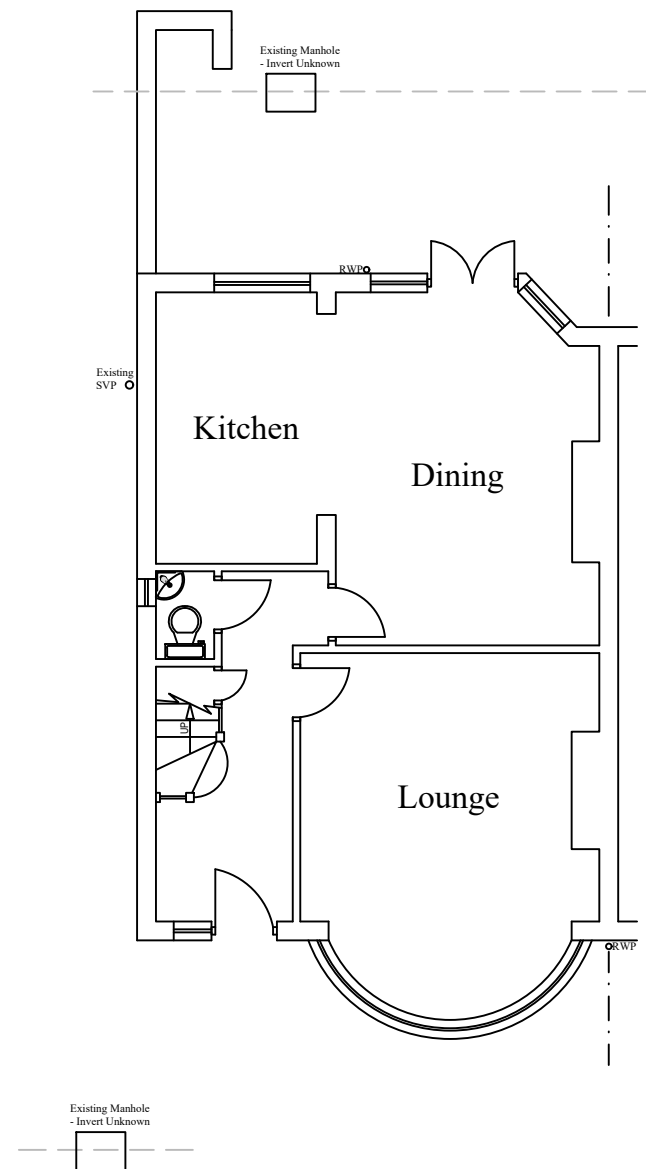
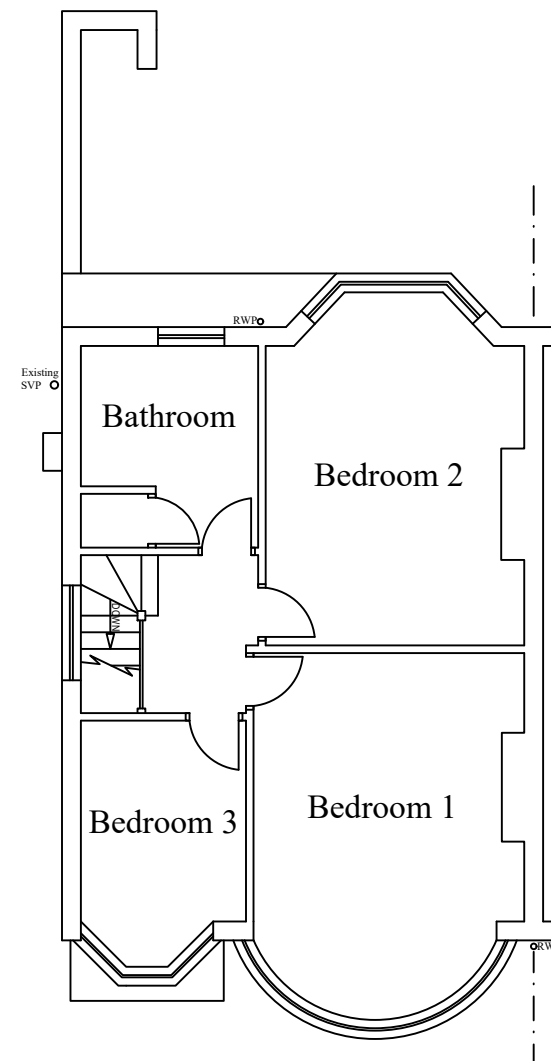




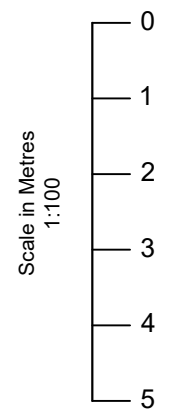
EXISTING GROUND FLOOR LAYOUT



EXISTING FIRST FLOOR LAYOUT

Notes

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Rev	Date	Details	By
A	25/04/23	Revision A	CE

