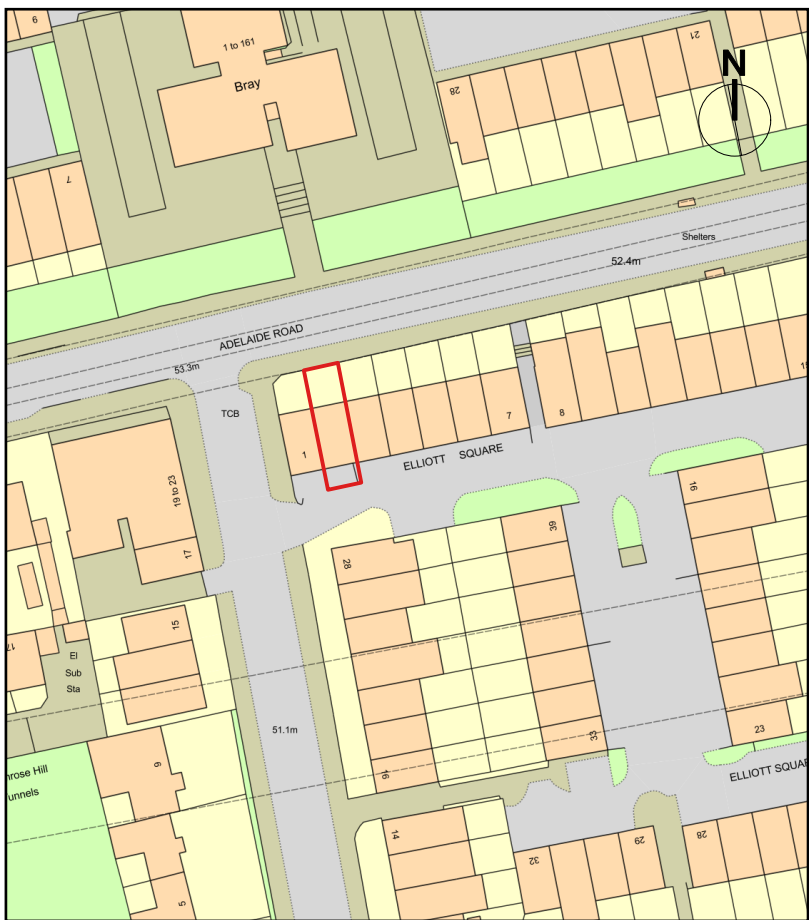




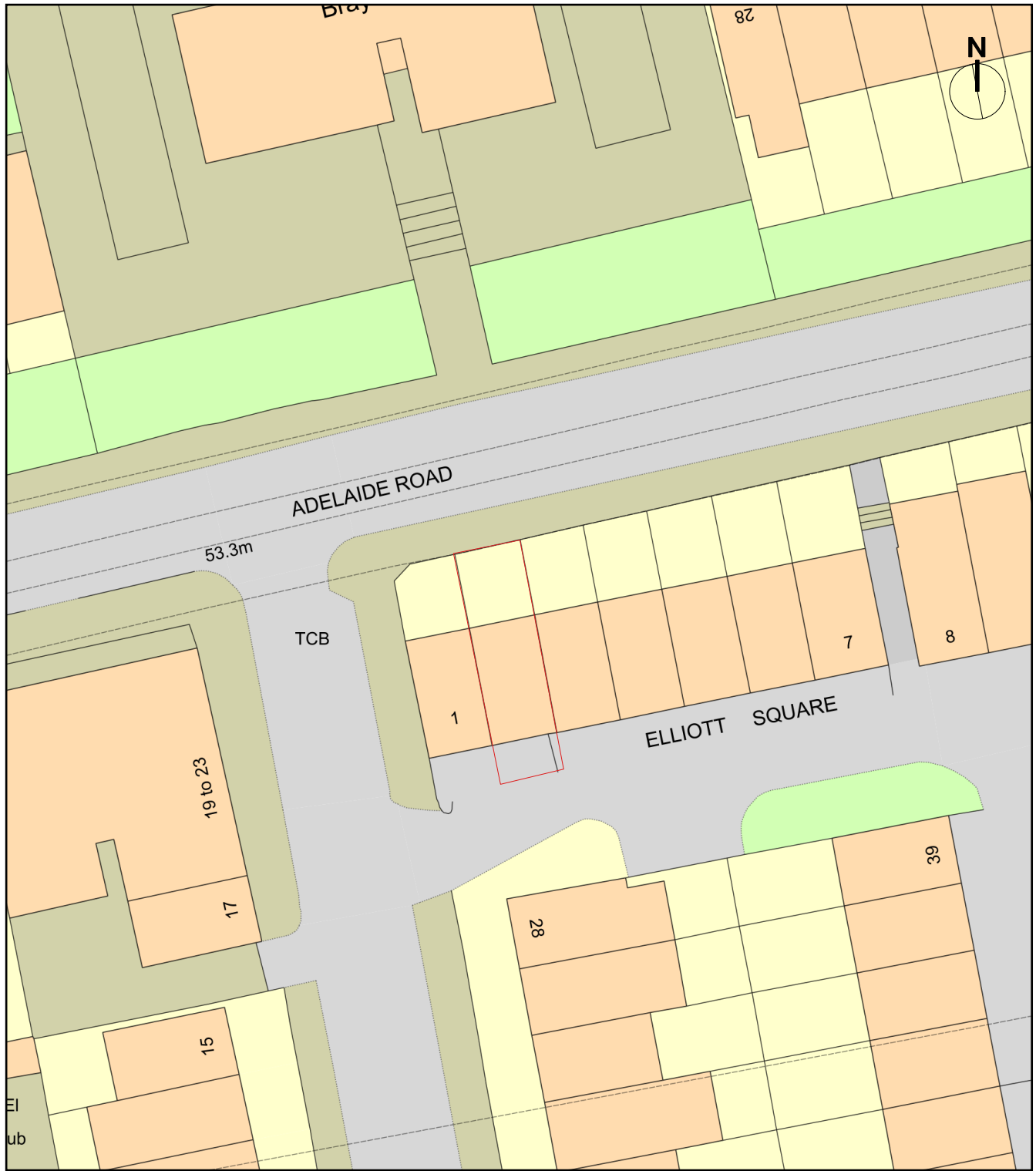
2 ELLIOT SQUARE, LONDON, NW3 3SU  
FRONT ELEVATION



2 ELLIOT SQUARE, LONDON, NW3 3SU  
REAR ELEVATION



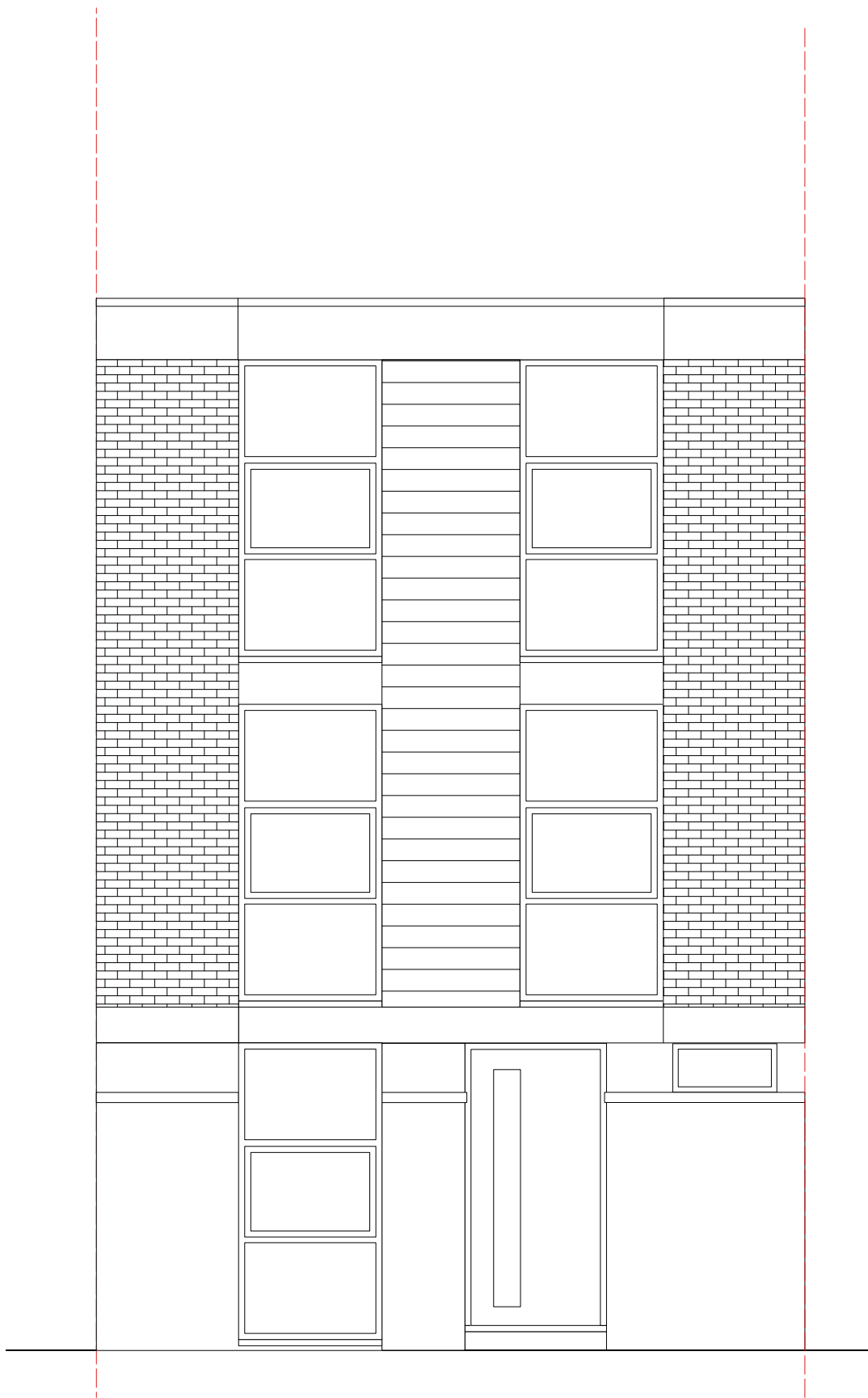
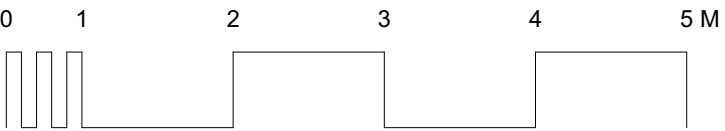
SITE LOCATION PLAN



