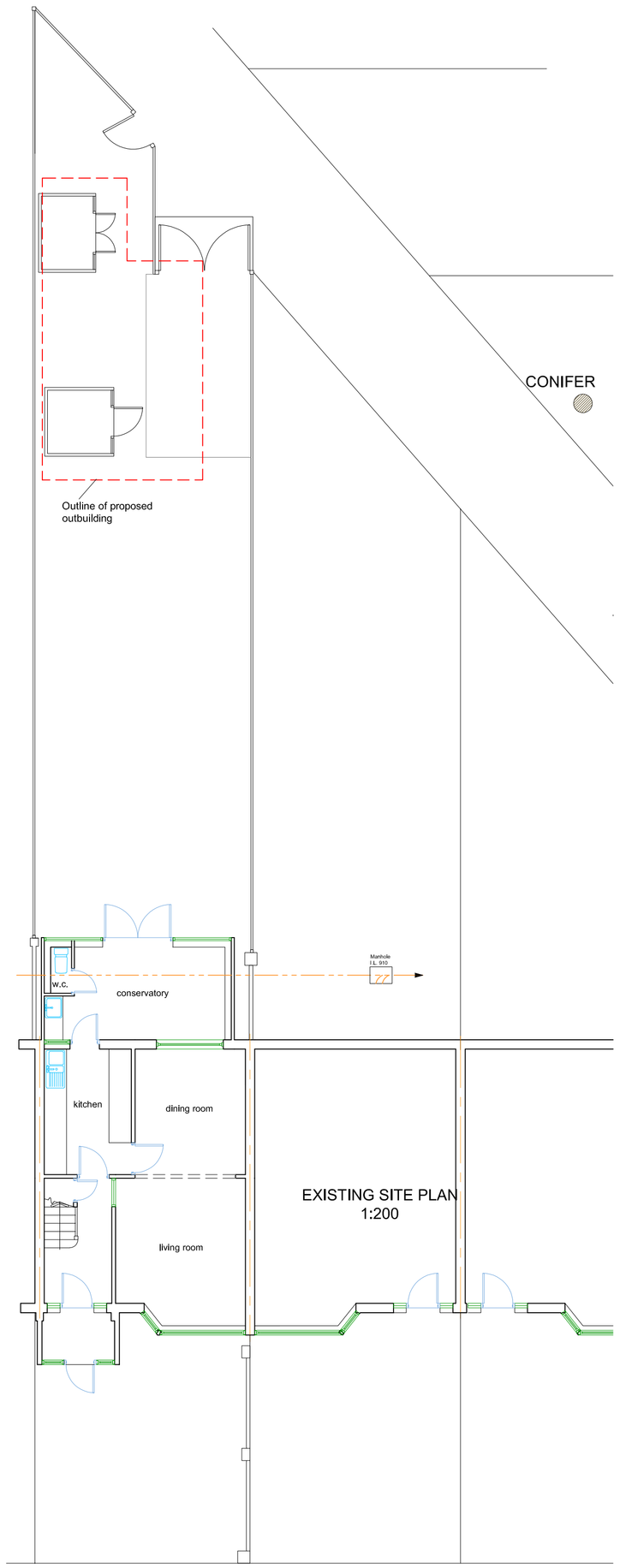
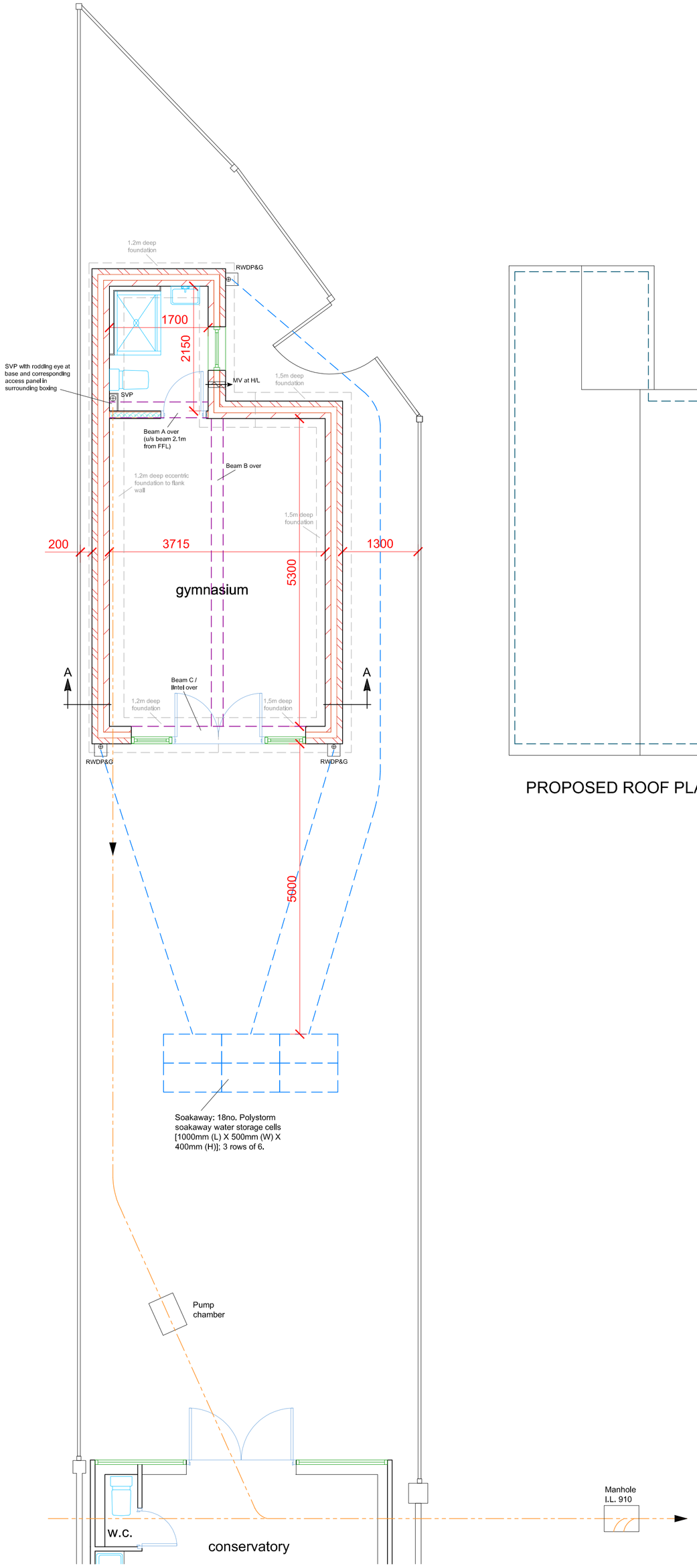
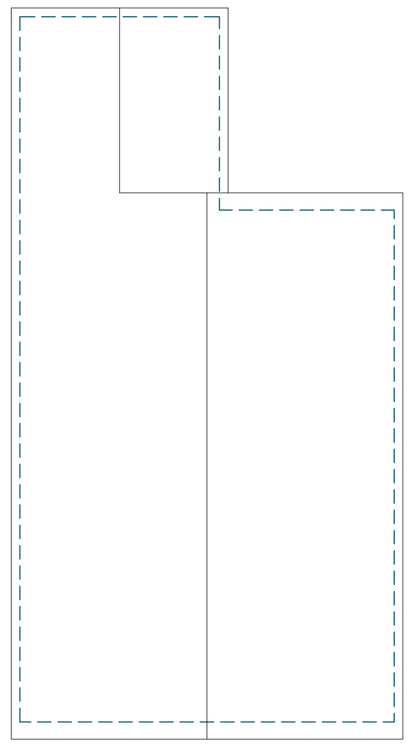
WORKS NOT SUBJECT TO BUILDING CONTROL APPROVAL, CONTRUCTION NOTES FOR BEST PRACTICE ADVISORY ONLY



