

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

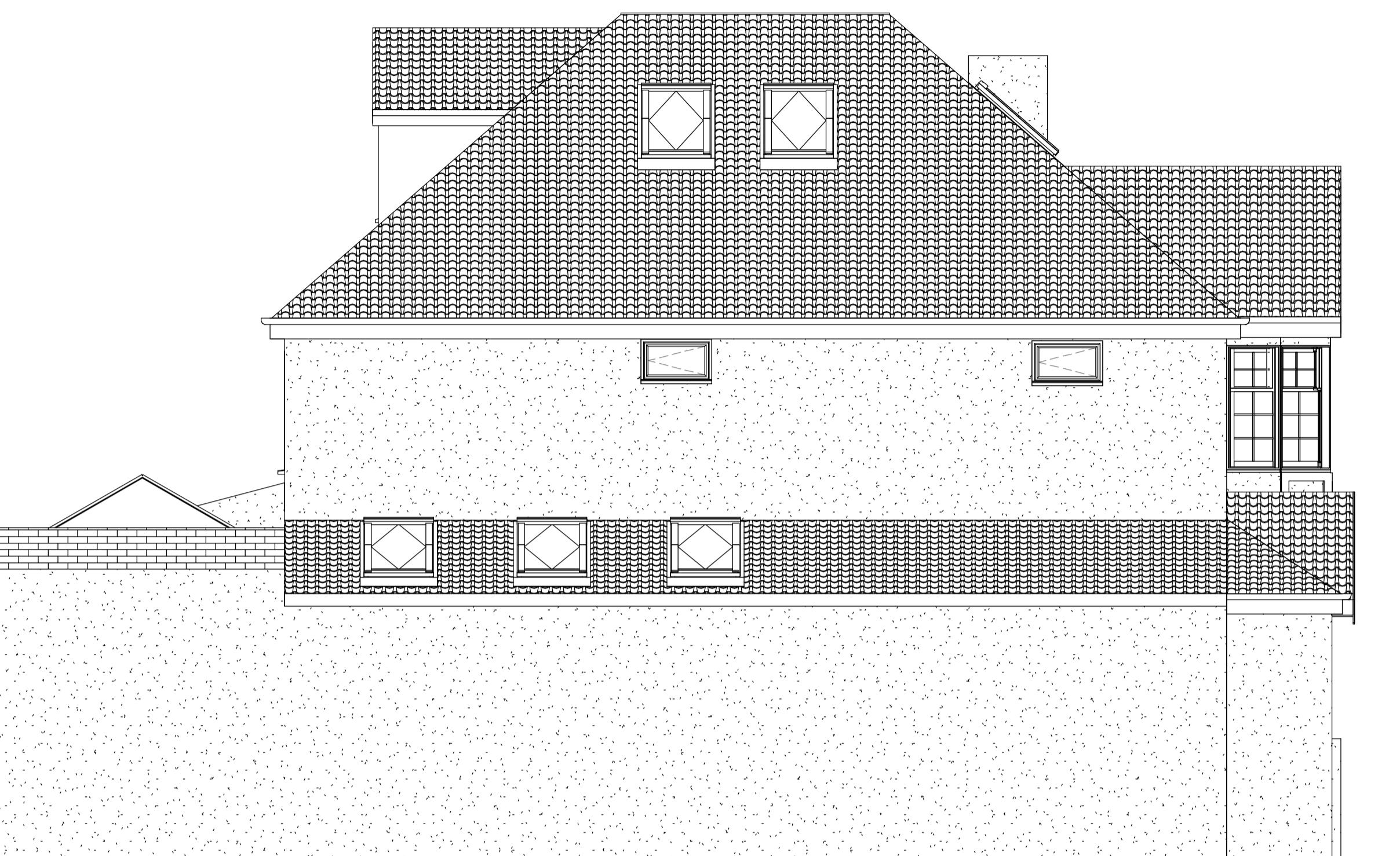
0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1



