

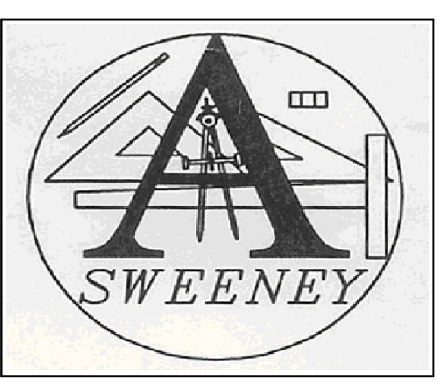


NO. 8
PROPOSED FRONT
ELEVATION



NO. 8
PROPOSED REAR ELEVATION

- PROPOSED DESIGN AND FINSHES KEY TO FIGURES
- (1) PROPOSE TO CONSTRUCT A MANSARD ROOF WITH A 3 DEGREE PITCHED ROOF COVERED AT THE TOP WITH CODE 5 LEAD LAPPED OVER WITH 50MM WOOD ROLLS PLACED AT 450MM CENTRES FOR WEATHER PROOFING AND FIXING. ALL LEAD WORK WILL BE COATED WITH TWO COATS OF PATINATION OIL.
- (2) THE FRONT AND REAR ELEVATIONS OF THE 64 DEGREE PITCHED ROOF WILL BE FINISHED WITH FIBRE CEMENT ARTIFICAIL SLATES TO MATCH SIMILAR LOFT CONVERSIONS OF NEIGHBOURING PROPERTIES. FIXED TO BATTENS FIXED ON A BREATHER MEMBRANE ON EXTERIOR GRADE PLYWOOD ON 150MM TIMBER JOISTS @ 400MM CENTRES. BEARING ON THE NEW STRUCTURAL FLOOR.
- (3) PROPOSE TO INSTALL NEW SIDE OPENING TREATED TIMBER SASH WINDOWS. PAINTED WHITE COLOUR TO MATCH EXISTING WINDOWS BELOW. WINDOWS TO HAVE WITH 1.2M CLEAR OPENING.
- (4) PRECAST COPING STONE TO BE BUILT AND MATCH EXISTING. GABLE PARAPET WALLS TO BE BUILT UP IN RECLAIMED OR SIMILAR BRICK TO MATCH EXISTING. BRICK BUILT TO MIN 150MM ABOVE THE NEW LINE OF THE MANSARD AND RUN PARALLEL WITH THE NEW ROOF PITCH 150MM ABOVE. THE 3 DEGREE PITCH TO BEWITH A CONCRETE COPING STONE. DIMENSIONS TO MATCH EXISTING.
- (5) THE REAR WALL IS TO BE BUILT UP TO THE SAME LEVEL AS THE EXISTING PARAPET WALL ON THE FRONT ELEVATION WITH BLOCK OR BRICKWORK WORK AND FINISHED WITH APPROX 25MM EXTERNAL RENDER IN TWO COATS FLOATED FLUSH WITH RENDER BENEATH AND PAINTED TO MATCH EXISTNG. THE PARAPET WALL THE REAR BUILT WILLBE TOPPED WITH CONCRETE COPING AND PAINTED TO MATCH EXISTING.
- (6) NEW BOX GUTTER TO BE PLACED IN NEW POSTION TO TAKE ROOF DRAINAGE TO FEED INTO THE EXISITNG COMBINED SEWER
- (7) DORMER CHEEKS TO BE FINISHED WITH CODE 5 LEAD FLASHING
- (8) THE FRONT AND REAR PARTY WALLS TO BE RAISED TO MIN 150MM ABOVE THE NEW ROOF LINE AND LAID PARALLEL WITH THE ROOF PITCHES BUT BE BUILT AND SET BACK BEHIND THE ORIGINAL EXISITNG PARAPET WALL TO THE FRONT AND REAR OF THE PROPERTY TO ACCOMMODATE THE GUTTER SYSTEM BEHIND THE EXISITNG PARAPET WALL. THE EXISITNG PARAPET WALL TO THE FRONT ELEVATION IS TO REMAIN AND THE RAISED MANSARD ROOF PARTY WALLS WILL BE BUILT AND TIED INTO IT. THE TOP OF THE RAISED PARTY WALL WILL HAVE A PRECAST CONCRETE COPING BUILT IN TO MATCH THE EXISTING PRECAST COPING ALONG THE TOP OF THE EXISTING PARAPET WALL ALONG THE FRONT ELEVATION. ALL EXPOSED BRICKWORK WILL BE RECLAIMED OR OF A SIMILAR KIND TO GET THE BEST MATCH TO THE EXISTING BRICKWORK TO BE IN KEEPING SO FAR IS POSSIBLE TO THE CHARACTER OF THE BUILDING.



