

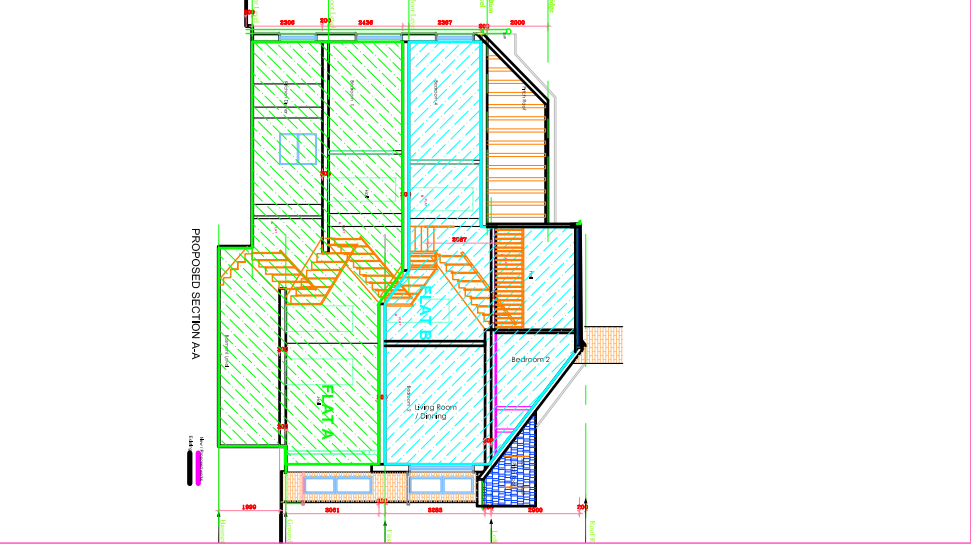
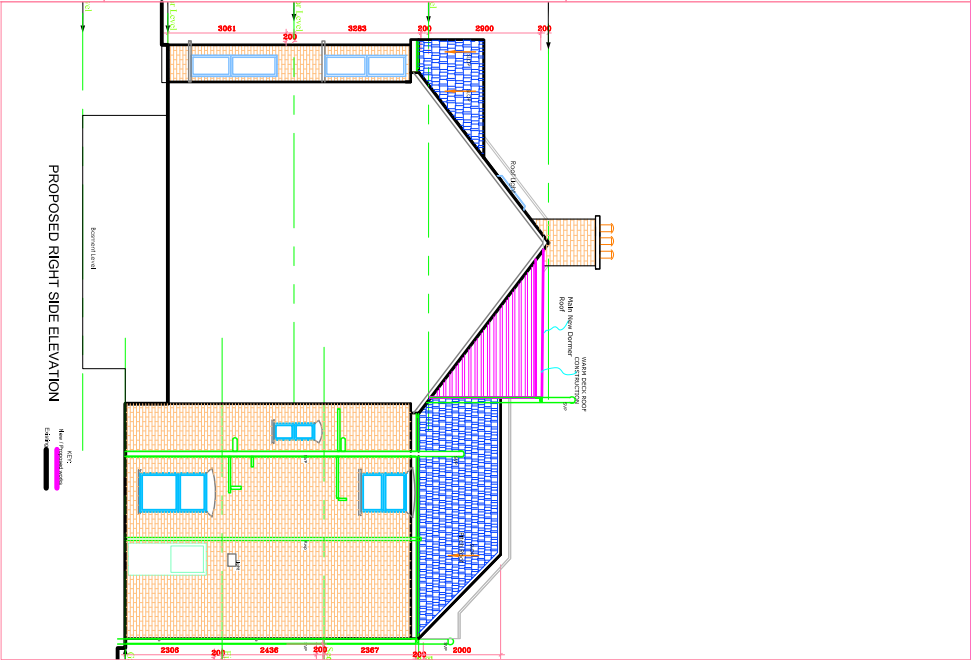
Address : 18 BEATRICE ROAD  
LONDON  
N4 4PD

Project: LOFT CONVERSION AND  
SELF-CONTAINED 2NO FLATS

Client: MR ATIENE AGHEGHO

Drawn / Prepared by:

Date: March 2023

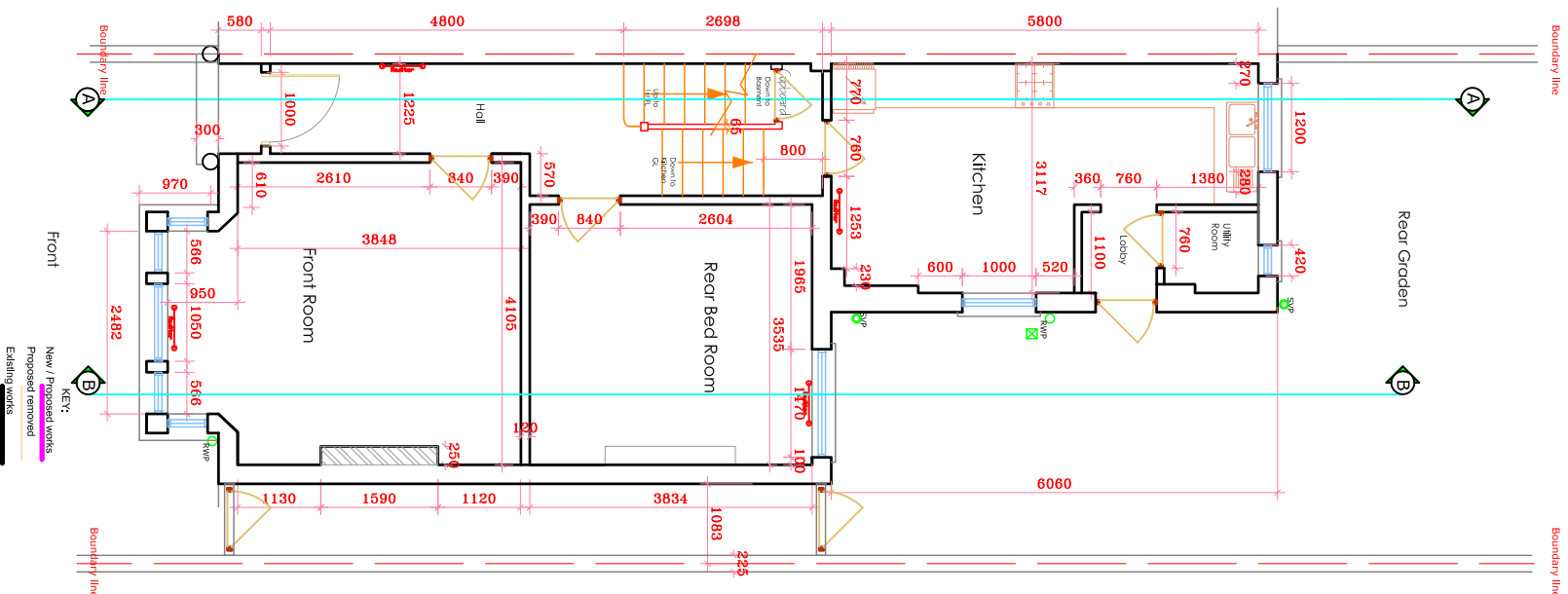


**E RILEY ASSOCIATES**  
CHARTERED SURVEYORS  
5 PARKWOOD CLOSE  
BROXBORNE  
HERTFORDSHIRE  
EN10 7PF  
Tel: 01992 465 880    Mobil: 07958 035 096  
COPYRIGHT

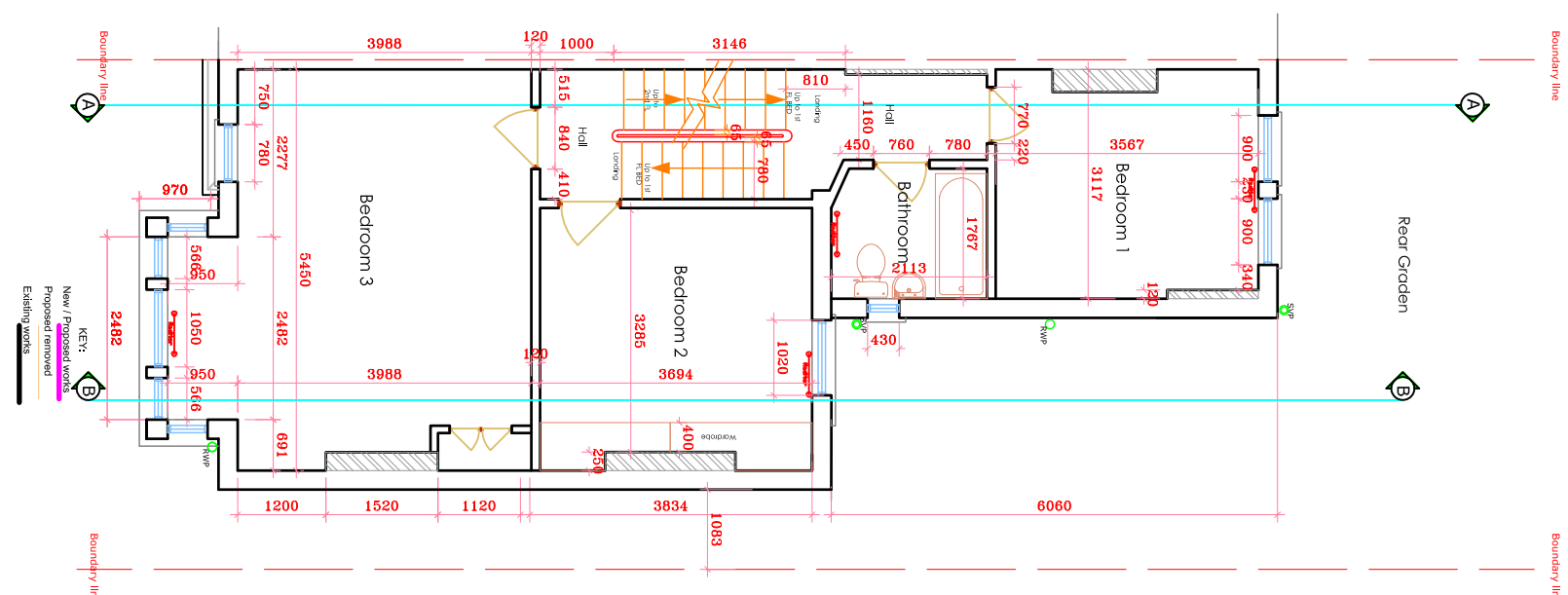
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Page no: 1-33

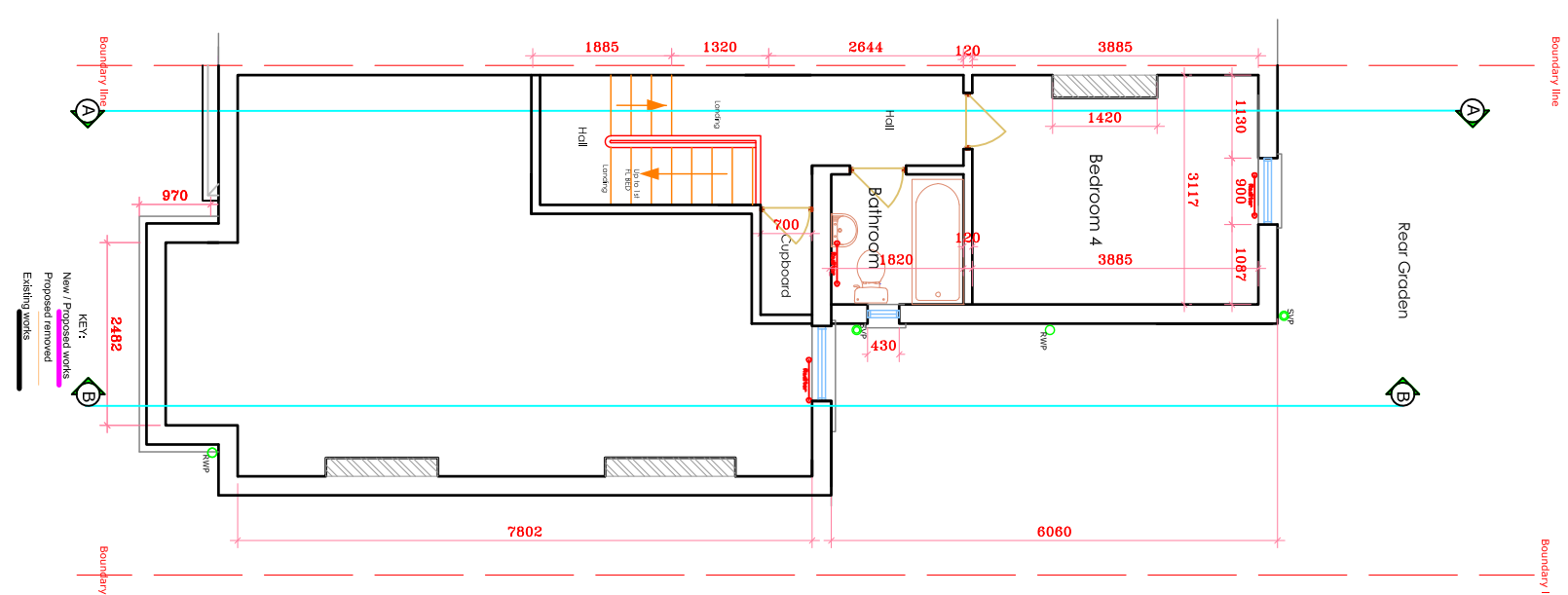
# EXISTING



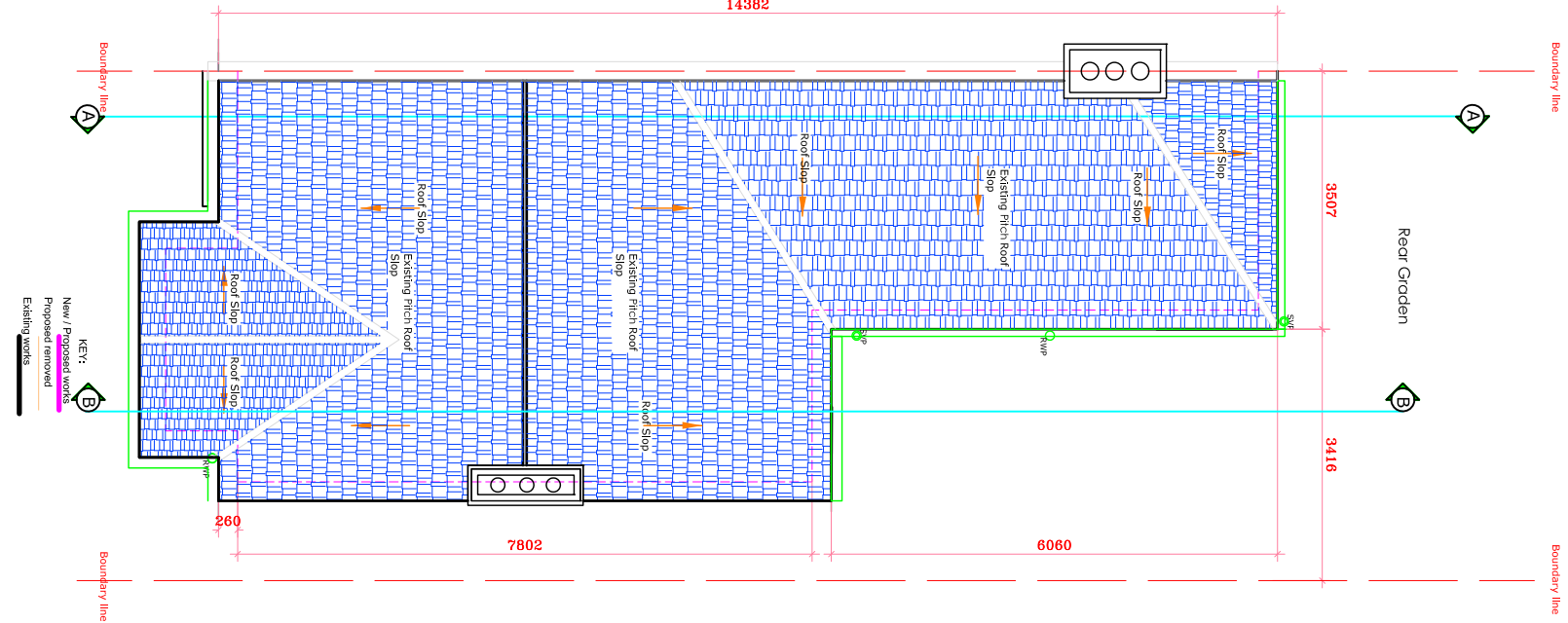
## EXISTING GROUND FLOOR PLAN



## EXISTING FIRST FLOOR PLAN

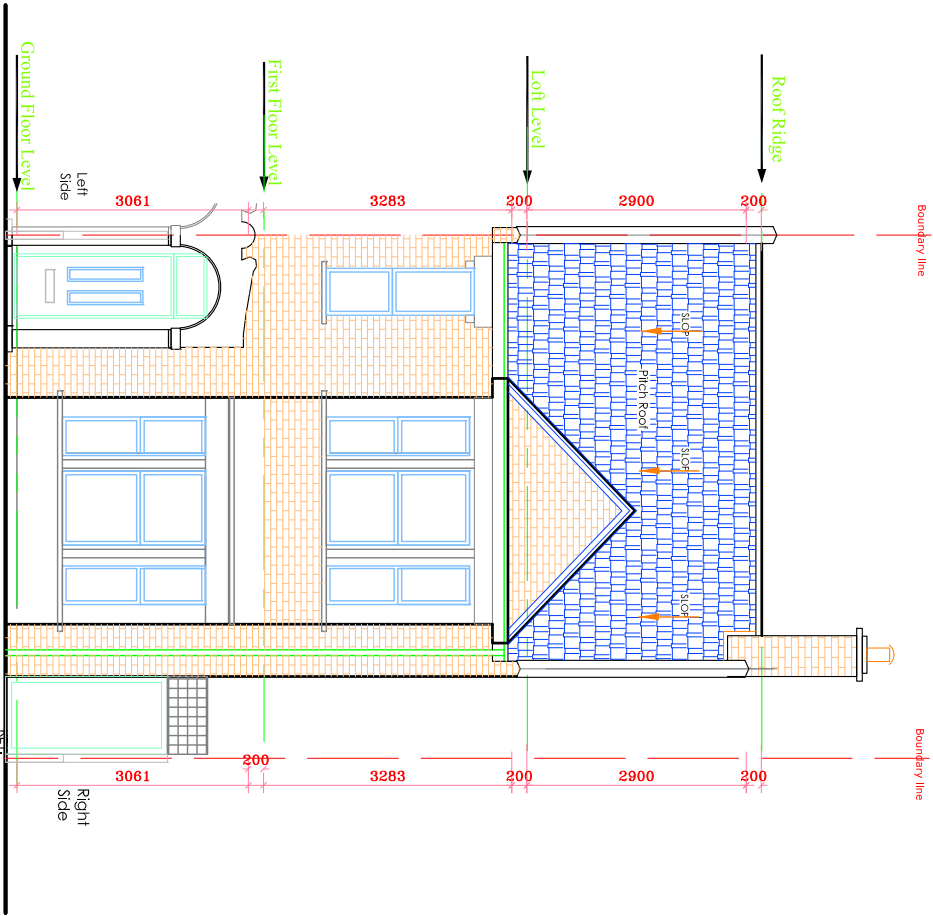


## EXISTING SECOND FLOOR PLAN

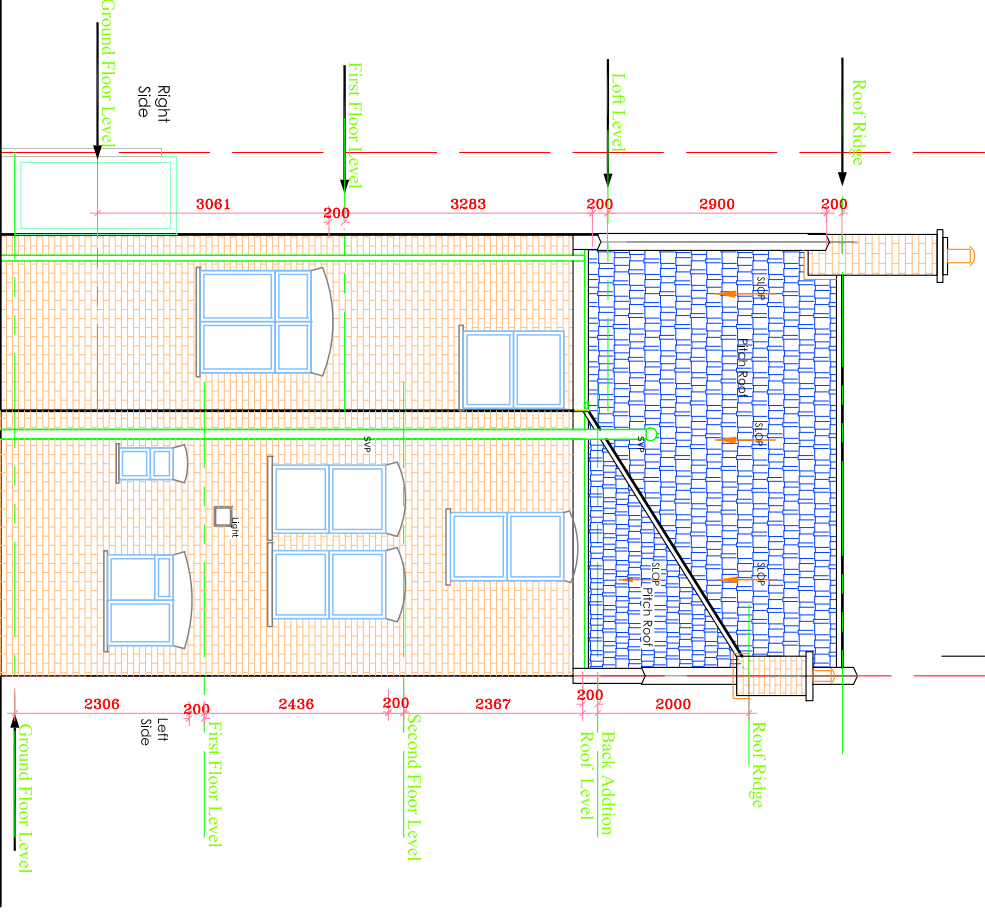


## EXISTING ROOF PLAN

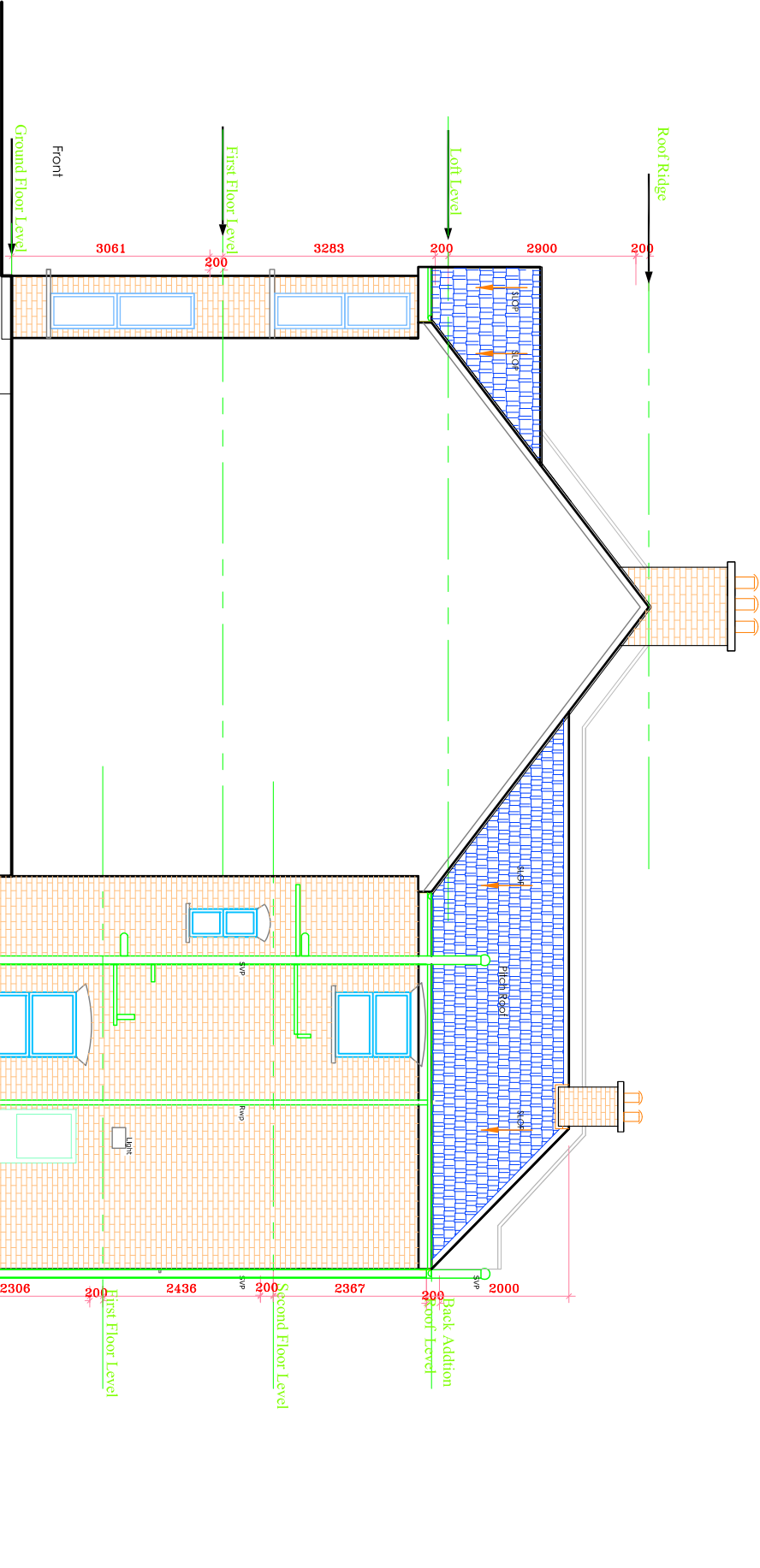
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| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS                                                                                     |          |      |    |                  |  |
| <div>E RILEY ASSOCIATES<br/>CHARTERED SURVEYORS<br/>5 PARKWOOD CLOSE<br/>BROXBOURNE, HERTFORDSHIRE, EN10 7PF<br/>Tel: 01992 465 880    Mobil: 07958 035 096<br/> COPYRIGHT</div> |          |      |    |                  |  |
| Ref.                                                                                                                                                                             | Revision | Date | By |                  |  |
|                                                                                                                                                                                  |          |      |    |                  |  |
|                                                                                                                                                                                  |          |      |    |                  |  |
|                                                                                                                                                                                  |          |      |    |                  |  |
| Project title: LOFT CONVERSION AND SELF-CONTAINED 2NO FLATS                                                                                                                      |          |      |    |                  |  |
| Drawing title: EXISTING FLOOR PLANS                                                                                                                                              |          |      |    |                  |  |
| Client: MR ATIENE AGHEGHO                                                                                                                                                        |          |      |    |                  |  |
| Date: March 2023                                                                                                                                                                 |          |      |    | Scale: 1:100 @A3 |  |
| CAD & Drawn by: BB                                                                                                                                                               |          |      |    | Drawing No:      |  |
| Drawn & Checked by: ER                                                                                                                                                           |          |      |    |                  |  |
| File name:T & B140 March 2023                                                                                                                                                    |          |      |    | O1/33            |  |



