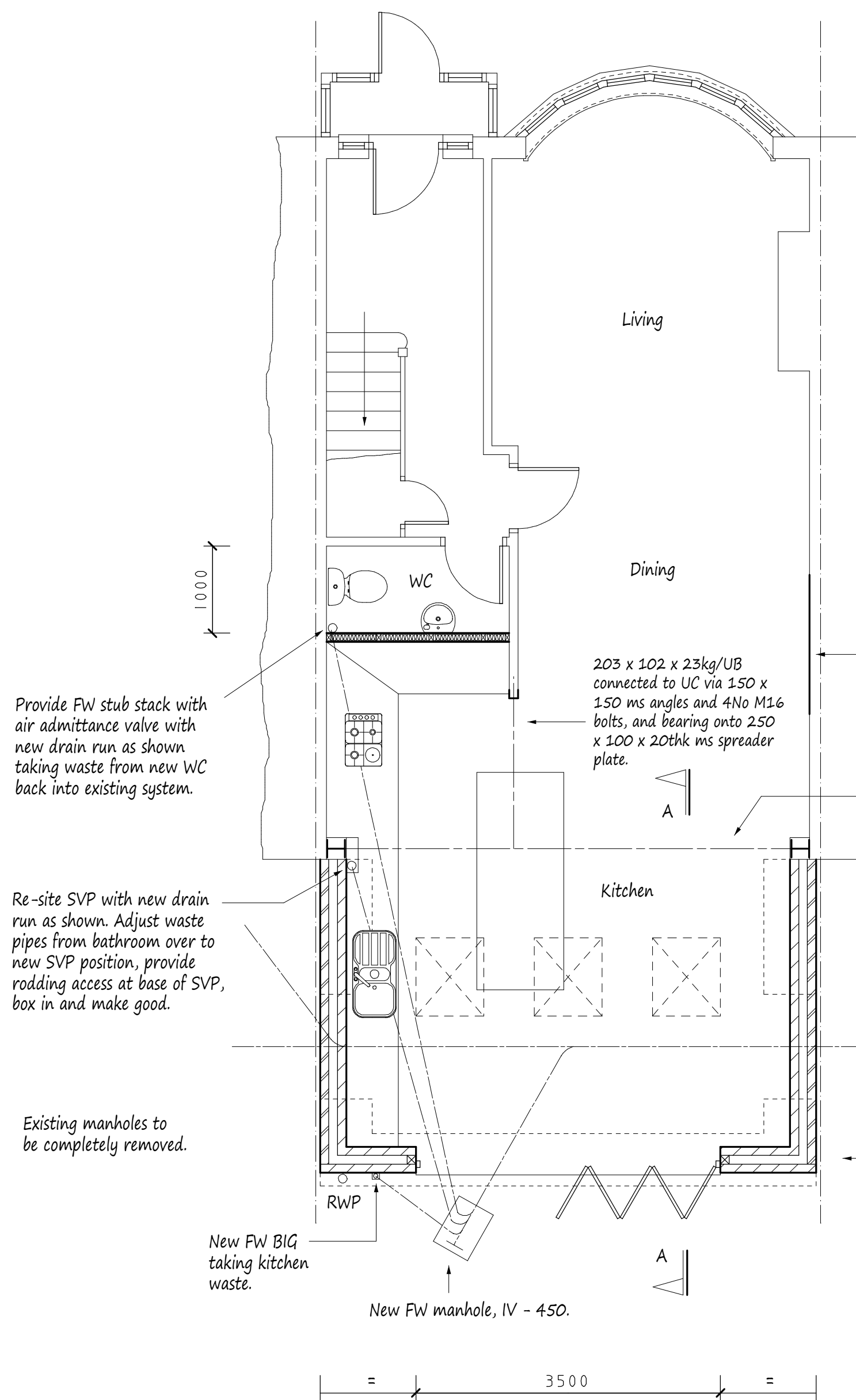
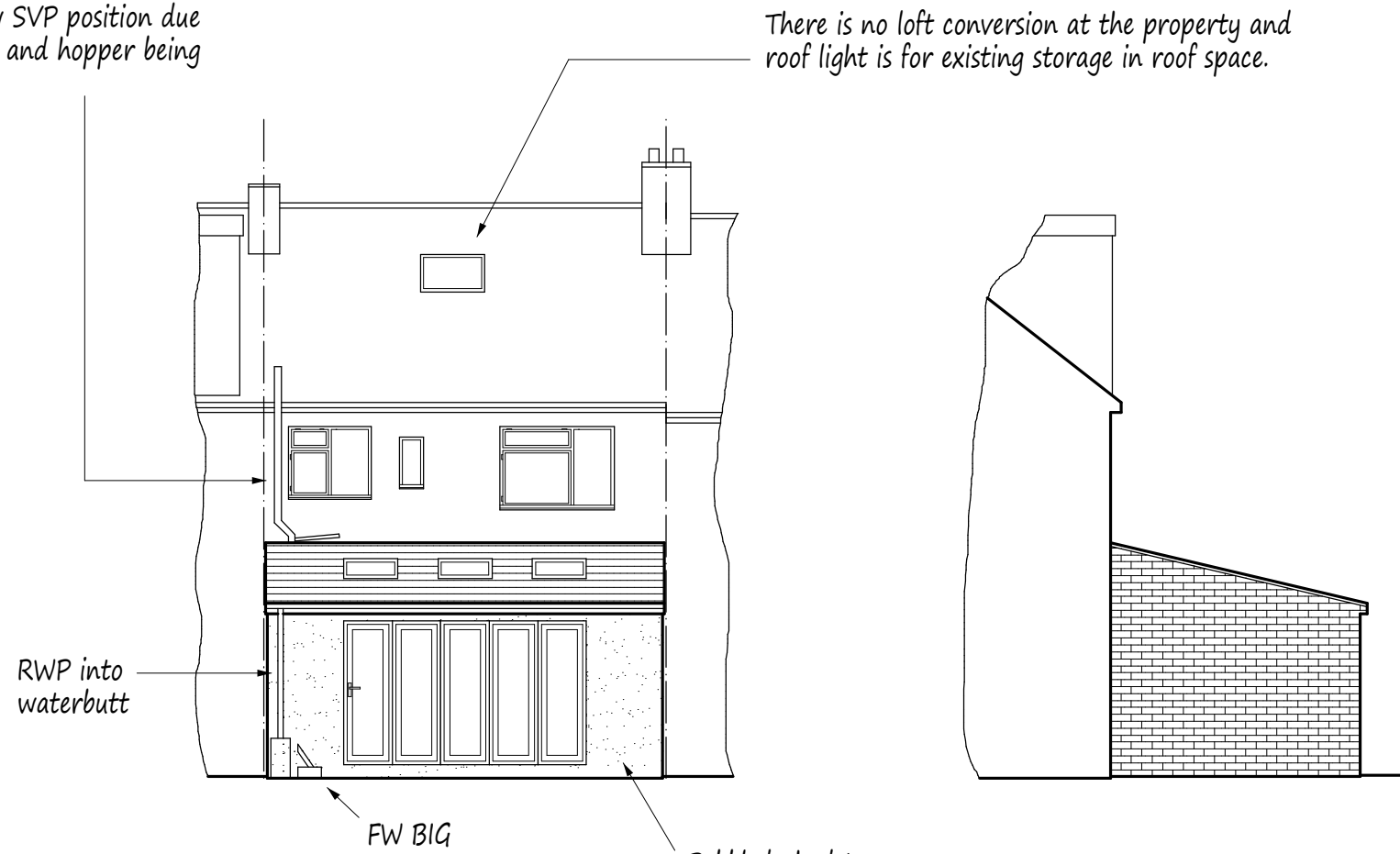


