

**Address :** 153 FARRANT AVENUE  
LONDON N22 6PG

**Project:** GROUND FLOOR EXTENSION &  
INTERNAL ALTERATION.  
LOFT CONVERSION & INSTALLATION OF  
CONSERVATION ROOF LIGHTS TO MAIN  
ROOF SLOPES

**Client: MR FELA SANU**

# Drawn / Prepared by:

**Date:** January 2018

**Last Update: SEPTEMBER 2026**

# Application no.:

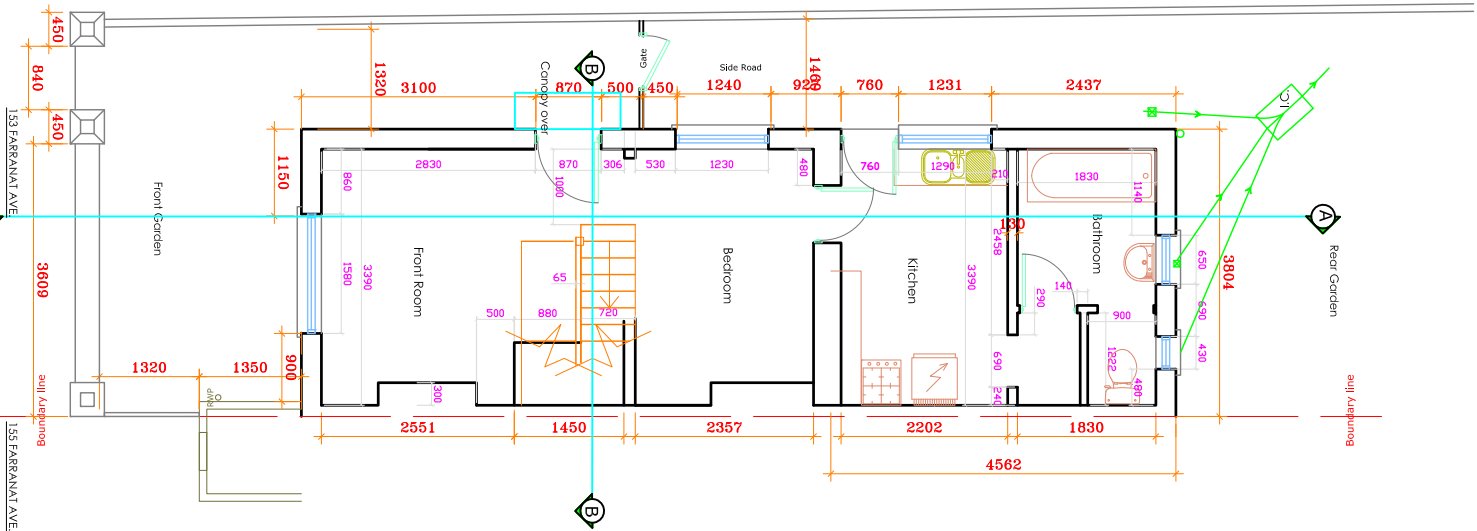
**Page no: 01-19**

**PROPOSED REAR ELEVATION**

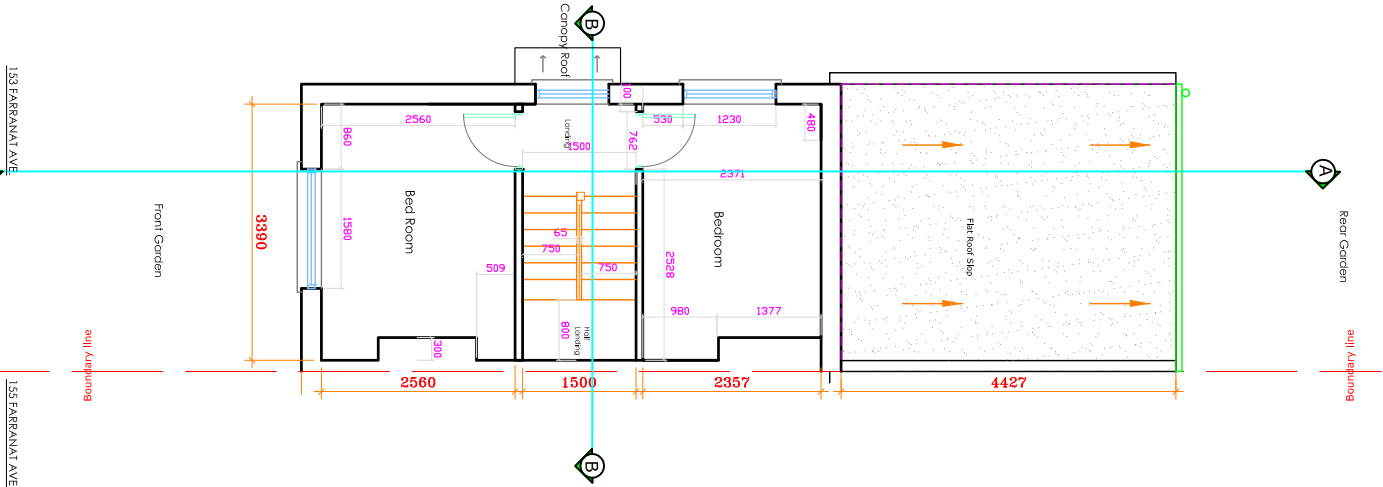
**KEY:**  
 New / Proposed work  
 Proposed removed

**Dimensions:**  
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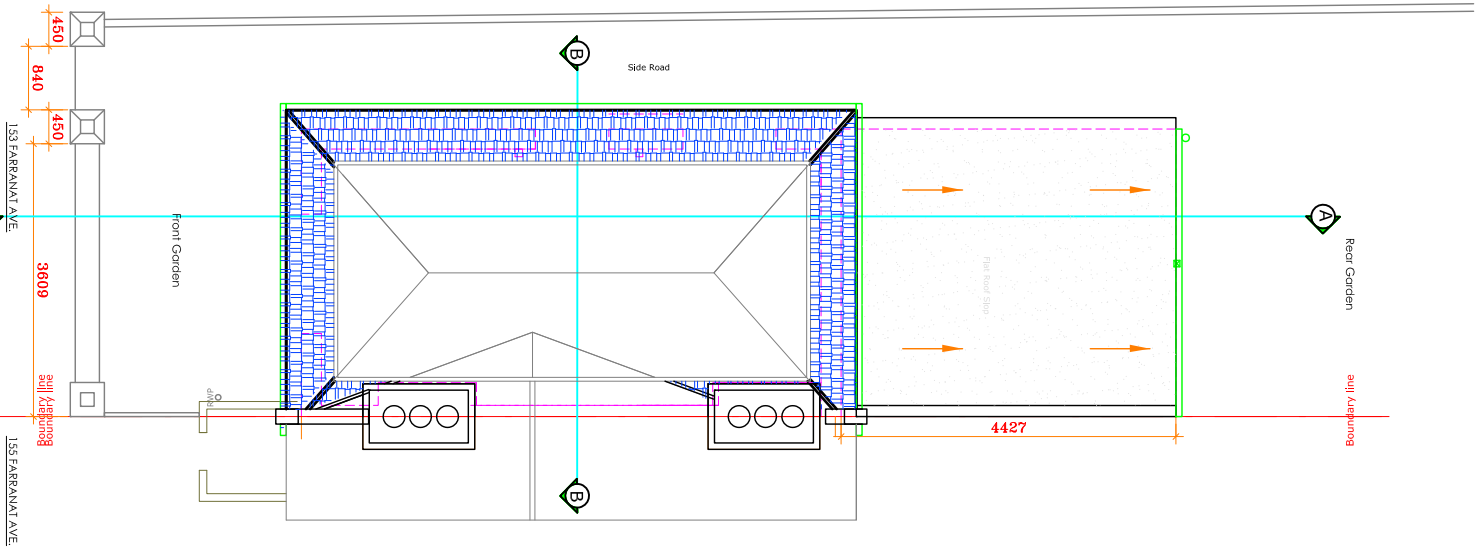
**Labels:**  
 Roof Ridge, 1st Floor, Loft Floor, Boundary line, Roof Light, 300mm Cavity Wall Construction, Roof Cover to match Existing, By Folding Door, NEW EXTENSION, Ground Floor



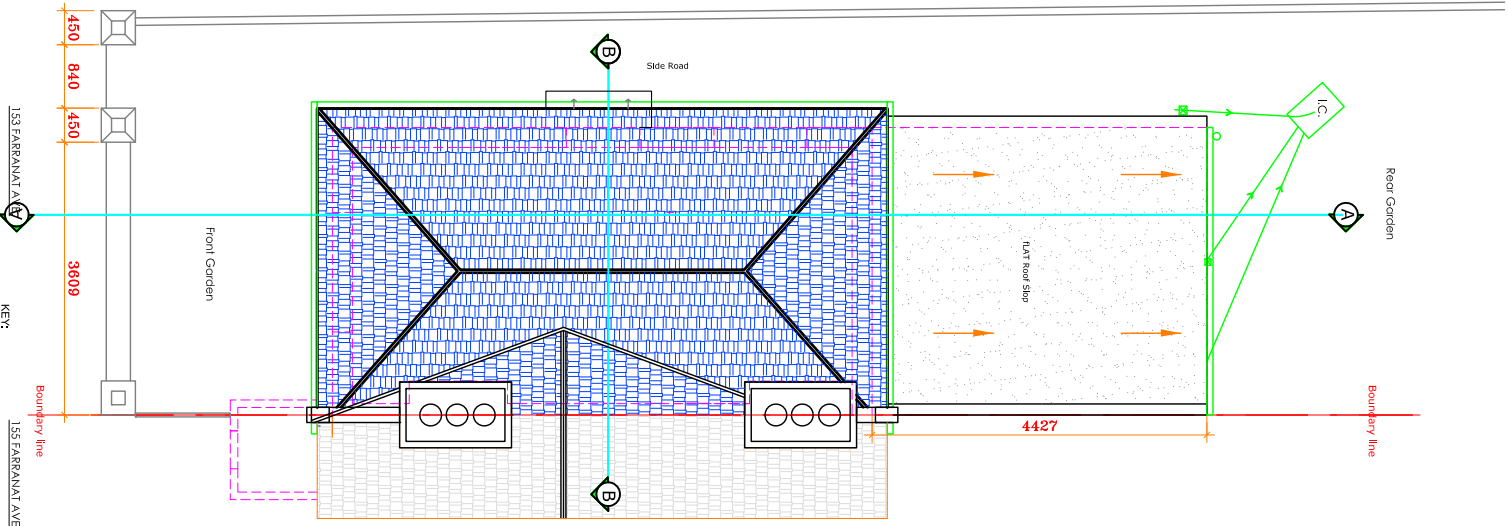
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

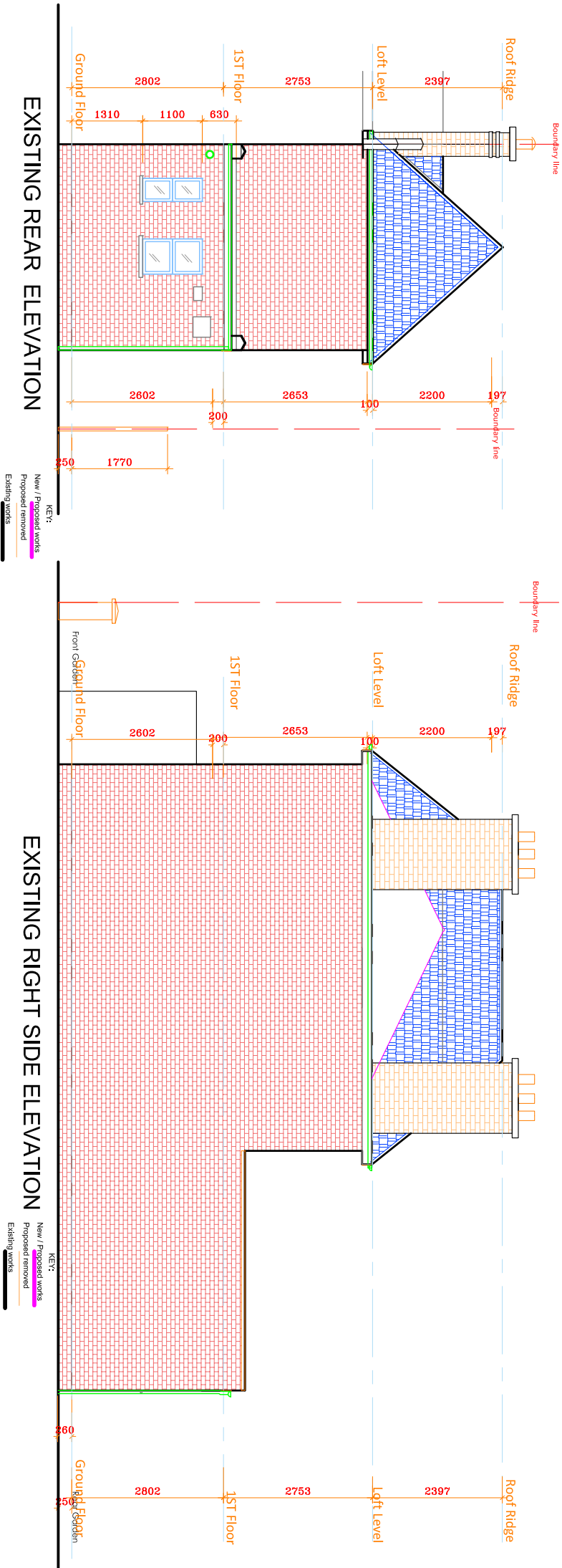
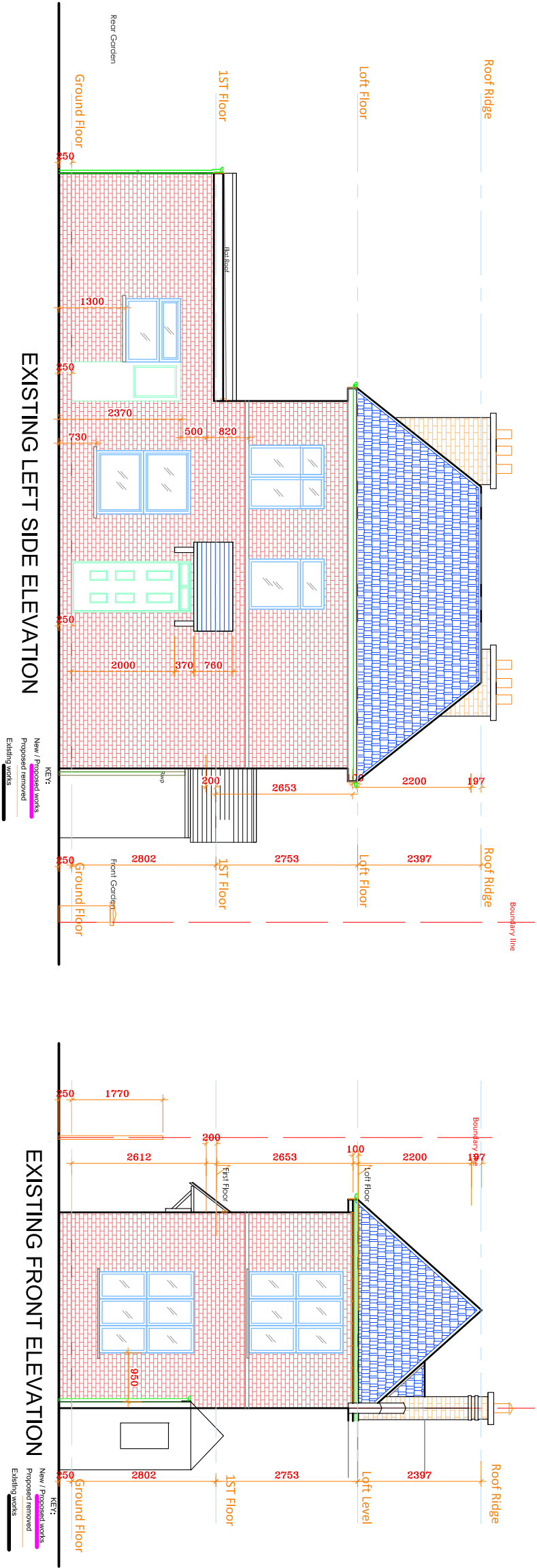


