



EXISTING REAR ELEVATION

NEW 100MM DIA. PVC SOIL AND VENT PIPE TO TERMINATE 900MM ABOVE ANY OPENING WINDOW

2 No. DOUBLE GLAZED VELUX WINDOWS TYPE M04. EXTERNAL FRAME SIZE 780MM WIDE X 980MM HIGH. PROVIDE VELUX FLASHINGS. RAFTERS TO BE DOUBLED-UP EITHER SIDE OF VELUX WINDOWS. PROVIDE 2 No. 50 X 150MM TIMBER AT TOP AND BOTTOM OF WINDOWS

BLOCKWORK TO BE RENDERED AND PEBBLE DASHED TO MATCH EXISTING

3 No. 215 X 150MM PVC AIRBRICKS (REFER TO NOTE 20)

VERTICAL DAMP PROOF COURSE TO BE PROVIDED BETWEEN EXTERNAL STEP AND EXTENSION WALL



PROPOSED REAR ELEVATION

150MM HIGH CODE 4 LEAD FLASHING

CENTURION FORTICRETE ROOF TILES

TRICKLE VENTS, PROVIDING 8,000 MM² MINIMUM VENTILATION

1100MM HEIGHT OF WINDOW

NEW PVC DOOR AND WINDOW FRAMES TO BE FITTED WITH SOFT LOW-E DOUBLE GLAZING WITH 24MM BETWEEN PANEES, ARGON FILLED (PLUKINGTON) AND TOUNGHENED GLASS TO BS6206. (U VALUE = 1.6 W/M²K)

CAVITY WALLS BUILT UP TO UNDERSIDE OF PITCHED ROOF AND CLOSED USING SLATES

EXISTING CHIMNEY BREASTS AT GROUND AND FIRST FLOOR LEVELS AND CONCRETE HEARTH TO BE REMOVED. REMAINDER OF CHIMNEY BREAST TO BE SUPPORTED WITH N. LOFT AREA USING 3 No. 75 X 75MM X 5MM THK MILD STEEL ANGLE. SALLONS BRACKETS, RAWL BOLTED TO PARTY WALL USING MID-RAWL BOLTS. PROVIDE A 75 X 75MM X 6MM THK MILD STEEL ANGLE AT FRONT OF 3 No. BRACKETS TO LINK THEM TOGETHER