EXISTING FRONT ELEVATION



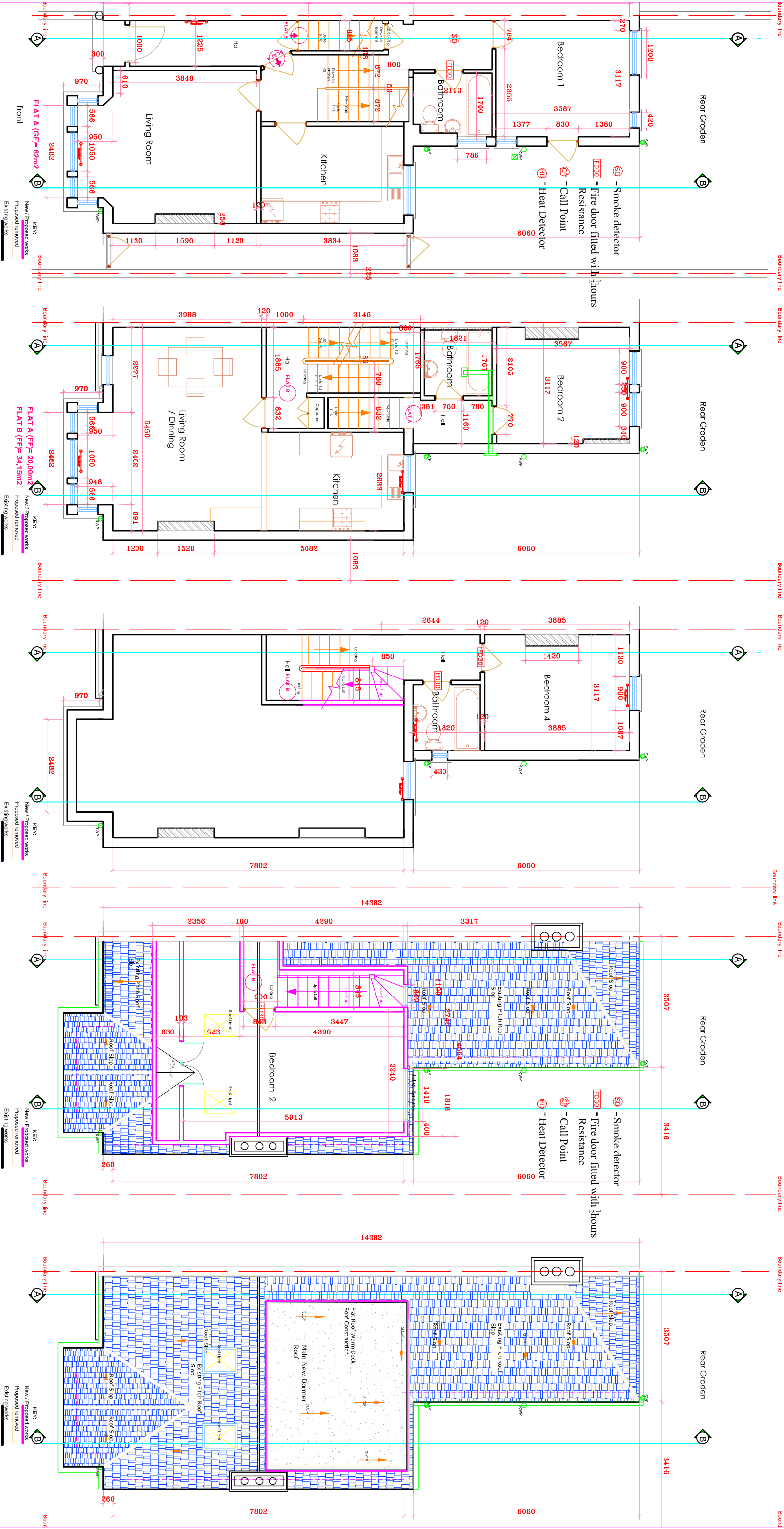
EXISTING REAR ELEVATION



EXISTING RIGHT SIDE ELEVATION

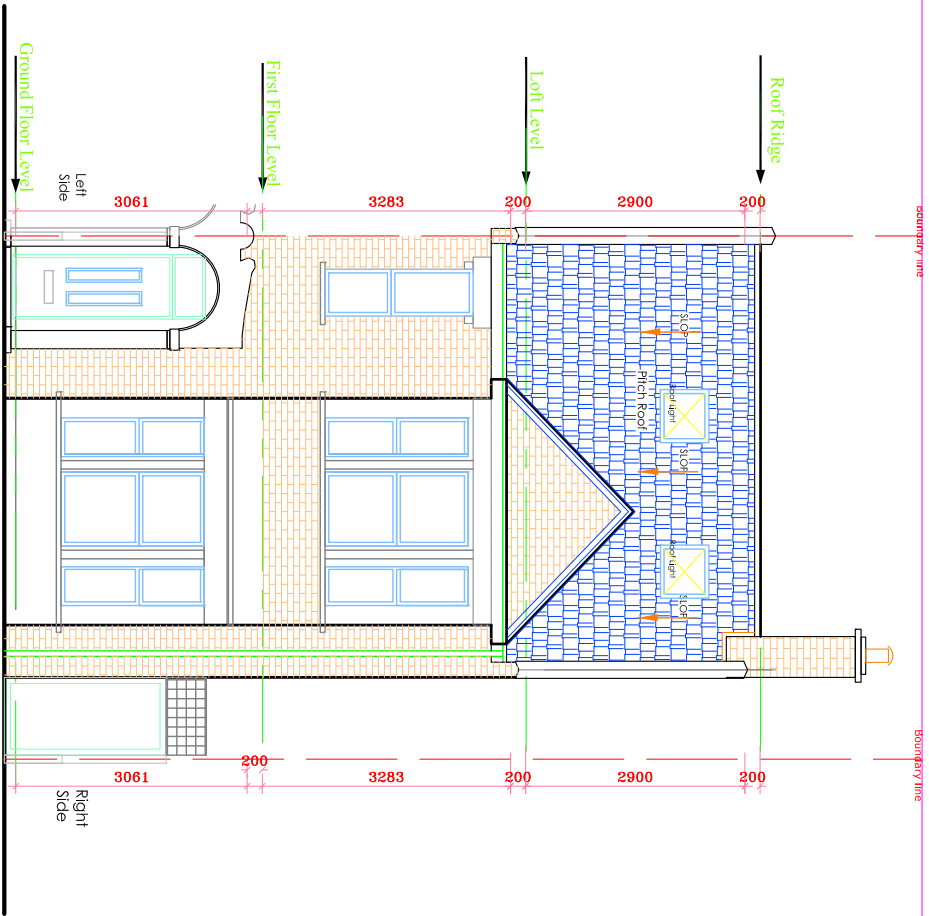
| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |          |      |    | E RILEY ASSOCIATES<br>CHARTERED SURVEYORS<br>5 PARKWOOD CLOSE<br>BROXSBOURNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 465 880<br>Fax: 01992 9258 035 096<br>info@eriley.co.uk |  |  |  | Project Address:<br>18 BEATRICE ROAD<br>LONDON<br>N4 4PD |  | Date: March 2023               |  | Scale: 1:100 @A3 |  |
|----------------------------------------------------------------------------------------------|----------|------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|----------------------------------------------------------|--|--------------------------------|--|------------------|--|
| Ref.                                                                                         | Revision | Date | By | Project title: LOFT CONVERSION AND SELF-CONTAINED 2NO FLATS                                                                                                                 |  |  |  | Client: MR ATIENE AGHEGHO                                |  | CAD & Drawn by: BB             |  | Drawing No:      |  |
|                                                                                              |          |      |    |                                                                                                                                                                             |  |  |  |                                                          |  | Drawn & Checked by: ER         |  |                  |  |
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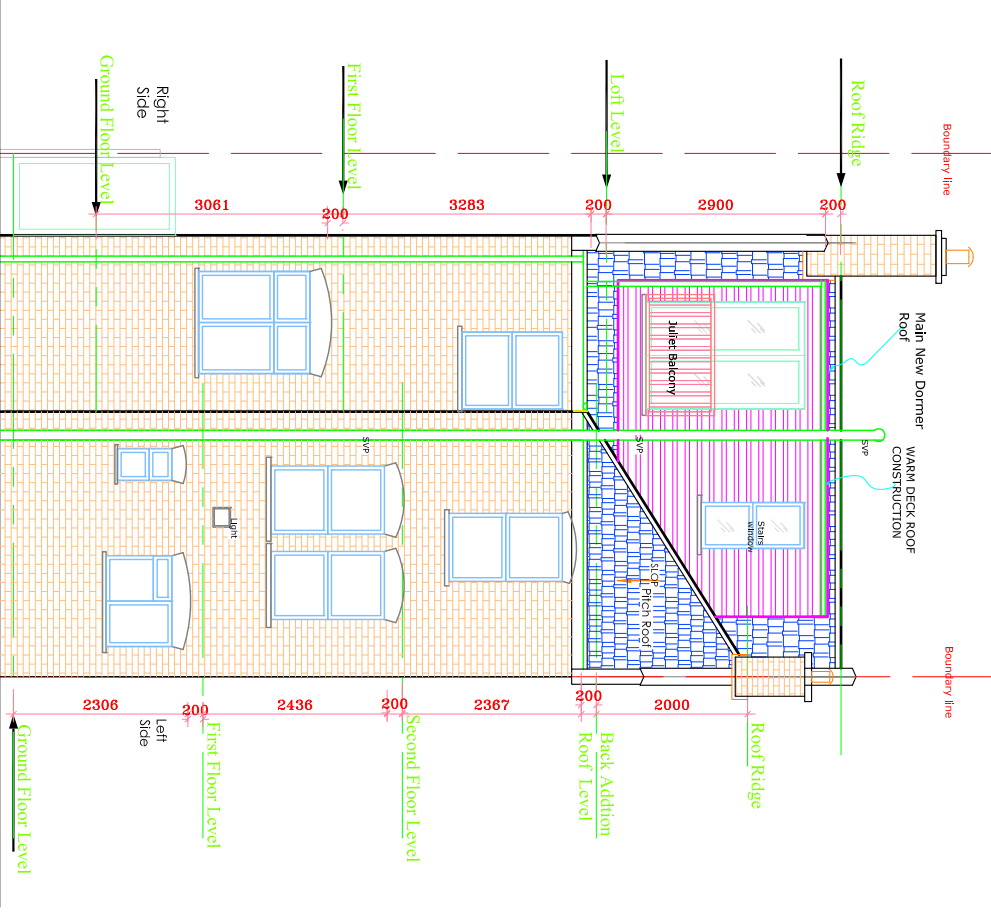


| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR<br>PLANNING AND BUILDING REGULATIONS |          |      |    | <b>E RILEY ASSOCIATES</b><br>CHARTERED SURVEYORS<br>5 PARKWOOD CLOSE<br>BROXBOURNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 465 880    Mobil: 07958 035 096<br>COPYRIGHT |  | Project Address: <b>18 BEATRICE ROAD</b><br><b>LONDON</b><br><b>N4 4PD</b> |  | Date: <b>March 2023</b>                               |  | Scale: <b>1:100 @ A3</b>       |  |
|-------------------------------------------------------------------------------------------------|----------|------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------|--|-------------------------------------------------------|--|--------------------------------|--|
| Ref.                                                                                            | Revision | Date | By | Project title: <b>LOFT CONVERSION AND SELF-CONTAINED 2NO FLATS</b>                                                                                                     |  | Client: <b>MR ATIENE AGHEGHO</b>                                           |  | Drawing title: <b>PROPOSED FLOOR &amp; ROOF PLANS</b> |  | CAD & Drawn by: <b>BB</b>      |  |
|                                                                                                 |          |      |    |                                                                                                                                                                        |  |                                                                            |  |                                                       |  |                                |  |
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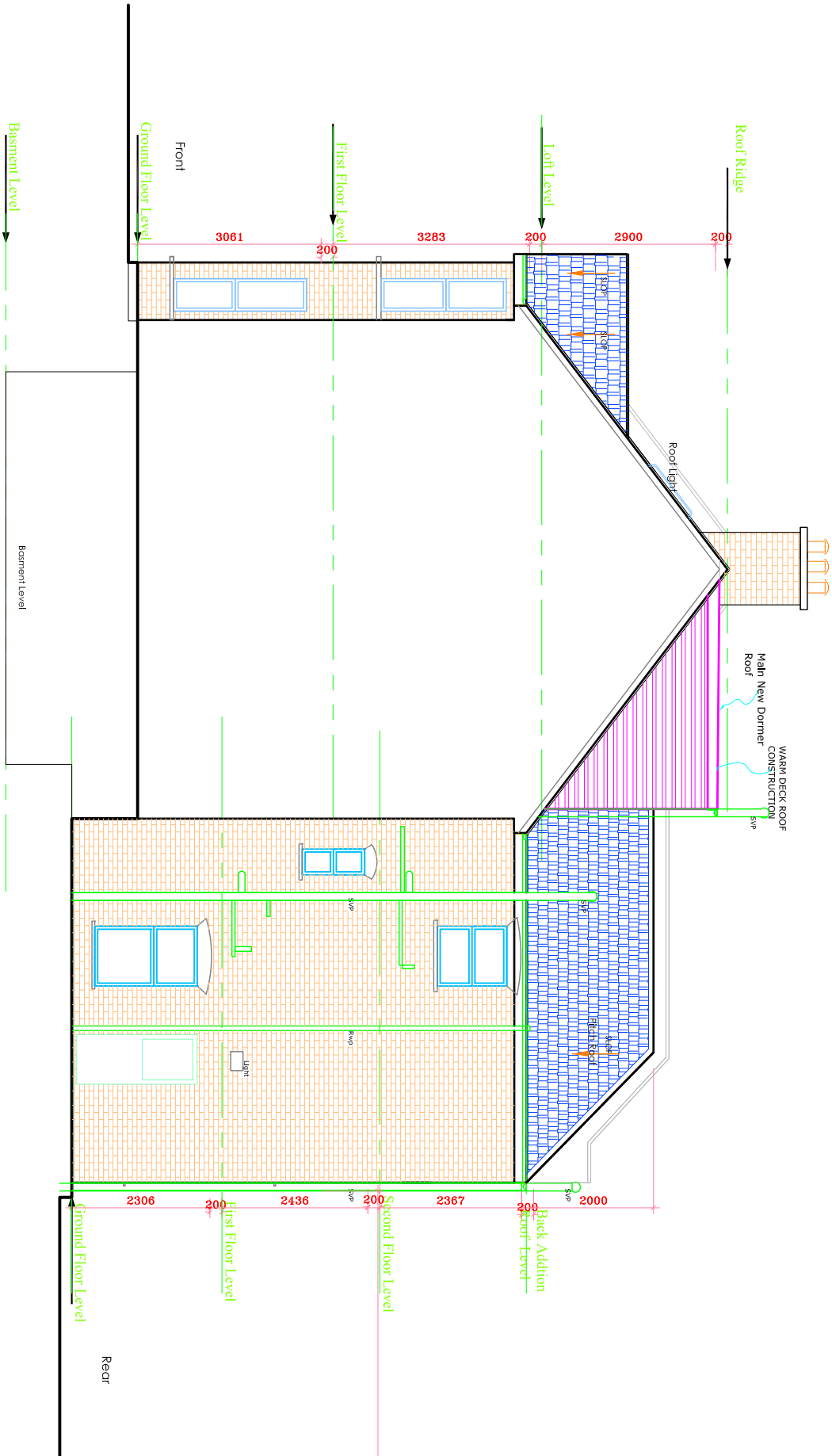
GENERAL PERMITTED DEVELOPMENT



PROPOSED FRONT ELEVATION



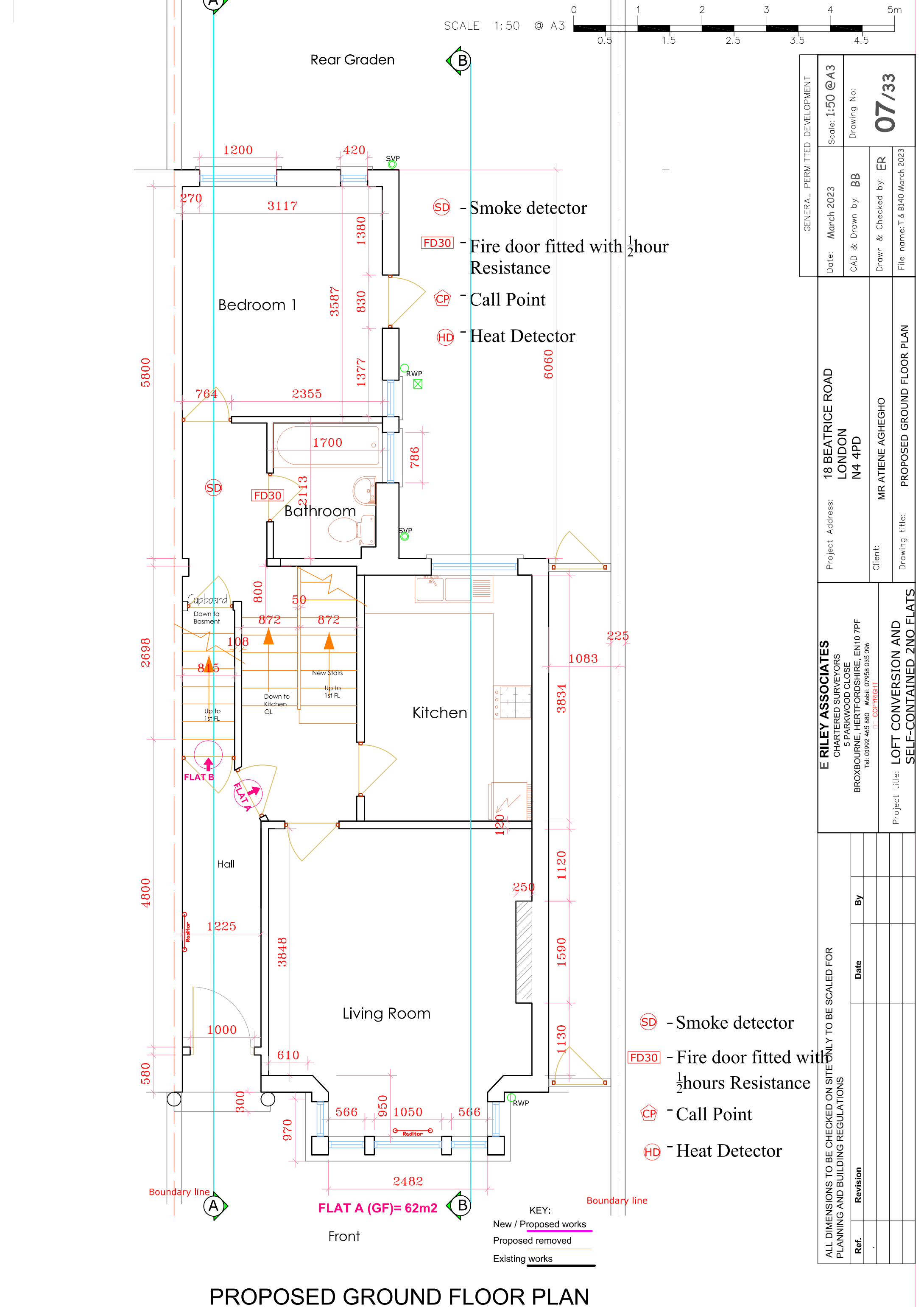
PROPOSED REAR ELEVATION



PROPOSED RIGHT SIDE ELEVATION

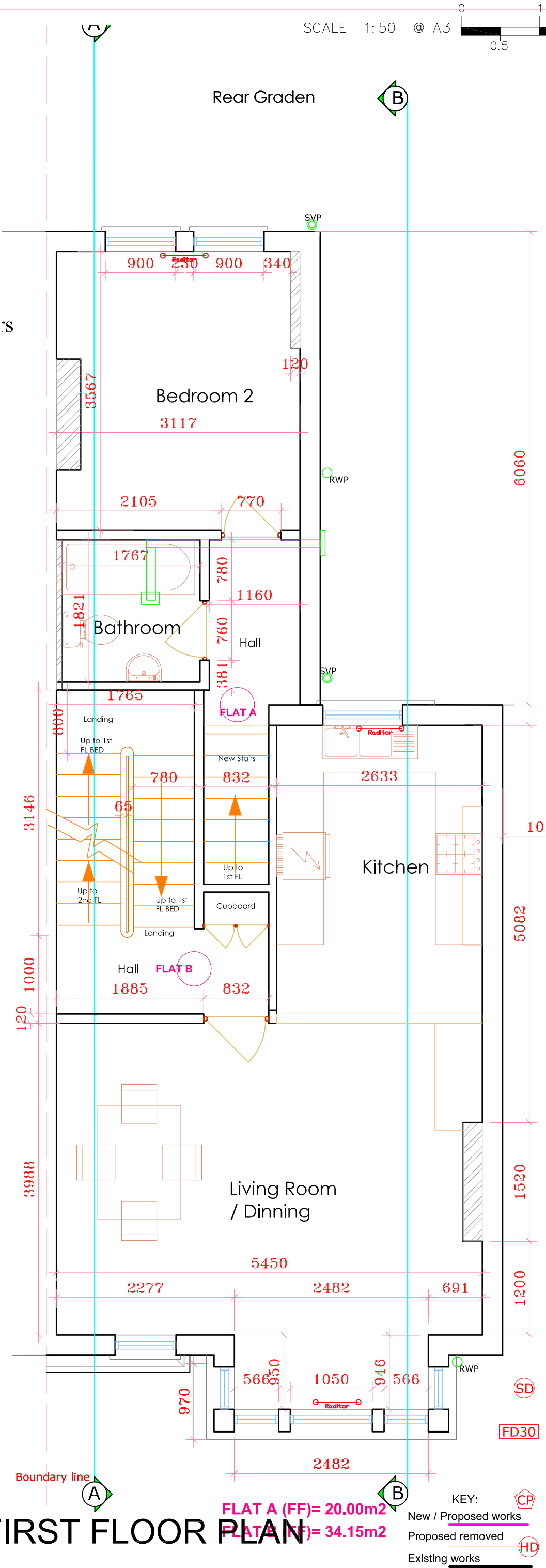
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| Ref.                                                                                         | Revision | Date | By | Project title: LOFT CONVERSION AND SELF-CONTAINED 2NO FLATS                                                                                                        |  |  |  | Client: MR ATIENE AGHEGHO                             | Drawing title: PROPOSED ELEVATIONS |  |  |                  | CAD & Drawn by: BB             |                   | Drawing No: 05/33 |  |
|                                                                                              |          |      |    |                                                                                                                                                                    |  |  |  |                                                       |                                    |  |  |                  | Drawn & Checked by: ER         |                   |                   |  |
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PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

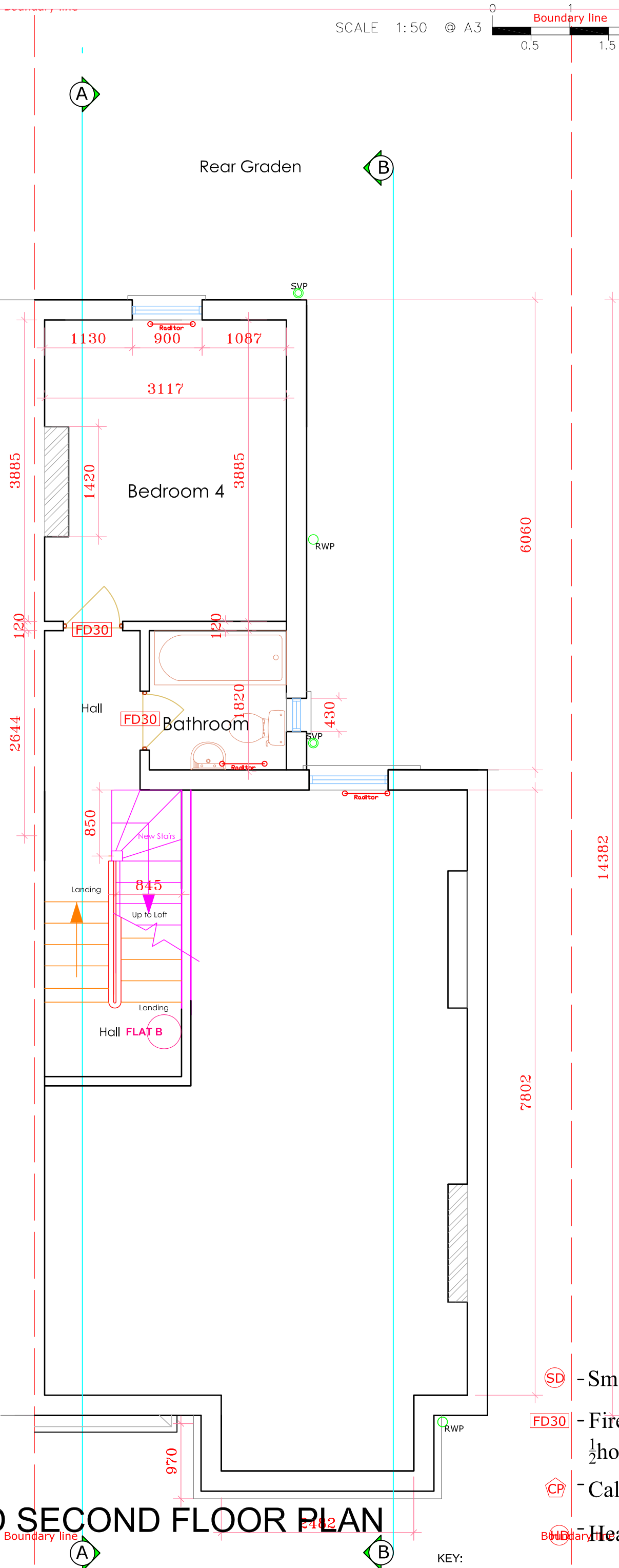


FLAT A (FF)= 20.00m<sup>2</sup>  
FLAT B (FF)= 34.15m<sup>2</sup>

- KEY:
- New / Proposed works
  - Proposed removed
  - Existing works
  - SD - Smoke detector
  - FD30 - Fire door fitted with 1/2 hours Resistance
  - CP - Call Point
  - HD - Heat Detector

