

CONSULTANTS:

Zahid Hafeez  
CAMSONS Property Services Ltd  
WEB: [www.camsons.co.uk](http://www.camsons.co.uk)  
Email: [info@camsons.co.uk](mailto:info@camsons.co.uk)  
Ph: 0333 577 5020  
Mob: 07368 534 666

**SCALE**

0m	1m	2m	3m	4m	5m
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Date: 21-09-2025

SCALE: 1-100@A3

Client Name and Address:

15 Balmoral Drive Hayes,  
UB4, 0DA

Project Description:

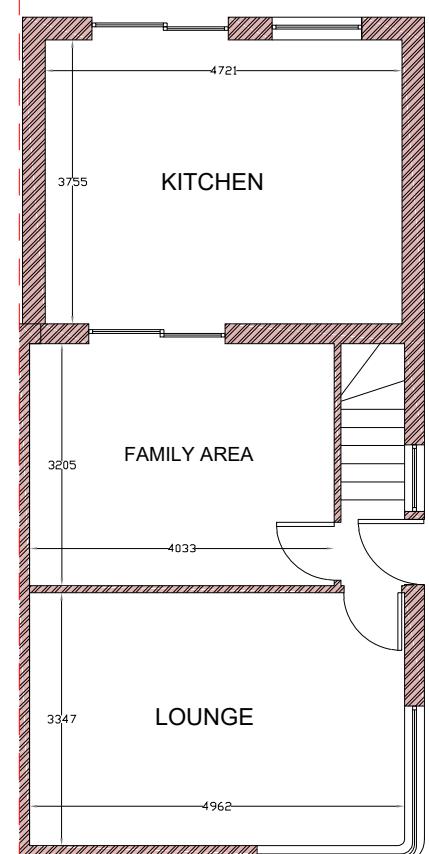
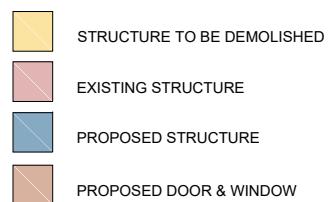
Rear Extention

Drawing Title: EXISTING PLANS

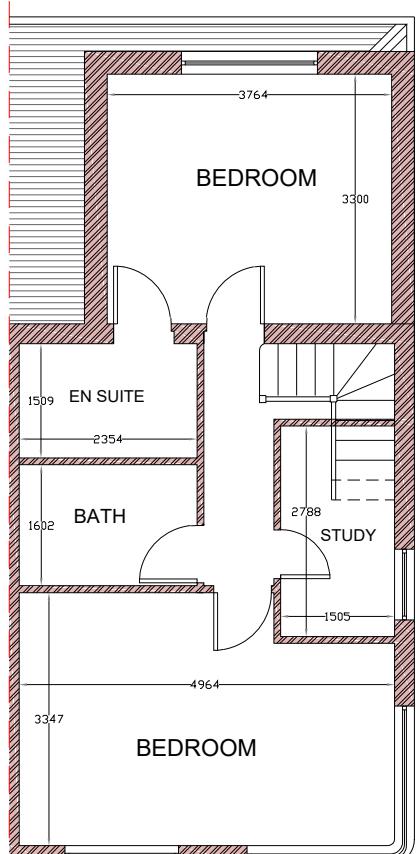
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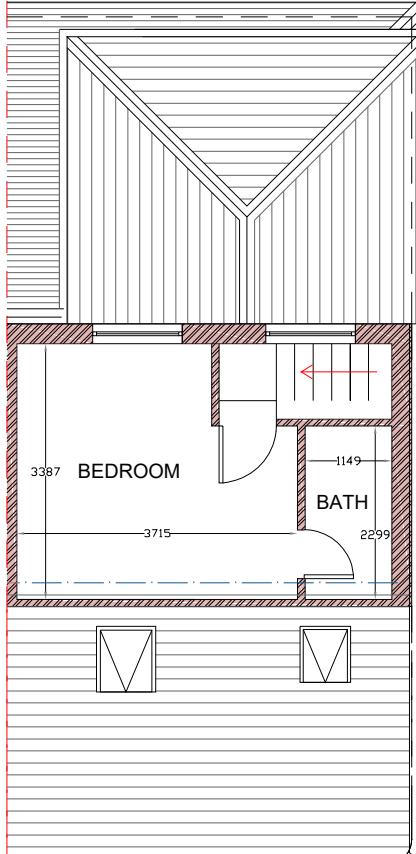
DATE	REV#	DESCRIPTION
18-06-2025	01	changes in existing plans
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21-09-2025	03	change scale bar