Project: Loft Extension

Drawing: Existing Layout

Address: 57 Winton Avenue,
London, N11 2AR

Drawing N°: ELA/1 Rev: A

A3 Scale: 1:100 Drawn By: CE Job No: 2642 Date: 25/04/23



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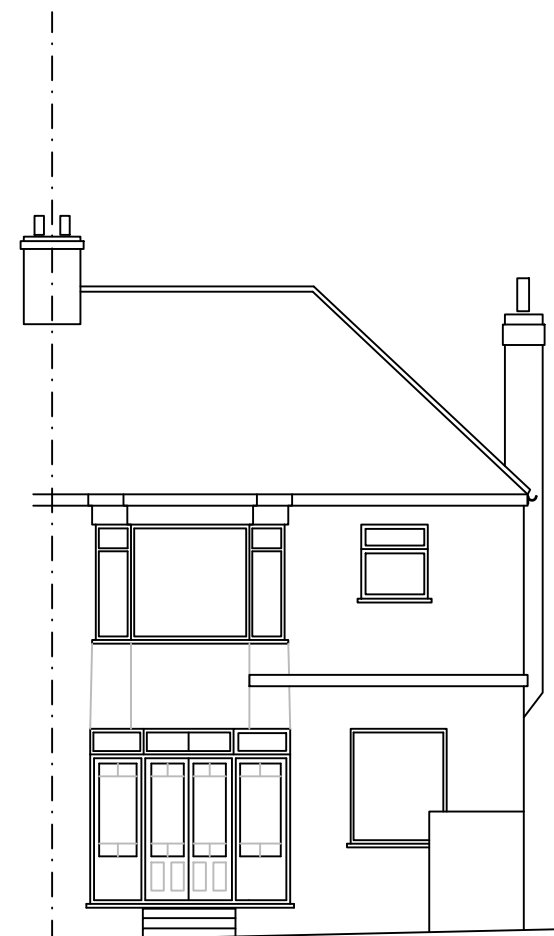
Tel:- 07979510821



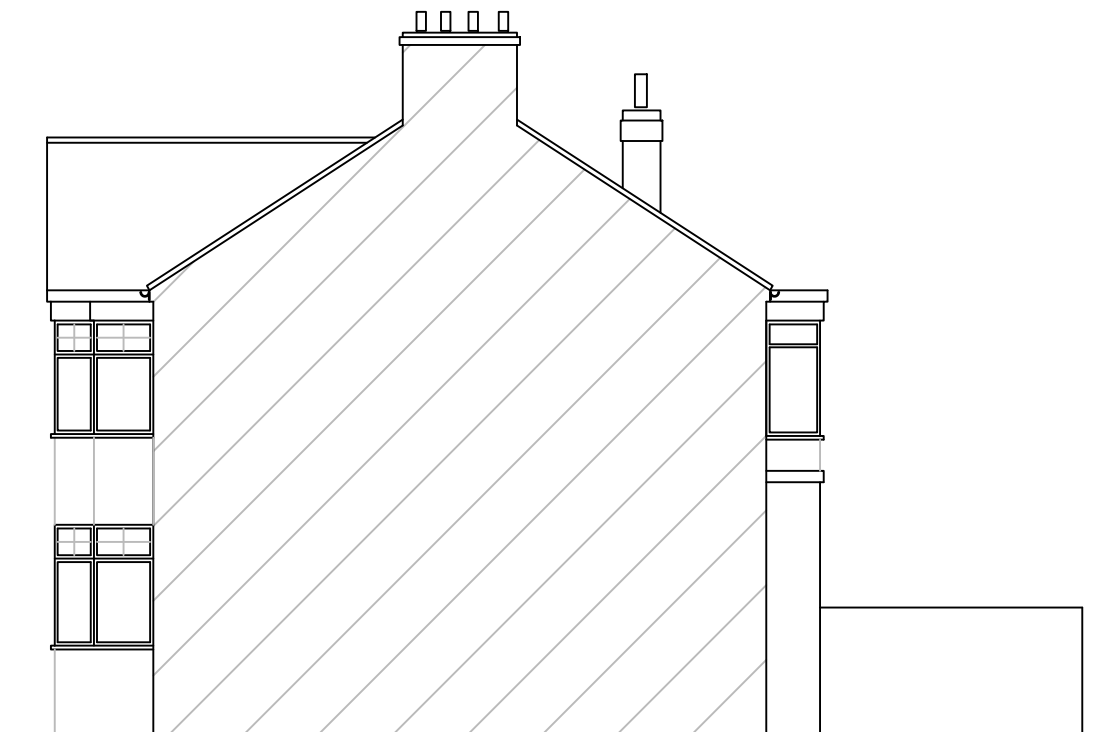
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



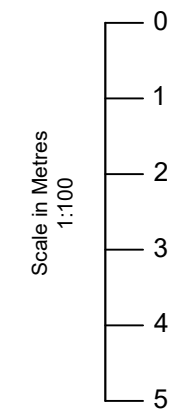
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

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Rev	Date	Details	By
A	25/04/23	Revision A	CE

