

ALL MATERIALS TO MATCH EXISTING

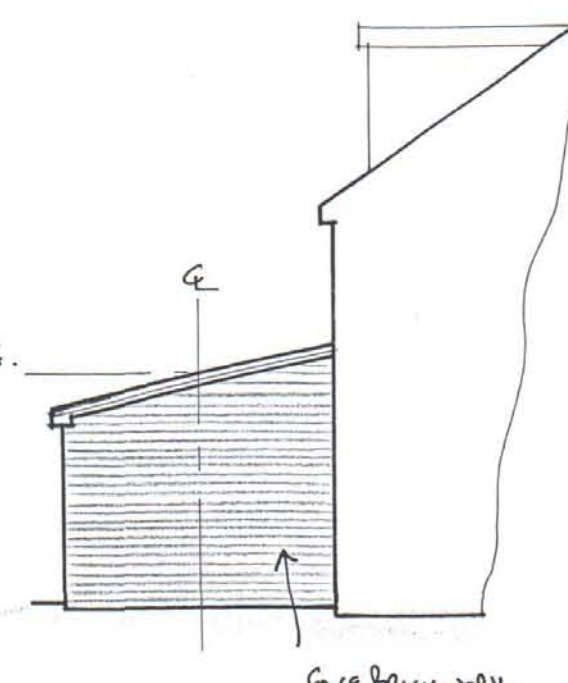
(UNLESS NOTED OTHERWISE)

