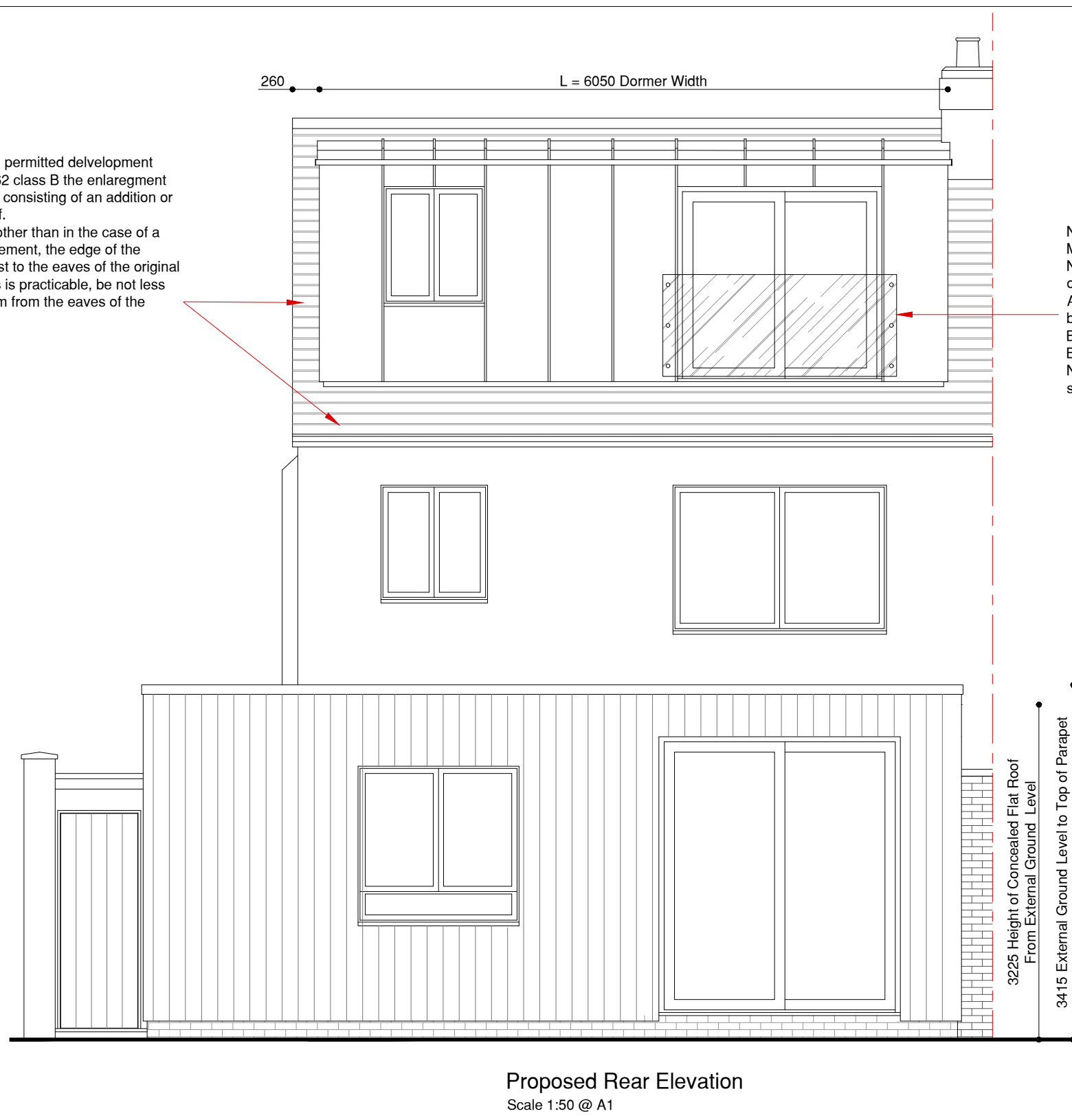
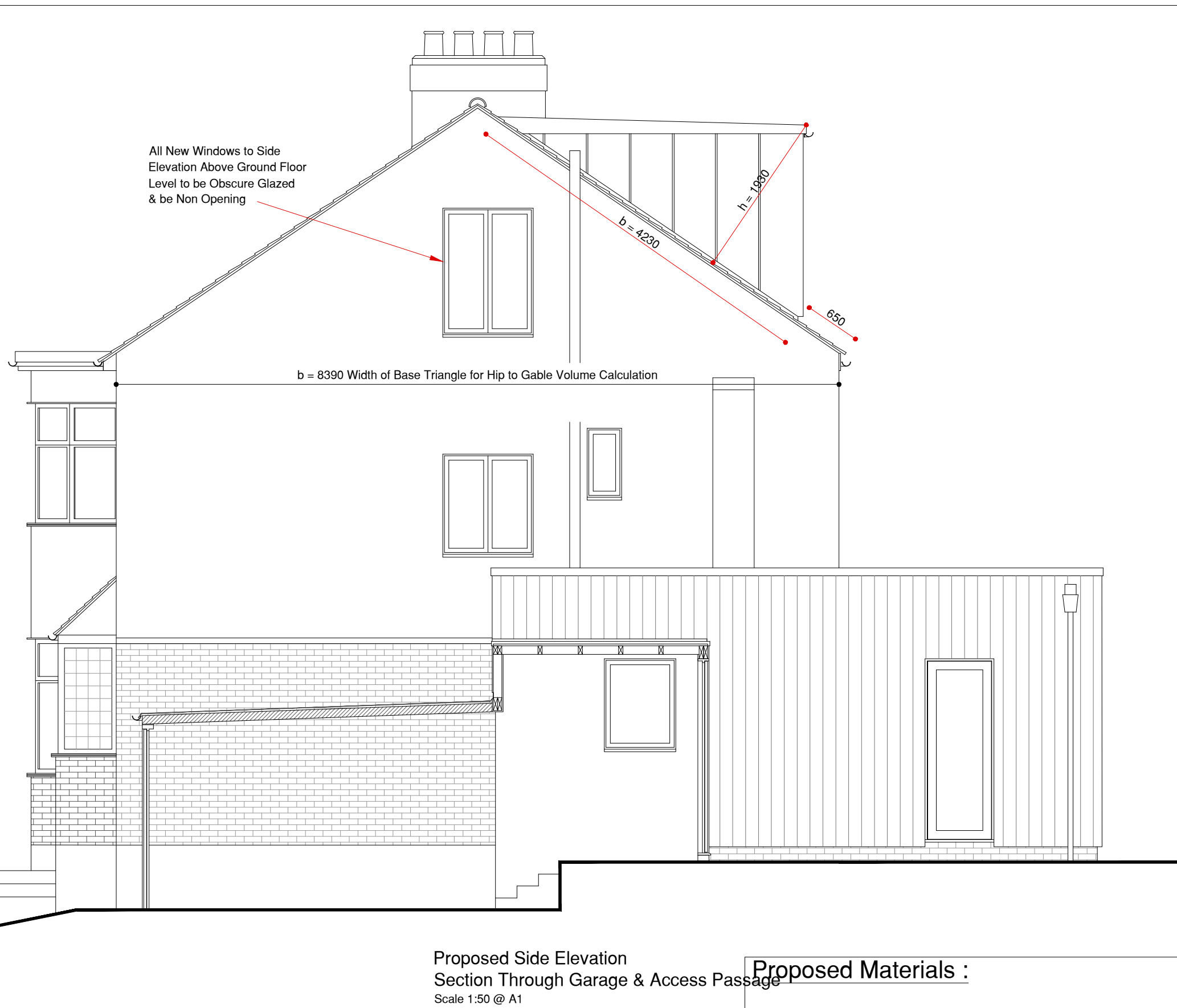