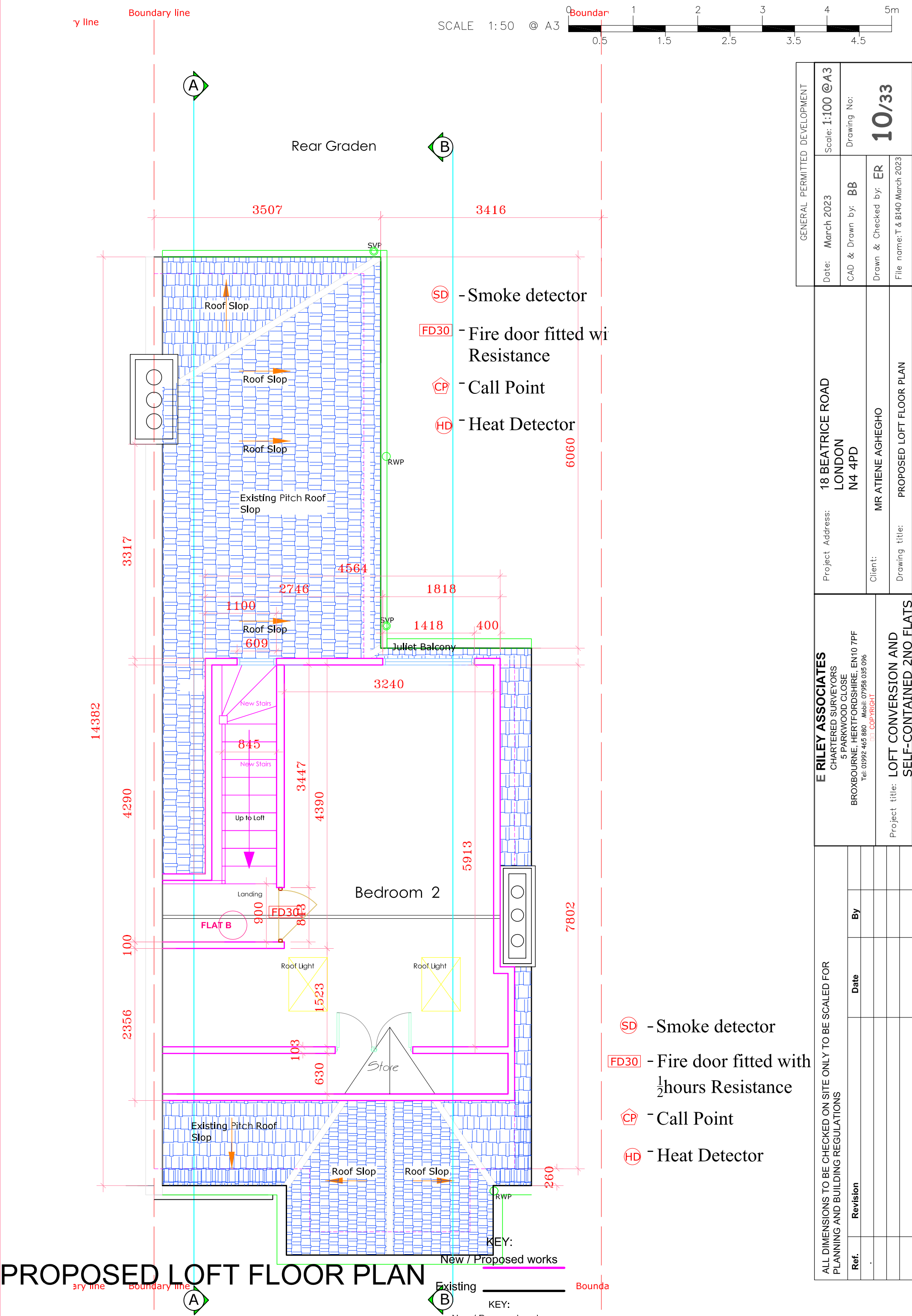
| GENERAL PERMITTED DEVELOPMENT                                                                                                                                   |          |                                |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------|------------|
| Project Address:                                                                                                                                                |          | Date:                          | March 2023 |
| Client:                                                                                                                                                         |          | CAD & Drawn by:                | BB         |
| Project title:                                                                                                                                                  |          | Drawn & Checked by:            | ER         |
| E RILEY ASSOCIATES<br>CHARTERED SURVEYORS<br>5 PARKWOOD CLOSE<br>BROXBORNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 465 880 Mobil: 07956 035 096<br>DID COPYRIGHT |          | Scale:                         | 1:50 @ A3  |
| Project title: LOFT CONVERSION AND SELF-CONTAINED 2NO FLATS                                                                                                     |          | Drawing No:                    | 08/33      |
| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS                                                                    |          | File name: T & B140 March 2023 |            |
| Ref.                                                                                                                                                            | Revision | Date                           | By         |
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|                                                                                                                                                                 |          |                                |            |

PROPOSED SECOND FLOOR PLAN



- Smoke detector
- Fire door fitted with 1/2 hours Resistance
- Call Point
- Heat Detector

| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |          |      |    | E RILEY ASSOCIATES<br>CHARTERED SURVEYORS<br>5 PARKWOOD CLOSE<br>BROXBOURNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 445 880 / Mobil: 07956 035 096<br><small>100% COPYRIGHT</small> |  |  |  | GENERAL PERMITTED DEVELOPMENT                   |  |  |  |
|----------------------------------------------------------------------------------------------|----------|------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-------------------------------------------------|--|--|--|
| Ref.                                                                                         | Revision | Date | By | Project title: LOFT CONVERSION AND SELF-CONTAINED 2NO FLATS                                                                                                                        |  |  |  | Project Address: 18 BEATRICE ROAD LONDON N4 4PD |  |  |  |
|                                                                                              |          |      |    |                                                                                                                                                                                    |  |  |  | Client: MR ATIENE AGHEGHO                       |  |  |  |
|                                                                                              |          |      |    |                                                                                                                                                                                    |  |  |  | Drawing title: PROPOSED SECOND FLOOR PLAN       |  |  |  |
|                                                                                              |          |      |    |                                                                                                                                                                                    |  |  |  | Date: March 2023                                |  |  |  |
|                                                                                              |          |      |    |                                                                                                                                                                                    |  |  |  | CAD & Drawn by: BB                              |  |  |  |
|                                                                                              |          |      |    |                                                                                                                                                                                    |  |  |  | Drawn & Checked by: ER                          |  |  |  |
|                                                                                              |          |      |    |                                                                                                                                                                                    |  |  |  | Scale: 1:50 @A3                                 |  |  |  |
|                                                                                              |          |      |    |                                                                                                                                                                                    |  |  |  | Drawing No: 09/33                               |  |  |  |
|                                                                                              |          |      |    |                                                                                                                                                                                    |  |  |  | File name: T & B140 March 2023                  |  |  |  |



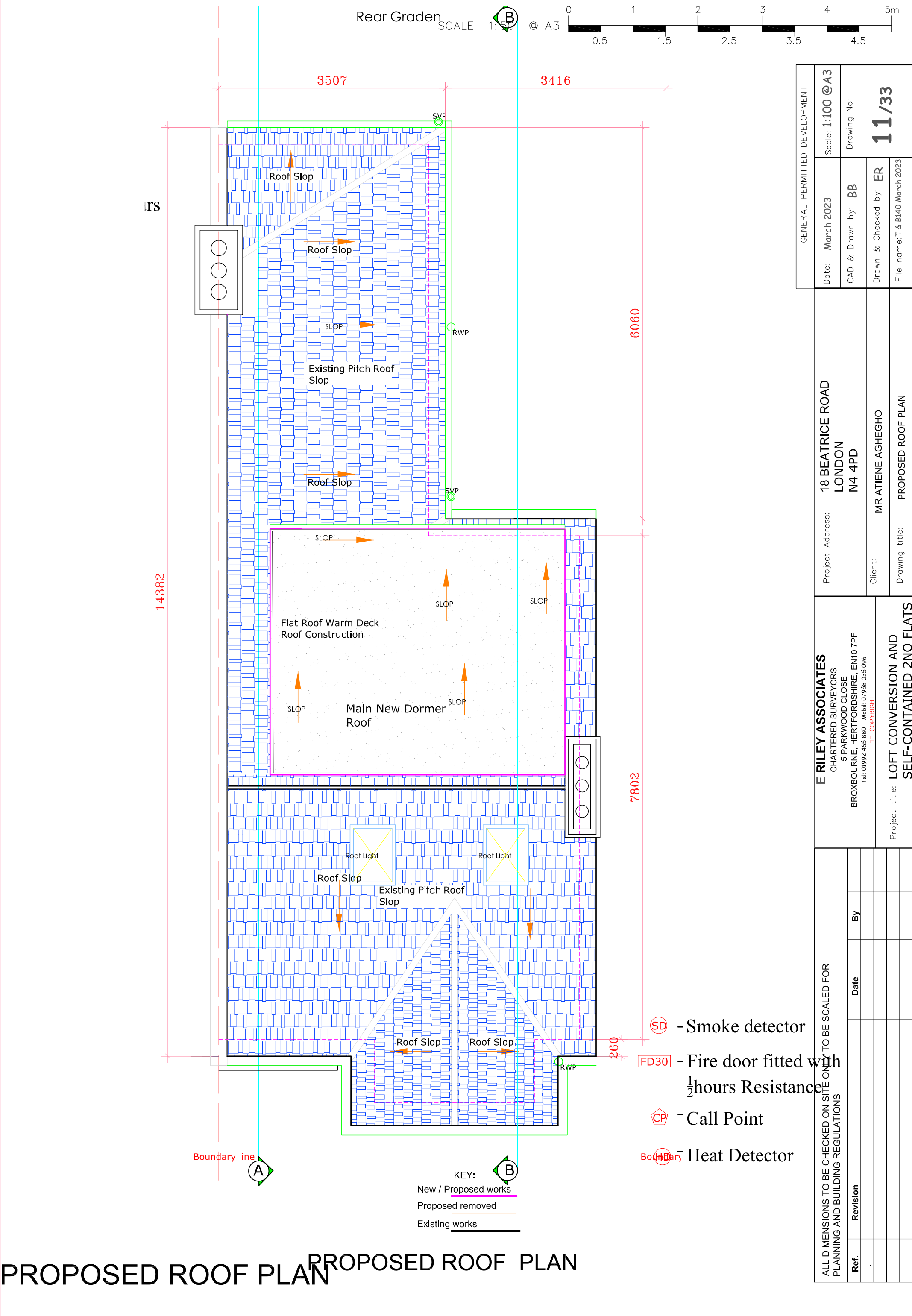
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| GENERAL PERMITTED DEVELOPMENT  |                  |
| Date: March 2023               | Scale: 1:100 @A3 |
| CAD & Drawn by: BB             | Drawing No:      |
| Drawn & Checked by: ER         | 10/33            |
| File name: T & B140 March 2023 |                  |

|                  |                                      |
|------------------|--------------------------------------|
| Project Address: | 18 BEATRICE ROAD<br>LONDON<br>N4 4PD |
| Client:          | MR ATIENE AGHEGHO                    |
| Drawing title:   | PROPOSED LOFT FLOOR PLAN             |

|                                                                                                                                                                                     |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>E RILEY ASSOCIATES</b><br>CHARTERED SURVEYORS<br>5 PARKWOOD CLOSE<br>BROXBORNE, HERTFORDSHIRE EN10 7PF<br>Tel: 01992 465 880 Mobil: 07998 035 096<br><small>011 COPRIGHT</small> |  |
| Project title: LOFT CONVERSION AND<br>SELF-CONTAINED 2NO FLATS                                                                                                                      |  |

|                                                                                                 |          |      |    |
|-------------------------------------------------------------------------------------------------|----------|------|----|
| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR<br>PLANNING AND BUILDING REGULATIONS |          |      |    |
| Ref.                                                                                            | Revision | Date | By |
|                                                                                                 |          |      |    |
|                                                                                                 |          |      |    |
|                                                                                                 |          |      |    |
|                                                                                                 |          |      |    |

PROPOSED ROOF PLAN

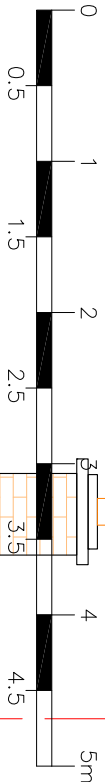


|                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                   |  |                                                          |          |                                    |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                       |  |                                                                                             |  |                                        |  |                                        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------|--|----------------------------------------------------------|----------|------------------------------------|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------|--|----------------------------------------|--|----------------------------------------|--|
| <div>ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS</div> <table><tr><td>Ref.</td><td>Revision</td><td>Date</td><td>By</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table> |  |                                                                                   |  | Ref.                                                     | Revision | Date                               | By |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | <div>E RILEY ASSOCIATES</div> <div>CHARTERED SURVEYORS</div> <div>5 PARKWOOD CLOSE</div> <div>BROXBORNE, HERTFORDSHIRE, EN10 7PF</div> <div>Tel: 01992 465 880    Mobil: 07958 035 096</div> <div>TDI COPYRIGHT</div> |  | <div>Project Address:</div> <div>18 BEATRICE ROAD</div> <div>LONDON</div> <div>N4 4PD</div> |  | <div>Date:</div> <div>March 2023</div> |  | <div>Scale:</div> <div>1:100 @A3</div> |  |
|                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                   |  | Ref.                                                     | Revision | Date                               | By |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                       |  |                                                                                             |  |                                        |  |                                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                   |  |                                                          |          |                                    |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                       |  |                                                                                             |  |                                        |  |                                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                   |  |                                                          |          |                                    |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                       |  |                                                                                             |  |                                        |  |                                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                   |  |                                                          |          |                                    |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                       |  |                                                                                             |  |                                        |  |                                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                   |  |                                                          |          |                                    |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                       |  |                                                                                             |  |                                        |  |                                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                            |  | <div>Client:</div> <div>MR ATIENE AGHEGHO</div>                                   |  | <div>CAD &amp; Drawn by:</div> <div>BB</div>             |          | <div>Drawing No:</div> <div></div> |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                       |  |                                                                                             |  |                                        |  |                                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                   |  | <div>Drawn &amp; Checked by:</div> <div>ER</div>         |          | <div>11/33</div>                   |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                       |  |                                                                                             |  |                                        |  |                                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                   |  | <div>File name:</div> <div>T &amp; B140 March 2023</div> |          |                                    |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                       |  |                                                                                             |  |                                        |  |                                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                            |  | <div>Project title:</div> <div>LOFT CONVERSION AND SELF-CONTAINED 2NO FLATS</div> |  | <div>Drawing title:</div> <div>PROPOSED ROOF PLAN</div>  |          |                                    |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                       |  |                                                                                             |  |                                        |  |                                        |  |

Boundary line

Boundary line

SCALE 1: 50 @ A3



Main New Dormer  
Roof

WARM DECK ROOF  
CONSTRUCTION

Roof Ridge

Roof Ridge

Juliet Balcony

Stairs  
window

slop  
Pitch Roof

slop

slop

slop

Roof light

Roof light

Pitch Roof

Loft Level

Loft Level

Back Additi  
Roof Leve

First Floor Level

First Floor Level

Second Floor

Right  
Side

Left  
Side

Rig  
Sid

Ground Floor Level

Ground Floor Level

3061

200

3283

200

2900

200

2306

200

2436

200

2367

200

2000

200

2900

200

3283

3061

200

3283

200

2900

200

3061

KEY:

New / Proposed works

Existing

GENERAL PERMITTED DEVELOPMENT

## PROPOSED FRONT ELEVATION

**F RILEY ASSOCIATES**  
CHARTERED SURVEYORS

5 PARKWOOD CLOSE  
BROXBOURNE, HERTFORDSHIRE, EN10 7PF  
Tel: 01992 465 880 Mobil: 07958 035 096  
T: 01992 465 880 M: 07958 035 096

**Basement 1**

Project title: LOFT CONVERSION AND  
SELF-CONTAINED 2NO FLATS

Project Address: 18 BEATRICE ROAD  
LONDON  
N4 4PD

Client: MR ATIENE AGHEGHO

Drawing title: PROPOSED FRONT & REAR ELEVATIONS

Date: March 2023

CAD & Drawn by: BB

Drawn & Checked by: ER

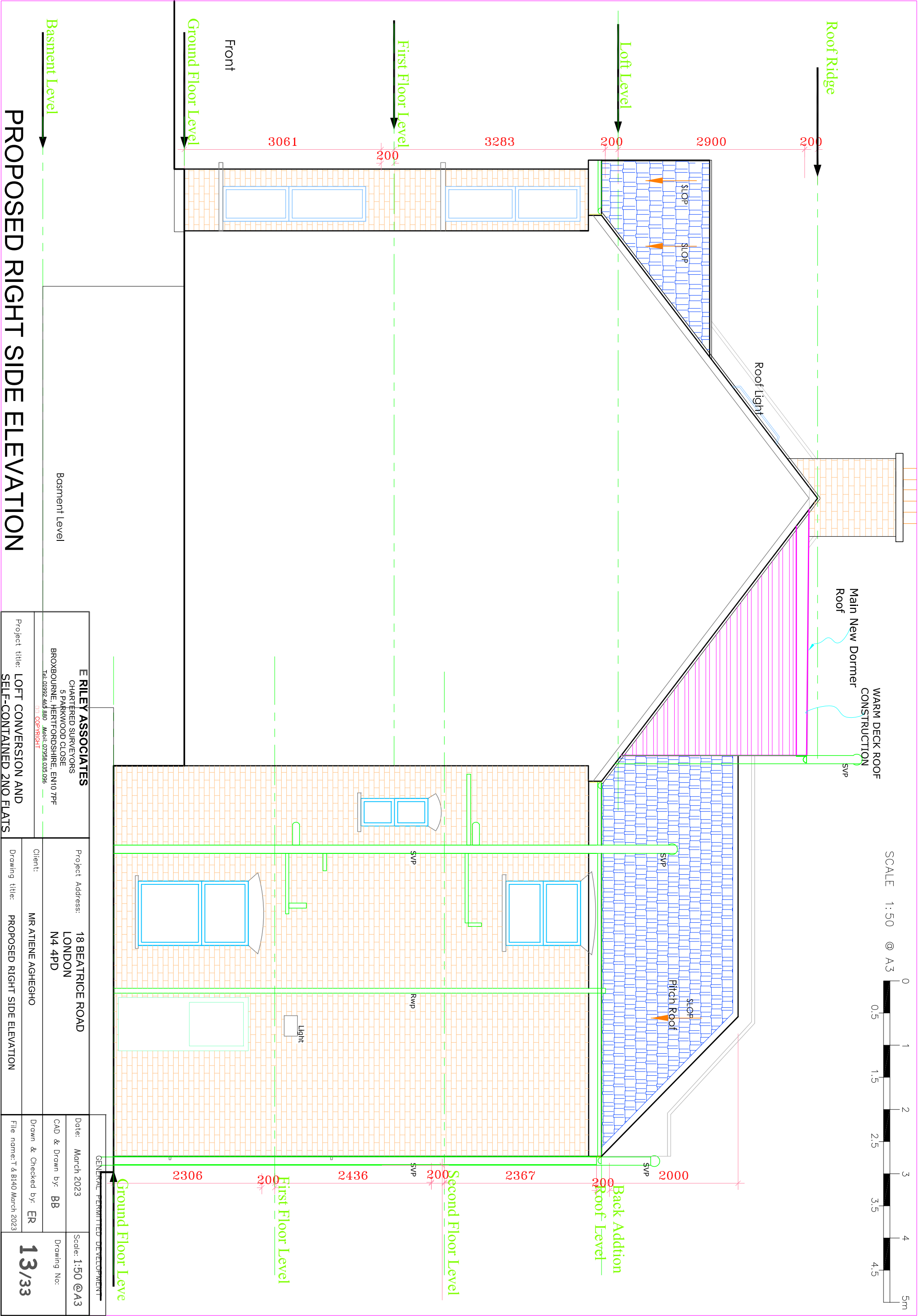
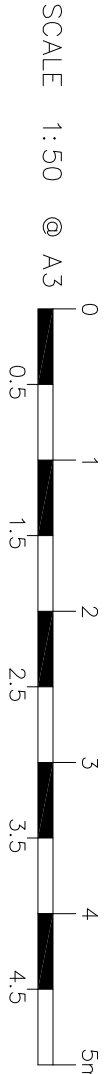
File name: T & B140 March 2023

Scale: 1:50 @ A3

Drawing No:

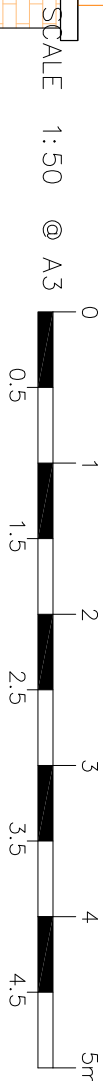
11/33

## PROPOSED REAR ELEVATION



|                                                                                                                                                                                       |  |                                                                            |  |                                |                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------|--|--------------------------------|------------------|
| <b>E RILEY ASSOCIATES</b><br>CHARTERED SURVEYORS<br>5 PARKWOOD CLOSE<br>BROXBOURNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 465 880 Mobil: 07958 035 096<br><small>NO COPYRIGHT</small> |  | Project Address: <b>18 BEATRICE ROAD</b><br><b>LONDON</b><br><b>N4 4PD</b> |  | Date: March 2023               | Scale: 1:50 @ A3 |
| Project title: <b>LOFT CONVERSION AND SELF-CONTAINED 2NO FLATS</b>                                                                                                                    |  | Client: <b>MR ATIENE AGHEGHO</b>                                           |  | CAD & Drawn by: <b>BB</b>      | Drawing No:      |
| Drawing title: <b>PROPOSED RIGHT SIDE ELEVATION</b>                                                                                                                                   |  | Drawn & Checked by: <b>ER</b>                                              |  | File name: T & B140 March 2023 |                  |

PROPOSED RIGHT SIDE ELEVATION



WARM DECK ROOF  
CONSTRUCTION  
Main New Dormer  
Roof

Roof Light

SLOPE  
Pitch Roof  
SLOPE

Back Addition  
Roof Level

Second Floor Level

First Floor Level

Ground Floor Level

Roof Ridge

Loft Level

First Floor Level

Ground Floor Level

Front

PROPOSED LEFT SIDE ELEVATION

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

| Ref. | Revision | Date | By |
|------|----------|------|----|
|      |          |      |    |
|      |          |      |    |
|      |          |      |    |

**E RILEY ASSOCIATES**

CHARTERED SURVEYORS

5 PARKWOOD CLOSE

BROXBOURNE, HERTFORDSHIRE, EN10 7PF

Tel: 01992 465 880 Mobil: 07958 035 096

TEL: 007781981

Project Address:

18 BEATRICE ROAD

LONDON

N4 4PD

Client:

MR ATIENE AGHEGHO

Drawing title:

PROPOSED LEFT SIDE ELEVATION

GENERAL PERMITTED DEVELOPMENT

Date: March 2023

Scale: 1:50 @ A3

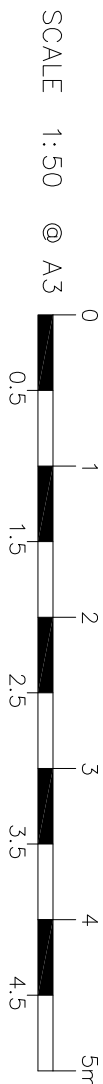
CAD & Drawn by: BB

Drawing No:

Drawn & Checked by: ER

File name: T & B140 March 2023

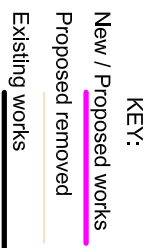
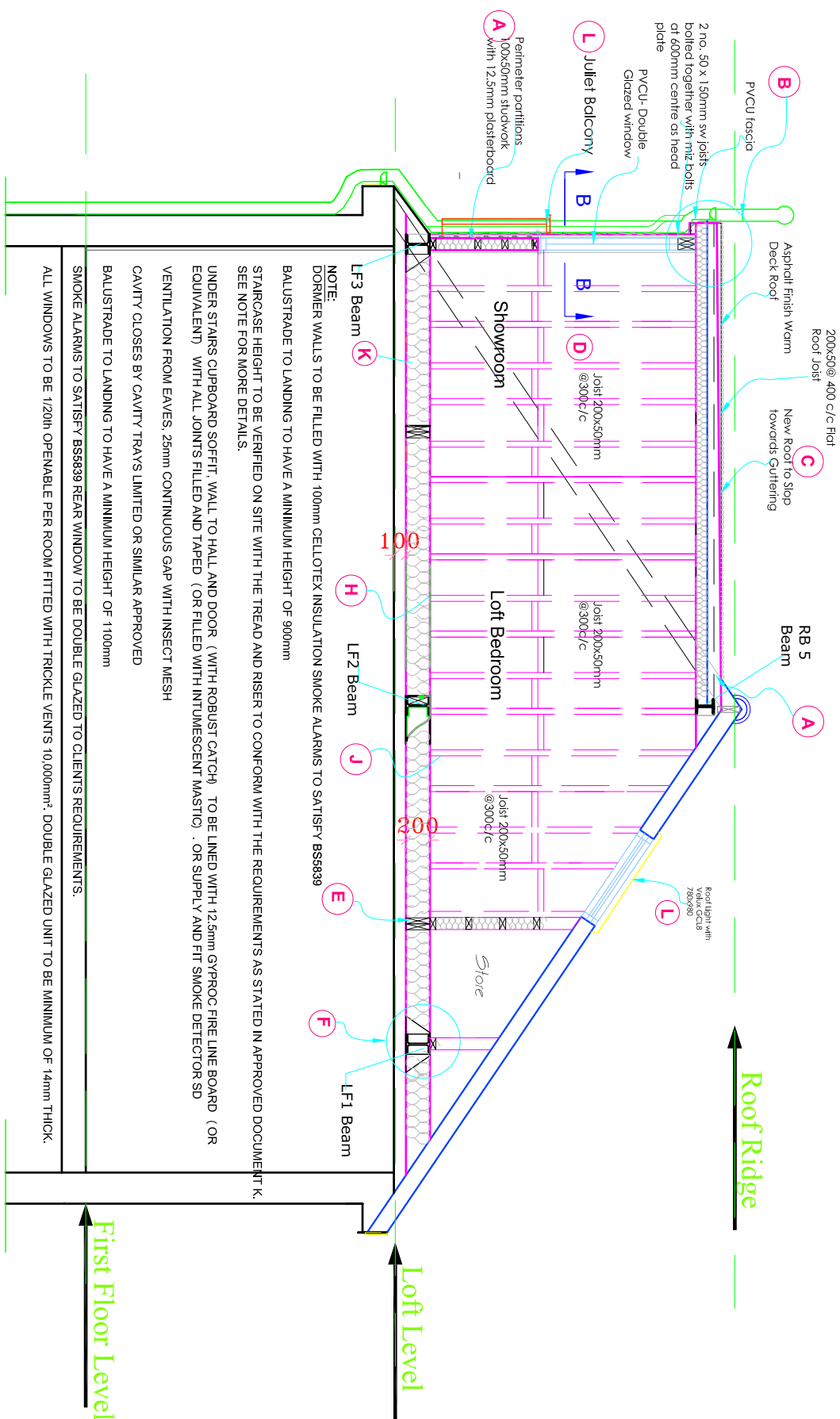
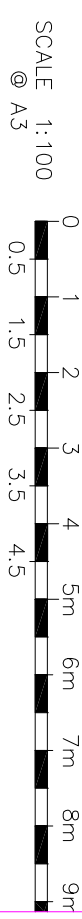
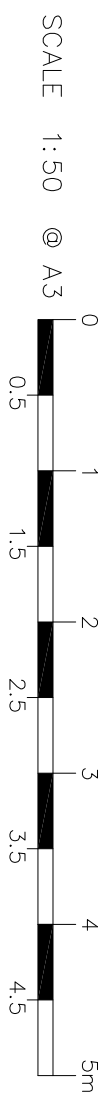
14/33



