

THAMES WATER REQUIREMENTS.

1. No internal manholes.
2. Foundations to be taken below lowest LVL of any local sewer.
3. Precast concrete lintels to be provided where sewer runs through walls.
4. Any alteration to sewer to be carried out in materials to match that of existing.
5. Provide min 100mm from outside wall of sewer to outside wall of trench where invert levels do not exceed 1100mm - elsewhere 150mm.

ALL MATERIALS TO MATCH EXISTING

pavement

Shop

Store

Kitchen

Enlarged Store

parking
5500 sqft
See Dimensions.

Top of Roof
3000 Max
Ground Lvl.

SIDE ELEVATION

EXTERNAL ESCAPE DOOR
WITH HORIZONTAL GLASS
FOR EXIT.

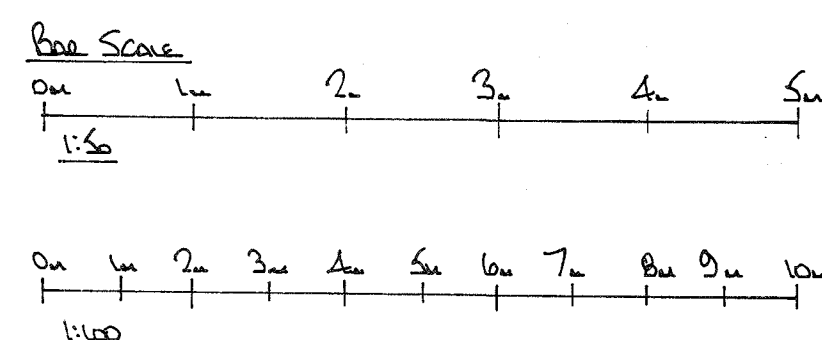
REAR ELEVATION

SIDE ELEVATION

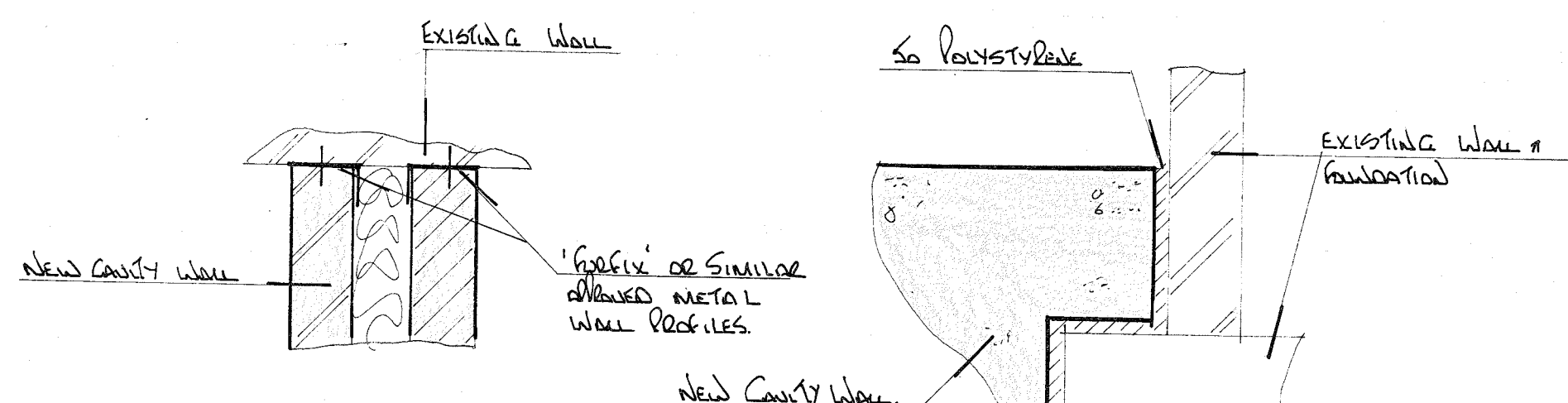
LINE OF EXISTING
OUT BUILDINGS
SHOWN DOTTED

Surface Water

Runwater from new roof to
be taken to new soakaway.
Min 1.0m³ per every 10m²
Roof to be drained = 5.0m
from out building.



THIS DRAWING TO BE READ
IN CONJUNCTION WITH DRG
No 3996/01



DETAIL - where new wall
abuts existing

DETAIL - where new foundation
abuts existing

Where new roof construction.
See full specification sheet.
Look to flat roof joists. 12mm
plasterboard & skim.

1:40 GALL

New roof lights to be a 0.0 free layered
& installed to manufacturers requirements
double up & bolt together flat roof joists
blending the lines of roof lights

Bested full wall
adjust drain ends to
suit - 110 - 120mm
(street or drain).

PROPOSED GROUND
FLOOR PLAN

Provide fire exit lighting
& signage to satisfaction
of building control

Bituminous felt or
similar approved DPC
set min 150mm above
ground level.

Lintels over external drains
to be 10 type or similar
approved unless noted
otherwise.

Foundations to be taken down min
as noted however to also extend
below lowest LVL of any local drains
& 600mm below any tree roots shown.
All to the satisfaction of L.A.