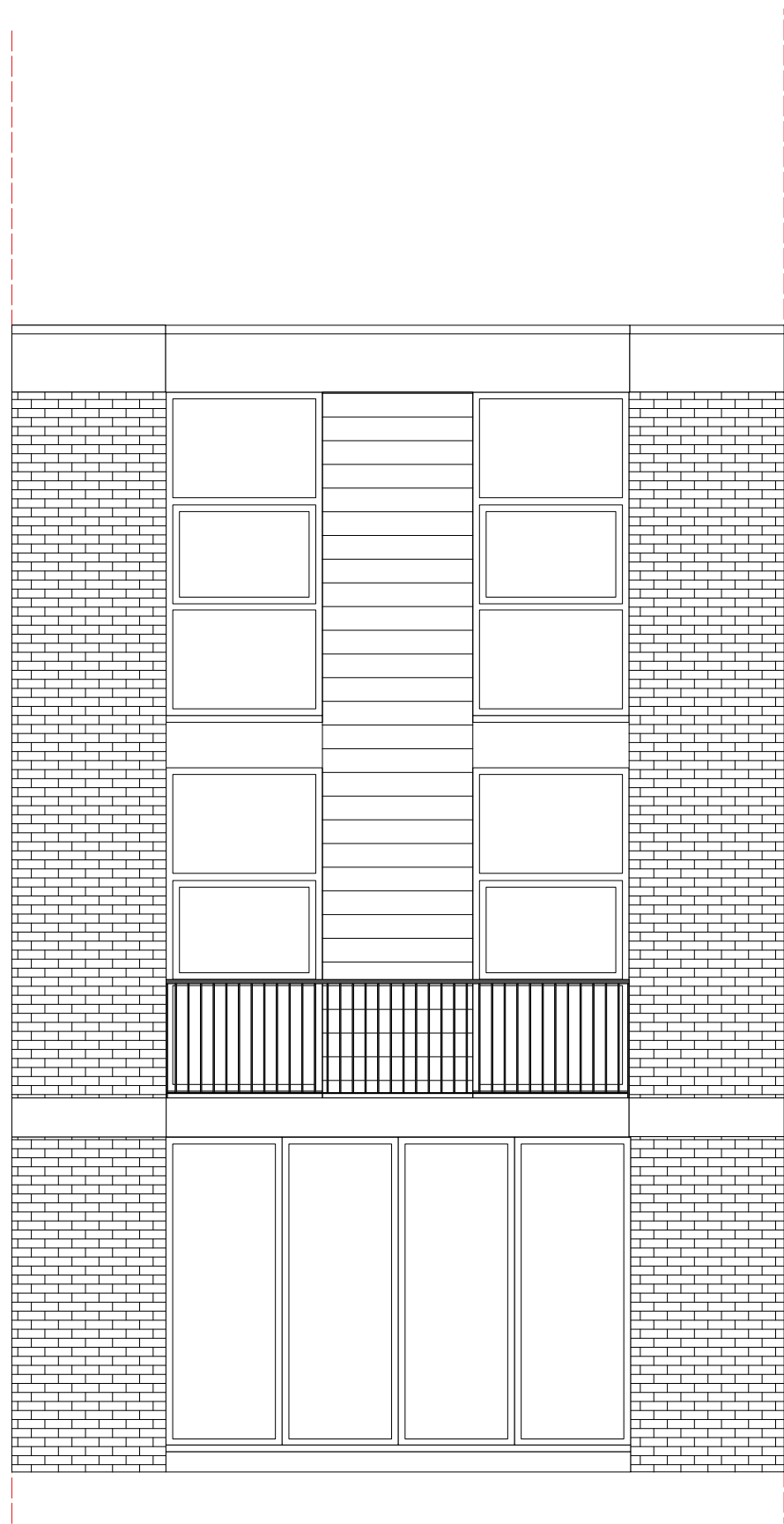
BLOCK PLAN

|  |                |               |          |
|--|----------------|---------------|----------|
| REVISION   | DATE           | REVISION NOTE | BY       |
|  |                |               |          |
| ISSUE  | DATE           | ISSUE NOTE    | BY       |
|  |                |               |          |
| NOTES  |                |               |          |
| PROJECT  |                |               |          |
| LOFT EXTENSION   |                |               |          |
| ADDRESS  |                |               |          |
| 2 ELLIOTT SQUARE   |                |               |          |
| LONDON NW3   |                |               |          |
| CLIENT   |                |               |          |
| MR S. GREEN  |                |               |          |
| DRAWING  |                |               |          |
| SITE LOCATION & BLOCK PLANS  |                |               |          |
| KA<br>DESIGNS  |                |               |          |
| 23 HASLEMERE AVENUE LONDON DN4 8EY T: 07778015851 E: INFO@KA-DESIGNS.CO.UK |                |               |          |
| PROJECT #  | E01/2024       | DWG STATUS    | PLANNING |
| DWG DATE   | 03/09/2024     | DWG #         |          |
| ORIGINAL SHEET SIZE  | ISO A1         | E01/2024/SITE |          |
| SCALE @ A1   | 1:1250 : 1:500 |               |          |
| DRAWN  | G.A.           | CHECKED       |          |

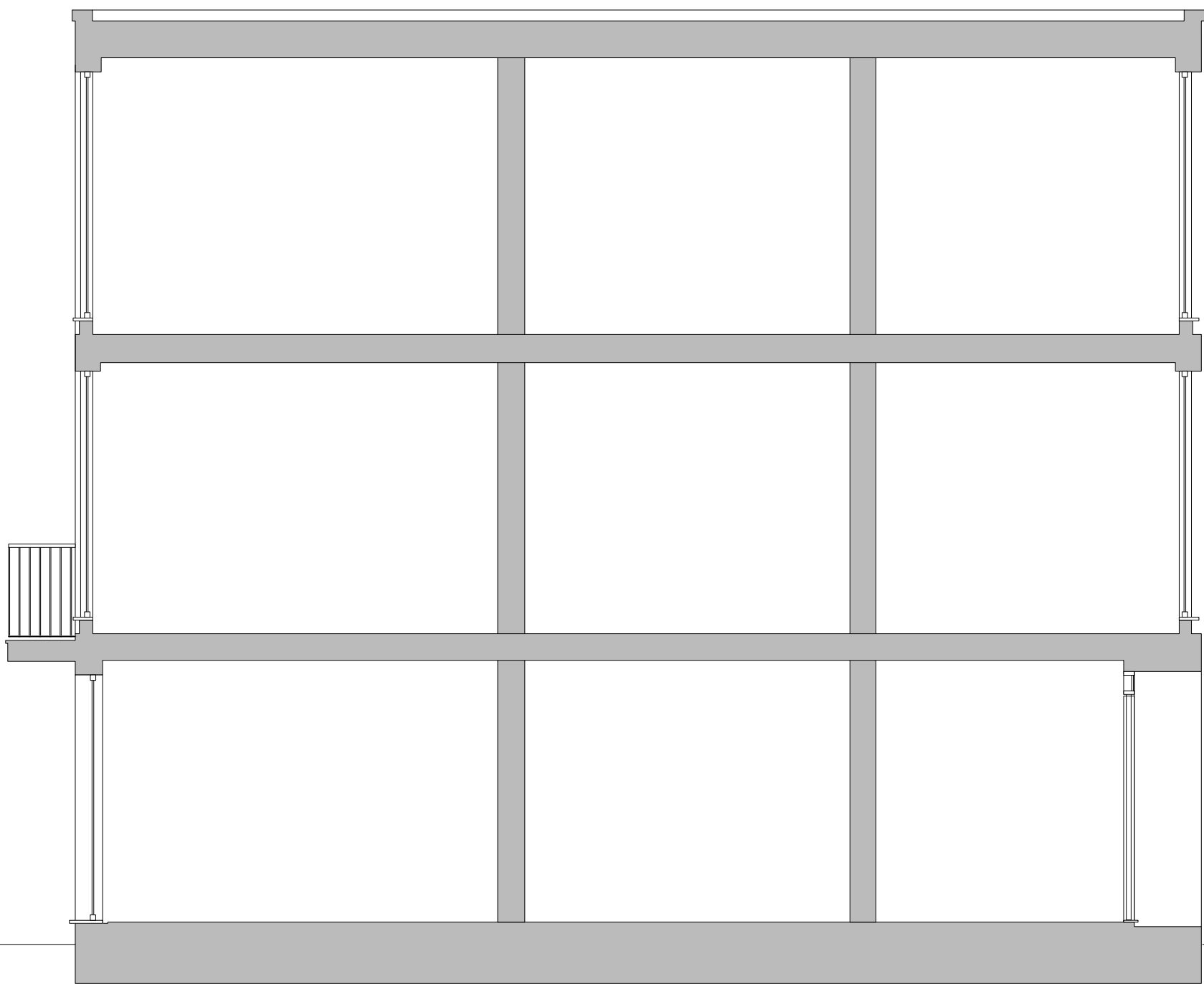




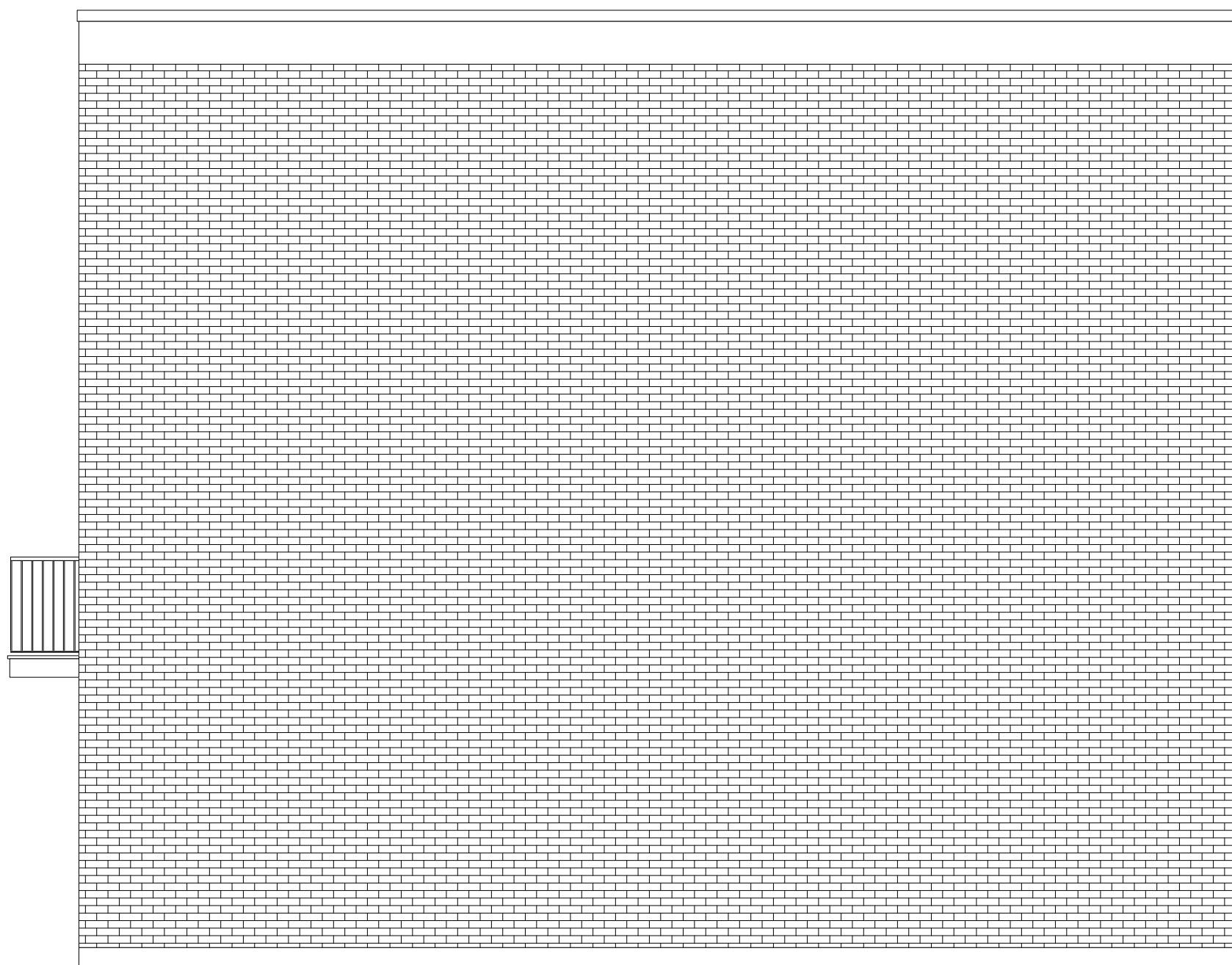
FRONT ELEVATION



REAR ELEVATION

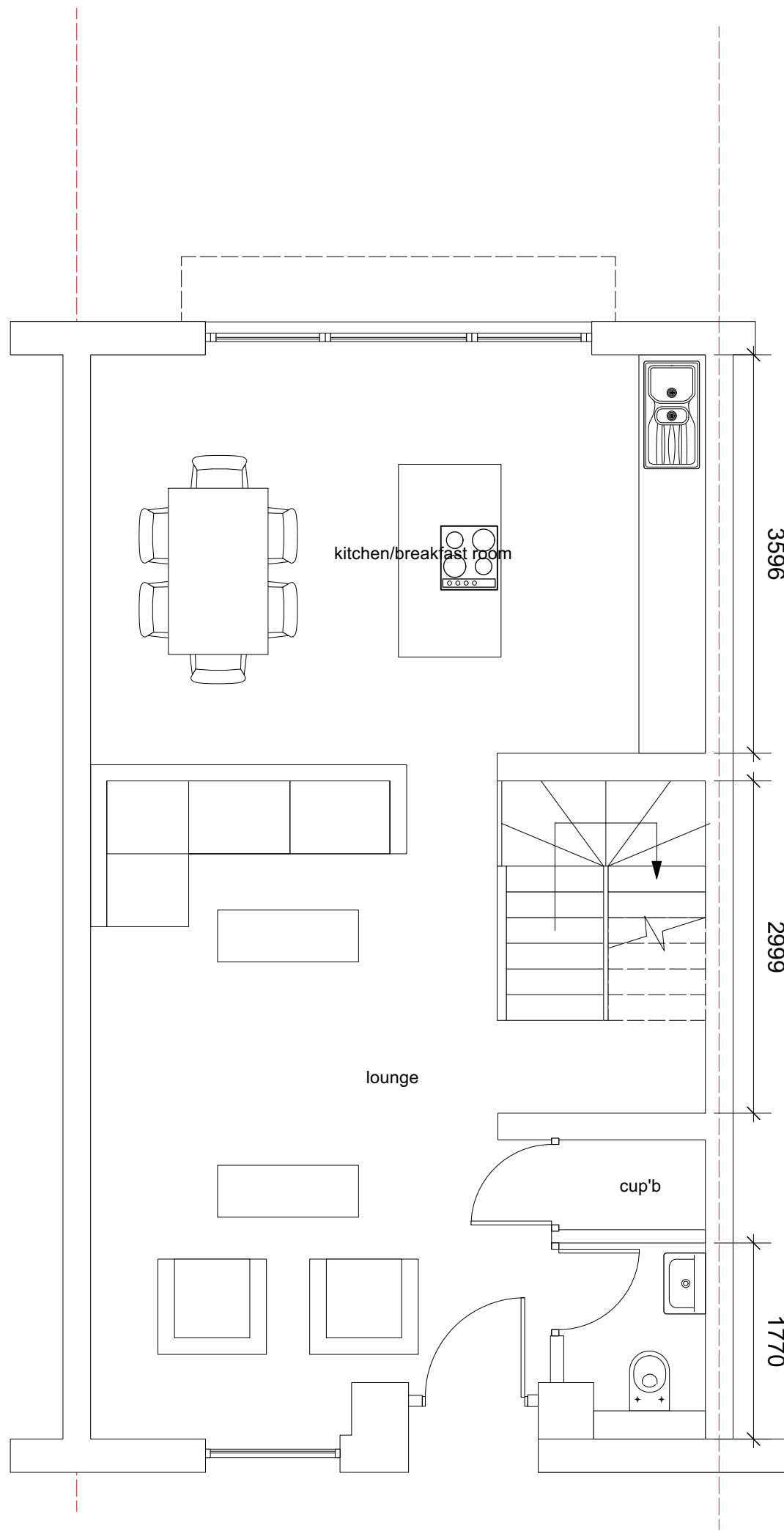
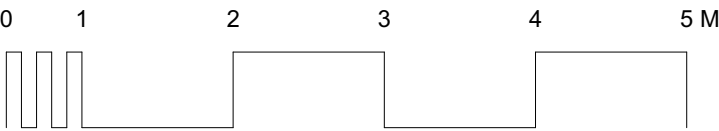


