

1. Ventilation

Openable areas to windows min 5% of floor areas.
Trickle vents with area of not less 8000 sq. mm. to habitable room.
Mechanical vent to kitchen capable of 60 litres/sec discharge
or 30 litres per sec adjacent to hob.4000 sq. mm. trickle vents/ air brick.
Mechanical vent to bathrooms capable of 15 litres/sec extract.
4000 sq. mm. trickle vent/ air brick.
Utility room extraction as kitchen.
Mechanical vent to wcs capable of 6 litres/sec extraction with
background vents of 4000 sq. mm. trickle vent or air bricks.
ALL MECHANICAL FANS DUCTED TO EXTERNAL AIR

SEE ENGINEERS
DRAWINGS FOR BEAMS
ABOVE

SMOKE DETECTORS:
Provide mains operated interlinked smoke detectors in hall and on all landings
Detectors to be positioned in circulations space within 7000mm of the kitchen
and living room doors and 3000mm of bedroom doors.
Alarms to be fixed to at least 300mm from wall or light fitting. Wall detectors
to be 150 mm min below ceiling. Client to receive operators instructions in
accordance with approved Document B1.
MAINS OPERATED SMOKE DETECTION SYSTEM IS TO HAVE
BATTERY
BACK UP.

1. Glazing

Total glazed area not to exceed 24% of floor area.
Glazed doors and adjacent glass within 300mm of a door to incorporate safety
glass to min height 1500mm above floor level.
Any window glazing within 800mm of floor level is to be safety glass.
All windows in habitable rooms must have an openable area of min
0.33m2 or 750mm x 450mm for escape purposes AND HAVE
KEYLESS LOCKS
IN DIRECTION OF ESCAPE. 90 degree hinges on windows
Sill heights to be between 800 mm and 1100mm above floor level.
All glass to be double glazed and must now be low - E glazing.
Glazing to be min 4mm/18mm/4mm depths. Cavity to be argon gas filled and
comply with U value 1.6W/m2K.

HABITABLE ROOM WINDOWS
one opening pane min 450 x 750mm
opening clear escape window
ninety degree opening

ENERGY EFFICIENT LIGHTING

- At least 75% of light fittings are to have a fixed lighting component that takes only lamps, having a luminous efficacy greater than 45 lumens per circuit watt.

1. Stud partitions

75 x 50 studs at 400 centres with noggins at mid span
Sole and head plate similar
Plasterboard and skim either side.
Min 50mm unfaced mineral wool to be suspended in cavity to provide adequate sound insulation. Min cavity width 75mm.
Joints doubled up under on upper or suspended floors.

double up joists
under existing floor
for stud partitions

12mm soundbloc plasterboard ie achieves 10kg /m density to be used

EXTENSION PARTIALLY
BUILT UNDER PREVIOUS
PLANNING APPROVAL
REF 50293/APP/2016/4418

PART P - ELECTRICAL SAFETY

As from 1st January 2005 any electrical work carried out to a property , which is more than a spur needs to comply with Part P of the Building Regulations.
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the council should be satisfied that Part P has been complied with. This is issued for the work by a person competent to do so.
The current government approved schemes as at 1.1.05 are NICEIC , ELESCLTD, BRE Certification, British Standards Institution and Zurich Certification. Others will follow.

DOC G
-ALL BATHS TO BE FITTED WITH THERMOSTATIC VALVES TO ENSURE HOT WATER DOES NOT EXCEED 48 DEG C
-UNVENTED HW CYLINDER TO BE FITTED WITH 3 NO SEPARATE THERMAL SAFETY CUT OUT AND PRESSURE RELIEF DEVICES (ALL PRESSURE RELIEF DEVICES TO DISCHARGE IN A SAFE PLACE) .
FITTED WITH AN INFORMATION PLATE THAT CLEARLY GIVES THE NAME AND CONTACT DETAILS OF THE INSTALLER AND IS POSITIONED OVER A STABLE PLATFORM THAT EXTENDS A MIN 150MM BEYOND THE CYLINDER IN ALL DIRECTIONS AND WITH A JOIST ARRANGEMENT UNDER THAT IS CAPABLE OF SUPPORTING THE LOAD

1. Soil and Waste Drainage

To be in accordance with Document H of the current Building Regulations.
Deep seal traps (min75) to all sanitary fittings.
Waste to WHB to be min 40mm (3m max run)
Waste to shower to be min 40mm (3m max run)
Waste to sink to be min 40mm (3m max run)
Waste to bath to be min 40mm (3m max run)
Connected to swvp
Or connected to new stub stack
With air admittance valve fitted above the flood level of the whb
Then to manhole.
Wide angle bend at base of stack.
Sink taken to back inlet gully.
Underground drains to be 100 pvc (underground quality bedded in pea shingle 150 all round to minimum falls 1-40.
All drains vented with stench pipe to discharge min 900mm above and min 3000mm horizontally from openable windows.
Vent to be fitted with proprietary bird proof terminal.
Any drainage under building is to be surrounded with pea shingle 150mm all round to extend 2000 beyond building.
Drains passing through walls to have expansion joints 150 either side of wall.
Drains passing through walls to be bridged with concrete lintels.

REGULATIONS REGARDING HEATING APPLIANCES

If new boilers or heating installations are to be included in the project then a durable guard is required to the balanced flue outlet if less than 2 metres above ground level.
Boiler control interlocks are to be fitted so that a heating appliance is switched off when no heating is required, by room thermostats or thermostatic radiator valves (AD L1, section 1.41).
Hot water pipes must be insulated to conserve heat in unheated spaces with material having a thermal conductivity at 40 degrees C not exceeding 0.035W/m2K, having a thickness equal to the diameter of the pipe up to a maximum of 40mm (AD L1, section 1.52)
Condensing Boiler to be fitted with a SEDBUK (Seasonal Efficiency of a Domestic Boiler in the UK)
not less than 92% (L1, Table 2) Class A rated. Condensate outlet is to be taken to foul drainage system
BOILER TO BE INSTALLED BY GAS SAFE REGISTERED ENGINEER.
ROOM WITH GAS BOILER TO BE FITTED WITH MAINS WIRED CO DETECTOR

FLUE OUTLET
OF BOILER TO BE MINIMUM
OF 600MM FROM THE BOUNDARY
OF OPENING WINDOWS (300MM
IF FAN ASSISTED)
ALL CHIMNEYS, BOILERS, FLUES, OUTLETS
COMBUSTION AIR SUPPLY AND PERMANENT
PLAQUE TO COMPLY WITH PART J

DRAINAGE FALL TO BE
CONFIRMED ON SITE
ANY PROBLEMS SPEAK
TO ARCHITECT

PROPOSED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA =129 m2

A3 PAPER

Proposed Ground
Floor Plan

JAC Associates
Property Consultants

Mob: 07779 653101

Project

59 Reservoir Road
Ruislip
MIDDXX

Client

Mr
Tel:

Drawing Title

Proposed Extension

Drawing Number

reservoirrd-59 / 1 REV G
proposed ground

Scale

1 : 100

Date

12-12-21

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The works may also be covered by the Town and Country Planning Acts, Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.