BEAM 1 203 X 203MM X 46K/M UNIVERSAL COLUMN (OVER) USED AS A BEAM

400MM LG X 215MM WIDE X 150MM DEEP CONCRETE PADSTONE AT EACH END OF BEAM

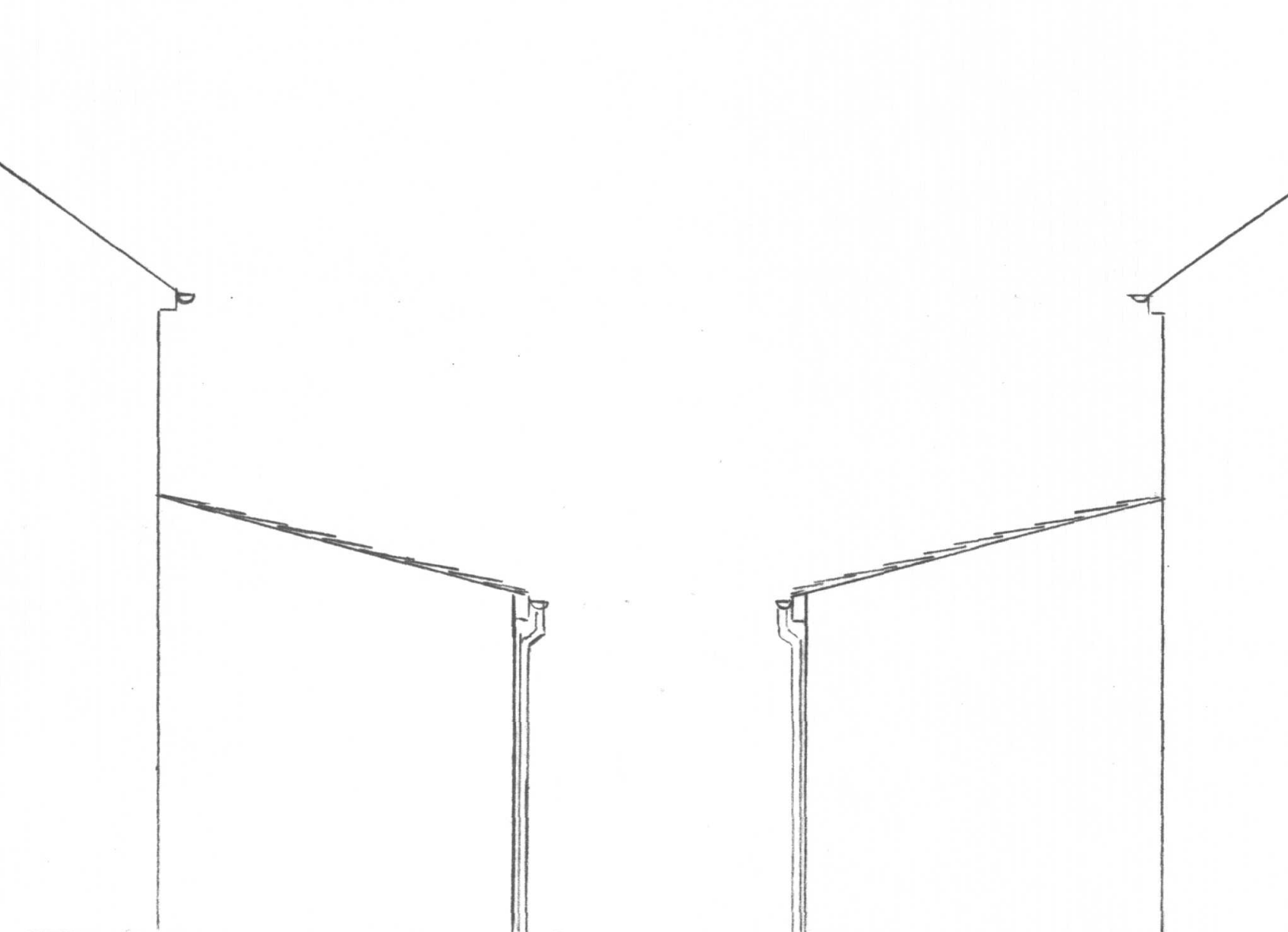
FOUNDATION ADJACENT TO NEIGHBOURING EXTENSION TO BE EXCAVATED IN 1.1M LONG BAYS. EACH BAY TO BE TIED TOGETHER USING 4 No. T12 BARS, 1.0M LONG

COOKER HOOD TO BE INSTALLED FOR KITCHEN, POSITIONED DIRECTLY ABOVE HOB, PROVIDING A MINIMUM EXTRACTING RATE OF 30 LITRES PER SECOND AND DUCTED THROUGH TO EXTERNAL AIR

EXISTING BOILER TO BE REPOSITIONED BY A GAS SAFE ENGINEER WITH A GAS SAFE CERTIFICATE ISSUED ON COMPLETION

NEW SEWAGE BACK INLET GULLY TO TAKE SINK WASTE FROM 400MM DIA. PVC WASTE PIPE

NEW MANHOLE TO BE CONSTRUCTED FROM 215MM THK SEMI-ENGINEERING BRICKS BUILT OFF 150MM THK CONCRETE BASE, INVERT LEVEL 300MM



PROPOSED SIDE ELEVATIONS

ALL TIMBERS TO BE TANAULISED GRADE OF TIMBERS TO BE C16

CAVITY WALLS BUILT UP TO UNDERSIDE OF PITCHED ROOF AND CLOSED USING SLATES

CAVITY WALL (REFER TO NOTES 6, 7, 8 & 9)

150MM MIN. DPC

1.35 METRES

1.0 X 0.6M CONCRETE (1:2:4 MIX)

65MM SAND/CEMENT SCREED REINFORCED WITH A142 MESH ON 50MM THK KINGSPAN THERMAFLOOR TPO ZERO ODP INSULATION BOARD

SHOULD BE LINED WITH THE JOINTS CLOSELY BUTTED. JOINTS MUST BE TAIED TO PREVENT THERMAL BRIDGING. 125MM CONCRETE SLAB 1200 GAUGE POLYTHENE DPM DRESSED INTO NEW AND EXISTING DPC 50MM SAND BUNDLING ON 150MM CONSOLIDATED HARDWARE

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400MM LG X 215MM WIDE X 150MM DEEP CONCRETE PADSTONE AT EACH END OF BEAM

