

1. COPYRIGHT:
This drawing is the copyright of M. Dhajal & Associates Limited and reproduction without prior consent is expressly forbidden.

2. GENERAL:
(a) This drawing is produced for Planning purposes only if's use for any other purpose is with discretion. No work should commence until all approvals are in place.

(b) All dimensions and suitability of existing affected wall, lintels, beams and foundations to be checked on site prior to commencement of any works.

3. Materials detrimental to the environment are not to be used.

4. All dimensions are in millimetres unless otherwise specified.

5. The PARTY WALL etc ACT 1996.

6. The client is required to serve written notice to the adjoining neighbouring properties of your intention to carry out work to party walls etc. or any excavations.

7. BUILDING OVER SEWERS
Not applicable to this project!

8. Downer to be tied in plain concrete ties. Colour to match existing.

9. Flat roof to be warm deck with 3 layer felt system and covered with reflective stone chippings.

10. Provide smoke detectors at all landings.

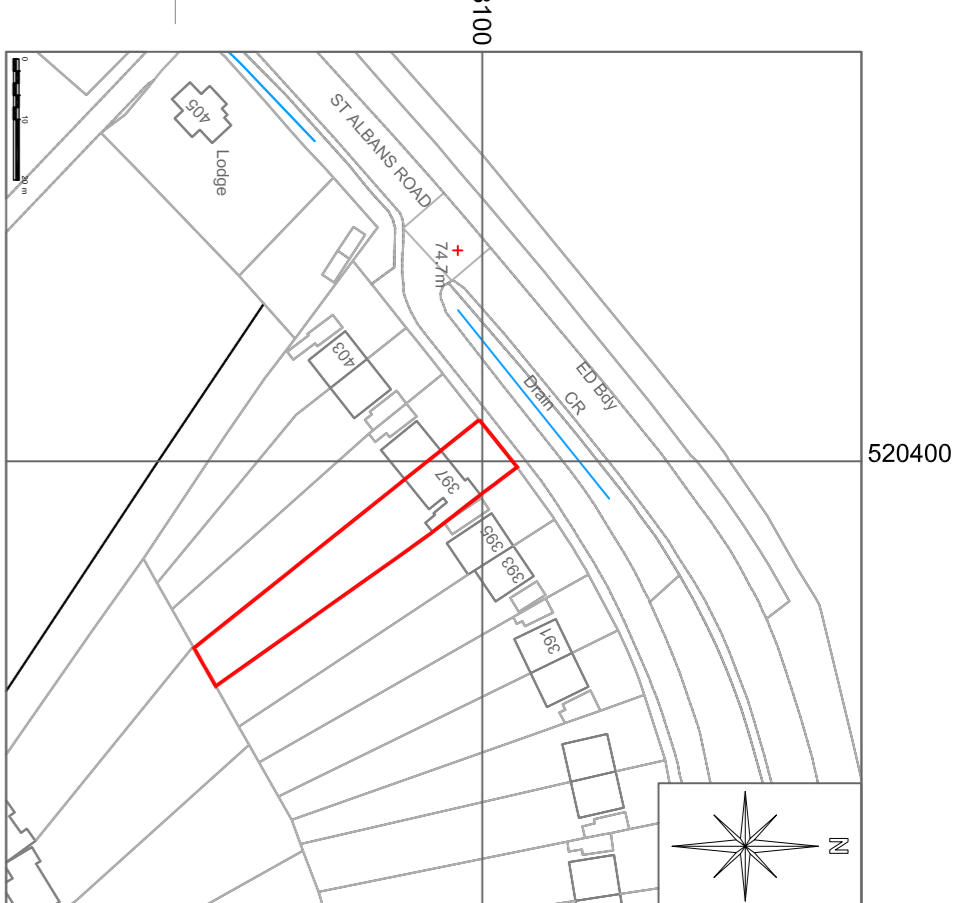
11. All doors to stairs & passage to be fitted with self closing devices.

12. Second floor door to be 1/2hr. fire resisting self closing.

13. All new windows to be double glazed and to match existing and to comply with current Building regulations.

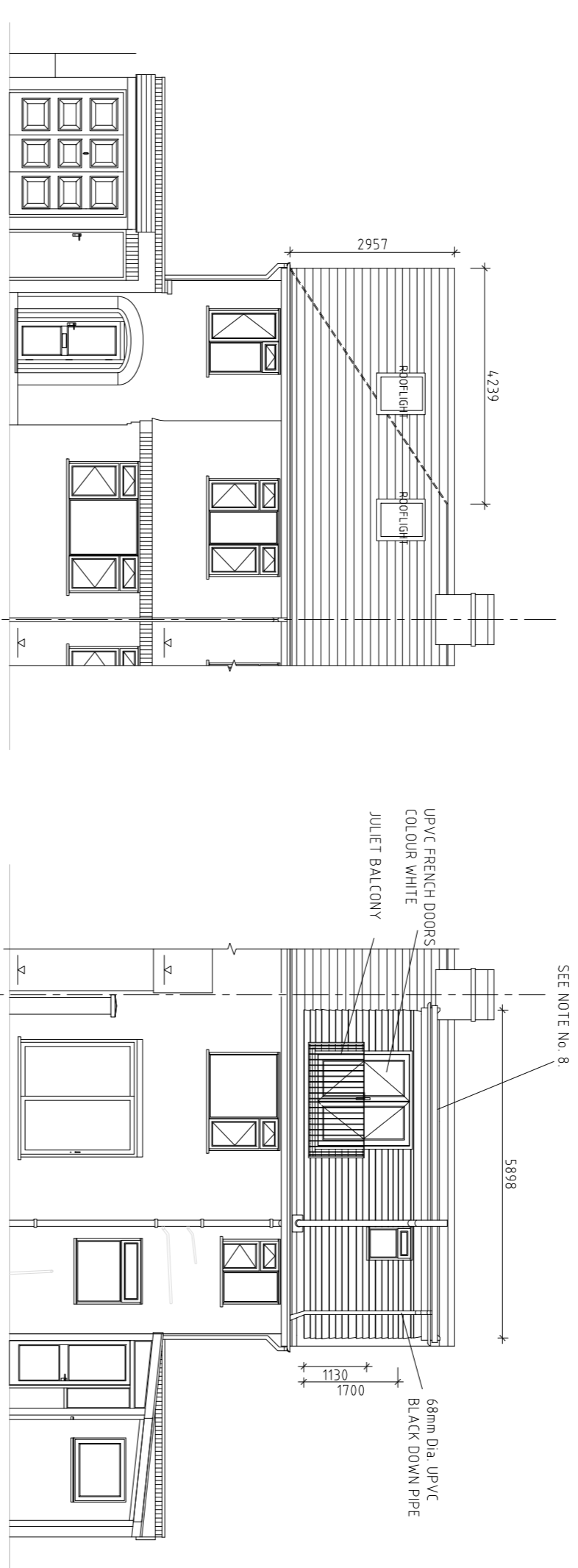
14. Windows to W.C. and Bath/Shower room to be obscure-glazed; any opening to be 17m above the floor.

