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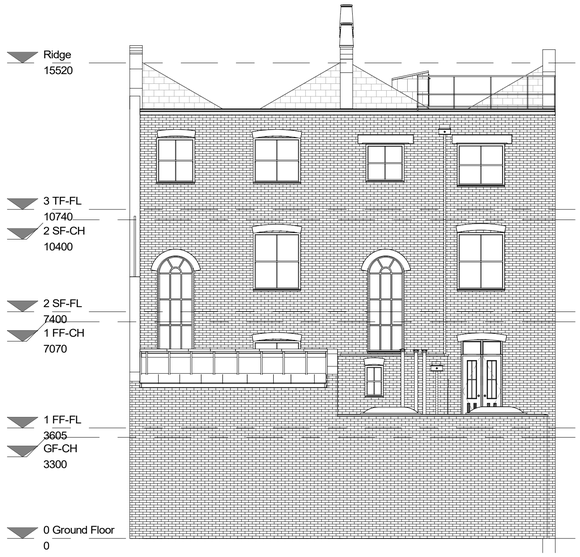
No Change

Proposed Front Elevation

1 : 100



Proposed Rear Elevation

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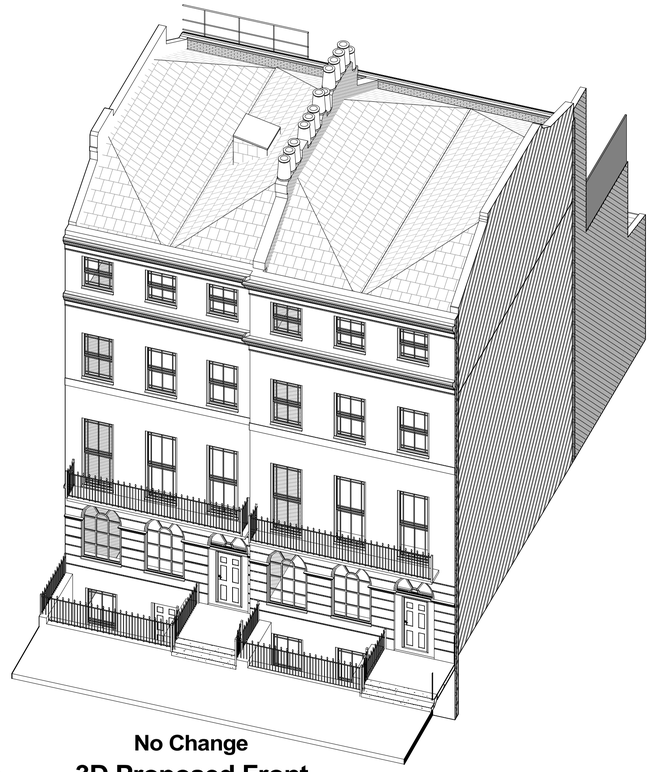
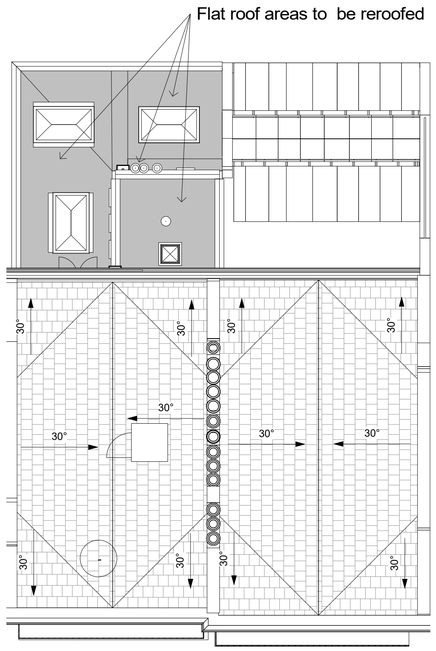


No Change

3D Proposed Front



Roof PLan Proposed

1 : 100

PROBLEM

The existing flat roofs are in poor condition and are failing, the rainwater drainage is no longer working properly, and rainwater is now traveling through the building structure causing further damages to the fabric of the building.

SOLUTIONS

There is an immediate need to correct the structure of the flat roofs, especially the small flat roof. The requirements will be to stripe off the existing roofs without interfering with the ceilings. The old joists will be reused and provide additional joists support or replace where necessary.