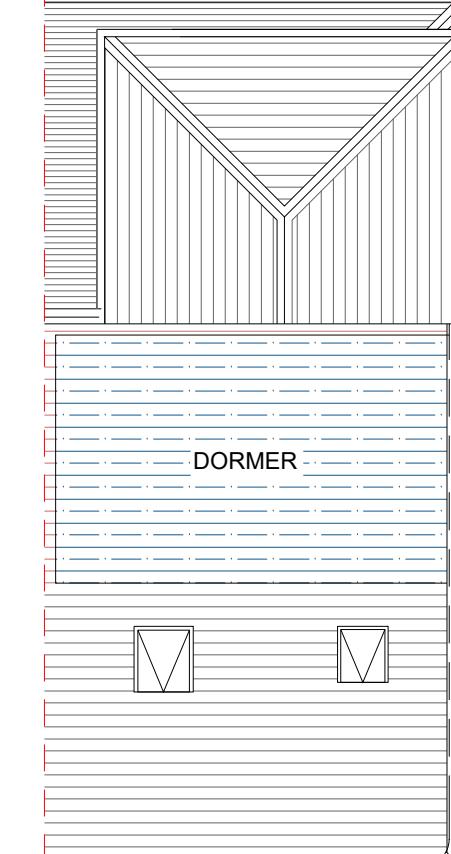
EXISTING GROUND FLOOR PLAN  
SCALE: 1:100



EXISTING FIRST FLOOR PLAN  
SCALE: 1:100



EXISTING LOFT FLOOR PLAN  
SCALE: 1:100



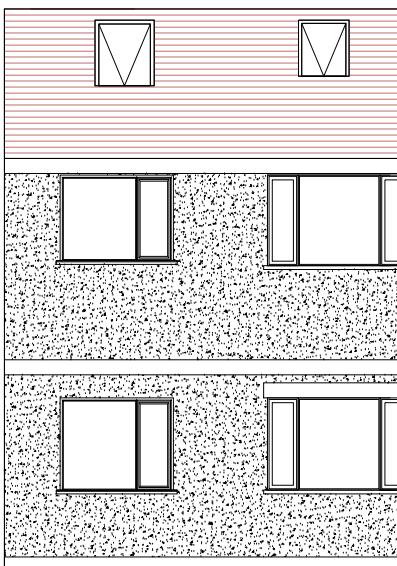
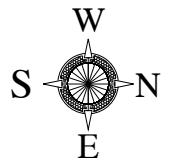
EXISTING ROOF PLAN  
SCALE: 1:100

Consultant's Stamp:

Sheet Title: EXISTING PLANS

Sheet No.

Drawn by: Checked by:



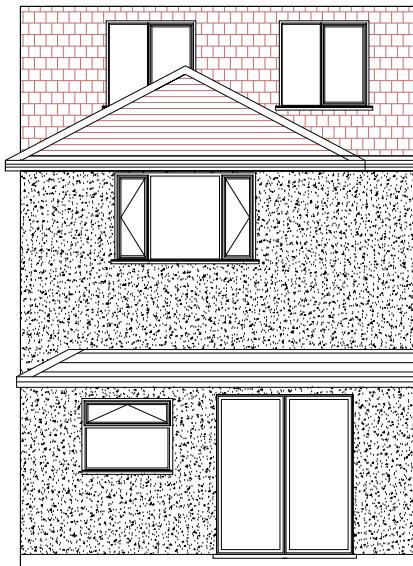
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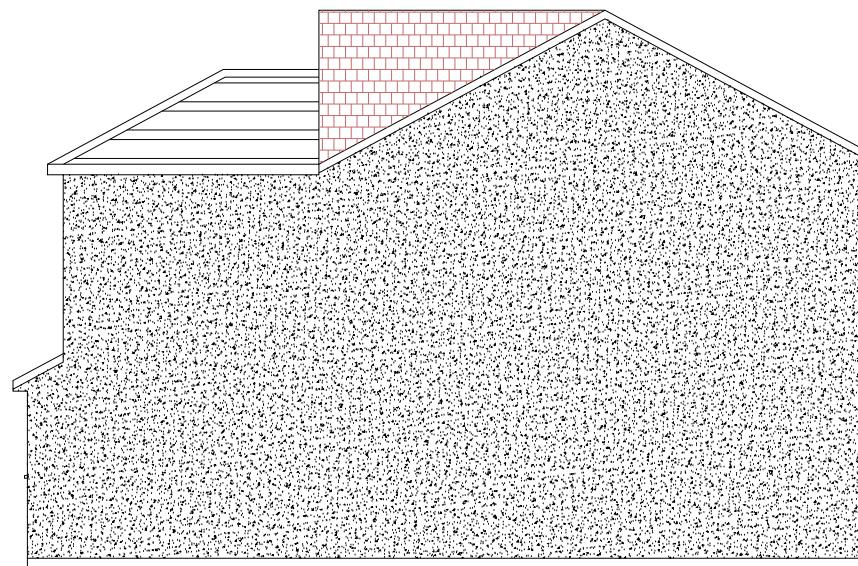
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EXISTING REAR ELEVATION