Project: Loft Extension

Drawing: Existing Elevations

Address: 57 Winton Avenue,
London, N11 2AR

Drawing N°: ELA/2 Rev: A

A3 Scale: 1:100 Drawn By: CE Job No: 2602 Date: 25/04/23



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Scale in Metres
1:100

- Grade D2 Inter-linked Smoke detectors

Rev	Date	Details	By
A	25/04/23	Revision A	CE

Loft Extension

Proposed Layout

57 Winton Avenue,
London, N11 2AR

ELA/3

A

1:100

CE

2642

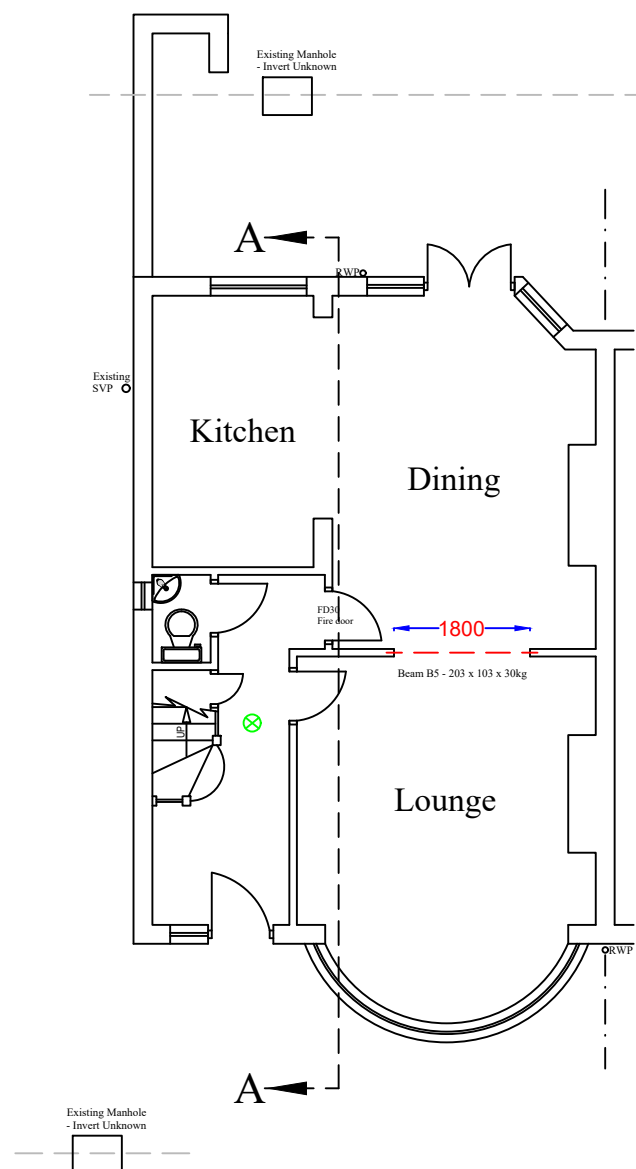
	Date:
2	25/04/23



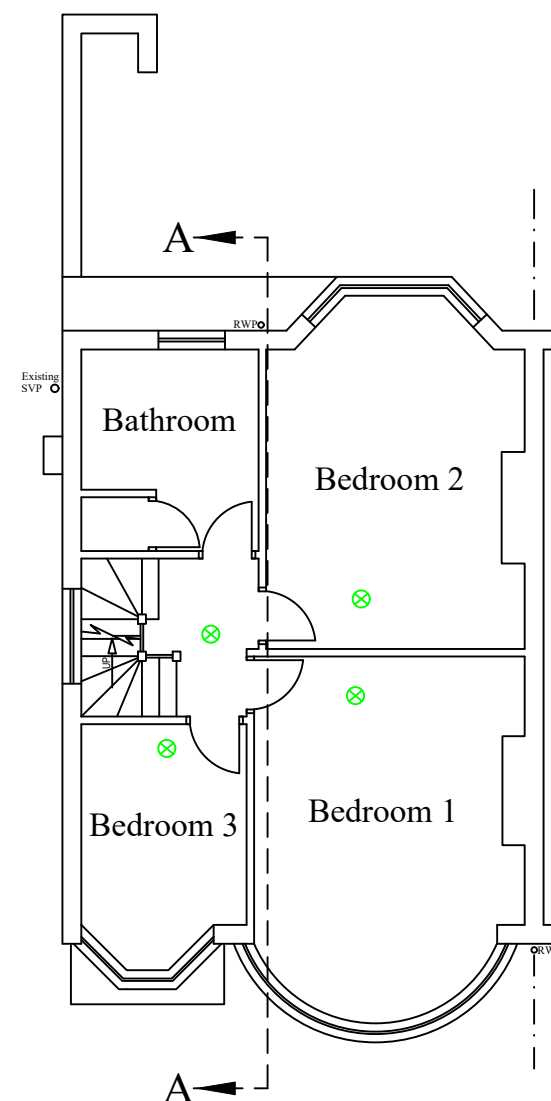
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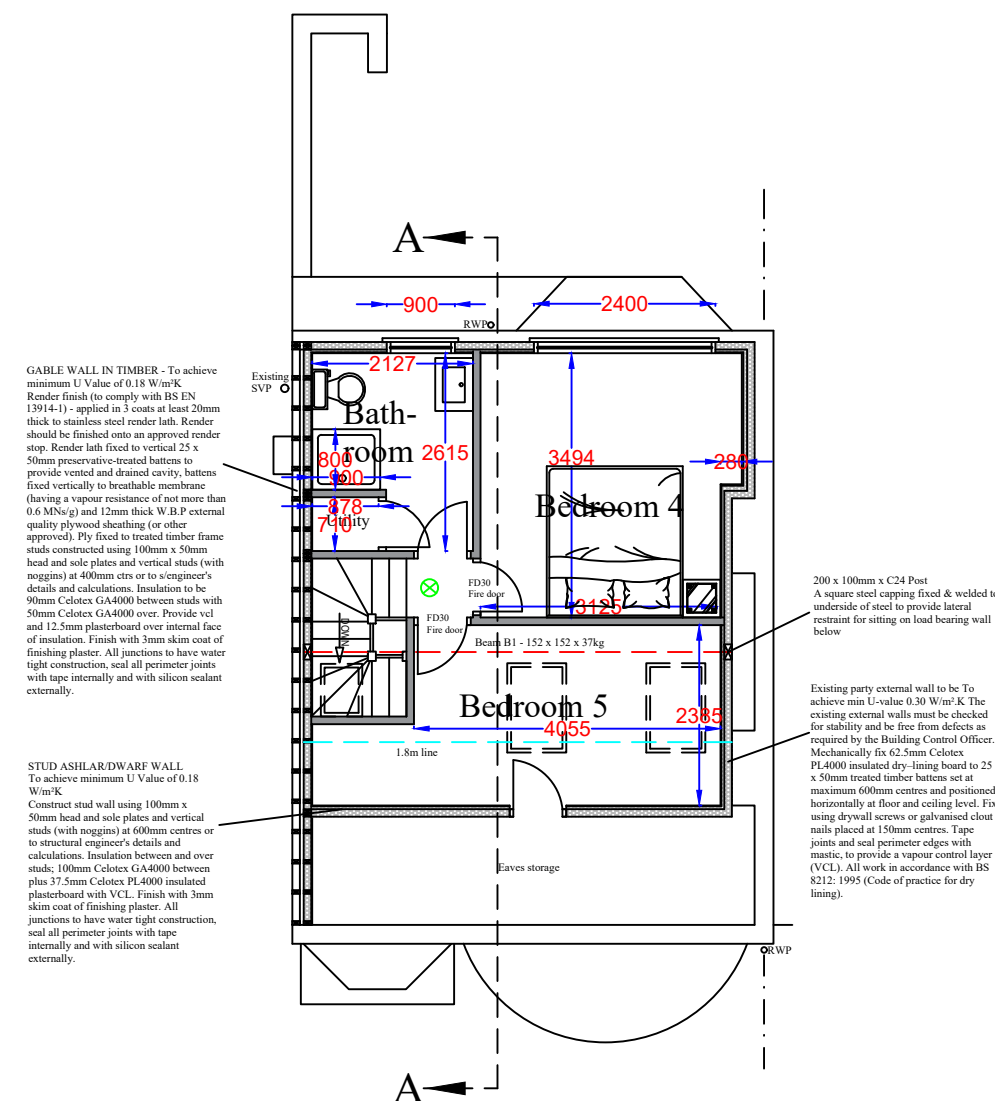
Tel:- 07979510821



