

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

VISUAL SCALE 1:50 @ A1

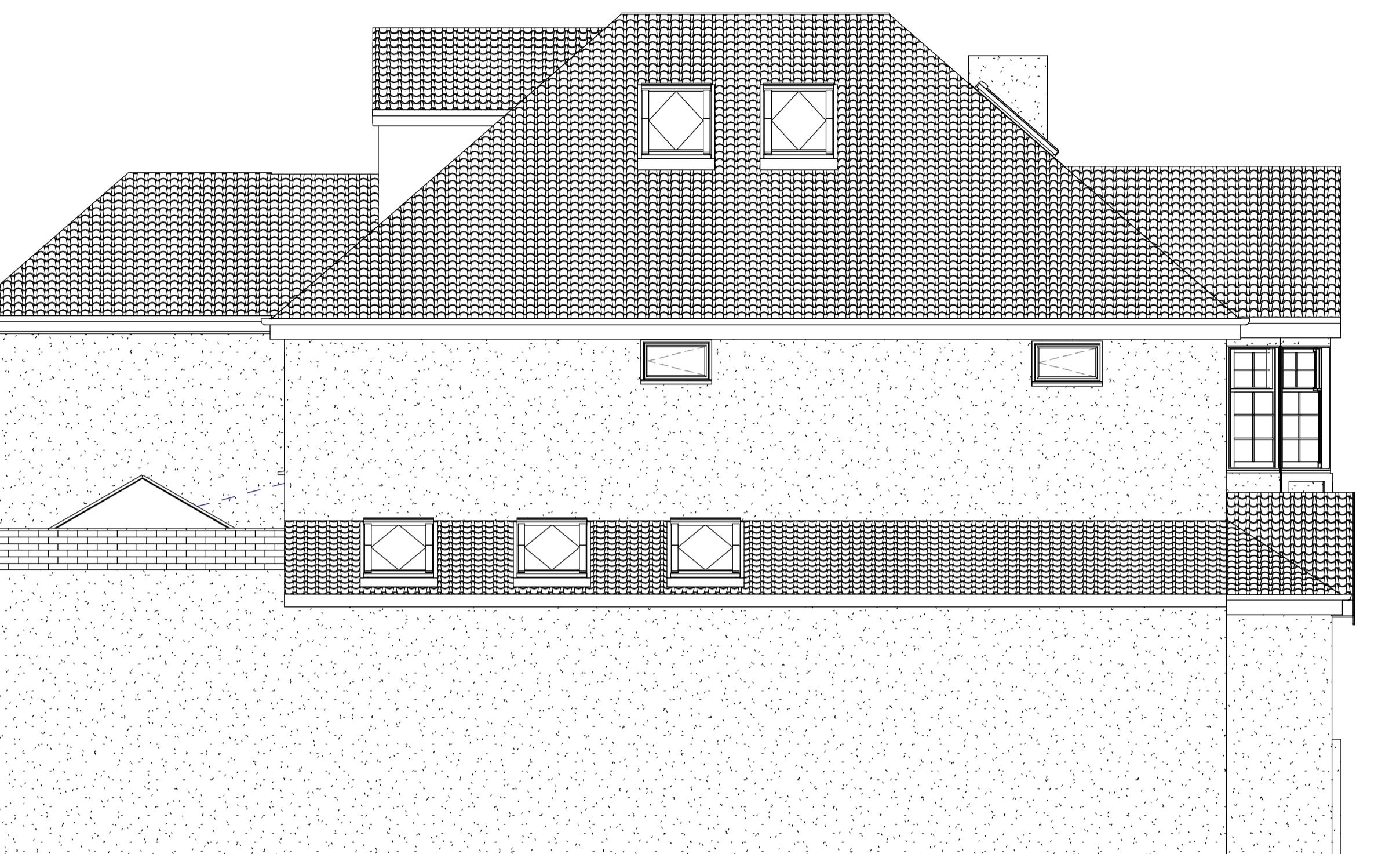
0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1