EXISTING LOFT FLOOR PLAN

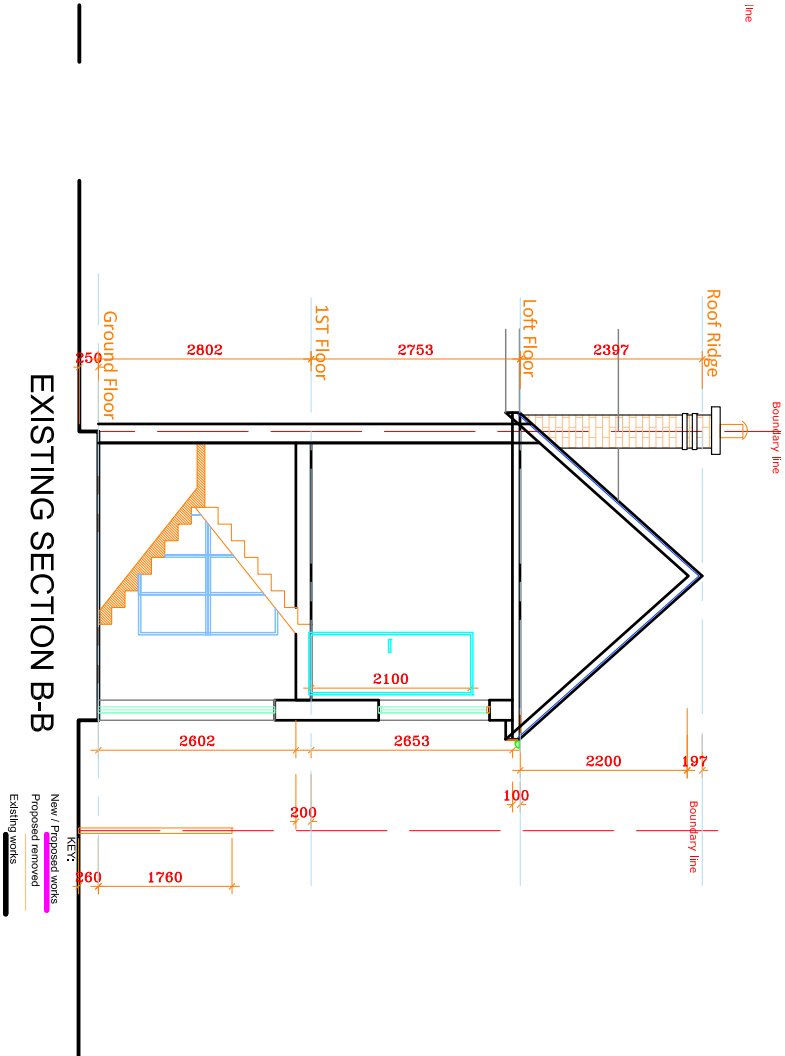
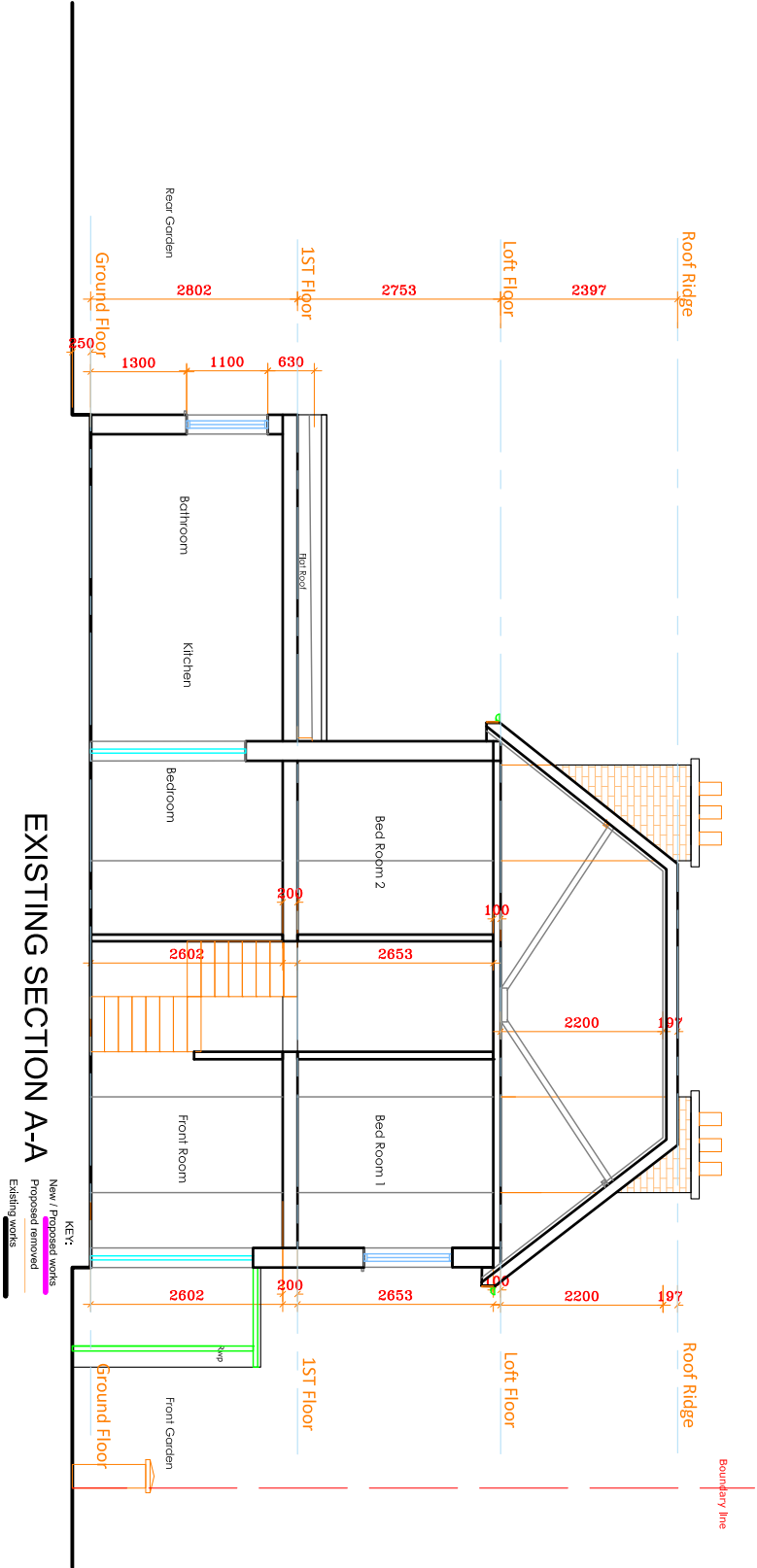


EXISTING ROOF PLAN

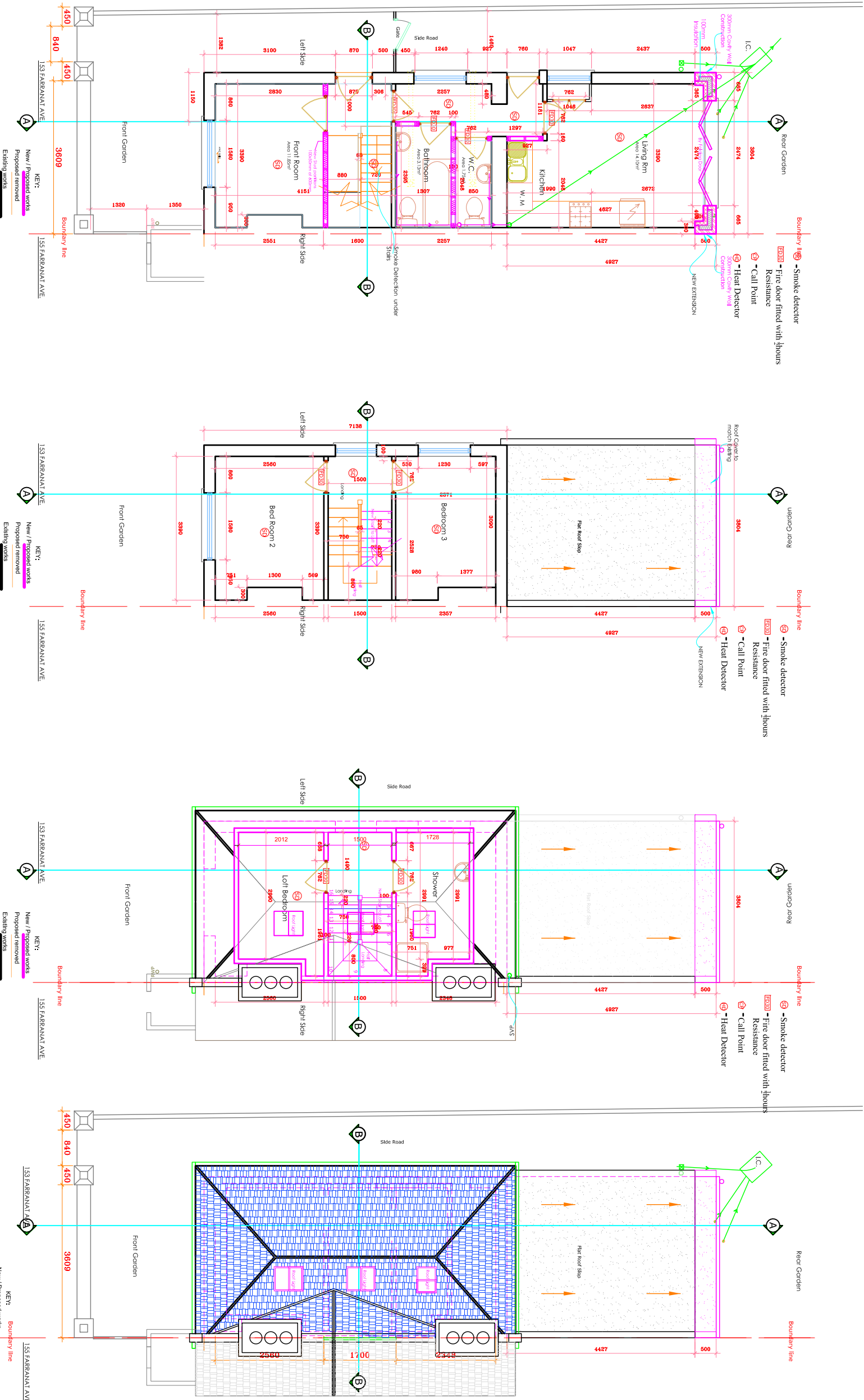
| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |                   |          |    | E RILEY ASSOCIATES                                          |  | Project Address: 153 FARRANT AVENUE        |  | Date: AUGUST 2026            |  | Scale: 1:100 @A3 |  |
|----------------------------------------------------------------------------------------------|-------------------|----------|----|-------------------------------------------------------------|--|--------------------------------------------|--|------------------------------|--|------------------|--|
| Ref.                                                                                         | Revision          | Date     | By | CHARTERED SURVEYORS                                         |  | 153 FARRANT AVENUE                         |  | CAD & Drawn by: BB           |  | Drawing No:      |  |
| 1                                                                                            | Comment & Updated | Sep 2026 | ER | BROXBORNE, HERTFORDSHIRE, EN10 7PF                          |  | N22 6PG                                    |  | Drawn & Checked by: ER       |  | 01/19            |  |
|                                                                                              |                   |          |    | Tel: 01992 465 880 Mob: 07998 035 096                       |  | Client: MR FELIA SANU                      |  | File name: T & B August 2026 |  |                  |  |
|                                                                                              |                   |          |    | Project title: CONSERVATION ROOF LIGHTS TO MAIN ROOF SLOPES |  | Drawing title: EXISTING FLOOR & ROOF PLANS |  |                              |  |                  |  |



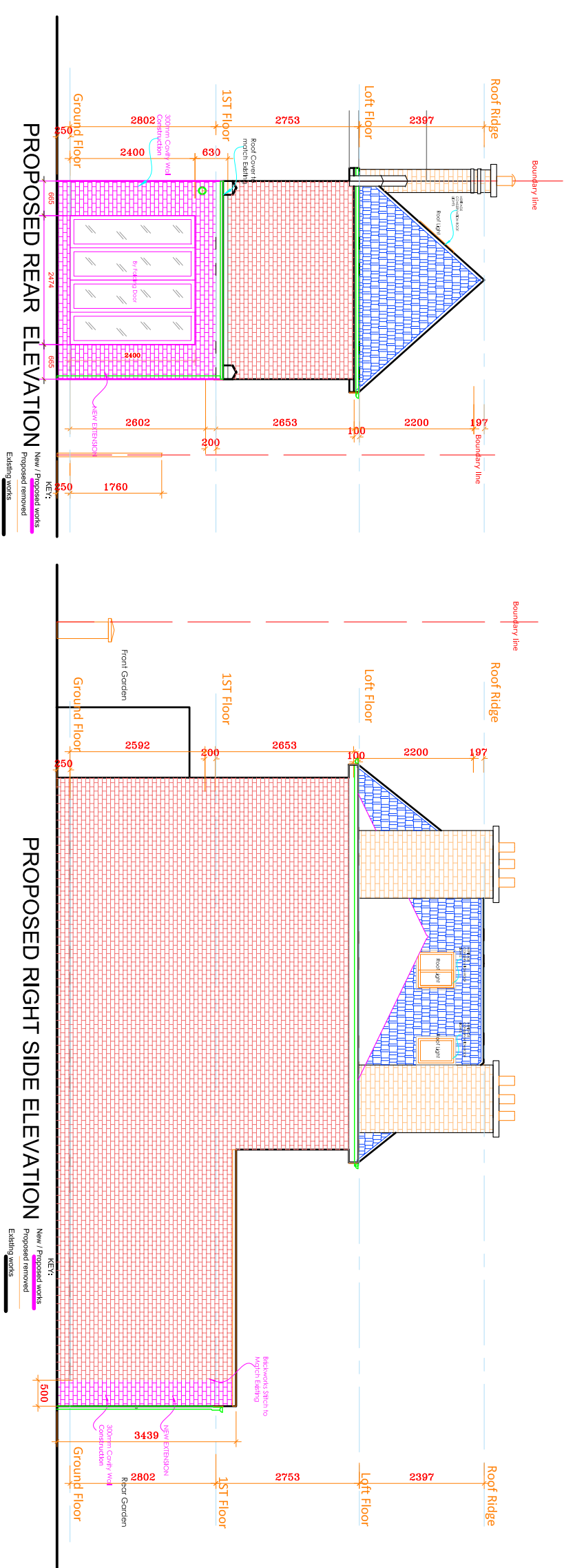
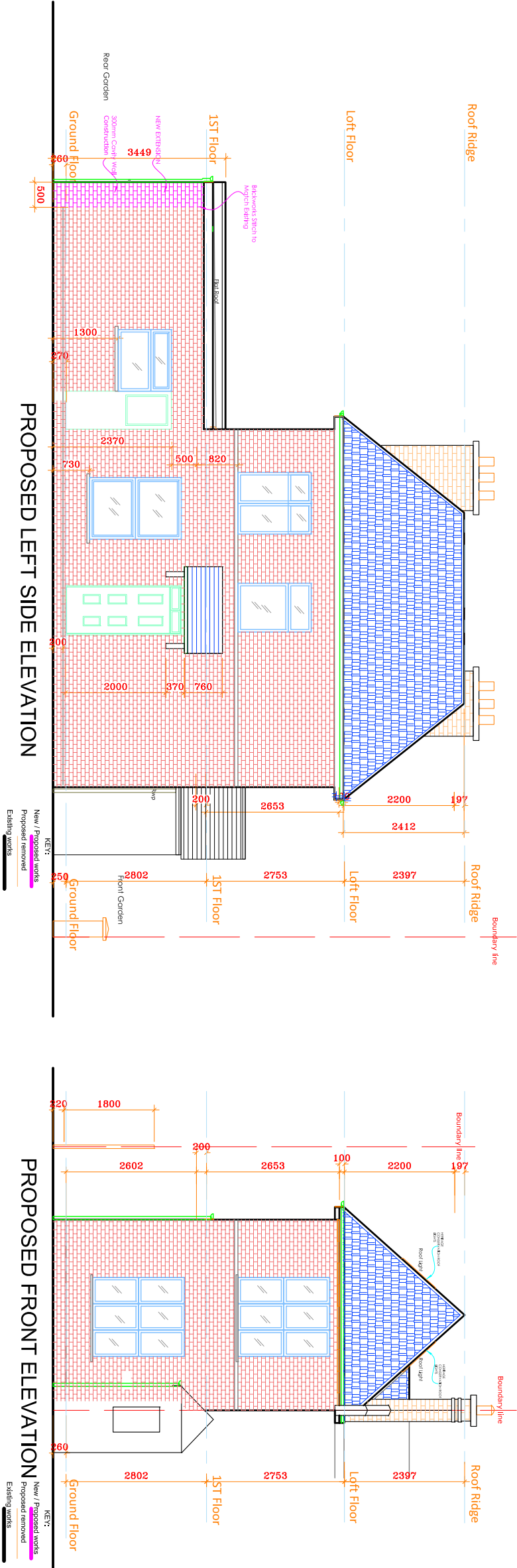
| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |                   |          |       | E RILEY ASSOCIATES                            |  | Project Address:                       |  | Date: AUGUST 2026            |  | Scale: 1:100 @A3 |  |
|----------------------------------------------------------------------------------------------|-------------------|----------|-------|-----------------------------------------------|--|----------------------------------------|--|------------------------------|--|------------------|--|
| Ref.                                                                                         | Revision          | Date     | By    | CHARTERED SURVEYORS                           |  | 153 FARRANT AVENUE                     |  | CAD & Drawn by: BB           |  | Drawing No:      |  |
| 1                                                                                            | Comment & Updated | Sep 2026 | ER BB | 5 PARKWOOD CLOSE                              |  | LONDON                                 |  | Drawn & Checked by: ER       |  | 02/19            |  |
|                                                                                              |                   |          |       | BROXBORNE, HERTFORDSHIRE, EN10 7PF            |  | N22 6PG                                |  |                              |  |                  |  |
|                                                                                              |                   |          |       | Tel: 01992 465 880 Mob: 07998 035 096         |  | Client: MR FELIA SANU                  |  | File name: T & B August 2026 |  |                  |  |
|                                                                                              |                   |          |       | GROUND FLOOR EXTENSION & INTERNAL ALTERATION  |  | Drawing title: EXISTING ALL ELEVATIONS |  |                              |  |                  |  |
|                                                                                              |                   |          |       | LOFT CONVERSION & INSTALLATION OF ROOF SLOPES |  |                                        |  |                              |  |                  |  |



| GENERAL PERMITTED DEVELOPMENT                                                                                                                                                               |                   |                               |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------|-------|
| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS                                                                                                |                   | GENERAL PERMITTED DEVELOPMENT |       |
| Ref.                                                                                                                                                                                        | Revision          | Date                          | By    |
| 1                                                                                                                                                                                           | Comment & Updated | Sep 2026                      | ER BB |
| E RILEY ASSOCIATES<br>CHARTERED SURVEYORS<br>5 PARKWOOD CLOSE<br>BROXBORNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 465 880 Mob: 07998 035 096<br>Fax: 01992 465 881 Email: info@eriley.co.uk |                   |                               |       |
| Project title: CONSERVATION ROOF LIGHTS TO MAIN ROOF SLOPES                                                                                                                                 |                   | Client: MR FELA SANU          |       |
| Drawing title: EXISTING SECTION A-A & B-B                                                                                                                                                   |                   | Date: AUGUST 2026             |       |
| Drawing title: EXISTING SECTION A-A & B-B                                                                                                                                                   |                   | CAD & Drawn by: BB            |       |
| Drawing title: EXISTING SECTION A-A & B-B                                                                                                                                                   |                   | Drawn & Checked by: ER        |       |
| Drawing title: EXISTING SECTION A-A & B-B                                                                                                                                                   |                   | File name: T & B August 2026  |       |
| Drawing title: EXISTING SECTION A-A & B-B                                                                                                                                                   |                   | Scale: 1:100 @ A3             |       |
| Drawing title: EXISTING SECTION A-A & B-B                                                                                                                                                   |                   | Drawing No: 03/19             |       |