# PROPOSED SECTION A-A







## PROPOSED SECTION B-B

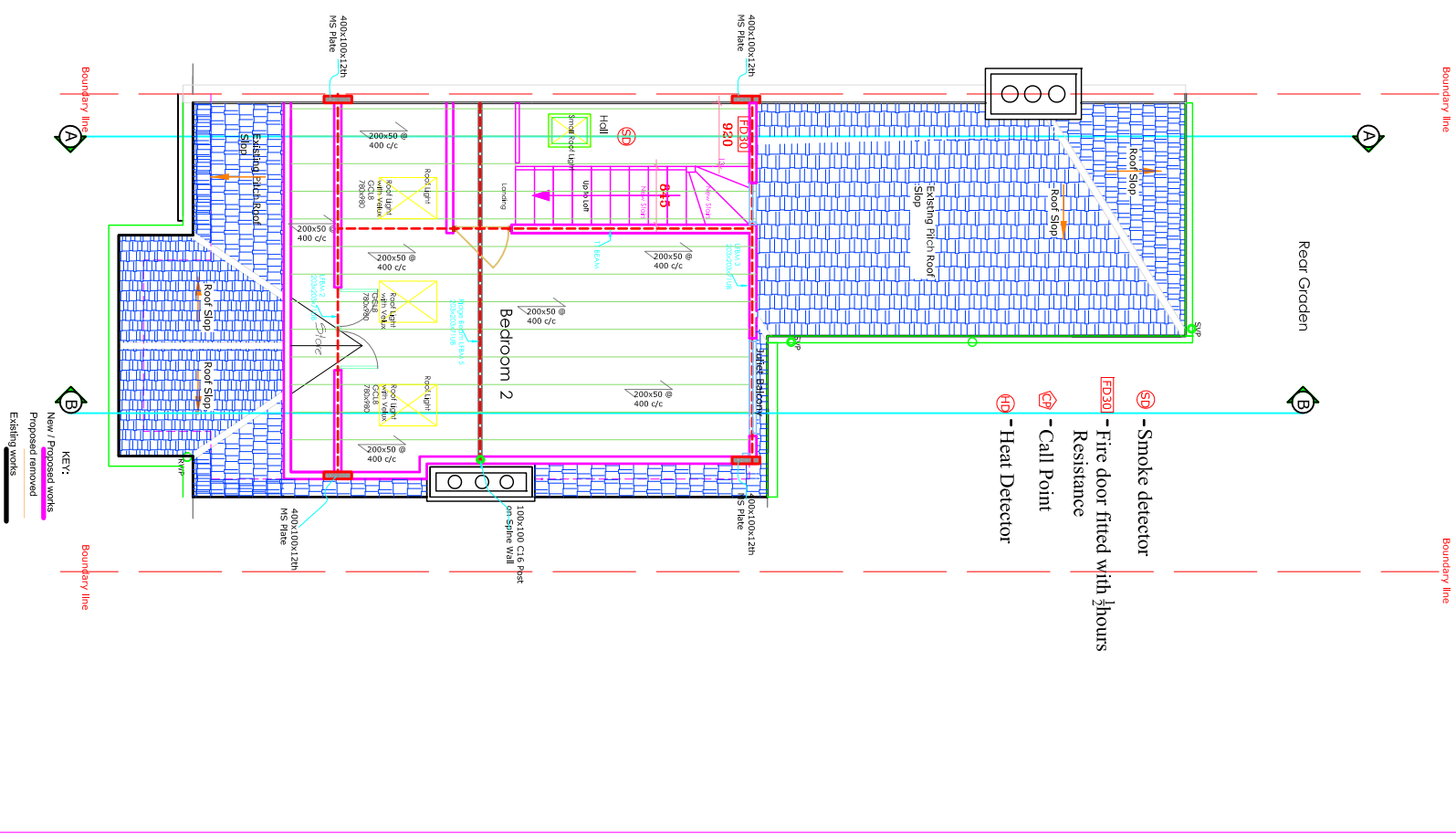
| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |          |      |    |
|----------------------------------------------------------------------------------------------|----------|------|----|
| Ref.                                                                                         | Revision | Date | By |
|                                                                                              |          |      |    |
|                                                                                              |          |      |    |
|                                                                                              |          |      |    |
|                                                                                              |          |      |    |
|                                                                                              |          |      |    |

**E RILEY ASSOCIATES**  
CHARTERED SURVEYORS  
5 PARKWOOD CLOSE  
BROXBOURNE, HERTFORDSHIRE EN10 7PF  
Tel: 01939 465 880    Mobile: 07298 035 096  
[www.copwright.co.uk](http://www.copwright.co.uk)

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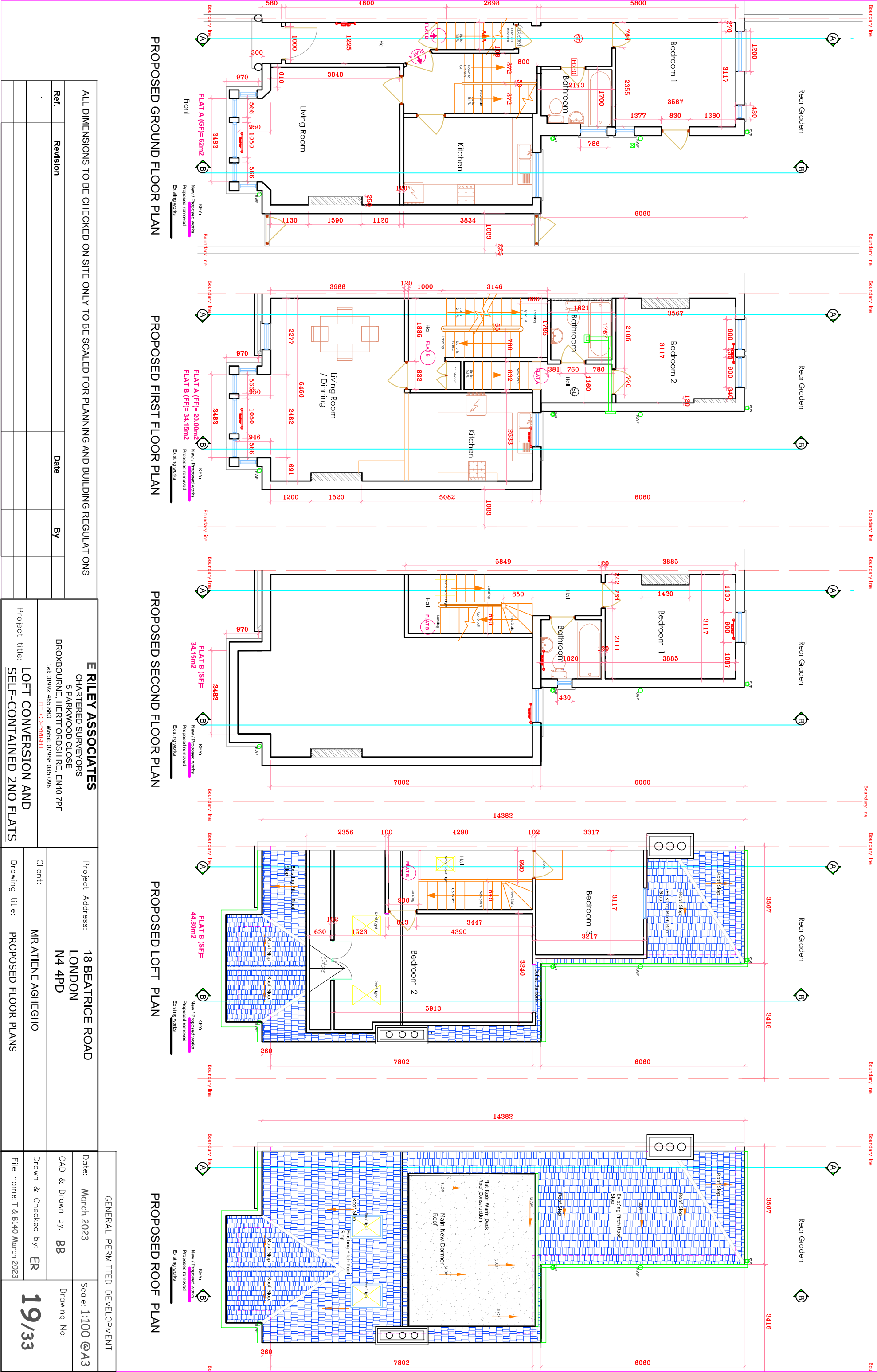
Project title: LOFT CONVERSION AND  
SELF-CONTAINED 2NO FLATS

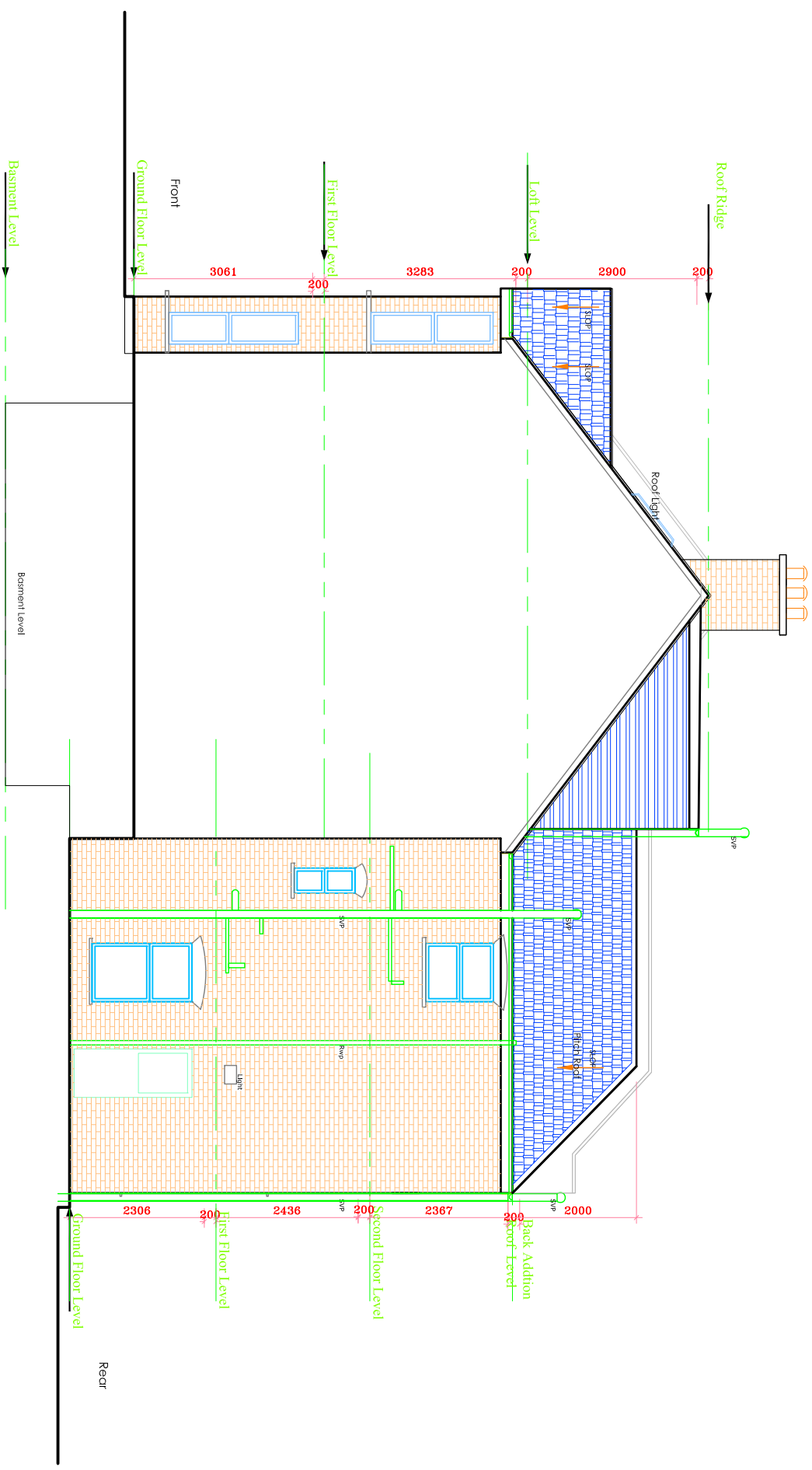
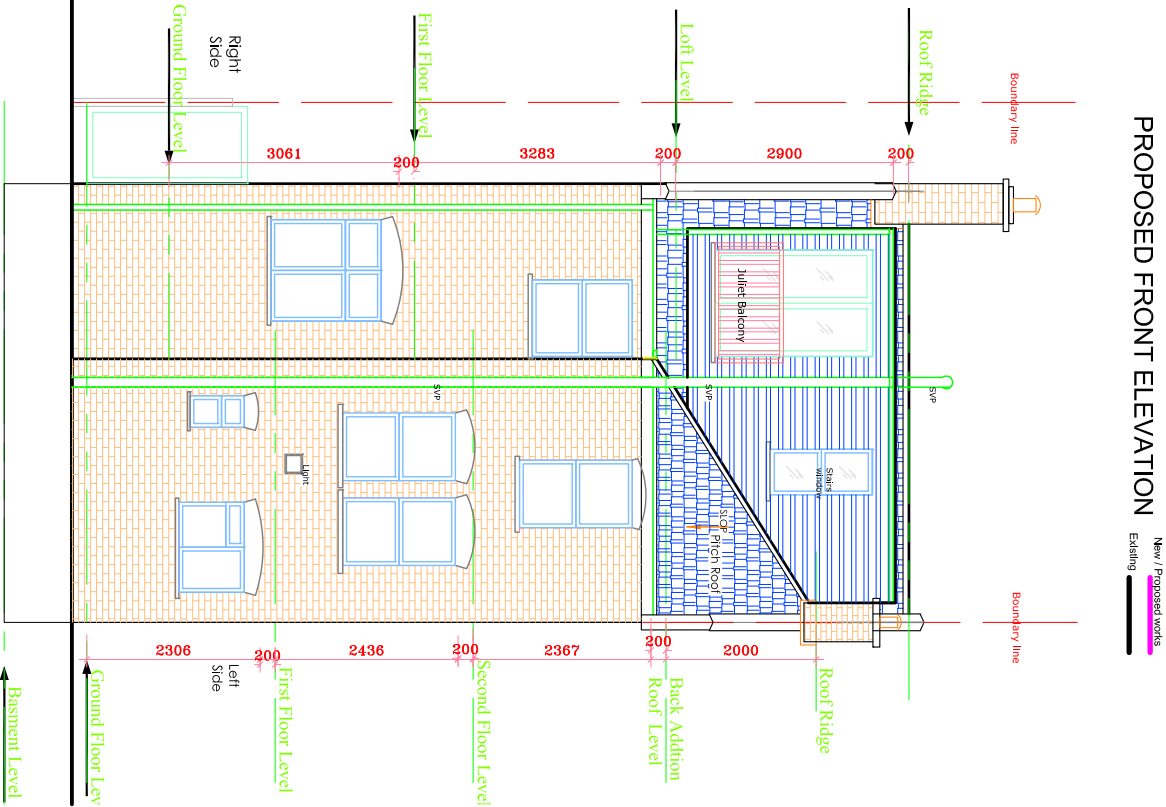
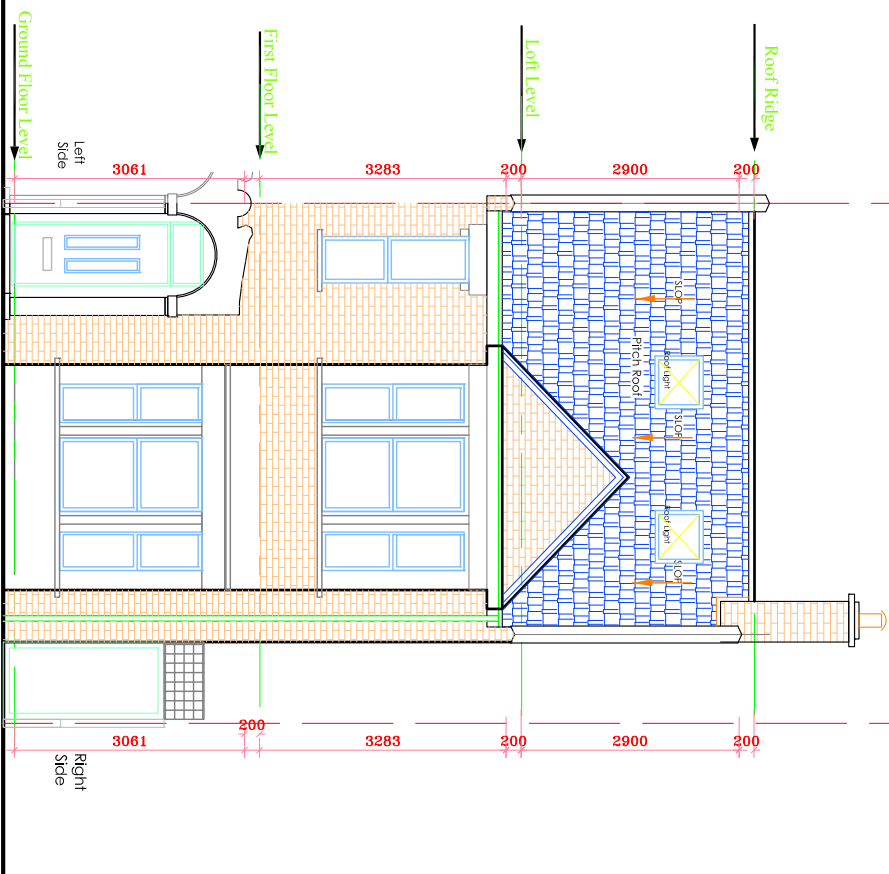
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|------------------|--------------------------------------|--------------------------------|
| Project Address: | 18 BEATRICE ROAD<br>LONDON<br>N4 4PD |                                |
|                  | Date:                                | March 2023                     |
| Client:          | CAD & Drawn by:                      | BB                             |
|                  | Drawn & Checked by:                  | ER                             |
| Drawing title:   | PROPOSED LEFT SIDE ELEVATION         | File name: T & B140 March 2023 |
|                  |                                      | Scale: 1:50 & 1:10 @A3         |
|                  |                                      | Drawing No: 18/33              |



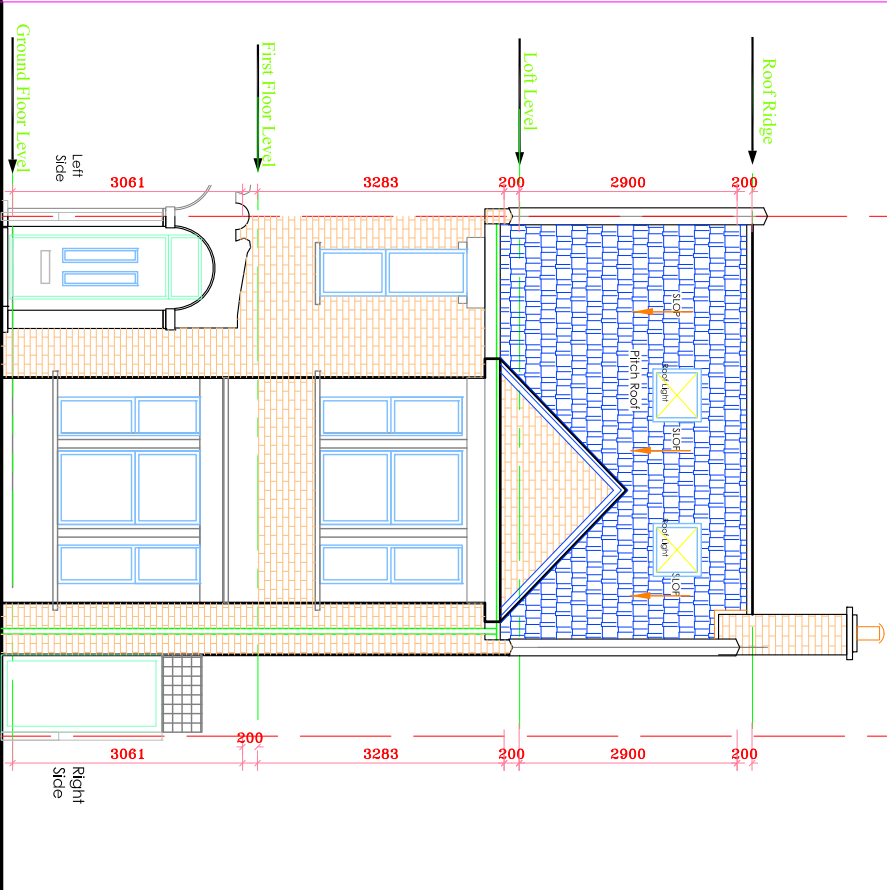
### PROPOSED ROOF PLAN

|                                |                           |
|--------------------------------|---------------------------|
| GENERAL PERMITTED DEVELOPMENT  |                           |
| Date: March 2023               | 1:50 & 1:10<br>Scale: @A3 |
| CAD & Drawn by: BB             | Drawing No:               |
| Drawn & Checked by: ER         |                           |
| File name: T & B140 March 2023 | 18/33                     |



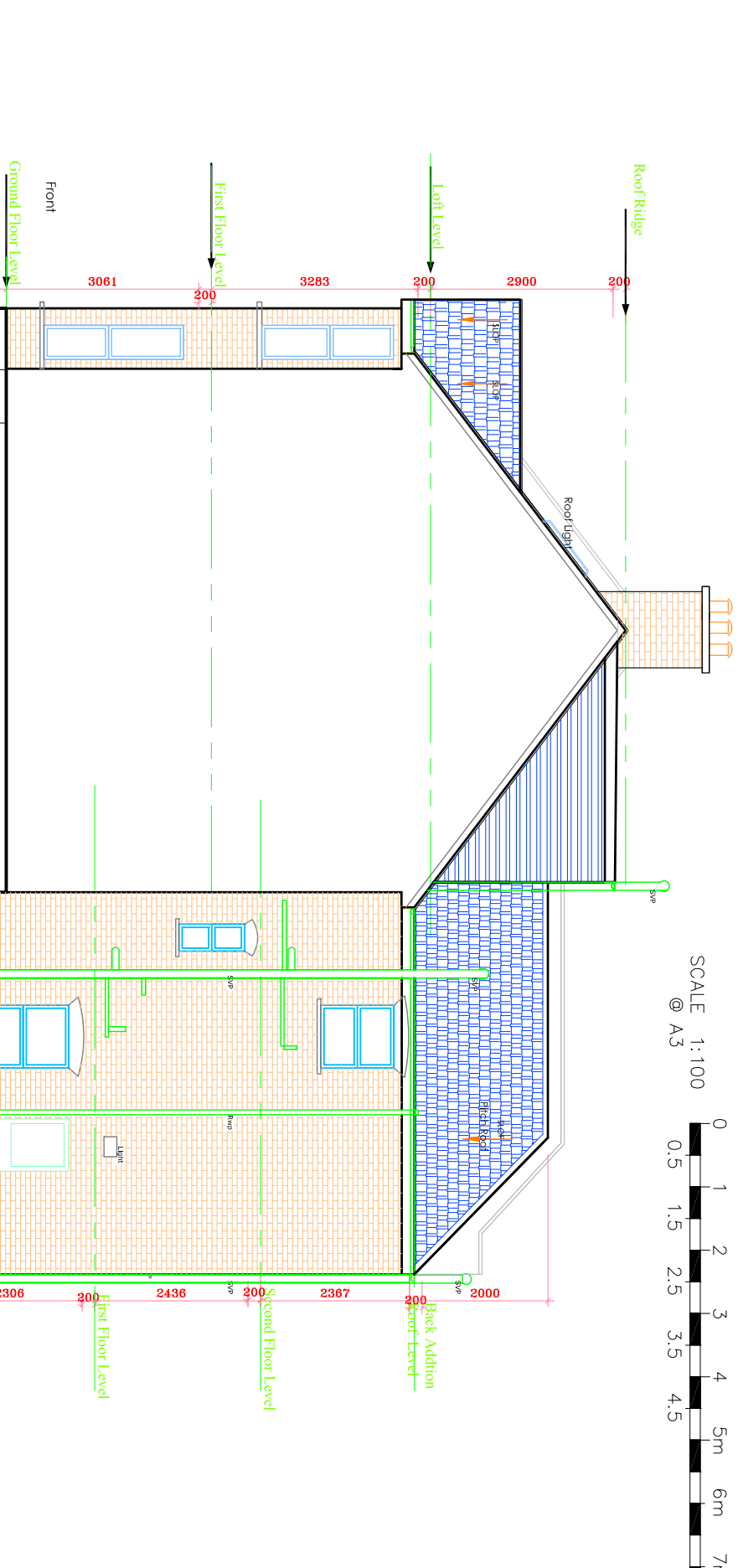


|                                                                                                                                                                                                       |  |                                      |  |                                |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------|--|--------------------------------|------------------|
| <div>E RILEY ASSOCIATES<br/>CHARTERED SURVEYORS<br/>5 PARKWOOD CLOSE<br/>BROXBOURNE, HERTFORDSHIRE, EN10 7PF<br/>Tel: 01992 465 880    Mobile: 07958 035 096<br/><small>Tel: CDP REIGHT</small></div> |  |                                      |  |                                |                  |
| Project Address:                                                                                                                                                                                      |  | 18 BEATRICE ROAD<br>LONDON<br>N4 4PD |  | Date: March 2023               | Scale: 1:100 @A3 |
| Client:                                                                                                                                                                                               |  | MR ATIENE AGHEGHO                    |  | CAD & Drawn by: BB             | Drawing No:      |
| Drawing title:                                                                                                                                                                                        |  | PROPOSED ELEVATIONS                  |  | Drawn & Checked by: ER         |                  |
|                                                                                                                                                                                                       |  |                                      |  | File name: T & B140 March 2023 |                  |
| Project title:<br><b>LOFT CONVERSION AND SELF-CONTAINED 2NO FLATS</b>                                                                                                                                 |  | 20/33                                |  |                                |                  |