EXISTING SITE PLAN 1:100



PROPOSED FLOOR PLAN 1:50



PROPOSED ROOF PLAN 1:50

UNDERGROUND DRAINAGE (HEPWORTH)
Underground drainage to be Hepworth "Supersleve" encased in pea shingle if crown cover is greater than 800mm, or Concrete, complete with flexible joints, if crown cover is less than 800mm. Disused drain runs to be sealed with lean mix Concrete. New manholes, if required, to be built off minimum 150mm thck CN30P Concrete base in 215mm Class B engineering brickwork. Internal manholes (if indicated) to be fitted with bolt down double sealed recessed manhole covers. All underground drainage to comply with BS8301. Minimum underground drain size to be 100mm (unless otherwise indicated on drawings). Falls to be min. 1 in 40.

FOUNDATIONS
Foundations to be minimum 600mm wide (if eccentric are specified also see structural engineers' specification) by depth as indicated on section, or to invert level of adjacent drains, minimum 600mm below any signs of tree roots. Anti-heave precautions to be used where foundation depths exceed 1.5m (see proposed plan and section). Base of new foundations to be inspected by Local Authority Surveyor prior to casting. If any drains pass through foundations drains to be bridged with 2No. 100 x 150dp pre-cast Concrete lintols. All cement used below dpc to be sulphate resisting type. Concrete mix to be min1:2.4.. No foundations to encroach over boundary. NOTE: If excavations noted to be deeper than 900mm, full planking and strutting to be provided during the works in order to ensure the safety of site operatives.

VENTILATION/GLAZING/ ENERGY SAVING
All new glazing to be sealed double glazed units and to comply with approved Document N (16mm air gap) with any glazing less than 0.8m from FFL (or 1500mm at or within 300mm of doors) to be laminated and toughened glass to BS6206 and be provided with 'Soft' low E coating (or Argon Filled if 'Hard' E glass). Windows to achieve min. 1.8 w/m² ° C u-value. All external rooms to be provided with minimum 5% floor area as openable window with some part at least 1.8m above floor level and for background ventilation trickle ventilators providing an opening of min 8,000 sq.mm. Fire escape windows to have minimum unobstructed opening of 500mm x 850mm with base of window between 800mm and 1100mm above finished floor.
Any internal room to be provided with mechanical extractor fan providing min 3 air changes per hour or 60 litres per second (whichever is the larger). All extractor fans to be operated via light switch and fitted with min 20 minute overrun. Internal kitchens, if provided, also to have additional background ventilation by providing 100mm UPVC duct at high level to a 225 sq.mm terracotta AB. Extractor fans to be ducted to external air in a similar manner. All ducting to be contained within unit and to be encased in 9.5mm plasterboard and skim on 50 x 50mm timber studding.
In addition to trickle ventilation requirements as itemised above all kitchens, bathrooms and utility rooms to be provided with mechanical extract fans linked to humidistats to extract minimum 15 litres per second to bathrooms, 60 litres per second to kitchens/utility rooms.

CONCRETE FLOOR CONSTRUCTION
New solid floor to be constructed of 75mm sand/cement screed reinforced with one layer D49 mesh at external perimeter provided with 30mm thick Polyfoam ECO Floorboard to the depth as the screed on 75mm Kingspan Kooltherm K103 insulation (to achieve 0.22 W/m²K U-value) on 1200 gauge DPM (link/lapped to existing/new DPM/DPCs) on 100mm C20PSR Concrete slab reinforced with one layer A142 mesh on 1200 gauge polythene DPM (link/lapped to DPM beneath Rockfloor) on 75mm sand blinding on minimum 150mm well consolidated hardcore. Any ventilation to sub-floor voids to be maintained with 100mm UPVC ducts run through to air bricks on external wall and Concrete slab over reinforced with A142 mesh.

PITCHED ROOF WITH YBS INSULATION OVER RAFTERS
Tiles as specified elsewhere secured with aluminium alloy nails to 25x38mm tanalised softwood battens on Klober Permo Forte untearable quality roofing felt on 25mm counter battens on 40mm thick YBS SuperQuilt insulation on rafters size as specified or section at max 400mm CL. (Rafters can be underlined with 12.5mm Duplex plasterboard and plaster skim as required). 80mm Kingspan Thermapitch TP10 insulation to be laid between rafters supported on 10mm square battens (min. 25mm air space to be maintained between insulation layers). Insulation layers to achieve 0.16W/m²K u-value. Ceiling joists, size as specified elsewhere, to be at max 400mm C., with 12.5mm Duplex plasterboard and plaster skim. Wall plate and rafters each to be strapped tc walls at max 1.2m C/L with 30mm x 5mm x 1.2m long GMS straps. Ceiling joists also to be strapped to rafters at 1.2m CL with GMS straps with full depth noggins between joists where parallel to joist span.
Valley gutters to be constructed in accordance with LSA manual. 4mm pywood valley boards to be laid flush between rafters supported on noggins. Valley boards to extend 225mm each side of the centre of the valley with tilting fillets positioned min 150mm each side of the centre. Distance between edges of tiles to be min 125mm. Code 4 lead linings to be laid directly over valley boards with sarking felt dressed into gutter but stopped before gutter sole. Lead saddle to be provided at junction of 2 valleys having min lap of 150mm over gutter linings each side.
Support to pitched roof construction to be provided by trebling flat roof joists in position as indicated. Soffit joists to spar between trebled joists and external wall and cantilevered to fascia. Rafters and vertical tiling to be formed on 100 x 50mm softwood timbers.