SECTION A-A

Wall to be eccentrically
positioned on foundation to
eliminate need for foundation
to be excavated on rest of
neighbouring property.

2103 Brick skins. 100
cavity filled with mortar.

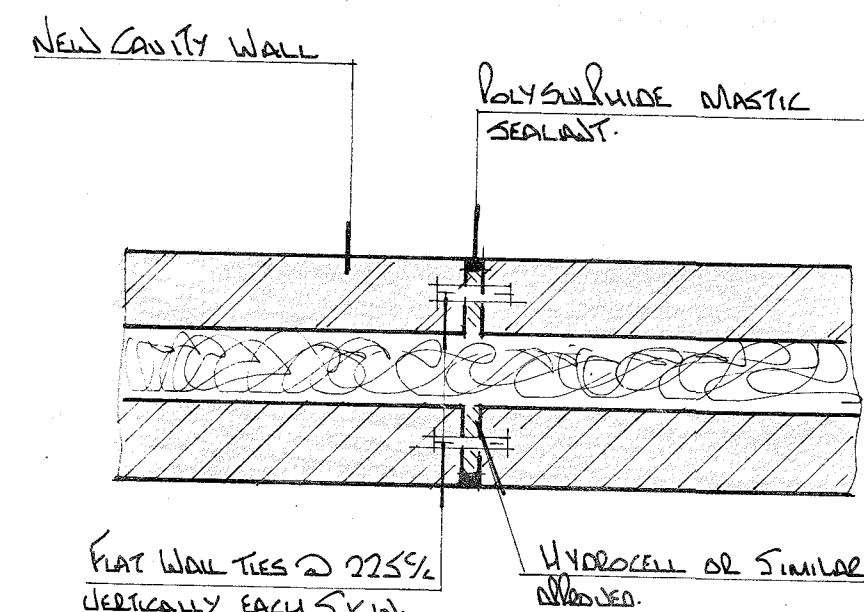
All DPC's to lap
with existing

Make Way
Downcast.

EXISTING OUT BUILDINGS
SHOWN DOTTED TO BE
REMOVED.

Proposed extension
SHOWN HATCHED

SITE PLAN
scale 1:200



DETAIL - tied movement joint

12.0m² brickwork positioned within 3.0m
6.0m² brickwork of external corners.

- NOTES:
- All dimensions must be checked on site and not scaled from this drawing.
1. All dimensions are in millimetres.
 2. Ventilation to be 1/20 of room area (min).
 3. Lintels to have min of 150 end bearings.
 4. Walls: 103 face brickwork / 100 concrete blockwork externally and pebbledash / rendered to finish. 100 cavity filled with drytherm 34 insulation. Min 100 celcon solar blockwork or similar approved plastered to finish. External render to be applied in 2 coats with a suitable waterproof additive.
 5. Cavity walls to have stainless steel ties @ 450 centres and staggered 900 horizontally.
 6. DPC's to be provided up sides and over heads of new external windows and doors, also where the cavity is closed. Provide insulated cavity closers at reveals.
 7. If proposed extension covers air bricks then air brick to be removed and 100 diameter pvc piping provided from existing to new air brick in external wall.
 8. New habitable rooms to have background ventilation of at least 8000mm² i.e. trickle vent or air brick.
 9. New steel beams to be encased in 2, 12mm sheets of plasterboard and skim to achieve necessary fire protection.
 10. New stud partitions to be constructed of 100 x 50 timbers @ 400 centres with horizontal noggins. Infill with rockwool mineral wool quilt, 2 x 12mm sheets of plasterboard and skim. Partitions to be constructed off doubled up floor joists bolted together with M12 bolts @ 500 centres.
 11. New structural timber to be SC3 grade and tanalised.
 12. New windows and doors to be double glazed and achieve a U value of 1.6w/m² i.e. 16mm spacer with low E glass to inner pane. Glazing to doors and sidelights to be toughened.
 13. Drainage: 100 diameter pvc piping (flexible) totally encased in 100mm pebbledash (10mm). Provide pre-cast concrete lintels where drains pass through walls. New manholes to be constructed in 215 thick class B semi engineering brickwork on 150 thick concrete slab and medium duty cover.
 14. Plumbing: Waste pipe sizes: sink - 38 diameter, bath - 38 diameter, shower - 38 diameter, wash hand basin - 32 diameter. All with 75 deep seal traps. All plumbing to be BS 5572:1978.
 15. 75% Light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
 16. All electrical works to be designed and 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 with a self-certification scheme authorised by the secretary of state. (BRE, BSI, ELECSA, NAPIT or NICEIC).
 17. If proposed works involves the installation of a new boiler, then the boiler is to be a condensing type with a SEDBUK rating not less than 86%. Boiler to be installed by an approved contractor and certified radiators to have thermostatic valves.

Date	Revisions

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Client
MR G. HALL

Job Title
134 MANOR WAY
RUISLIP
MIDD

Drawing Title
PROPOSED SINGLE STOREY
REAR EXTENSION

Scale
1:50, 1:100, 2:200.

Date December 2017 Drawn by GEL.

Drg No.
3996 / 02