New Glass balustrade to be installed to door
Min Height 1000mm from threshold.
No gap / opening to allow the passage
of 100mm sphere.
All guarding to comply to Part K of the
building regulations & B.S.6180:1999
Barriers in and around buildings.
B.S.5950: Part 1 : 2000
NOTE: Railing to be secured thro' timber
stud with M10 Studs Grade 4.6.



Proposed Side Elevation
Section Through Garage & Access Passage
Scale 1:50 @ A1

Proposed Materials :

Roofs:
Pitched: Plain Clay tiles
Flat to Dormer: Standing Seam Zinc Cladding
Flat to Extension & Garage: 3 layer Mineral Felt

Walls:
Proposed Extension: Cavity Block-work With Vertical Larch
Cladding on Battens
Dormer Face & Cheeks: Standing Seam Zinc Cladding

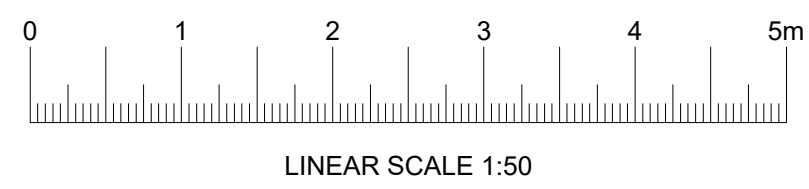
Windows: White UPVC Double Glazing

Doors: Painted Timber Front Door
PPC Aluminium Corner Patio Doors

Gutters & Down Pipes: Black PVC.