Front Elevation

1 : 50



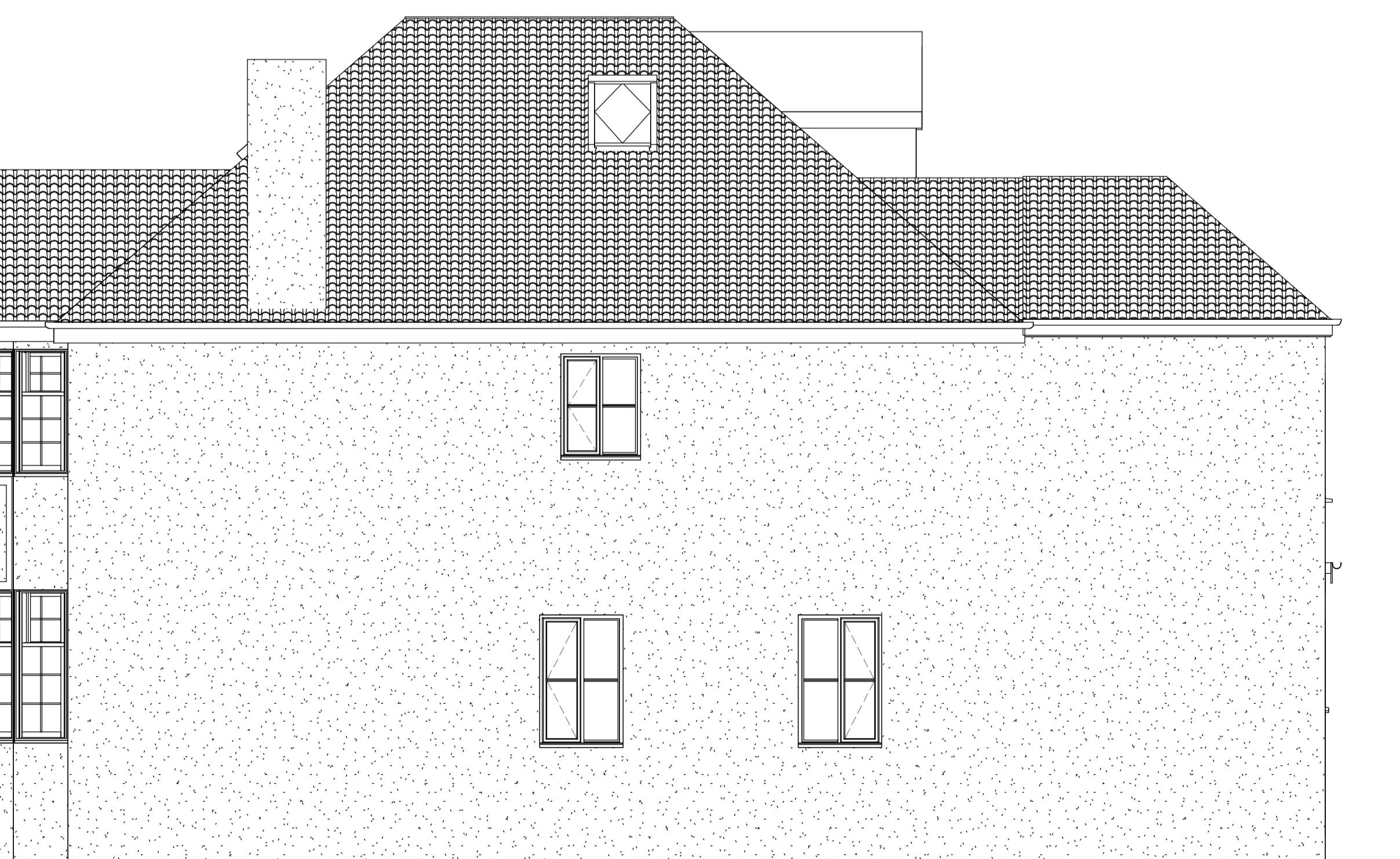
Proposed Side Elevation

1 : 50



Proposed Rear Elevation

1 : 50



Proposed Other Side Elevation

1 : 50

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UB8 4NX

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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 NOTED 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.
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Foundations: concrete strip foundation to be 600mm width/conc. mix 1:2:4. Foundation depth to be 600mm below lowest ground level or to level of adjacent foundations whichever is deeper. All 600mm below ground level to be 100mm thick. Use 20mm Supertite 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 75mm deep. Provide rodding eye at change of direction, ground floor w/c to have stack. Stack terminal to be higher than any over-flow of sanitary appliances. All drains below ground level to be 100mm dia. Replever 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 when 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 removable.

Roofing: Provide 100mm pvc half round guttering with 63mm pvc downpipe discharging to rodding eye. Gutter and downpipe to be offset surface water 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 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 4000 sq mm sanitary accommodation to have 4000 sq mm.

Mechanical extract ventilation - kitchen to have 30 litres/sec. in adjacent to hob. 60 litres/sec elsewhere. Bath and utility to have extract fan capable of extracting 15 litres/sec.

All double glazed windows 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/m².K. windows K.

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 windows to be double glazed.

All double glazed windows 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/m².K.