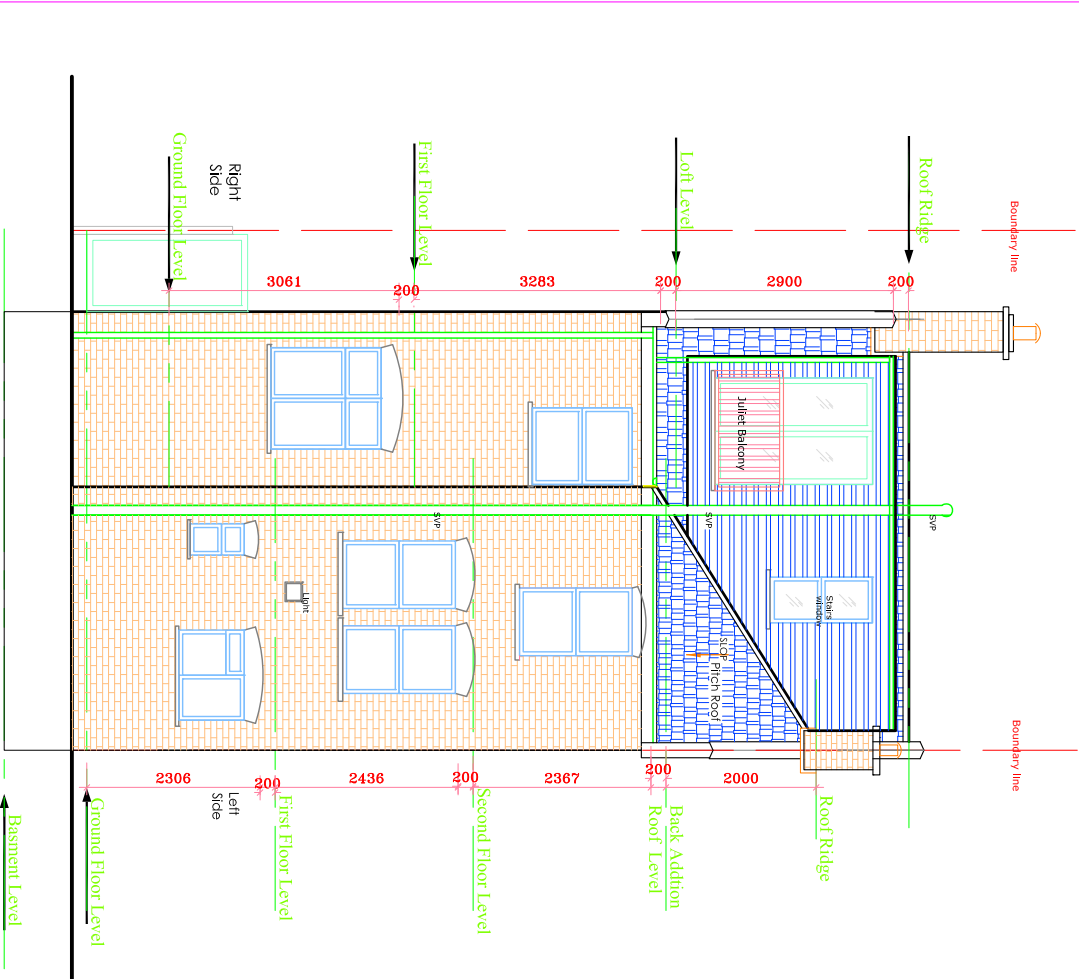
PROPOSED FRONT ELEVATION

KEY:  
New / Proposed works  
Existing



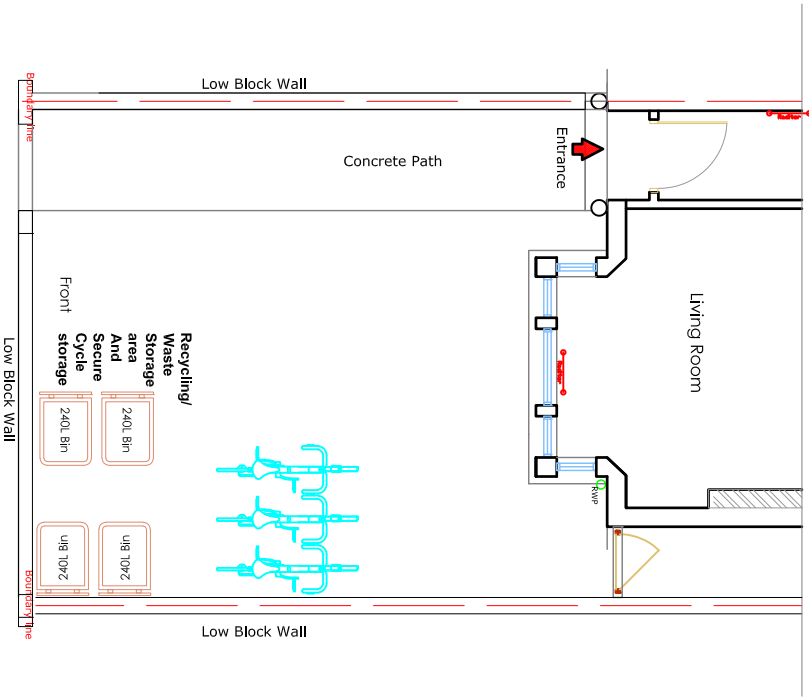
PROPOSED RIGHT SIDE ELEVATION

KEY:  
New / Proposed works  
Existing

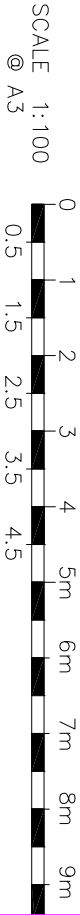


PROPOSED REAR ELEVATION

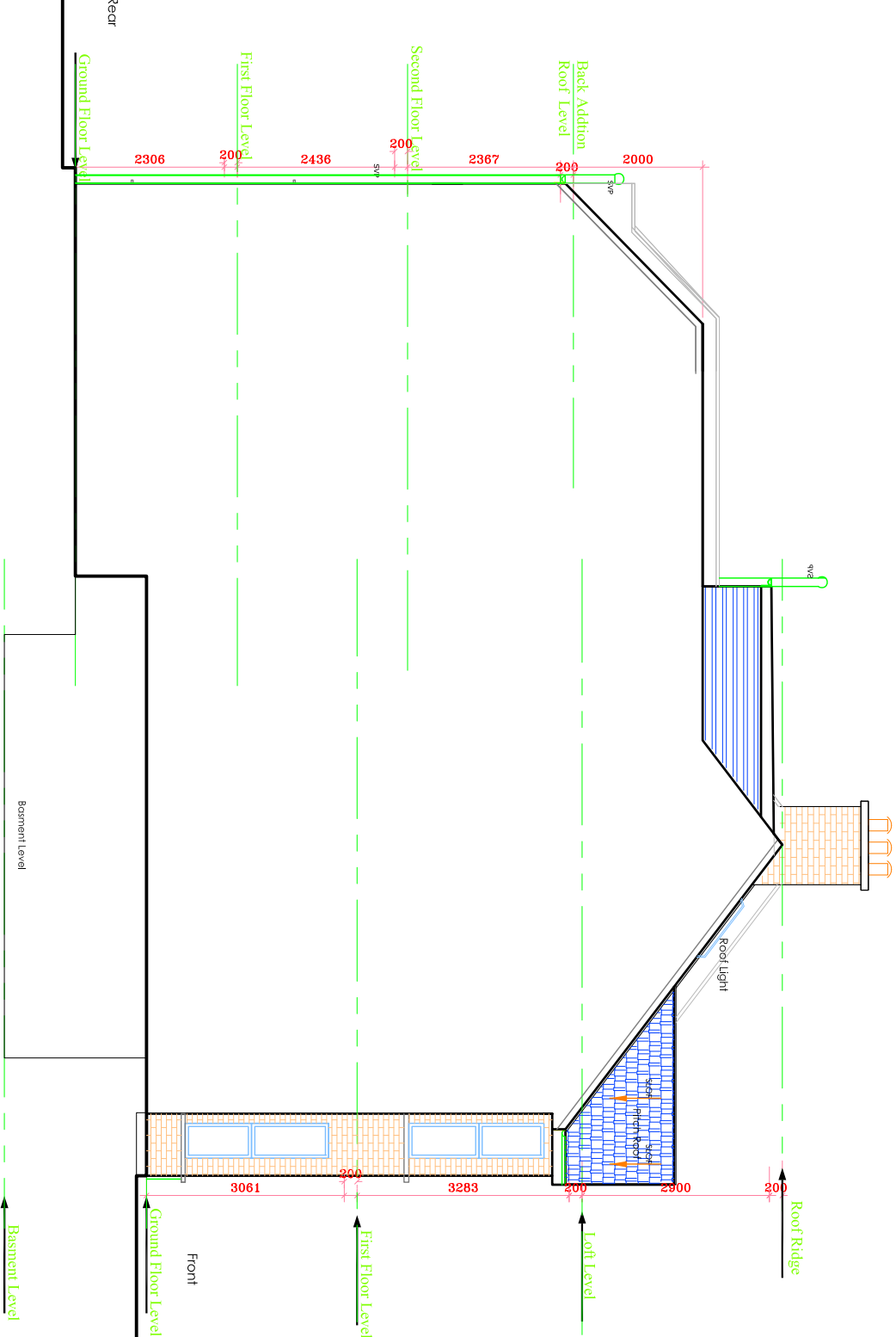
KEY:  
New / Proposed works  
Existing



WASTE STORAGE AND CYCLE STORAGE

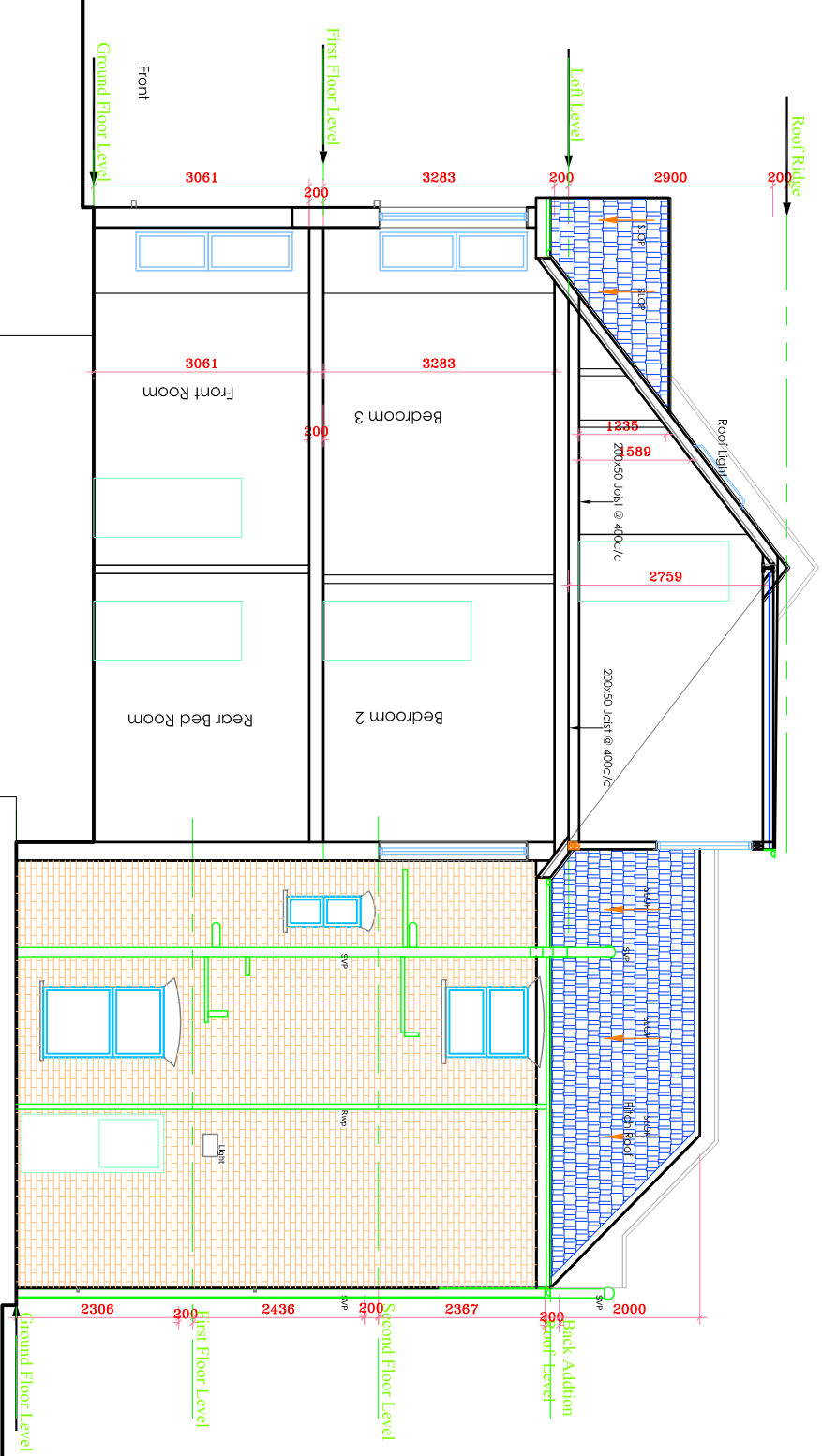


|                                                                                                                                                                                     |  |                                                                   |  |                               |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------|--|-------------------------------|--|
| <b>E RILEY ASSOCIATES</b><br>CHARTERED SURVEYORS<br>8 PARKWOOD CLOSE<br>BROXBOURNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 465 880    Mobile: 07998 035 096<br><i>... CIP member</i> |  | Project Address:<br><b>18 BEATRICE ROAD<br/>LONDON<br/>N4 4PD</b> |  | Date: March 2023              |  |
| Project title:<br><b>LOFT CONVERSION AND<br/>SELF-CONTAINED 2NO FLATS</b>                                                                                                           |  | Client:<br><b>MR ATIENE AGHEGHO</b>                               |  | Drawn & Checked by: <b>ER</b> |  |
| Drawing title:<br><b>&amp; CYCLE STORAGE</b>                                                                                                                                        |  | Scale: <b>1:100 @ A3</b>                                          |  | Drawing No:                   |  |
|                                                                                                                                                                                     |  | File name: 'T' & B140 March 2023                                  |  |                               |  |



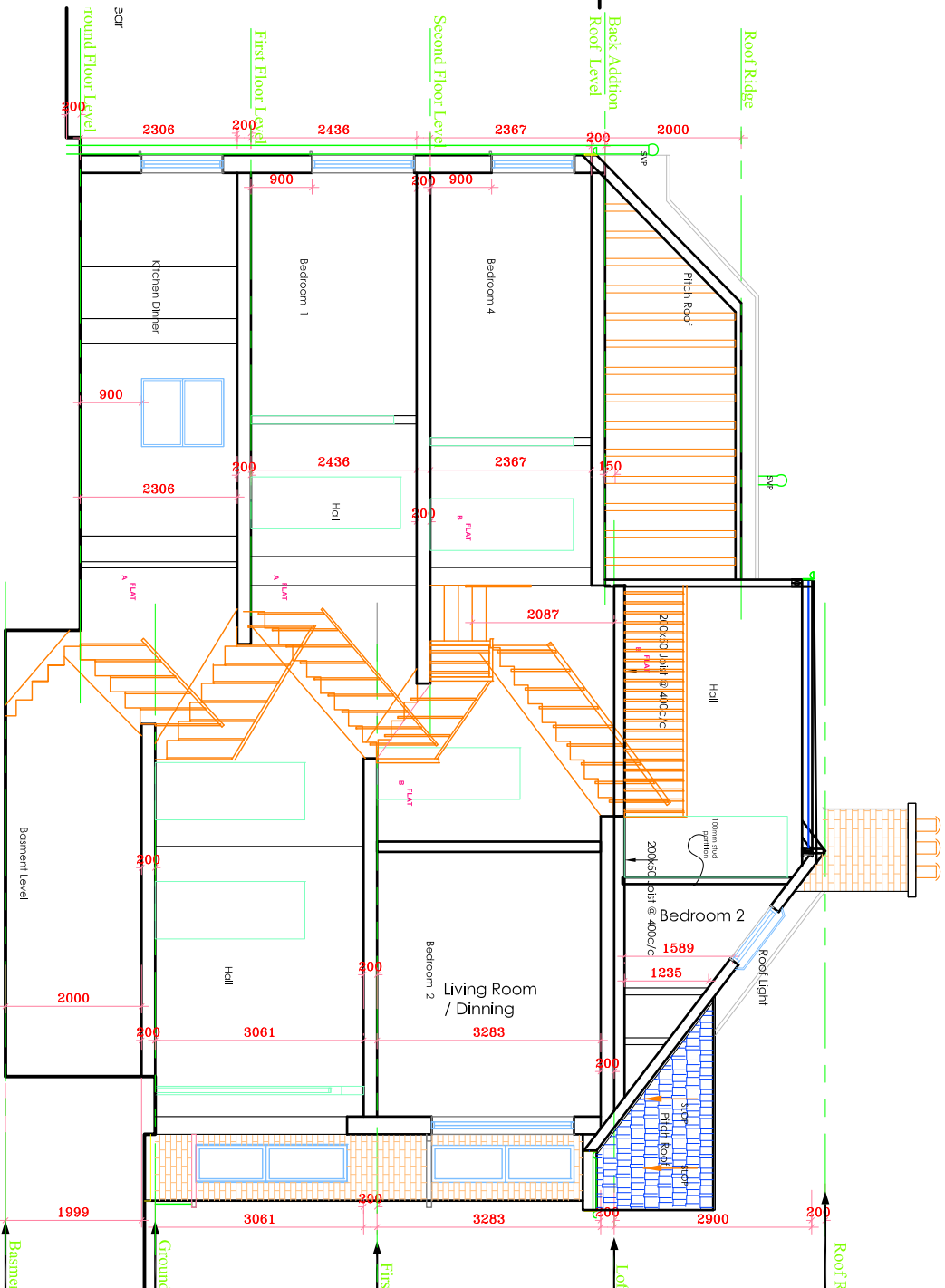
PROPOSED LEFT SIDE ELEVATION

KEY:  
New / Proposed works  
Existing



PROPOSED SECTION B-B

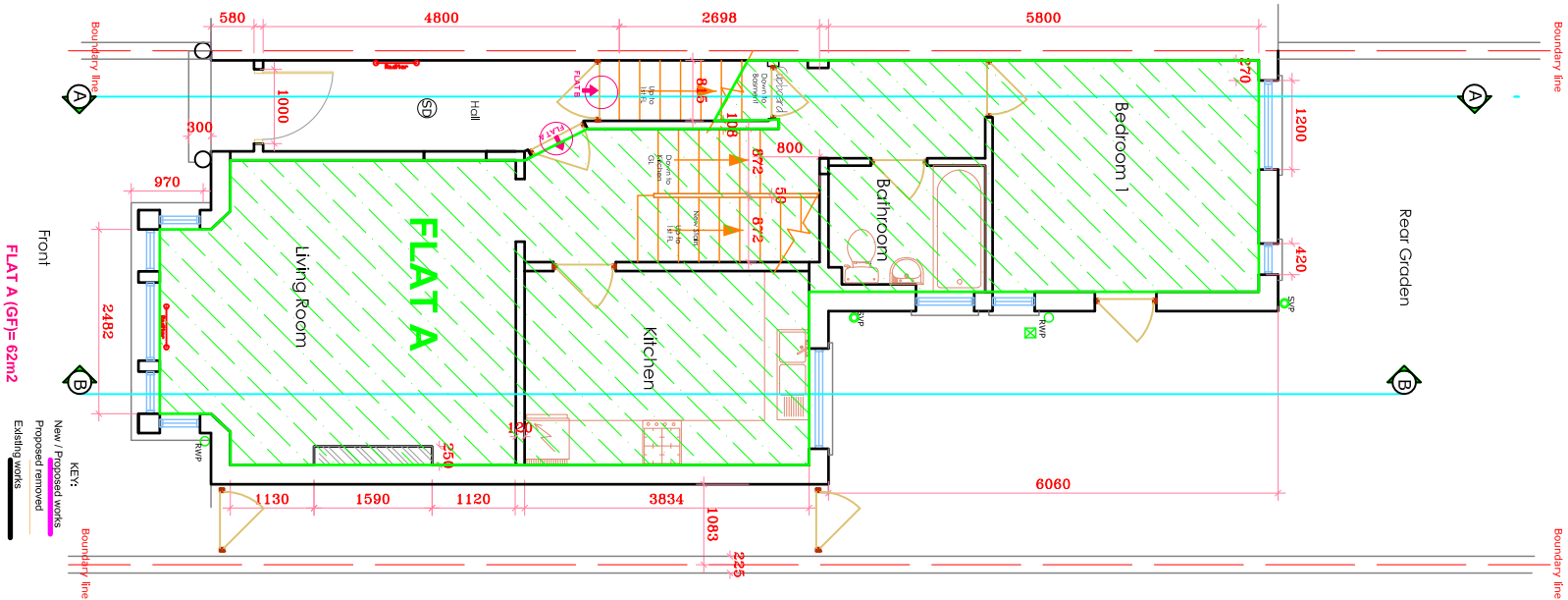
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Existing



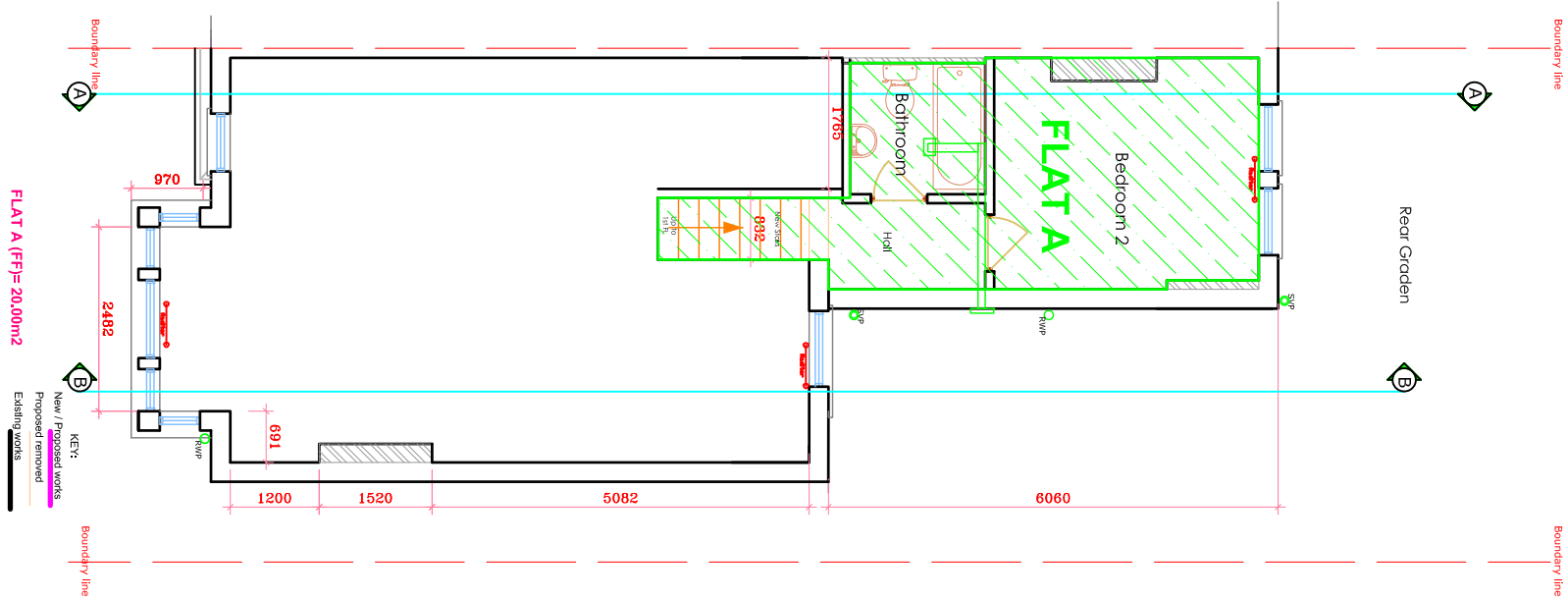
PROPOSED SECTION A-A

New / Proposed works  
Existing

| GENERAL PERMITTED DEVELOPMENT                                                                                                                                         |                                              |                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------------------------|
| <div><b>E RILEY ASSOCIATES</b><br/>CHARTERED SURVEYORS<br/>5 PARKWOOD CLOSE<br/>BROXBORNE, HERTFORDSHIRE, EN10 7PF<br/>Tel: 01992 465 880 <b>CDP (19/01/21)</b></div> | Project Address:                             | 18 BEATRICE ROAD<br>LONDON<br>N4 4PD       |
|                                                                                                                                                                       | Client:                                      | MR ATIENE AGHEGHO                          |
|                                                                                                                                                                       | Drawing title:                               | FLAT A & B / PROPOSED ELEVATIONS & SECTION |
|                                                                                                                                                                       | Date:                                        | March 2023                                 |
|                                                                                                                                                                       | CAD & Drawn by:                              | BB                                         |
| Drawn & Checked by:                                                                                                                                                   | ER                                           |                                            |
| File name:                                                                                                                                                            | T & B140 March 2023                          |                                            |
| Project title:                                                                                                                                                        | LOFT CONVERSION AND SELF-CONTAINED 2NO FLATS | Scale: 1:100 @ A3                          |
|                                                                                                                                                                       |                                              | Drawing No: 22/33                          |

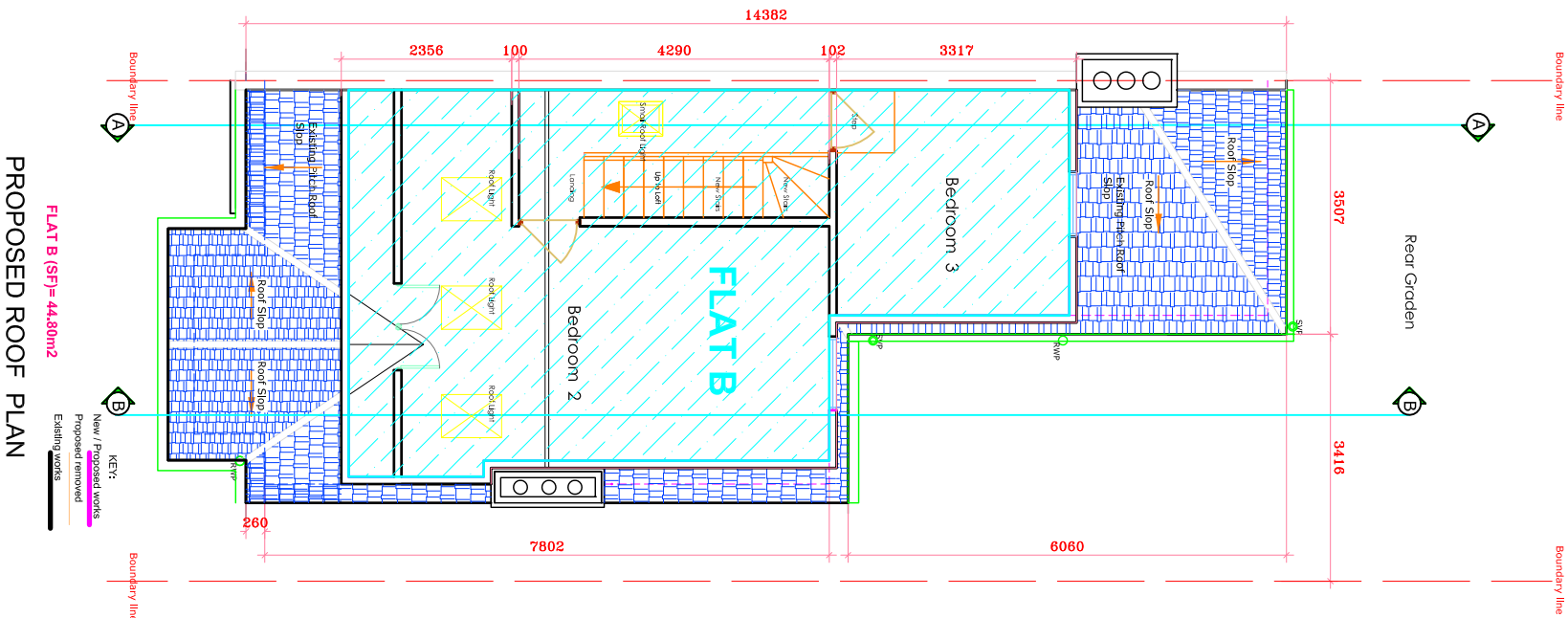
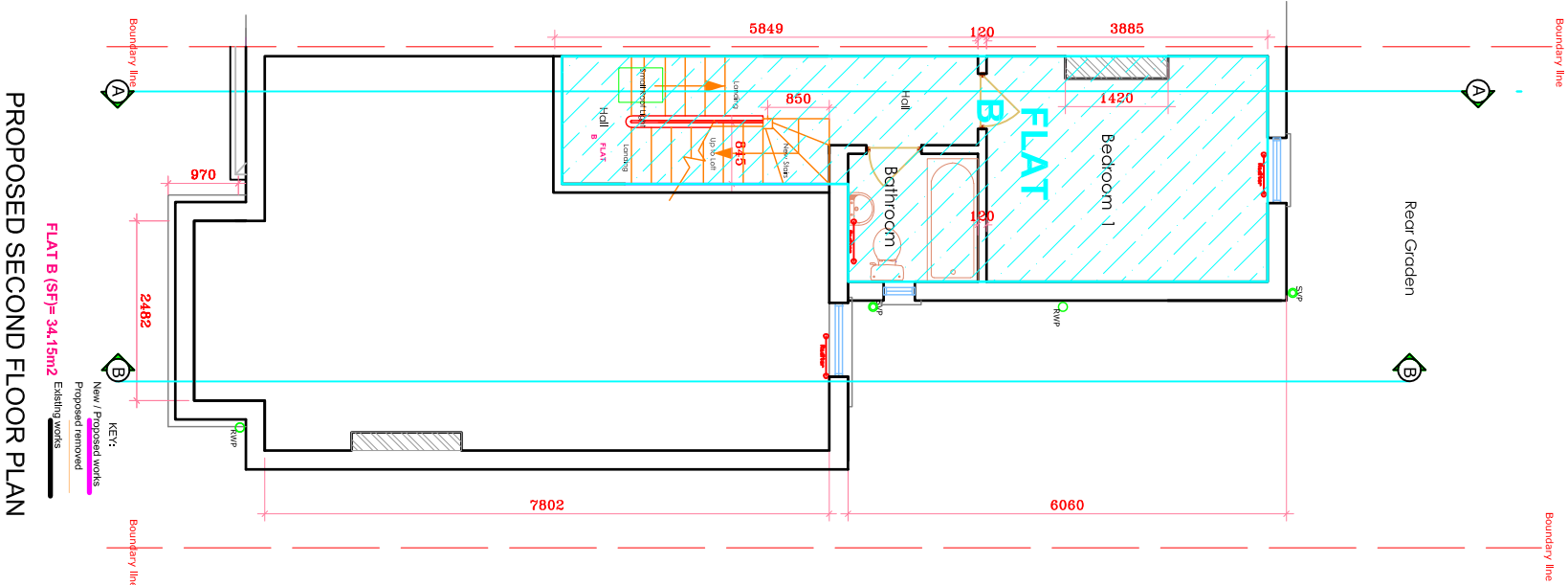
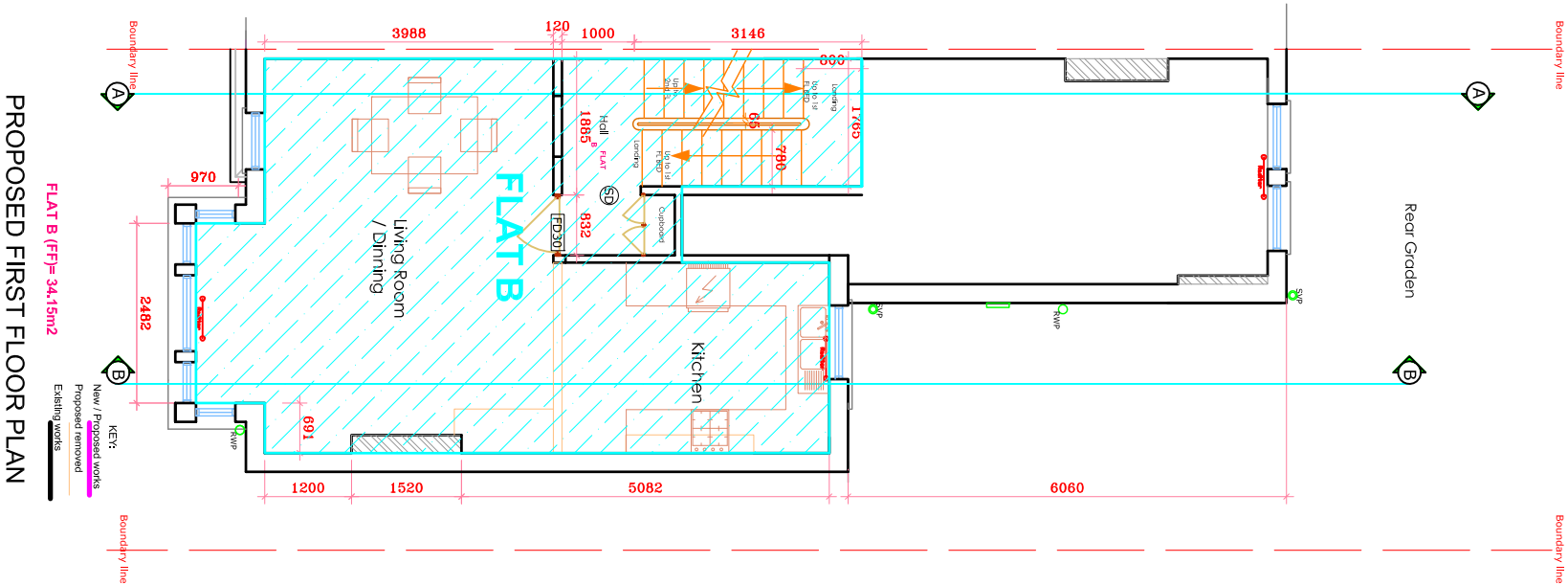