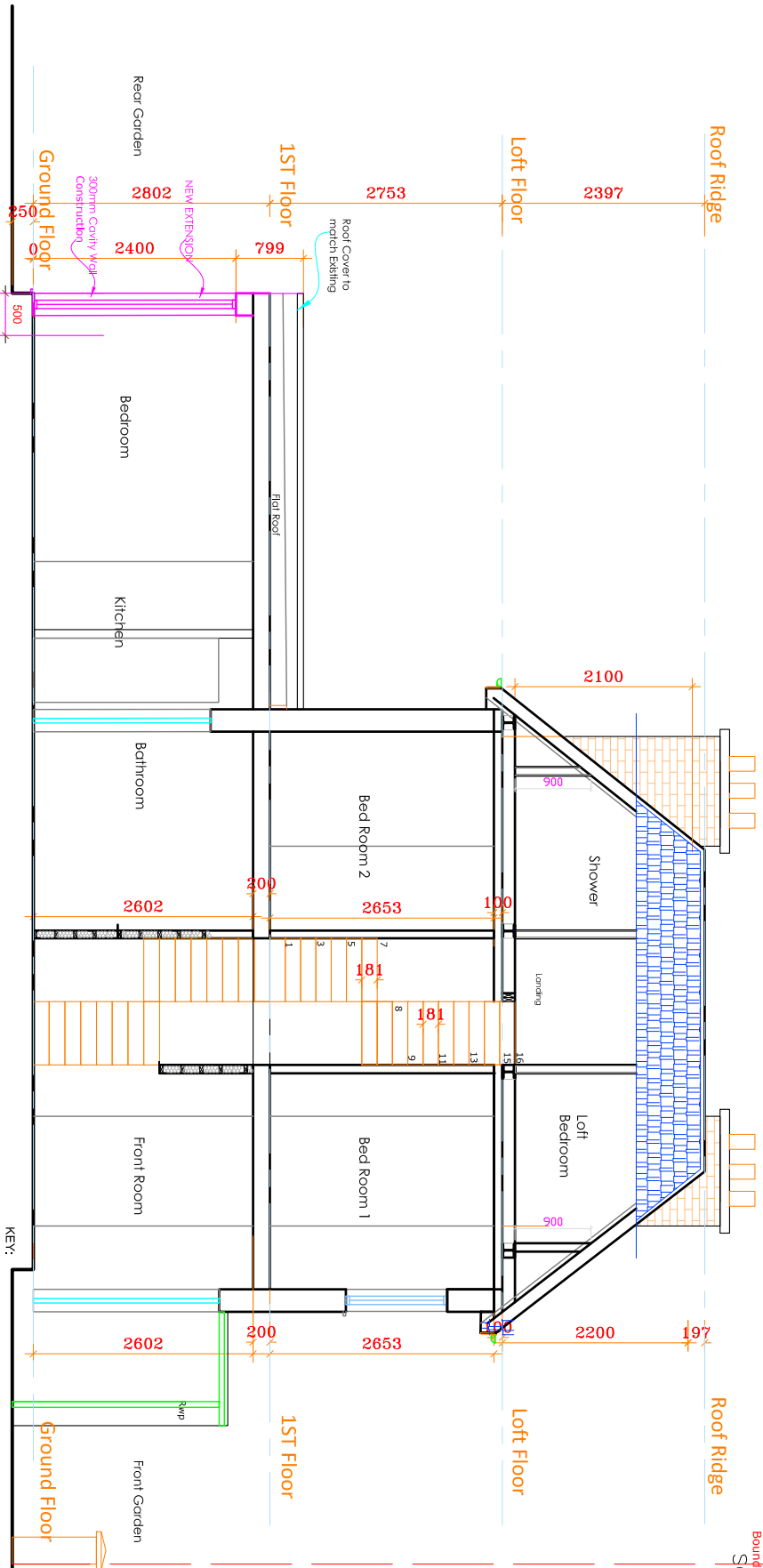
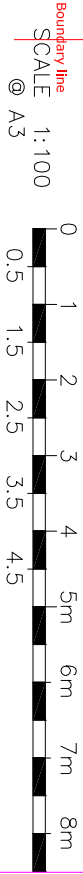
| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS                                                                             |                   |          |        | GENERAL PERMITTED DEVELOPMENT |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------|--------|-------------------------------|--|
| Ref.                                                                                                                                                                     | Revision          | Date     | By     | Date: AUGUST 2026             |  |
| 1                                                                                                                                                                        | Comment & Updated | Sep 2026 | ER, BB | Scale: 1:100 @A3              |  |
| E RILEY ASSOCIATES<br>CHARTERED SURVEYORS<br>5 PARKWOOD CLOSE<br>BROXBORNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 445 880 Mob: 07998 035 096<br>Email: info@eriley.co.uk |                   |          |        | Drawing No:                   |  |
| PROJECT title: CONSERVATION ROOF LIGHTS TO MAIN ROOF SLOPES                                                                                                              |                   |          |        | 04/19                         |  |
| Client: MR FELIA SANU                                                                                                                                                    |                   |          |        | Drawn & Checked by: ER        |  |
| Project title: PROPOSED FLOOR PLANS & ROOF PLAN                                                                                                                          |                   |          |        | File name: T & B August 2026  |  |



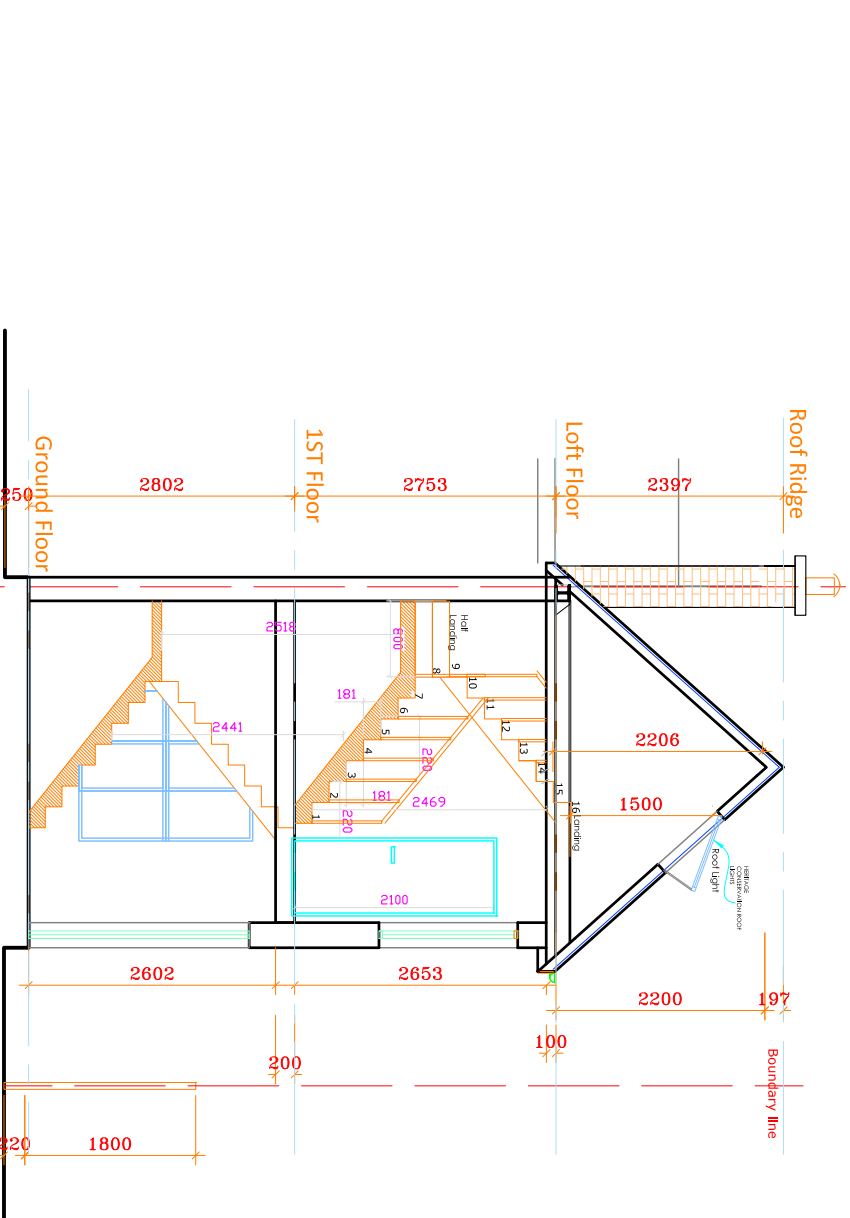
| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |                   |          |       | GENERAL PERMITTED DEVELOPMENT                               |                              |
|----------------------------------------------------------------------------------------------|-------------------|----------|-------|-------------------------------------------------------------|------------------------------|
| Ref.                                                                                         | Revision          | Date     | By    | Project Address:                                            | Date: AUGUST 2026            |
| 1                                                                                            | Comment & Updated | Sep 2026 | ER BB | 153 FARRANT AVENUE<br>LONDON<br>N22 6PG                     | Scale: 1:100 @A3             |
|                                                                                              |                   |          |       | Client: MR FELIA SANU                                       | CAD & Drawn by: BB           |
|                                                                                              |                   |          |       | Project title: CONSERVATION ROOF LIGHTS TO MAIN ROOF SLOPES | Drawn & Checked by: ER       |
|                                                                                              |                   |          |       | Drawing title: PROPOSED ALL ELEVATIONS                      | File name: T & B August 2026 |
|                                                                                              |                   |          |       | 05/19                                                       |                              |

| 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: AUGUST 2026            |
| 1                                                                                            | Comment & Updated | Sep 2026 | ER BB | 153 FARRANT AVENUE<br>LONDON<br>N22 6PG                     | Scale: 1:100 @A3             |
|                                                                                              |                   |          |       | Client: MR FELIA SANU                                       | CAD & Drawn by: BB           |
|                                                                                              |                   |          |       | Project title: CONSERVATION ROOF LIGHTS TO MAIN ROOF SLOPES | Drawn & Checked by: ER       |
|                                                                                              |                   |          |       | Drawing title: PROPOSED ALL ELEVATIONS                      | File name: T & B August 2026 |
|                                                                                              |                   |          |       | 05/19                                                       |                              |

| 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: AUGUST 2026            |
| 1                                                                                            | Comment & Updated | Sep 2026 | ER BB | 153 FARRANT AVENUE<br>LONDON<br>N22 6PG                     | Scale: 1:100 @A3             |
|                                                                                              |                   |          |       | Client: MR FELIA SANU                                       | CAD & Drawn by: BB           |
|                                                                                              |                   |          |       | Project title: CONSERVATION ROOF LIGHTS TO MAIN ROOF SLOPES | Drawn & Checked by: ER       |
|                                                                                              |                   |          |       | Drawing title: PROPOSED ALL ELEVATIONS                      | File name: T & B August 2026 |
|                                                                                              |                   |          |       | 05/19                                                       |                              |

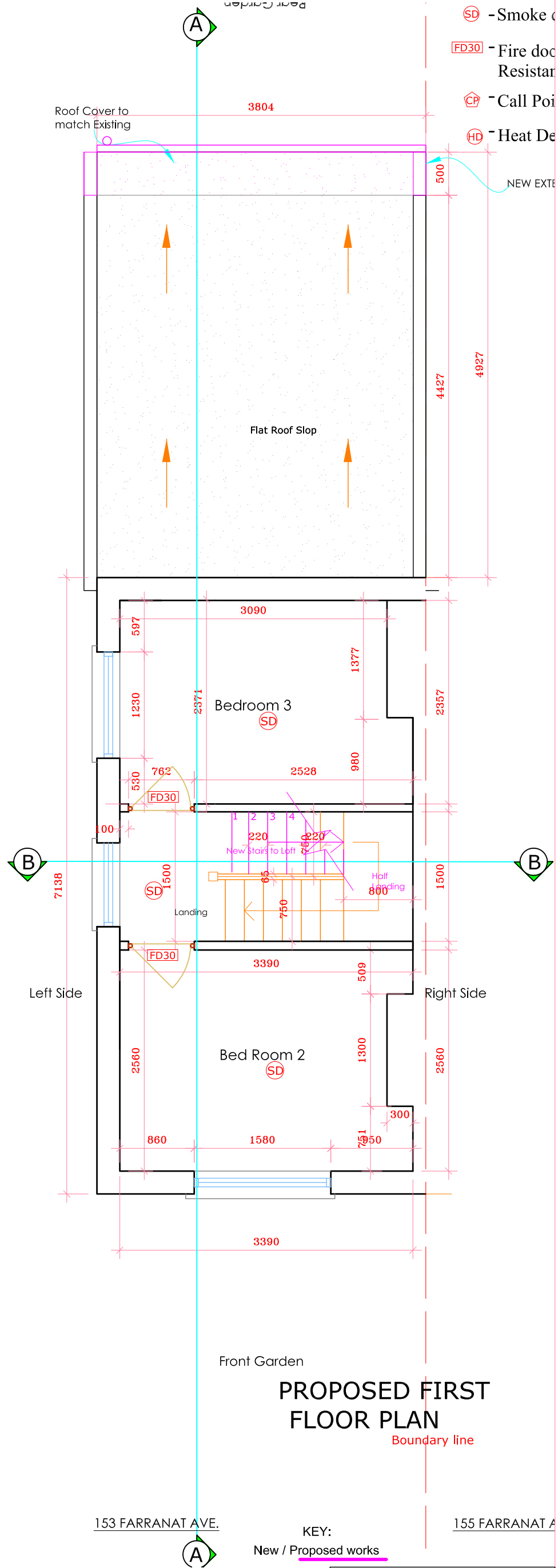
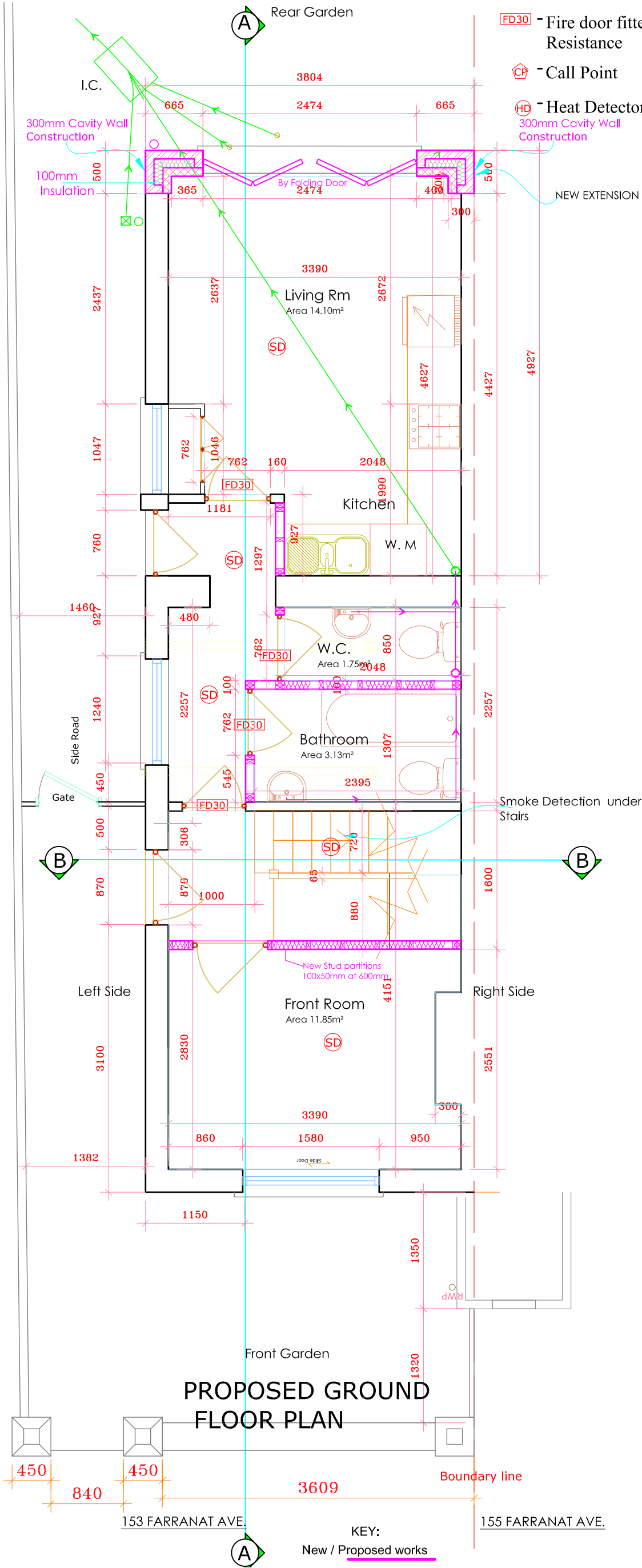


