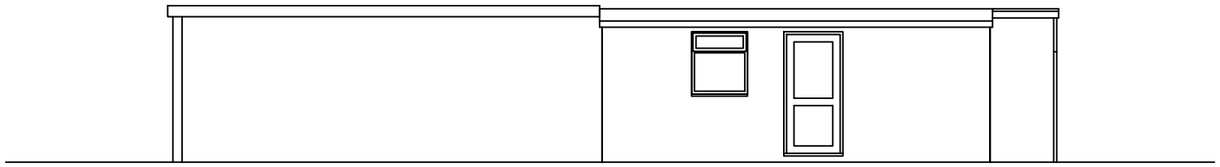
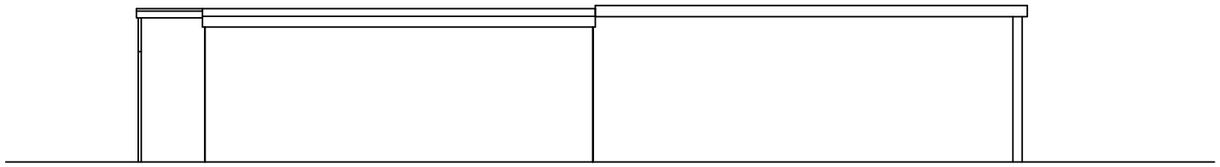
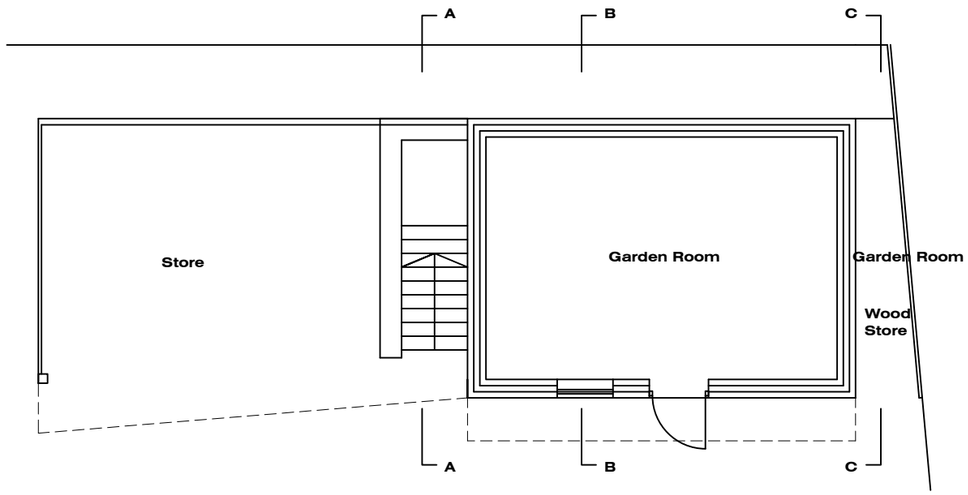