Front Elevation

1 : 50



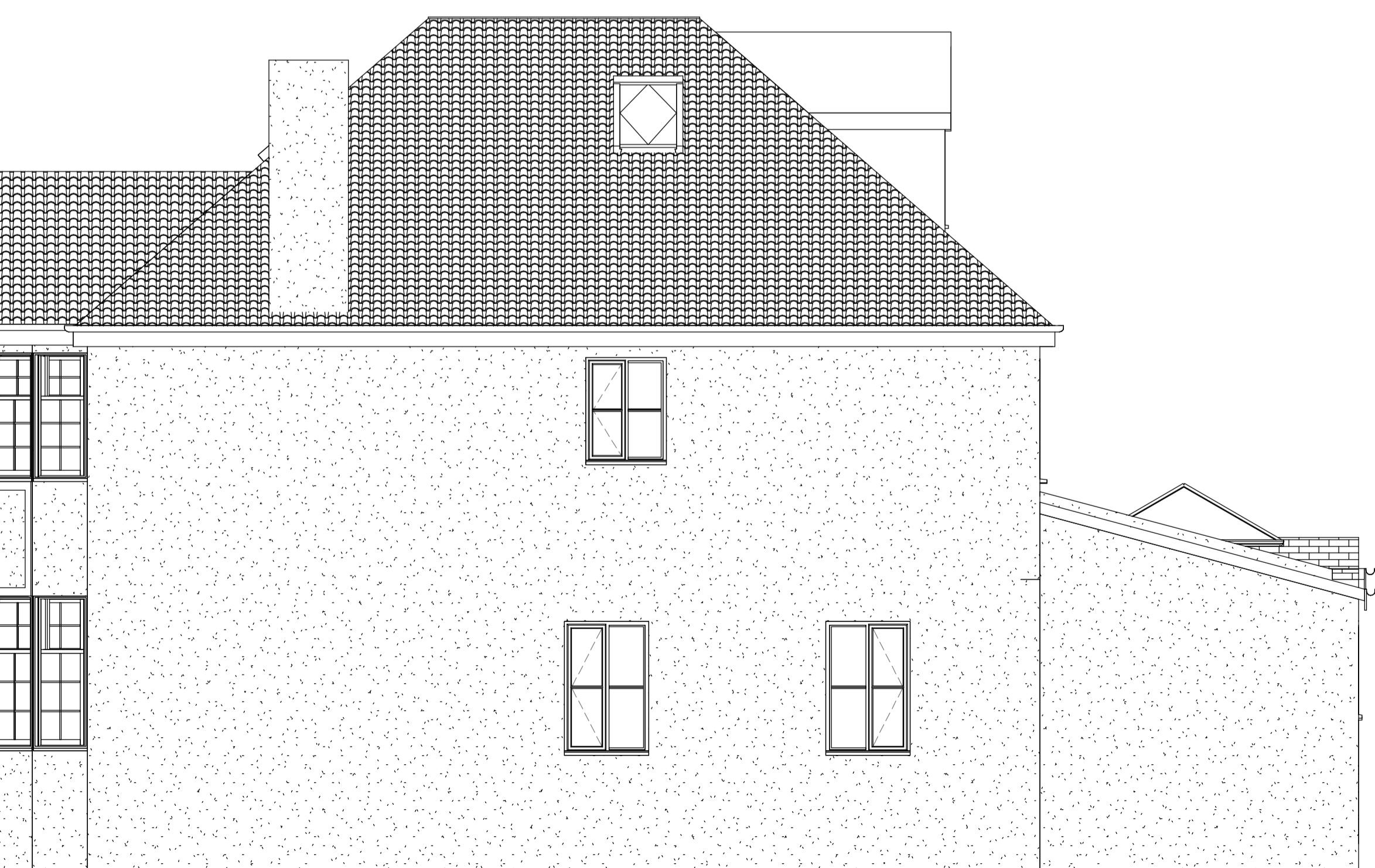
Side Elevation

1 : 50



Rear Elevation

1 : 50



Other Side Elevation

1 : 50

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GENERAL
ALL WORK TO BE CARRIED OUT TO LOCAL AUTHORITY APPROVAL AND IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.
CONTRACTOR IS RESPONSIBLE FOR SETTING OUT THE WORKS.
ALL STANDARDS TO BE CARRIED OUT IN ACCORDANCE WITH ENGINEER'S DESIGN AND DETAILS.
DO NOT SCALE DRAWINGS.
DRAWINGS PRODUCED FOR THE PURPOSE OF OBTAINING BUILDING REGULATIONS APPROVALS ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

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Foundations: concrete strip foundation to be 600mm width/conc. mix 1:2:4. Foundation depth to be 1200mm below lowest ground level or to level of adjacent drains whichever is deeper. All 600mm below ground level to be 100mm thick. Superficial resting cement to be used in all works below D.P.C level. Engineering bricks to be used.

Drainage: All internal pipes above ground level to be P.C.sink to have 50mm dia. up to 4m length, basis to have 25mm dia up to 1.7m Length, shower to have 50mm dia w.c. to have 100mm dia pipe. All traps to be 75mm deep. Provide rodding eye at change of direction. All drains below ground level to be 100mm dia. Reptilever similar clay pipes laid to min 1:40 Fall and in accordance manufacturers instructions.