Existing Ground Floor Plan



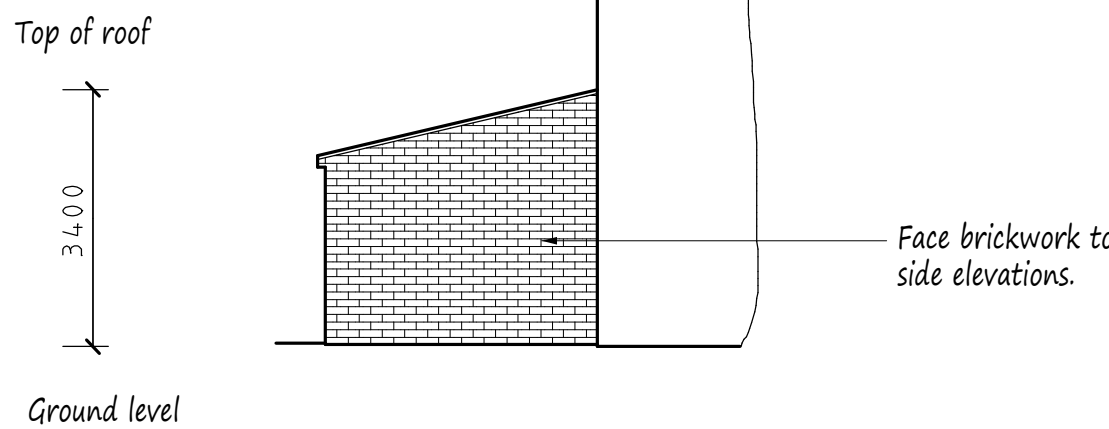
Proposed Ground Floor Plan

Re-position SVP to suit new works and ensure SVP taken min 900mm above any operable window. Re-site waste pipes to new SVP position due to existing FW BIG and hopper being made redundant.