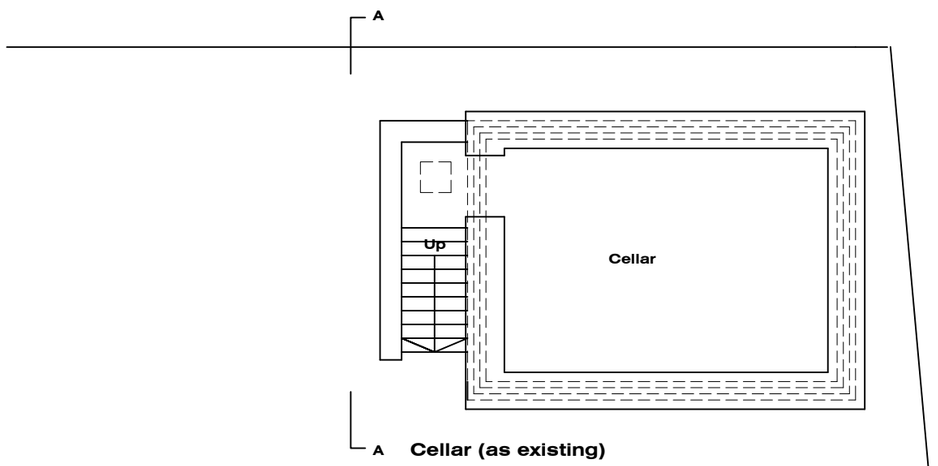
Existing Front Elevation



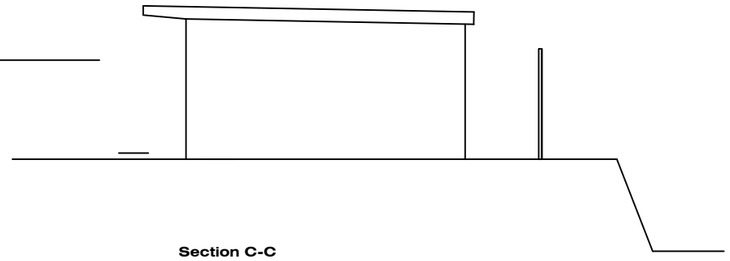
Existing Rear Elevation



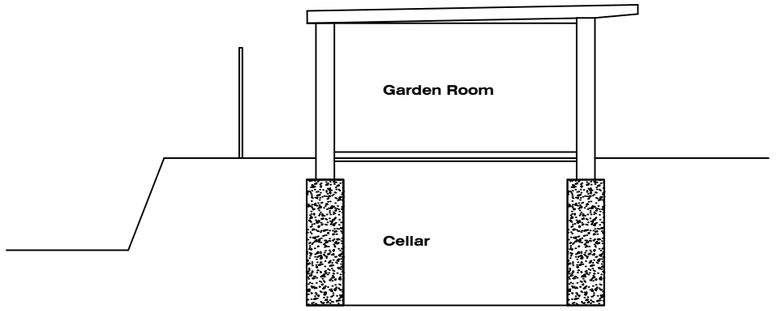

Ground Floor (as existing)



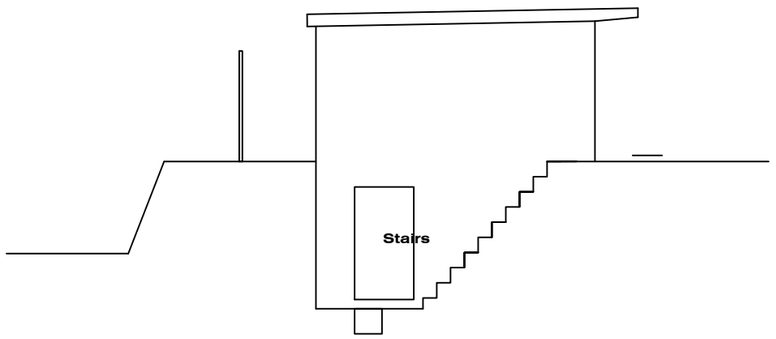

Cellar (as existing)



Section C-C




Section B-B




Section A-A

0m 2m

**Notes:**

The contractor is responsible for checking dimensions, tolerences and references. Any discrepancy to be verified with the architect before proceeding with the work