The insulation performance of the roof will be maximised, and the focus will be to go all out on reliability — additional insulation system to the existing where applicable.

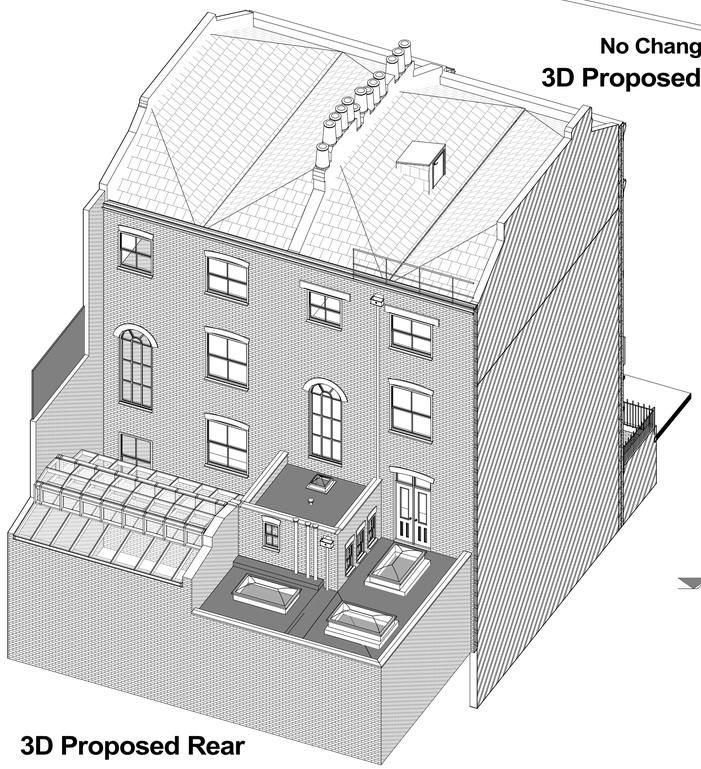
All existing skylights will be refitted in the same location without any changes. The entire flat roofs will remain in the same in colour and style of design without making any changes, just flat roof replacement, on a like for like basis.

LIST OF MATERIALS

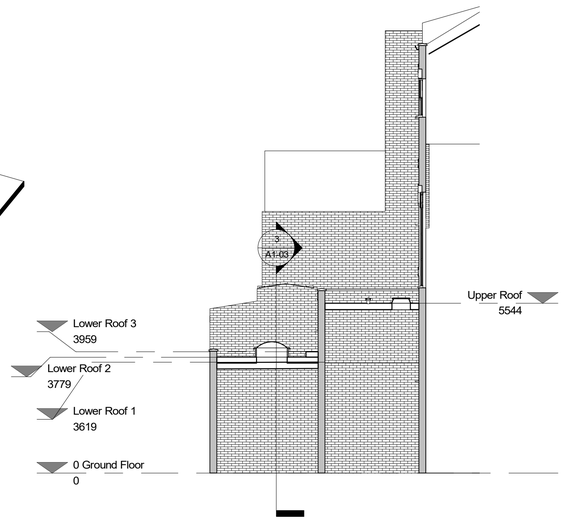
1. Roofing timber (joists)
2. Rubber EPDM membrane (or other exterior covering)
3. Water-based adhesive
4. Plywood
5. Foam with fiberglass backing
6. Copper flashing
7. Insulation

PROJECT SCOPES AND STEPS

1. Stripe out existing roof without interfering with the ceilings
2. PIR insulation board; layers of high-performance rigid insulation system
3. Structural pre-engineered frame inspection, additional supported joists or replace where necessary
4. Exterior grade plywood: joists covered with 18mm plywood panels. This is also known as decking
5. Frame for a slight incline – this is important.
6. Breathable and weatherproofing membrane; typical option would be adopted (EPDM rubber or a combination of rubber with felt or fiberglass).



3D Proposed Rear



No Change to levels

Section AA

1 : 100

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VISUAL SCALE 1:100 @ A1

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PURPOSE OF ISSUE	STATUS	SHEET NUMBER A1-02
	D/I/O	

CLIENT
London Building Contractors (LBC)

21 Fitzroy Square, Fitzrovia, London W1T 6EL

SCALE (@ A1)		PROJECT No.
1 : 100	NORTH	
DRAWN BY	CHECKED BY	DATE	REV
Planning World	TC	19/11/18	

06/02/2020 12:19:17