PROPOSED SECTION A-A



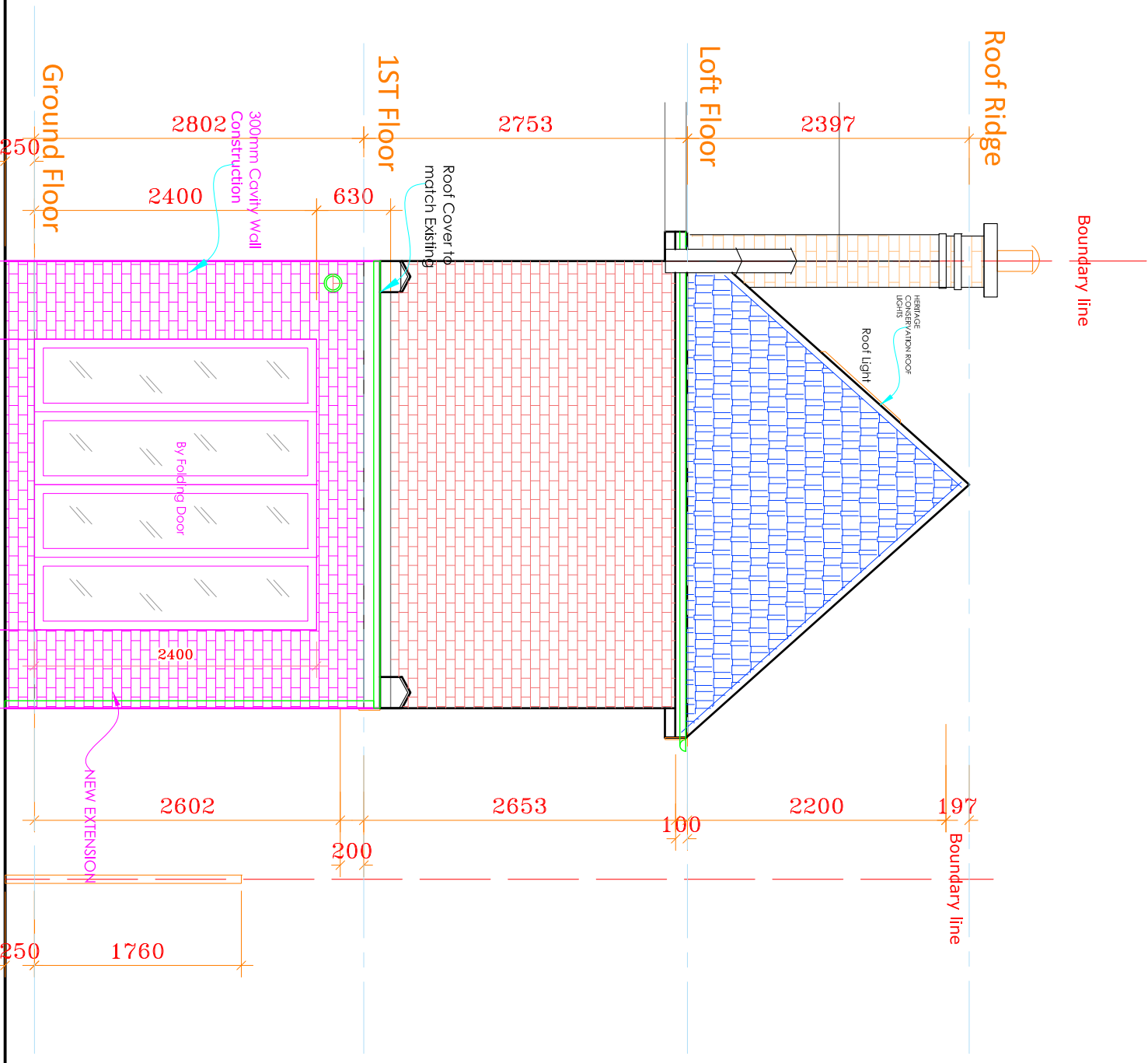
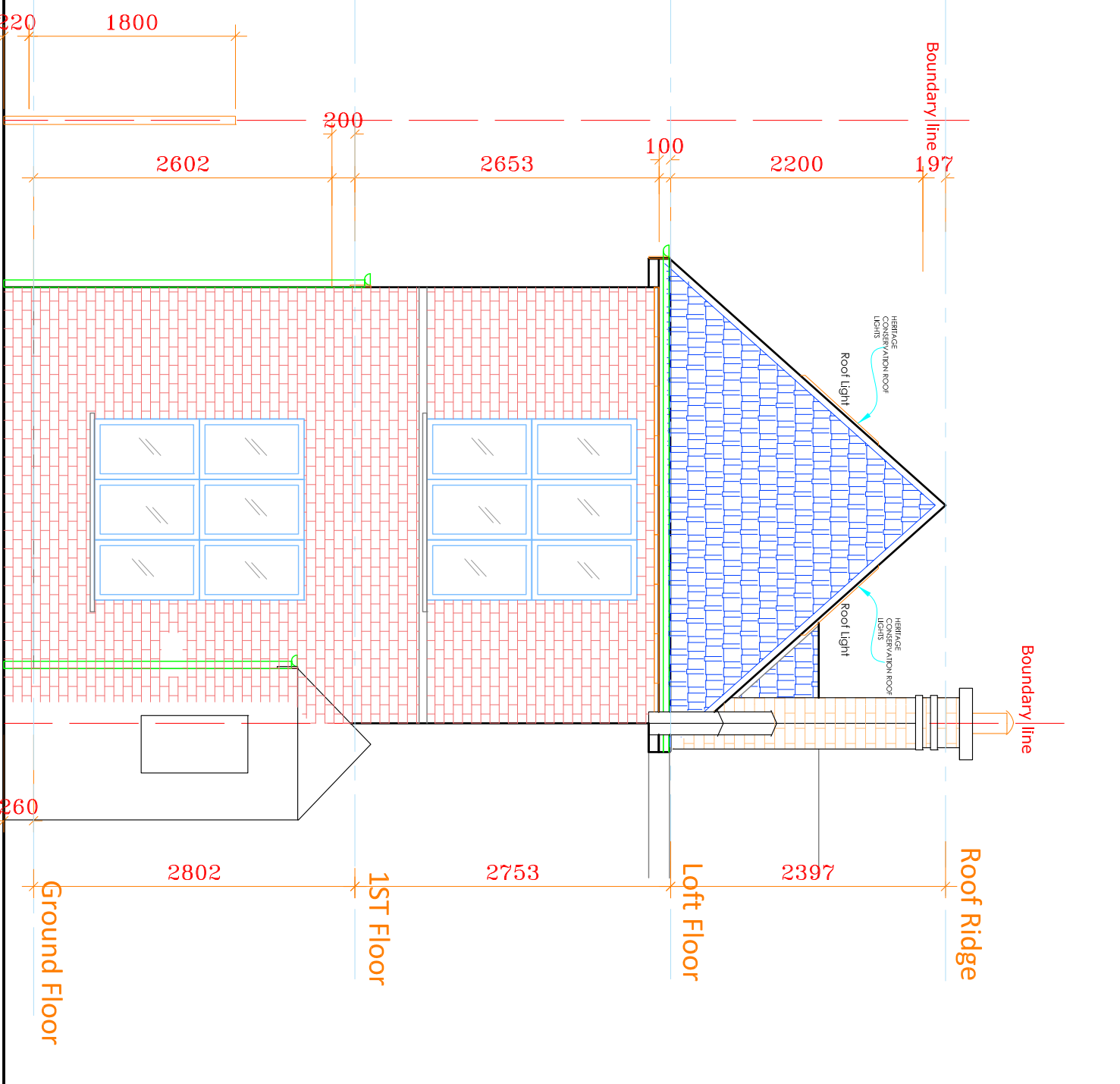
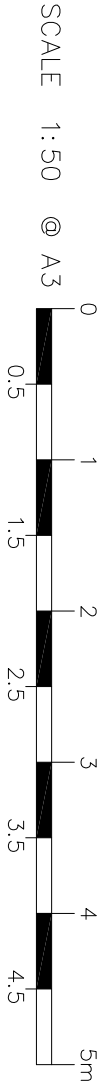
PROPOSED SECTION B-B

| 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: AUGUST 2026            |
| 1                                                                                            | Comment & Updated | Sep 2026 | ER BB | 153 FARRANT AVENUE<br>LONDON<br>N22 6PG   | Scale: 1:100 @A3             |
|                                                                                              |                   |          |       | Client:                                   | CAD & Drawn by: BB           |
|                                                                                              |                   |          |       | Drawing title: PROPOSED SECTION A-A & B-B | Drawn & Checked by: ER       |
|                                                                                              |                   |          |       |                                           | File name: T & B August 2026 |
|                                                                                              |                   |          |       | 06/19                                     |                              |



|                                                                                              |                   |          |    |    |                                                                                                                                                                    |  |                                                          |                                     |                               |                  |
|----------------------------------------------------------------------------------------------|-------------------|----------|----|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------|-------------------------------------|-------------------------------|------------------|
| 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>COPYRIGHT |  | Project Address: 153 FARRANT AVENUE<br>LONDON<br>N22 6PG |                                     | GENERAL PERMITTED DEVELOPMENT |                  |
| Ref.                                                                                         | Revision          | Date     | By |    |                                                                                                                                                                    |  | Client:                                                  | MR FELA SANU                        | Date: AUGUST 2026             | Scale: 1:50 @ A3 |
| 1                                                                                            | Comment & Updated | Sep 2026 | ER | BB | Project title: GROUND FLOOR EXTENSION & INTERNAL ALTERATION<br>LOFT CONVERSION & INSTALLATION OF<br>CONSERVATION ROOF LIGHTS TO MAIN<br>ROOF SLOPES                |  | Drawing title:                                           | PROPOSED GROUND & FIRST FLOOR PLANS | CAD & Drawn by: BB            | Drawing No:      |
|                                                                                              |                   |          |    |    |                                                                                                                                                                    |  |                                                          |                                     | Drawn & Checked by: ER        | 07/19            |
|                                                                                              |                   |          |    |    |                                                                                                                                                                    |  | File name: T & B August 2026                             |                                     |                               |                  |





**PROPOSED FRONT ELEVATION**

KEY:

New / Proposed works

Proposed removed

Existing works

**PROPOSED REAR ELEVATION**

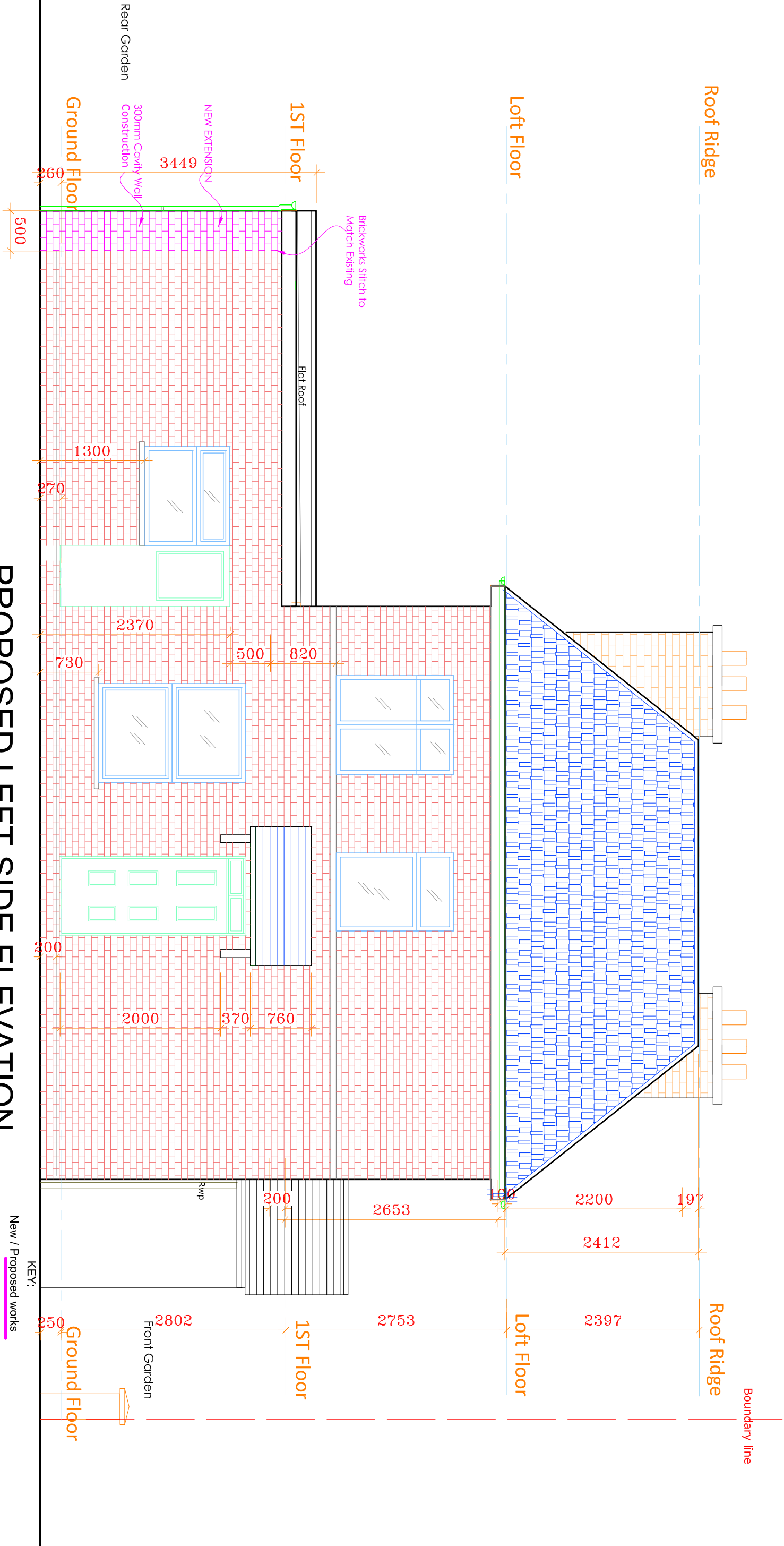
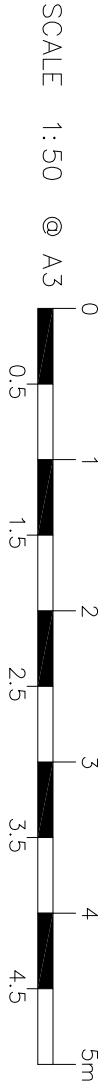
KEY:

New / Proposed works

Proposed removed

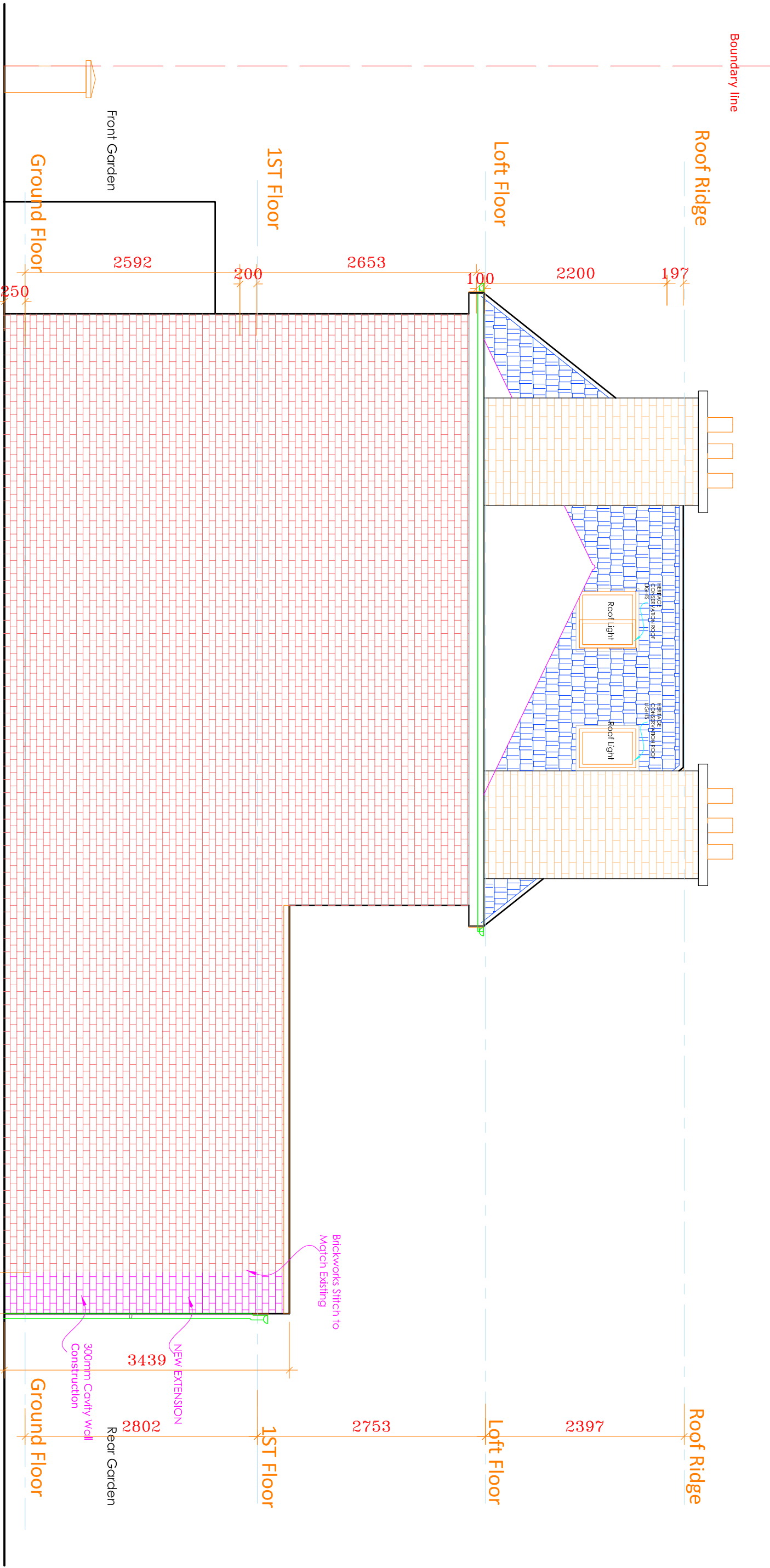
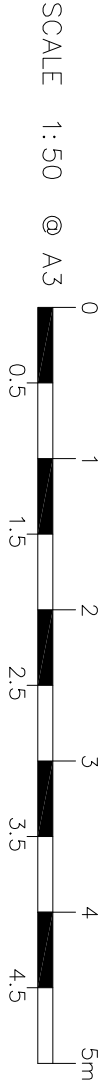
Existing works

| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |                   |          |    | E RILEY ASSOCIATES                              |  | Project Address:                 | Date:                  | GENERAL PERMITTED DEVELOPMENT |  |
|----------------------------------------------------------------------------------------------|-------------------|----------|----|-------------------------------------------------|--|----------------------------------|------------------------|-------------------------------|--|
| Ref.                                                                                         | Revision          | Date     | By | CHARTERED SURVEYORS                             |  | 153 FARRANT AVENUE               | AUGUST 2026            | Scale: 1:50 @ A3              |  |
| 1                                                                                            | Comment & Updated | Sep 2026 | ER | BROXBORNE, HERTFORDSHIRE, EN10 7PF              |  | LONDON                           | CAD & Drawn by: BB     | Drawing No:                   |  |
|                                                                                              |                   |          | BB | Tel: 01992 465 880 Mob: 07998 035 096           |  | N22 6PG                          | Drawn & Checked by: ER | File name: T & B August 2026  |  |
|                                                                                              |                   |          |    | PROJECT: CONSERVATION ROOF LIGHTS TO MAIN       |  | MR FELIA SANU                    |                        | 09/19                         |  |
|                                                                                              |                   |          |    | PROJECT title: CONSERVATION ROOF LIGHTS TO MAIN |  | PROPOSED FRONT & REAR ELEVATIONS |                        |                               |  |
|                                                                                              |                   |          |    | PROJECT title: CONSERVATION ROOF LIGHTS TO MAIN |  |                                  |                        |                               |  |