SCALE: 1:100



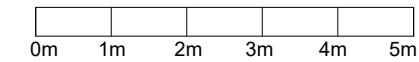
EXISTING LEFT SIDE ELEVATION

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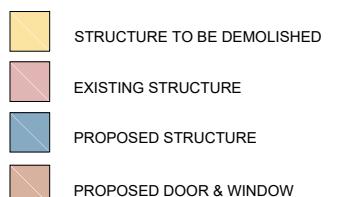
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Drawing Title: EXISTING ELEVATIONS

Drawing Sr.no#: A02-2025

DRAWING HISTORY

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21-09-2025	03	change scale bar

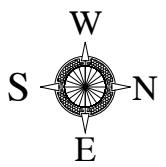


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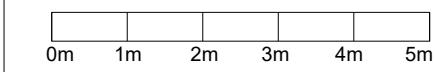
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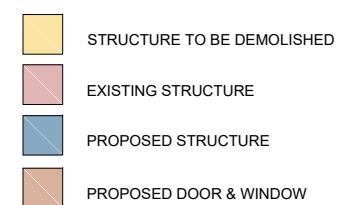
Project Description:  
Rear Extention

Drawing Title:  
PROPOSED PLANS

Drawing Sr.no#:  
A03-2025

DRAWING HISTORY

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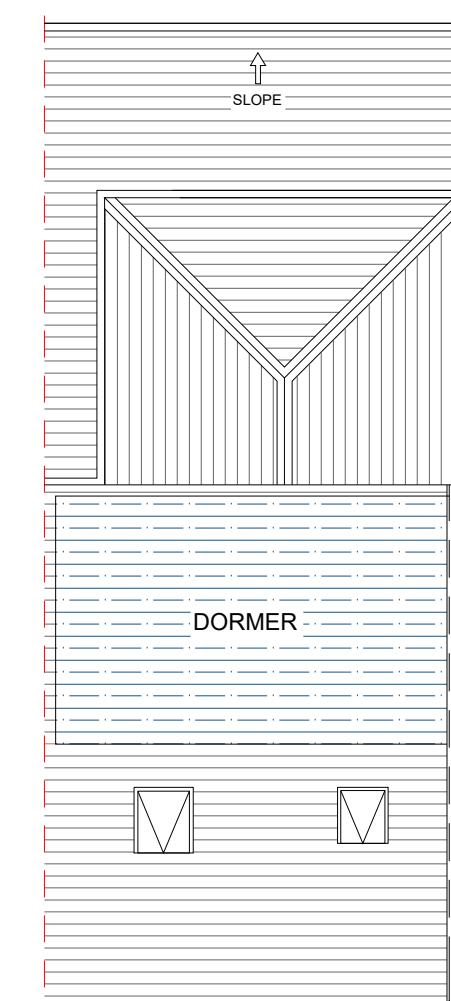
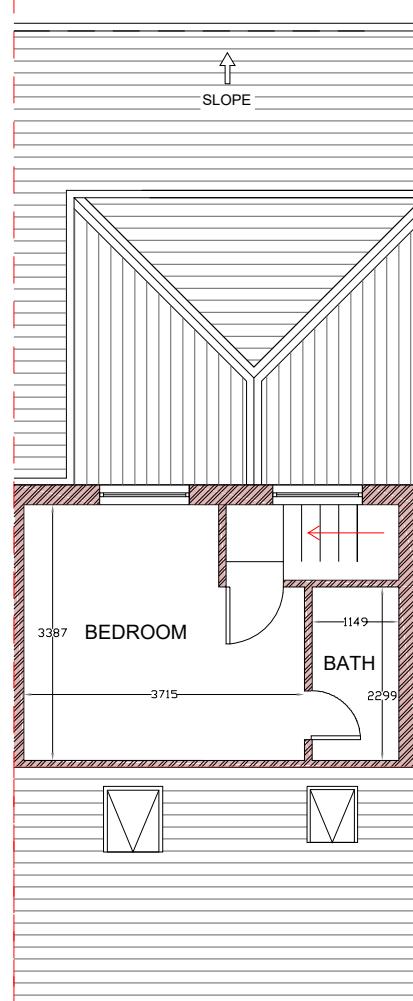
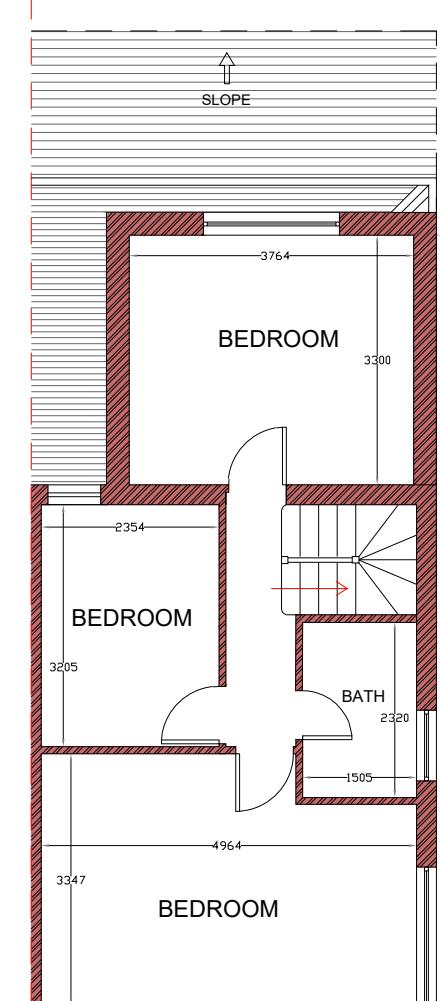
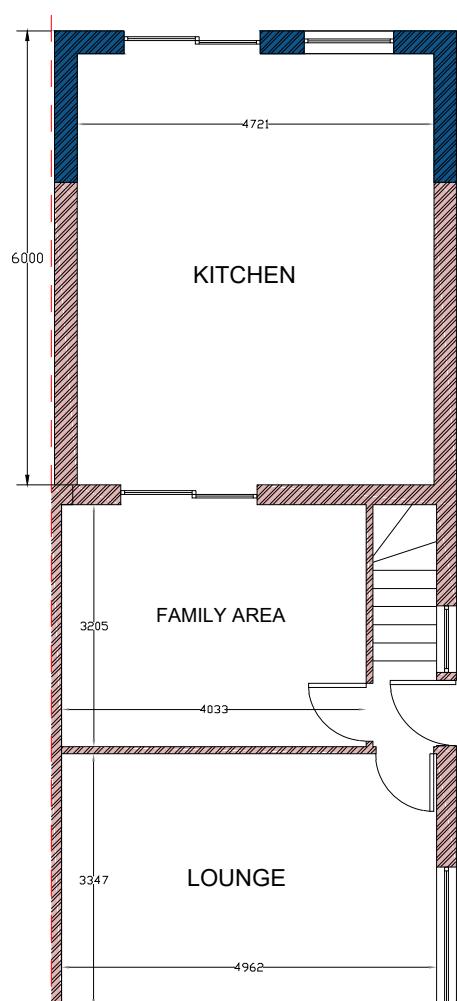


