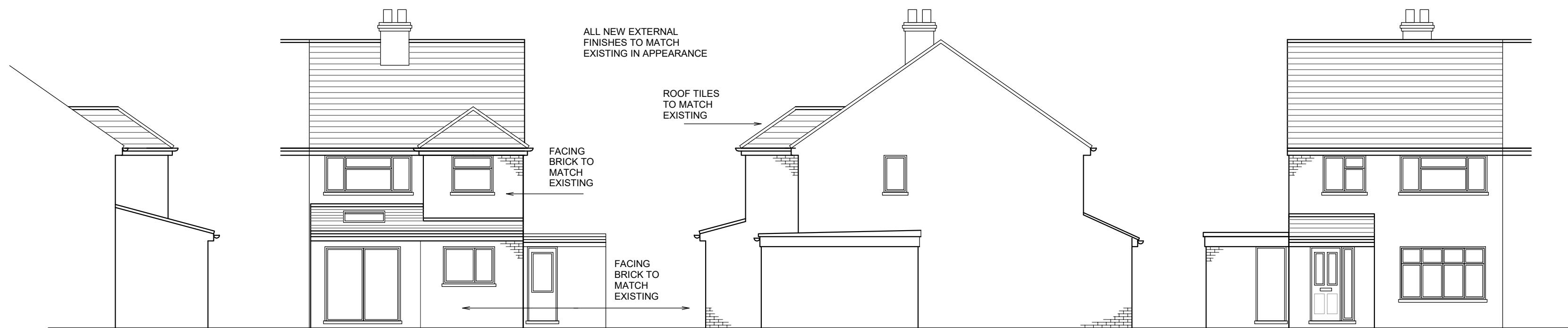


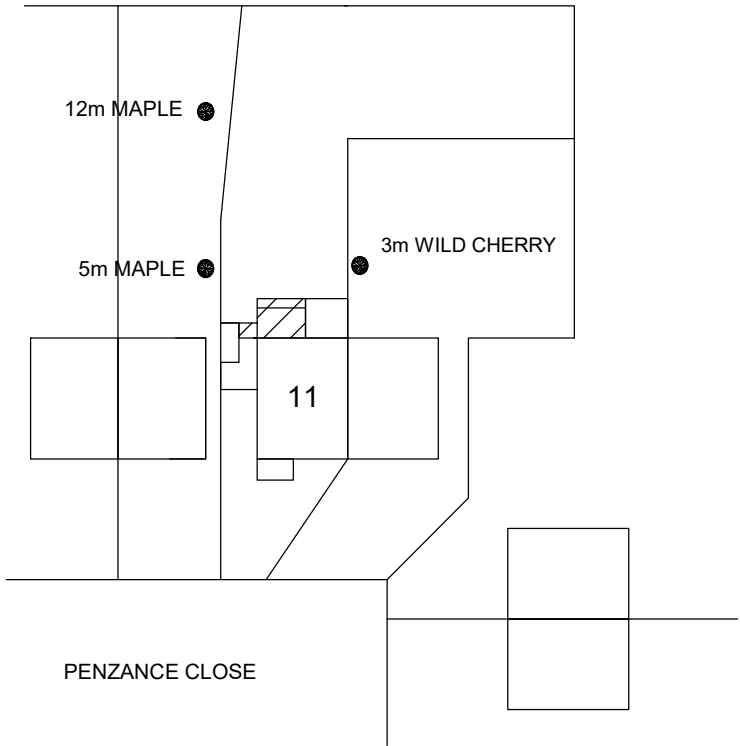


PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