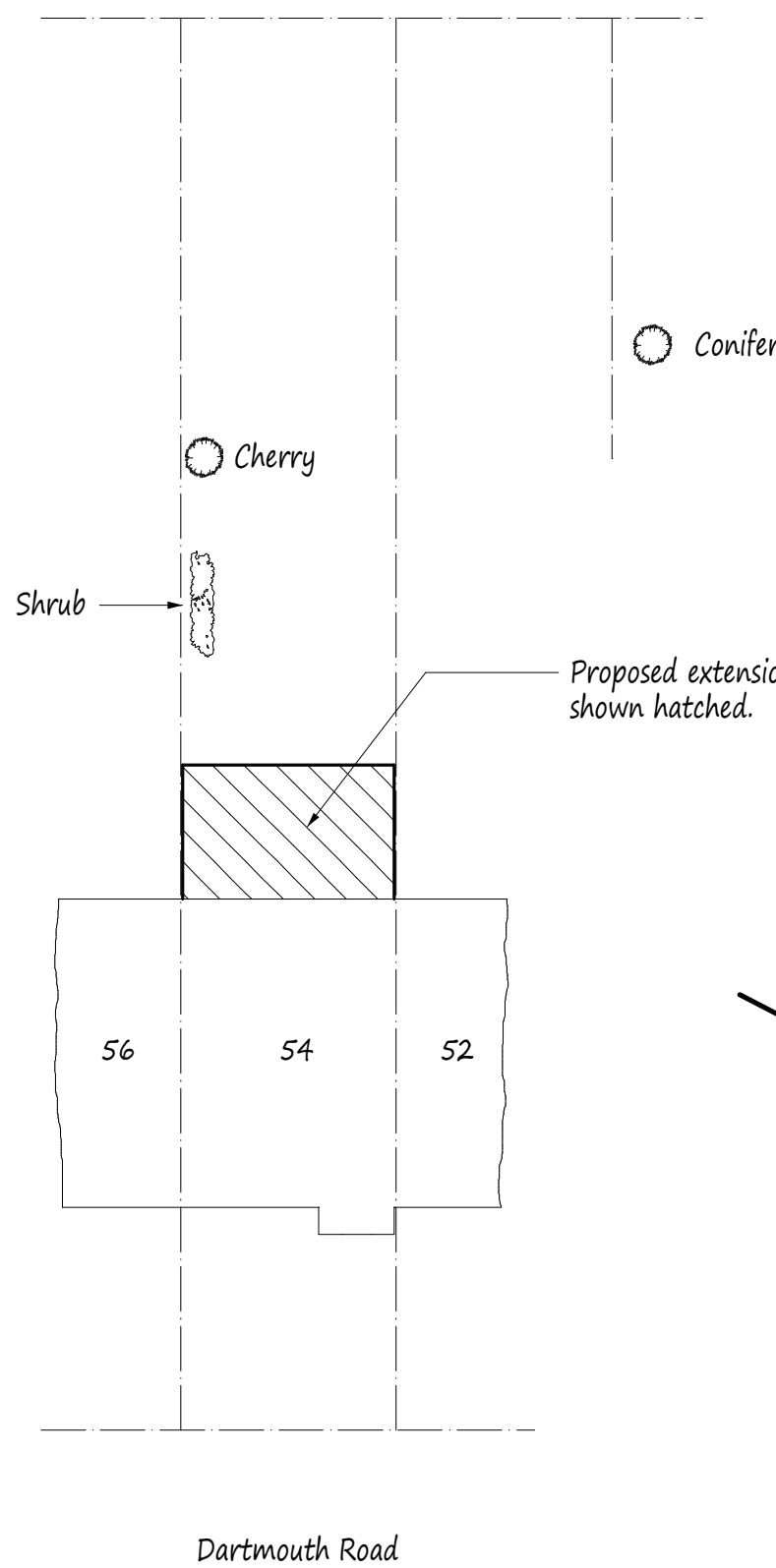
Rear Elevation

Side Elevation

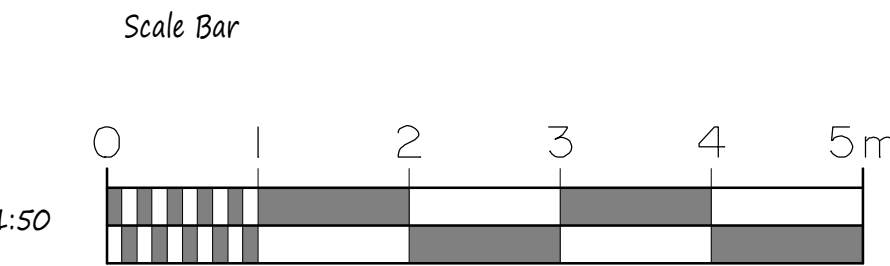


Side Elevation

Sustainable Water Management
- All new works to front and rear gardens / patios to be formed of permeable surfaces.
- Surface Water to new works shall be taken to water butt before overflow being taken to new soakaway as per notes above.
- To maintain surface water systems, guttering shall be cleared along with any drainage channels every 6 months.



Site Plan scale 1:200



New WC to have mechanical ventilation to open air, min 30l/s with 15 minute over run.

New Kitchen to have mechanical ventilation to open air, min 60l/s or 30l/s if incorporated within a cooker hood.

New roof lights to be A-A fire rated and installed to manufacturers requirements. Double up and bolt together rafters each side of roof light with M12 bolts @ 500 centers.

Surface Water
Rainwater from new roof to be taken to soakaway, min 1.0m cubed for every 16.5m² of roof to be drained and 5m away from any building.

This drawing to be read in conjunction with Drg No 4187/02

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

- All dimensions are in millimetres.
- Ventilation to be 1/20 of floor area (min).
- Lintels to have minimum end bearings of 150mm.
- Walls: 103mm face brickwork/100mm concrete blockwork externally and pebbledashed/rendered to finish. 100mm cavity filled with drytherm 34 insulation. Minimum 100mm celcon solar blockwork or similar approved, and plastered to finish. External render to be applied in 2 coats with a suitable waterproof additive.
- Cavity walls to have stainless steel ties @ 450mm centres and staggered 900mm horizontally.
- 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.
- If proposed extension covers air bricks then air brick to be removed and 100mm diameter PVC pipe provided from existing to new air brick in external wall.