TYPICAL SECTION

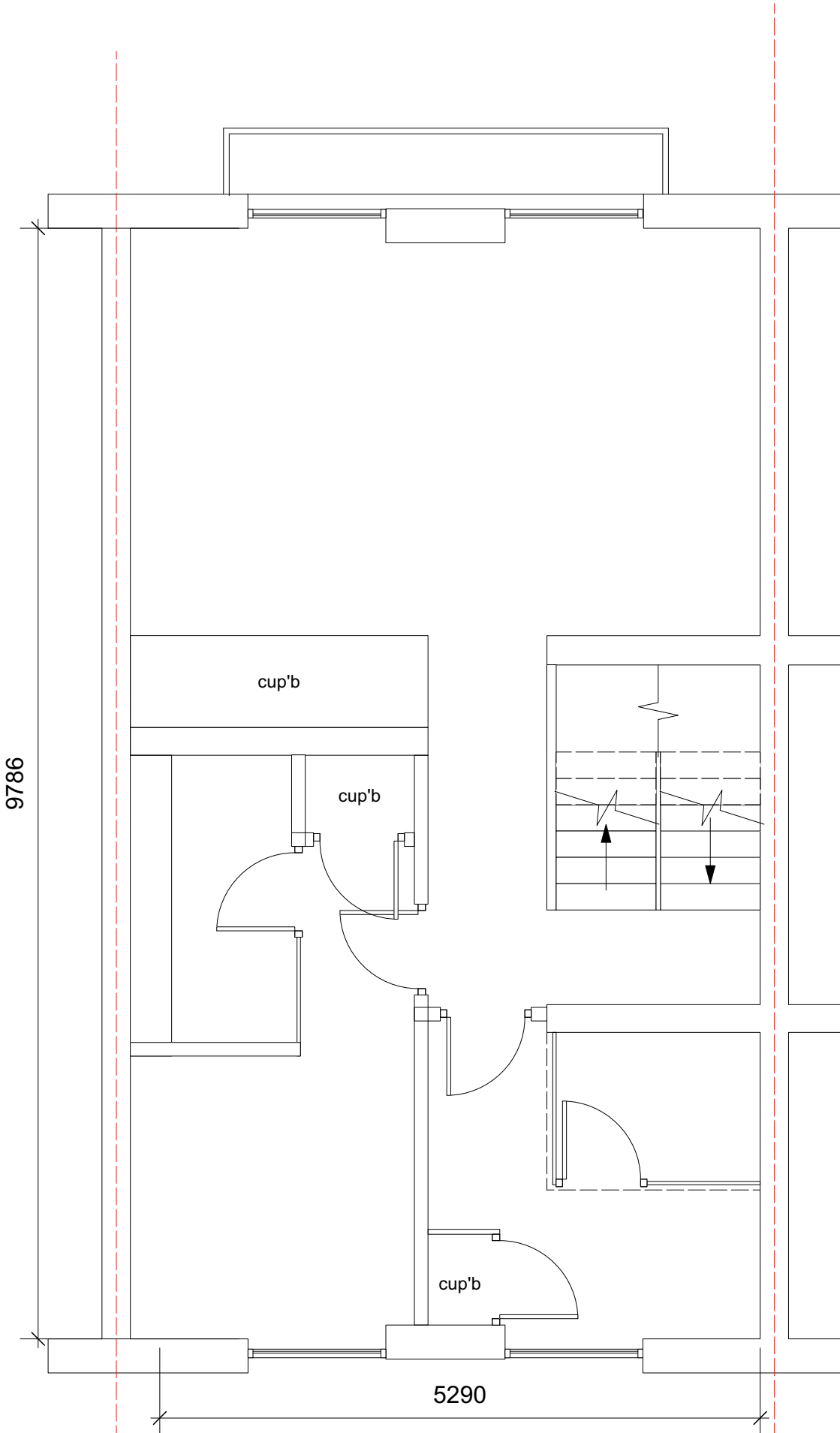


SIDE ELEVATION

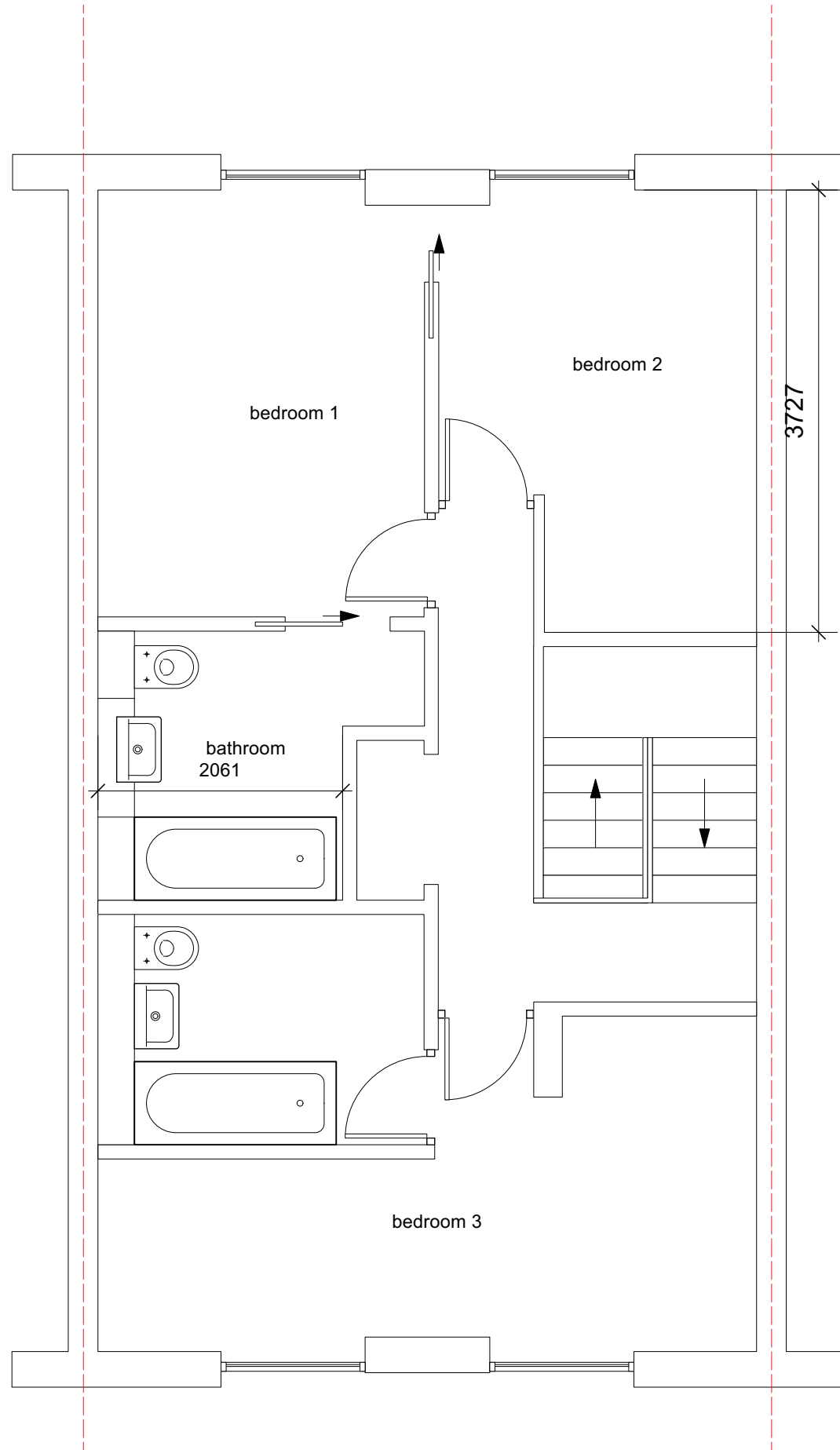
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|--|-----------------------|---------------|----------|
| REVISION   | DATE                  | REVISION NOTE | BY       |
| ISSUE  | DATE                  | ISSUE NOTE    | BY       |
| NOTES  |                       |               |          |
| PROJECT  |                       |               |          |
| LOFT EXTENSION   |                       |               |          |
| ADDRESS  |                       |               |          |
| 2 ELLIOTT SQUARE   |                       |               |          |
| LONDON NW3   |                       |               |          |
| CLIENT   |                       |               |          |
| MR S. GREEN  |                       |               |          |
| DRAWING  |                       |               |          |
| EXISTING ELEVATIONS  |                       |               |          |
| KA<br>DESIGNS  |                       |               |          |
| 23 HASLEMERE AVENUE LONDON DN4 8EY T: 07778015851 E: INFO@KA-DESIGNS.CO.UK |                       |               |          |
| PROJECT #  | E01/2024              | DWG STATUS    | PLANNING |
| DWG DATE   | 03/09/2024            | DWG #         |          |
| ORIGINAL SHEET SIZE  | ISO A1                | E01-2024-01   | REVISION |
| SCALE  | 1:50 @ A1: 1:100 @ A3 |               |          |
| DRAWN  | G.A.                  | CHECKED       | A3       |