Two a-a free lated
roof lights

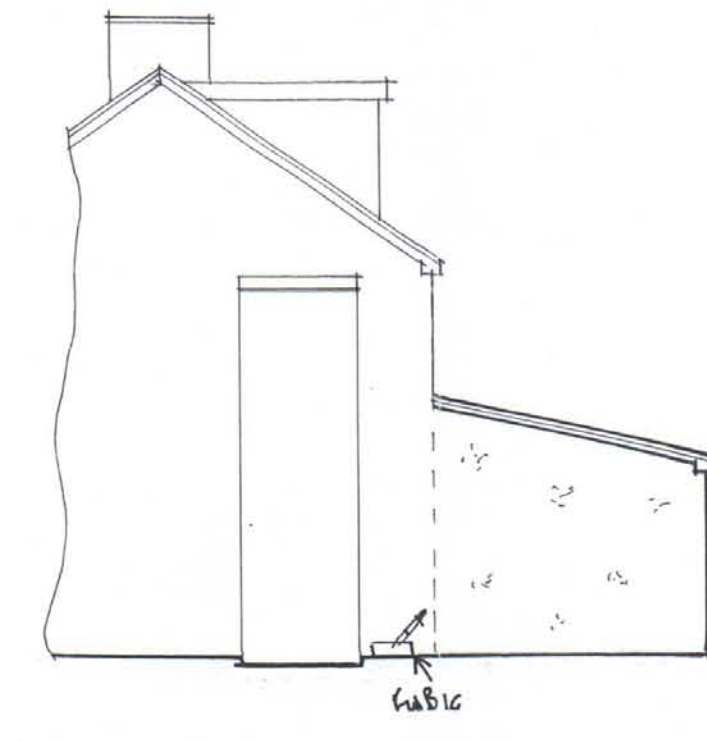


REAR ELEVATION

10' of roof
3'200
4'400
LVL



SIDE ELEVATION



SIDE ELEVATION

EXISTING SOL &
MANHOLE

EXISTING GAS
BIG

EXISTING GAS
MANHOLE
W/- 1000

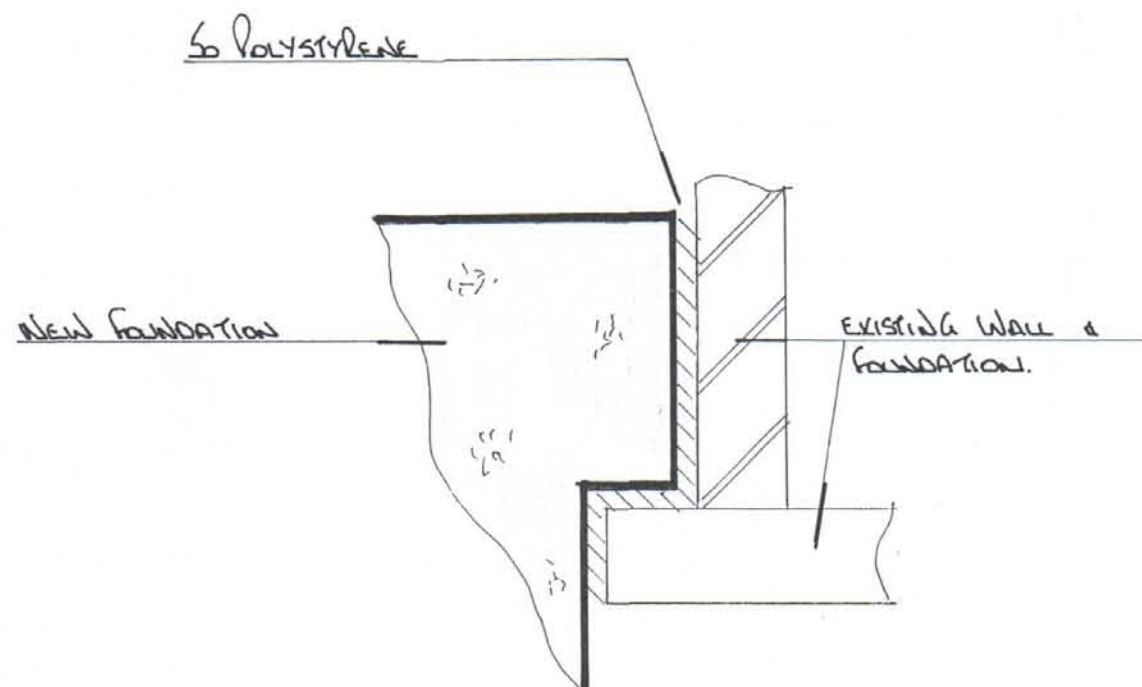
KITCHEN TO HAVE NEW
VENT TO OPEN AIR -
NEW BOILERS OR IF
INCORPORATED WITHIN A
COOKER HOOD TWO
BOILERS.

RAW WATER.
SURFACE WATER FROM NEW ROOF
TO BE TAKEN TO NEW SEWERAGE
AND 1.0M³ FOR EVERY 16.5M²
ROOF TO BE DRAINAGE & 5.0M
FROM ANY BUILDING

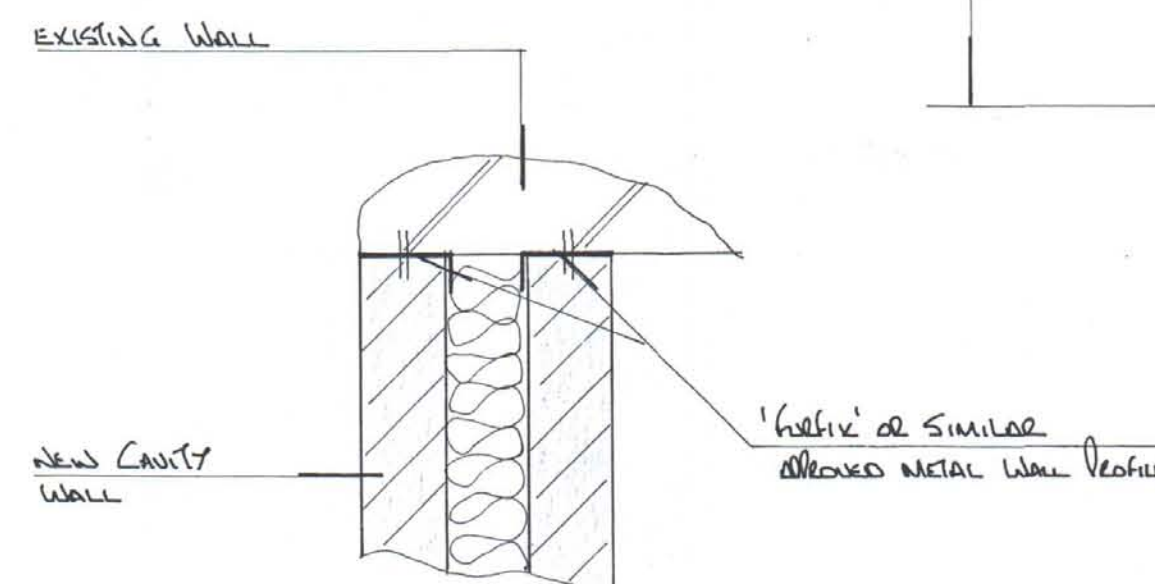
4000
5400 approx
SITE DIMENSION

PROPOSED GROUND FLOOR PLAN

NEW LUTEL OVER BY-FOLD DOORS
TO BE 1.6 TYPE OR SIMILAR
APPROVED.