15. All rainwater pipes and gutters to upvc colour black.

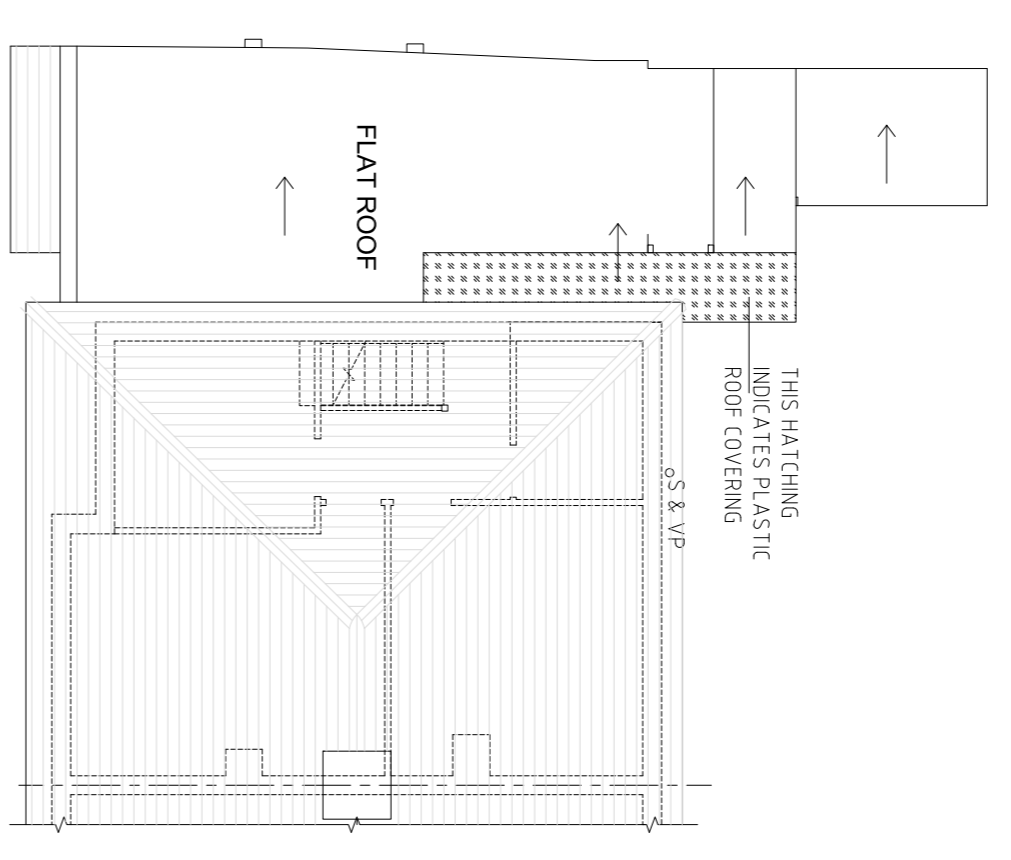


SITE LOCATION PLAN -
Scale 1:1250

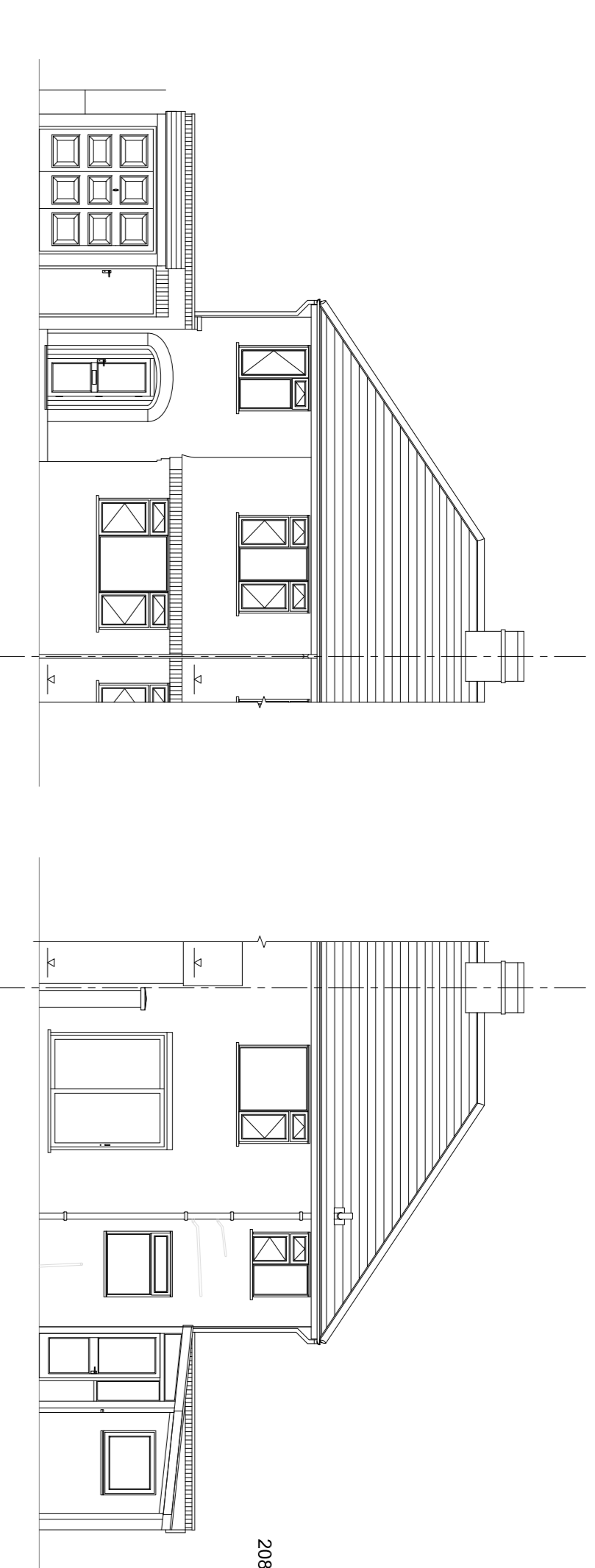