## PROPOSED LEFT SIDE ELEVATION

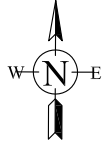
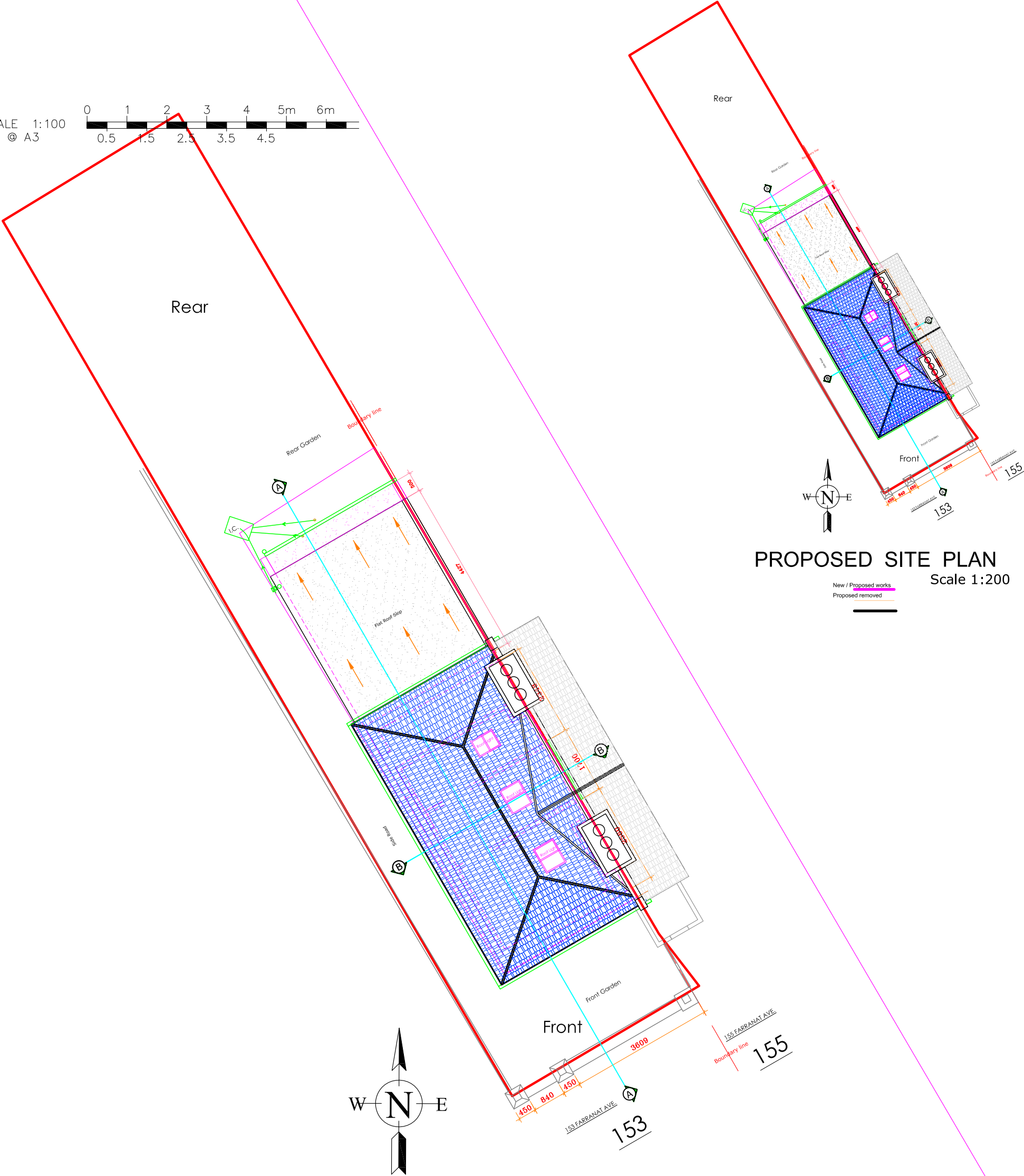
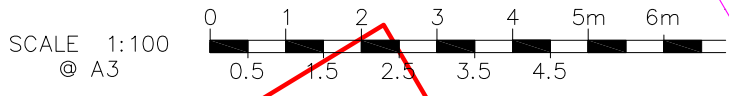
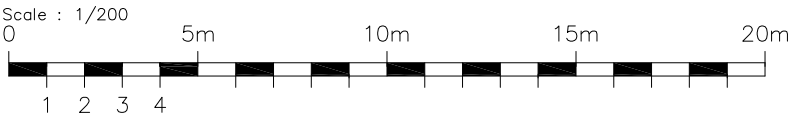
| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |                   |          |       | E RILEY ASSOCIATES<br>CHARTERED SURVEYORS<br>5 PARKWOOD CLOSE<br>BROXBOROUGH, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 465 880 Email: 07958 035 096<br>www.erp-riley.co.uk |  | Project Address:<br>153 FARRANT AVENUE<br>LONDON<br>N22 6PG |  | GENERAL PERMITTED DEVELOPMENT |           |
|----------------------------------------------------------------------------------------------|-------------------|----------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------|--|-------------------------------|-----------|
| Ref.                                                                                         | Revision          | Date     | By    | Client:                                                                                                                                                                 |  | Drawing title:                                              |  | Date:                         | Scale:    |
| 1                                                                                            | Comment & Updated | Sep 2026 | ER BB | MR FELIA SANU                                                                                                                                                           |  | PROPOSED LEFT SIDE ELEVATION                                |  | AUGUST 2026                   | 1:50 @ A3 |
|                                                                                              |                   |          |       | GROUND FLOOR EXTENSION & INTERNAL ALTERATION                                                                                                                            |  | Drawn & Checked by: ER                                      |  |                               | 10/19     |
|                                                                                              |                   |          |       | Project title: LOFT CONSERVATION & INSTALLATION OF ROOF SLOPES                                                                                                          |  | File name: T & B August 2026                                |  |                               |           |



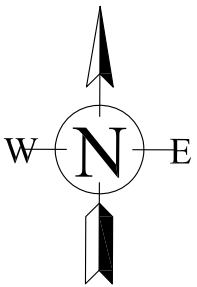
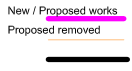
# PROPOSED RIGHT SIDE ELEVATION

KEY:  
New / Proposed works  
Proposed removed  
Existing works

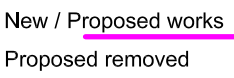
| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |                   |          |       | E RILEY ASSOCIATES                                          |  | Project Address:   | Date:                        | Scale: 1:50 @ A3 |
|----------------------------------------------------------------------------------------------|-------------------|----------|-------|-------------------------------------------------------------|--|--------------------|------------------------------|------------------|
|                                                                                              |                   |          |       | CHARTERED SURVEYORS                                         |  | 153 FARRANT AVENUE | AUGUST 2026                  |                  |
|                                                                                              |                   |          |       | 5 PARKWOOD CLOSE                                            |  | LONDON             |                              |                  |
|                                                                                              |                   |          |       | BROXBORNE, HERTFORDSHIRE, EN10 7PF                          |  | N22 6PG            |                              |                  |
|                                                                                              |                   |          |       | Tel: 01992 465 880 Mob: 07998 035 096                       |  |                    |                              |                  |
| Ref.                                                                                         | Revision          | Date     | By    | Project title: GROUND FLOOR EXTENSION & INTERNAL ALTERATION |  | Client:            | Drawn & Checked by:          | Drawing No:      |
| 1                                                                                            | Comment & Updated | Sep 2026 | ER BB | LOFT CONSERVATION & INSTALLATION OF ROOF SLOPES             |  | MR FELIA SANU      | ER                           |                  |
|                                                                                              |                   |          |       | Drawing title: PROPOSED RIGHT SIDE ELEVATIONS               |  |                    | File name: T & B August 2026 |                  |



PROPOSED SITE PLAN  
Scale 1:200



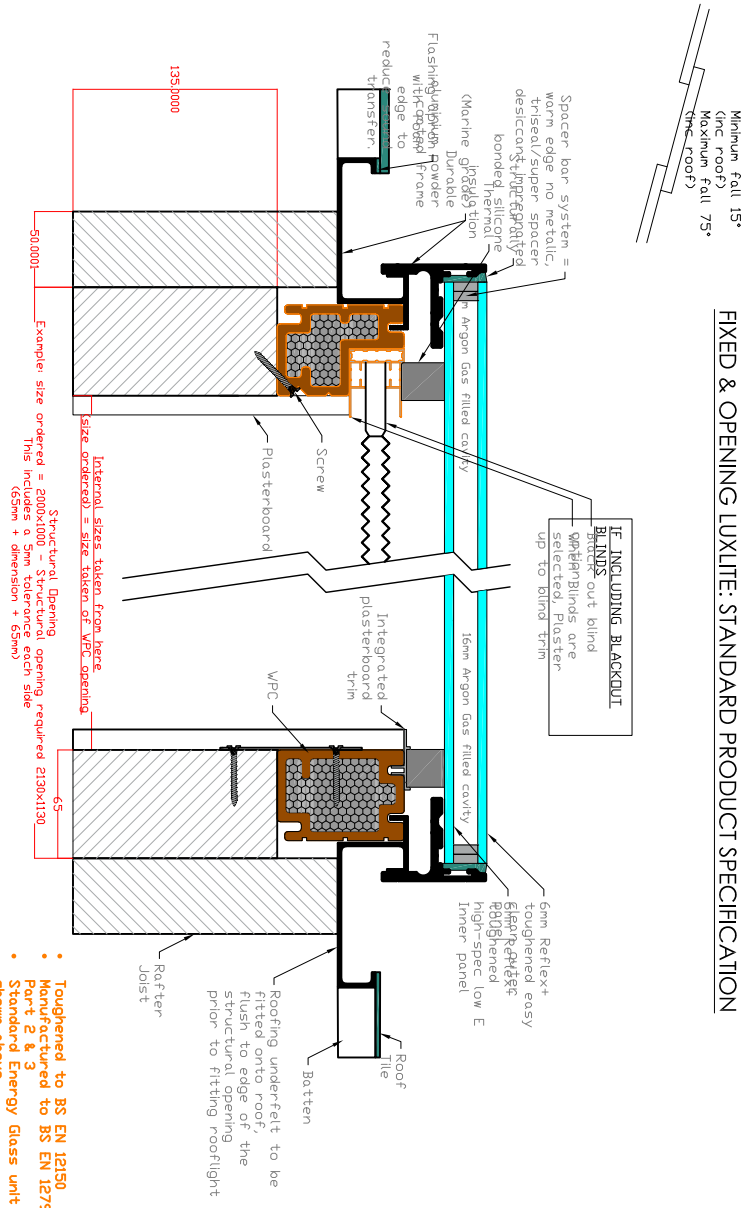
PROPOSED SITE PLAN  
Scale 1:100



| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |                   |          |       | GENERAL PERMITTED DEVELOPMENT                                                                                                                               |                              |
|----------------------------------------------------------------------------------------------|-------------------|----------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Ref.                                                                                         | Revision          | Date     | By    | 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>COPYRIGHT | Date: AUGUST 2026            |
|                                                                                              |                   |          |       | Project Address: 153 FARRANT AVENUE<br>LONDON<br>N22 6PG                                                                                                    | Scale: 1:50 @A3              |
| 1                                                                                            | Comment & Updated | Sep 2026 | ER BB | Client: MR FELA SANU                                                                                                                                        | CAD & Drawn by: BB           |
|                                                                                              |                   |          |       | Drawing title: PROPOSED SITE PLAN                                                                                                                           | Drawn & Checked by: ER       |
|                                                                                              |                   |          |       |                                                                                                                                                             | File name: T & B August 2026 |
|                                                                                              |                   |          |       |                                                                                                                                                             | Drawing No: 12/19            |

## HERITAGE CONSERVATION ROOF LIGHTS

## FIXED & OPENING LUXLITE: STANDARD PRODUCT SPECIFICATION



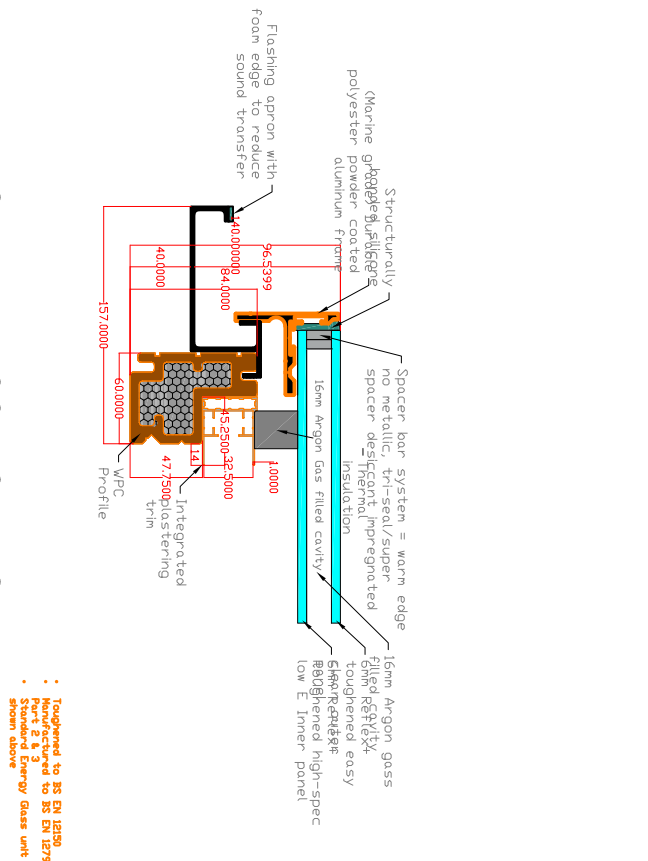
TYPICAL VELUX ROOF DOUBLE GLAZED WINDOW  
FULL DETAIL

Scale 1:20

Scale 1:20

## HERITAGE CONSERVATION ROOF LIGHTS

## FIXED & OPENING LUXLITE: STANDARD PRODUCT SPECIFICATION



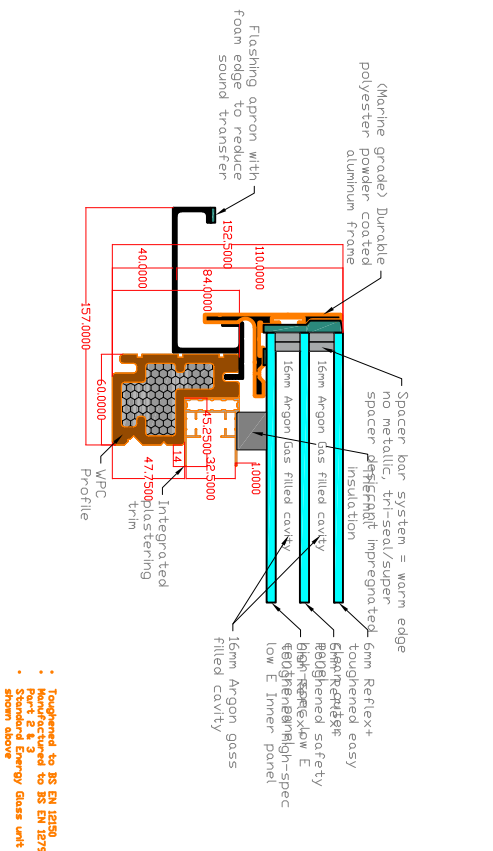
TYPICAL VELUX ROOF DOUBLE GLAZED WINDOW DETAIL

Scale 1:20

Scale 1:20

## HERITAGE CONSERVATION ROOF LIGHTS

## FIXED & OPENING LUXITE: STANDARD PRODUCT SPECIFICATION

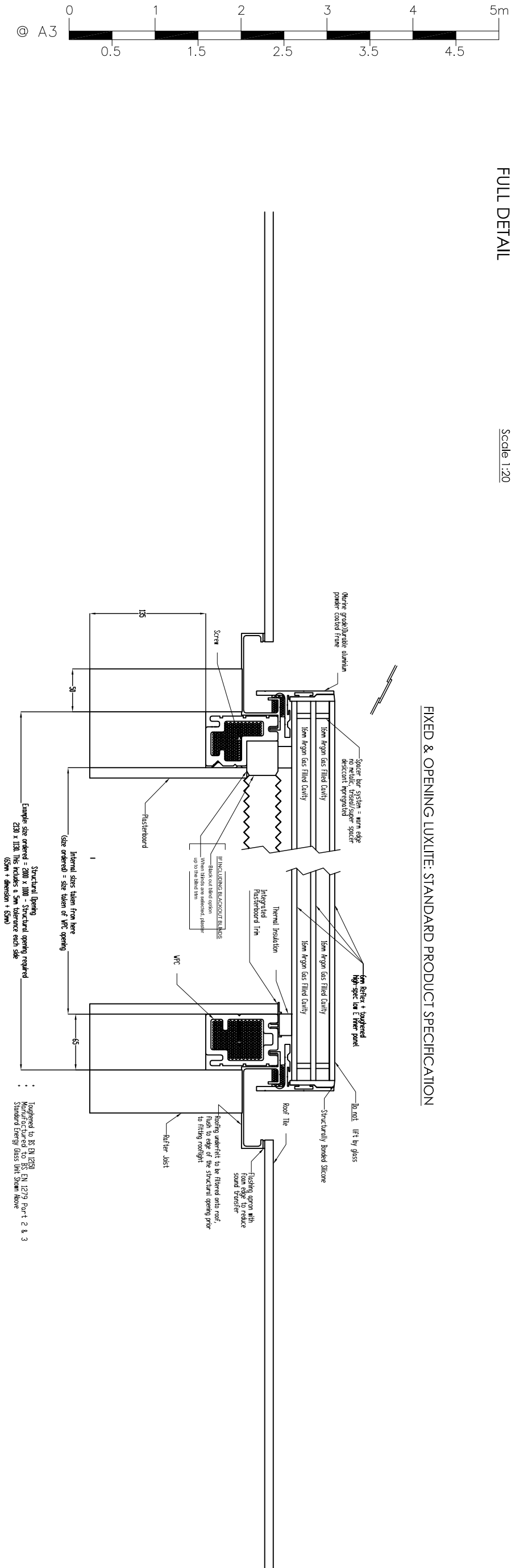


TYPICAL VELUX ROOF DOUBLE GLAZED WINDOW DETAIL

Scale 1:20

Scale 1:20

## FIXED & OPENING LUXLITE: STANDARD PRODUCT SPECIFICATION

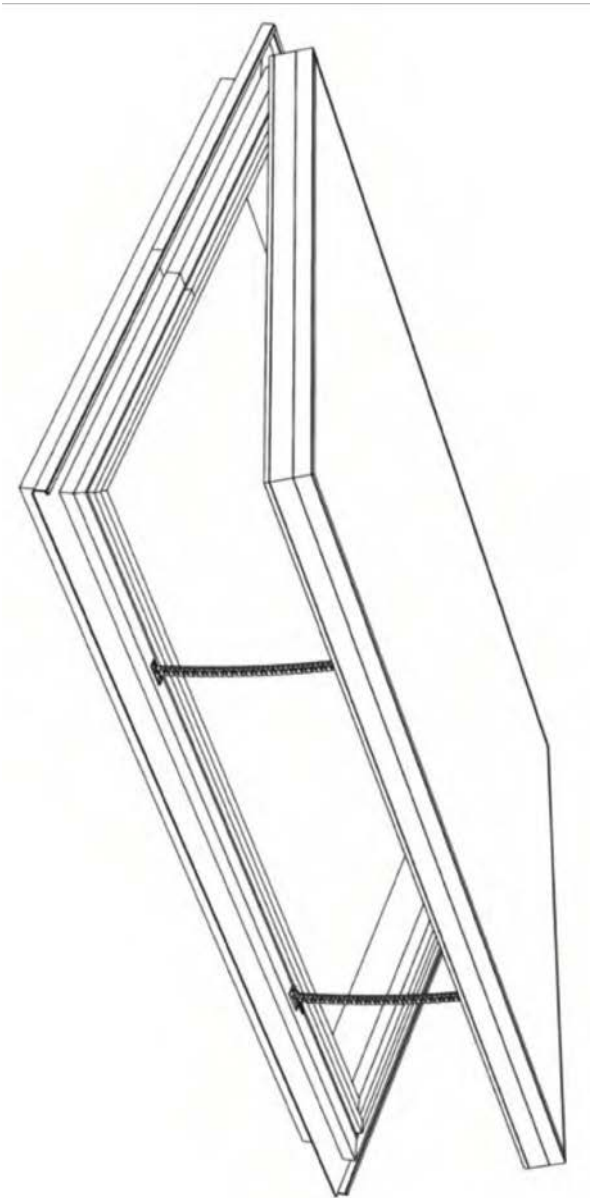


TYPICAL VELUX ROOF TRIPLE GLAZED WINDOW DETAIL

Scale 1/8" = 1'-0"