All drains under building to be protected with P.C conc. intels where passing through wall.

Existing position of drainage & manholes to be investigated on site during the construction. new drainage laid to suit position of MH and invert level and to be approved by building control surveyor. Internal manhole to be completely removed.

External drainage: Provide 100mm pvc half round guttering with 63mm pvc downpipe discharging to rodding eye. Gutter and downpipe to be connected to existing surface water drains. The position of the surface water drains to be as per previous commitment of work if not ready ascertainable and final arrangement to be agreed with L.A surveyor.

Ventilation: Rapid ventilation to all habitable rooms and sanitary accommodation if separate from bathroom to be minimum 1/20th of floor area.

Background ventilation: to all habitable rooms to have 8000 sq mm kitchen to have 4000sq mm sanitary accommodation to have 4000 sq mm.

Mechanical extract ventilation: kitchen to have 30 bresec/sec. in adjacent to hob. 60 litres/sec down to bathroom and utility to have extract fan capable of extracting 15 bresec/sec.

Doors and windows: all new external doors and windows to be aluminium double glazed with night ventilation of minimum area 1000sq mm.

All new doors & side panels to have safety laminated glazing between finished floor level and 1500mm above that level. Windows and partitions to have laminated safety glazing between finished floor level and 800mm above that level.

Habitable room: must have emergency egress window of opening minimum 450mm wide and 700mm high.

All double glazed window units to 28mm with 6.4mm outer laminated glass and inner 4mm clear glass. 17.8mm gap, argon filled and a "soft" low-E coating double glazing unit to achieve "U" value of at least 1.6W/m²K. windows K. windows to be built with 1:100.

Flor: 75mm 1:4 cement/sand screed with 10mm crack width. 200kg bags polythene vapour barrier U-value 0.22m²W/K. 100mm Rockwool Cavity insulation as manufacturer's details. Inner leaf to be 100mm lightweight block, K value 0.16. (Aercrete, Celcon solar, Topblock triple standard). Internal finish to be 12.5mm plasterboard on cabs. Walls to be built with 1:16 cement mortar.

Wall: To achieve minimum U value of 0.28W/m²K. New cavity wall to comprise of 10mm facing brick to match existing. Fill the cavity with 100mm Rockwool Cavity insulation as manufacturer's details. Inner leaf to be 100mm lightweight block, K value 0.16. (Aercrete, Celcon solar, Topblock triple standard). Internal finish to be 12.5mm plasterboard on cabs. Walls to be built with 1:16 cement mortar.

Partitions: to internal openings and filled with insulation. Wall connector new wall connected to existing wall with 'Tufit' steel connector or similar. Polypropylene sealant pointing to external joints.

Stud partition: to 50 x 100 studs at 400c/s with 12.5mm plaster board skin finished. 50x100mm base plate of stud partition supported on floors joists with 50 x 100 nogging@ 400 c/s void with partition filled with rockwool rollbatts.

Damp Proof Course: Hessian based felt or similar horizontal and vertical D.P.C. to walls D.P.C. 150mm minimum above all adjoining ground level. D.P.C under window cill and reveals. All damp proof elements to be lapped and bonded with existing wall.

Flat Roof (Warm): (imposed load max 1.0 kN/m², dead load max 0.75 kN/m²)

12.5mm screed. Insulations to achieve as designated fire rating for surface spread of flame bedded in bitumen on three layer felt to BS 6229:2003 on 22mm external quality (ply optional, see manufacturer's details) over 120mm Celotex Crown-U insulation board to VCL. Insulation board to be 12.5mm thickness. Felt to be 4.5m long to give 1:60 fall on 47 x 1500mm C24 timber joists at 400 cts to give a span of 4.5m (see engineer's details for sizes). Ceilings to be 12.5mm plasterboard over vapour barrier with skim plaster finish. Provide restraint to flat roof by fixing 30 x 5 x 100mm ms galvanised lateral restraint straps at maximum 200mm centres to 100 x 50mm wall plates and anchored to wall.

Electrical: Electrical cables should be fixed to the structure. PVC cables should not be in direct contact with any expanded polystyrene insulation. recessed fittings designed for compact fluorescent or low voltage tungsten halogen lamps should only be used within enclosure, set between the joists, to dissipate heat. If recessed light fittings are used, ensure that the floor maintains a full half hour period of fire resistance.

All electrical works required to meet the provision of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to electrical completion the council should be satisfied that the part P has been compiled with and issued a valid Part P certificate. A valid Part P certificate is required to be issued for the work by a person competent to do so.