REAR ELEVATION -
EXISTING



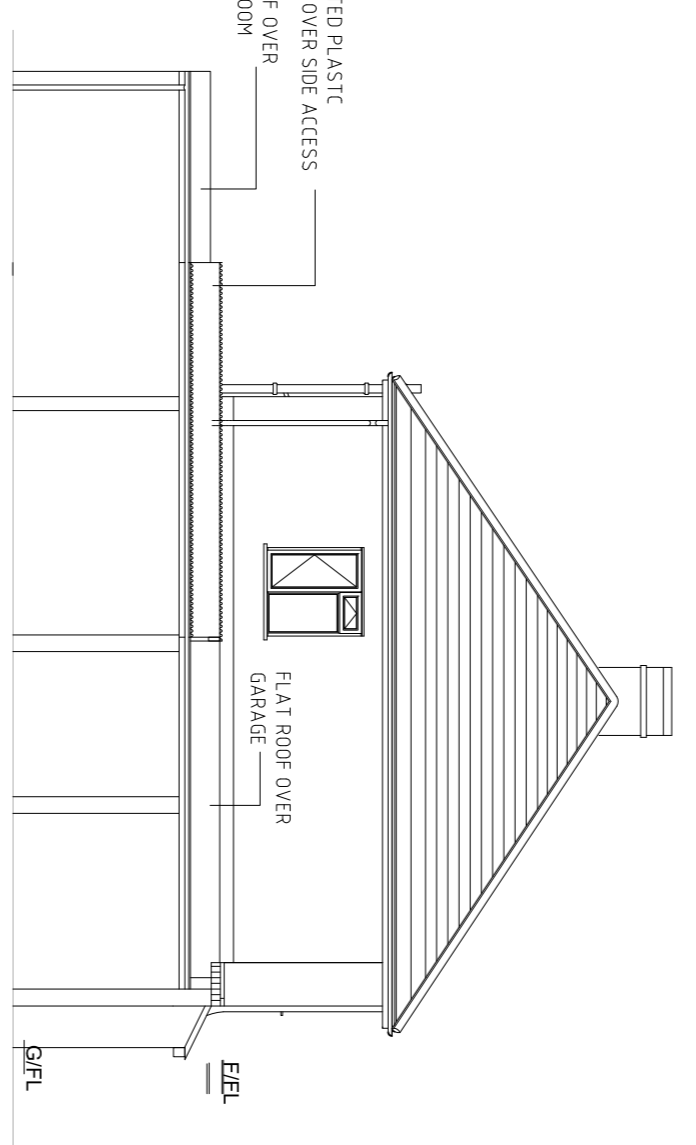
REAR ELEVATION -
PROPOSED Scale 1:100



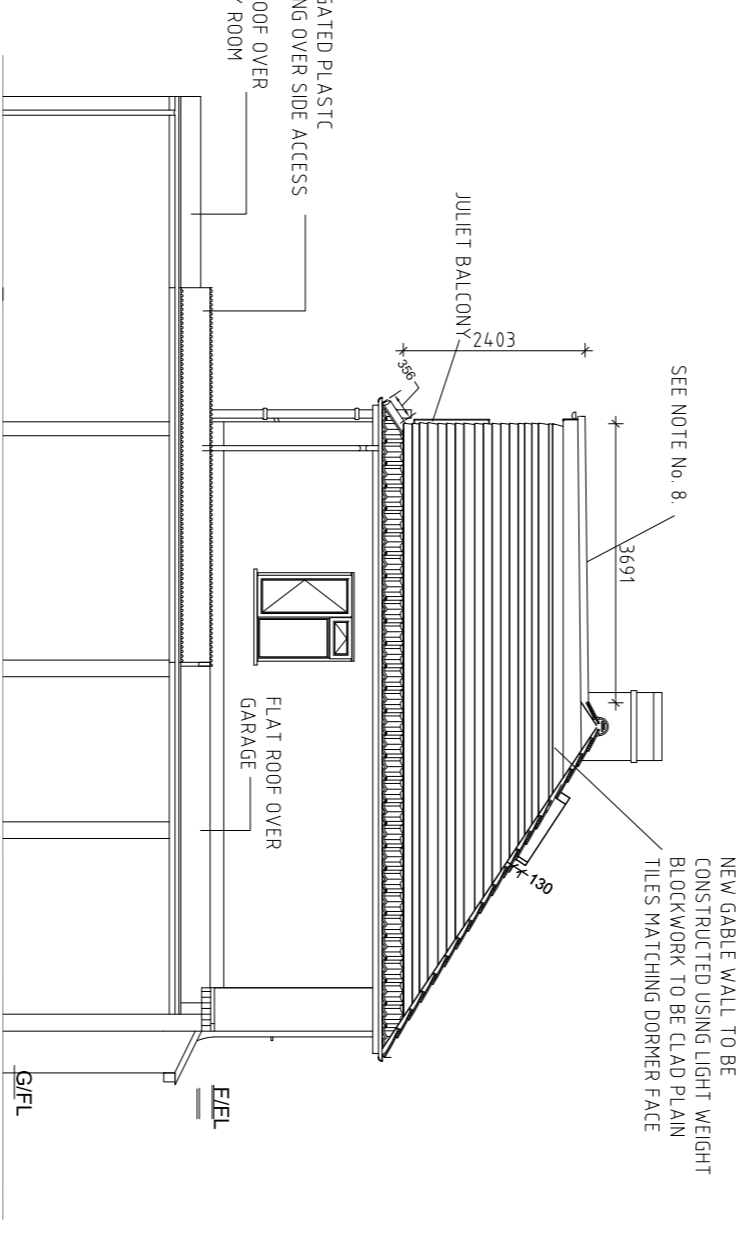
FRONT ELEVATION -