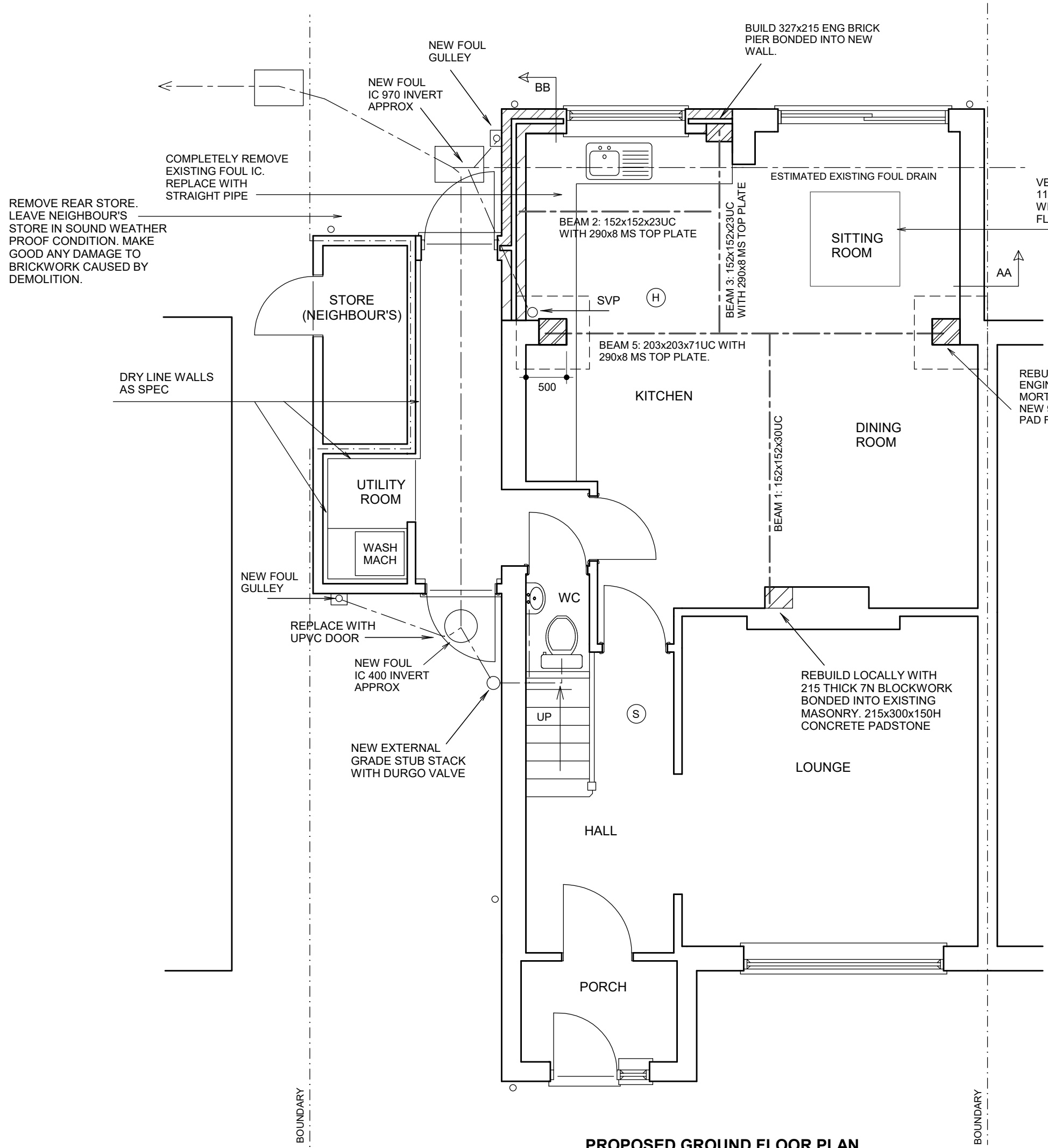
PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED FRONT ELEVATION
SCALE 1:100