PROPOSED GROUND FLOOR PLAN

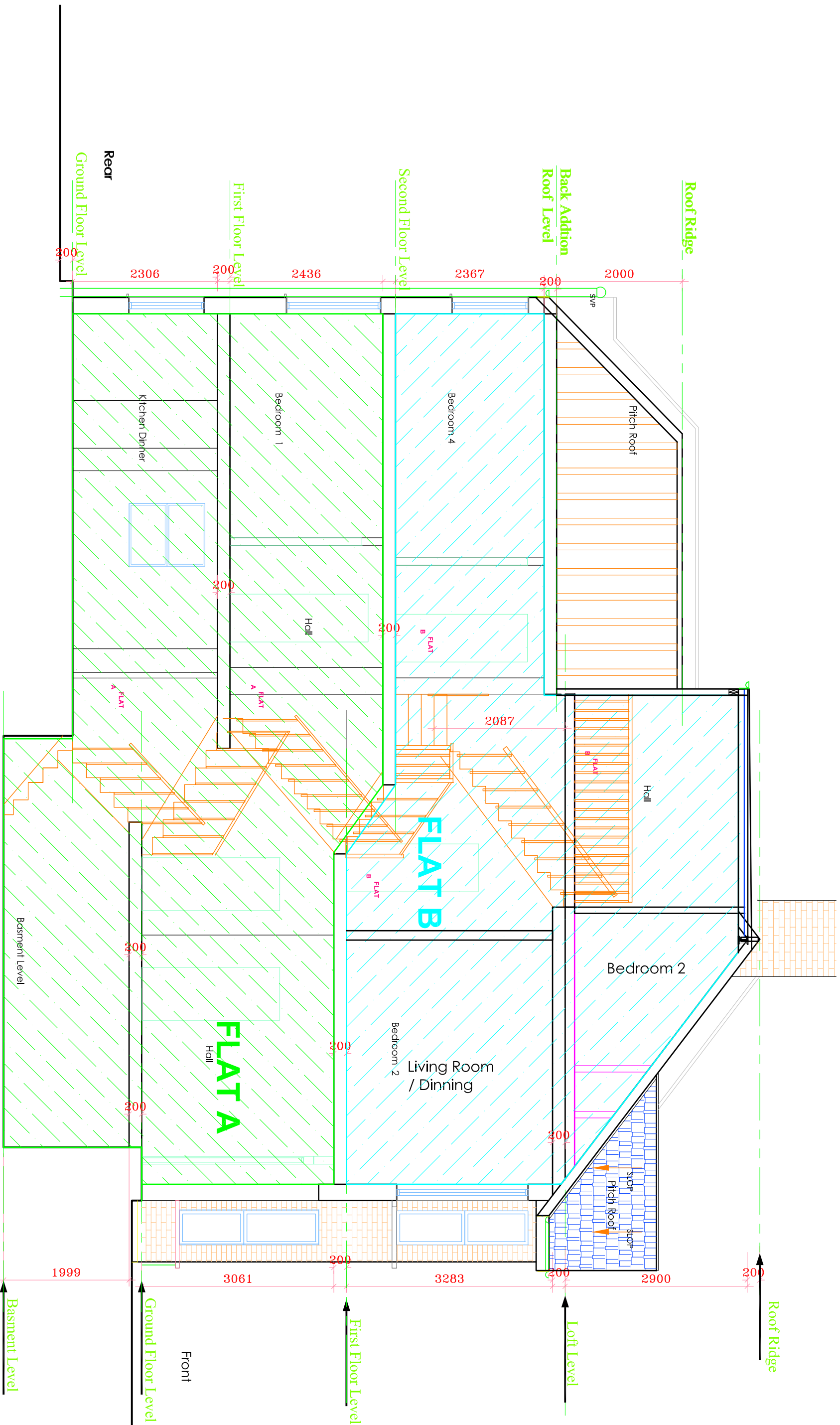


PROPOSED FIRST FLOOR PLAN

|                                                                                                                                                                                              |  |                                                          |                        |                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------|------------------------|----------------------------------|
| E RILEY ASSOCIATES<br>CHARTERED SURVEYORS<br>8 PARKWOOD CLOSE<br>BROXBOURNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 465 880    Mobile: 07998 035 096<br>www.eriley.co.uk    info@eriley.co.uk |  | Project Address:<br>18 BEATRICE ROAD<br>LONDON<br>N4 4PD | Date: March 2023       | Scale: 1:100 @ A3<br>Drawing No: |
| LOFT CONVERSION AND<br>SELF-CONTAINED 2NO FLATS                                                                                                                                              |  | Client:<br>MR ATIENE AGHEGHO                             | CAD & Drawn by: BB     |                                  |
| Project title:<br>SELF-CONTAINED 2NO FLATS                                                                                                                                                   |  | Drawing title:<br>FLAT A PROPOSED FLOOR PLAN             | Drawn & Checked by: ER | File name: T & B140 March 2023   |



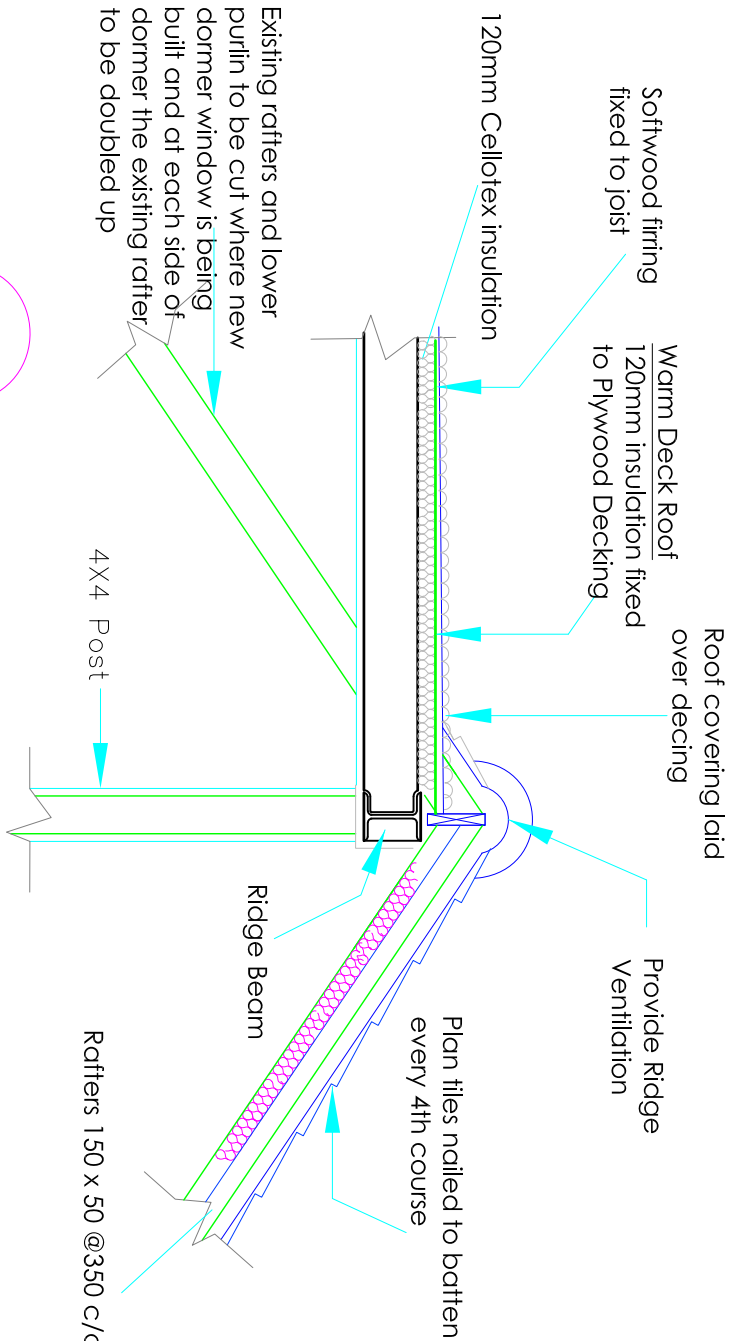
|                                                                                                                                                                                                     |  |                                                                   |  |                                |                             |
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| <b>E RILEY ASSOCIATES</b><br>CHARTERED SURVEYORS<br>6 PARKWOOD CLOSE<br>BROXBOURNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 465 880    Mobile: 07968 035 096<br>www.eriley.co.uk    info@eriley.co.uk |  | Project Address:<br><b>18 BEATRICE ROAD<br/>LONDON<br/>N4 4PD</b> |  | Date: March 2023               | Scale: 1:100 @ A3           |
| Project title:<br><b>LOFT CONVERSION AND<br/>SELF-CONTAINED 2NO FLATS</b>                                                                                                                           |  | Client:<br><b>MR ATIENE AGHEGHO</b>                               |  | CAD & Drawn by: <b>BB</b>      |                             |
| Drawing title:<br><b>FLAT B PROPOSED FLOOR PLAN</b>                                                                                                                                                 |  | Drawn & Checked by: <b>ER</b>                                     |  | File name: T & B140 March 2023 | Drawing No:<br><b>24/33</b> |



PROPOSED SECTION A-A

New / Proposed works  
Existing

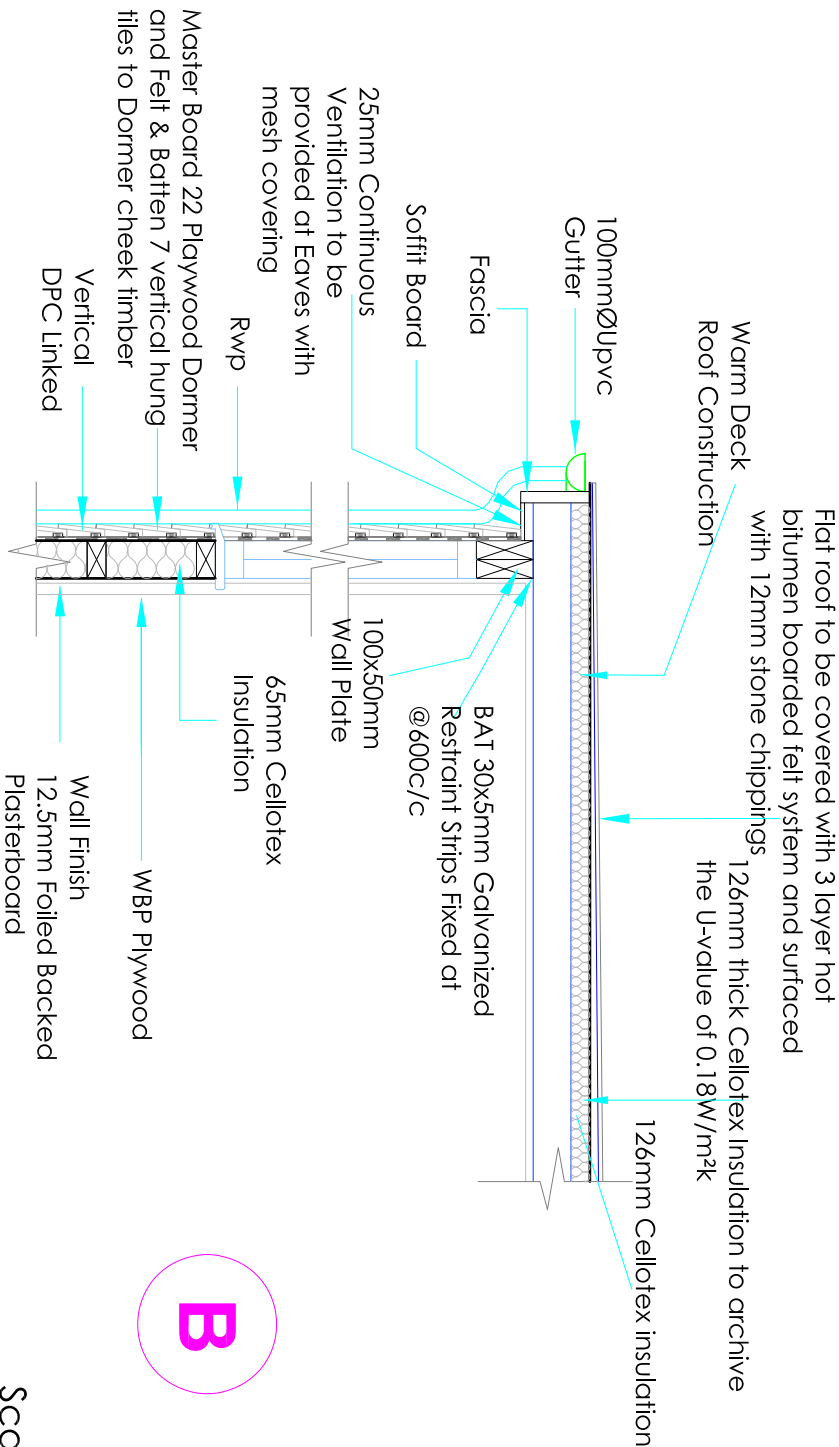
|                                                                                                                                                                                                                                        |  |                  |  |                             |  |                                |  |             |  |
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| <div>E RILEY ASSOCIATES</div> <div>CHARTERED SURVEYORS</div> <div>5 PARKWOOD CLOSE</div> <div>BROXBOURNE, HERTFORDSHIRE, EN10 7PF</div> <div>Tel: 01992 465 880</div> <div>Mobile: 07998 035 096</div> <div>COMPANY NO: 02071801</div> |  | Project Address: |  | 18 BEATRICE ROAD            |  | Date: March 2023               |  | Scale:      |  |
|                                                                                                                                                                                                                                        |  |                  |  | LONDON                      |  | CAD & Drawn by: BB             |  | Drawing No: |  |
|                                                                                                                                                                                                                                        |  | Client:          |  | MR ATIENE AGHEGHO           |  | Drawn & Checked by: ER         |  | 25/33       |  |
| Project title:                                                                                                                                                                                                                         |  | Drawing title:   |  | FLAT A & B PROPOSED SECTION |  | File name: T & B140 March 2023 |  |             |  |
| LOFT CONVERSION AND<br>SELF-CONTAINED 2NO FLATS                                                                                                                                                                                        |  |                  |  |                             |  |                                |  |             |  |



A

## Ridge Beam

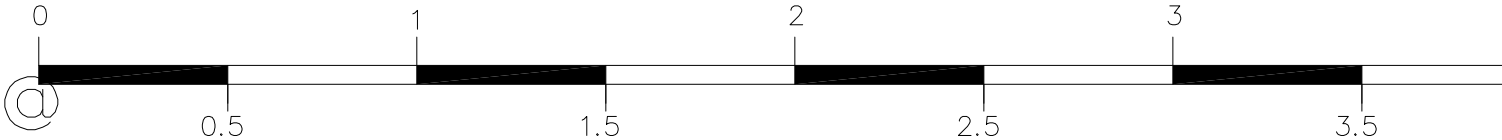
Scale 1:20



B

## Warm Deck Roof construction Around Dormer

Scale 1:20



0

0.5

1

1.5

2

2.5

3

3.5

SCALE

1:20

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

| Ref. | Revision | Date | By |
|------|----------|------|----|
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|      |          |      |    |
|      |          |      |    |

**E RILEY ASSOCIATES**

CHARTERED SURVEYORS

5 PARKWOOD CLOSE  
BROXBOURNE, HERTFORDSHIRE, EN10 7PF

Tel: 01992 465 880 Mobil: 07958 035 096

TEL: 01992 465 880

TEL: 01992 465 880

Project title: LOFT CONVERSION AND  
SELF-CONTAINED 2NO FLATS

Project Address:

18 BEATRICE ROAD  
LONDON  
N4 4PD

Client:

MR ATIENE AGHEGHO

Drawing title: PROPOSED DETAIL 1

GENERAL PERMITTED DEVELOPMENT

Date: March 2023

CAD & Drawn by: BB

Drawn & Checked by: ER

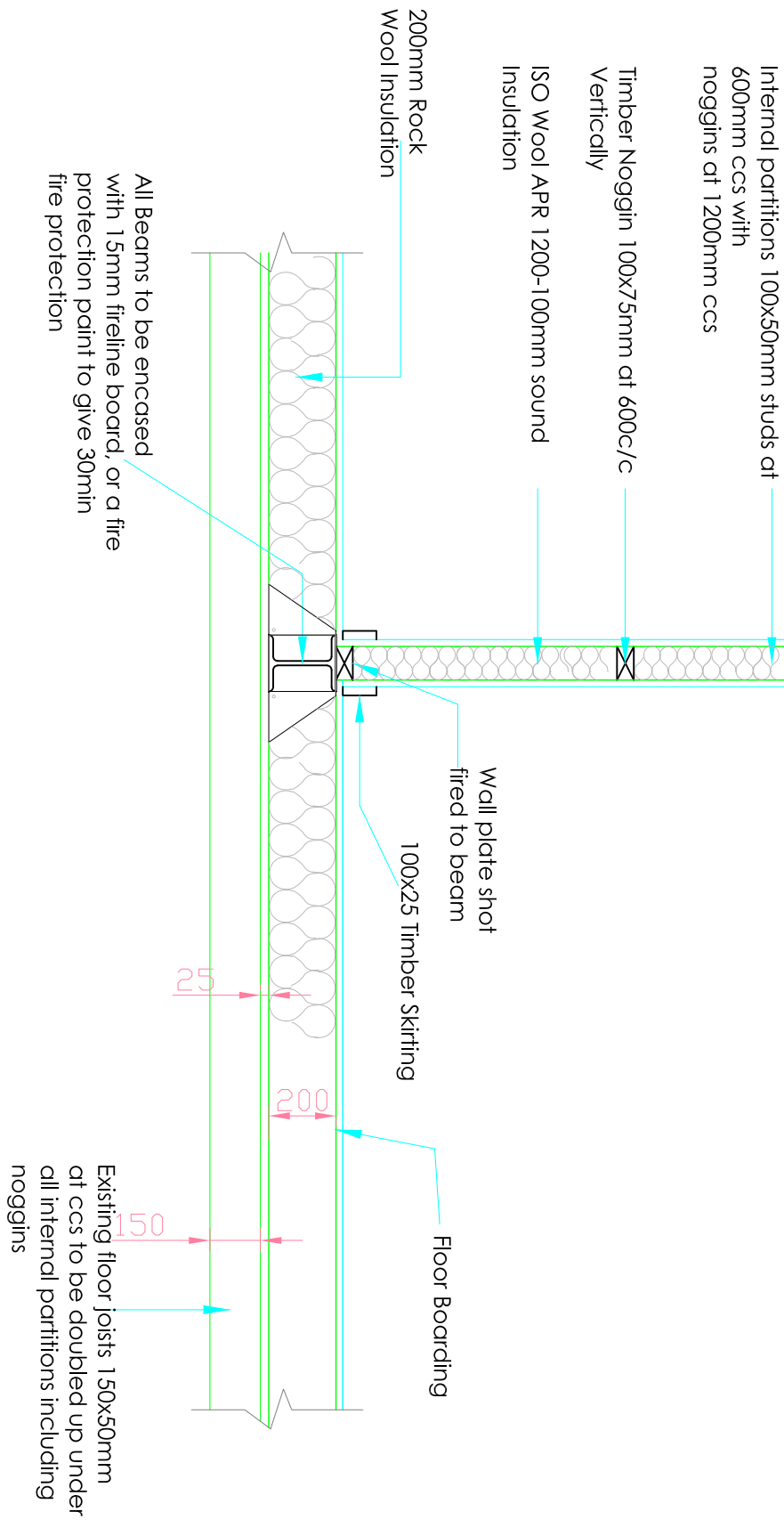
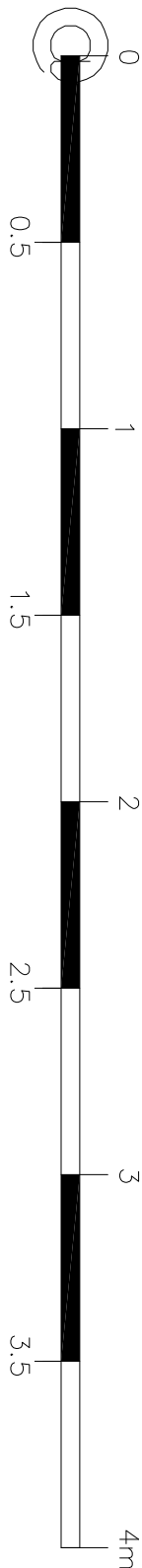
File name: T & B140 March 2023

Scale: 1:20 @ A3

Drawing No:

26/33

SCALE 1:20



E

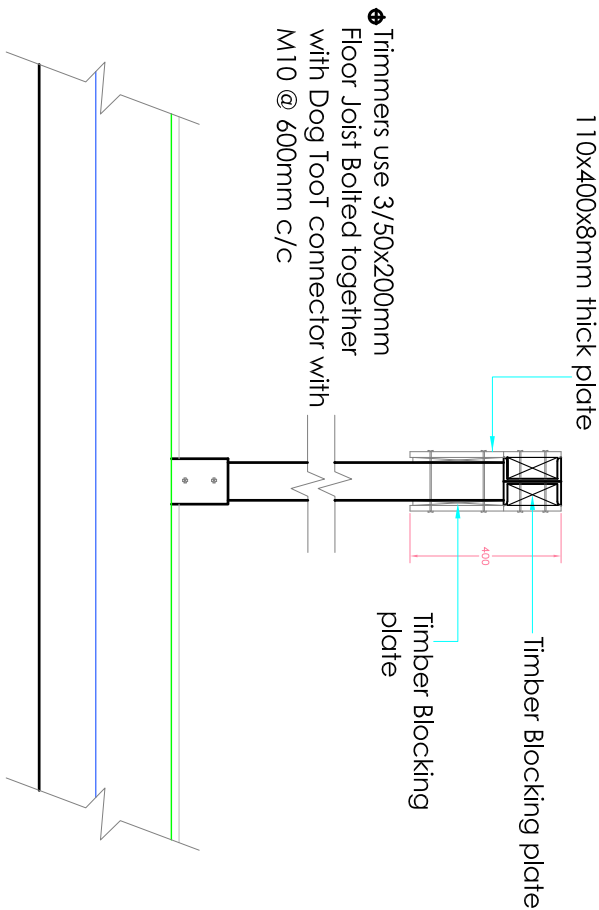
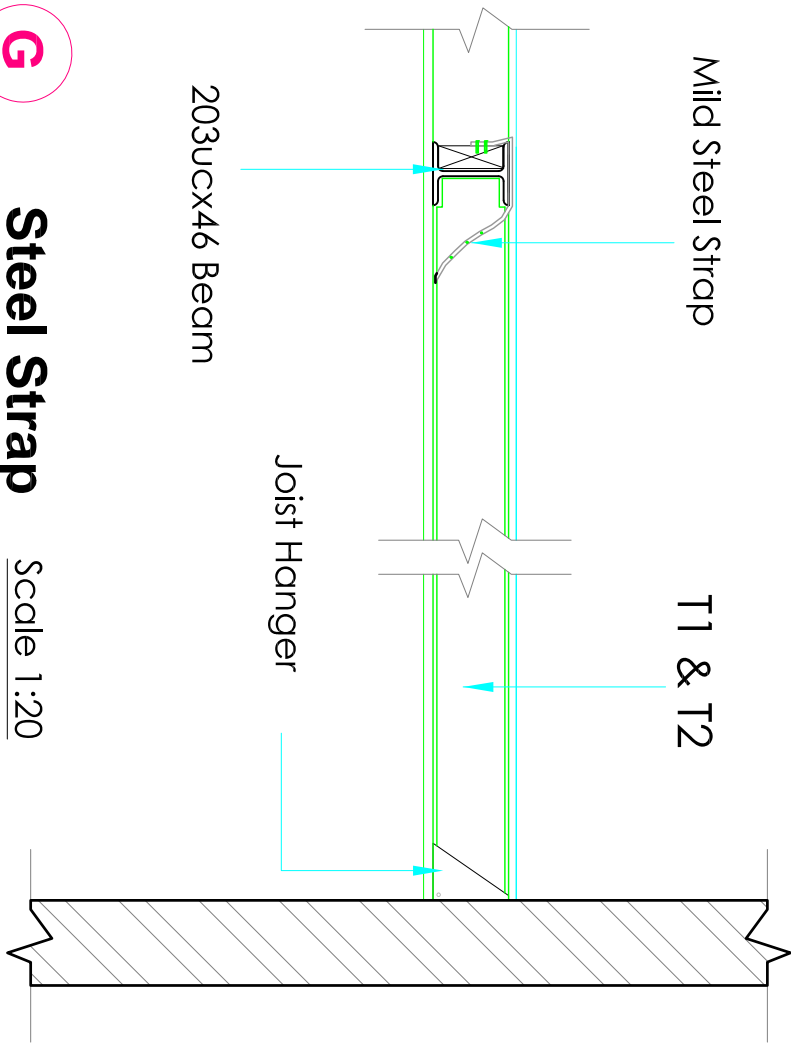
## Floor Joist & Beam Connection

