



5 HOYLAKE CRESCENT ICKENHAM MIDDX UB10 8JD
OUTBUILDING IN REAR GARDEN

SCALE 1:50 / 1:100 @ A2
AUGUST 2022
DRG No. 2329.3

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10.00 METRES @ 1:100

5.00 METRES @ 1:50

GENERAL SPECIFICATION (unless noted otherwise on drawings)

FOUNDATIONS

Concrete deep strip 30 N/mm² strength sulphate resisting cement. Foundations to have 75 claymaster to inside face kept 500 from bottom of excavation. Foundations dug next to neighbouring structures to be constructed in 'hit & miss' sequence. Excavate alternate bays not exceeding 1m long. Fill with concrete and dig next bay after concrete has fully set. Connect pins with M16 MS dowels. Any eccentrically loaded foundation to be 600mm wide with the outer face of wall 60 from foundation edge.

GROUND FLOOR – GROUND BEARING CONCRETE SLAB

Min 150 rammed hardcore blinched with 50 sand 1200 PVC DPM lapped to DPC. 125 concrete.

EXTERNAL SOLID WALLS

Solid wall of 215 Celcon Standard lightweight block (K=0.15 W/m2K). 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. DPC to BS743. Render exterior to match existing 2 x 10 coat 1:1:6 mix + waterproof additive BS5262 to blockwork. Stainless steel bell drip at DPC level. Openings to have insulated Catnic CN71A steel lintels over with min 150 bearing.

STEELWORK

Beams to be clad with 12.5 fireline plasterboard + skim to provide 30 min fire rating. Alternatively steelwork to be painted with intumescent paint by suitably trained person to approval of building inspector on site.

FLAT ROOF (COLD DECK CONSTRUCTION)

150x50 C16 joists at 400 cts. 5x30 MS anchor straps at 2000 max cts. 18 OSB fired to fall min 1 in 40. 3 layers roof felt to BS747 hot bonded to ply decking. 100mm Celotex GA4000 insulation between joists with 50 ventilation gap over. Ceiling 9 plasterboard + skim. 25 continuous vent at eaves and abutment.

SURFACE WATER

112 dia PVC gutters. 68 dia PVC downpipes. Surface water downpipes connected to soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore.

WINDOWS & DOORS

Double glazed with 16 air gap and soft low E coating. Built in 8000mm² adjustable vent. All glass below 800mm, glass in doors or within 300mm of a door to be toughened safety glass.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety).

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE. DIMENSIONS IN MILLIMETRES AND TO BE CONFIRMED ON SITE. ALL STEEL DIMENSIONS TO BE CONFIRMED ON SITE AND NOT BE TAKEN FROM STRUCTURAL CALCULATIONS. ALL DRAINS & TREES ARE ESTIMATED AND ARE TO BE CHECKED & CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. CLIENT TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES. ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT OPERATIVES

THIS DRAWING IS FOR PLANNING PURPOSES ONLY. BUILDER/CLIENT TO APPOINT CDM CONSULTANT TO ENSURE WORKS COMPLY WITH CDM REGULATIONS BEFORE WORK COMMENCES.
SINCE WE HAVE NO ACCESS TO THE PROPERTY IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE WORKS DO NOT CONTRAVENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS.