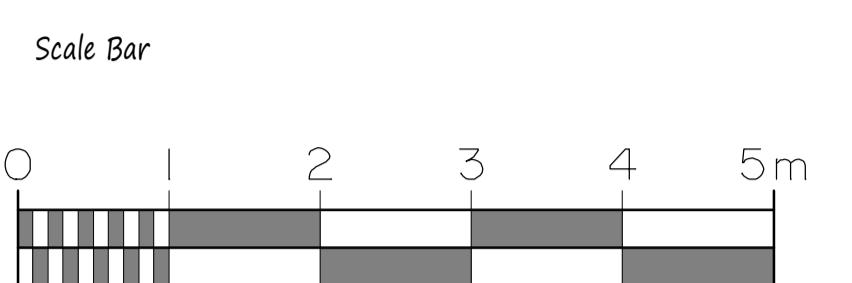
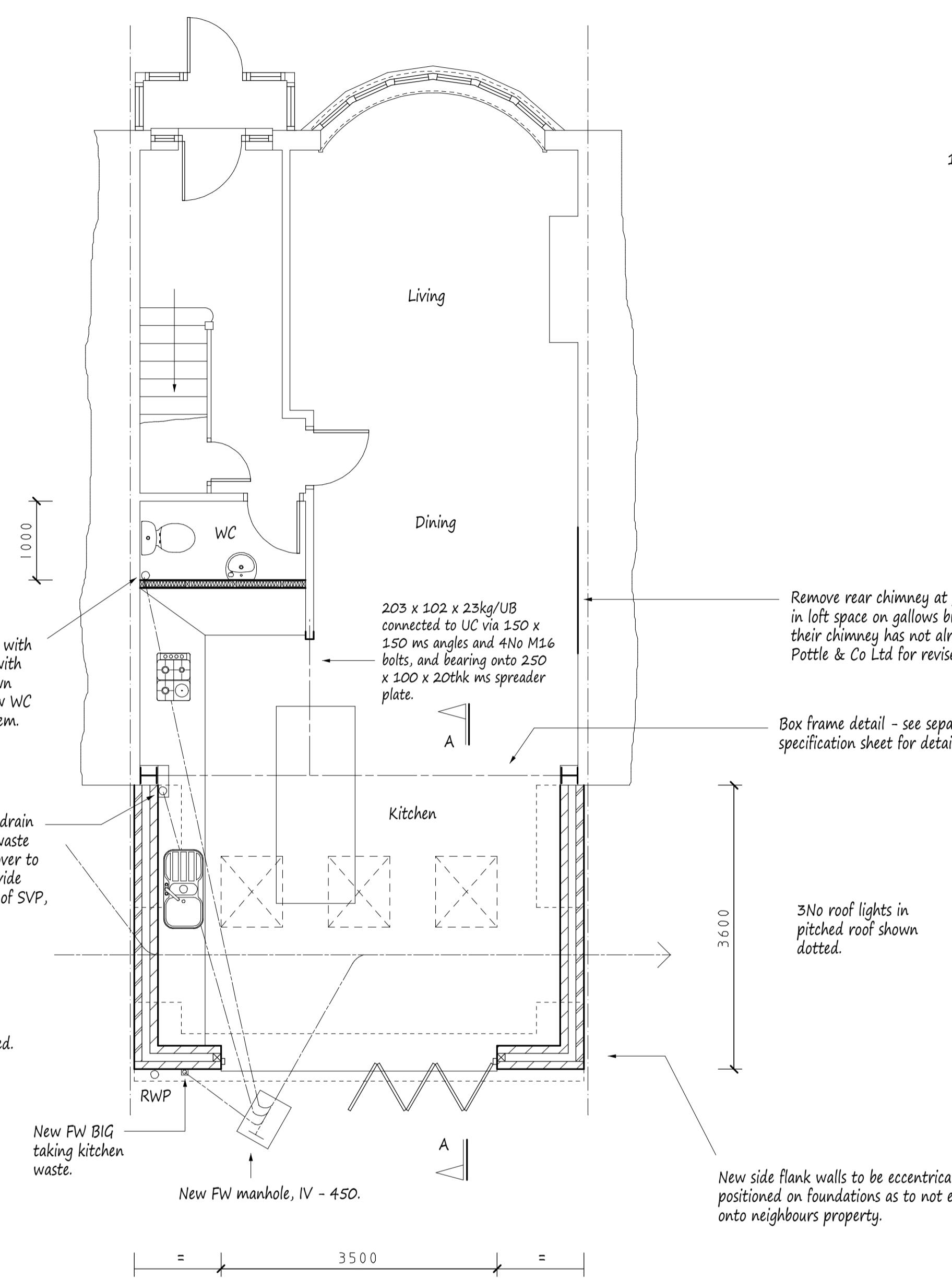


Existing Ground Floor Plan



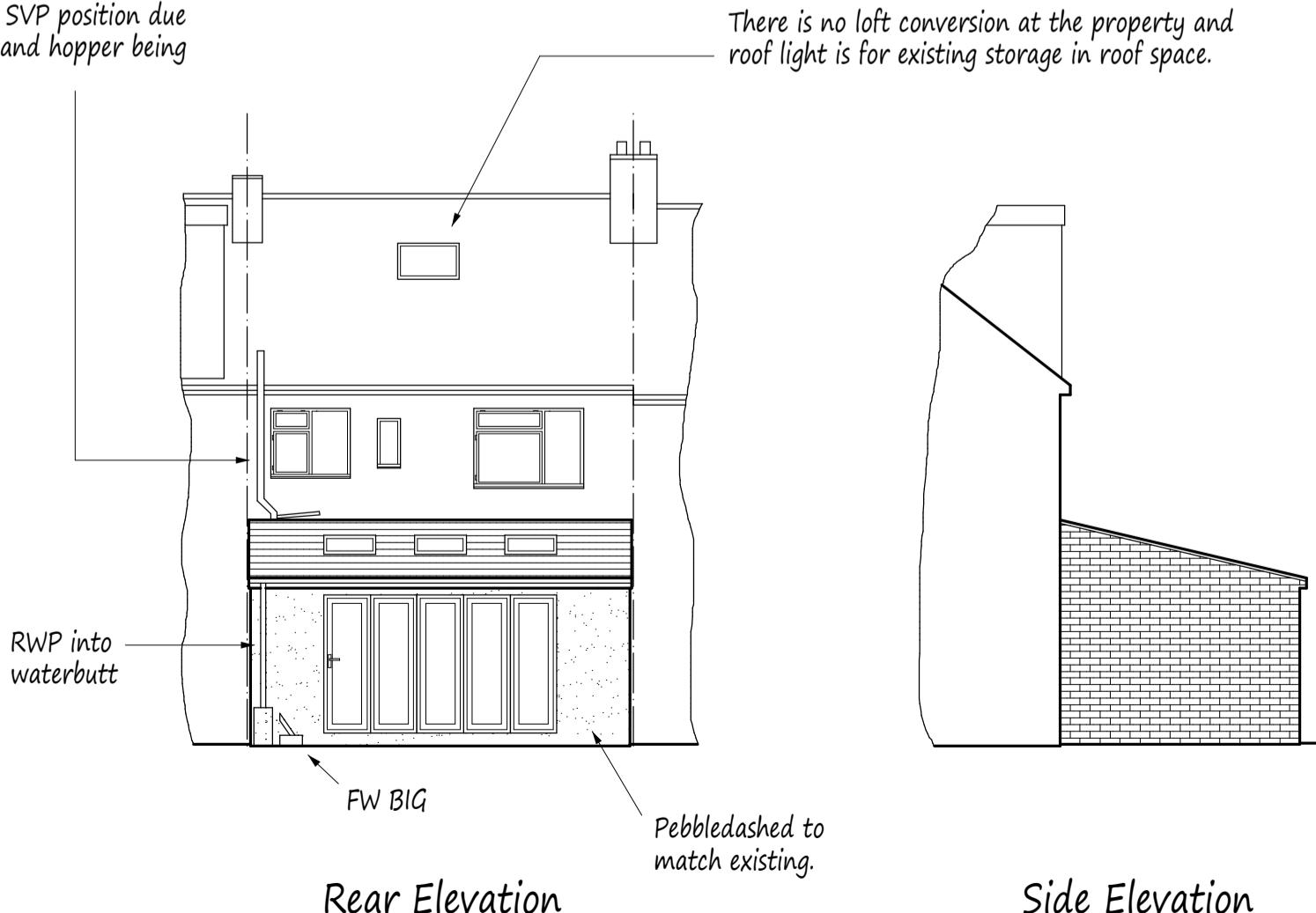
New WC to have mechanical ventilation to open air, min 30l/s with 15 minute over run.

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.

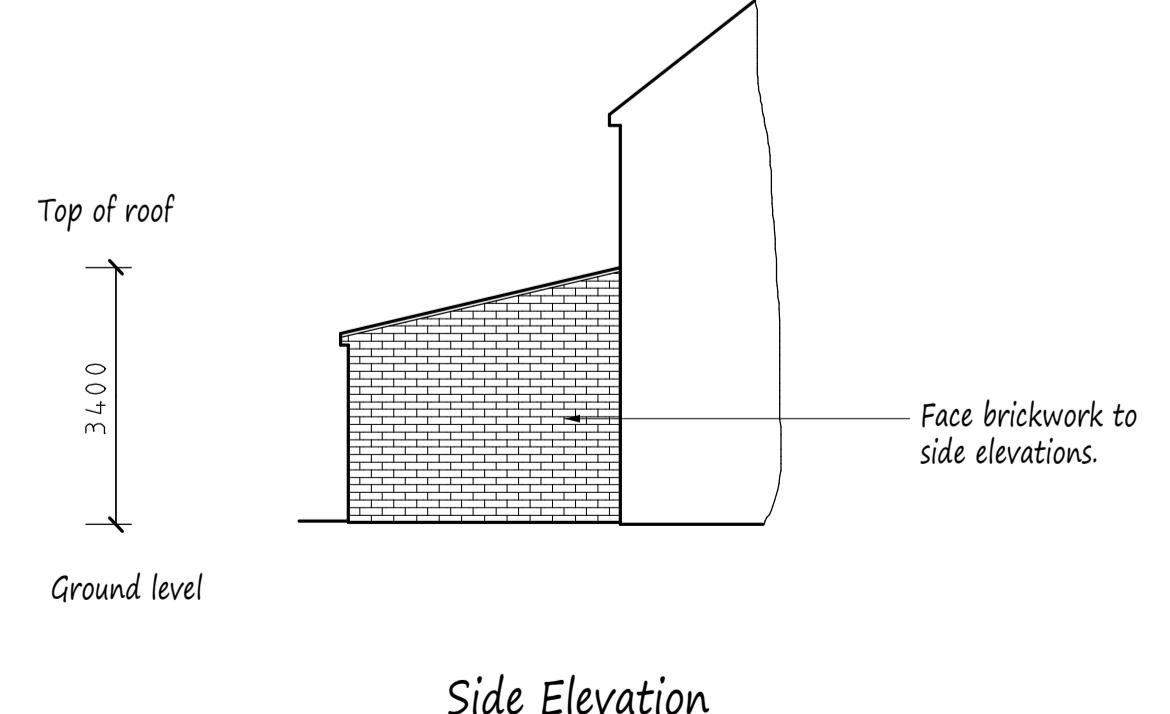
This drawing to be read in conjunction with Drg No 4187/02