DETAIL - where new foundation
abuts existing



DETAIL - where new wall
abuts existing

150x50 SOLAR PANELS @ 400% 38x19.5W
BATTERS AS LATER BREASTHER
PELT. 12'12" ROOF V/CW - REDWOOD
BEAMS (OR SIMILAR) 100 VEROLAP
SMOOTH THROUGH (GABLE -
145 CELOTEX INSULATION BETWEEN/
UNDER LATHERS - CROSS BATTEN AS
NECESSARY TO ENSURE SO VENT GAP
OVER. 500'S POLYURETHANE
VULCANISER -
BOARDS & SKIN.

30x5 GAW NKS HOLDING
DOWN / RESTRAINING STEELS @
2000 SL (TYP)

BRUNNEN'S FELT OR SIMILAR
OVERLAP O/C.

65 SPEED. 100 INSULATION. 150
CONCRETE SLAB. 1200'S POLYURETHANE
O/C. CAST WITH O/C'S. 150 VEROLAP
BUNDLED WITH SAND. MANHOLE CURVED
WIDE IN SPEED.
INSULATION TO BE KINGSLAN OR SIMILAR
APPROVED LATHING OF ARCHITECT'S A 'U'
VALUE OF 0.22 W/M² K

2103 BRICK SKINS. 100
CAVITY FILLED WITH MORTAR.

ALL O/C'S TO LVL
WITH EXISTING.