ELECTRICAL & LIGHTING
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 17th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.

Replace lighting in all rooms with, fixed lighting that only take lamps having greater than 40 lumens per circuit-watt.

The competent person is to send to the local authority a self-certification certificate within 30 days of the electrical works' completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

Electrical cables should be fixed to the structure above insulation so that dissipate heat. Cables that pass through or are enclosed by insulation may need to be increased in size, even when in conduit. The circuits most likely to be affected are radial circuits serving cookers, immersion heaters, shower units and socket outlets. PVC insulated cables should not be in direct contact with any expanded polystyrene insulation. Subject to Approved Document B, where recessed fittings are to be used, those designed for compact fluorescent or low voltage tungsten halogen lamps should only be used within an enclosure, set between the joists, to dissipate heat. Additional measures will be necessary to ensure that the floor maintains a full half hour period of fire resistance under Requirement B3, if recessed light fittings are used. (B3/E2 – 2003 Edition)

In accoradnce with Approved Document M, underside of sockets to be minimum of 450mm above finished floor level (FFL) and underside of light switches to be maximum 1000mm above to FFL.

ABOVE GROUND DRAINAGE (UPVC)
Minimum waste sizes to be WC = 100mm, W/HB = 32mm or 38mm (if more than 1.5m from discharge), bidet, bath, shower and SUs = 38mm or 50mm (if more than 1.5m from discharge). Bath, WHB, SU's, showers and bidets to be fitted with 75mm deep seal traps. Fittings then to discharge into SVPs, WVPs, BIGs or MHs as indicated on the drawings. All new SVPs/WVPs to be taken minimum 900mm above openable windows within 3.0m and to terminate with balloon cage. Rodding/clearing access to be provided to all bends and at base of any SVPs; all to comply with BS5572.
Rainwater to be collected in 100mm H/R UPVC or CI gutters, as noted elsewhere, discharging into 63mm UPVC or CI downpipes, as noted elsewhere. Downpipes to discharge into roddable gullies connected to either existing surface water system or soakaways as noted elsewhere.

BEAMS AND ENCASEMENT
All beams and bearing sizes are PROVISIONAL. Prior to commencement of works all are to be justified by engineers calculations and approved by Building Control. Where beams are indicated full support to be provided during demolition works by Acro props/needing or similar. Full services survey to be undertaken by a contractor before any demolition works are undertaken. All beams to be encased in 2 layers Gyproc Fireline board and skim. Piers onto which beam bears to have brickwork mortar and foundations exposed and if inadequate foundations to be underpinned and walls rebuilt in Class B engineering brickwork. Include DPC linked/lapped to existing DPM/DPC if wall rebuilt. Any new work to be fully brick bonded with existing.

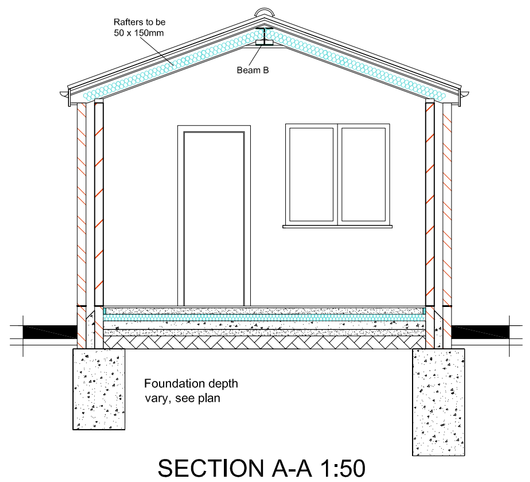
HEALTH & SAFETY
The Construction Design (and Management) Regulations, require Designers when preparing or modifying designs, to eliminate, reduce or control foreseeable risks that may arise during: construction; and the maintenance and use of a building once it is built. Provide information to other members of the project team to help them fulfil their duties.
Where more than one contractor is appointed the regulations also require the appointment of a Principal Designer to Plan, manage, monitor and coordinate health and safety in the pre-construction phase of a project. This includes: identifying, eliminating or controlling foreseeable risks; ensuring designers carry out their duties. Prepare and provide relevant information to other dutyholders. Provide relevant information to the principal contractor to help them plan, manage, monitor and coordinate health and safety in the construction phase. In this instance Neil Hammond has NOT been appointed as Principal Designer.
All parties are obliged to provide all relevant information likely to affect the works or any operatives. Works may not commence until health and safety issues are adequately resolved