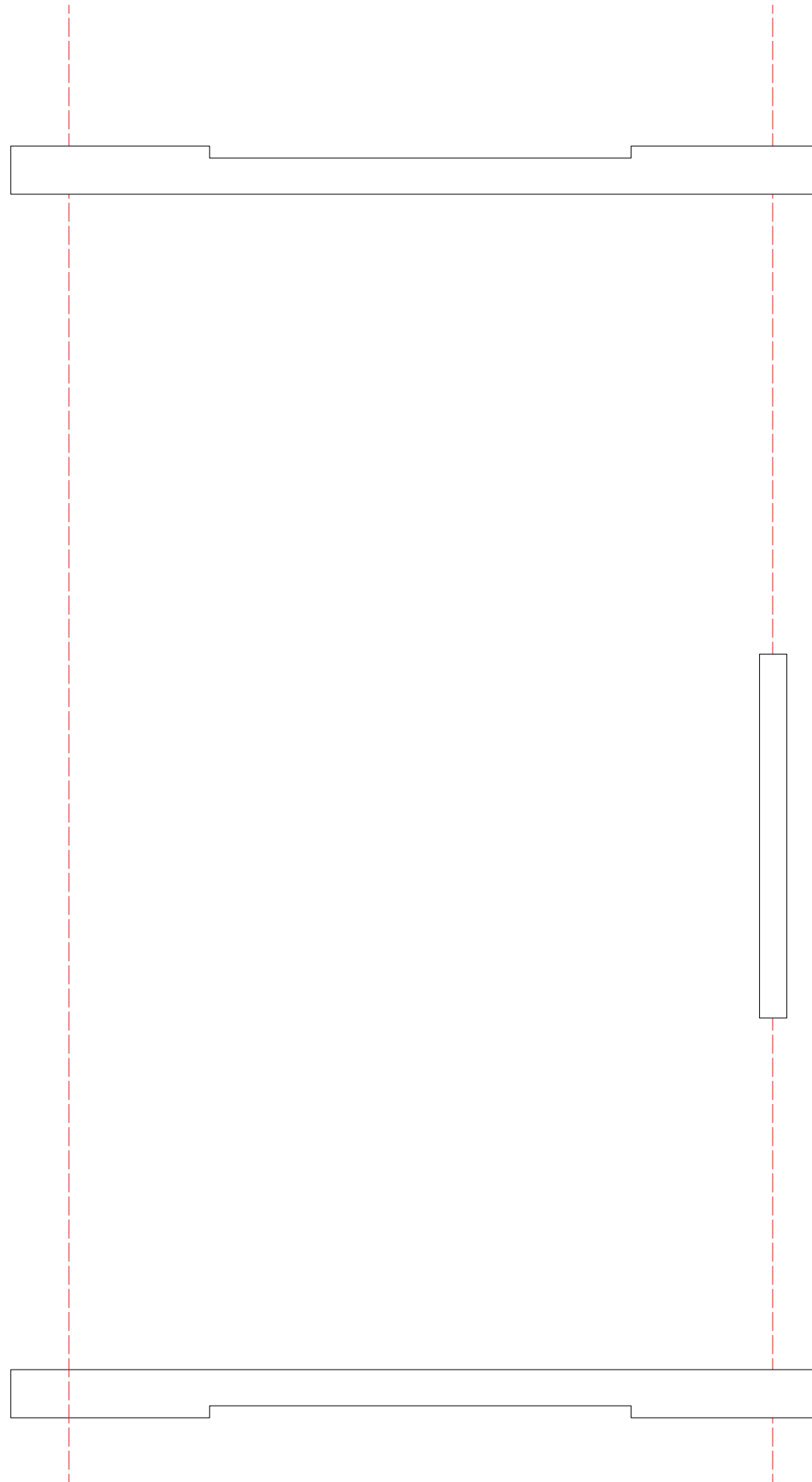
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF PLAN

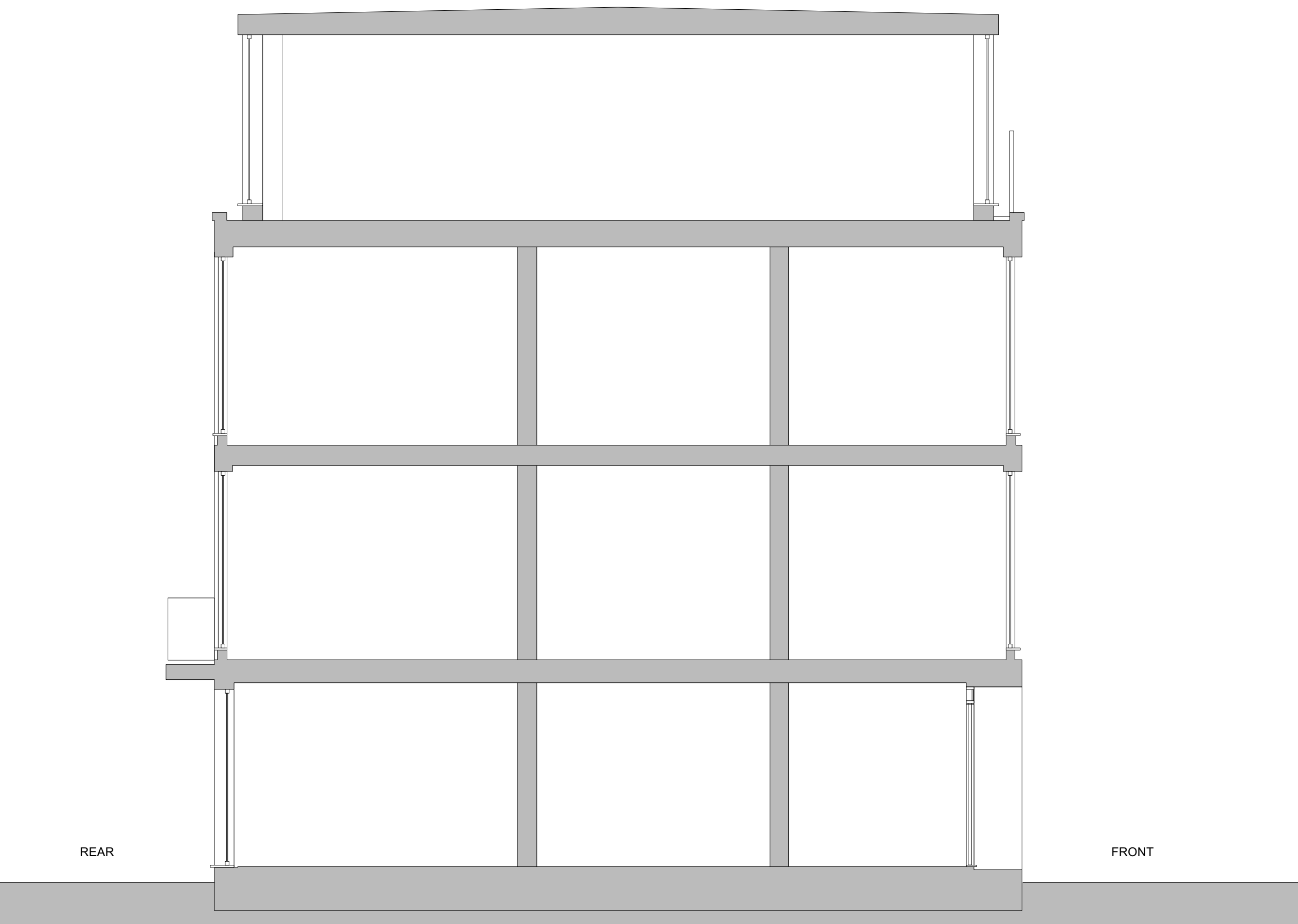
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|--|-----------------------|---------------|----------|
| REVISION   | DATE                  | REVISION NOTE | BY       |
| ISSUE  | DATE                  | ISSUE NOTE    | BY       |
| NOTES  |                       |               |          |
| PROJECT  |                       |               |          |
| LOFT EXTENSION   |                       |               |          |
| ADDRESS  |                       |               |          |
| 2 ELLIOTT SQUARE<br>LONDON NW3   |                       |               |          |
| CLIENT   |                       |               |          |
| MR S. GREEN  |                       |               |          |
| DRAWING  |                       |               |          |
| EXISTING PLANS   |                       |               |          |
| KA<br>DESIGNS  |                       |               |          |
| 23 HASLEMERE AVENUE LONDON DN4 8EY T: 07778015851 E: INFO@KA-DESIGNS.CO.UK |                       |               |          |
| PROJECT #  | E01/2024              | DWG STATUS    | PLANNING |
| DWG DATE   | 03/09/2024            | DWG #         |          |
| ORIGINAL SHEET SIZE  | ISO A1                | E01-2024-02   | REVISION |
| SCALE  | 1:50 @ A1: 1:100 @ A3 |               |          |
| DRAWN  | G.A.                  | CHECKED       | A3       |



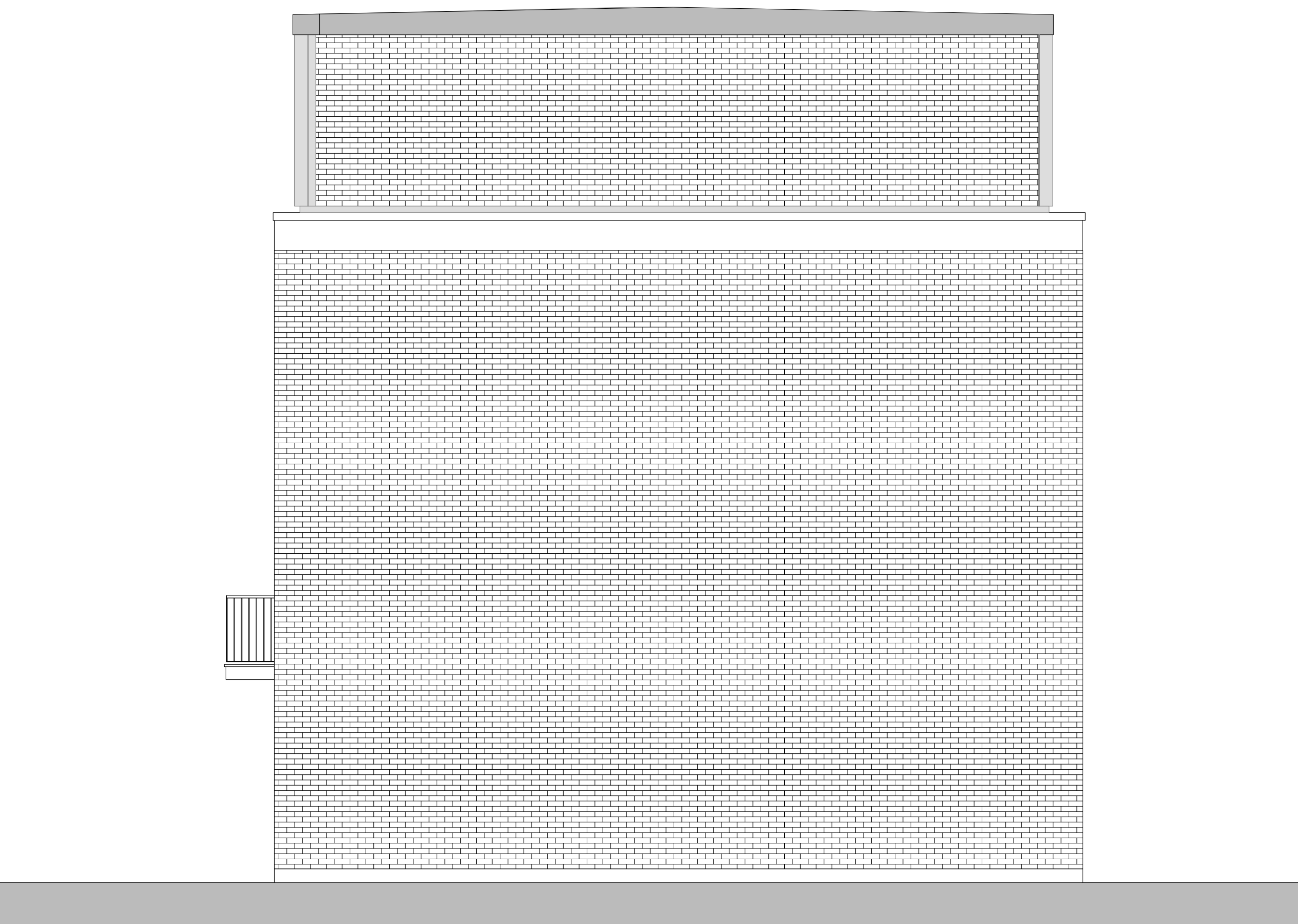
FRONT ELEVATION



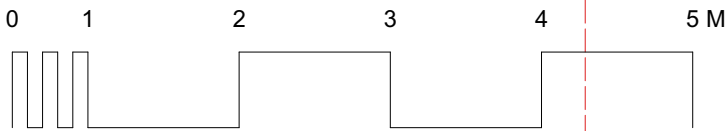
REAR ELEVATION



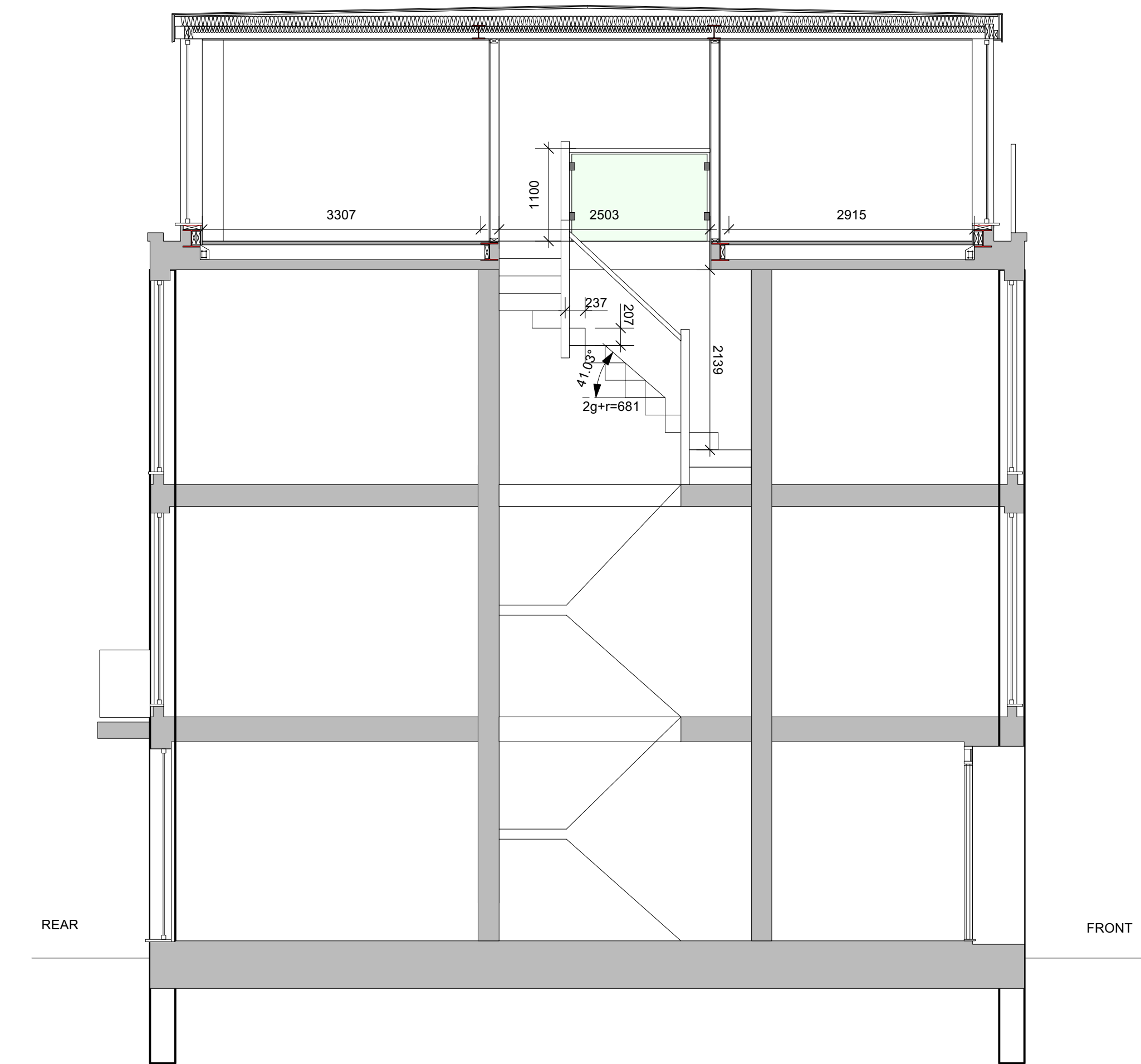
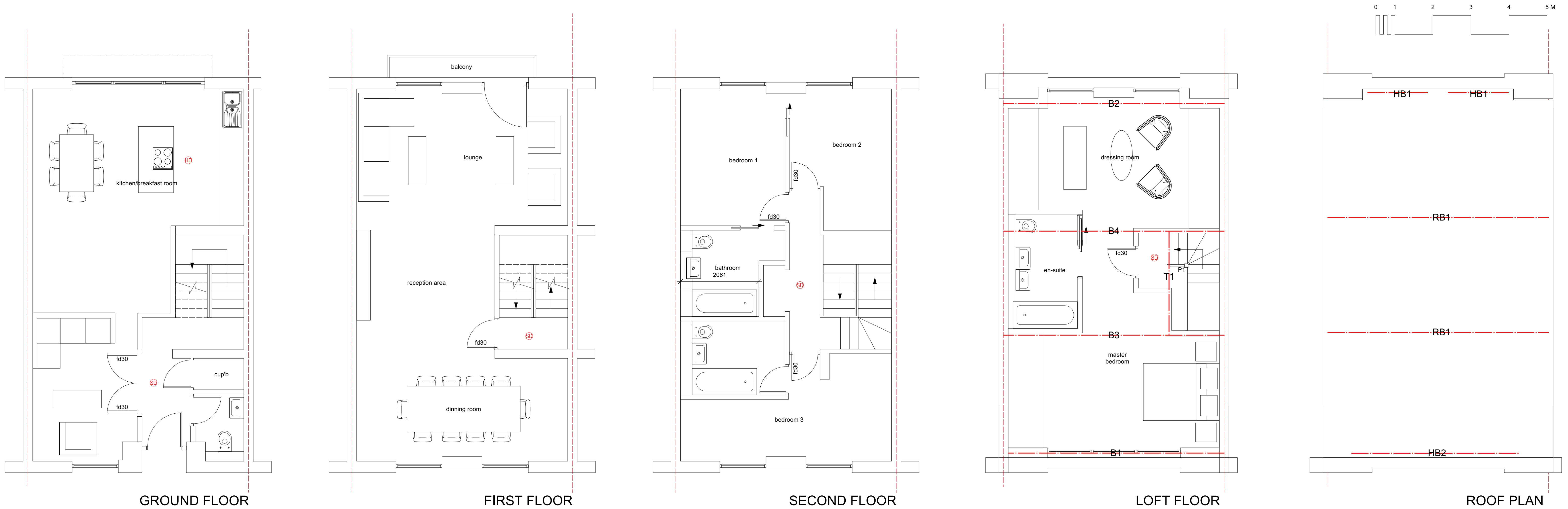
TYPICAL SECTION