Florals: 75mm x 14mm cement render screed with 20mm crack width. 200kg bags of polystyrene beads to be spread over screed. 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 dabs. Walls to be built with 1:10 cement mortar.

Walls: 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 dabs. Walls to be built with 1:10 cement mortar.

Walls to be built in alternate courses to 75mm centres horizontally staggered in alternate courses to 75mm centres vertically. Provide additional tie beneath the lowest row of insulation bats and double at reveals pointing to external joints.

Stud partition to 50 x 100 studs at 400cc with 12.5mm plaster board skinned 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 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)

0.25m U value 0.18 W/m²K
12.5mm spaced mineral wool battings 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 thickness. 12.5mm spaced mineral wool battings to give 1.60 fat on 47 x 150mm 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 skin plaster finish. Provide restraint to flat roof by fixing 30 x 5 x 100mm m.s 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 in such a way that they do not damage the cables or insulation. PVC cables and 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 is in accordance with the relevant Building Regulations Part P 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

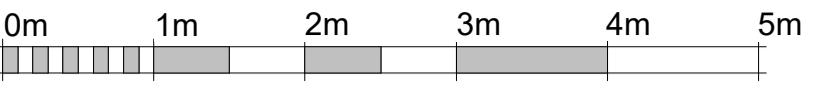
Date March 2024

Drawn by M.Benjamin

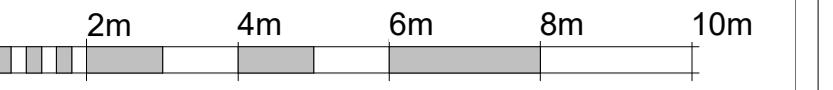
Checked by MSB

Sheet number A108

Scale 1 : 50



VISUAL SCALE 1:50 @ A1



VISUAL SCALE 1:100 @ A1

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Chartered
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of
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Registered Practice

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Foundations: concrete strip foundation to be 600mm width/conc. mix 1:2.4. Foundation depth to be level of 1200mm below lowest ground level or to level of adjacent drains whichever is deeper. 600mm below ground level and trench to be 100mm wide. Suitable resisting 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/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, ground floor w/c to have s-trap. S-trap terminal to be higher than any overflow of sanitary equipment. All surface water drains to be 100mm dia. Surface water drains to be 100mm dia. to be connected to BS 557/2 and installed in accordance with BS 8000 part13, section 3 and BS 557/2

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

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.m.

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 750mm high. All windows to be double glazed 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. Windows to comply with E1A 2006.

Flor: 75mm thick 1:4 cement/sand screed with 10mm crack width. 200kg bags per square metre. Repair bather 10mm thick. Internal and floor slab insulation (P1) 130x 0.8 and 115x 80mm 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 thickened below internal walls. 25mm thick screed to be applied to the top of the slab. Internal walls to be 100mm thick. 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 10.5mm 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 dabs. Walls to be built with 1:16 cement mortar.

Wall ties to be 10mm diameter stainless steel evenly spaced at 750mm centres horizontally staggered in alternate courses at 750mm 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 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) To achieve U-value 0.18 W/m²K. 12.5mm spaced mineral wool battings 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 battens to VCL 100. 12.5mm mineral wool battings to give 1:60 fall on 47 x 150mm 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 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 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 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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Middlesex
HA6 2NS