Central Heating System.
New Gas Boiler With Electric Water Cylinder EPR Band A
94% efficient

PARKING :
Victoria Road is not within a Haringey CPZ.
The property has 2 off road parking spaces
single garage With EV Charging point & single
hard standing to front of garage.



A	Removal of full height windows to side elevation of single story extension facing into garden of No 137	RW	15/05/23
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REV	DESCRIPTION	DRAWN	DATE
Address	139 Victoria Road London N22 7XH		

Project	Hip to Gable Roof Extension, Dormer to Rear Roof Slope & Single Storey Rear / Side Extension
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client	Fuller / Warner
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DRG. No	1667-04	Revision	A
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Date	Feb 2023	Checked	
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Scale	1:50 @ A1	Approved	
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DRAWN	R. Williams	REF No	
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ALL DIMENSIONS IN MILLIMETERS (MM) TOLERANCES UNLESS OTHERWISE STATED: DIMENSIONAL ± ALL ANGLES TO BE 90° UNLESS OTHERWISE STATED	0.5mm
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Roofs: (LOFT CONVERSION)

Cold Deck Roof to Dormer:
Standing Seam Zinc Sheet on Proprietary Underlay
12mm WBP Ply.
Ensure a min air gap of 50mm between top of insulation and underside of OSB deck
Fittings
150mm Grade C24 Joists on 400mm Centres
100mm Celotex tuft-R GA3000 Between Joists
75mm Celotex tuft-R GA3000 Under Joists
vapour barrier
12.5mm Gyproc Duplex PB & 3mm skim
U-Value 0.15 W/m²K
Note: Install Glidevale Soffit & ridge ventilators to provide at least equivalent to a 5mm continuous strip.

Timber Frame Gable:

Sand & Cement Pebble Dash Render.
12 mm Multi Rend or equivalent keyed exteior render board
TYVEK Housewrap Waterproof breather membrane
150x50 Studs on 400mm CTR's
100mm Celotex tuft-R GA3000z insulation
between studs.
12mm OSB or Ply sheathing
70mm Celotex tuft-R GA3000z insulation over studs.
All joints to be foil taped.
12.5 PB & Skim
U-Value = 0.18W/m²K

Front Pitched Roof Slope

Clay tiles on battens.
Breather membrane
Existing 100x50 Rafter to be doubled up with new 150x50 grade C24 rafters Max Centres 400mm
Min 50mm Ventilated air gap
90mm Celotex tuft-R GA3000 Between Rafters
80mm Celotex tuft-R GA3000 Over Rafters
All joints to be foil taped.
12.5 Gyproc Duplex PB & Skim
U-Value = 0.15 W/m²K
Note: Install Soffit & ridge ventilators to provide at least equivalent to a 5mm continuous strip.

Cold Roof Voids:

Insulate voids with 300mm Rockwool cross laid between & over joists
U-Value = 0.14W/m² K
Note: Soffit & ridge ventilators should
be installed to provide at least
equivalent to a 5mm continuous strip.

Roofs: (EXTENSION)

Flat Warm Roof to Extension:
SIGNATURE AA Fire Rated Cap Sheet
3 layers felt (all joints fully sealed).
90mm Celotex tuft-R Deck TA3000 Over Joists
18mm WBP ply. 1.5" Timber lining.
75mm Celotex tuft-R GA3000 Between Joists
Flat roof Joists 150x50 Grade C24 on 400mm CTR's.
Vapour Barrier
12.5mm Gyproc Duplex PB & 3mm skim
U-Value 0.15 W/m²K