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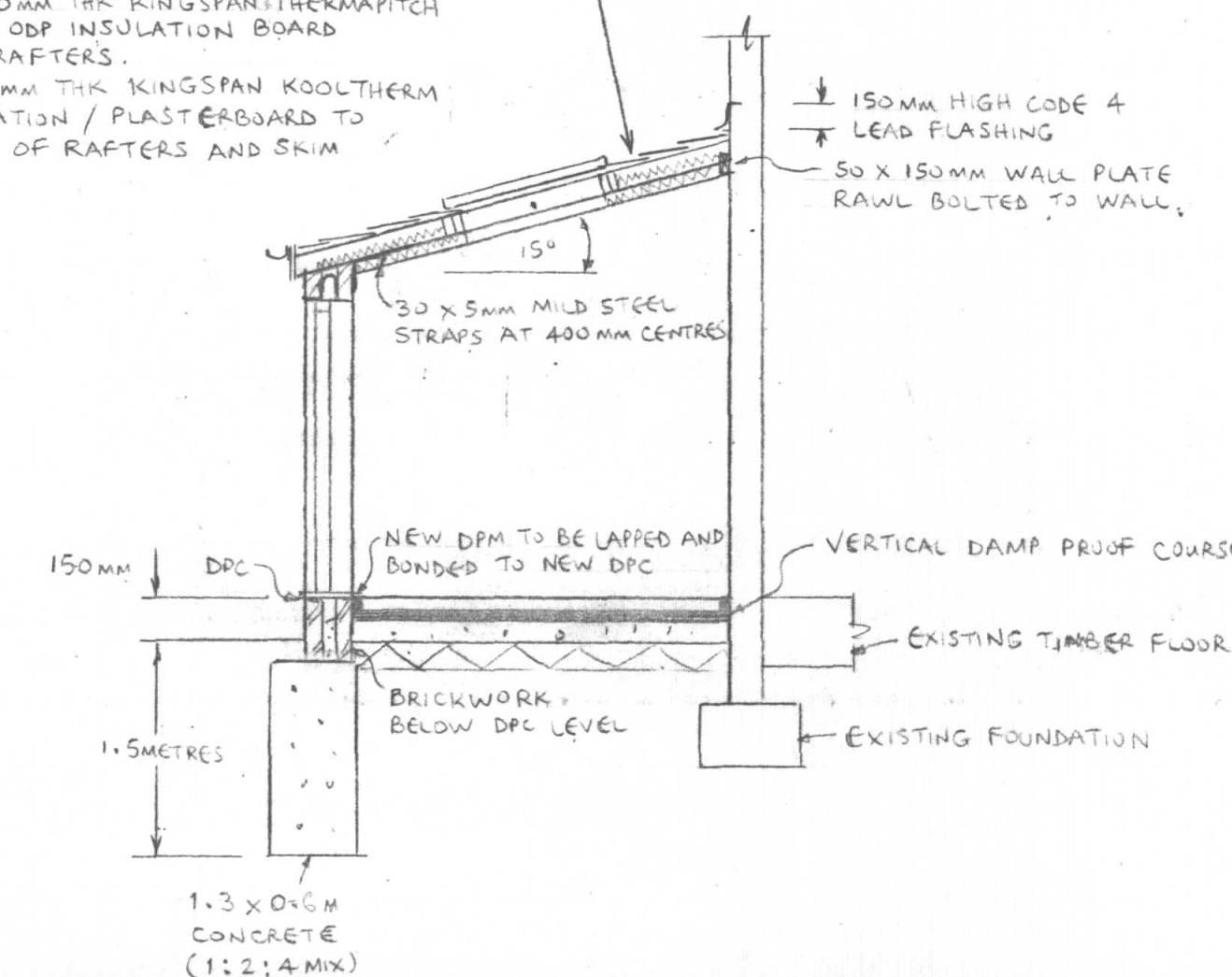
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CENTURION FORTICRETE ROOF TILES (100MM HEADLAP) EVERY TILE TO BE CLIPPED ON SUITABLE TREATED BATTENS ON ONE LAYER OF TYVEK SUPRO BREATHABLE MEMBRANE ON 50 X 150MM RAFTERS AT 400MM CENTRES 50 X 100MM WALL PLATE PROVIDE 100MM THK KINGSPAN THERMAFLOOR TPO ZERO ODP INSULATION BOARD BETWEEN RAFTERS. PROVIDE 50MM THK KINGSPAN KOOLTHERM K18 INSULATION / PLASTERBOARD TO UNDERSIDE OF RAFTERS AND SKIM