- New habitable rooms to have background ventilation of at least 8000mm³ i.e. Trickle vent or air brick.
- New steel beams to be encased in 2, 12mm sheets of plasterboard and skim to achieve necessary fire protection.
- New stud partitions to be constructed of 100mm x 50mm timbers @ 400mm centres with horizontal noggin. 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 @ 500mm centres.
- New structural timber to be SC3 grade and tannalised.
- New windows and doors to be double glazed and achieve a U-Value of 1.6w/m²k i.e. 16mm spacer with low E glass to inner pane. Glazing to doors and side lights to be toughened.
- Drainage: 100mm diameter PVC piping (flexible) totally encased in 100mm peashingle (10mm). Provide pre-cast concrete lintels where drains pass through walls. New manholes to be constructed in 215mm thick class B semi engineering brickwork on 150mm thick concrete slab and medium duty cover.
- Waste pipe sizes: Sink - 38mm diameter. Bath - 38mm diameter. Shower - 38mm diameter. Wash hand basin - 32mm diameter. All with 75mm deep seal traps. All plumbing to be to BS 5572:1978.
- 75% of light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
- 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, BSULECSA, NAPIT or NICEIC)
- If the proposed works involves the installation of a new boiler, then it is to be a condensing type with a SEDBUK rating not less than 90%. Boiler to be installed by an approved contractor and certified radiators to have thermostatic valves.

B	Feb 2020	Revised drainage
A	Jan 2020	Water management
	Date	Revisions

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Pottle & Co Ltd.
Building Design &
Management Services

Suite A
128 Manor Way
Ruislip
Middlesex
HA4 8HR

Tel: 01895 622800
www.pottle.uk.com

Client
Mr & Mrs Collett

Job Title

54 Dartmouth Road
Ruislip
Middlesex

Drawing Title

Proposed Single Storey Rear
Extension and Internal Alterations

Scale
1:50 100 200

Date
January 2019

Drawn by
MDP

Drg No.
4187/01B