Scale 1:20

|                                                                                              |                              |                 |           |                                                                                                                                                                                    |                                                                                                                                                              |                                                                      |                                         |                          |                          |                        |  |
|----------------------------------------------------------------------------------------------|------------------------------|-----------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------|--------------------------|--------------------------|------------------------|--|
| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |                              |                 |           | <b>E RILEY ASSOCIATES</b><br>CHARTERED SUPERVISORS<br>5 PARKWOOD CLOSE<br>BROOKSOURNE, HERTFORDSHIRE, EN10 7PF<br>Tel: 01992 463 890 Fax: 01992 651 096<br><b>cad@eriley.co.uk</b> |                                                                                                                                                              | Project Address:<br><b>153 FARRANT AVENUE<br/>LONDON<br/>N22 6PG</b> |                                         | Date: <b>AUGUST 2026</b> |                          | Scale: <b>1:50 @A3</b> |  |
| <b>Ref.</b>                                                                                  | <b>Revision</b>              | <b>Date</b>     | <b>By</b> |                                                                                                                                                                                    |                                                                                                                                                              |                                                                      |                                         |                          |                          |                        |  |
| <b>1</b>                                                                                     | <b>Comment &amp; Updated</b> | <b>Sep 2026</b> | <b>ER</b> | <b>BB</b>                                                                                                                                                                          | Client: <b>MR FELA SANU</b>                                                                                                                                  |                                                                      | Drawn & Checked by: <b>ER</b>           |                          | Drawing No: <b>13/19</b> |                        |  |
|                                                                                              |                              |                 |           |                                                                                                                                                                                    | Project title: <b>GROUND FLOOR EXTENSION &amp; INTERNAL ALTERATION OF LOFT CONVERSION &amp; INSTALLATION OF CONSERVATION ROOF LIGHTS TO MAIN ROOF SLOPES</b> |                                                                      | File name: <b>T &amp; B August 2026</b> |                          |                          |                        |  |
|                                                                                              |                              |                 |           |                                                                                                                                                                                    | Drawing title: <b>PROPOSED DETAIL 1</b>                                                                                                                      |                                                                      |                                         |                          |                          |                        |  |



## REMOTE CONTROLLED OPENING CONSERVATION LUXLITE™ – CABLE LOCATION GUIDELINES (not to scale)

Rafters  
Trimmers  
Underfelt  
White Plastering Trim  
Timber Internal Frame of Roof light  
Timber internal frame of rooflight

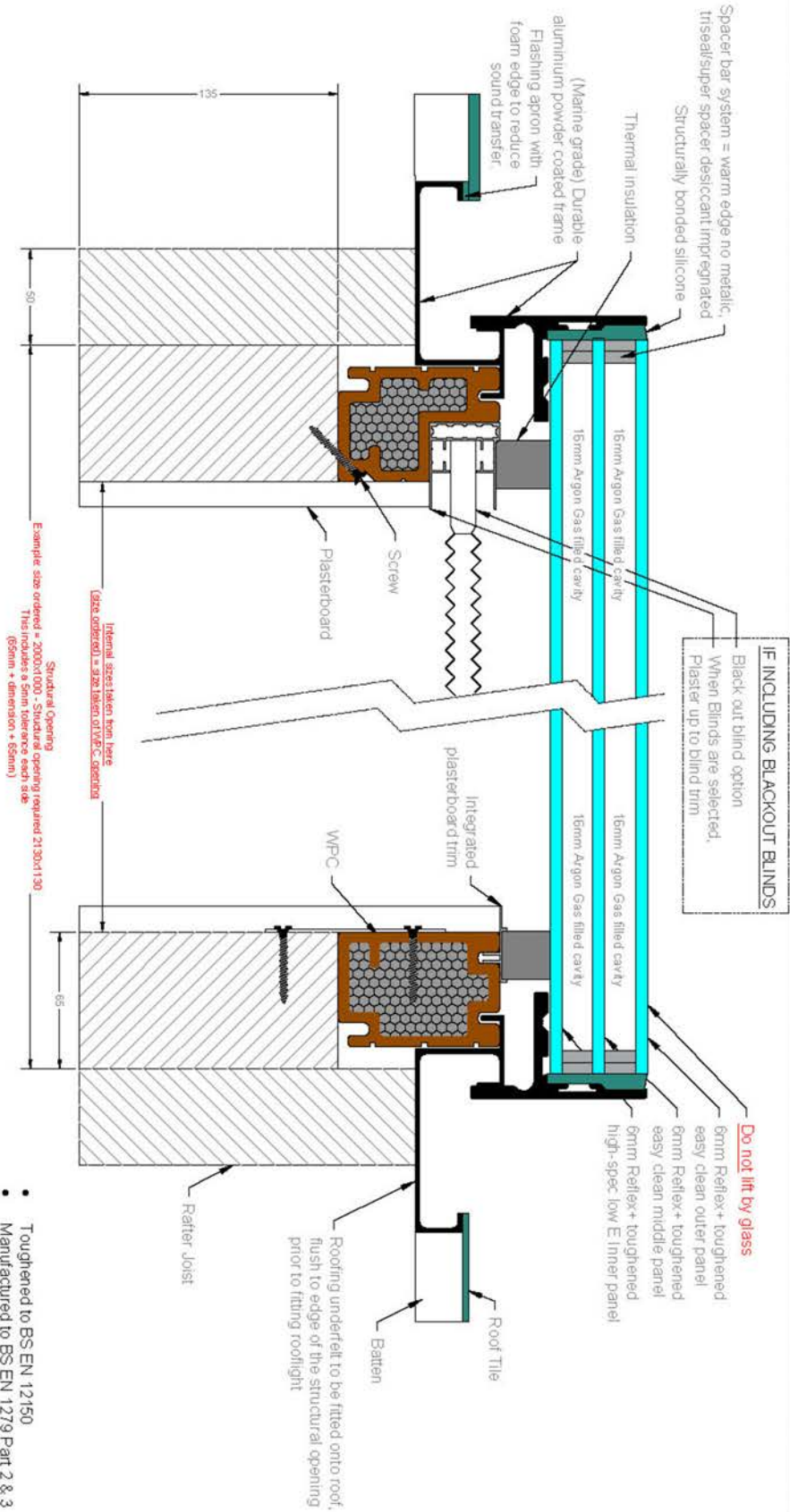
**Actuator cables** (shown as 2) which come through the bottom of the unit in the centre of the timber frame as shown. The exact part of the frame (across the width) that the cables come through vary dependant on rooflight size, which affects where the motors are located. Drill appropriate holes through the bottom frame and feed the cables as though to where your control box is located. Wire in the actuator cables, following the instructions on the provided wiring diagram.

The control box is built into the wall. It may be controlled with a switch or a remote. It can be controlled alternatively, if the optional remote was purchased. It can be concealed behind an access panel.

**Rain sensor cable** - this goes pigtailed to the rain sensor. When you fit the rain sensor to the roof, soffit, inside externally, ally, (below the rooflight) take the wire through the soffit and up into the roof void between the rafters. Lastly, wire it in to the control box, following the provided wiring diagram.

**Rain sensor (provided by the rain sensor)** - guidelines for positioning the rain sensor externally, with the provided bracket, can be found overleaf.

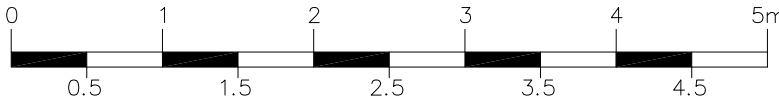
## ROOF SECTION FITTING GUIDE



- Toughened to BS EN 12150
- Manufactured to BS EN 1279 Part 2 & 3
- Standard Energy Glass unit shown above

10 of 15

SCALE 1:50 @ A3

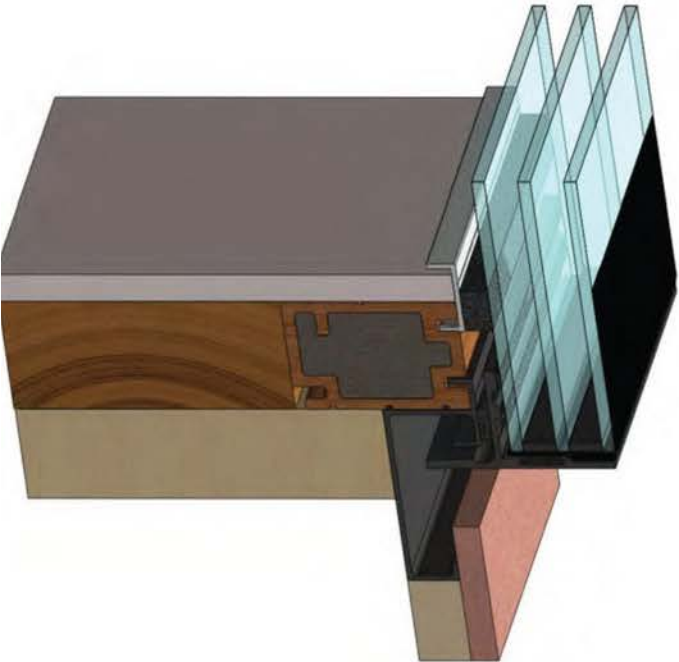


| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |                   |          |    | E RILEY ASSOCIATES               |    | Project Address: 153 FARRANT AVENUE LONDON N22 6PG                                        |  | Date: AUGUST 2026           | Scale: 1:50 @ A3 |
|----------------------------------------------------------------------------------------------|-------------------|----------|----|----------------------------------|----|-------------------------------------------------------------------------------------------|--|-----------------------------|------------------|
| Ref.                                                                                         | Revision          | Date     | By | ER                               | BB | BROOKBURN, HERTFORDSHIRE, EN10 7PF                                                        |  | CAD & Drawn by: BB          | Drawing No:      |
| 1                                                                                            | Comment & Updated | Sep 2026 |    |                                  |    | GROUND FLOOR EXTENSION & INTERNAL ALTERATION CONSERVATION ROOF LIGHTS TO MAIN ROOF SLOPES |  | Drawn & Checked by: ER      | 14/19            |
|                                                                                              |                   |          |    | Project title: PROPOSED DETAIL 2 |    |                                                                                           |  | File name: 14.8 August 2026 |                  |

OPENING SIZE GUIDE FOR THE FIXED & OPENING LUXLITE™

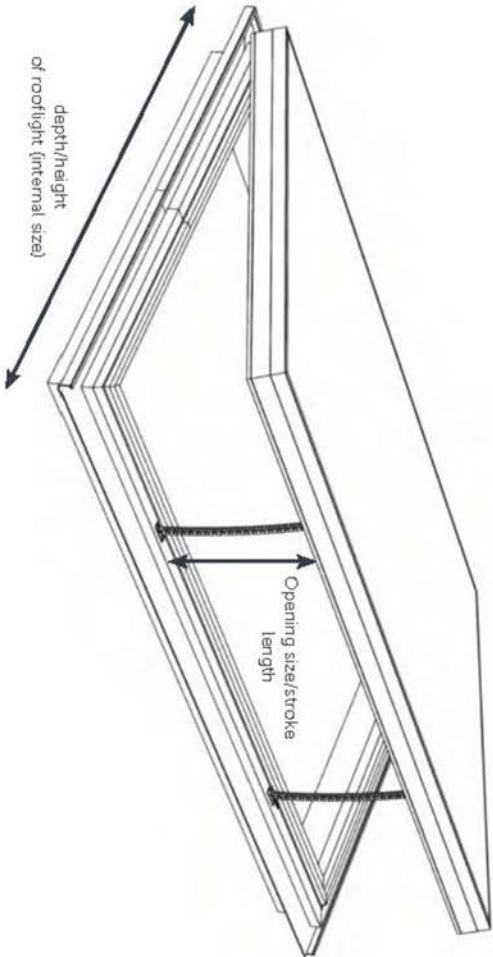
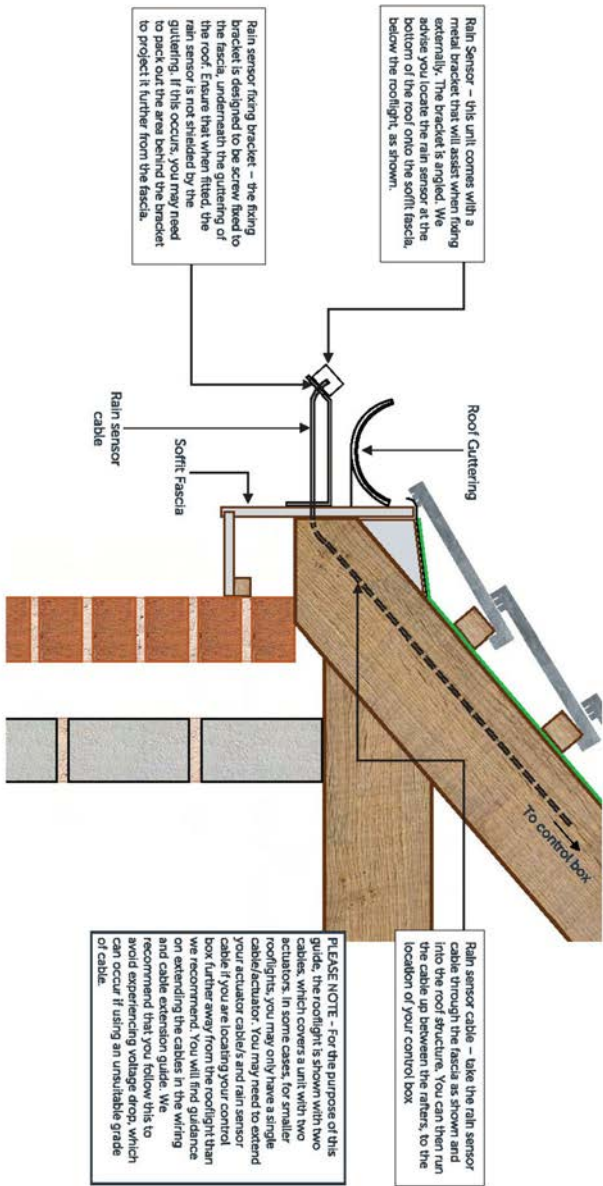
The maximum opening capacity of your Hinged Opening Luxlite™ will depend on the size of the rooflight you have ordered. The potential opening size ranges from 250mm to 300mm.

Luxlite™ rooflights will be top hung with the hinges located along the top of the rooflight, and the opening located at the bottom of the rooflight. It is the distance running from top to bottom of the rooflight which we refer to as the internal height or depth. The stroke length refers to the length of the chain and in turn, the size of the opening that will be achieved when fully open.



REMOTE CONTROLLED OPENING LUXLITE™ – CABLE LOCATION GUIDELINES (not to scale)

The below diagram shows a roof section of the roof Soffit Fascia, which is the location that you should position the rain sensor for your Luxlite™



LUXLITE™: INSTALLATION INSTRUCTIONS



ON DELIVERY OF YOUR NEW LUXLITE™, YOU WILL RECEIVE:

\*CONTROL SWITCH, REMOTE AND RAIN SENSOR

- Control and switch combo unit (86x86x35mm)
  - Remote control
  - Long Screws for fixing the rooflight to the rafters and trimmers
  - Rain sensor with mounting bracket
- \*IF CONTROL SWITCH CONTROLLED...**
- Control switch
  - Long Screws for fixing the rooflight to the rafters and trimmers

**\*All additional accessories and components will come with your rooflight delivery and be packaged in a cardboard box.**  
**\*When fixing the rooflight down with screws, it is highly recommended to pilot a hole first.**

IN ADDITION, YOU WILL NEED:

- Silicone Adhesive Sealant (high quality, Dow Corning 791 recommended)
- Drill, bits and screws as required
- Materials to prepare a wedge (as outlined in the guide)
- Lead flashing - code 4 recommended or suitable alternative (as outlined in the guide)

INSTALLATION GUIDE

Please make sure you read through all steps and understand all requirements before beginning assembly.

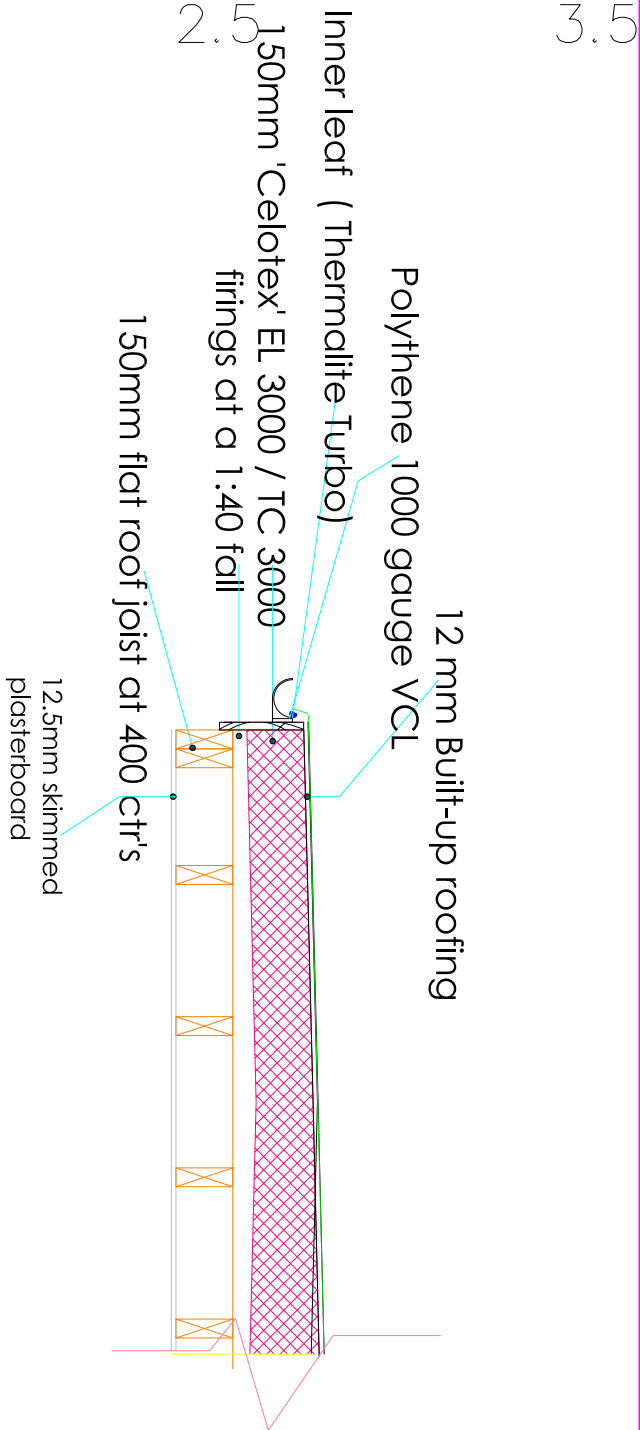
Please ensure you adhere to the correct guidelines for moving heavy objects and working at height. Be sure to use the correct lifting equipment.