150MM HIGH CODE 4 LEAD FLASHING

50 X 150MM WALL PLATE RAWL BOLTED TO WALL

30 X 5MM MILD STEEL STRAPS AT 400MM CENTRES

NEW DPM TO BE LAPPED AND BONDED TO NEW DPC

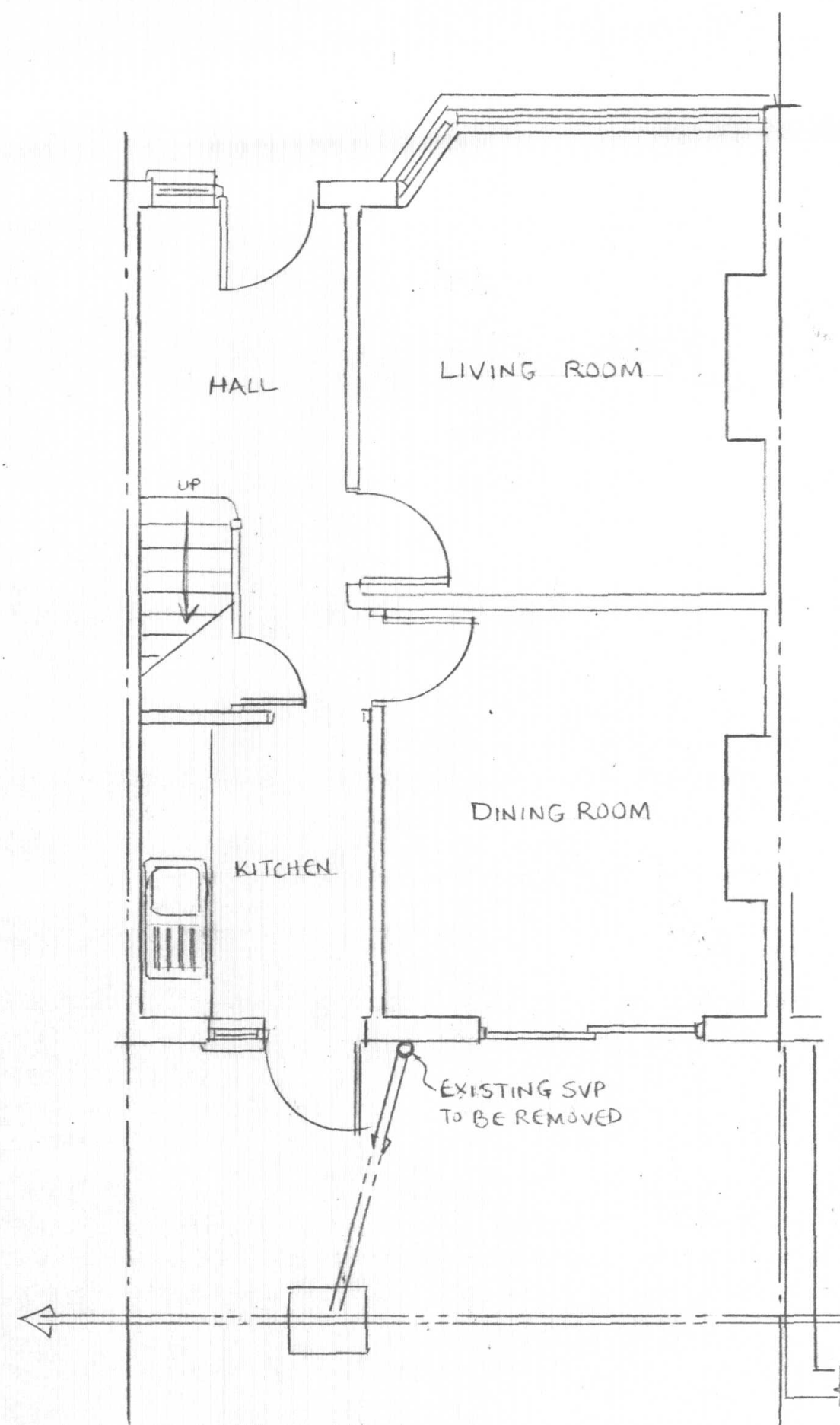
VERTICAL DAMP PROOF COURSE

EXISTING TIMBER FLOOR

BRICKWORK BELOW DPC LEVEL

1.5 METRES

1.3 X 0.6M CONCRETE (1:2:4 MIX)



EXISTING GROUND FLOOR PLAN

EXTRACTOR FAN TO BE INSTALLED FOR W.C./SHOWER ROOM, PROVIDING A MINIMUM EXTRACTING RATE OF 30 LITRES PER SECOND, CONNECTED TO LIGHT SWITCH WITH 15 MINUTES OVER RUN. FAN TO BE DUCTED THROUGH TO EXTERNAL AIR

