

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

VISUAL SCALE 1:50 @ A1

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

VISUAL SCALE 1:100 @ A1

BENJAMIN
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Building
Consultants



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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 STYLING WORK 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 BUILDING 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. 600mm below ground level to be 100mm thick. Superficial rendering cement to be
used in all works below D.P.C level. Engineering bricks below D.P.C

Drainage: All internal pipes above ground level to be Pvc/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 50mm dia w/c to have 50mm dia w/c to have 100mm dia pipe.
Provide rodding eye at change of direction, ground floor wc to have suit stack. Suit terminal to be higher than any overflow of sanitary
drains. All drains below ground level to be 100mm dia. Replaster similar clay pipes laid to min 1:40 Fall
and in accordance manufacturers instructions.

All drains under building to be protected by P.C conc. intels where passing through wall.
Existing position of drainage & manholes to be investigated on site during the construction. The
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.

Discharge: Provide 100mm pvc half round guttering with 50mm pvc downpipe
discharging to rodding eye. Provide 100mm pvc downpipe and connected to existing surface water drains. The
position of the surface water drains to be as per detailed commencement 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.

Mechanical extract ventilation: kitchen to have 30 litres/sec. in adjacent to hob. 60 litres/sec
dressing room and utility to have 10 litres/sec. extract fan capable of extracting 15 litres/sec with 15
minutes overrun connected to light switch.

Doors and windows: all new external doors and windows to be aluminium double glazed with
night ventilation of min area 100sq.mm

All new doors & side panels to have safety laminated glazing 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 min 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 L.A. 2006.

Floor: 75mm thick 1:4 cement/sand screed with 10mm crack width. 200kg bags polythene vapour
barrier 1.5m wide to be applied to the screed and 80mm thick slab insulation (PVA) 100mm x 100mm x 100mm
to achieve U-value 0.221 laid 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 cracked below internal walls. 25mm
thick screed to be applied to the slab. All screeds to be applied to FND2 conc. slab. Polythene
brought up to edges of slab to LAP D.P.C 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
thick block, K value 0.16. (Aercrete, Celcon solid, 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 single stainless steel evenly spaced at 750mm centres horizontally
staggered in alternate courses an 450mm centres vertically. Provide additional tie beneath
the lowest row of insulation bats and double at reveals.

Callouts in min to all external openings and filled with insulation. Wall connector supported on
base plate of stud partition supported on floors joists with 50 x 100 nogging/s 400 c/c void with
partition filled with rockwool rollbatts.

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/s 400 c/c 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 D.P.C.

Flat Roof (WARM): (imposed load max 1.0 kN/m², dead load max 0.75 kN/m²)
U value 0.18 W/m²K
12.5mm screed with insulation 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 surface (ply
optional, see manufacturer's details) over 120mm Celotex Crown-U
Insulation board to VCL (optional) and 100mm Rockwool Cavity insulation to give 1:60 fall on 47
x 150mm C24 timber joists at 400 cts to give a max 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 fixed to 100 x 50mm wall plates and anchored to wall.

Electrical: PVC cables should be fixed to the structure and not to any metalwork they can
damage. PVC insulation 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 the relevant regulations and that it has been designed, installed, inspected and tested 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