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to

**Revisions:**

**Clients**
Ivan and Viktoria Kulinits

**Project:**
148 Pine Gardens, Ruislip HA4 9TH

**Drawing:**
Plans Elevations and Sections as Existing

**Scale:**
1:100@A3

**Date:**
July 2023

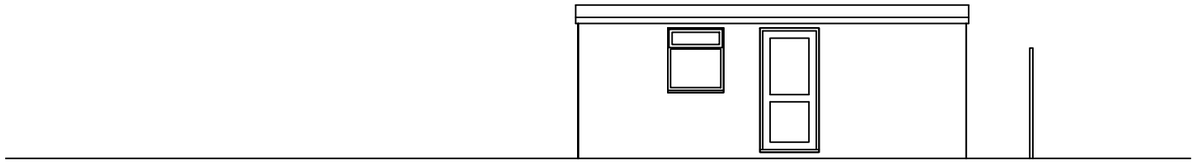
**Drawn By:**
PR

**Checked By**
PR

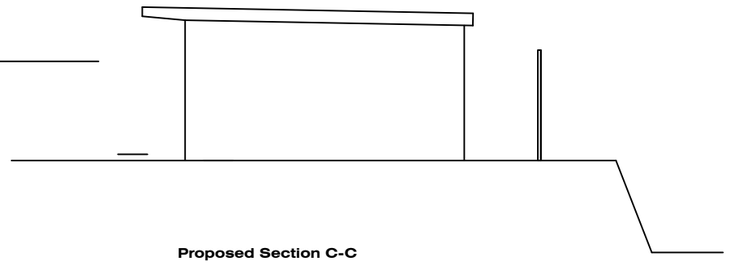
**Drawing No:**
104-101


## London Residential Architects

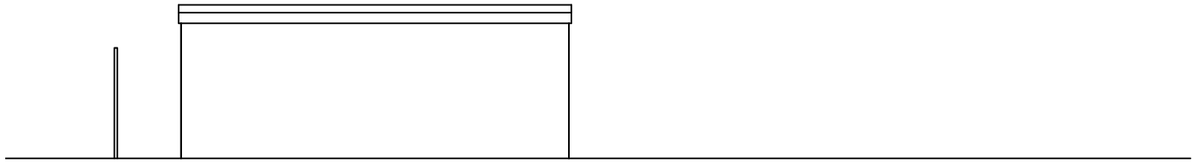
**A:** Stanmore Business and Innovation Centre HA7 1BT
**T:** 07759 058084
**E:** philiprhyder@yahoo.co.uk