**PLEASE NOTE: You must not use glass suction pads to lift the unit on to the roof, as this can compromise the glazing seal. The unit will come with timber feet attached to the four corners, which we suggest should be used to handle the unit. If the use of a crane is required, either securely place the unit on to a pallet or attach additional timber to the supporting foam blocks, so the crane straps can be looped around securely. Avoid putting pressure on the built in flashing apron.**

| GUIDE WEIGHTS |                       |                      |
|---------------|-----------------------|----------------------|
| Size (mm)     | Landscape Weight (kg) | Portrait Weight (kg) |
| 400x400       | 37                    | 37                   |
| 600x600       | 56                    | 56                   |
| 900x700       | 78                    | 78                   |
| 1400x700      | 108                   | 108                  |
| 1000x1000     | 107                   | 107                  |
| 1500x1000     | 143                   | 143                  |
| 2000x1000     | 180                   | 180                  |
| 2400x1000     | 215                   | 168                  |
| 3000x1000     | 258                   | 201                  |
| 1500x1200     | 164                   | 164                  |
| 2000x1200     | 211                   | 211                  |
| 2400x1200     | 243                   | 243                  |

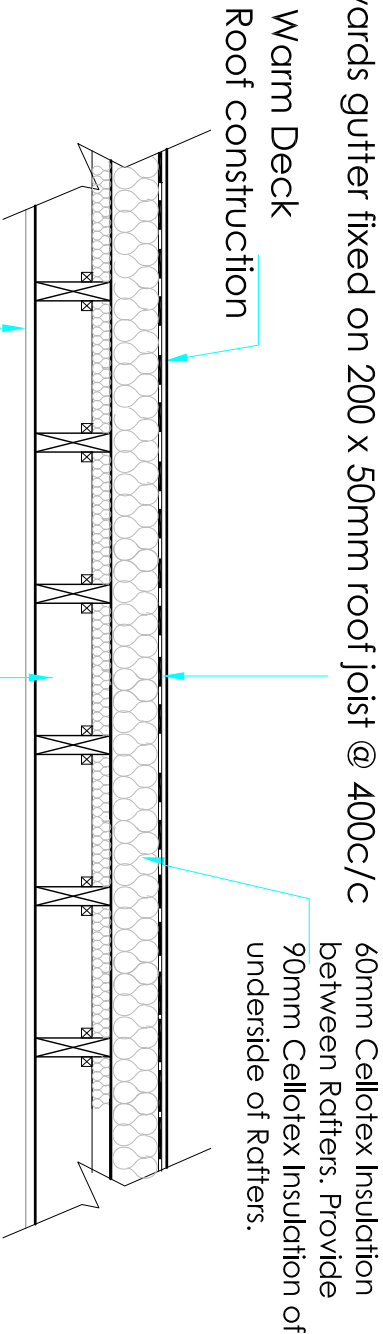
**PLEASE NOTE -** weights stated can vary and work to a +/- 10% tolerance. We can provide weights for sizes not listed. In some cases, lightweight glazing is used dependent on rooflight size and orientation. The opening why some weights vary on the chart above when comparing portrait and landscape rooflights of the same size.

| 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>BROOKBOURNE, HERTFORDSHIRE, EN10 7PF<br>BR 07929 445 880<br>Mobile 07928 093 096 |               |                   |            | Project Address: 153 FARRANT AVENUE<br>LONDON<br>N22 6PG |             | Date: AUGUST 2026   |    | Scale: 1:50 @ A3  |  |
|----------------------------------------------------------------------------------------------|-------------------|----------|----|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------|------------|----------------------------------------------------------|-------------|---------------------|----|-------------------|--|
| Ref.                                                                                         | Revision          | Date     | By | Project                                                                                                                                           | Client        | Drawing title:    | File name: | T & B                                                    | August 2026 | Drawn & Checked by: | ER | Drawing No: 15/19 |  |
| 1                                                                                            | Comment & Updated | Sep 2026 |    | GROUND FLOOR EXTENSION & INTERNAL ALTERATION<br>CONVERSION ROOF LIGHTS TO MAIN ROOMS                                                              | MR FELIA SANU | PROPOSED DETAIL 3 |            |                                                          |             |                     |    |                   |  |

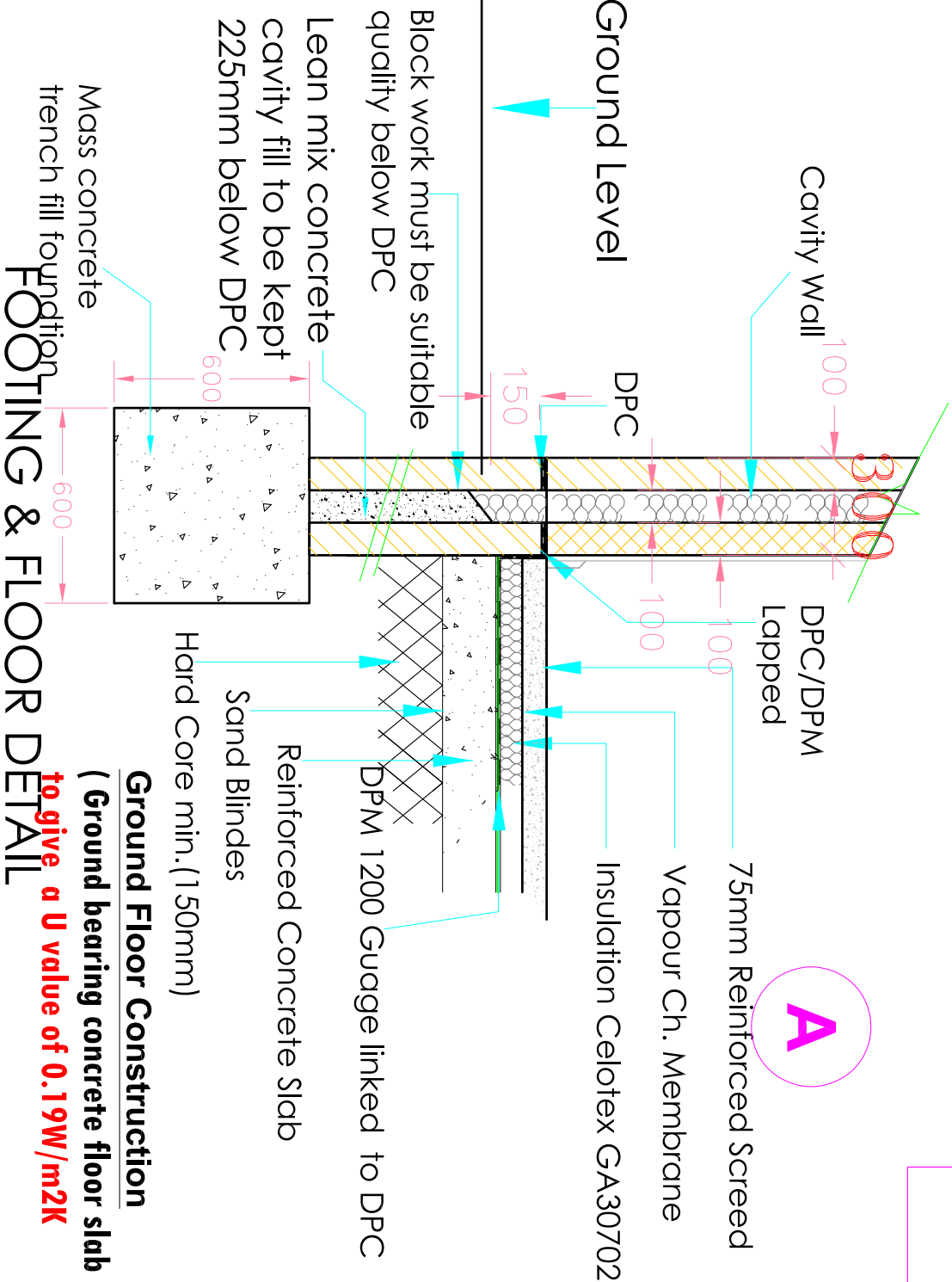


**Flat Roof Construction( warm )**  
timber deck fully bonded

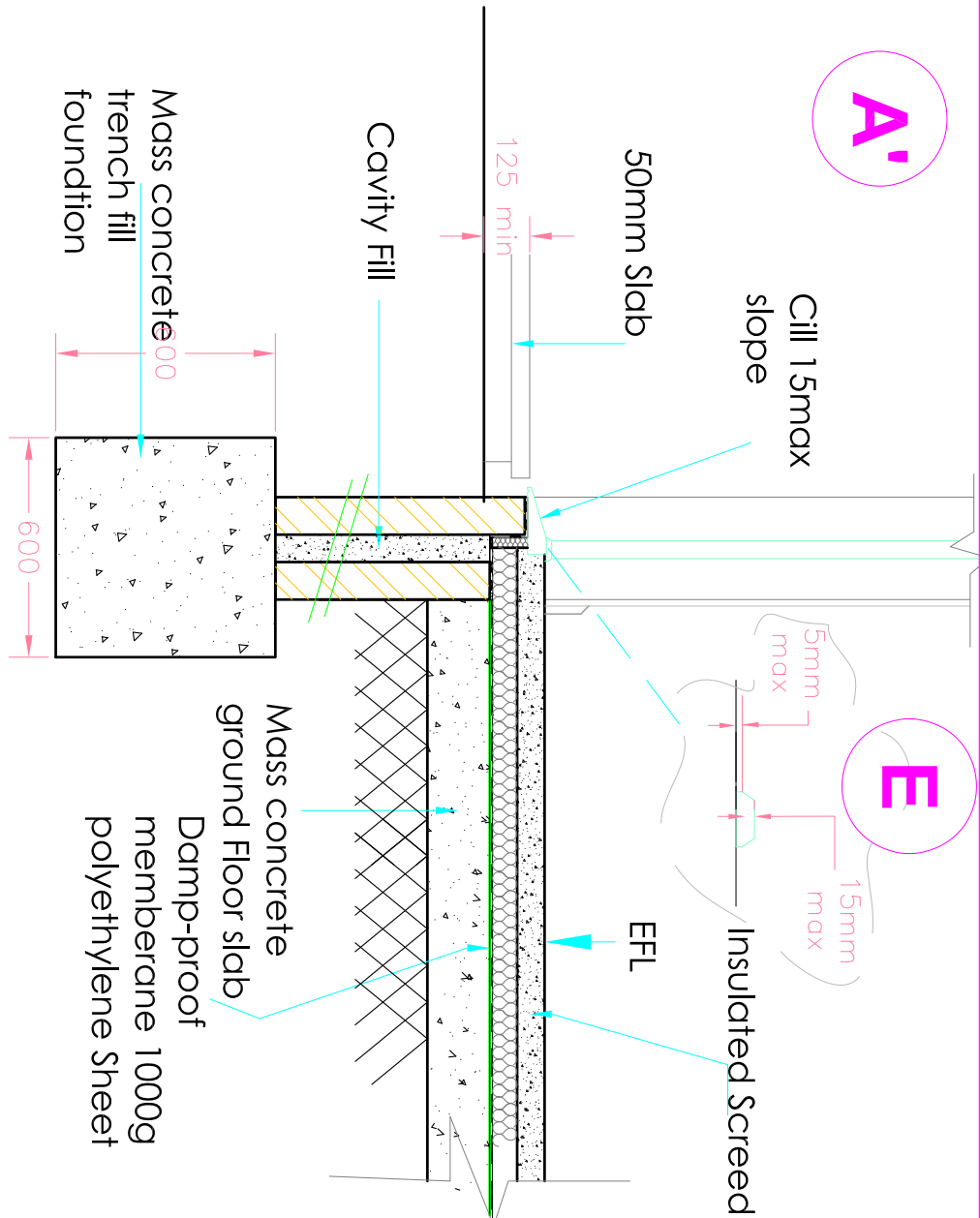
3 layer high performance felt separating membrane laid on 150mm cellotex insulation laid on vapour barrier laid on 22mm wbp plywood. mechanically fixed onto firing pieces laid towards gutter fixed on 200 x 50mm roof joist @ 400c/c



**Flat Roof Construction( warm )**  
timber deck fully bonded  
web @400c/c **to give a U value of 0.15W/m2K**  
**TYPICAL WARM DECK ROOF DETAIL**

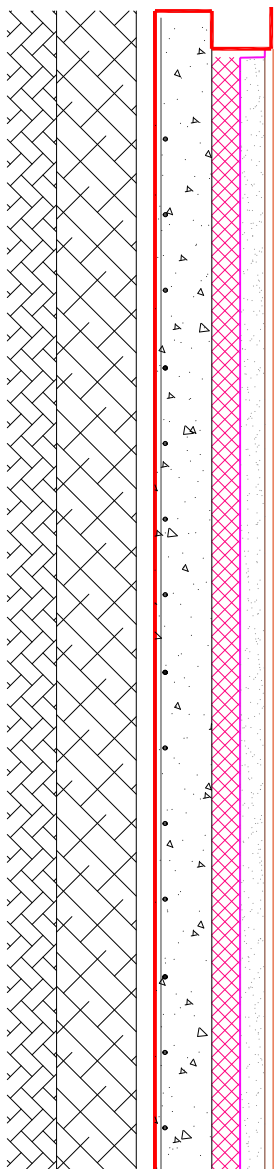
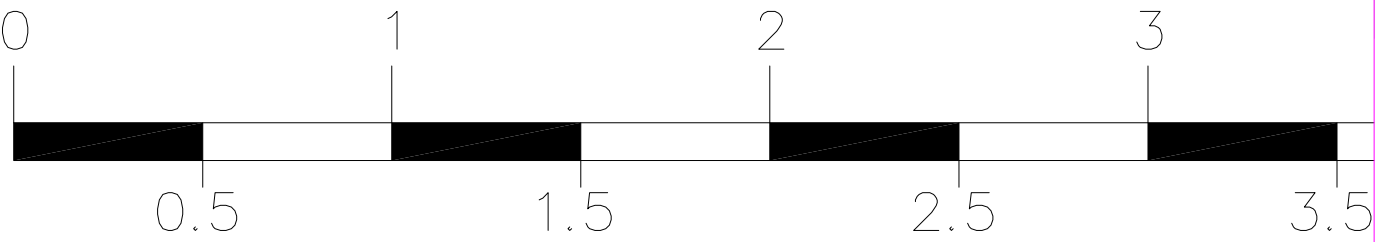


**Ground Floor Construction**  
( Ground bearing concrete floor slab )  
**to give a U value of 0.19W/m2K**



**FOOTING & DOOR CILL DETAIL**

| 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>BROOKBOURNE, HERTFORDSHIRE, EN10 7PF<br>BR 01992 445 880, Mob: 07926 035 096 |                                         |                              |             |
|----------------------------------------------------------------------------------------------|-------------------|----------|----|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|------------------------------|-------------|
| Ref.                                                                                         | Revision          | Date     | By | Project                                                                                                                                       | Address:                                | Date:                        | Scale       |
| 1                                                                                            | Comment & Updated | Sep 2026 | ER | GROUND FLOOR EXTENSION & INTERNAL ALTERATION OF CONSERVATION ROOF LIGHTS TO MAIN ROOF SLABS                                                   | 153 FARRANT AVENUE<br>LONDON<br>N22 6PG | AUGUST 2026                  | 1:50 @ A3   |
|                                                                                              |                   |          |    | Client:                                                                                                                                       | MR FELIA SANU                           | Drawn & Checked by: ER       | Drawing No: |
|                                                                                              |                   |          |    | Drawing title:                                                                                                                                | PROPOSED DETAIL 3                       | File name: 1 & 8 August 2026 | 16/19       |

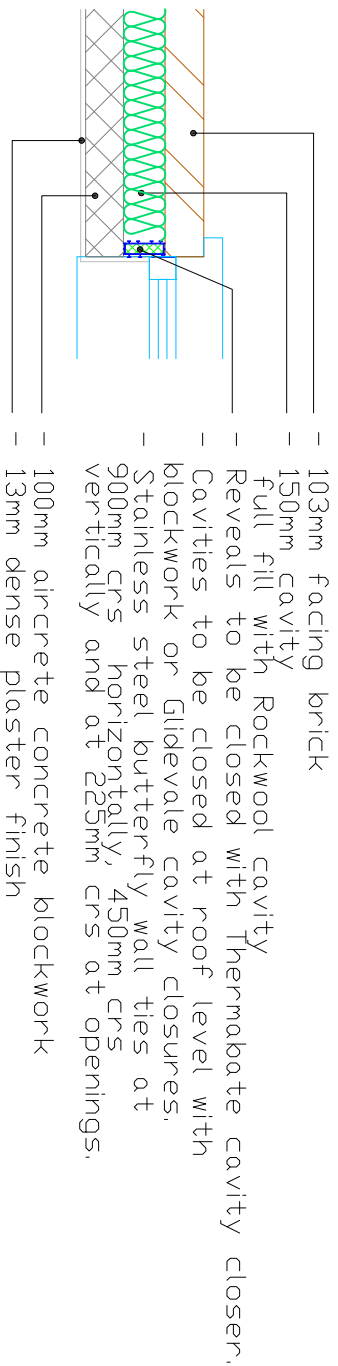


## Ground Floor Construction

to give a U value of 0.19W/m<sup>2</sup>K

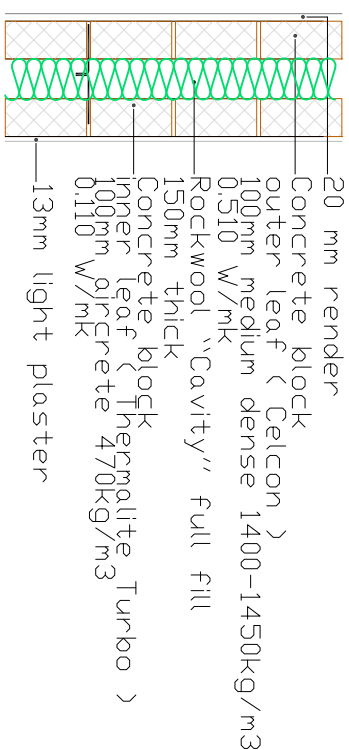
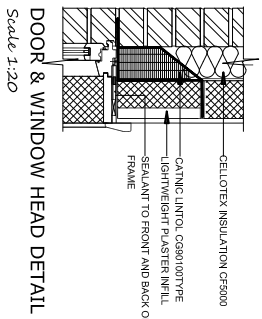
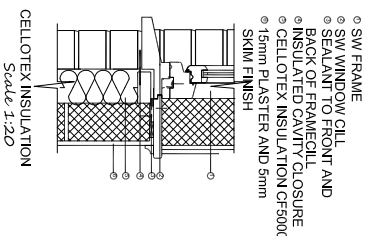
65mm sand cement screed laid on polythene 500 gauge separating layer over 50mm thick Celotex FF4000 insulation (with 20mm Celotex T-break as upstand around perimeter) over 100 mm concrete slab (to ingeneer's details) with B785 reinforcing mesh over DPM.