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Project number 15KEW/020

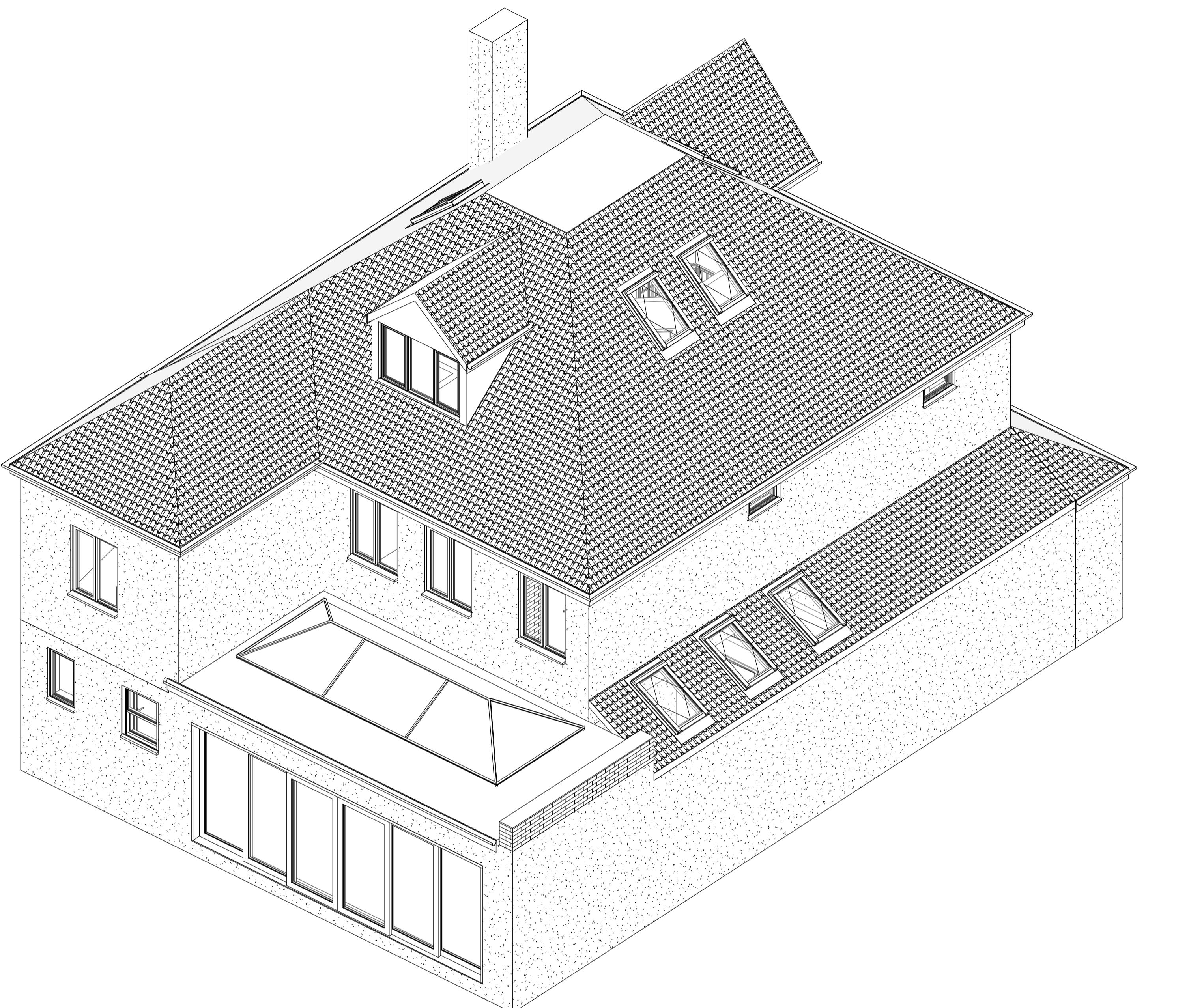
Date March 2024

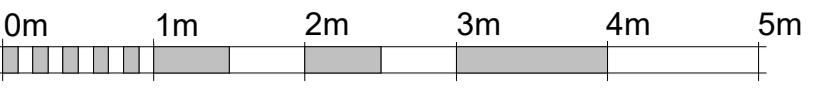
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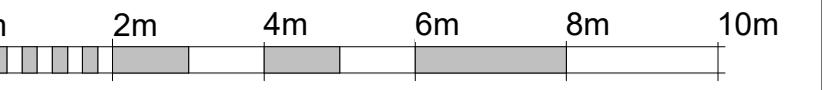
Sheet number A109

Scale





VISUAL SCALE 1:50 @ A1



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 600mm below lowest ground level or to level of adjacent drains whichever is deeper. 600mm below ground level to be 100mm thick. Use Sulphate resisting 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/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. Replaster or similar clay pipes laid to min 1:40 Fall and in accordance to 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. 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 removable.

Water: All water services to be installed in accordance with the Water Supply (Water Quality) Regulations 1999. 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 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 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/m².K. windows to comply with L1A 2006.

Floor: 75mm 1:4 cement/sand screed with 10mm crack width. 200kg bagged perlite, vapour barrier, 15mm P.V.C. underlay, 10mm mineral wool, 10mm rockwool insulation (PVA) 130x 0.3 and 115x 80mm 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 screeded below internal walls. 25mm thickness screed to be applied to the floor slab. All screeds to be FPR 1000. Polythene brought up to edges of slab. 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 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 triple standard). Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

Walls to be: single 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 skin 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 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 vapour barrier 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) To achieve U-value of 0.18 W/m²K. 12.5mm spaced mineral wool battings 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 1000. 12.5mm plasterboard on 10mm rockwool insulation battings 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 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 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.

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Primer: 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.