Lighting and electrical works: Lighting to new extension and loft conversion to be efficient lighting that only take lamps of luminous efficiency greater than 40 luminous per circuit-watts. All electrical works must be designed, installed, inspected and tested by a competent person.

Client Mr Anthony Strachan

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Project name Project Name

Project number 15KEW/020

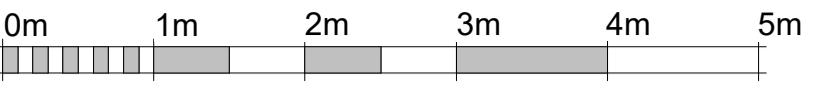
Date March 2024

Drawn by M.Benjamin

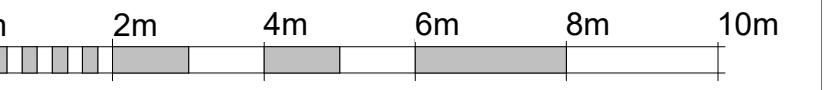
Checked by MSB

Sheet number A108

Scale 1 : 50



VISUAL SCALE 1:50 @ A1



VISUAL SCALE 1:100 @ A1

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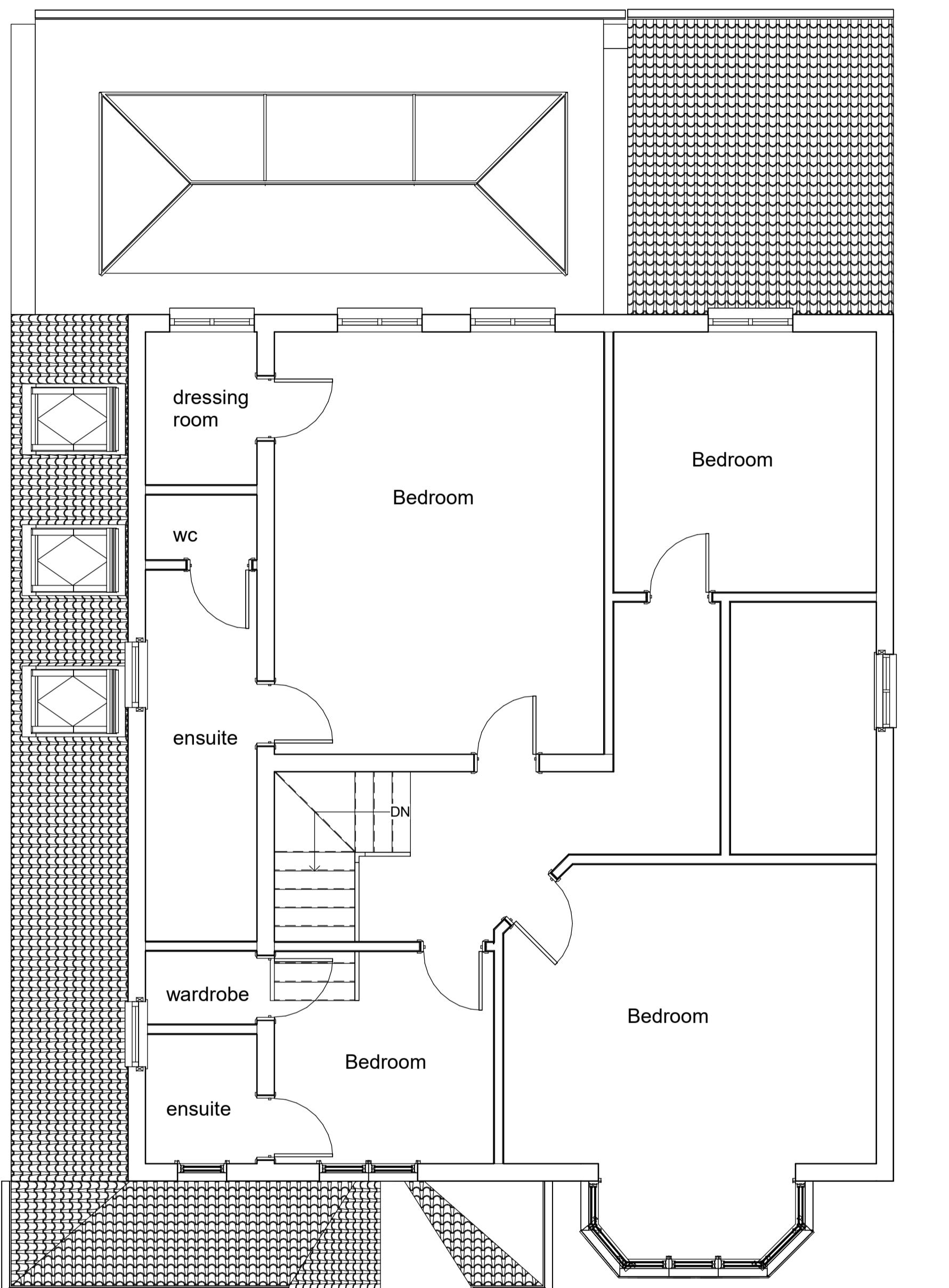
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BENJAMIN
ASSOCIATES LTD