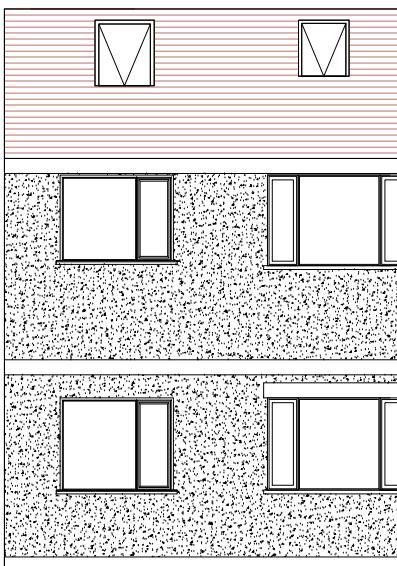
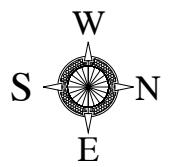
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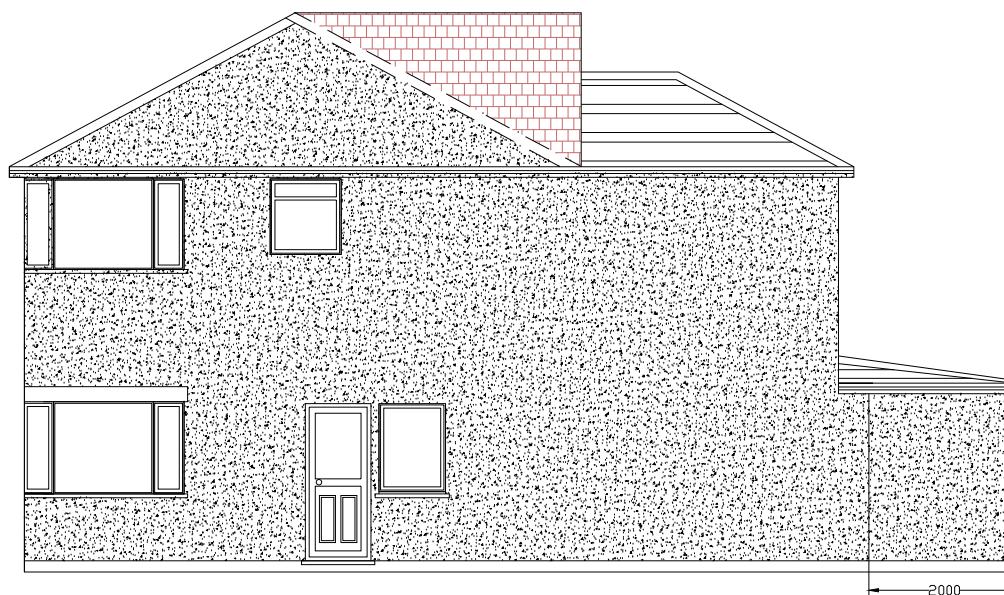
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 **PROPOSED FRONT ELEVATION**

