

Bedroom

NEW CAVITY WALLS

warm roof construction with 160mm
celotex on 18mm ply on firrings
Non min 142x47C24 flat roof joists

(B2) 380X100 PFC with 160x8 top & btm plates (flush ceiling or 254x254x89UC with downstand the btm of the joists could be notched by 50mm to reduce the downstand.

H12 hilti bolts
@ 400 CRS

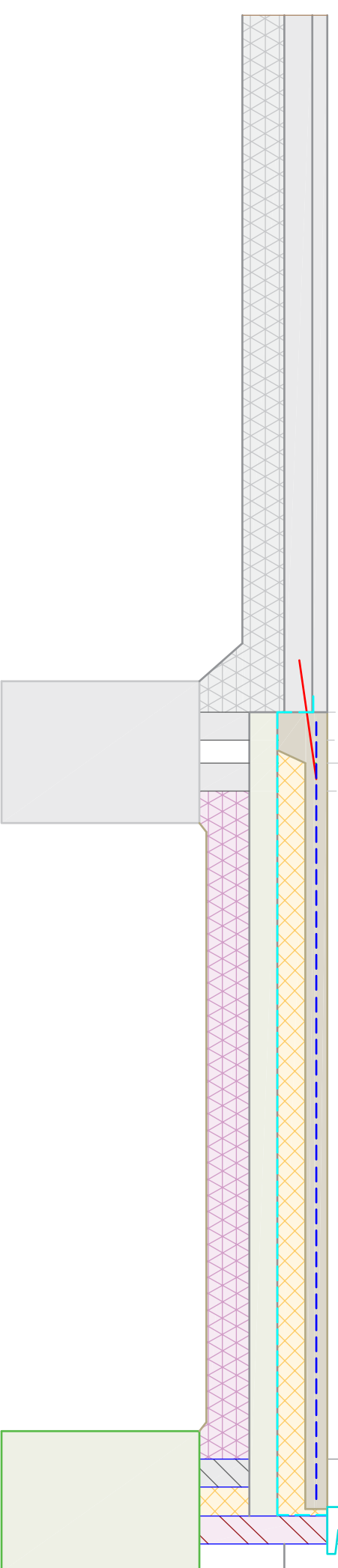
Fire protect

Note to achieve the flush ceiling option the existing flat roof ceiling will need to be trimmed back to install the beam and then joists spliced in.