Address 15 Kewferry Road
Northwood
Middlesex
HA6 2NS

Project name First floor rear
extension

Project number 15KEW/020

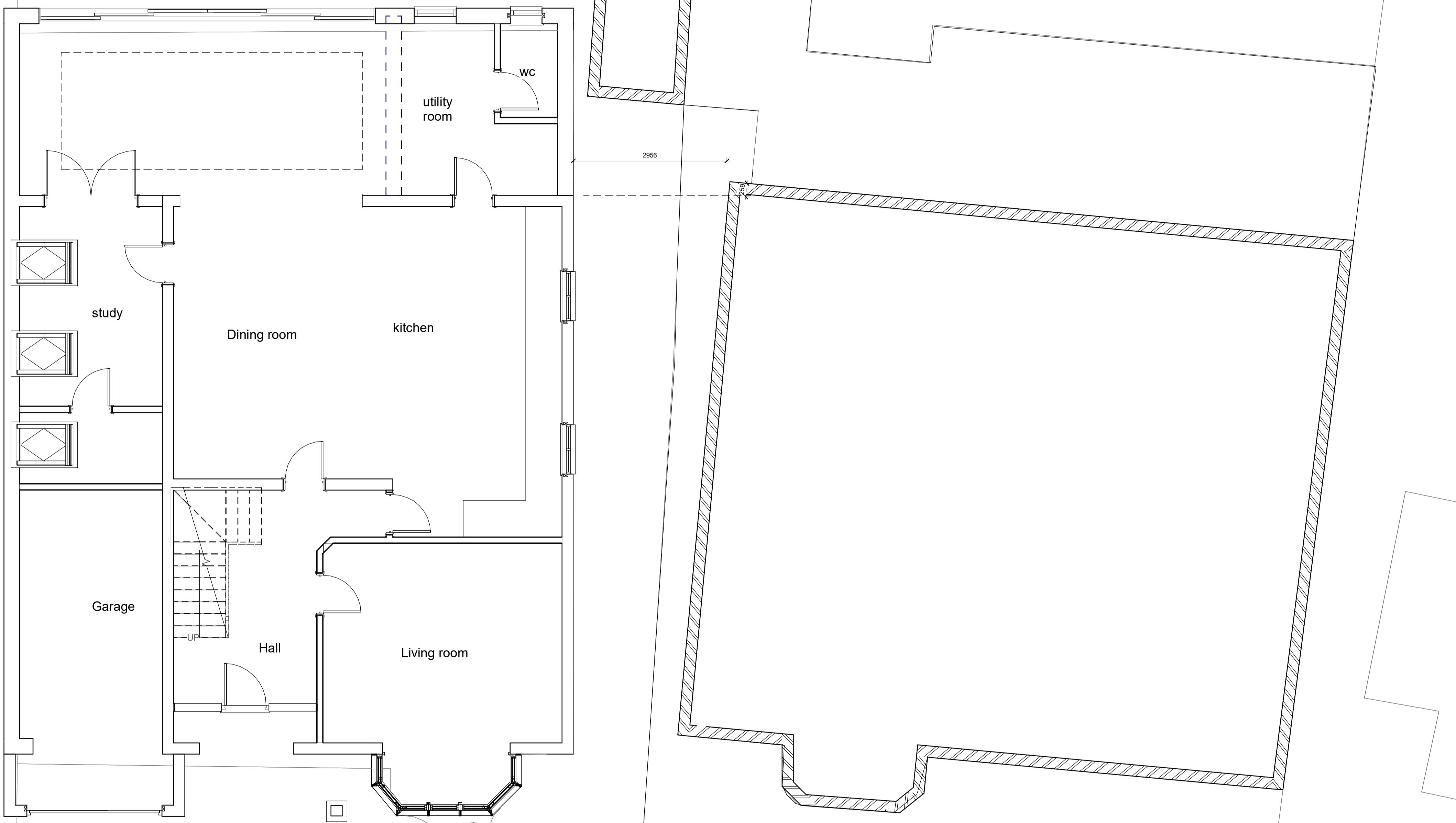
Date March 2024

Drawn by Author

Checked by Checker

Sheet number A111

Scale 1 : 50



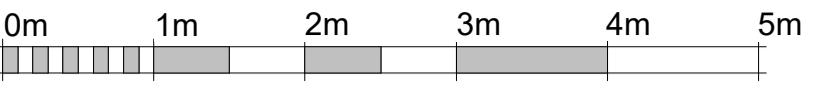
Proposed Ground Floor Plan

1 : 50

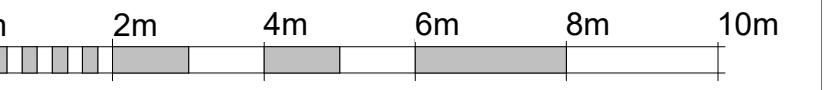
Revision B 08/4/25 - neighbouring property rear wall moved back to be 220mm (1 brick)
projection from no.15