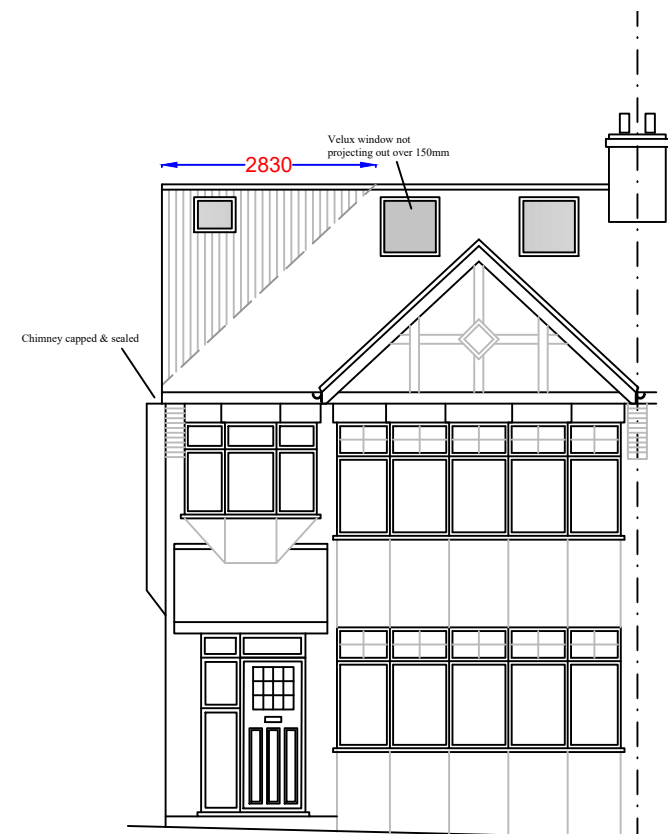
PROPOSED GROUND FLOOR LAYOUT



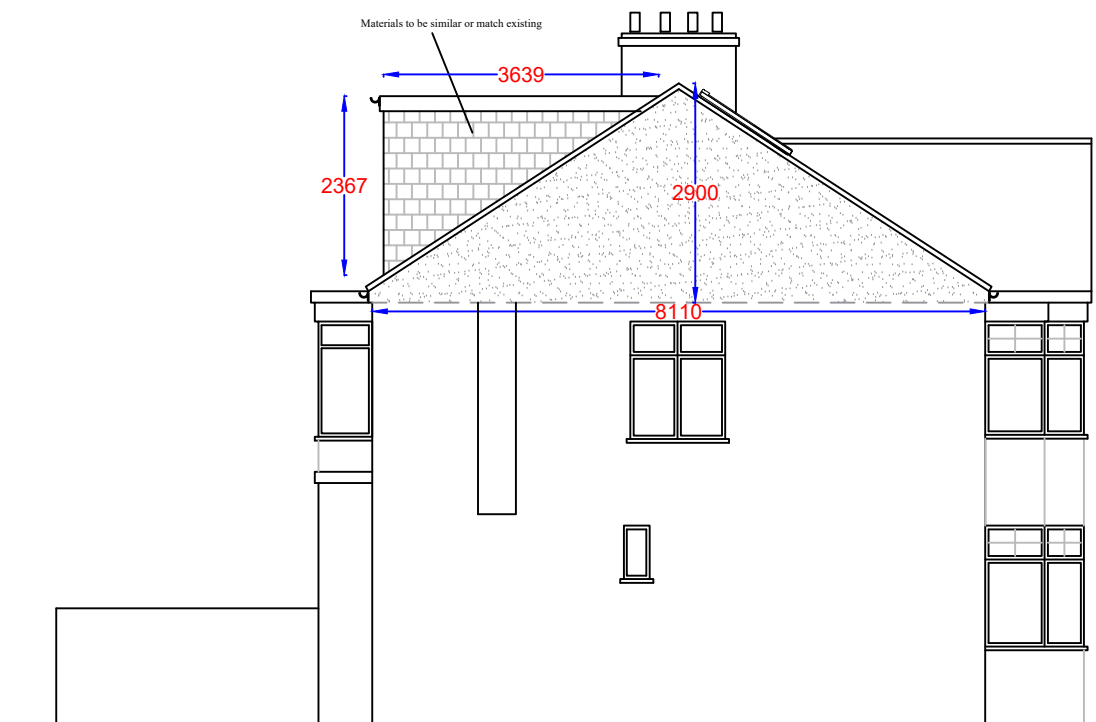
PROPOSED FIRST FLOOR LAYOUT



PROPOSED LOFT FLOOR LAYOUT

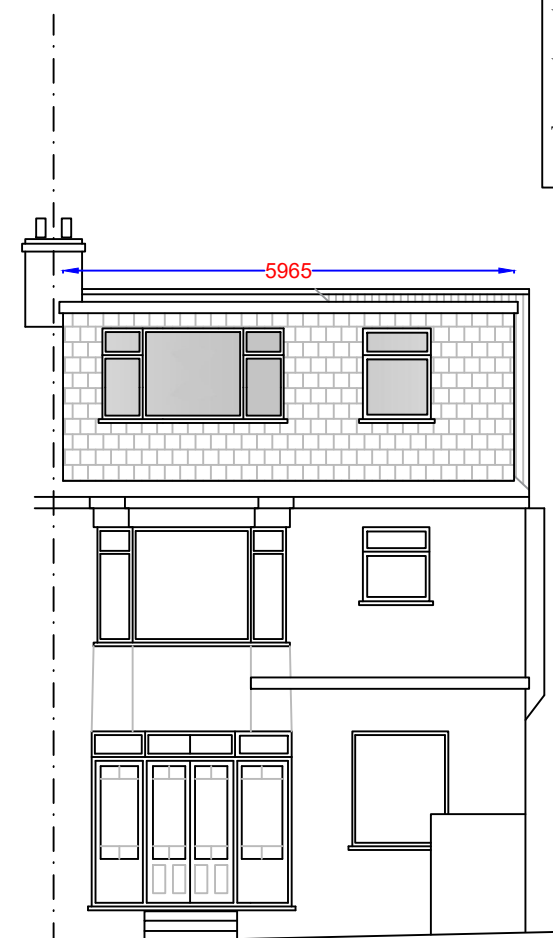


PROPOSED FRONT ELEVATION

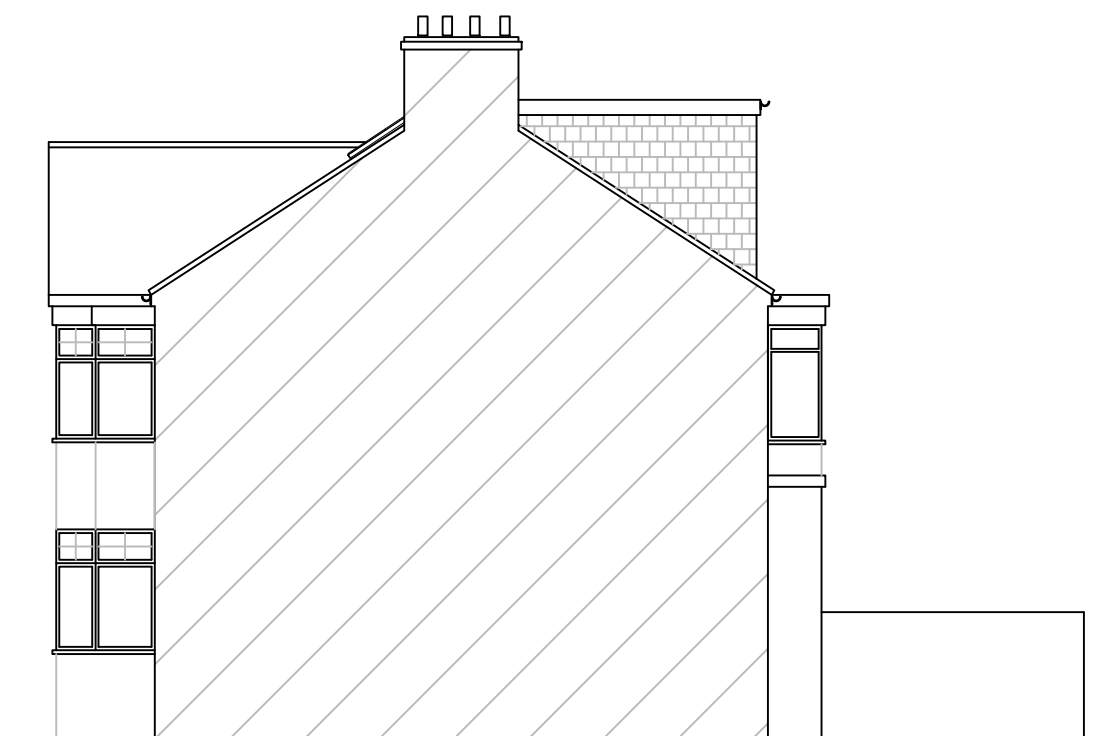


PROPOSED SIDE ELEVATION

Dormer Volumes:			
	H	D	W
V1 - Rear dormer	$\frac{1}{2} \times 2.37 \times 3.64 \times 5.97 = 25.75\text{m}^3$		
V2 - Hip to gable	$\frac{1}{3} \times (\frac{1}{2} \times 2.90 \times 2.83) \times 8.11 = 11.09\text{m}^3$		
TOTAL VOLUME: 36.84m ³			



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

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Rev	Date	Details	By
A	25/04/23	Revision A	CE
Project: Loft Extension			
Drawing: Proposed Elevations			
Address: 57 Winton Avenue, London, N11 2AR			
Drawing N°: ELA/6			Rev: A
A3 Scale: 1:100	Drawn By: CE	Job No: 2642	Date: 25/04/23
		ELA Design Beechcroft Riverside Avenue Broxbourne Herts EN10 6RA www.ela-design.co.uk Tel:- 07979510821	

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.

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 VCL. 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.

Provide the equivalent of 25,000mm² of ventilation at the front eaves of the roof.

Provide 300 mm Crownwall Insulation at ceiling level to be two layers of Rockwool insulation to total 300mm laid between over joists (cross direction). U-Value to achieve minimum of 0.15 W/m²k.

Ventilated ridge required
5mm continuous ventilation is required between each rafter for the length of the ridge

Ridge Beam B1 - 152 x 152 x 37kg Column
Section to support flat roof joists to dormer.

50mm Air gap

Ensure that the firings will reduce down to a min of 50mm otherwise the dormer lintels will block the ventilation space.

2no 50x200mm C24 timbers bolted together.

25mm Air gap behind fascia

Provide counter battens to tile hanging to new dormer window.