SCALE: 1:100



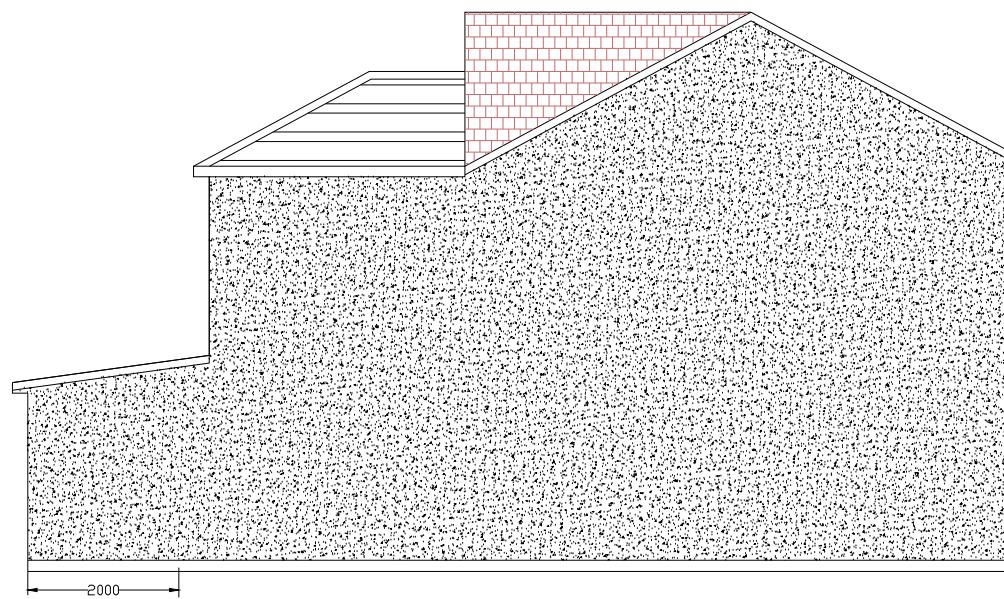
 **PROPOSED RIGHT SIDE ELEVATION**

SCALE: 1:100



 **PROPOSED REAR ELEVATION**

SCALE: 1:100



 **PROPOSED LEFT SIDE ELEVATION**

SCALE: 1:100

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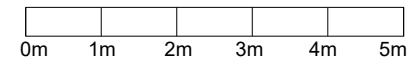
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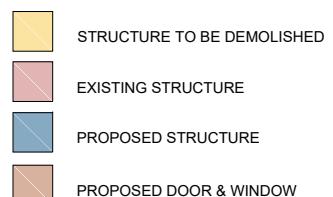
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Drawing Title: **PROPOSED ELEVATIONS**

Drawing Sr.no#: A04-2025

DRAWING HISTORY

DATE	REV#	DESCRIPTION
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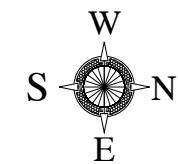


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Sheet Title: **PROPOSED ELEVATIONS**

Sheet No.

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## BUILDING CONTROL NOTES:

**Note: All new materials, colour and external finish to match existing.**

### LOFT CONVERSION:

#### DORMER CONSTRUCTION:

To achieve minimum U Value of 0.28W/m<sup>2</sup>K Tiles hung vertically on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 100mm x 50mm head and sole plates and vertical studs (with noggin) at 400mm centres. Insulation to be 100mm Celotex GA4000 between studs plus 12.5mm Knauf wallboard over. Provide a vapour control layer fixed to internal face of insulation and finish with 3mm skim coat of finishing plaster.

#### PITCHED ROOF VENTILATION:

Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

#### LEAD WORK AND FLASHINGS:

All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations. Code 4 flashing to front of dormers, zinc soakers to sides

#### TIE RAFTERS:

Tie rafters back to studwork with 100mm x 50mm timbers at each rafter and bolt with 12.5mm diameter bolts and dog tooth collars

**NEW SECOND FLOOR** joist size to be 50 x 170 SC24 at 400c/c Provide min 20mm t and g chipboard or timber board flooring. In bathroom flooring to be moisture resistant grade in accordance with BS EN 312:2010). Identification marking must be laid upper most to allow easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation lay minimum 200mm Rockwool insulating material or equivalent on chicken wire between joists and extended to eaves. Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE-Digest 208 1988. Joists spans over 2.5m to be strutted at mid span use

38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x 3/4 depth solid noggin between joists at strap positions.

#### GROUND BEARING SOLID CONCRETE FLOOR - U-Value 0.15w/m2k

Topsoil and vegetable matter to be cleared from site and floor to be in filled between walls with minimum 150mm/maximum 600mm clean sand blinded compacted hardcore. 1200g (300 micrometer) continuous polythene Damp proof membrane (DPM) and radon gas proof barrier is to be laid over sand blinded hardcore, lapped & sealed at all joints & linked to DPC's in walls and extg dpm. To provide basic protection from radon gas, the damp-proof course within the cavity wall should be in the form of a cavity tray & sealed to DPM to prevent radon from entering the building through the cavity. Sealing of joints in the barrier and sealing around service penetrations are also required with radon gas proof tape in compliance with part C of this guidance. 100mm minimum thick ST2, or Gen1 concrete floor slab with a trowel smooth surface ready for finishes to be laid over insulation, (note: 500g polythene separating layer is to be installed between the concrete slab and insulation if using a foil faced polyurethane/ PIR type insulation board.) 100mm Kingspan Floor grade insulation to be laid over DPM, minimum thickness and type in accordance with table below including 25mm thick insulated up-stands between slab and external walls. 70mm screed finish

#### MASONARY BELOW DPC

Class b Eng Brick and nominal 300mm wide, with cement mortar mix 1:3 / nominal 300mm wide Celcon (or Thermalite equivalent) 4.0N/mmsq. Trench blocks to suit foundation widths of 600mm wide to external walls