ENERGY EFFICIENT LIGHTING TO BE PROVIDED IN ACCORDANCE WITH APPROVED DOCUMENT PART L, (EVERY 3 IN 4 LIGHTS SHOULD HAVE EFFICACY GREATER THAN 45 LUMENS PER CIRCUIT WATT)

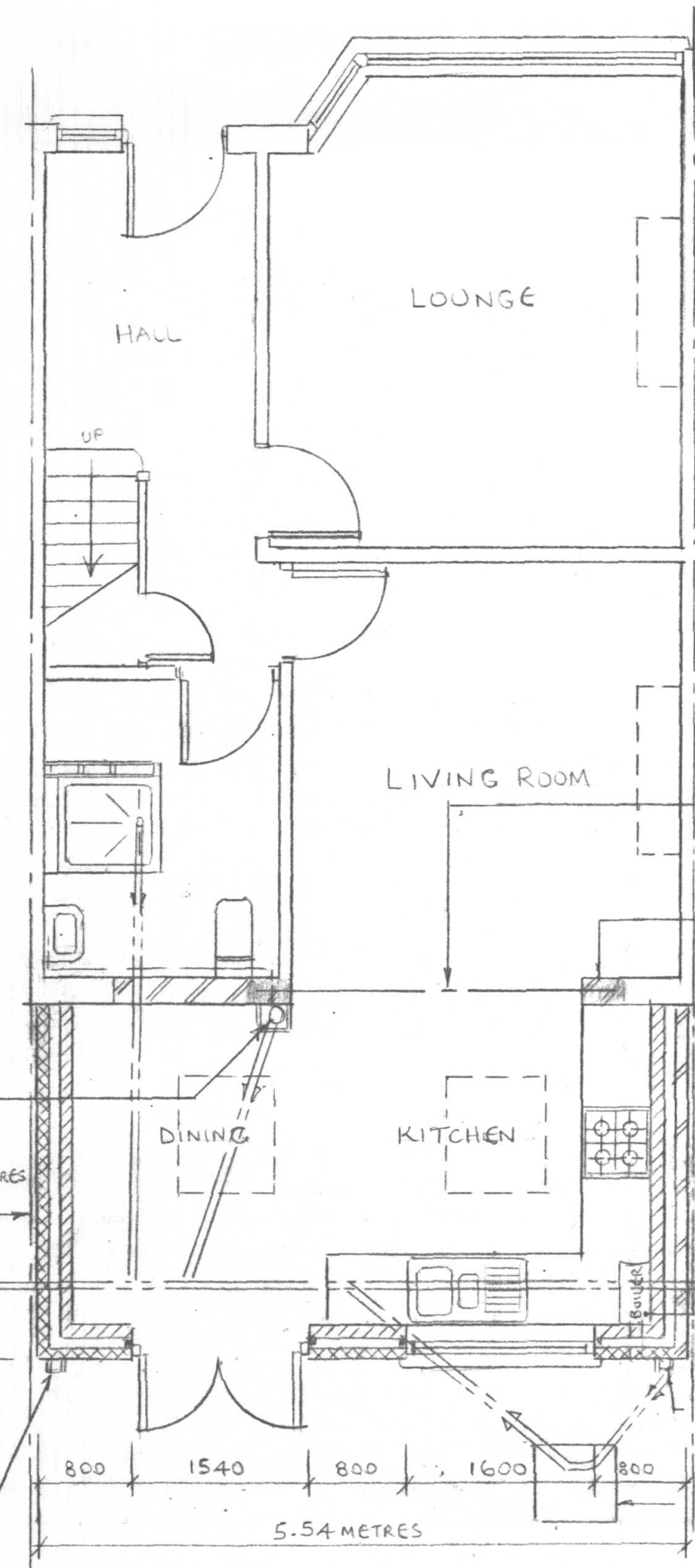
NEW 100MM DIA. PVC SOIL AND VENT PIPE TO TAKE NEW GROUND FLOOR AND EXISTING FIRST FLOOR SANITARY WASTE. (REFER TO NOTES 22, 23, 24, 25 & 26) RODDING ACCESS TO BE PROVIDED AT THE BOTTOM OF SOIL AND VENT PIPE. SVP TO BE WRAPPED WITH INSULATION QUILT AND BOXED-IN