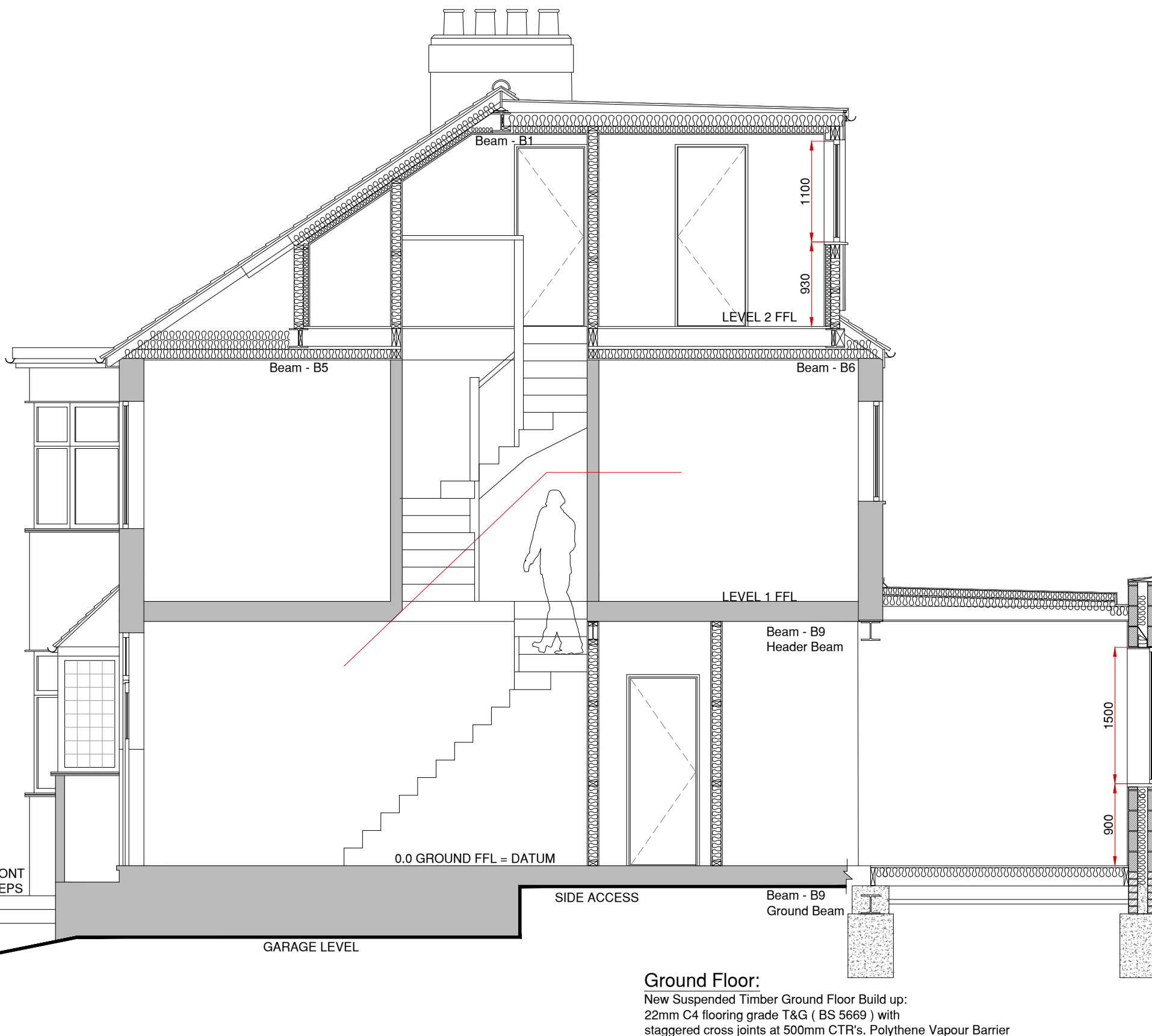
Holding down of roofs:
To prevent uplift roofs should be provided withholding down straps at 1 meter centres where the roof members bear on the supporting wall. straps should have a minimum cross section of 30mm x 2.5mm, be 1 meter long and have min 3 fixings to the wall.

Where roofs about vertical wall, flashing should be tucked 25mm into a brick joint or chase not less than 150mm above the intersection with the roof. Flashing's & soakers should be of non ferrous metal & made of the same material to avoid electrolytic action.
flashing's gutters & saddles, etc should be Code 4 or better.

Double Rafters and Joists.
Bolt together with M12 Studs & 62 diameter toothed connectors, centres to be 4X depth of the member, staggered 50mm above & below the centre line.

Holding down of roofs: To prevent uplift roofs should be provided withholding down straps at 2 meter centres where the roof members bear on the supporting wall. straps should have a minimum cross section of 30mm x 2.5mm, be 1 meter long and have min 3 fixings to the wall.

Flashing's and soakers: Where the roof abuts a vertical wall, flashing's should be tucked 25mm into a brick joint or chase not less than 75mm above the inter section with the roof. flashing's and soakers should be of non ferrous metal and made of the same material to avoid electrolytic action. Where lead is used soakers should be at least code 3 and flashing's gutters and saddles, etc should be code 4 or better.