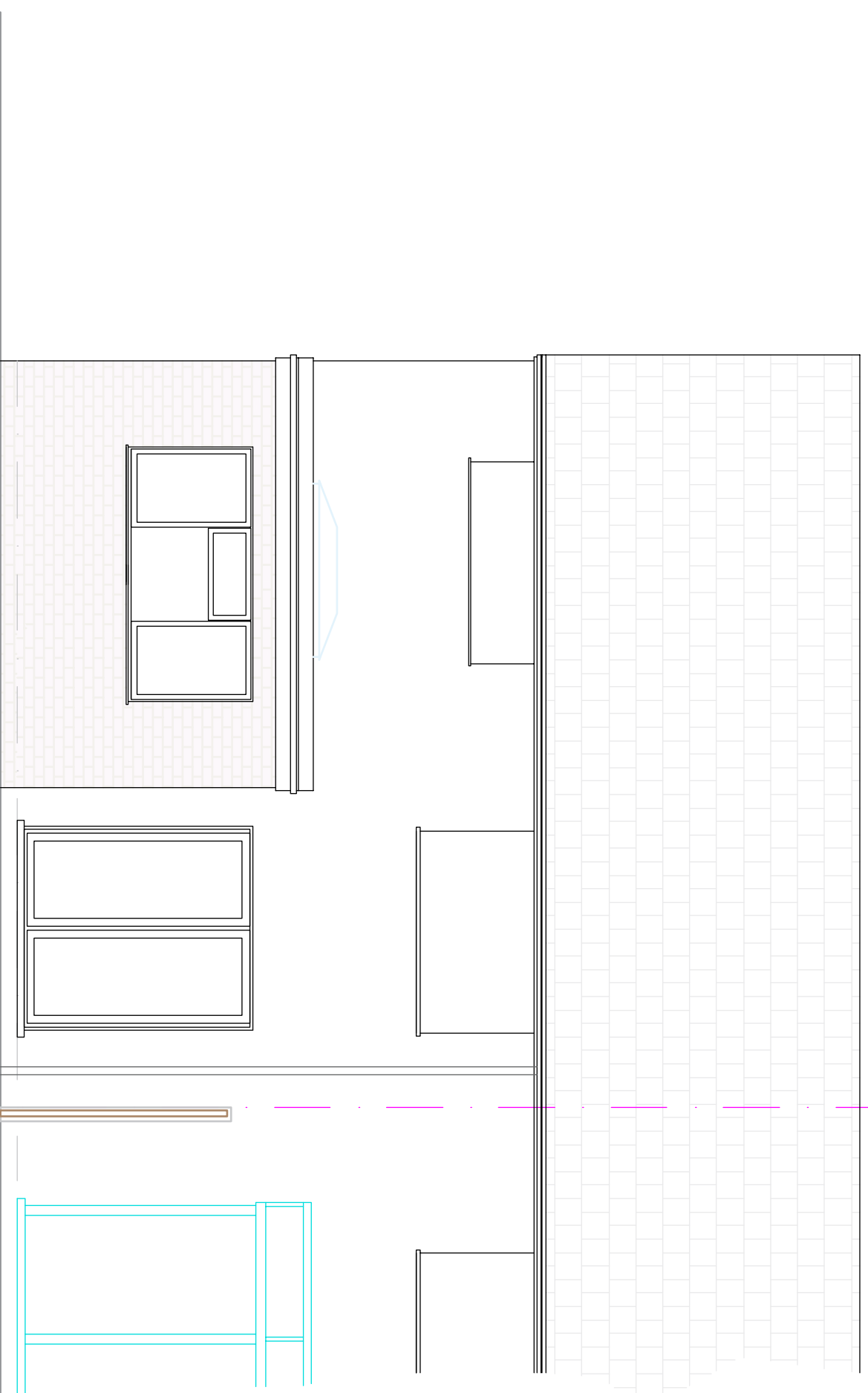
Family room

Dining

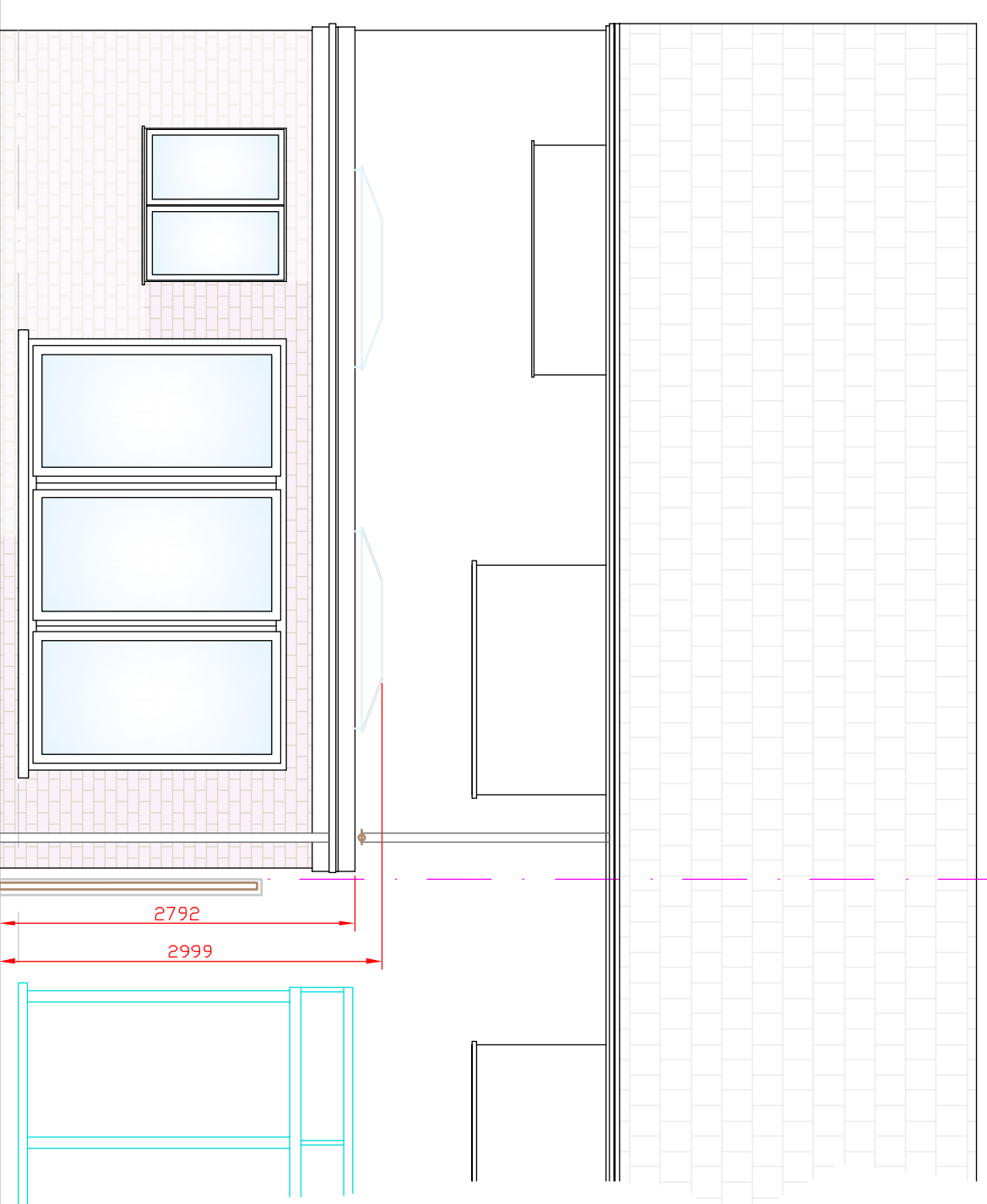
75mm sand / cement screed with D58 mesh
On 100mm Cetotex with taped joints
2000g polytne DPM on 100mm Gen 3 concrete
On 2000g polythrene sand blinded 150mm concrete
crushed concrete