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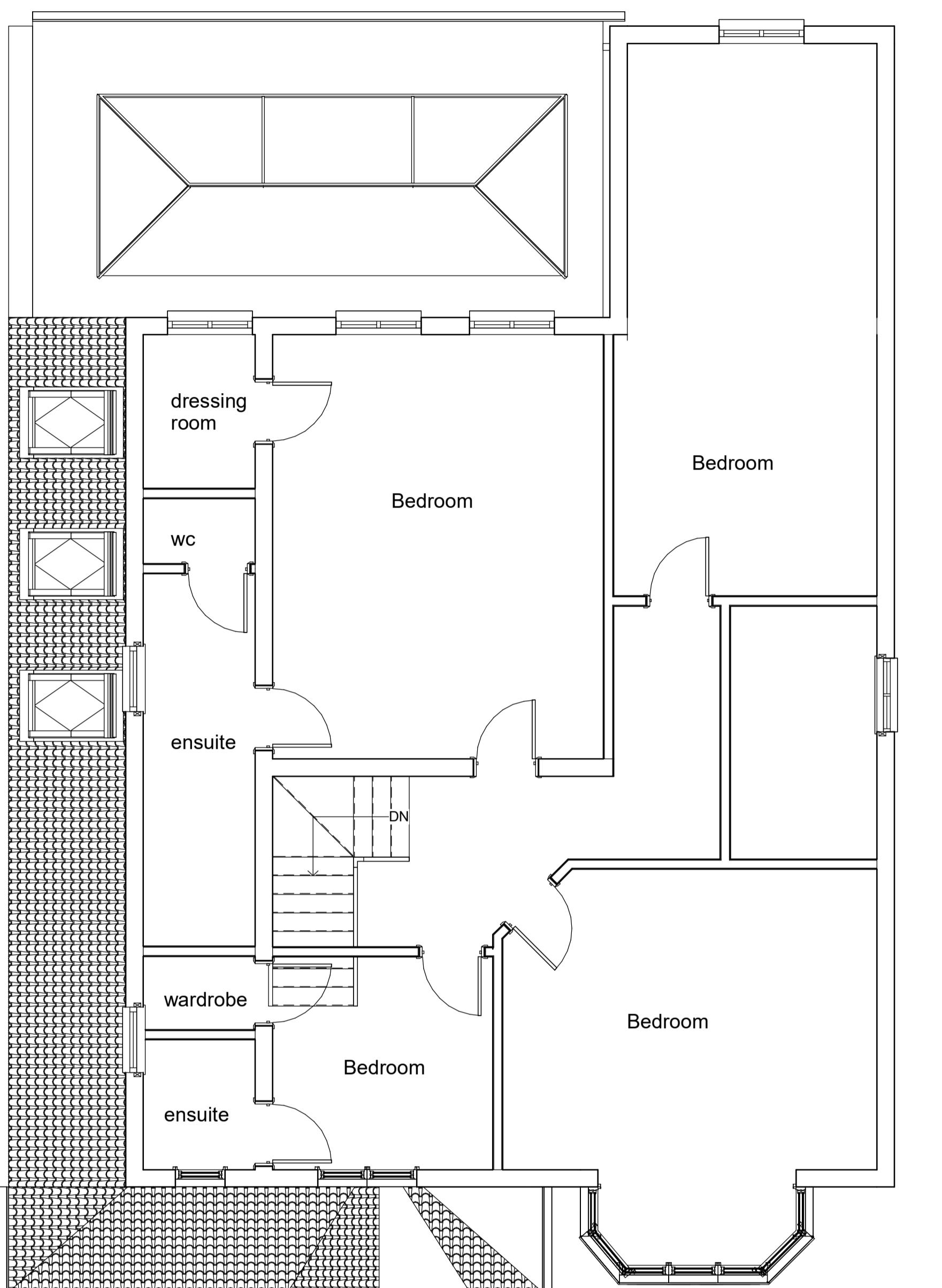
Date March 2024

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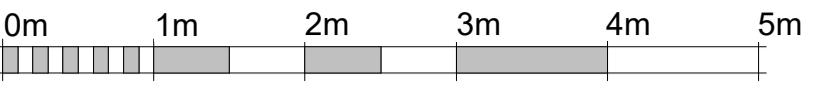
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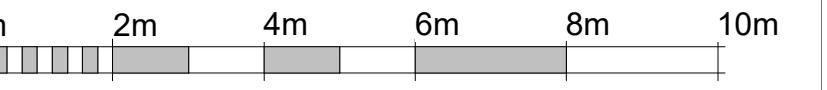


Proposed first Floor

1 : 50



VISUAL SCALE 1:50 @ A1



VISUAL SCALE 1:100 @ A1

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