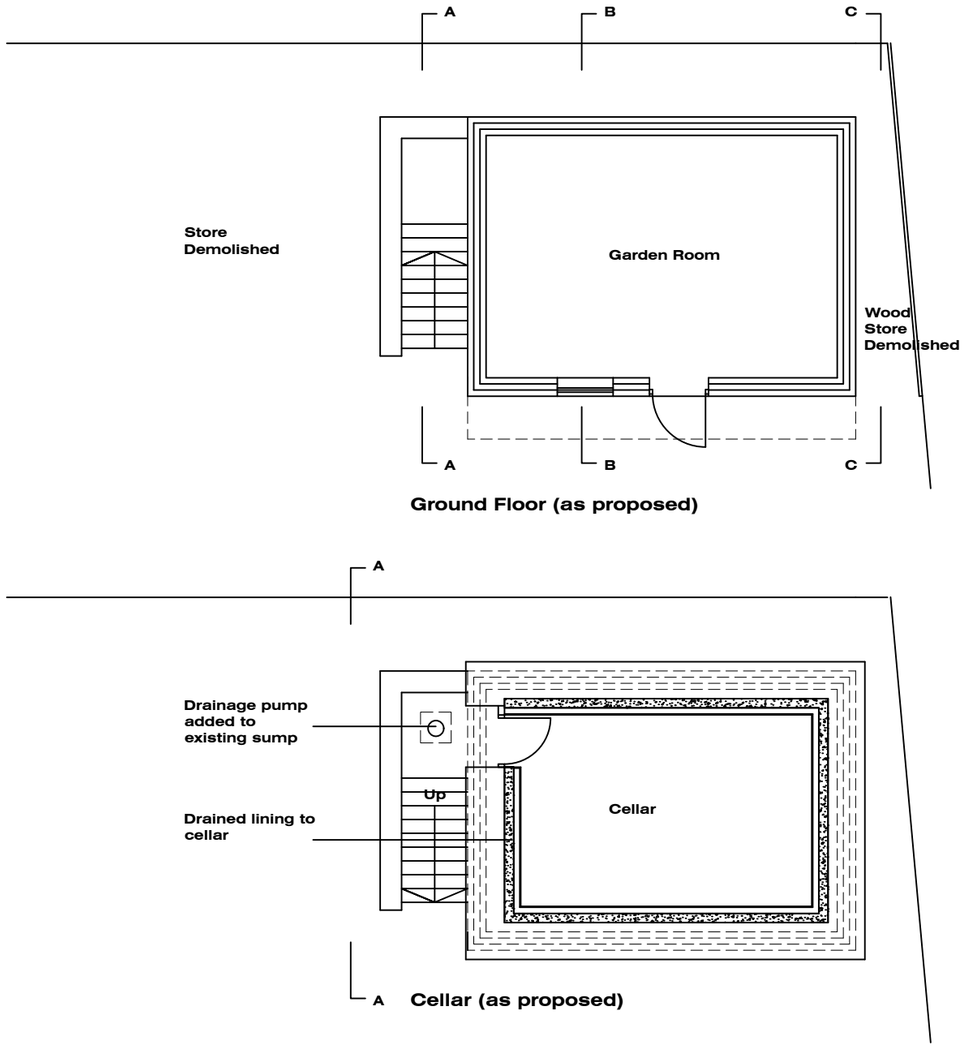
Proposed Front Elevation



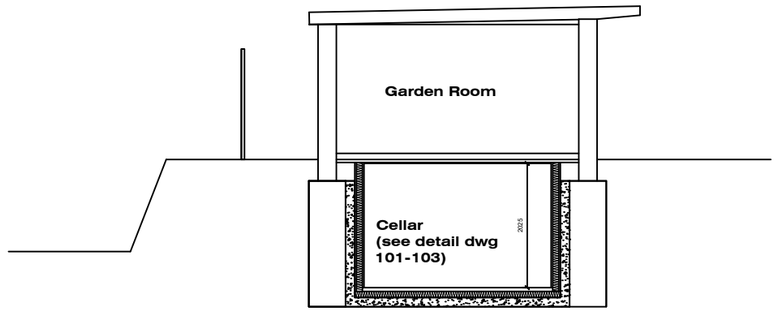
Proposed Section C-C



Proposed Rear Elevation



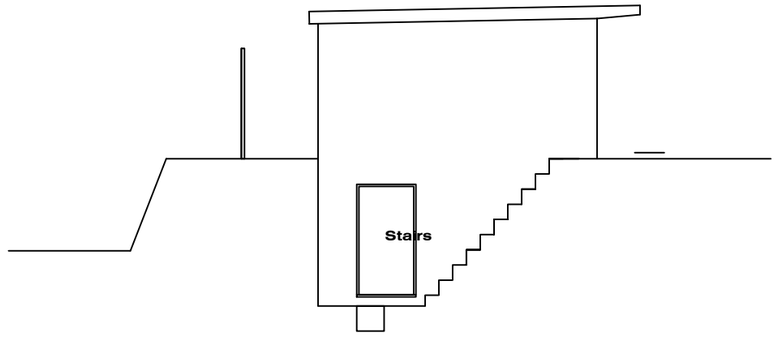

Ground Floor (as proposed)




Proposed Section B-B




Cellar (as proposed)




Proposed Section A-A

0m 2m

**Notes:**

The contractor is responsible for checking dimensions, tolerences and references. Any discrepancy to be verified with the architect before proceeding with the work

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to

**Revisions:**

**Clients**
Ivan and Viktoria Kulinits

**Project:**
148 Pine Gardens, Ruislip HA4 9TH

**Drawing:**
Plans Elevations and Sections as Proposed

**Scale:**
1:100@A3

**Date:**
July 2023

**Drawn By:**
PR

**Checked By**
PR

**Drawing No:**
104-102


## London Residential Architects

**A:** Stanmore Business and Innovation Centre HA7 1BT

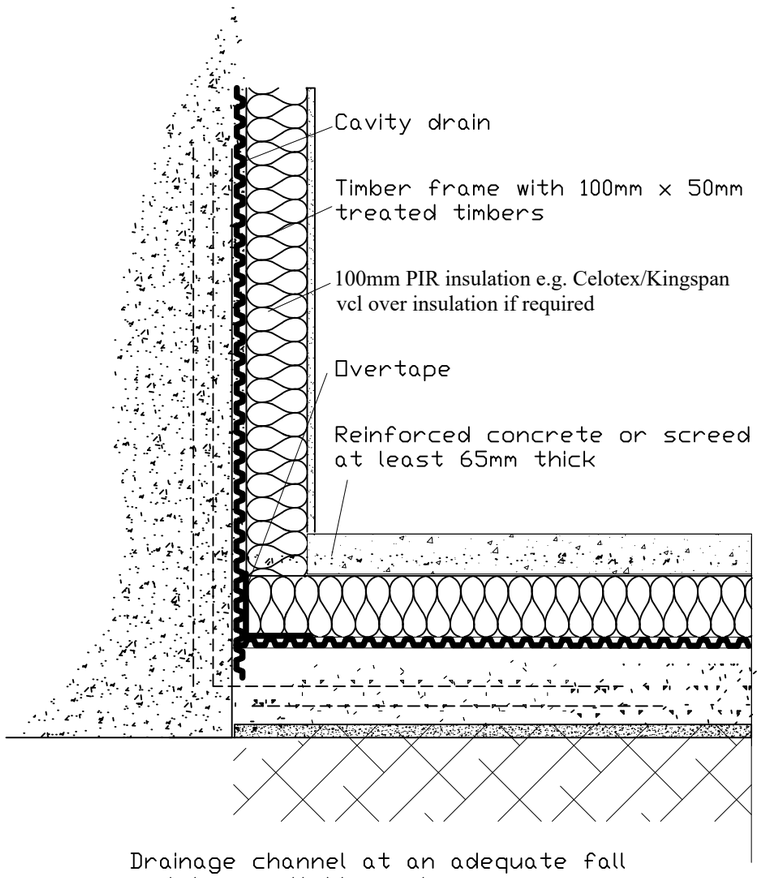
**T:** 07759 058084

**E:** philiprhyder@yahoo.co.uk

**Notes:**

The contractor is responsible for checking dimensions, tolerences and references. Any discrepancy to be verified with the architect before proceeding with the work