Chartered
Building
Consultants



Chartered
Institute of
Architects
Members
Registered Practice



Existing First Floor

1 : 50

GENERAL
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Drainage: All internal pipes above ground level to be P.V.C. sink to have 50mm dia. up to 4m length, basis to have 25mm dia up to 1.7m Length, shower to have 50mm dia w.c. to have 100mm dia pipe. All traps to be 75mm deep. Provide rodding eye at change of ground floor w.c. to have suit stack. Suit stack terminal to be higher than any overflow of sanitary drainage. Provide 100mm pvc half round guttering with 63mm pvc downpipe discharging to rodding eye. Guttering and downpipes to be surface drains. The position of the surface water drains to be as per detailed communication of work if not readily ascertainable and final arrangement to be agreed with L.A. surveyor.

Ventilation: Rapid ventilation to all habitable rooms and sanitary accommodation if separate from bathroom to be minimum 1/20th of floor area. Background ventilation to all habitable rooms to have 8000 sq.mm kitchen to have 4000sq.mm sanitary accommodation to have 4000 sq.mm.

Doors and windows: all new external doors and windows to be aluminium double glazed with night ventilation of minimum area 100sq.cm. All new doors & side panels to have safety laminated glazing between finished floor level and 1500mm above that level. Windows and partitions to have laminated safety glazing between finished floor level and 800mm above that level. Habitable room must have emergency egress window of opening minimum 450mm wide and 700mm high. All double glazed window units to 28mm with 6.4mm outer laminated glass and inner 4mm clear glass. 17.8mm air gap, argon filled and a "soft" low-E coating double glazed unit to achieve "U" value of at least 1.6W/m².K. windows to comply with L1A 2006.

Floor: 75mm thick 1:4 cement/sand screed with 200mm perimeter rebar. Provide 200mm perimeter rebar to 150mm from outer perimeter and 80mm from inner perimeter. 80mm to 150mm to achieve U-value 0.221 in accordance with manufacturer's instructions on 150mm thick RC (A142 mesh) FND2 conc. slab on 1200 gauge polythene P.M on 50mm sand bedding on compacted DOT Type 1 granular fill hardcore. Slab to be screeded below internal walls. 25mm thick screed to be applied to the slab. Provide 100mm thick FRC screed to be applied. Polythene brought up to edges of slab to LAP DPC in walls and all joints lapped and sealed.

Wall: To achieve minimum U value of 0.28W/m²K. New cavity wall to comprise of 10mm facing brick to match existing. Fill the cavity with 100mm Rockwool Cavity insulation as manufacturer's details. Inner leaf to be 100mm lightweight block, K value 0.16. (Aercrete, Celcon solar, Topblock profile standard). Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

Wall ties: to be 10mm diameter stainless steel evenly spaced at 750mm centres horizontally staggered in alternate courses an 450mm centres vertically. Provide additional ties beneath the lowest row of insulation bats and double at reveals.

Stud partition: to 50 x 100 studs at 400c/s with 12.5mm plaster board skim finished. 50x100mm base plate of stud partition supported on floors joists with 50 x 100 nogging@ 400 c/c. void with partition filled with rockwool batts.

Damp Proof Course: Hessian based felt or similar horizontal and vertical D.P.C. to walls D.P.C. 150mm minimum above all adjoining ground level. D.P.C. under window cill and reveals. All damp proof elements to be lapped and bonded with existing D.P.C.

Flat Roof (Warm): (imposed load max 1.0 kN/m², dead load max 0.75 kN/m²)

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Electrical: Electrical cables should be fixed to the structure in accordance with the relevant regulations. PVC insulated cables should not come into direct contact with any expanded polystyrene insulation. recessed fittings designed for compact fluorescent or low voltage tungsten halogen lamps should only be used within enclosure, set between the joists, to dissipate heat. If recessed light fittings are used, ensure that the floor maintains a full half hour period of fire resistance.

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Client **Mr Anthony Strachan**

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Project name **Project Name**

Project number **15KEW/020**

Date **March 2024**

Drawn by **Author**

Checked by **Checker**

Sheet number **A11**

Scale **1 : 50**