EXISTING



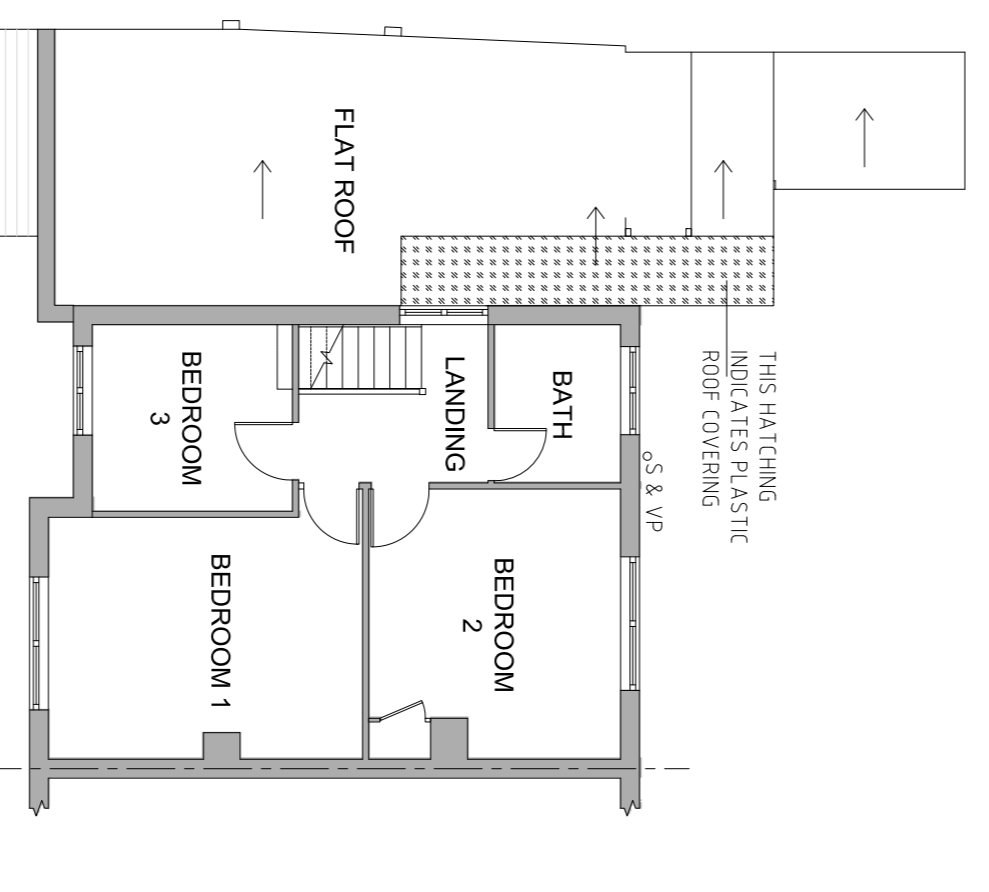
FRONT ELEVATION -
EXISTING



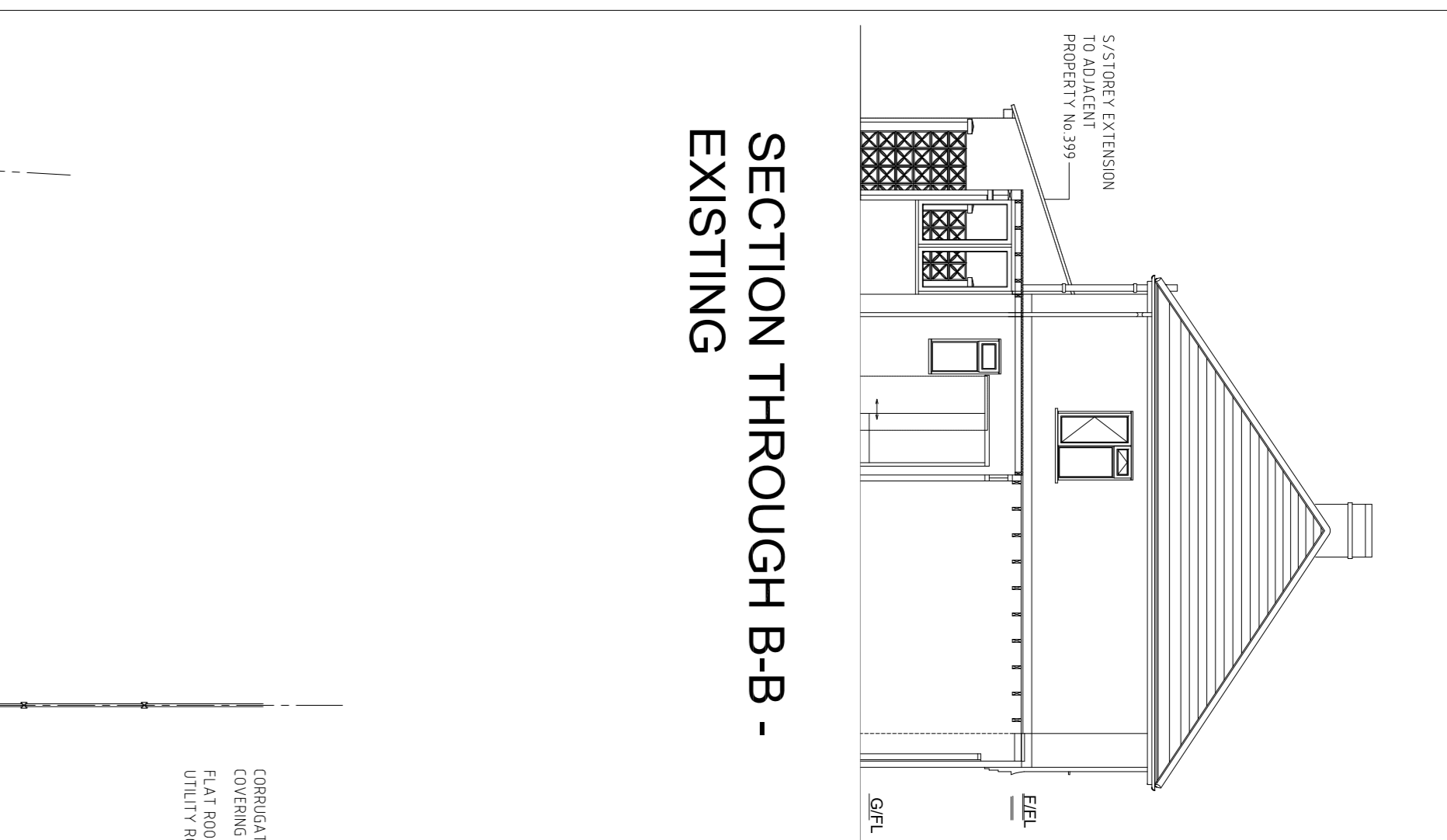
FRONT ELEVATION -
PROPOSED - Scale 1:100