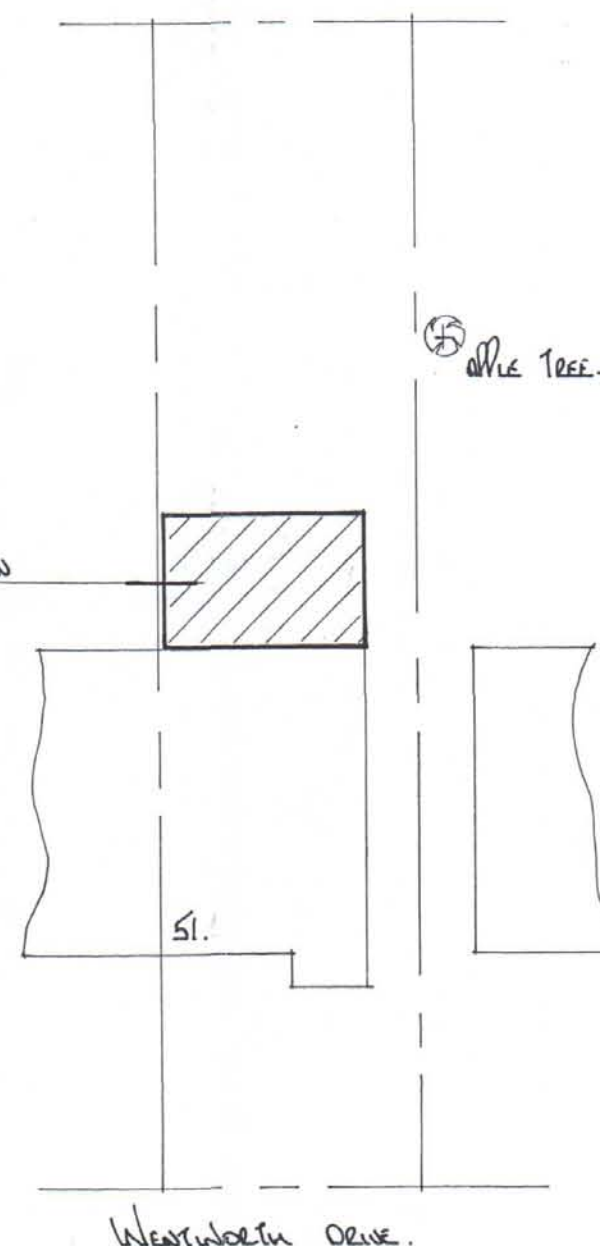
SECTION A-A

FOUNDATIONS TO BE TAKEN DOWN
AND AS NOTED HEREIN TO
ALSO EXTEND NEW FOOTING
ANY TREE ROOTS FOUND & BELOW
W/OUT LVL OF ANY LOCAL
DRAINS. ALL TO THE SATISFACTION
OF LOCAL AUTHORITY.

CODE A LEAD FLASHING
DRESSED AND 150 W/

DOUBLE UP & BOLT TOGETHER
LATHERS & TIMBERS AROUND
ROOF LIGHTS

PROPOSED EXTENSION
SHOWN HATCHED



SITE PLAN scale 1:200

NOTES:
All dimensions must be checked on site and not
scaled from this drawing.

- All dimensions are in millimetres.
- Ventilation to be 1/20 of floor area (min)
- Lintels to have min end bearings of 150mm
- Walls: 103 face brickwork/ 100 concrete blockwork
externally and pebbledash/ rendered to finish. 100 cavity
filled with drytherm 34 insulation. Min 100 celcon solar
blockwork or similar approved plastered to finish. External
render to be applied in 2 coats with a suitable waterproof
additive.
- Cavity walls to have stainless steel ties @ 450 centres and
staggered 900 horizontally.
- DPC's to be provided up sides and over heads of new
external windows and doors, also where the cavity is closed.
Provide insulated cavity closers at reveals.
- If proposed extension covers air bricks then air brick to be
removed and 100 diameter pvc piping provided from
existing to new air brick in external wall.
- New habitable rooms to have background ventilation of at
least 8000mm³ i.e. Trickle vent or air brick.
- New steel beams to be encased in 2, 12mm sheets of
plasterboard and skim to achieve necessary fire protection.
- New stud partitions to be constructed of 100 x 50 timbers @
400 centres with horizontal noggins. Infill with rockwool
mineral wool quilt, 2 x 12mm sheets of plasterboard and
skim. Partitions to be constructed off doubled up floor joists
bolted together with M12 bolts at 500 centres.
- New structural timber to be SC3 grade and tantalised.
- New windows and doors to be double glazed and achieve a
U Value of 1.6w/m² K i.e. 16mm spacer with low E glass to
inner pane. Glazing to doors or side lights to be toughened.
- Drainage: 100 diameter pvc piping (flexible) totally encased
in 100mm peashingle (10mm). Provide pre-cast concrete
lintels where drains pass through walls. New manholes to be
constructed in 215 thick class B semi engineering brickwork
on 150 thick concrete slab and medium duty cover.
- Waste pipe sizes: sink - 38 diameter, bath - 38 diameter,
shower - 38 diameter, wash hand basin - 32 diameter. All
with 75 deep seal traps. All plumbing to be to BS 5572:1978
- 25% light fittings to be capable of taking a lamp having a
luminous efficiency greater than 40 lumens/circuit watt.
- All electrical works to be designed and installed, inspected
and tested in accordance with the requirements of BS 7671,
the IEE 17th edition wiring guidance and building regulation
part P (electrical safety) by a competent person with a self
certification scheme authorised by the secretary of state.
(DRE.BS.ELECT.SANAPIT or NICEIC)
- If proposed works involves the installation of a new boiler
then the boiler is to be a condensing type with a SEDBUK
rating not less than 86%. Boiler to be installed by an
approved contractor and certified radiators to have
thermostatic valves.

Date	Revisions

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Client
MR MRS COTTRELL

Job Title
51 WENTWORTH DRIVE
EASTCOTE
MIDD

Drawing Title
PROPOSED SINGLE
STOREY REAR EXTENSION

LOH BORO OF HILLINGDON
RECEIVED
14 FEB 2013
PLANNING & TRANSPORT
GROUP

Scale
1:50, 100, 250, 500

Date
November 2012

Drawn by
G.E.

Drg No.
3145/01