**ARCHITECTURAL /
ENGINEERING
TECHNOLOGIES**
REVISIONS _____

Rev	Rev Description	Date	Rev By	App By
A	FOR APPROVAL	18/03/10	AS	AS

TITLE: PROPOSED FRONT AND REAR ELEVATION

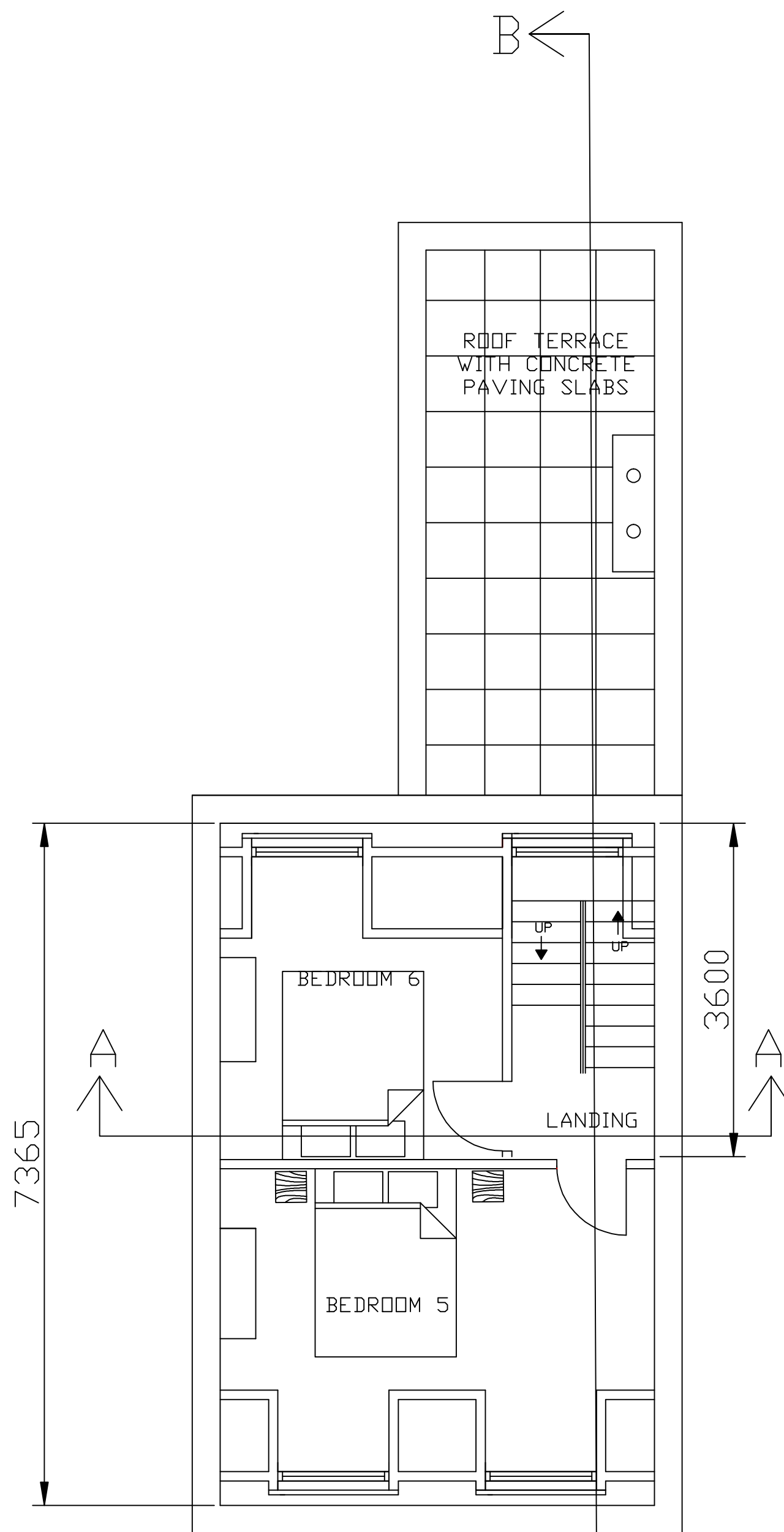
CLIENT: DR DP Bhattachary
& MRS FA Bhattachary

PROJECT: 8 SPENCER RISE

DATE: 18TH/03/2010

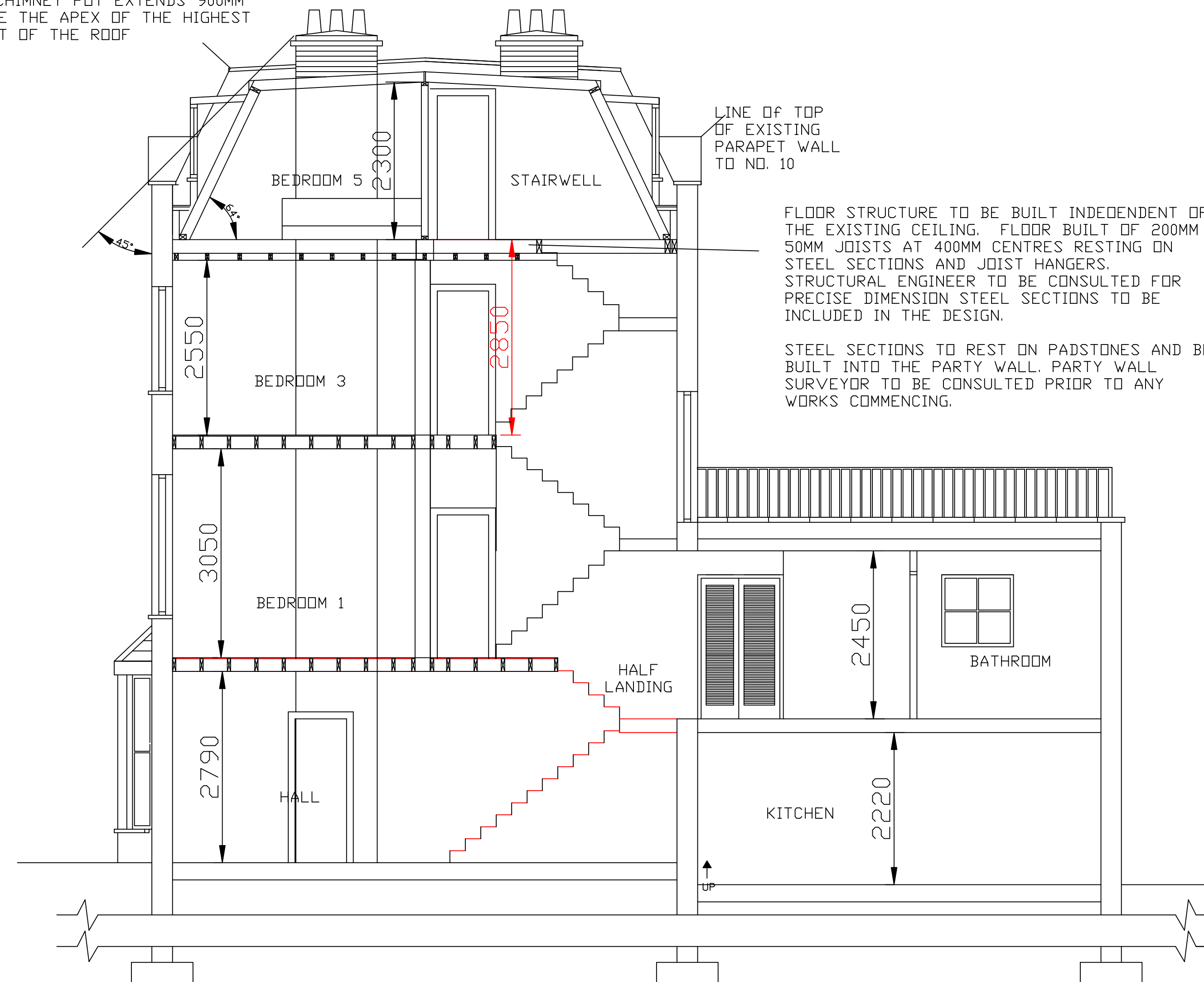
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DRAWING NO:
AS/004



PROPOSED
CONVERTED LOFT
PLAN

PARAPET WALL OF NO. 8 BUILT
UP TO MIN 150MM ABOVE TOP OF
NEW ROOF LEVEL AND TO BE
BUILT TO THE SAME SLOPE AS
THE NEW MANSARD ROOF. CHIMNEY
WILL BE BUILT UP SO TO THAT
THE CHIMNEY POT EXTENDS 900MM
ABOVE THE APEX OF THE HIGHEST
POINT OF THE ROOF

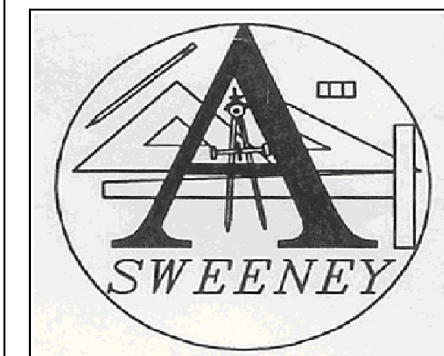


SECTION B-B
EXISTING

FLOOR STRUCTURE TO BE BUILT INDEPENDENT OF
THE EXISTING CEILING. FLOOR BUILT OF 200MM X
50MM JOISTS AT 400MM CENTRES RESTING ON
STEEL SECTIONS AND JOIST HANGERS.
STRUCTURAL ENGINEER TO BE CONSULTED FOR
PRECISE DIMENSION STEEL SECTIONS TO BE
INCLUDED IN THE DESIGN.

STEEL SECTIONS TO REST ON PADSTONES AND BE
BUILT INTO THE PARTY WALL. PARTY WALL
SURVEYOR TO BE CONSULTED PRIOR TO ANY
WORKS COMMENCING.

NOTES



**ARCHITECTURAL /
ENGINEERING
TECHNOLOGIES**
REVISIONS _____

Rev	Rev Description	Date	Rev By	App By
A	FOR APPROVAL	18/03/10	A.S	A.S

TITLE: PROPOSED LOFT FLOOR PLAN AND PROPOSED
SECTION B-B

CLIENT: DR DP Bhattachary
& MRS FA Bhattachary

PROJECT: 8 SPENCER RISE

DATE: 18TH/03/2010

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