Revision A 18/4/24 - neighbouring property and annotated proposed floorplan
with 45-degree lines from the nearest neighbouring habitable room window shown

3



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VISUAL SCALE 1:100 @ A1

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

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 slope. All drains below ground level to be 100mm dia. Reptile or similar clay pipes laid to min 1:40 Fall and in accordance with manufacturers instructions.

All drains under building to be protected by P.C. conc. intels where passing through wall. Existing position of drainage & manholes to be investigated on site during the construction. The 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. Guttering and downpipes to be solvent welded. The position of the surface water drains to be as per detailed commencement 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.

Mechanical extract ventilation: Kitchen to have 30 litres/sec. in adjacent to hob. 60 litres/sec down the chimney and up the flue. Extract fan capable of extracting 15 litres/sec with 15 minutes overrun connected to light switch.

Doors and windows: all new external doors and windows to be aluminium double glazed with night ventilation of min area 100sq.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 windows to be 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/m²K. K. windows to comply with L.A. 2008.

Flor: 75mm thick 1:4 cement/sand screed with 200mm cavity insulation. 200mm cavity insulation. 100mm Rockwool Cavity insulation to match existing. 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 cabs. Walls to be built with 1:1.6 cement mortar.

Wall: To achieve minimum U value of 0.28W/m²K. New cavity wall to comprise of 105mm 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 cabs. Walls to be built with 1:1.6 cement mortar.

Wall ties to be single stainless steel evenly spaced at 750mm centres horizontally staggered in alternate courses an 450mm centres vertically. Provide additional tie 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 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 D.P.C.

Flat Roof (Warm): (imposed load max 1.0 kN/m², dead load max 0.75 kN/m²)
U value 0.22W/m²K
12.5mm single membrane 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 (ply optional, see manufacturer's details) over 120mm Celotex Crown-U insulation board to VCL. 12.5mm single membrane 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 (ply optional, see manufacturer's details) over 120mm Celotex Crown-U insulation board to VCL. 12.5mm single membrane 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 (ply optional, see manufacturer's details) over 120mm Celotex Crown-U insulation board to VCL. 12.5mm single membrane 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 (ply optional, see manufacturer's details) over 120mm Celotex Crown-U insulation board to VCL. Ceilings to be 12.5mm plasterboard over vapour barrier with skin plaster finish. Provide restraint to flat roof by fixing 30 x 5 x 100mm ms galvanised lateral restraint straps at maximum 200mm centres fixed to 100 x 50mm walls and anchored to wall.

Electrical: Electrical cables should be fixed to the structure in accordance with the relevant regulations. PVC insulated cables should not come 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 the relevant regulations and that it has been designed, installed, inspected and tested 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 lumens per circuit-watts. All electrical works must be designed, installed, inspected and tested by a competent person.