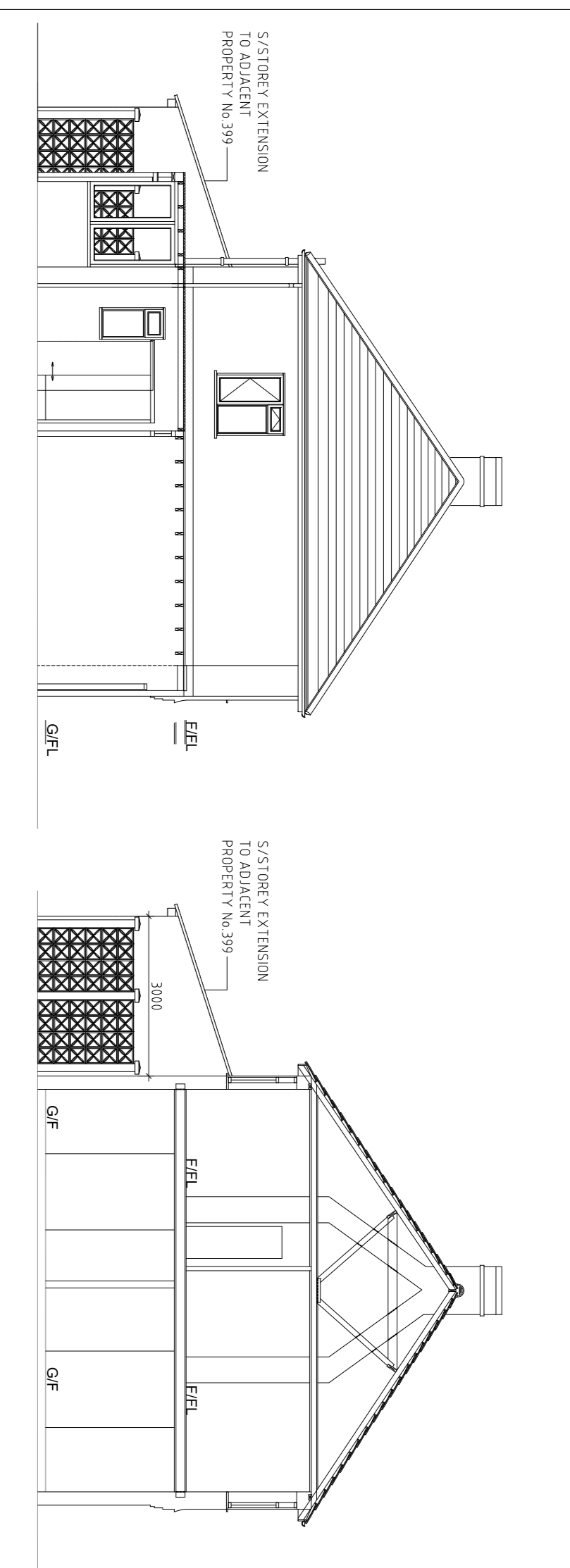
SIDE ELEVATION -
PROPOSED - Scale 1:100



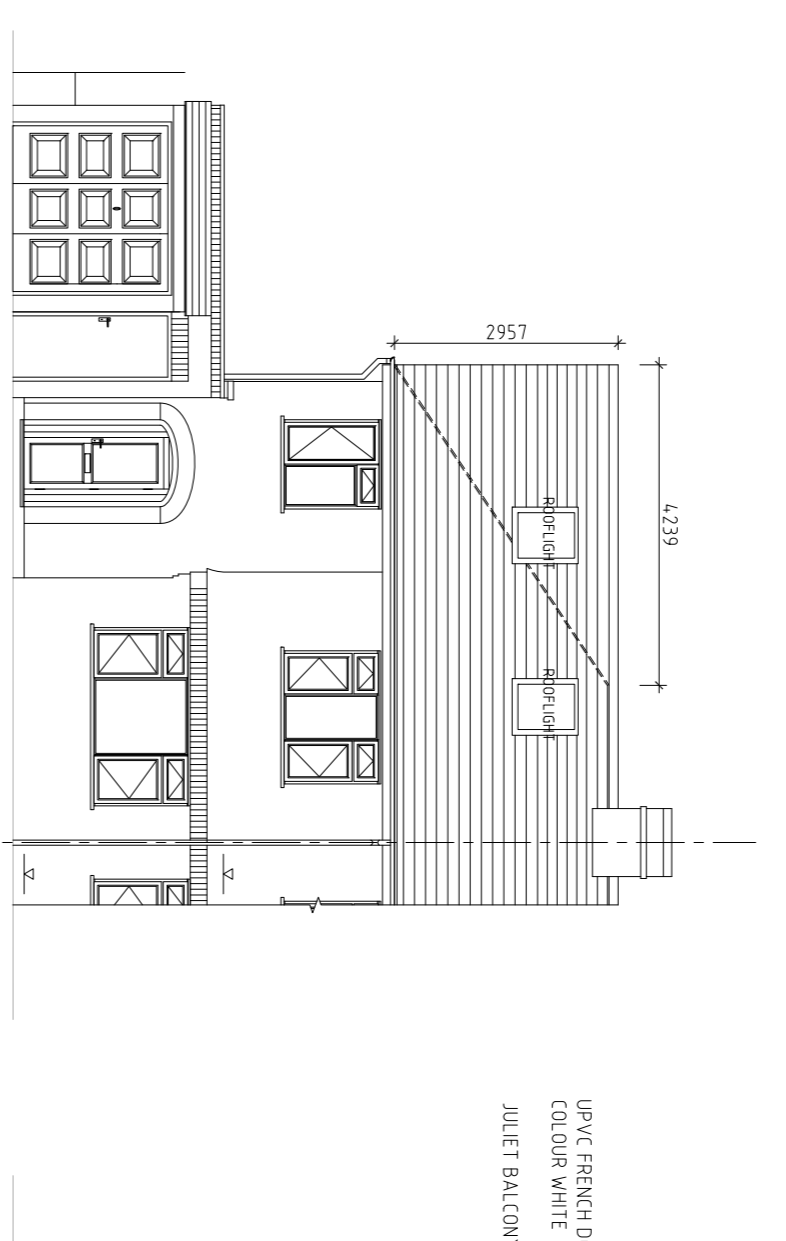
SIDE ELEVATION -