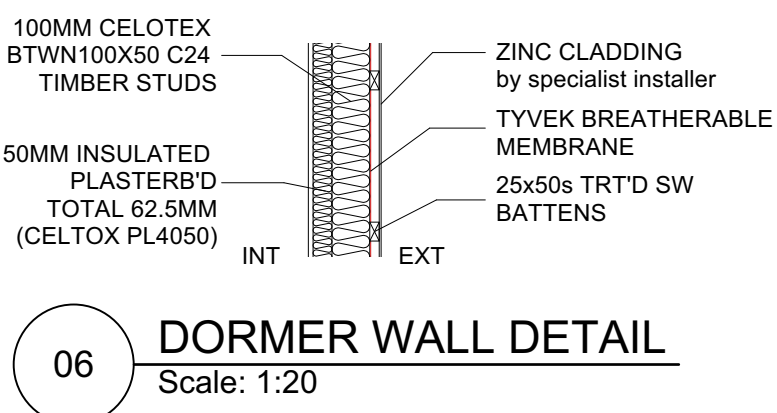
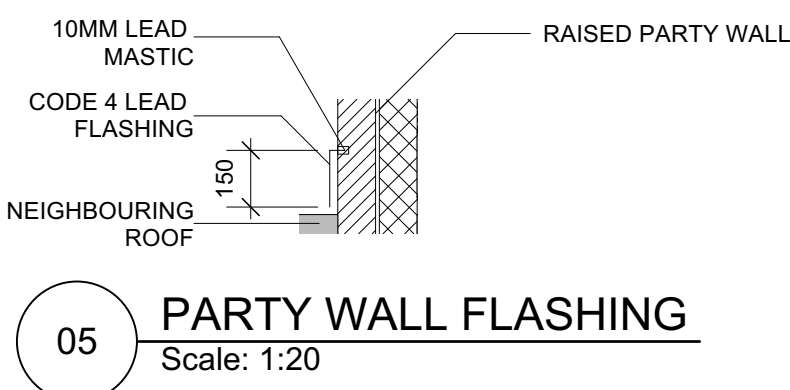
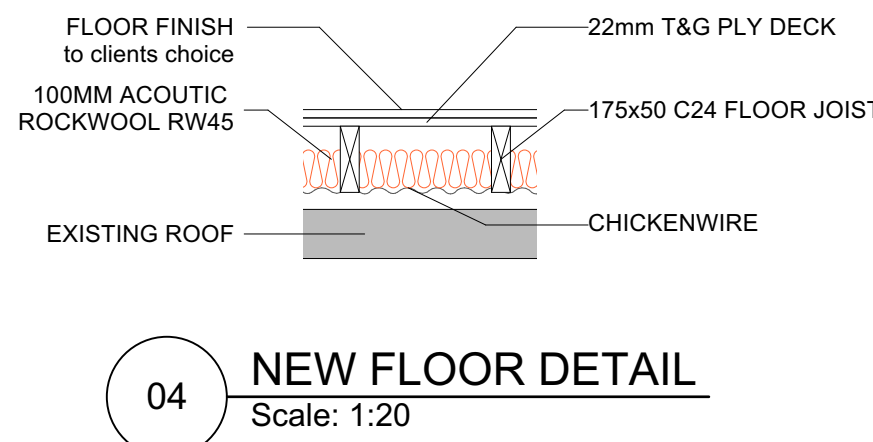
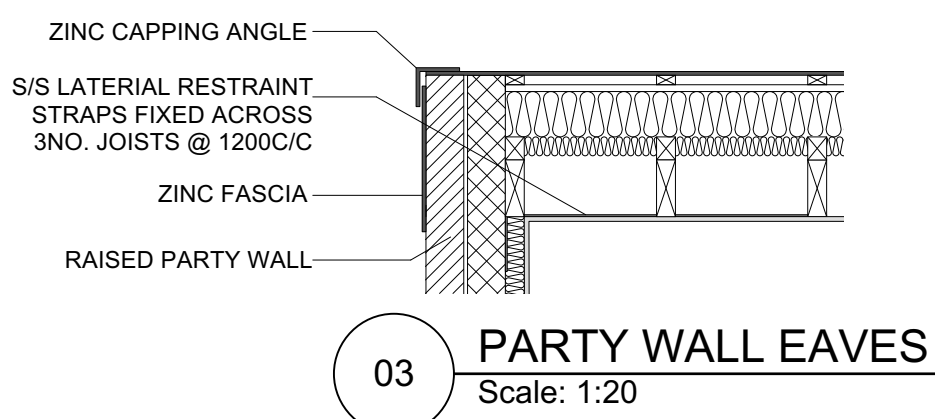
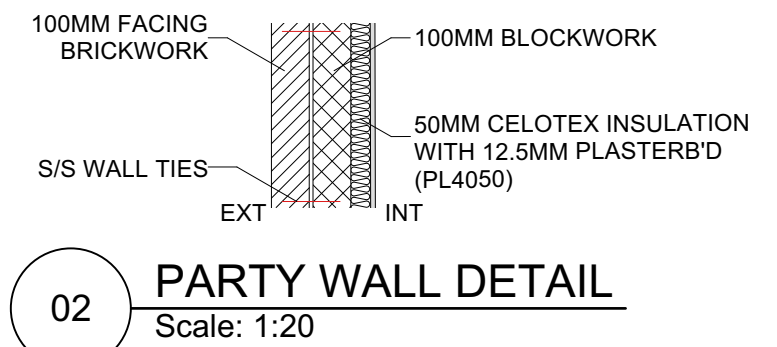
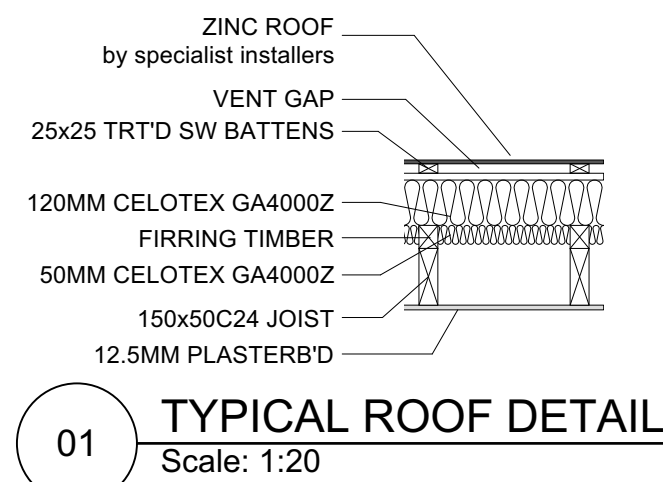
SIDE ELEVATION



|   |                  |                                  |          |
|---|------------------|----------------------------------|----------|
| REVISION  | DATE             | REVISION NOTE                    | BY       |
| A   | 09-12-24         | AMENDMENT TO BIRTH OF BALUSTRADE |          |
| ISSUE   | DATE             | ISSUE NOTE                       | BY       |
| NOTES   |                  |                                  |          |
| PROJECT   |                  |                                  |          |
| LOFT EXTENSION  |                  |                                  |          |
| ADDRESS   |                  |                                  |          |
| 2 ELLIOTT SQUARE  |                  |                                  |          |
| LONDON NW3  |                  |                                  |          |
| CLIENT  |                  |                                  |          |
| MR S. GREEN   |                  |                                  |          |
| DRAWING   |                  |                                  |          |
| PROPOSED ELEVATIONS   |                  |                                  |          |
| 23 HASLEMERE AVENUE LONDON NW4 REY T: 0777015851 E: INFO@KA-DESIGNS.CO.UK |                  |                                  |          |
| PROJECT #   | E01/2024         | DWG STATUS                       | PLANNING |
| DWG DATE  | 03/09/2024       | DWG #                            |          |
| ORIGINAL SHEET SIZE   | ISO A1           | E01-2024-03                      | REVISION |
| SCALE   | 1:50@A1:1:100@A3 |                                  | A        |
| DRAWN   | G.A.             | CHECKED                          | A3       |