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to




Drainage channel at an adequate fall and to a suitable soakaway

Wall floor junction with dry lining system to be installed in accordance with manufacturers details

□verlaps to be sealed using Sealing Rope

The outer edge of the sheet to be covered with □vertape

Incorporate Aqua Channel at floor junctions or the horizontal and vertical sheets should be butt jointed at the base of the wall

The dimples to be filled with a suitable strength concrete or mortar

A drainage system of suitable capacity

should be provided to collect and dispose of the infiltrating water

Pre-treat concrete surfaces with Cementseal Primer

Interlock sheets by two domes, giving an overlap of 100mm

Fixings should be made, using Brick Plugs,
Fixings are sealed with Sealing Rope,
The fixings are to be staggered at 1.0m centres

100mm PIR insulation (eg celotex/kingspan)

150mm thick reiforced concrete slab

1200g damp proof membrane

150mm sand blinded hardcore

0m 2m

**Revisions:**

**Clients**
Ivan and Viktoria Kulinits

**Project:**
148 Pine Gardens, Ruislip HA4 9TH

**Drawing:**
Basement Tanking Detail

**Scale:**
1:10@A3

**Date:**
July 2023

**Drawn By:**
PR

**Checked By**
PR

**Drawing No:**
104-103


**London Residential Architects**

**A:** Stanmore Business and Innovation Centre HA7 1BT

**T:** 07759 058084

**E:** philiprhyder@yahoo.co.uk

BUILDING REGULATIONS NOTES

SITE ASSESSMENT
A site assessment to be undertaken, assessment to include advice from a Geotechnical Specialist and a Waterproofing Specialist so that an integrated and practical waterproofing solution is created and any potential hazards and problems are identified at an early stage. Site investigation and risk assessment to be carried out before works commence to establish ground conditions and water table levels, presence of any contaminates and/or radon gas and location of drains and services etc.
Ground gases and contaminants - aggressive ground conditions may require the inclusion of a suitable ground barrier to protect the structure appropriately. Specialist advice must be sought in respect of dealing with ground gases, and designers are advised to check current standards at the time of construction for suitable guidance.

BASIC RADON PROTECTION
Damp proofing system to be assessed for compatibility with radon and advice from a Geotechnical Specialist and a Waterproofing Specialist to be sort.
Provide a 1600g (400 um) radon membrane over existing floor slab, lapped 300mm, double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.
Ground gases, contaminants and aggressive ground conditions may require the inclusion of a suitable ground barrier to protect the structure appropriately. Specialist advice to be sought in respect of dealing with ground gases.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element (i.e. around windows and door openings).

EXISTING STRUCTURE
Provide all necessary temporary protection, support, shoring and working platforms etc. in compliance with current health and safety requirements and Structural Engineer's details.
A Structural Engineer to carry out a desktop analysis of the geology and hydrology of the site to guide the design of foundation and basement structure.
Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked by Structural Engineer for adequacy prior to commencement of work and as required by the Building Control Officer.
Any remedial works required to be designed by a Structural Engineer.

STRUCTURALLY INTEGRAL PROTECTION (WATERPROOF CONCRETE)
To be in accordance with Sructural Engineer's details and calculation, waterproof concrete manufacturer's details and waterproofing specialist recommendations.
Type B waterproofing to be designed and constructed in reinforced or prestressed concrete in accordance with
BS EN 1992-1-1:2004 and BS EN 1992-3:2006 Eurocode 2: Design of concrete structures or MPA publication 'Concrete basements a Guidance on the design and construction of in-situ concrete basement structures'. Reference - Chapter 2.1 'Concrete and its reinforcement's'; or to BS EN 1992 part 3 and installed in accordance with the design by suitably experienced and trained operatives.
Cement type and content to comply with BS EN 8500:2012 with respect to the 'Exposure Class" for the specific conditions to be encountered.
The compressive strength requirement to comply with the requirements of the Structural Engineer.