In designing this scheme Neil Hammond has attempted to eliminate as many Health & Safety risks as possible. However, the following risks could not be fully eliminated, and contractor is to ensure he/she makes adequate provision for these risks;

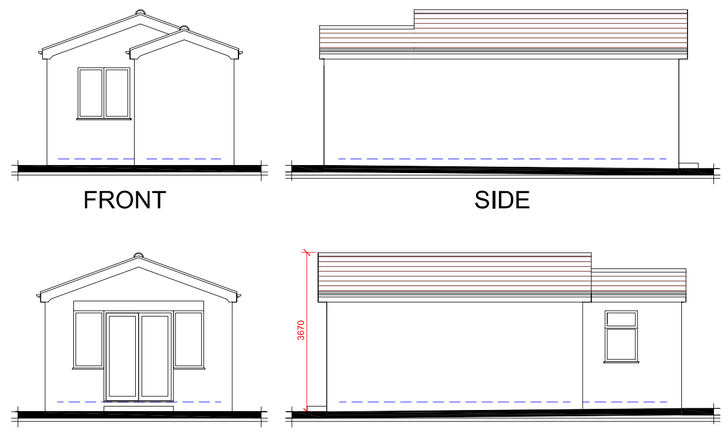
Demolition – before demolition all services are to be isolated.
Excavation – during excavation ensure proper support is to be provided to the sides of all trenches.
Installation of beams - mechanical lifting gear to be used to lift heavy weight beams.
General – owners will occupy premises during works, al services to be maintained and the site isolated.

NEW STUD PARTITIONS
Stud partitions to be constructed of 100x50mm softwood studs at max 400mm CL with 100x50 top and sole plates and 100x50mm noggins at max 900mm CL vertically. Studs to be overlaid each side with one layer 12.5mm Lafarge dBcheck plasterboard and skim. 70mm Rockwool Flexi to be tightly fitted in void between studs. Stud partitions to be built off full depth noggins or triple floor joists, if parallel to joist span, or beams, if indicated on plans. Studs to be doubled up around door/window openings.

CAVITY WALL CONSTRUCTION
New external walls to be constructed from 102mm outer brick skin (bricks as specified on elevations), 100mm cavity and inner leaf of 100mm dense concrete blocks (not less than 4N/mm² or as indicated elsewhere) Cavity to be fully filled with 100mm thick Earthwool Dritherm 32 Ultimate Skins of cavity wall to be tied together with Staifix RT2 stainless steel double drip type wall ties spaced at maximum 450mm centres vertically and horizontally (ties to be doubled at reveals). Insulated Thermabale 90 (orange) cavity closers to be used at cills and jambs (jamb members to project below cill member). New walls to be tied to existing with "furfix" type profiles. Lintels over new openings to be Catnic CU90/100. All lintels to have minimum 200mm end bearings. Lateral restraint to be provided to walls with 30 x 5mm GMS restraint straps at max 1.2m centres at floor and roof levels. Horizontal DPC to be provided to walls at min 150mm above ground level (to tie with all existing DPCs and DPMs). Walls below DPC level to be in two skins Class B engineering brickwork.
Walls to be plastered internally and external finish to match existing properly. Cavity to be closed below roof level with slate closer. Internal partitions where indicated to be 100 or 150mm Tarmac Toplite Blocks (not less than 4n/mm2 or as indicated elsewhere) to include DPC where at ground level, with engineering brickwork below DPC to link with new/existing DPM/DPC. Walls to be plastered internally. NOTE: Where works are undertaken greater than 1.5m above GL, full scaffolding to be provided, erected and altered as necessary by a competent scaffolder to provide a safe working platform for operatives.



SECTION A-A 1:50



PROPOSED ELEVATIONS 1:100

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

0.2 0.4 0.6 0.8 1m 1:20
0.5 1m 1.5 2m 2.5 1:50
1m 2m 3m 4m 5m 1:100
0 200m 400m 600m 1:1250

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Client
Mr and Mrs Keelaghan

Job Title
Proposed Outbuilding at
136 GROSVENOR CRESCENT
UXBRIDGE
UB10 9EY

Drawing Title
EXISTING & PROPOSED PLANS ELEVATIONS AND SECTION

Scale	Paper Size
1:50 1:100	A1
Date	Drawn By
NOV 2021	NRH

Job No	Drg No	Rev
NRH16	01	