Concrete slab over 50mm blinding layer over 150 min.hardcore.



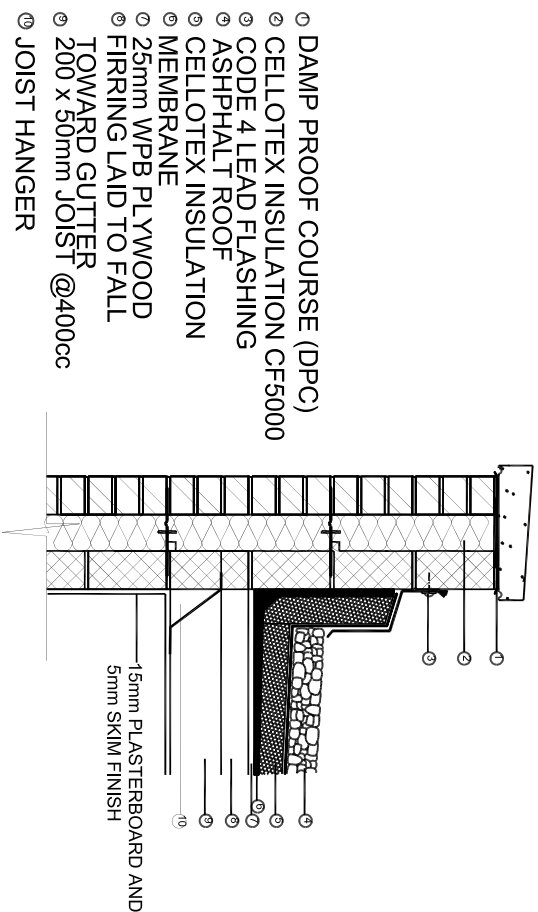
### Cavity wall construction : PLAN

**U value to be 0.25 W/m<sup>2</sup>K**



**FULL FILL EXTERNAL CAVITY WALL: ELEVATION**

To give a U value :  $0.25 \text{ W/m}^2\text{K}$



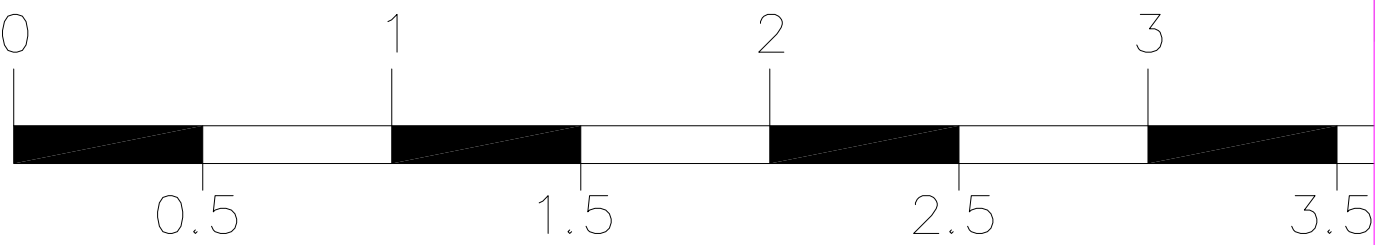
## PARAPET

## WALL DETAIL Scale 1:20

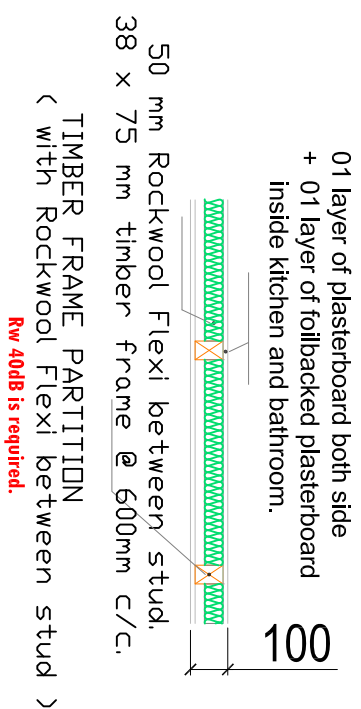
| Ref. | Revision          | Date     | By |
|------|-------------------|----------|----|
| 1    | Comment & Updated | Sep 2026 |    |
|      |                   |          |    |
|      |                   |          |    |
|      |                   |          |    |

|                                                                                                                                                                                                                                                                                                                              |                   |                    |                   |                     |        |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------|-------------------|---------------------|--------|-------------|
| <div><div>E RILEY ASSOCIATES</div><div>CHARTERED SURVEYORS</div><div>5 PARKWOOD CLOSE</div><div>BROXBOURNE, HERTS</div><div>SG8 6JF</div><div>BR 01923 448 8000</div><div>02070001</div><div>GROUND FLOOR EXTENSION &amp; INTERNAL ALTERATION</div><div>TO CONSERVATION ROOF USING TO MAIN</div><div>ROOF SLOPES</div></div> | Project Address:  | 153 FARRANT AVENUE | Date:             | AUGUST 2026         | Scale: | 1:50 @ A3   |
|                                                                                                                                                                                                                                                                                                                              |                   | LONDON             |                   |                     |        |             |
|                                                                                                                                                                                                                                                                                                                              |                   | N22 6PG            |                   | CAD & Drawn by:     | BB     | Drawing No: |
|                                                                                                                                                                                                                                                                                                                              | ER                | Client:            | MR FELIA SAMU     | Drawn & Checked by: | ER     |             |
| Project Title:                                                                                                                                                                                                                                                                                                               | PROPOSED DETAIL 3 | File name:         | T & B August 2026 |                     |        | 17/19       |

|                               |                 |
|-------------------------------|-----------------|
| GENERAL PERMITTED DEVELOPMENT |                 |
| Date: AUGUST 2026             | Scale: 1:50 @A3 |
| CAD & Drawn by: BB            | Drawing No:     |
| Drawn & Checked by: ER        | <b>17/19</b>    |
| File name: T & B August 2026  |                 |

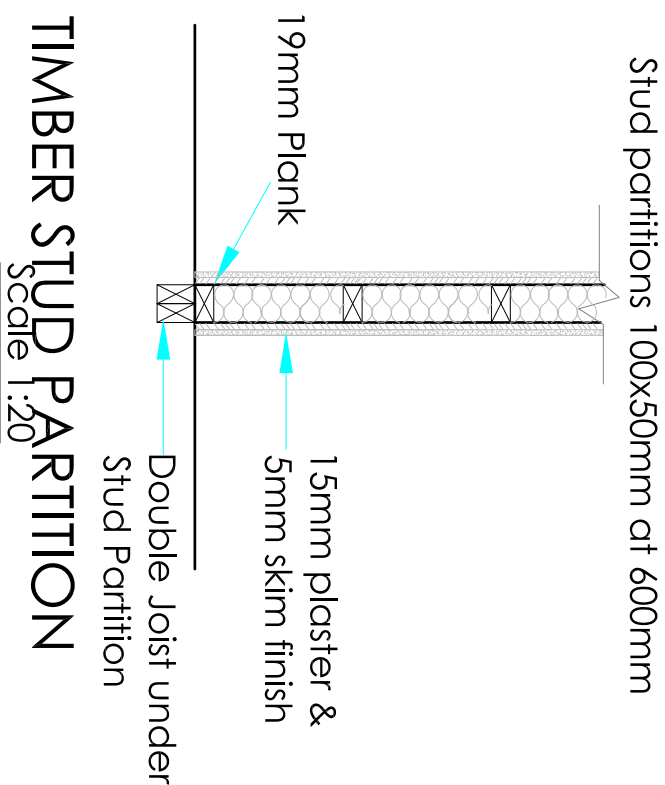


SCALE 1:50 @ A3



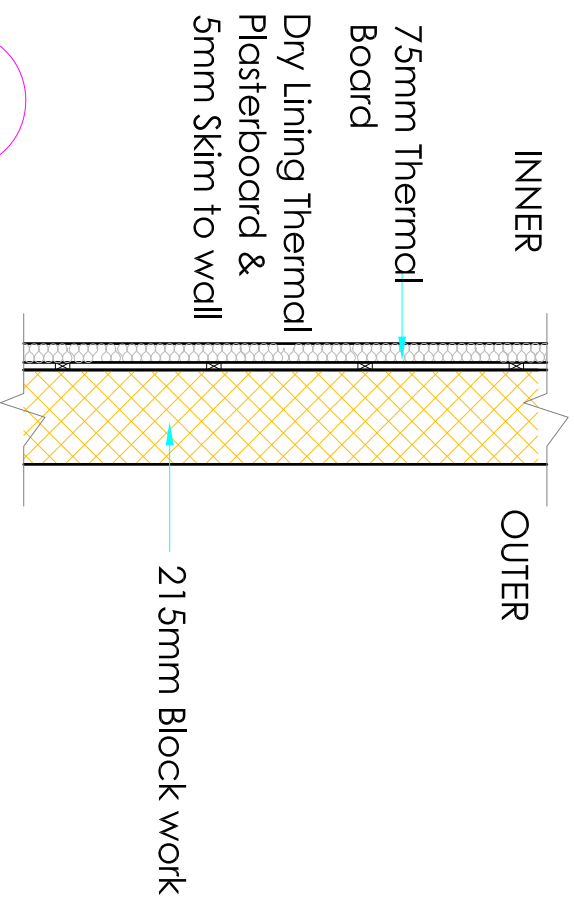
# Timber Frame Stud Partition

Scale 1:20

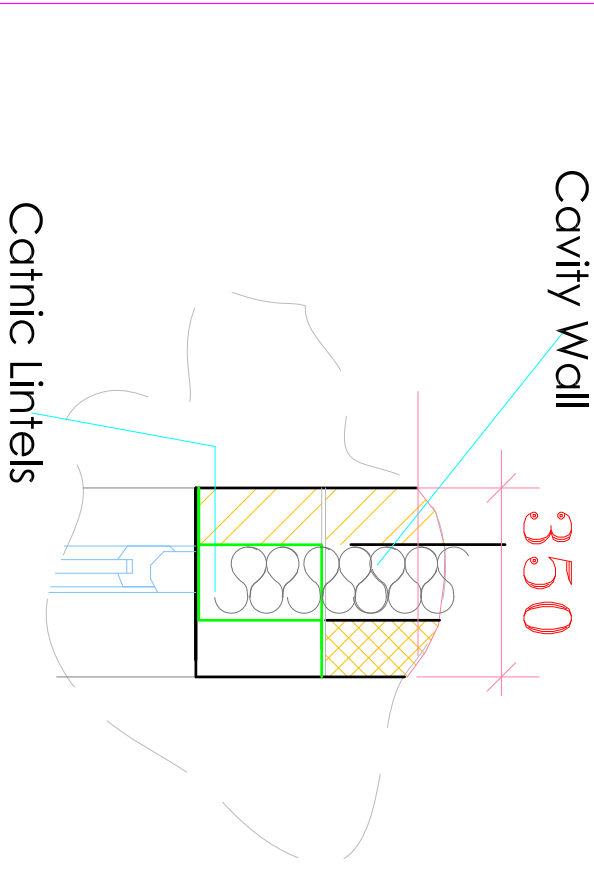
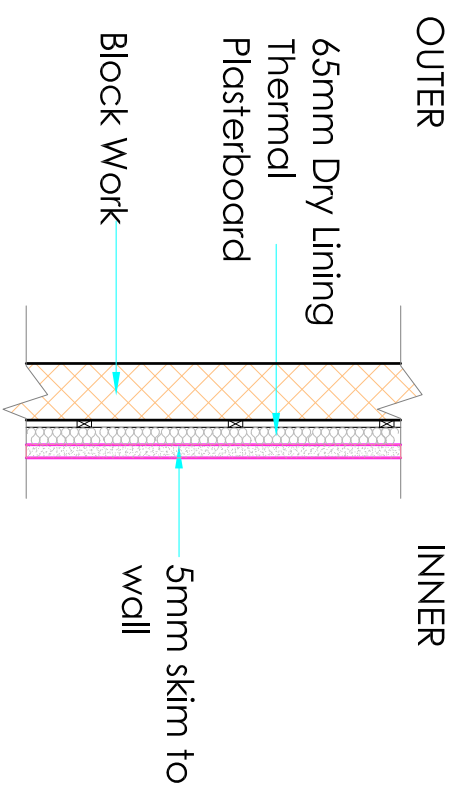


# TIMBER STUD PARTITION

Scale 1:20



## G' BLOCK WORK WITH DRY LINING DETAIL



## Cavity Wall

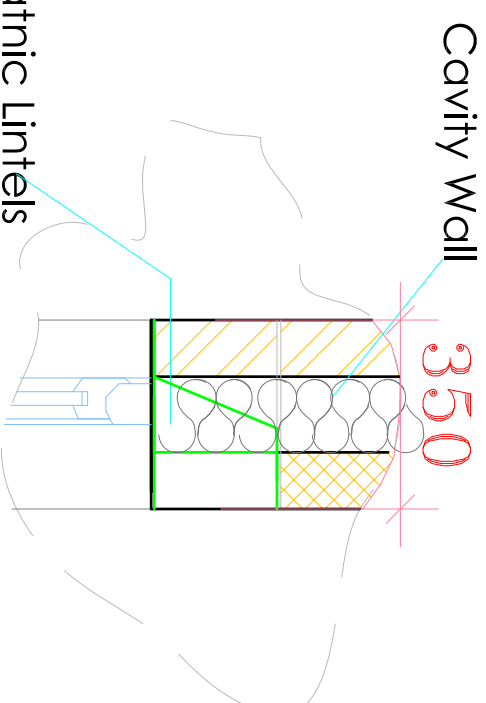
# Catnic Lintels

Solid Block

work

## Insulated detail for Lintels type CN71

## Lintels type CN71



## Cavity Wall

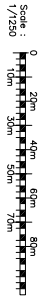
## Catnic Lintels

\* Catnic Open back Standard  
Cavity Wall Heavy Duty Catnic Lintel

# TYPICAL LINTELS DETAILS

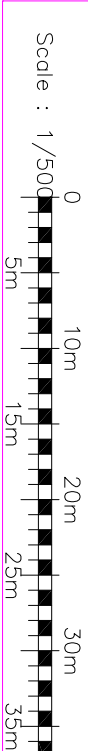
Scale 1:20

|                                                                                              |  |  |  |                                                                                                                                                            |  |  |  |                                                                               |  |  |  |                                         |  |                        |  |
|----------------------------------------------------------------------------------------------|--|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-------------------------------------------------------------------------------|--|--|--|-----------------------------------------|--|------------------------|--|
| 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>BROOKBOURN, HERTFORDSHIRE, EN10 7PF<br>BR<br>01929 445 880    Mobile 07926 035 026 |  |  |  | Project Address: <b>153 FARRANT AVENUE</b><br><b>LONDON</b><br><b>N22 6PG</b> |  |  |  | Date: <b>AUGUST 2026</b>                |  | Scale: <b>1:50 @A3</b> |  |
| Ref: <b>Revision</b>                                                                         |  |  |  | <b>Date</b>                                                                                                                                                |  |  |  | <b>By</b>                                                                     |  |  |  | Drawing No:                             |  |                        |  |
| 1                                                                                            |  |  |  | Comment & Updated                                                                                                                                          |  |  |  | SEP 2026                                                                      |  |  |  | Drawn & Checked by: <b>ER</b>           |  |                        |  |
| Project title: <b>LOFT CONVERSION AND INSTALLATION OF ROOF SLOPES</b>                        |  |  |  | Client: <b>MR FELIA SANU</b>                                                                                                                               |  |  |  | Drawing title: <b>PROPOSED DETAIL 3</b>                                       |  |  |  | File name: <b>T &amp; B August 2026</b> |  |                        |  |
|                                                                                              |  |  |  |                                                                                                                                                            |  |  |  |                                                                               |  |  |  | <b>18/19</b>                            |  |                        |  |



Location Plan 1:1250

SCALE 1:1250



SCALE 1:500

| ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS |                   |          |    | E RILEY ASSOCIATES                                        |  | Project Address: 153 FARRANT AVENUE LONDON N22 6PG |  | Date: 11/250 & 1:500 @A3     |  |
|----------------------------------------------------------------------------------------------|-------------------|----------|----|-----------------------------------------------------------|--|----------------------------------------------------|--|------------------------------|--|
| Ref.                                                                                         | Revision          | Date     | By | CHARTERED SURVEYORS                                       |  | Client: MR FELIA SANU                              |  | CAD & Drawn by: BB           |  |
| 1                                                                                            | Comment & Updated | Sep 2026 | ER | BROXBORNE, HERTFORDSHIRE EN10 7PF                         |  | Drawing title: OS MAP                              |  | Drawn & Checked by: ER       |  |
|                                                                                              |                   |          |    | Tel: 01992 445 880, Mobile 07998 030 096                  |  |                                                    |  | File name: T & B August 2026 |  |
|                                                                                              |                   |          |    | GROUND FLOOR EXTENSION & INTERNAL ALTERATION              |  |                                                    |  | 19/19                        |  |
|                                                                                              |                   |          |    | Project title: CONSERVATION & INSTALLATION OF ROOF SLOPES |  |                                                    |  |                              |  |
|                                                                                              |                   |          |    | COP-RIGHT                                                 |  |                                                    |  |                              |  |