CAVITY WALL (REFER TO NOTES 6, 7, 8 & 9)

STAINLESS STEEL WALL TIES AROUND DOORS AND WINDOWS: 300MM MAXIMUM VERTICALLY 225MM FROM THE SIDES

THERMABATE INSULATION TO BE PROVIDED AT ALL CAVITY WALL / DOOR / WINDOW REVEALS BETWEEN THE OUTER AND INNER LEAFS TO PREVENT COLD BRIDGING

NEW RWP AND RODDABLE GULLY TO DISCHARGE INTO A NEW SINK/WC 2 CUBIC METRES, POSITIONED 5 METRES AWAY FROM ANY BUILDING



PROPOSED GROUND FLOOR PLAN

NOTES	
1.	Work is to comply with the building regulations 2000 (amended).
2.	Materials to comply with the appropriate British Standards specifications.
3.	Workmanship to comply with the appropriate code of practice.
4.	All dimensions to be checked on site.
5.	New work and fittings to match existing.
6.	Cavity wall construction: 100mm Outer skin plasmor fibrolite blocks) In 100mm Cavity) 1:1:6 100mm Inner skin thermalite shield blocks) Mortar
7.	Cavity wall to be infilled with 100mm dri-therm cavity insulation.
8.	Wall ties at 750mm centres horizontal 450mm centres vertical
9.	New brickwork and blockwork to be tied to existing brickwork using furlex wall plates or similar with wall anchor ties between courses.
10.	New windows to have openable windows of not less than 1/20th of their respective floor area.
11.	Catnic lintel CG90/100 to be provided over structural openings unless otherwise stated with 150mm minimum bearing
12.	Roof timbers held down by galvanised cleats at 2 metre centres and 30 x 5mm wall straps.
13.	Adequate and sufficient supports must be employed in all structural modifications until designed members are securely in position.
14.	New universal columns / beams to be clad with 2 layers of 9.5mm thk plasterboard with 1.6mm binding wire at 100mm centres around plasterboard with 7mm vermiculite gypsum plaster.
15.	Thickness of existing wall to be packed solid off universal column beam with 1:3 (cement : sharp sand) well rammed dry pack or slates.
16.	Ends of universal column beam to be finally cast in solid concrete all around.
17.	New DPC to be lapped to existing DPC to BS 743.
18.	New floor level of extension to match exiting finished floor.
19.	Sulphate resisting cement to be used to all works below damp proof course level.
20.	Provide 3 No. 215 x 150mm airbricks to be provided in extension wall below floor level. 2 No. 100mm Dia. pipes to be taken from each air brick to existing air brick.
21.	New walls of extension to be carried on 150mm high x 100mm wide re-inforced concrete lintols over new and existing drainage.
22.	New Drains New 100 Dia. PVC drain minimum fall 1:40 to be flexible and surrounded by 150mm pea shingle.
23.	Sanitary waste pipes must not be connected within 200mm of w.c. connection.
24.	New 100mm Dia. PVC soil and vent pipe to take existing first floor sanitary waste.
25.	Provide 75mm deep seal traps to waste fittings and cleaning eyes at directional changes.
26.	Sizes of waste pipes: Sink 40mm) Wash hand basin 40mm) Shower 100mm) PVC WC 100mm)
27.	Wholesome water and heated wholesome water Part G1 / G3 - There must be suitable installation for the provision of wholesome water and heated wholesome water to; any place where drinking water is drawn off, any washbasin, fixed bath or shower and any sink in a food preparation area. The water is considered to be wholesome if it is provided by a statutory water undertaker or licensed water supplier or by a source complying with the Private Water Supply Regulations 2009.
28.	Electrical Installation All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, 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 (BRE, BSI, ELECSA, NAPIT, or NICEIC). The competent person is to send to the Local Authority a self-certification within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification test certificate and a BS 7671 electrical installation test certificate and forward copies to building control.
112 DENE CROFT CRESCENT HILLINGDON, MIDDLESEX, UB8 3HZ	
PROPOSED SINGLE STOREY REAR EXTENSION AND GROUND FLOOR W.C./SHOWER ROOM AT 112 DENE CROFT CRESCENT, HILLINGDON	
DRAWN BY C. MCKENZIE LTD 0208863 7957	SCALE 1:50 DATE MARCH 2015
DRAWING NO. CHM / 3486 / A1	REV