RIW CAVITY DRAIN R20
All existing walls and floors below ground to be assessed for structural adequacy by a structural engineer any structural remedial works to be undertaken in strict accordance with Structural Engineer's calculations and design.
A Waterproofing Specialist to be consulted on the design of waterproofing system.
Habitable spaces to be designed to 'Grade 3'. Consideration to be given to the recommendations of BS 8102: 2009 (Code of practice for protection of structures against water from the ground), 'no water penetration acceptable'and a dry environment provided maintained by adequate ventilation, BS 8215 (Code of practice for design and installation of damp proof courses in masonry construction) and the information given in Building Research Establishment Digest 104 (Floor Screeds).
An existing brick structure's water resistance may require improvement with a Type A membrane prior to the installation of the internal system.
Grade 3 waterproofing protection to be provided using drained cavity & DPM.
Installation to be in strict adherence to manufacturers details of RIW Cavity Drain R20
Ensure surfaces are firm, and free from obstructions, which would hamper free drainage. Any defects to be remedied before the system is installed.
NEW STUD WALL INNER LEAF
New inner leaf wall to be 100mm studwork as specified by engineer -typically  constructed using 150mm x 50mm head & sole plates and vertical studs (with noggins) at 400mm ctrs. 100mm Celotex insulation to be within the stud as manufacturer's details. Vcl and 12.5mm plasterboard and skim installed over studwork. Fixed on to 2 courses of engineering bricks with dpc under.
25mm additional Celotex insulation to be provided over stud for thermal bridging if required.

SOLID FLOOR INSULATION OVER SLAB
Perimeter / Area Ratio 0.7
To meet min U value required of 0.22 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM (if required). Floor to be insulated over slab 100mm thick Celotex GA4000.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Horizontal surfaces to be laid to falls to drainage outlets. Any level slabs are not to pond water more than 20mm deep.

Wall and floor construction to incorporate cavity drain system as manufacturers details and as described below:
Concrete slab surface to be pre-treated with Cementseal Primer.
Membranes to be laid out 'domes down' over the floor slab, with an overlap of two interlocking domes. No fixings to go through the floor membrane.
Vertical Installation of Cavity Drain R20 to commence at the top of the construction within the cavity (see manufacturers details for installation). Interlocking sheets by two domes, with an overlap of 100mm. The lower sheet to be positioned in front of the upper sheet, to form a 'weathered lap'.
Fixings to be Brick Plugs, into 10mm diameter holes to a minimum depth of 75mm. Fixings to be sealed with Sealing Rope. The fixings to be staggered at 1.0m centres.
Seal overlaps using a run of Sealing Rope placed along the flat area of the Cavity Drain membrane between the two rows of domes. The outer edge of the sheet to be covered with Overtape.
Perforation of the tanking system by service entry pipes etc should be avoided or carried out strictly in accordance with the tanking manufacturer's details.
At Any Column/service penetrations the Cavity Drain R20 to be cut so it forms a butt joint against any projections, then sealed with Sealing Rope. The two rows of dimples surrounding the penetration to be filled
Designers to include the correct method and detailing to form all joints and junctions, to ensure they are correctly lapped and sealed in accordance with the manufacturer's recommendations, including those between:
- waterproofing system and superstructure damp proofing
- horizontal and vertical waterproofing
- waterproofing system components.
Tanking systems to be properly connected to and made continuous with wall damp proof courses/radon dpc trays.
Drainage
Incorporate Aqua Channel as manufacturers details at wall/floor junctions
A drainage system of suitable capacity should be provided to collect and disposed of the infiltration water. The system must be maintainable and inspected at regular intervals.
Drainage to be either gravity or a sump pump to be installed to a suitable outlet with access points for servicing and maintenance.
To prevent backflow, the drainage system should be fitted with a one-way valve.
Depending upon ground conditions and recommendations from the BCO, drains may be connected to surface drainage systems or soakaways.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt.  All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations.
Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.
Windows and door frames to be taped to surrounding openings using air sealing tape.

CONDENSATION RISKS
The risk of condensation to be assessed by a specialist. A condensation risk analysis to be carried out and the tanking and thermal insulation system to be designed and installed to prevent any potential condensation/ interstitial condensation problems.
Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth.
Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which humidity is generated.
Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary.
The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01] and BS 5250:2021 Management of moisture in buildings to be followed.

**Notes:**

The contractor is responsible for checking dimensions, tolerences and references. Any discrepancy to be verified with the architect before proceeding with the work

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to

**Revisions:**

**Clients**
Ivan and Viktoria Kulinits

**Project:**
148 Pine Gardens, Ruislip HA4 9TH

**Drawing:**
Construction Notes

**Scale:**
NTS

**Date:**
July 2023

**Drawn By:**
PR

**Checked By**
PR

**Drawing No:**
104-104


## London Residential Architects

**A:** Stanmore Business and Innovation Centre HA7 1BT
**T:** 07759 058084
**E:** philiprhyder@yahoo.co.uk