Scale 1:20

G

## Steel Strap

Scale 1:20



H

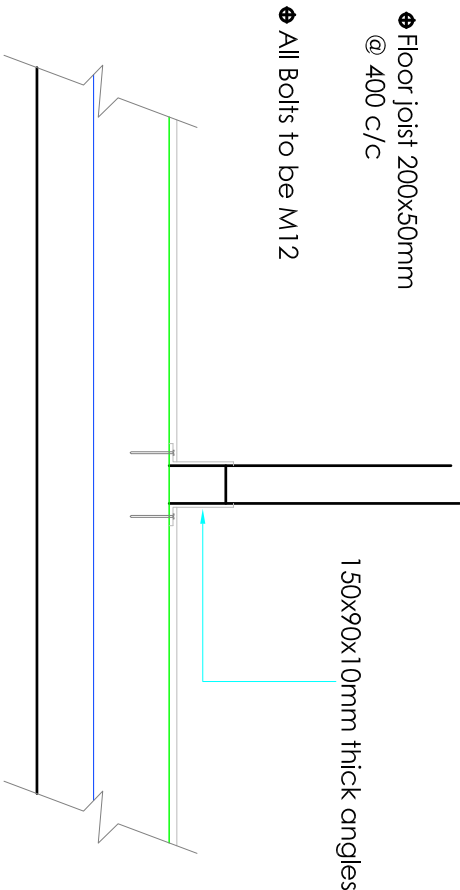
## Post Detail

Scale 1:20

J

## Floor Joist & Bolted connection

Scale 1:20



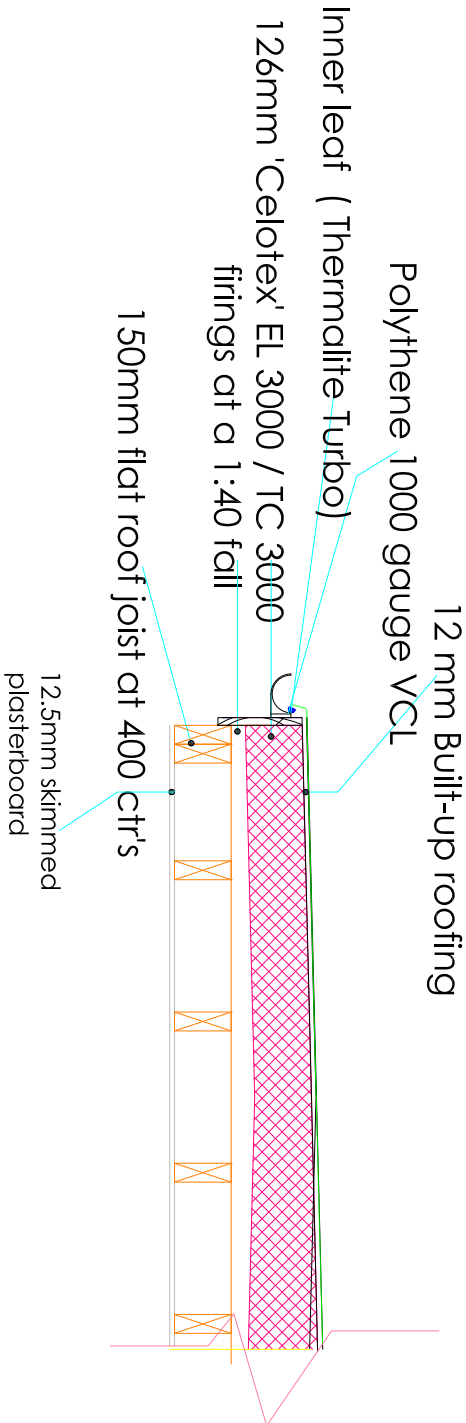
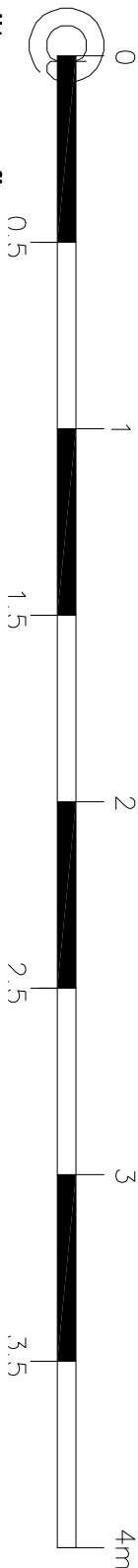
| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |          |      |    |
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| <b>E RILEY ASSOCIATES</b><br>CHARTERED SURVEYORS<br>5 PARKWOOD CLOSE<br>BROXBOURNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 465 880 Mobil: 07958 035 096<br><small>TEL: 0207 789 1111 COPYRIGHT</small> | Project title: LOFT CONVERSION AND SELF-CONTAINED 2NO FLATS |  |
|                                                                                                                                                                                                       |                                                             |  |

|                                                 |  |
|-------------------------------------------------|--|
| Project Address: 18 BEATRICE ROAD LONDON N4 4PD |  |
| Client: MR ATIENE AGHEGHO                       |  |
| Drawing title: PROPOSED DETAIL 2                |  |

| GENERAL PERMITTED DEVELOPMENT  |                 |  |
|--------------------------------|-----------------|--|
| Date: March 2023               | Scale: 1:20 @A3 |  |
| CAD & Drawn by: BB             | Drawing No:     |  |
| Drawn & Checked by: ER         | 27/33           |  |
| File name: T & B140 March 2023 |                 |  |

SCALE 1:20



## Flat Roof Construction( warm )

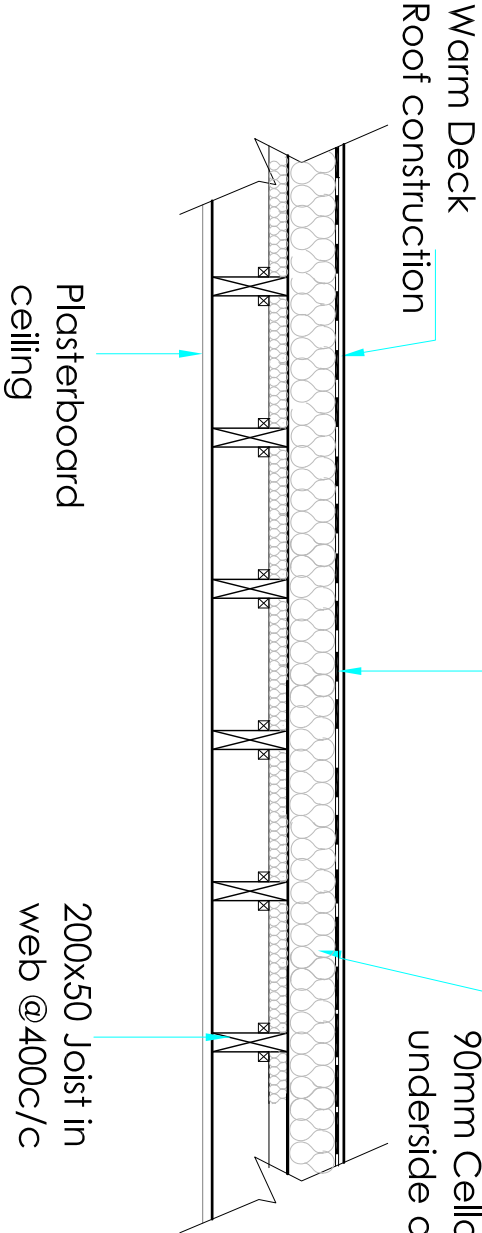
timber deck fully bonded

**Flat Roof Construction( warm )**  
**timber deck fully bonded**  
**to give a U value of 0.15W/m2K**

Scale 1:20

E'

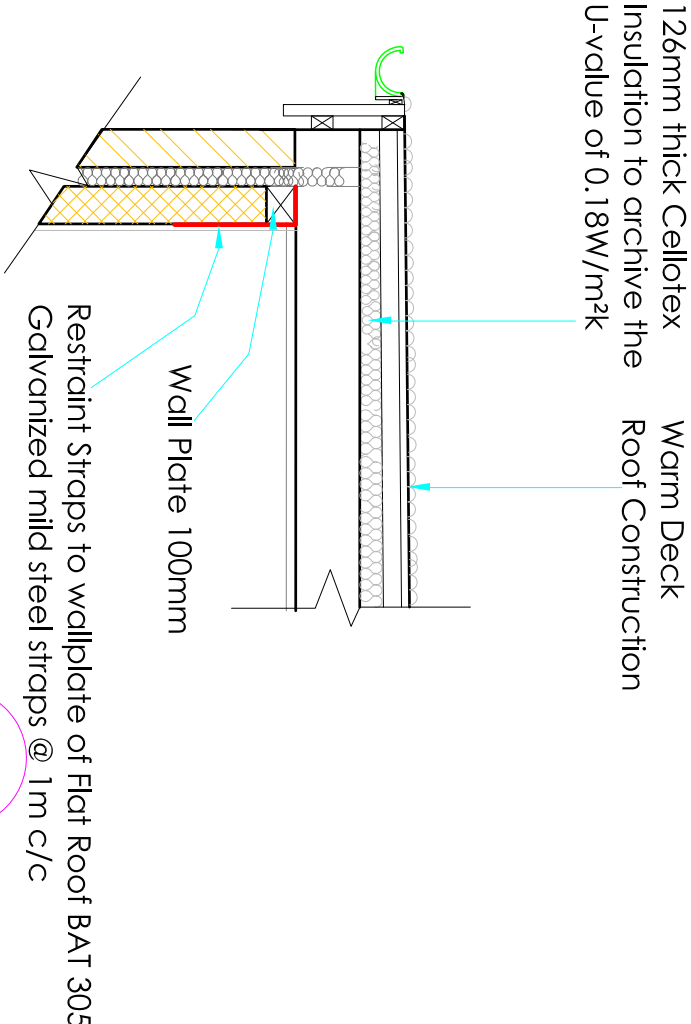
3 layer high performance felt separating membrane laid on 126mm cellotex insulation laid on vapour barrier laid on 22mm wbp plywood. mechanically fixed onto firing pieces laid towards gutter fixed on 200 x 50mm roof joist @ 400c/c



## TYPICAL WARM DECK ROOF DETAIL

D

**Flat Roof Construction( warm )**  
**timber deck fully bonded**  
**to give a U value of 0.15W/m2K**

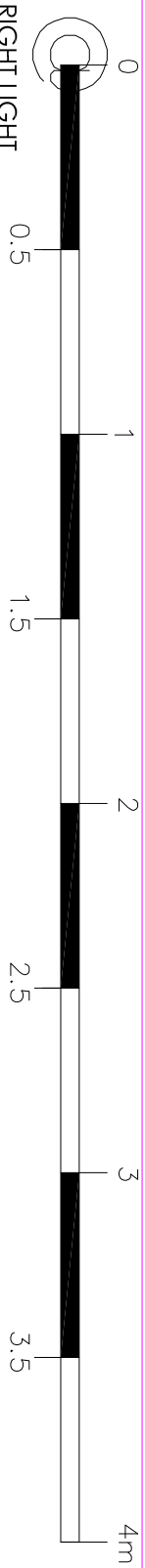


## METAL STRAP DETAIL

E

|                                                                                              |          |      |    |                                                                                                                                                                                           |  |                                                                               |  |                           |                 |
|----------------------------------------------------------------------------------------------|----------|------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------|--|---------------------------|-----------------|
| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |          |      |    | <b>E RILEY ASSOCIATES</b><br>CHARTERED SURVEYORS<br>5 PARKWOOD CLOSE<br>BROXBORNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 465 880    Mobil: 07958 035 096<br><small>TEL: COPYRIGHT</small> |  | Project Address:<br><b>18 BEATRICE ROAD</b><br><b>LONDON</b><br><b>N4 4PD</b> |  | Date: March 2023          | Scale: 1:20 @A3 |
| Ref.                                                                                         | Revision | Date | By | Client:<br><b>MR ATIENE AGHEGHO</b>                                                                                                                                                       |  | Drawn & Checked by: <b>ER</b>                                                 |  | CAD & Drawn by: <b>BB</b> | Drawing No:     |
|                                                                                              |          |      |    | Drawing title: <b>PROPOSED DETAIL 3</b>                                                                                                                                                   |  | File name: T & B140 March 2023                                                |  |                           |                 |
|                                                                                              |          |      |    | Project title: <b>LOFT CONVERSION AND SELF-CONTAINED 2NO FLATS</b>                                                                                                                        |  |                                                                               |  |                           |                 |

SCALE 1:20



RIGHT LIGHT  
Velux GGL8 Existing rafters  
to be doubled up each side  
of velux also provide top  
and bottom trimmers

Roof light

Provide Double  
Rafters Each side  
of Roof light

65mm Cellotex  
Insulation

Joist with T & G flooring  
under Escape window

Beam 1  
21mm tick T&G flooring grade  
chipboard on 200x50mm floor  
joists @ 400mm ccs  
No weight from new  
structure is to fall  
on to existing ceiling  
joists of 25mm gap

Eaves  
Existing ceiling joist

25mm Cellotex Insulation

50mm Cellotex Insulation

50mm Air G.

Duplex Plasterboard or normal  
12.5mm Plasterboard (seal joint  
to Cellotex) with 5mm Plasterboard  
finish

Scale 1:10

F

## Roof & Roof Light

Scale 1:20

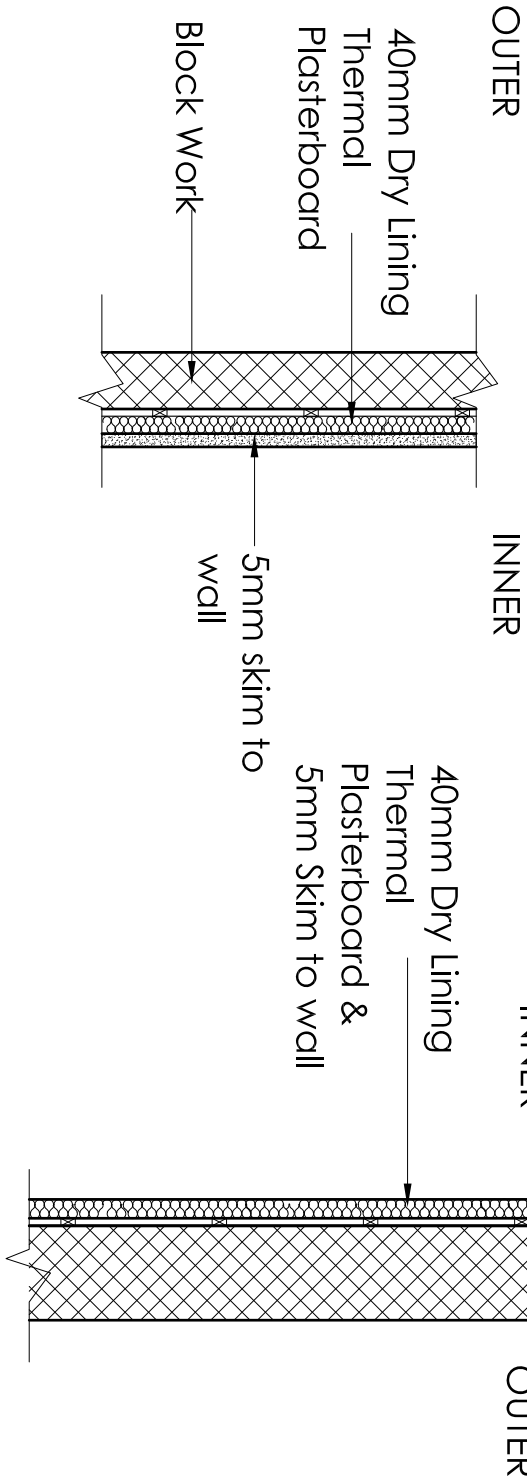
| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |          |      |    |
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| E RILEY ASSOCIATES<br>CHARTERED SURVEYORS<br>5 PARKWOOD CLOSE<br>BROXBOURNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 465 880    Mobil: 07958 035 096<br>TEL: 02079811111    GOLF RIGHTS |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Project title: LOFT CONVERSION AND SELF-CONTAINED 2NO FLATS                                                                                                                           |  |

|                  |                                      |
|------------------|--------------------------------------|
| Project Address: | 18 BEATRICE ROAD<br>LONDON<br>N4 4PD |
| Client:          | MR ATIENE AGHEGHO                    |
| Drawing title:   | PROPOSED DETAIL 4                    |

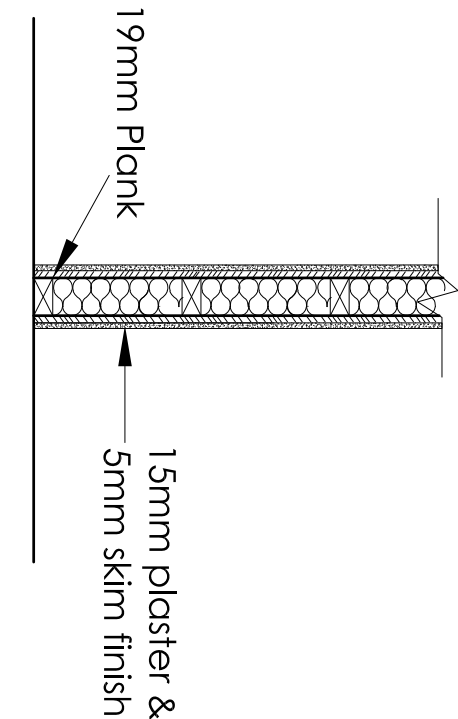
| GENERAL PERMITTED DEVELOPMENT |                     |                  |
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| Date:                         | March 2023          | Scale: 1:20 @ A3 |
| CAD & Drawn by:               | BB                  | Drawing No:      |
| Drawn & Checked by:           | ER                  |                  |
| File name:                    | T & B140 March 2023 |                  |

SCALE 1:20



BLOCK WORK WITH WATER  
PROOF RENDER DETAIL

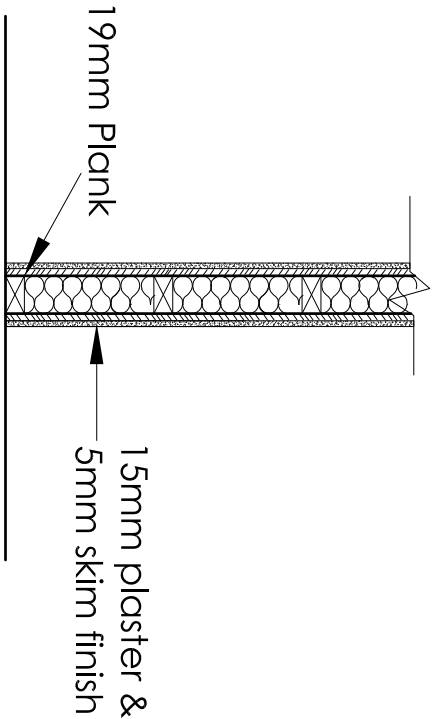
BLOCK WORK WITH DRY LINING  
DETAIL



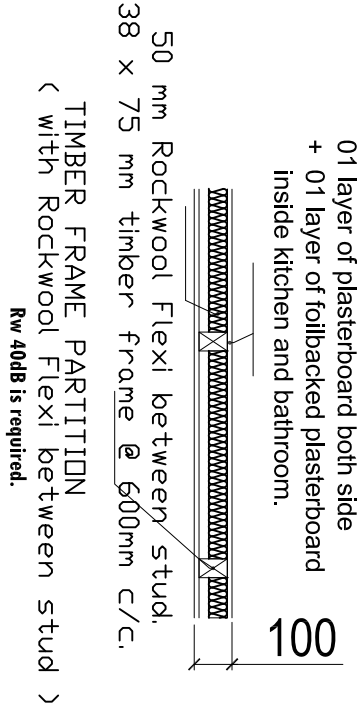
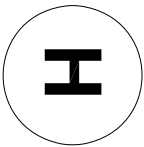
TIMBER STUD PARTITION



Stud partitions 100x50mm at 600mm



TIMBER STUD PARTITION

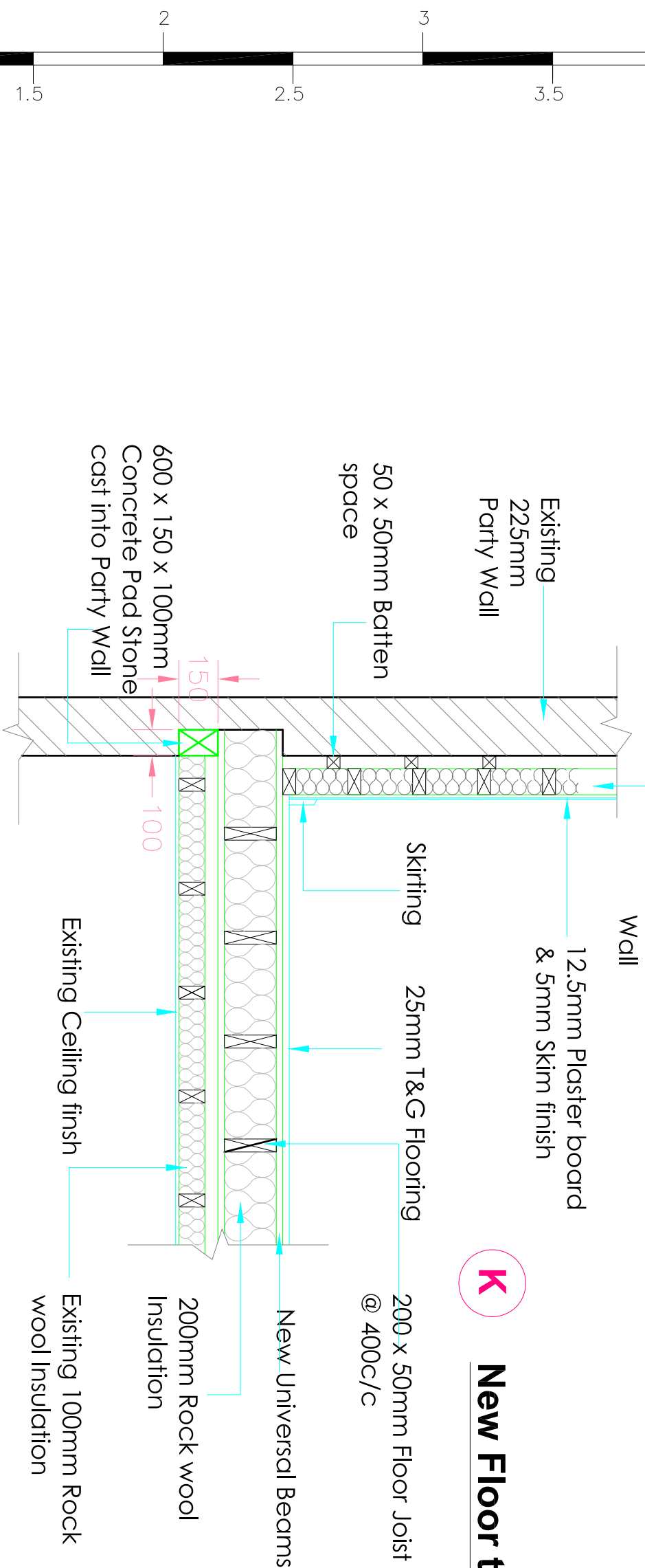


Timber Frame Stud Partition

Scale 1:20

Scale 1:20

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| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |  |  |  | GENERAL PERMITTED DEVELOPMENT |  |  |  |
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Existing  
225mm  
Party Wall

12.5mm Plaster board  
& 5mm Skim finish

Skirting

25mm T&G Flooring

200 x 50mm Floor Joist  
@ 400c/c

50 x 50mm Batten  
space

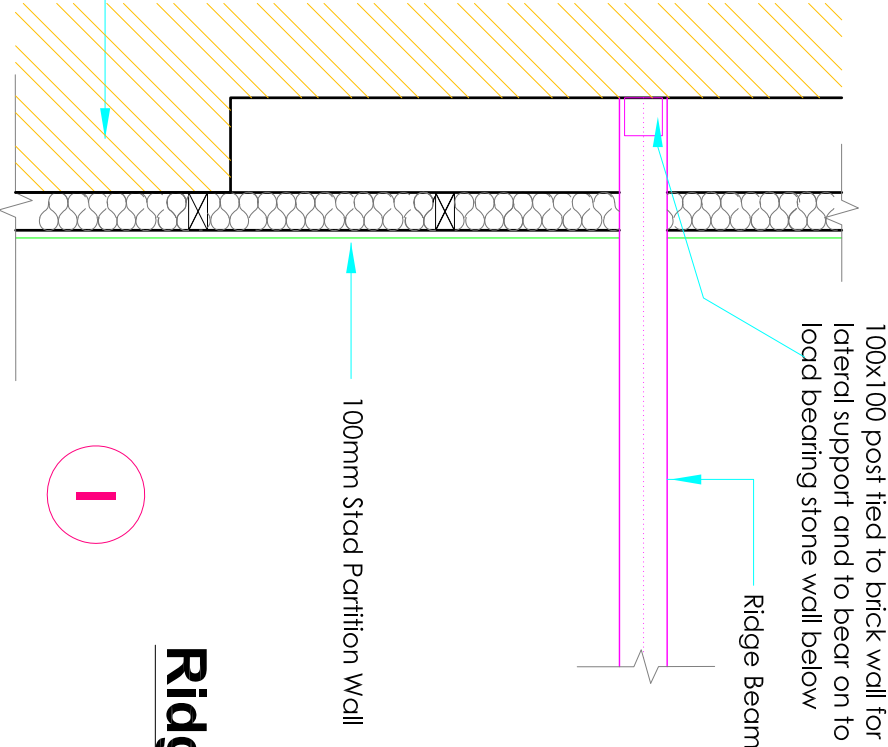
New Universal Beams

600 x 150 x 100mm  
Concrete Pad Stone  
cast into Party Wall

200mm Rock wool  
Insulation

Existing Ceiling finish

Existing 100mm Rock  
wool Insulation



100x100 post tied to brick wall for  
lateral support and to bear on to  
load bearing stone wall below

Ridge Beam

100mm Staid Partition Wall

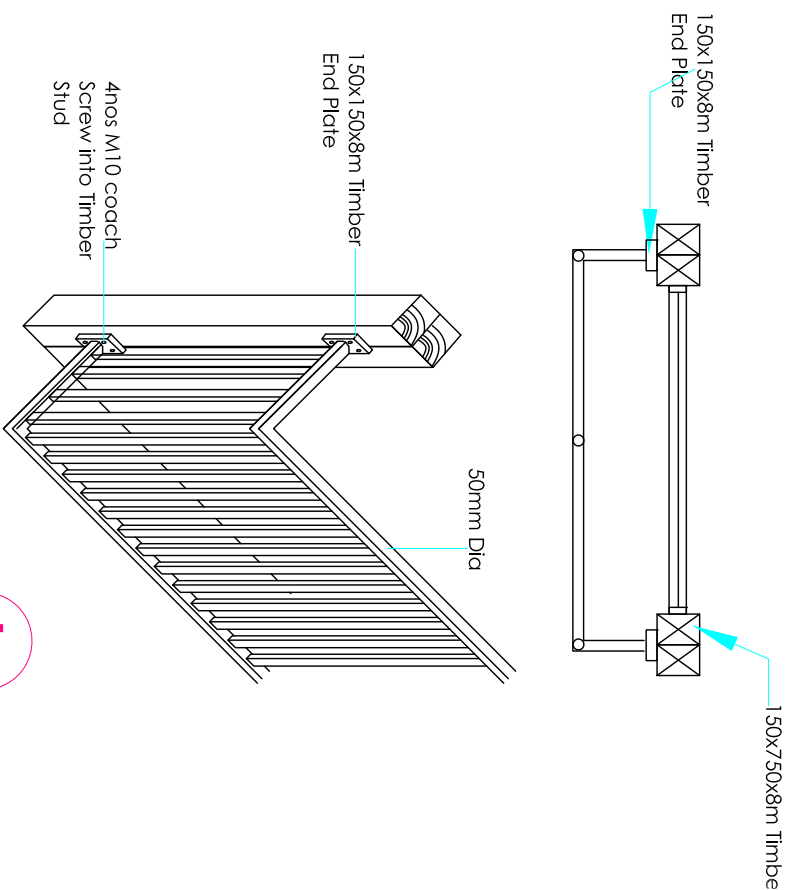
Chimney Breast:  
No beams are  
supported on  
chimney breast  
brickwork

## Ridge Beam

Scale 1:20

## New Floor to Loft Space

Scale 1:20



150x150x8mm Timber  
End Plate

150x750x8mm Timber

50mm Dia

150x150x8mm Timber  
End Plate

4nos M10 coach  
Screw into Timber  
Stud

## Juliet Balcony Detail

Scale 1:20

| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |          |      |    |
|----------------------------------------------------------------------------------------------|----------|------|----|
| Ref.                                                                                         | Revision | Date | By |
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| E RILEY ASSOCIATES<br>CHARTERED SURVEYORS<br>5 PARKWOOD CLOSE<br>BROXBORNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 465 880    Mobil: 07958 035 096<br><small>TEL: 007958035096</small> |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Project title: LOFT CONVERSION AND<br>SELF-CONTAINED 2NO FLATS                                                                                                                        |  |

|                  |                                      |
|------------------|--------------------------------------|
| Project Address: | 18 BEATRICE ROAD<br>LONDON<br>N4 4PD |
| Client:          | MR ATIENE AGHEGHO                    |
| Drawing title:   | PROPOSED DETAIL 6                    |

| GENERAL PERMITTED DEVELOPMENT |                     |                  |
|-------------------------------|---------------------|------------------|
| Date:                         | March 2023          | Scale: 1:20 @ A3 |
| CAD & Drawn by:               | BB                  | Drawing No:      |
| Drawn & Checked by:           | ER                  |                  |
| File name:                    | T & B140 March 2023 |                  |

CONSTRUCTION NOTES:

All work is to comply with the current Building Regulations and to be local authority satisfaction. Materials to be in accordance with appropriate British Standard were existing  
Dimensions are to be checked on site by contractor prior to commencing any excavation works.