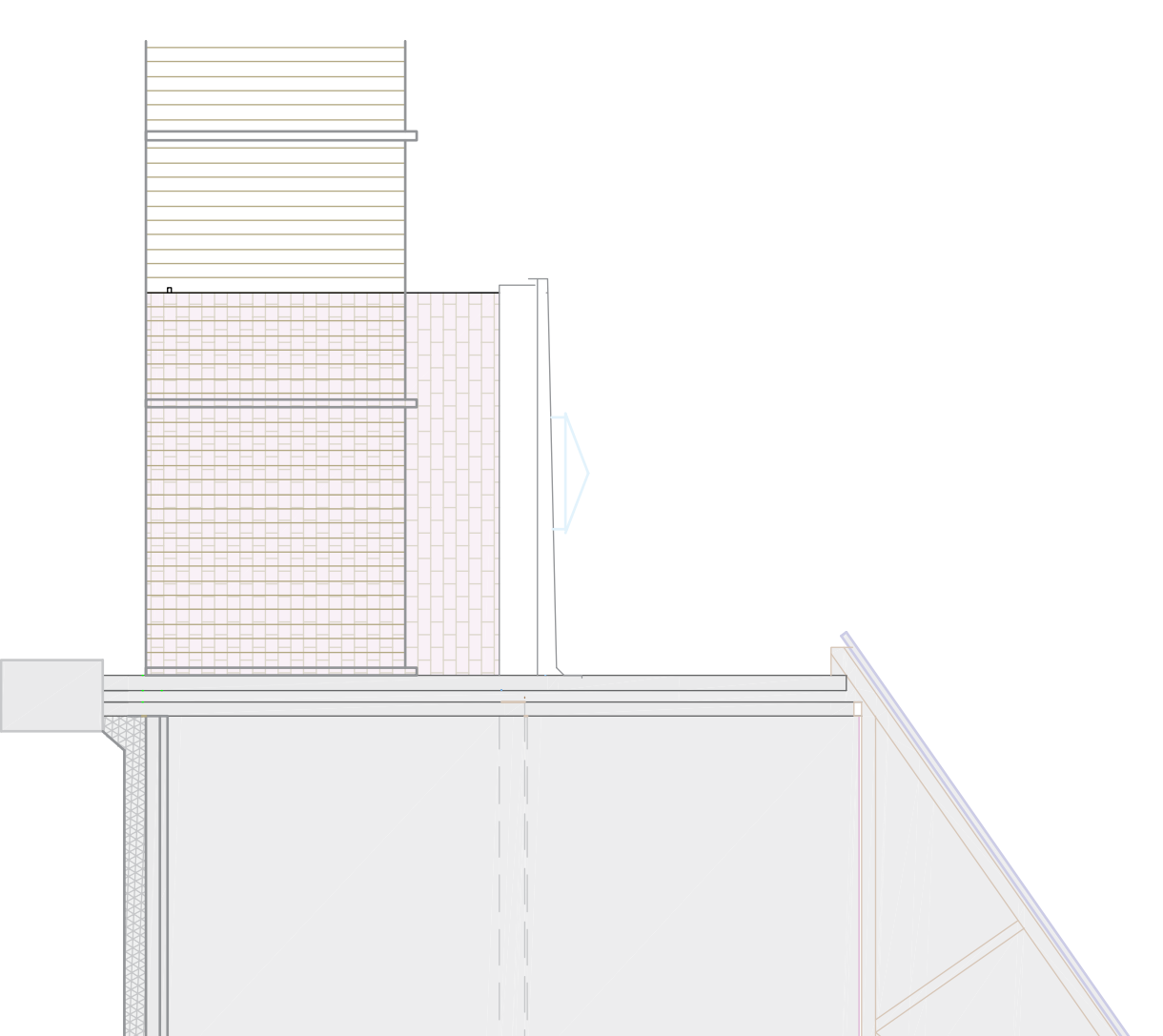
Existing
Foul drain



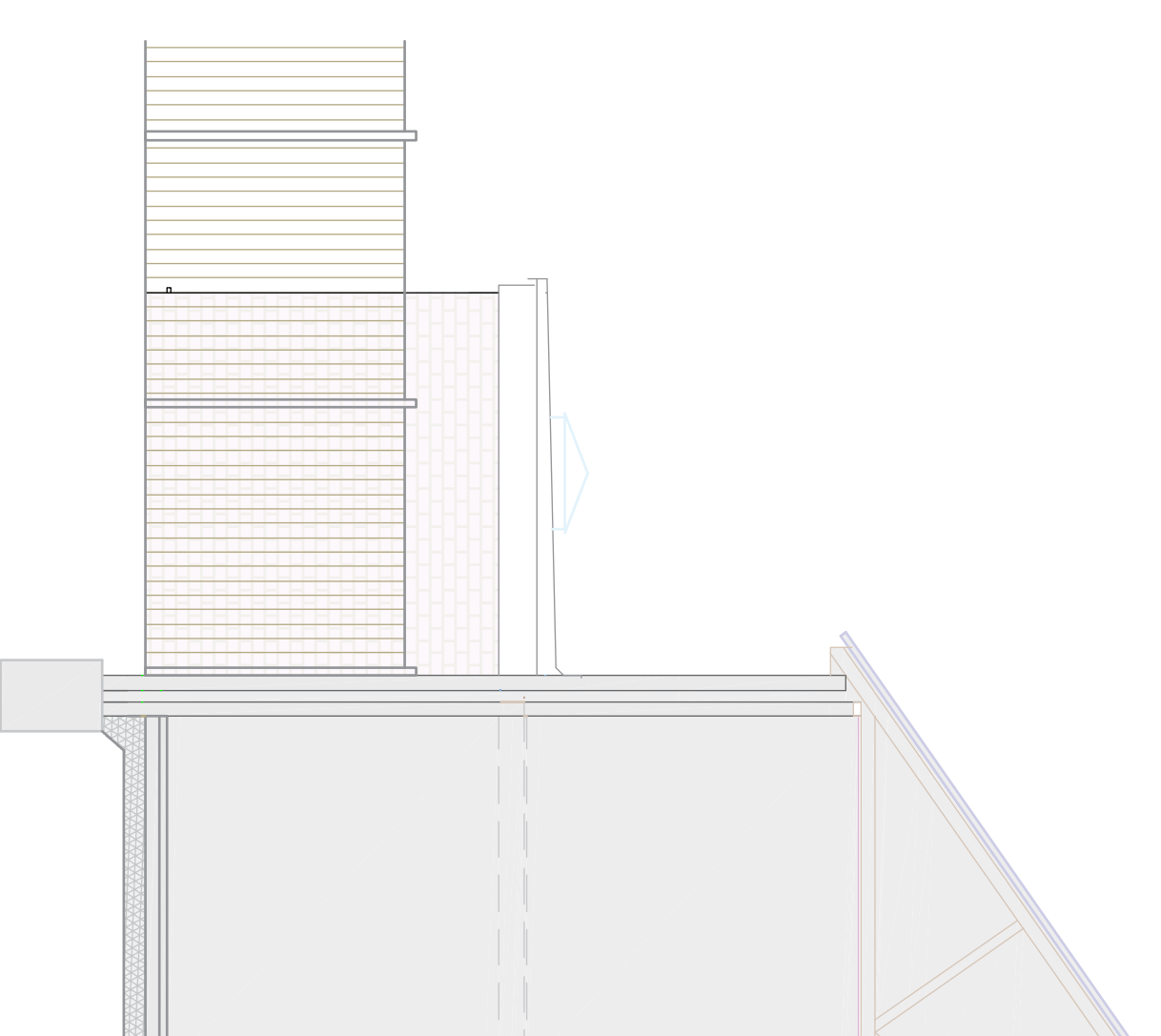
Existing Rear Elevation (1:50 scale)



Connect new re=positioned down-pipe to existing underground drainage and check that the existing soakaway is min 5m clear of all structures.



Existing Side Elevation (1:50 scale)



Proposed Rear Elevation (1:50 scale)

Proposed Side Elevation (1:50 scale)

REVISION	DESCRIPTION	DATE
DATE October 2025	CLIENT PROJECT Mr. Jonathon Everts 7 Massfield Road, Hinchin, SG4 0QB Home alterations.	 Burton & Associates Ltd. 66 Sharnford Road Clifton, Beds. SG4 8EJ Tel. / Fax: 01455 650000
SCALE 1:50, 1:100 & 1:1250	DRAWING STATUS Preliminary.	
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Proposed Section A-A (1:20 scale)