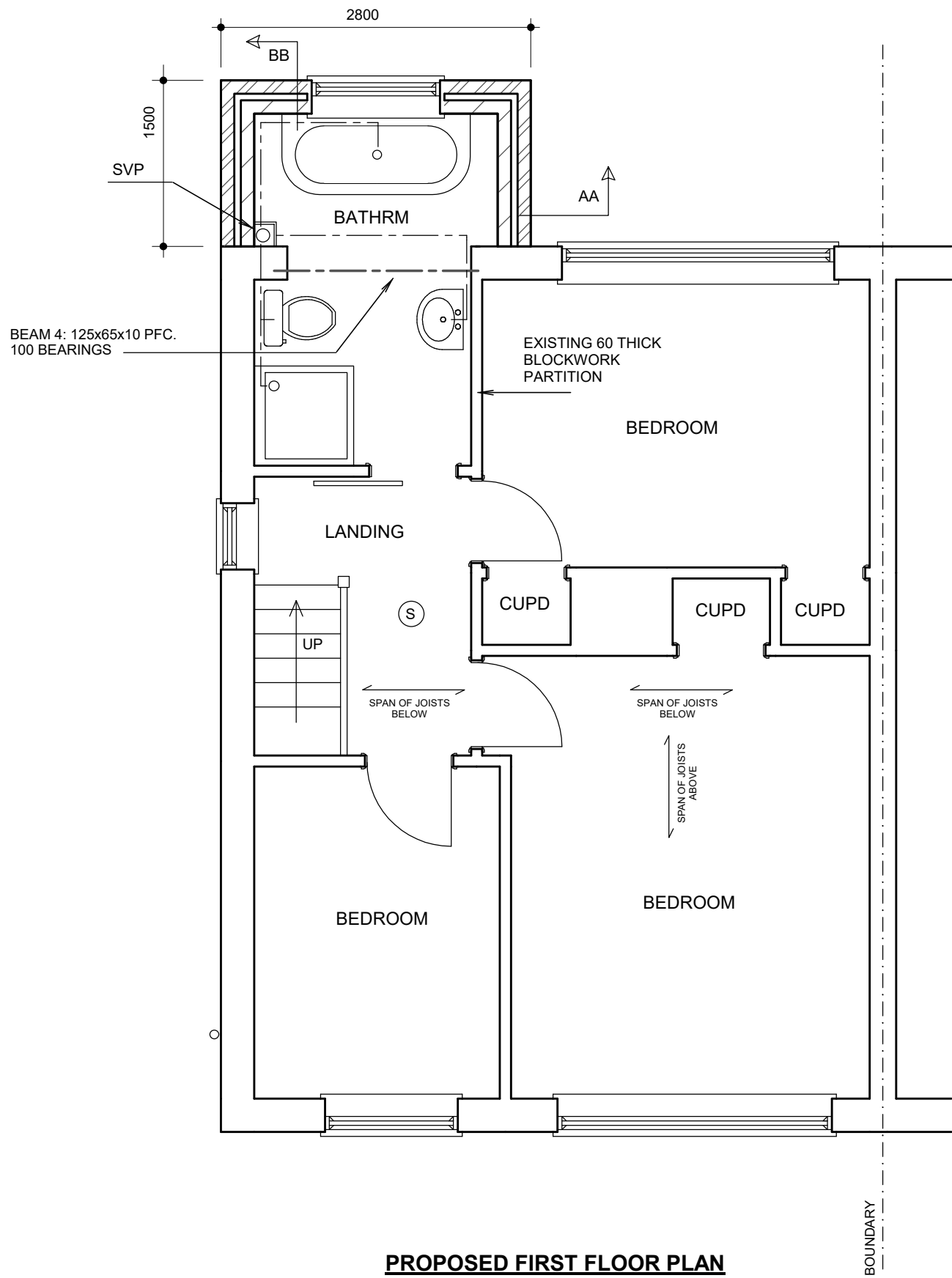


BLOCK PLAN
SCALE 1:500

20m



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

GENERAL SPECIFICATION (unless noted otherwise on drawings or engineer's design)

FOUNDATIONS

Concrete deep strip 30 N/mm² strength sulphate resisting cement. Depth & width provisionally as plan but final depth & width to be agreed on site with building inspector. Drains running through foundations or under new walls to have 150 RC lintel over with 50 clearance. Foundations exceeding 1500 deep to have 75 claymaster to inside face kept 500 from bottom of excavation. Any eccentrically loaded foundation to be 600mm wide with the outer face of wall 60 from foundation edge.

GROUND FLOOR – SUSPENDED TIMBER CONSTRUCTION

50 lean mix concrete oversite on lapped 1200 gauge DPM. Top of oversite to be above external ground level. 150 void (increase void to 300 if high shrink soil). 200x50 C16 joists at 400 cts on steel joist hangers. 18mm moisture resistant T&G particle board. 100 Celotex GA4000 insulation slab between joists held in position with chicken wire screwed to joists. DPC to be below floor joists. Plastic airbricks at 1800 cts to perimeter of extension to ventilate void.