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PARTY WALL NOTICE:

It is the owner's responsibility to Ensure Party Wall Notice is served on all adjoining owners, prior to the work commencing, to comply with 1996 Party Wall Act Section 6

STRUCTURAL STEELWORK

To be protected with 'Bristol' in tumescent paint resistance. Beam to beam connections are to be made using 80 x 80 x8mm cleats with a 6mm continuous fillet weld or bolted min 4No M16 bolts to each beam. Twin beams are to be bolted together at 600mm centres with M16 bolts and tubular steel spacers. Where timber supported in the web beams/joists are to be of the steel, solid timber noggins are to be provided within the flanges.

STRUCTURAL TIMBER

To be C24 grade unless otherwise indicated and with all timbers kept 40mm clear of any chimney breast. Joist to joist/trimmer connections are to be made using jiffy hangers. Multiple timber beams are to be bolted at 600mm centres using M10 bolts with steel plate washers and double-sided timber connectors. Timber posts to timber beam connections to be made using 4no 'Bat' multi-grip frame connectors.

Timbers to be fixed to top and webs of steel beams with high tensile black bolts at 900mm centres or shot fired at 450mm centre. Where existing ceiling joists are cut in area of new stairwell, support to be provided with jiffy hangers or mild straps.

BEAMS (RSJs):

To be encased with 2 layers of 12.5mm Gyproc 'fireline' plasterboard and 5mm-skin finish. RSJs Beams to be installed on concrete padstone each end minimum bearing each end 150mm.

FIRST FLOOR LANDING:

Existing landing, where sited over a habitable room at ground floor level, to be covered in 6mm hardboard if plain edged boarding present.

TIMBER LOFT FLOOR:

Minimum of 22mm T & G floor grade chipboard on floor joists as detailed with solid timber noggins at mid-span. Existing first floor ceiling of 16mm lath and plaster. Unless otherwise shown the new floor joists and main structural floor beams are to be set 25mm clear foexisting ceilings joists. Any notching of joists for services to be no deeper than 0.125 x joist depth and cut no closer to the support than 0.07x joist span, nor further away than 0.25xjoist span. Holes drilled in floor joists to be of a diameter no greater than 0.25x joist depth, drilled at the neutral axis, of not less than 3 diameters (centre to centre) apart and locatedbetween 0.25 and 0.4 x joist spanned from the support.

DORMER WALLS:

Vertical tile hanging to match existing on 38 x19mm tanalised softwood battens on BS747slaters felt on 11mm external quality sterling board, (on 6mm masterboard if within 1.0m ofboundary), on cross braced 50 x 100mm stud at 400mm centre. Studwork to include 50 x100mm head and sole plats and noggins at 900mm centres. Infill dormer studwork and studwork to front wall with 100mm Kingspan or Celotex Thermal wall insulation and finishinternally with 12.5mm f/b plasterboard and 5mm gypsum plaster skim. Use code 4 lead flashing to junction of dormer face and pitched roof. At junction of dormer cheek withpitched roof weather with code 3 lead soakers.

DORMER FLAT ROOF CONSTRUCTION:

Flat Roof [over wall to dormers]: all joints between rafters ceiling joists struts to be made with approved timber connectors to BS 1579 and bolted with 12mm dia Coach Bolts with 50mm x 150mm Ceiling Joints to form soffits at 400c/c. Fix felt and batten underlay [BS 747 type if v/Bitumen Felt: 15kg per 10m²] to rafters and dress into gutter, [cover felt and batten with plain tiles to match existing]. 150mm min end laps and 100mm quilt laid between ceiling joists. Fix 10mm foiled back, plasterboard ceiling and slopping soffits and 5mm skim finish. Fascia boards are to be treated with preservative stain and be set 25 clear of tiles. Of minimum two layer AC rated high performance felt to BS747 laid to CP 144, on 18mm external quality sterling board ( on 50x50mm cross battens) on minimum 1.60 firing pieces on roof joists as detailed, with solid timber noggins at mid-span. Felt to be dressed 450mm up roof slope under tilingon Layboard. Ceiling of 9.5mm foil-back plasterboard and 5mm plaster skim with 130mm Kingspan Thermoarof TR20 DERO ODP, (minimum U-value of 0.20w/m2 degrees C), provided an insulation. Roof joists to be connected to the existing rafters using an M10 bolt and timber connector. Roof to be vented at eaves with continues 25mm air gap incorporated insect screen. Minimum 50mm air space to be maintained above insulation for cross ventilation. Rainwater gutters of 112mm PVC and down pipe of 65mm diameter PVC discharging with shoe into existing roof slope and ultimately to existing sw gullies. Chimney Stacks to terminate at least 1.0m above any flat roof or window with 2.3m.

FLAT ROOF CONSTRUCTION (WARM DECK):

Mastic Asphalt 20mm including solar reflective paint finish should be laid in accordance with the recommendation of CP 144, Part 4, 1990 and requirements of the Mastic Asphalt Council and Employers Federation, on sheathing felt isolating separating membrane (type 4A (i) to BS 747 laid dry with minimum 50mm laid immediately prior to the application of the Asphalt weathering, on Celotex Energy Locked board insulation 130mm nominal thickness on 1000 gauge polythene vapour control layer membrane where at perimeters and abutments, the VCL should be turned up around the insulation board edges and a flap of approximately 300mm should be fully bonded to the top face of the insulation board on 20mm thick tongue and grooved plywood deck on firings to provide minimum 1.50fall on joists (200 x50x@400 centres) as indicated on drawings.

STUD PARTITION WALL:

Form 100mm x50mm studs @ 600mm c/c and behind all cut edges of plasterboard, noggings at 900mm c/c max but not under plasterboard joint. Where studwork runs between joists over insert 100 x150mm noggins between joists at head. 600mm c/c. Partition to be on 2 no. Joists bolted together with 12mm diameter coach bolts and 50mm diameter steel washers where joist parallel. Trim door openings with 100x 50mm SW head noused to studs. Infill studs with insulation quilt, if required 12.7 x 1200 x 406mm plasterboard both sides, finish 6mm thick thisle board plaster. Make good to adjacent walls and ceiling. Run ex:150 x 25mm skirting with pencil rounded exposed edge.

SOLID WALL

To be from 250m min. thick 'Celcon Solar' block or similar approved to **BS 6073**. Mortar joints to be 10mm thick in a 1:2:9 Cement/Lime/Sand mix. Once brick thick wall in semi Engineering bricks below DPC. Lay 'Ledcore' dpc or similar approved 150mm min. above ground level with 150mm laps at joints and intersections and bec on brick in cements mortar. Marry new dpc into existing where abutting with full 150mm lap. External finish to be 16mm thick render to **BS 5262: 1976**. Stop off 150mm above ground level galvanized ms bell mouth render stop bead, paint plinth below stop bed with 2 no. coats bituminous paint blinded with sharp sand. Finish internally with 40mm Thermal plasterboard fixed to inner skin and 5mm skim finish.

SUSPENDED TIMBER FLOOR CONSTRUCTION:

1st floor is 200mm x50mm joists with 25 plain edge. Ceilings are 16 lath and plaster. On 175mm x 50mm joists at 400c/c, joists are to be doubled up under partitions. New joists and beams are to be set 25mm clear of existing ceilings and ceilings joists. **Insulation:** Suspended floor use 120mm Celotex laid between joist fixed on chicken mesh.

FLOOR CONSTRUCTION:

75mm Sand and Cement Screen finish on 100mm rigid slab insulation on building paper on 150mm Concrete Slab floor on 120mm gauge DPM linked with DPC laid on 60mm soft sand blinding on minimum 150mm hardcore.

SOLID FLOOR CONSTRUCTION:

75mm Sand and Cement screed finish on 100mm 'Celotex' rigid slab insulation on building paper on min. 150mm concrete salb floor on 1200mm guage. DPM link with dpc on 60mm soft sand blinding on minimum of 150mm hardcore.

NEW STAIRCASE:

To be closed plan, width to be 800mm between handrails or wall, pitch to be 42 degrees maximum. Provide 14 equal maximum risers 220mm with 220mm min goings, Tapered treads to have minimum goings of 50 and equal goings of 220 min at center of flight. Handrail is to run continuously on one side of flight. Where guarding is required there should be no openings greater than 100mm. Handrail and guarding should be 840mm above nosings and 900mm. Above landing. Headroom between nosings existing flight and underside of new flight to be 2000mm. Staircase manufacture to check dimensions prior to manufacture.

NB: THE STAIRCASE SUPPLIER IS TO SIDE CHECK ALL DIMENSION PRIOR TO MANUFACTURE

| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |          |      |    | E RILEY ASSOCIATES<br>CHARTERED SURVEYORS<br>5 PARKWOOD CLOSE<br>BROXBOURNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 465 880    Mobil: 07956 035 096<br><small>TEL: 01992 465 880    MOB: 07956 035 096</small> |  |                           |  | Project Address:<br>18 BEATRICE ROAD<br>LONDON<br>N4 4PD |  | Date:    March 2023 |  | Scale: |  |
|----------------------------------------------------------------------------------------------|----------|------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------|--|----------------------------------------------------------|--|---------------------|--|--------|--|
| Ref.                                                                                         | Revision | Date | By | Client:<br>MR ATIENE AGHEGHO                                                                                                                                                                                  |  | CAD & Drawn by:    BB     |  | Drawing No:                                              |  |                     |  |        |  |
|                                                                                              |          |      |    | Drawing title:<br>SPECIFICATION NOTES 1 <th colspan="2">Drawn &amp; Checked by:    ER</th> <td colspan="4" rowspan="3">32/33</td>                                                                             |  | Drawn & Checked by:    ER |  | 32/33                                                    |  |                     |  |        |  |
|                                                                                              |          |      |    | File name: T & B140 March 2023                                                                                                                                                                                |  |                           |  |                                                          |  |                     |  |        |  |
|                                                                                              |          |      |    |                                                                                                                                                                                                               |  |                           |  |                                                          |  |                     |  |        |  |

All work is to comply with the current Building Regulations and to be local authority satisfaction. Materials to be in accordance with appropriate British Standard were existing Dimensions are to be checked on site by contractor prior to commencing any excavation works.

SMOKE DETECTION:

Mains operated and interlinked smoke detectors, to BS5446 Pt.1to be installed in positions marked SD, (to include battery as a secondarypower supply). To be provided to hall and landing areas and interconnected (with colour coded wire), separately connected to fused box or connected to a sir lighting circuit (with a means of isolating the detector power without isolating the lighting) with battery back up, to be min 300mm from walls and light fittings, not over stairs and within 7.5m of doors to each habitable room.

SMOKE ALARM: To be installed to comply with BS5839.

MEANS OF ESCAPE IN CASE OF FIRE :

DOORS: New doors marked FRSC to be half hour fire resistant, with self closers, to FD30 standard. Existing doors marked 1 to be fitted with Gibraltar type self closers. Any glazing to existing doors to be in 6mm Georgian wired glass and fanlights above doors to be panelled over on both sides using 12.5mm plasterboard and plaster skim.

ESCAPE WINDOWS:

Each habitable room on the new floor level is to have access to an escape window with an opening area of at least 0.33m2 (and at least 450mm high and 450mm wide). In the case of an escape window set in the sloping section of the roof (Velux GPL-308E 780x 1400mm or equivalent MOE window installed in accordance with manufacturer's specification), the bottom of the open able area should be between 600mm and 1100mm, measured from floor level. In addition, the maximum should be 1700mm. Rafter/s each side of new windows to be doubled up by the addition of one no. 5 x100mm rafter in each in each case, bolted to the existing with M10 bolts at 600mm centres. Trim around openings with 100 x 100mm C16 timbers with jiffy hangers at trimmer connections.

In the case of an escape window positioned in the dormer, the bottom of the open able area should be between 800mm x 1100mm, measured from floor level, and a maximum 1700mm measured from the eaves.

WINDOWS

New windows to be designed and installed to meet a U value of 1.8W/M2 K. Installer to provide of u value compliance prior to installing windows. New Double glazed window with 16mm air gap and a "soft" low E coating or with 16mm air gap, argon filled and a "soft" low E coating or double gazed 12mm air gap argon filled and a "soft" low E coating. All new doubled glazed windows to have Trickle vent. Window to have maximum U-value of 1.6.

GLAZING

New windows to be K-type double glazing (1.6W/M2degC). Glass to doors and low level glazing below 1500mm to be safety type to BS6206. If applicable, the new stair window cill to be sited at least 900mm above the highest adjacent stair tread. No new opening window to be less than 800mm above floor level.

ELECTRICAL WORKS

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 17th edition wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an Electrical self Certification scheme authorised by the Secretary of State. The competent person is to send to the Local Authority, a self-certification with 30days of the electrical work completion. The client must receive both copy of the self-certification and a copy of the BS7671 Electrical Installation Test Certificate.

Smoke detectors fitted to be intermitted electrical mains operation with battery back up to BS 5446 pt. 1

GAS APPLIANCE:

All work on gas appliances to be carried out by CORGI registered person. Gas boiler to be repositioned or replaced by CORGI registered Plumber New radiators to have trus thermostatic radiator valves.

CENTRAL HEATING

All central heating that may be installed including radiator to have thermostatic radiator valves (T.R.V)

LIGHT FITTINGS

All new light fittings to be energy efficient in accordance with Part L1.

FOUL DRAINAGE:

To be to CP 301 and be incased in 150mm min concrete where passing under building. Drainage passing through or under walls to be protected by precast concrete lintel 75mm minimum between soffit of lintel and top of drain. All new gulliew to be B.1 type with number of inlets to suit number of wastes. Bend at base of soil strack to be long radius type 100mm diameter vitrified clay pipes, falls to be agreed with Local Authority surveyor. Bed and surround in 150mm concrete new inspection chamber 750mm x 700mm width minimum internal formed from 225mm thick engineering brick to BS 1301 in English bond. 150mm thick concrete base extending 150mm outside brick walls. Benching to rise vertically from edge of channel to height not less than soffit of outgoing drain then sloped upwards to wall of chamber. Finish with light weight cover and frame.

WASTES:

To be of approved manufacture and have solvent welded joints and clearing eyes at all bends. All new plumbing to be to BS 5572 : 1978 40mm dia basin and bath wastes to 50mm common waste discharging to 100mm soil vent pipe, 40mm dia sink waste to discharge to new back inlet gullyey. Existing drains and new drains to be suitably bridged where passing through footings. Minimum fall 1:40. All sanitary fittings to be fitted with 75mm deep seal trap. Above ground Drainage to be in accordance BS EN 12056:2000. All new drainage connect to have rodding eye and be roddable in accordance with BS8301 for underground drainage.

VENTILATION

New loft room to have 5% of floor area in ventilation openings for rapid ventilation and 8000mm2 of background ventilation. Shower to have opening window and an additional 15litres per second mechanical extractor fan ducted to external air 400mm2 of background ventilation. Ventilation to be 1 20th of floor area 1 10th openable window.

MECHANICAL VENTILATION

The loft shower room to be fitted with Mechanical Extractor Fan with 15min. over run and extract 6liters/second. The Mechanical Extractor Fan to be controlled by the operation of the light switch. The door to be installed with 10mm gap under it

LATERAL RESTRAINT STRAP:

Heavy duty restraint strap made from 30mm x 5mm galvanised edge coated steel for lateral restraint of roof trusses, rafters and joints tied into masonry walls. Designed to The Building Regulations, BS5268 part 3 and other building standards for horizontal restraint when connecting timber floor and roof systems to masonry walls. Fix straps to joists/rafter/ties with not less than four 50mm x 8 gauge sheradized countersunk screws evenly spread.

GAS APPLIANCES

All work on gas appliances to be carried out by a GORGI registered person.

CENTRAL HEATING

All central heating that may be installed including radiator to have thermostatic radiator valves (T.R.V).

LIGHT FITTINGS

All new light fittings to be energy efficient in accordance with Part L1

SC - New door to be fitted with self-closing device.

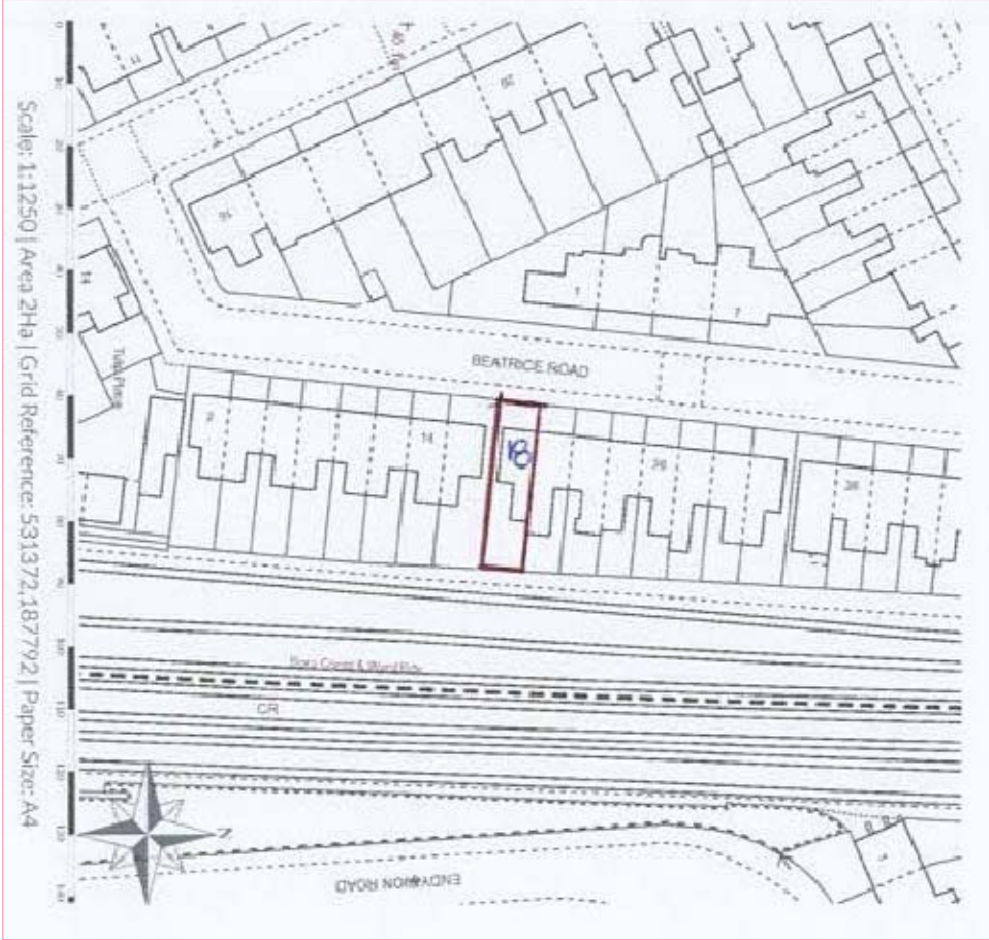
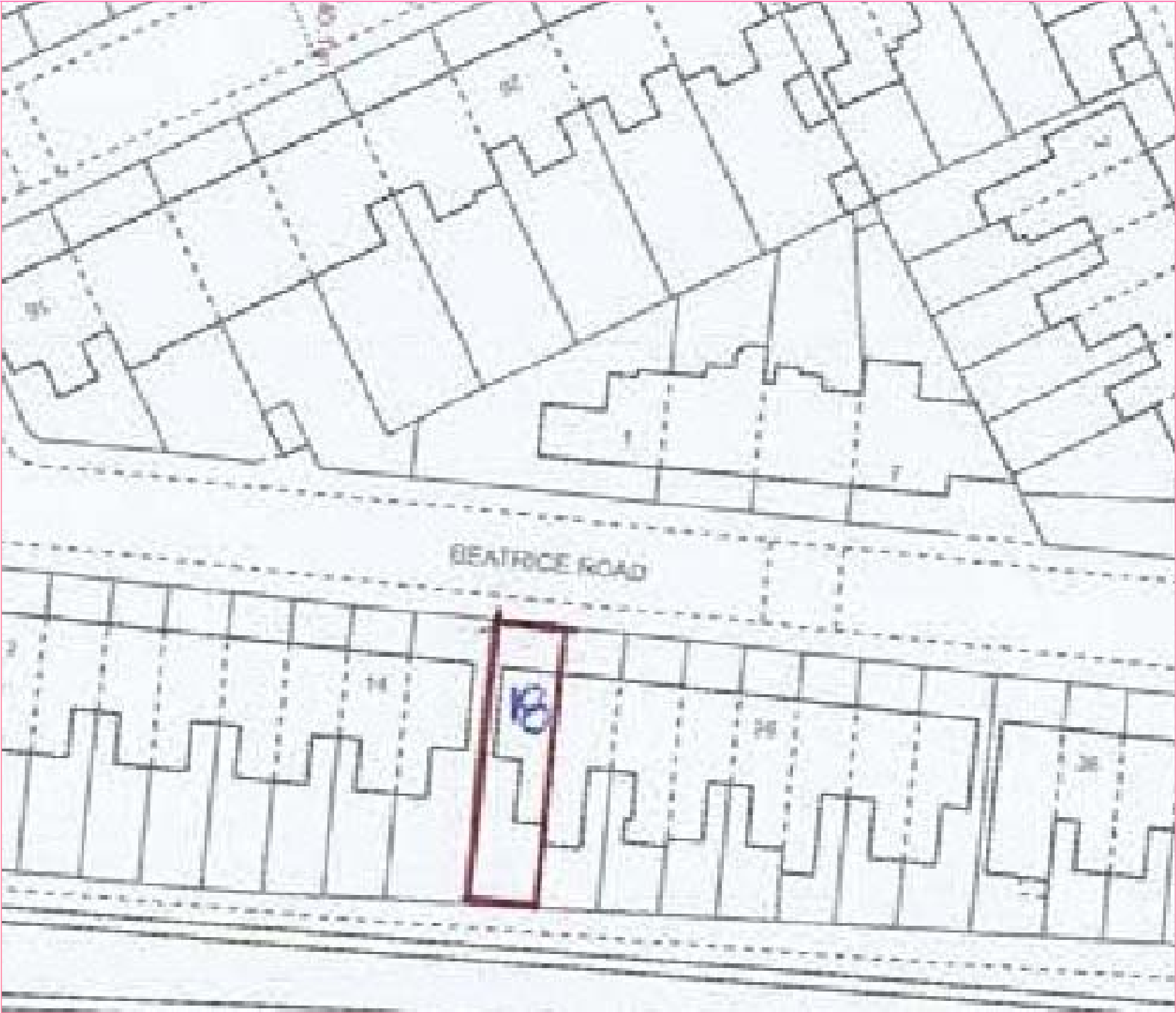
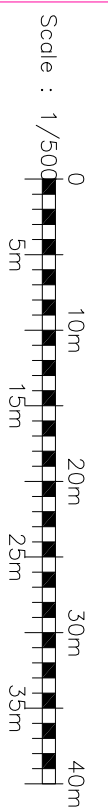
SD - Smoke detector to BS 5446 pt. 1

HD - Heat detector

FRSC - Fire resistance door fitted with closing

ALL WORK IS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS AND TO BE TO LOCAL AUTHORITY SATISFACTION.

| GENERAL PERMITTED DEVELOPMENT                                                                |          |                                                                                                                                                                                    |                       |
|----------------------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |          | E RILEY ASSOCIATES<br>CHARTERED SURVEYORS<br>5 PARKWOOD CLOSE<br>BROXBORNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 465 880    Mobil: 07958 035 096<br><small>TEL: COPYRIGHT</small> |                       |
| Ref.                                                                                         | Revision | Date                                                                                                                                                                               | By                    |
|                                                                                              |          |                                                                                                                                                                                    |                       |
|                                                                                              |          |                                                                                                                                                                                    |                       |
|                                                                                              |          |                                                                                                                                                                                    |                       |
| Project title: LOFT CONVERSION AND SELF-CONTAINED 2NO FLATS                                  |          | Client:                                                                                                                                                                            | MR ATIENE AGHEGHO     |
|                                                                                              |          | Drawing title:                                                                                                                                                                     | SPECIFICATION NOTES 2 |
|                                                                                              |          | Date: March 2023                                                                                                                                                                   | Scale:                |
|                                                                                              |          | CAD & Drawn by: BB                                                                                                                                                                 | Drawing No:           |
|                                                                                              |          | Drawn & Checked by: ER                                                                                                                                                             |                       |
|                                                                                              |          | File name: T & B140 March 2023                                                                                                                                                     | 33/33                 |



| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS                                                                                                                                    |          |      |    | GENERAL PERMITTED DEVELOPMENT        |  |                                |                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|----|--------------------------------------|--|--------------------------------|---------------------------|
| Ref.                                                                                                                                                                                                                            | Revision | Date | By | Project Address:                     |  | Date:                          | Scale: 1:500 & 1:1250 @A3 |
|                                                                                                                                                                                                                                 |          |      |    | 18 BEATRICE ROAD<br>LONDON<br>N4 4PD |  | March 2023                     |                           |
|                                                                                                                                                                                                                                 |          |      |    | Client: MR ATIENE AGHEGHO            |  | CAD & Drawn by: BB             | Drawing No:               |
|                                                                                                                                                                                                                                 |          |      |    | Drawing title: OS MAP                |  | Drawn & Checked by: ER         |                           |
|                                                                                                                                                                                                                                 |          |      |    | Project title: LOFT CONVERSION       |  | File name: T & B140 March 2023 |                           |
| E RILEY ASSOCIATES<br>CHARTERED SURVEYORS<br>5 PARKWOOD CLOSE<br>BROXBOURNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 465 880    Mobil: 07958 035 096<br><a href="http://www.eryiley.co.uk">www.eryiley.co.uk</a> <b>COPYRIGHT</b> |          |      |    |                                      |  |                                |                           |