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Project number 15KEW/020

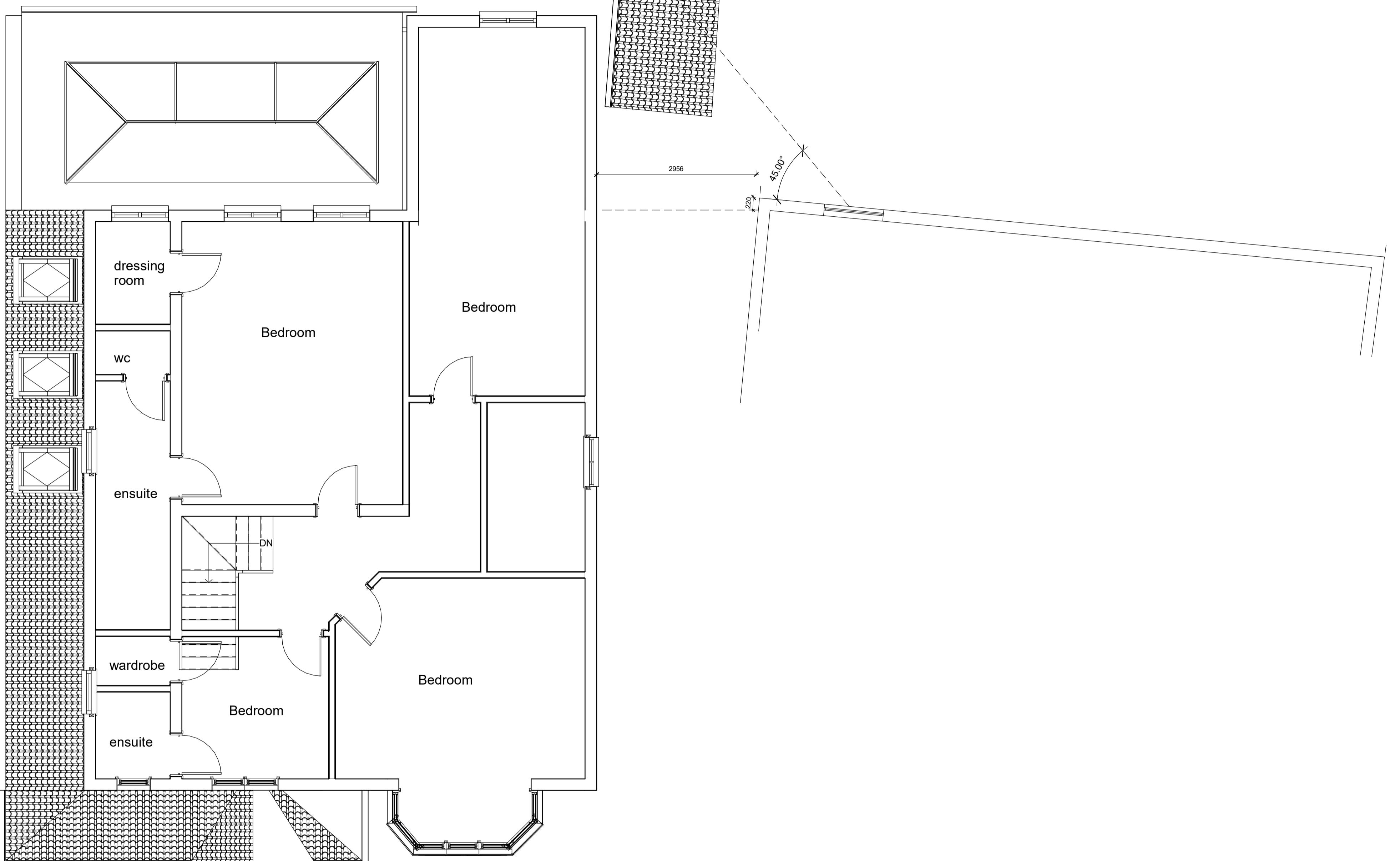
Date March 2024

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Checked by Checker

Sheet number A112

Scale 1 : 50



Proposed first Floor

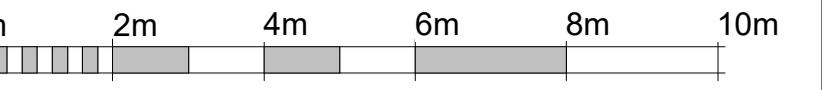
1 : 50

Revision B 08/4/25 - neighbouring property rear wall moved back to be 220mm (1 brick) projection from no.15

Revision A 18/4/24 - neighbouring property and annotated proposed floorplan with 45-degree lines from the nearest neighbouring habitable room window shown



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