Code 4 lead flashing

New loft floor has 30 min fire protection

Beam B2 - 203 x 203 x 46kg
U Beam on 600x100x25 Deep
Steel spreader Plates either end

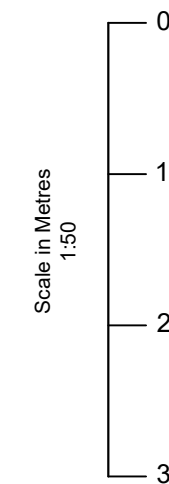
Beam B3 - 203 x 203 x 46kg
U Beam on 600x100x25 Deep
Steel spreader Plates either end

Beam B5 - 203 x 103 x 30kg

SECTION A-A

Notes

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Rev	Date	Details	By
A	25/04/23	Revision A	CE

Project: Loft Extension

Drawing: Section A-A

Address: 57 Winton Avenue,
London, N11 2AR

Drawing N°: ELA/7 Rev: A

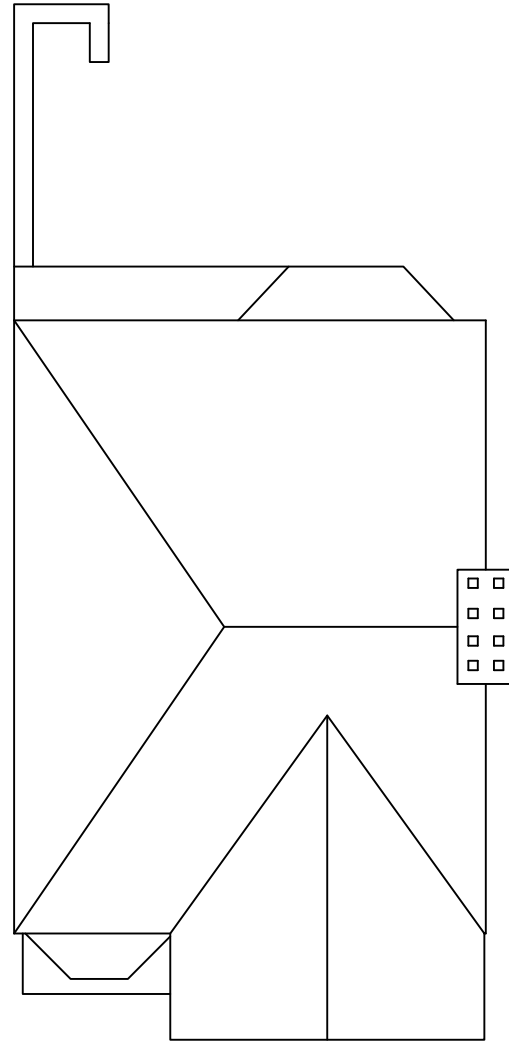
A3 Scale: 1:50 Drawn By: CE Job No: 2642 Date: 25/04/23



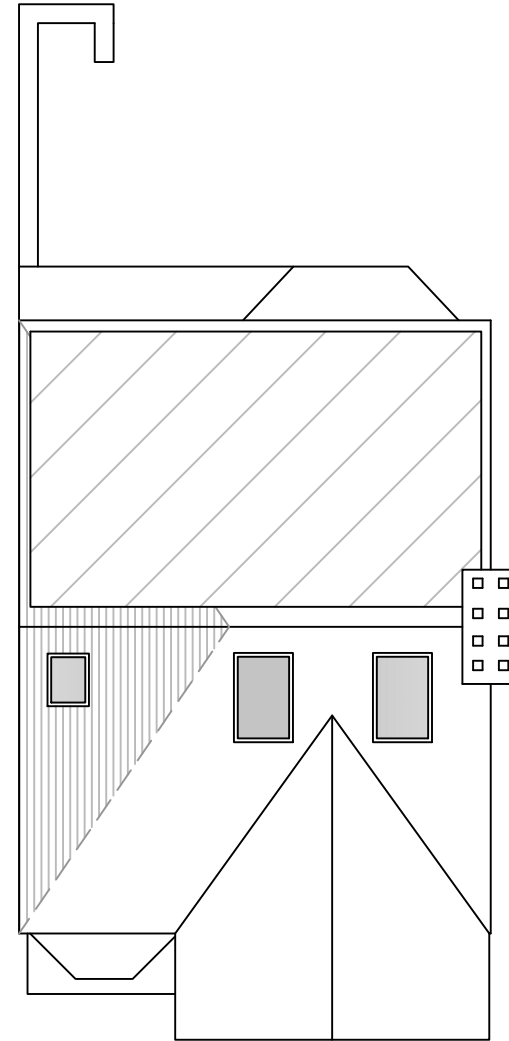
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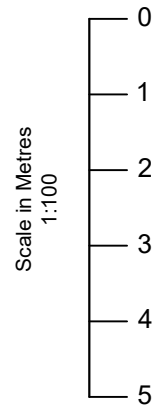
EXISTING ROOF PLAN



PROPOSED ROOF PLAN

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Rev	Date	Details	By
A	25/04/23	Revision A	CE