Proposed Elevation - All Materials to Match Existing



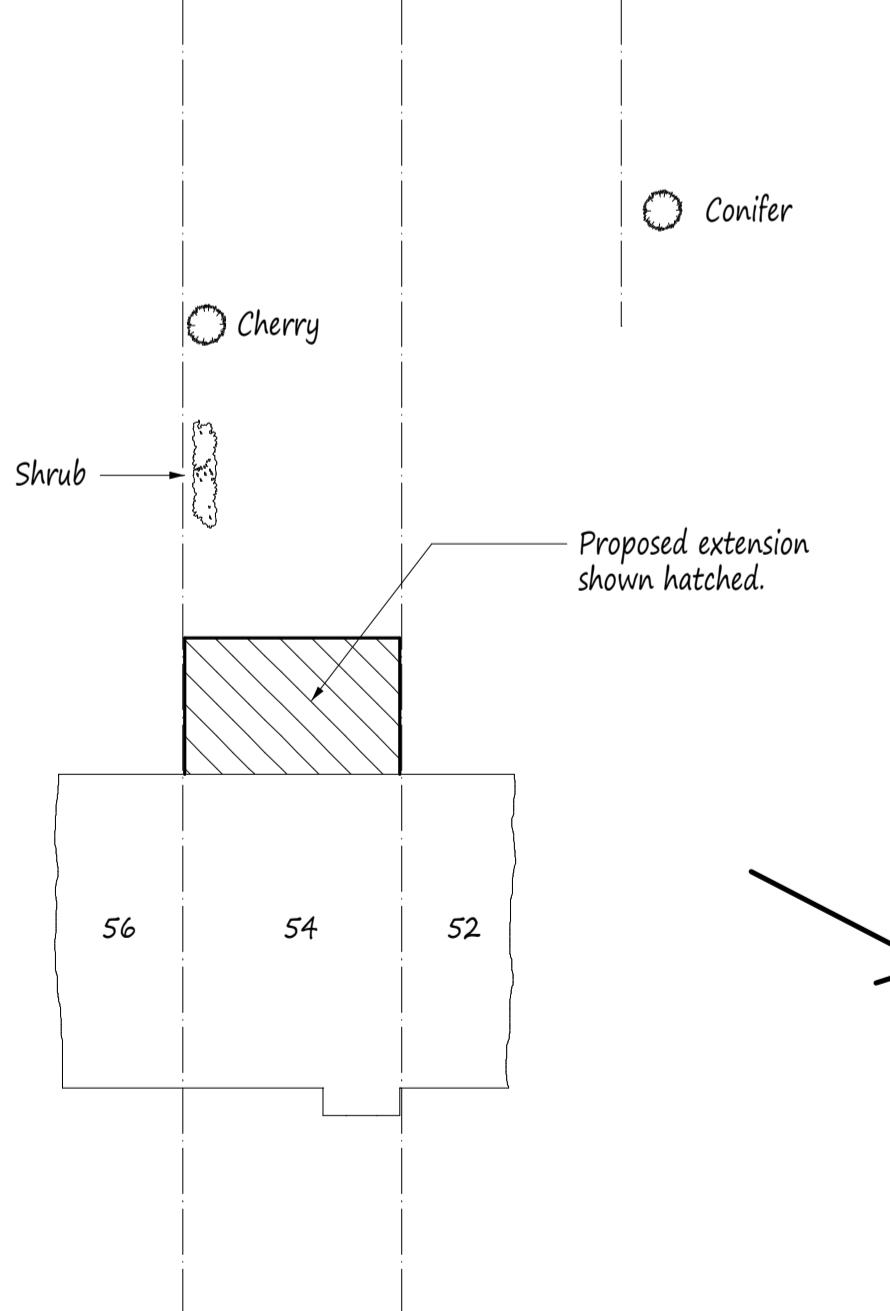
Side Elevation

Proposed Ground Floor Plan



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

<p>NOTES: All dimensions must be checked on site and not scaled from this drawing.</p>													
<p>1. All dimensions are in millimetres. 2. Ventilation to be 1/200 of floor area (mm) 3. Lintel to have minimum end bearings of 150mm. 4. 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 to be used for cavity walls and plastered to finish. External render to be applied in 2 coats with a suitable waterproof additive. 5. Cavity walls to have stainless steel ties @ 450mm centres and staggered 900mm horizontally. 6. DPC's to be provided at walls 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 pipe 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 100mm x 50mm studs with 100mm mineral wool horizontal battings. 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.</p>													
<p>11. New structural timber to be SC3 grade and tannated. 12. New windows and doors to be double glazed and achieve a U-Value of 1.6w/m²k i.e. 16mm spacer with 16mm E glass to inner pane. Glazing to doors and side panels to be toughened. 13. Draining: 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 of 210mm thick class B semi engineering brickwork on 150mm thick concrete slab and medium duty cover. 14. Waste pipe sizes: Sink - 38mm diameter. Bath - 38mm diameter. Shower - 38mm diameter. Wash hand basin - 38mm diameter. All drain 75mm deep seal traps. All plumbing to be BS 5521:1978. 15. 75% of light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt. 16. All electrical work to be designed and installed, installed 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 certifying scheme authorised by the Secretary of State (BRE BSL/ELFCSA/NAPIT or NICEIC). 17. 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 certificated radiators to have thermostatic valves.</p>													
<table border="1"> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td>B</td> <td>Feb 2020</td> <td>Revised drainage</td> </tr> <tr> <td>A</td> <td>Jan 2020</td> <td>Water management</td> </tr> <tr> <td></td> <td>Date</td> <td>Revisions</td> </tr> </table>					B	Feb 2020	Revised drainage	A	Jan 2020	Water management		Date	Revisions
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<p>Tel: 01895 622800 www.pottle.uk.com</p>													
<p>Client Mr & Mrs Collett</p>													
<p>Job Title</p>													
<p>54 Dartmouth Road Ruislip Middlesex</p>													
<p>Drawing Title</p>													
<p>Proposed Single Storey Rear Extension and Internal Alterations</p>													
<p>Scale</p>													
<p>1:50. 100. 200</p>													
<p>Date</p>													
<p>January 2019</p>													
<p>Drawn by</p>													
<p>MDP</p>													
<p>Drg No.</p>													
<p>4187/01B</p>													