UPGRADE GROUND FLOOR

Retain existing concrete slab if deemed adequate by building inspector. Make up levels with sand. 1200 PVC DPM lapped to DPC. 60 Celotex GA4000 insulation slab with staggered & taped joints. 75 screed. All existing air vents ducted through 100 dia PVC pipe under DPC. Strip of insulation to perimeter of screed. Final level to match existing house.

UPGRADING OF EXISTING EXTERNAL STORE WALLS

Dry line wall with 42.5 thick Kingspan Kooltherm K18 insulation backed plasterboard fixed to 25x50 battens on 1200 gauge DPM sheet. Add 25 insulation between battens 3 skim. Wall to achieve U-value of 0.28W/m2K.

EXTERNAL CAVITY WALLS WITH FACING BRICK OUTER SKIN

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m2K) inner skin. 102 facing brick outer skin to match existing outer skin. 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. 95 cavity with 85 Knauf DriTherm-32 full fill insulation to achieve U-value of 0.28W/m2K. Fill cavity with weak mix concrete to 225mm below DPC. Stainless wall ties (225 long) 750 horiz. 450 vert & 300 at reveals. Join to existing building with furlex movement joint. DPC to BS743 lapped to existing. Close cavity reveals with Thermabate insulated cavity closers. Lightweight Gypsum plaster internally - 11 Thistle Bonding Coat + 3 Thistle multi finish skim. Openings to have Catic CG90/100 lintels. 150 min bearings.

STEELWORK

Beams to be clad with 12.5 fireline plasterboard + skim to provide 30 min fire rating. Alternatively steelwork to be painted with intumescent paint by suitably trained person to approval of building inspector on site.

FIRST FLOOR

150x50 C16 joists at 400 cts. Steel joist hangers. 22mm moisture resistant T&G particle board (18 WBP ply to bathrooms) 5x30 steel restraint straps at 2000 cts over 2 joists & located in brick or blockwork. 200x38 straight strutting between joists. Soffit clad with 9 plasterboard + skim. 100 acoustic quilt between joists

FLAT ROOF (WARM DECK CONSTRUCTION)

150x50 C16 joists at 400 cts on steel joist hangers. 5x30 MS anchor straps at 2000 max cts. 18 WBP plywood firmed to fall min 1 in 40. 1 layer felt vapour control layer (VCL) in accordance with BS6229 fully bonded to ply decking. Fully bond 120mm Kingspan TR24 insulation to VCL. Loose lay venting layer directly onto insulation. Torch on underlay sheet over venting layer. Torch on mineral surface cap sheet to underlay. Finish with bitumen bedded stone chippings covering the whole surface to a depth of 12.5mm. Ceiling 9 plasterboard + skim. Roof to achieve U-value of 0.18W/m2K.

PITCHED MAIN ROOF

100x50 C16 rafters at 400 cts. Spiked & B-mouthed to joists & wall plates. 200x50 C16 hip & valley rafters. 200x38 ridge board. 150x75 purlins. 100x50 struts at 1000 max cts. 150x50 C16 ceiling joists to 400cts. 1 layer roof felt. 19x38 battens. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. Roof tiles to match existing. Chutes to valleys. Pitch to match existing. Ventilate at eaves. 270 fibreglass quilt laid between joists & over joists. Thru vents installed to perimeter to allow through eaves ventilation. 9 plasterbd + 3 skim to underside of joists. New hip & ridge tiles to be bedded on mortar in addition to a mechanical fixing

PITCHED GROUND FLOOR ROOF (WITH SLOPING SOFFIT) - UNVENTILATED

150x50 C16 rafters at 400 cts spiked & B-mouthed to joists & wall plates. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. 120mm Celotex XR4000 insulation between joists & 20mm Celotex TB4000 insulation beneath joists to achieve U-value of 0.18W/m2K. 15 degree pitch. Tyvek breathable membrane. 19x38 battens. Sandtoft 20/20 interlocking clay tiles with 100 headlap laid to suit 15 deg pitch (or similar approved). Tile colour to match existing. 9 plasterbd + skim to soffit.