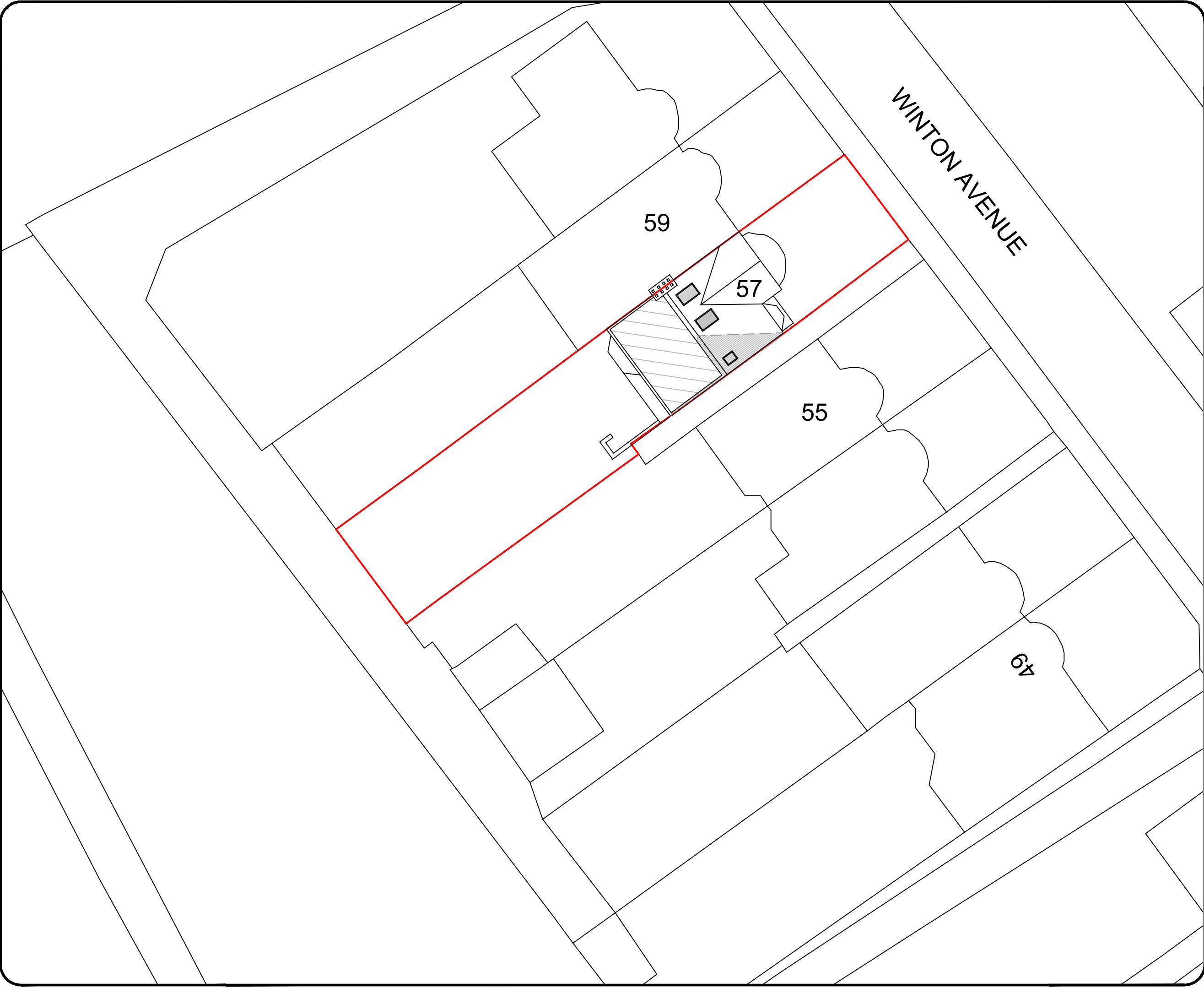
Project: Loft Extension

Drawing: Roof Plan

Address: 57 Winton Avenue,
London, N11 2AR

Drawing N°: ELA/13 Rev: A

A3 Scale: 1:100 Drawn By: CE Job No: 2642 Date: 25/04/23



Notes

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Scale in Metres
1:200

0

2

4

6

8

10



O/S licence number
100060020

Rev	Date	Details	By
A	25/04/23	Revision A	CE

Project:
Loft Extension

Drawing:
Block Plan

Address:
57 Winton Avenue,
London, N11 2AR

Drawing N°:
ELA/14

Rev:
A

A3 Scale:
1:200

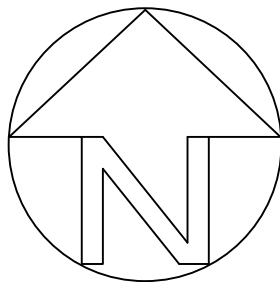
Drawn By:
CE

Job No:
2642

Date:
25/04/23


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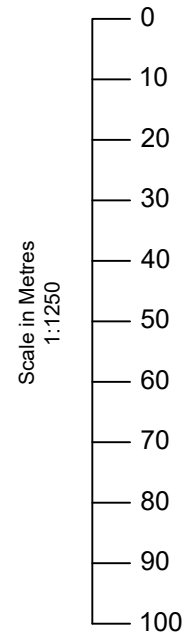
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LOCATION PLAN

Notes

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O/S licence number
100060020

Rev	Date	Details	By
A	25/04/23	Revision A	CE

Project:
Loft Extension

Drawing:
Site Location Plan

Address:
57 Winton Avenue,
London, N11 2AR

Drawing N°:	ELA/17	Rev:	A
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A3 Scale:	Drawn By:	Job No:	Date:
1:1250	CE	2642	25/04/23



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