TYPICAL SECTION



PARTY WALLS (U VALUE 0.18W/M2K)  
BRICK EXTERNAL LEAF WITH LIGHTWEIGHT BLOCKWORK TO INTERNAL LEAF & INSULATE INTERNALLY WITH 50MM CELOTEX PLASTERB'D & SKIM FINISH.  
S/S WALL TIES TO BE USED APPROX. 450C/C  
HORIZONTALLY AND 900C/C VERTICALLY. HYLOAD DPC TO BE FITTED 150MM ABOVE GROUND LEVEL TO EACH SKIN EXPANSION JOINTS TO BE PROVIDED AT 6M CENTRES TO BRICKWORK AND 12M CENTRES TO BLOCKWORK.

DORMER WALL CONSTRUCTION (U VALUE 0.18W/M2K)  
ZINC CLADDING ON 38X25MM BATTENS ON BREATHABLE FELT, 100X50MM TIMBER STUD WALL EXT. GRADE PLY TO EXTERNAL FACE. INSTALL 100MM CELOTEX GA 4000Z INSULATION BETWEEN STUDS AND CELOTEX PL4050 50MM INSULATED PLASTERBOARD TO INSIDE FACE FINISH WITH 5MM SKIM COAT.

FLAT ROOF CONSTRUCTION (U VALUE 0.15W/M2K)  
ZINC FINISH ON PLY DECK WITH 1200 GAUGE VISQUEEN VAPOUR CONTROL LAYER, 120MM CELOTEX GA4000Z INSULATION OVER 75X38SW TREATED FIRRINGS ON 175X50MM C24 ROOF JOISTS AT 400MM CENTRES WITH 50MM CELOTEX GA4000Z INSULATION BETWEEN AND 12.5 MM FOILBACKED PLASTERBOARD AND 5MM SKIM.

NEW LOFT FLOOR  
REMOVE EXISTING CEILINGS AND REPLACE WITH 200X50C16 TIMBER JOISTS AT 400C/C UNLESS OTHERWISE STATED 100MM RW45 ROCKWOOL INSULATION TO BE LAID BETWEEN NEW FLOOR JOISTS 10KG/M2.

INTERNAL WALL CONSTRUCTION  
NEW INTERNAL STUD WALLS TO BE 100X50C16 AT 400C/C ON SOLE PLATE AND HEADER FIXED TOP AND BOTTOM RESPECTIVELY. TO BE INFILLED USING 100MM ROCKWOOL SLAB. 12.5MM FIRELINE BOARD EITHER SIDE. ENSURE ALL JOINTS ARE ADEQUATELY TAPED AND SEALED AND 5MM SKIM FINISH.

STAIRCASE  
MIN. 237MM GOING AND MAX. 192MM RISER SO ANGLE NO GREATER THAN 42 DEGREES & 2G+R=550-700. HANDRAIL TO BE MIN. 900MM HIGH WITH GUARDING TO STOP A 100MM SPHERE FROM PASSING BETWEEN. ENSURE MINIMUM HEADROOM OF 2.0M. STAIRS TO BE MEASURED ON SITE BEFORE ORDERING.

WINDOWS - MIN. 1.5W/M2K  
UPVC DOUBLE GLAZED WINDOWS WITH LOW-E COATED GLAZING AND 16MM ARGON FILL AIRGAP

GUARDING  
TO BE MIN. 1100MM HIGH FROM F.F.L. NON-CLIMABLE AND PREVENT SPHERE OF 100MM DIA. TO PASS THROUGH. FIXINGS TO ACHIEVE MIN. 0.36KN/M LOADING AT TOP OF GUARDING

GLAZING  
ANY GLAZING WITHIN CRITICAL AREAS OR WITHIN 800MM OF F.F.L. TO BE SAFETY TYPE GLASS TO BS6206

RAINWATER DRAINAGE  
NEW ROOF TO DISCHARGE TO EXISTING HOPPERS AND DOWNPIPES

WATER SUPPLY  
HEATED WHOLESOME WATER OR HEATED SOFTENED WHOLESOME WATER PROVISION TO ALL WASH HAND BASINS AND SINKS.

ABOVE GROUND DRAINAGE  
EXISTING 110MM UPVC SVP TO BE RAISED THROUGH NEW ROOF AND CONNECTION MADE TO SUIT NEW BATHROOM

PIPE SIZES:  
SINKS - MIN. 40MM  
BASINS - MIN. 38MM  
BATHSHOWERS - MIN. 50MM  
UTILITY ROOM APPLIANCES - MIN. 50MM  
W.C - 100MM, ALL TRAPS TO BE MIN. 75MM DEEP  
ALL TRAPS TO BE 75MM DEEP

ALL PIPES TO BE FITTED WITH RODDING POINTS AT ALL CHANGES IN DIRECTION

SD/HD - SMOKE/HEAT DETECTORS SD/HD  
TO BE PROVIDED TO EACH LANDING. MAINS WIRED AND INTERLINKED WITH BATTERY BACK UP AND INSTALLED TO BS5839-PART 6

DOORS  
ALL DOORS TO HABITABLE ROOMS TO BE FD30 FIRE DOORS TO GIVE 30MIN RESISTANCE. DOUBLE DOORS TO HAVE SMOKE SEAL SO WHEN CLOSED NO GAP IS PRESENT BETWEEN DOORS

VENTILATION  
NATURAL  
VENTILATION TO BE PROVIDED THROUGH TRICKLE VENTS FITTED IN NEW WINDOWS AND DOORS, TO PROVIDE 8000MM2  
MECHANICAL  
MECHANICAL EXTRACTION TO BE PROVIDED TO THE FOLLOWING LOCATIONS.  
KITCHEN - 30L/S VIA HOOD OVER HOB  
UTILITY ROOM - 15L/S OPERATED VIA HUMIDITY SENSOR AND MANUAL OVERRIDE  
SHOWER ROOMS/ BATHROOMS AND W.C'S - 15L/S OPERATED VIA LIGHTSWITCH WITH 15MIN OVER-RUN

HEATING  
EXISTING HEATING SYSTEM TO BE ASSESSED AND UPGRADED IF REQUIRED. ANY NEW BOILER TO ACHIEVE ENERGY EFFICIENCY OF 82% RATED 'A'  
ALL NEW RADIATORS TO BE FITTED WITH TRVS.

ELECTRICS  
ALL LIGHT FITTINGS TO BE OF THE LOW ENERGY TYPE  
NEW ELECTRICAL WORK TO BE INSTALLED, INSPECTED AND TESTED BY AN ELECTRICIAN REGISTERED UNDER THE COMPETANT PERSONS SCHEME A COPY OF THE APPROPRIATE BS7671 INSTALLATION AND TEST CERTIFICATE MUST BE PROVIDED TO BUILDING CONTROL.

0 1 2 3 4 5 M

| REVISION  | DATE       | REVISION NOTE | BY              |
|---|------------|---------------|-----------------|
| ISSUE   | DATE       | ISSUE NOTE    | BY              |
| NOTES   |            |               |                 |
| PROJECT: LOFT EXTENSION   |            |               |                 |
| ADDRESS: 2 ELLIOTT SQUARE LONDON NW3                                      |            |               |                 |
| CLIENT: MR S. GREEN   |            |               |                 |
| DRAWING: PROPOSED PLANS & DETAILS   |            |               |                 |
| KA DESIGNS  |            |               |                 |
| 23 HILLSMERE AVENUE LONDON NW4 REY T: 0779015851 E: INFO@KA-DESIGNS.CO.UK |            |               |                 |
| PROJECT #   | E01/2024   | DWG STATUS    | PLANNING        |
| DWG DATE  | 03/09/2024 | DWG #         | E01-2024-04     |
| ORIGINAL SHEET SIZE   | ISO A1     | SCALE         | 1:50 ; 1:20 @A1 |
| DRAWN   | G.A.       | CHECKED       |                 |