EXISTING



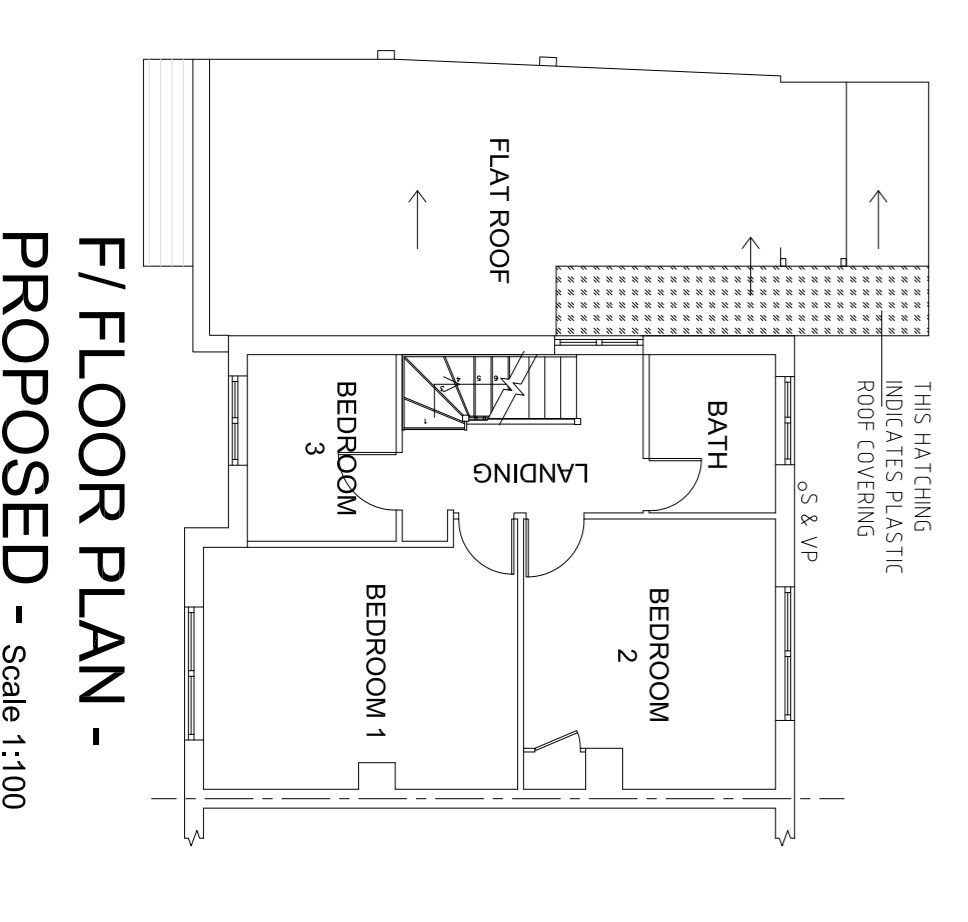
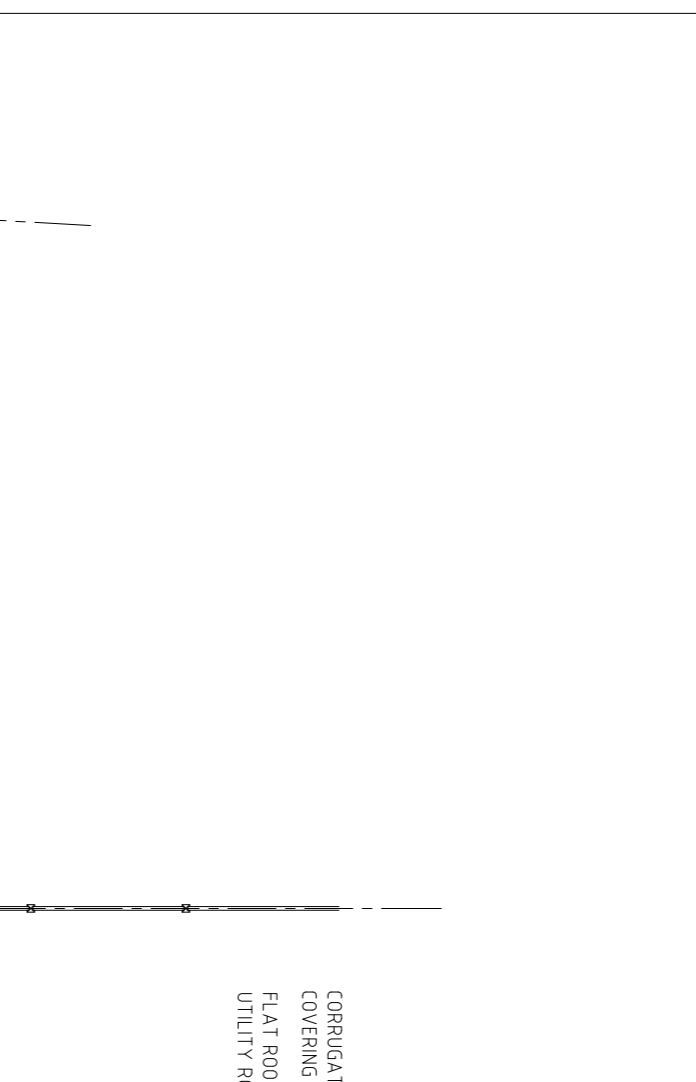
SECTION THROUGH B-B -
EXISTING