#### EXTERNAL WALLS - U-Value 0.24 w/m2k

Outer leaf to be 103mm brickwork to match the existing Cavity 100mm with 100mm Earthwool Dritherm 32 Ultimate. (lambda value of 0.032 W/mK to achieve a U value of 0.24W/m2K. Installed in accordance with manufacturer's instructions)

Inner leaf 100 block Thermalite Shield lambda value of 0.150 W/mK finished with 12.5 mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar. Wall ties to be stainless steel to BS 1243 spaced at 450c/cs vertically and 750c/cs horizontally each row staggered. Provide wall ties at each block course at corners, reveals and movement joints. Provide horizontal strip polymer (hyload) damp proof course to both leafs minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed. Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres. Cavity to be filled to finished external ground level.

## GENERAL NOTES:

TREAT ENDS OF ALL TIMBERS ADJACENT TO EXTERNAL WALLS WITH PRESERVATIVES.

CONTRACTOR TO CHECK ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES IMMEDIATELY. ALL WORK TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE AND TO THE SATISFACTION OF THE LOCAL AUTHORITY. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL CALCULATIONS AND ADDITIONAL SPECIFICATIONS FOR LOFT WORK.

#### FOUNDATION:-

TO BE A MINIMUM OF 1.0 M. BELOW LOWEST GROUND LEVEL OR TO LEVEL ADJACENT DRAINS WHICHEVER IS DEEPER. TO BE EXCAVATED 0.6 M. BELOW ANY ROOTS FOUND IN TRENCH. USE 1.2.4 CONCRETE.(SULPHATE RESISTING CEMENT)

#### ABOVE GROUND DRAINAGE:-

NEW SOIL AND VENT PIPES TO BS 5572. 100MM PVC PIPE TAKEN 1MTR. ABOVE ANY WINDOW WITHIN 3 METRES. AND FITTED WITH WIRE CAGE. NEW WASTES TO BE 38MM(SINK,BATH AND SHOWER) AND 32MM(BASIN) ALL FITTED WITH 75MM DEEP SEAL TRAPS. PROVIDED RODDING EYES OF CHANGE OF DIRECTION.COMMON WASTE PIPES TO BE MINIMUM 50MM IN DIAMETER.

#### FLASHINGS:-

PROVIDE 150MM HIGH CODE 4 LEAD FLASHINGS TO ALL ABUTMENTS.

#### RAINWATER DISPOSAL:-

PROVIDE 100MM PVC HALF ROUND GUTTERING WITH 63MM PVC DOWN PIPE DISCHARGING TO RODDABLE BACK INLET GULLIES AND CONNECTED TO EXISTING SURFACE WATER DRAINS. THE POSITION OF THE SURFACE WATER DRAINS IS TO BE LOCATED ON COMMENCEMENT OF WORK IF NOT READILY ASCERTAINABLE AND FINAL ARRANGEMENT TO BE AGREED WITH LA. SURVEYOR. OR ALTERNATIVELY TO MINIMUM 1CUBIC METRE SOAK AWAY MIN 5.0M FROM ANY BUILDING.

#### STEELWORK:-

BEAMS TO BE ENCASED IN 2 LAYERS OF 12.5MM PLASTERBOARD WITH 1.6MM WIRE BINDING AT 100MM PITCH AND 5MM VERMICULITE GYPSUM PLASTER FINISH OR USE TWO COATS OF INTUMESCENT COAT TO MANUFACTURERS INSTRUCTIONS TO ACHIEVE HALF HOUR FIRE RESISTANCE.

#### SURFACE WATER:

125 DIAMETER HALF ROUND PVC GUTTERING WITH 65 DIAMETER RWP.S INTO 100DIA GULLY & 1 IN 40 PVC DRAIN ENCASED IN 150MM PEA SHINGLE TO NEW 3M3 SOAK AWAY AT LEAST 5M FROM FOUNDATIONS OR 6M IF IN CLAY SUB SOIL.

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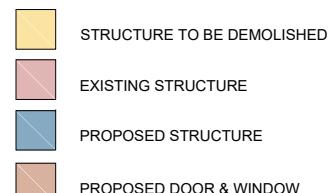
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