ROOFLIGHTS – PITCHED ROOFS

Install with manufacturers upstand/flushing kit and all to manufacturers instructions. 15 degree min pitch for Velux rooflight. Doubled up rafters and trimmers around opening to be bolted together with M12 bolts @ 600cts.

VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm² min vent. Install power vent to kitchen to achieve 30 litres/sec if over a cooker or 60 litres/sec if elsewhere. Utility room to achieve 30 litres/sec. WC/Bathroom to achieve 15 litres/sec and be connected to light switch with 15 min overrun. Vent to be ducted at ceiling level to outside air.

DRAINS

Clay 100 dia pipe laid in 150 pea shingle to fall min 1 in 40. Inspection chambers 150 concrete base. 215 shaft of engineering bricks type B flat pointed. Clay fittings in 1:3 mortar benching. 600x450 steel frame & cover. Alternatively use Osma preformed IC all to manufactures spec (only on private non shared drains). Drains shown on drawings are estimated and are to be confirmed on site before any work commences.

SURFACE WATER

112 dia PVC gutters. 68 dia PVC downpipes. Surface water downpipes connected to soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore.

ABUTMENTS

All exterior abutments to have code 4 lead min 150 flashing let into brickwork or blockwork.

WINDOWS & DOORS

Double glazed with 16 air gap and soft low E coating. Built in 8000mm² adjustable vent. Windows to achieve U value of 1.6 w/m2K. Doors to achieve U value of 1.8 w/m2K. All glass below 800mm, glass in doors or within 300mm of a door to be toughened safety glass.

ABOVE GROUND DRAINAGE AND PLUMBING

Sink, bath & shower to have 40 dia waste. Basin with 32 dia waste. All with 75 D/S traps & rodding access at bends. WC with 110 dia waste. Plumbing to comply with British Standards. Air admittance valves (Durgo) to be installed above level of highest fitting that it serves. SVPs to vent 900 above any openable window within 3m. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps. Baths & showers to be thermostatically controlled to ensure water does not exceed 48 deg C

HEATING

New radiators to be fitted with thermostatic valves. Work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safe registered person.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

11 PENZANCE CLOSE HAREFIELD UB9 6NN

EXTENSION & ALTERATIONS

© COPYRIGHT JAMES RUSH ASSOCIATES LTD

JAMES RUSH ASSOCIATES LTD

54 JOINERS LANE CHALFONT ST PETER
BUCKINGHAMSHIRE SL9 0AT TEL: 01923 775 761
EMAIL: jamesrush@hotmail.com

SCALE 1:50 / 1:100 @ A1

DEC 2021

DRG No. 2283.2 REV B

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN
ALL NEW WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS
DIMENSIONS IN MILLIMETRES AND TO BE CONFIRMED ON SITE
ALL STEEL DIMENSIONS TO BE CONFIRMED ON SITE AND NOT BE TAKEN FROM STRUCTURAL CALCULATIONS
ALL DRAINS & TREES ARE ESTIMATED AND ARE TO BE CHECKED & CONFIRMED ON SITE BEFORE ANY WORK COMMENCES
CLIENT TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES
ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT OPERATIVES
DUE TO SURVEY LIMITATIONS EXISTING JOIST SPANS ASSUMED UNTIL CONFIRMED ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING UNTIL OPENED UP ON SITE AND CHECKED BY COMPETENT PERSON TO CONFIRM OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES
IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS CONTRADICTS ARCHITECTURAL DRAWINGS/SPEC., ENGINEERS DESIGN PREVAILS
THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDER/CLIENT TO APPOINT CDM CONSULTANT TO ENSURE WORKS COMPLY WITH CDM REGULATIONS BEFORE WORK COMMENCES
SINCE WE HAVE NO ACCESS TO THE DEEDS OF THE PROPERTY IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE WORKS DO NOT CONTRAVENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS

10.00 METRES @ 1:100

5.00 METRES @ 1:50

(S) SELF CONTAINED MAINS OPERATED INTERLINKED OPTICAL SMOKE DETECTOR SYSTEM IN ACCORDANCE WITH BS5839 OR BS5446. ALARMS TO HAVE BATTERY BACK UP. DETECTORS 300mm FROM WALLS

(H) HEAT DETECTOR INTERLINKED WITH SMOKE DETECTORS