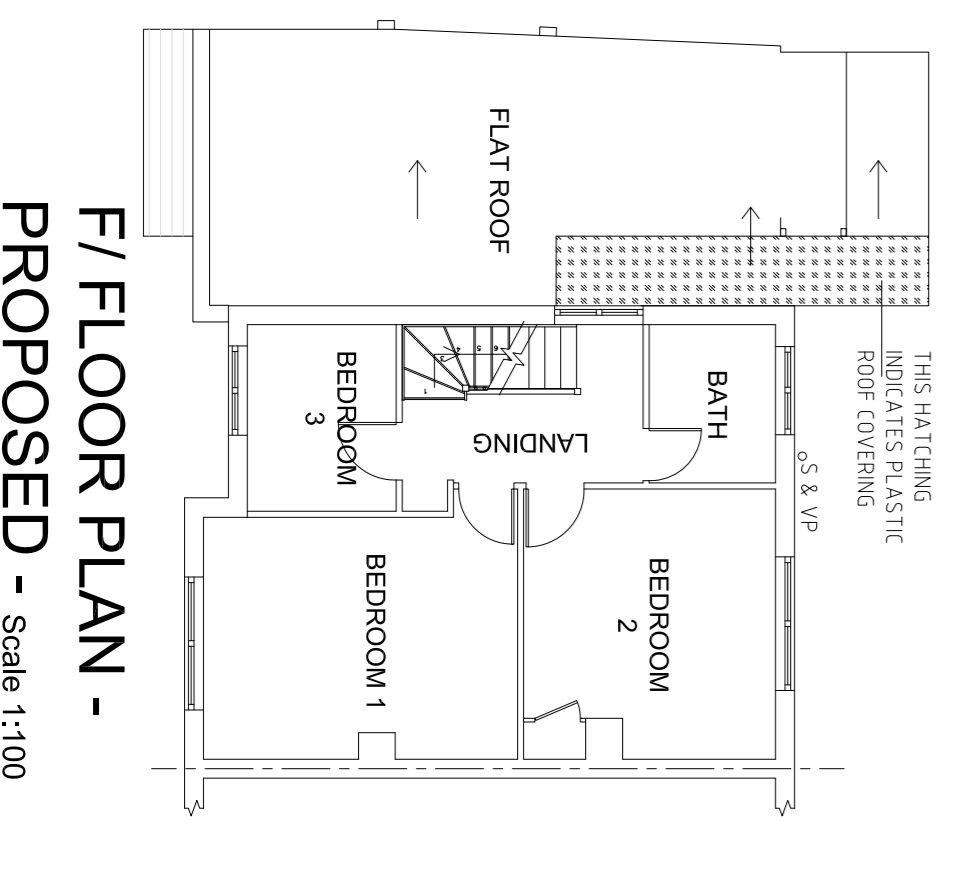
SECTION THROUGH A-A -
EXISTING



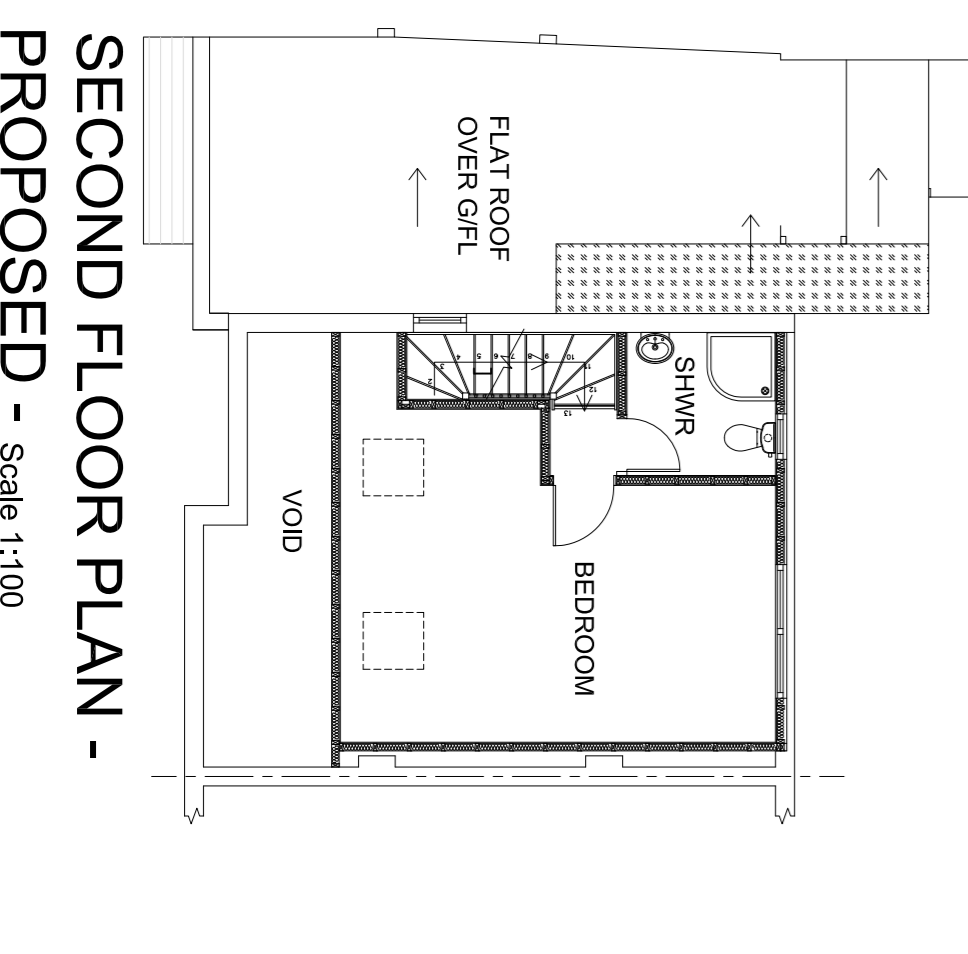
SIDE ELEVATION -
EXISTING



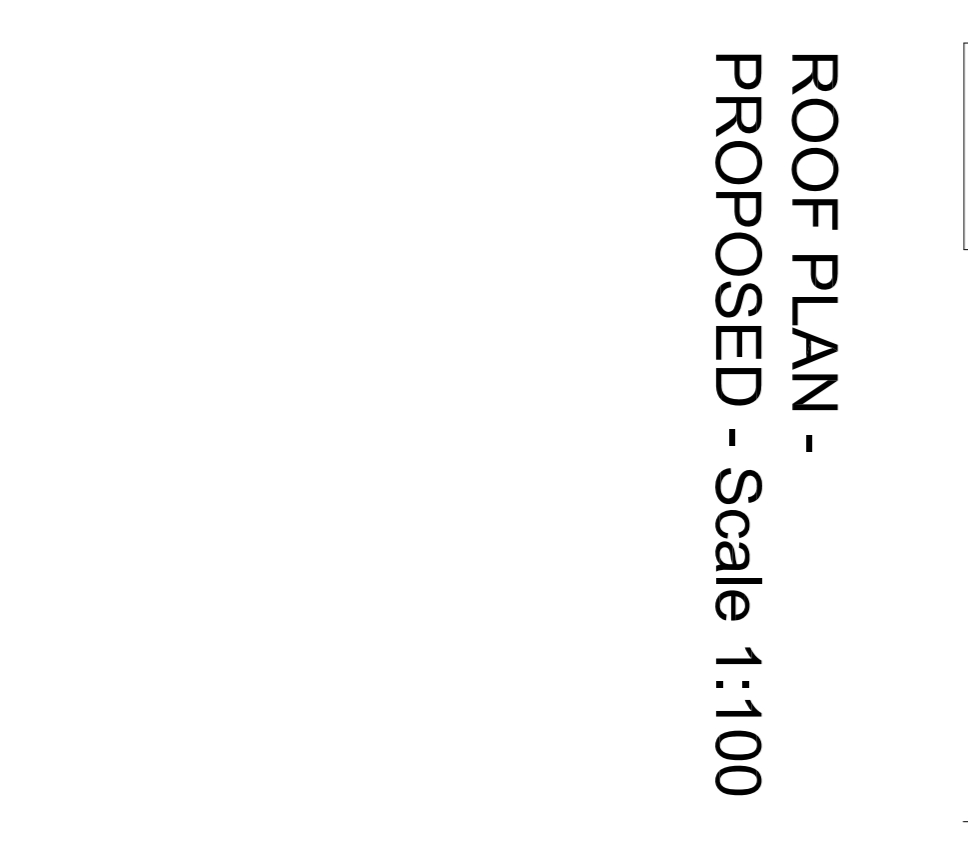
G/FLOOR / BLOCK PLAN -
EXISTING - Scale 1:100



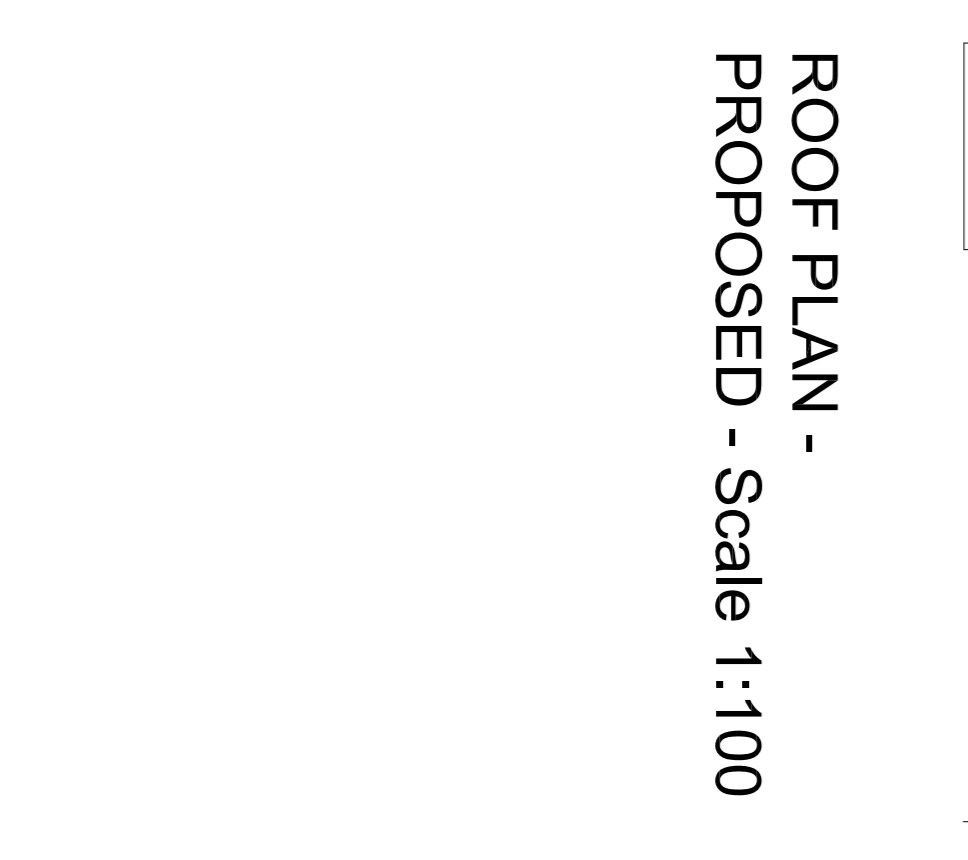
F/FLOOR PLAN -
EXISTING



SECOND FLOOR PLAN -
PROPOSED - Scale 1:100



ROOF PLAN -
PROPOSED - Scale 1:100



ROOF PLAN -
EXISTING

NEW STAIRCASE STYLE TO MATCH EXISTING STYLE.
WITH Min. 2000mm CLEAR HEAD ROOM
RISE = 201 Min.
GOING = 250 Min.
MAX PITCH = 42 Degrees.
HAND RAIL = 850mm ABOVE PITCH LINE & TO MATCH EXISTING MAIN STAIRS
GOING TAPERED = TO BE 50mm Min. AT NARROW END
SPINDLES = TO MATCH EXISTING MAIN STAIRS
STAIRCASE TO BE MANUFACTURED AND INSTALLED BY SPECIALIST AFTER SECOND FLOOR IS IN PLACE.



PROJECT:	LOFT CONVERSION – HIP TO GABLE AND 2ND ROOF LIGHTS TO FRONT ROOF SLOPE
TITLE:	EXISTING AND PROPOSED PLANS, ELEVATIONS, SECTIONS, OS PLAN & BLOCK PLAN
DATE:	04/2018
SCALE:	A1
PROJECT:	397 ST ALBANS ROAD WEST HATFIELD AL10 9RU
CLIENT:	M/DHAJAL AND ASSOCIATES LTD 9 Wellwood Road Goodmayes, Ilford, Essex IG3 8TR
CONTACT:	07568365345 EMAIL: MDASSOCIATESLIMITED@GMAIL.COM
PROJECT:	M/DHAJAL AND ASSOCIATES LTD

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