Proposed Site Sectional Elevation
Scale 1:50 @ A1

Ground Floor:

New Suspended Timber Ground Floor Build up:
22mm C4 flooring grade T&G (BS 5669) with
staggered cross joints at 500mm CTR's. Polythene Vapour Barrier
Floor Joists Use 200x50 Grade C24 on 400mm Centres
120mm Kingspan Kooltherm K103 Insulation between Joists
Install DPC between any supporting Masonry & underside of Joists.
Min 150mm ventilation gap.
U-Value = 0.18W/(m²K)

Under Floor Ventilation: (use telescopic ventilators)
Voids to be ventilated by not less than 1500mm² Per meter run of
external wall. Ventilators to be spaced at not more than 2m centres &
within 450mm of each end of any wall. Vent & Air Bricks to be ducted
through cavities and be unobstructed.
Ensure all existing air bricks & ventilators are clear and free of debris

Alternative Ground Floor:

Suspended Block & Beam Ground Floor Build up:
65mm concrete screed, on visqueen vapour barrier
80mm Kingspan Kooltherm K103 Insulation with 25mm vertical edging
insulation 125mm deep. DPM between underside of Insulation
and top of BB Floor.
Bison Beams Products block and beam flooring system
150 Beams (BT02) with (650Kg/m²) Blocks spaced as detailed. (refer to product load span table)
Min 150mm ventilation gap.
U-Value = 0.17W/(m²K)

Dormer Stud:

Dormer Stud Walls:
Standing Seam Zinc Sheet on Proprietary Underlay
12mm Ply sheathing.
50x50 Vertical Battens Providing ventilated air gap. Install insect mesh / trim to bottom edge
of ventilation gap.
TYVEK Housewrap Waterproof breather membrane
100x50 Grade C24 Studs on 400 centres.
100mm Celotex tuft-R GA3000 between studs.
12mm Ply Sheathing.
80mm Celotex tuft-R GA3000 Over Studs
All joints to be foil taped.
12.5 Gyproc Duplex PB & Skim
U-Value = 0.18W/m²K

NOTE: Dormer side cheeks within 1m of a boundary, to have Min 60 minute fire resistance between.
2 layers of 10mm glassroc multiboard or equivalent over timber studs to create fire break.

L2 (Loft) Floor:

18 or 22mm C4 flooring grade T&G (BS 5669) with staggered cross joints.
Max batten CTR's 18mm = 450
22mm = 600
Floor Joists: 200x50 Grade C24 above existing ceiling joists on 400mm CTR's. Secured between
beam flanges.
All new Joist hangers with a Min long term safe working load of 9.5KN
All Double joists & Openings 2No Grade C24 bolted together at Max CTR's 4x Depth of the member.
DOC E 5.23
Internal floor type C. Timber joist with wood based flooring plaster board ceiling & Noise absorbent
material.
floor surface of timber or wood based board min mass per unit area 15Kg/m2
Ceiling treatment of single layer PB min mass per unit 10kg/m2 fixed using any normal method +
3mm skim to achieve 30 min fire resistance, an absorbent layer of mineral wool min thickness 100mm
min density 10kg/m3 laid in the cavity.

Zinc Capping to Parapet
Install DPC Under Capping

Walls :

New Cavity Walls
8 Courses of class b engineering bricks or foundation grade block-work up to damp course.
Vertical Timber Cladding on Battens With insect mesh / trim along bottom edge
Outer masonry leaf Thermalight shield or equivalent concrete blocks (7N/mm²).
110mm cavity = 30mm un-vented cavity & 80mm Kingspan Kooltherm K108 insulation board.

250mm double triangle S1st wall ties and retaining clips BBA approved.
Wall ties to be installed in accordance with NHBC guidelines = Max horizontal spacing 900mm
Max vertical spacing 450mm, windows doors & expansion joints 225mm not more than 300mm
Top of Gables 225mm parallel to the top of the wall not more than 300mm.

Inner masonry leaf 100mm Thermalite shield aerated block-work or equivalent aerated blocks with a
minimum compressive strength of(4N/mm²)
12.5mm Gyproc DUPLEX plasterboard on dabs and plaster skim.
U-Value = 0.18 W/(m²K)

install new DPC Min 150mm above external finished ground level.
Cavity fill insulation to terminate Min 225mm below the DPC

Where new brickwork abuts existing, secure to existing brickwork with Simpson Strong-Tie
C2K Crocodile wall extension profile, or equivalent BBA approved connector (ie FURFIX).
Install to manufacturers recommendation.

Lintels to window openings:

Use appropriate sized CATNIX lintels suitable for cavity walls or specified beams.
Install Cavity Trays, DPC's & Weep Holes to Manufacturers Recommendations.
NOTE: Weep holes are required where render is returned back onto the window/door frame at
the head of an opening. Weepholes are not required where the render is not returned or only returns
to the toe of the lintel, leaving the underside of the lintel exposed

