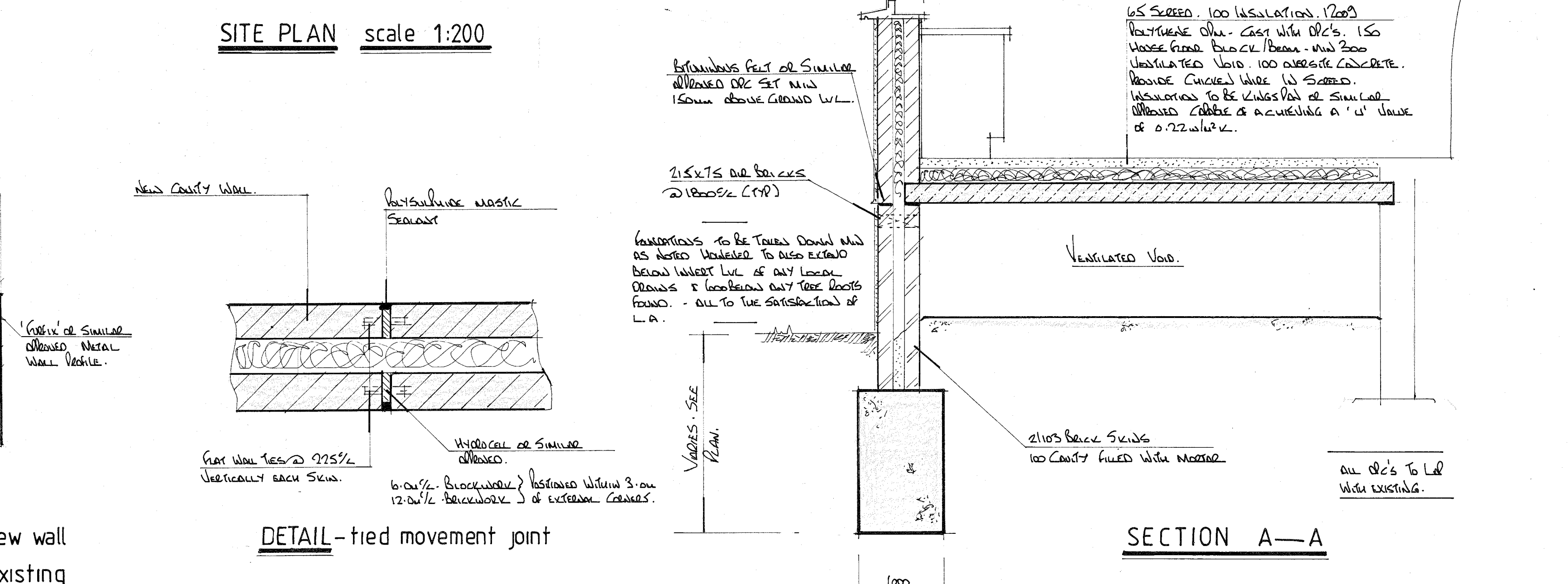
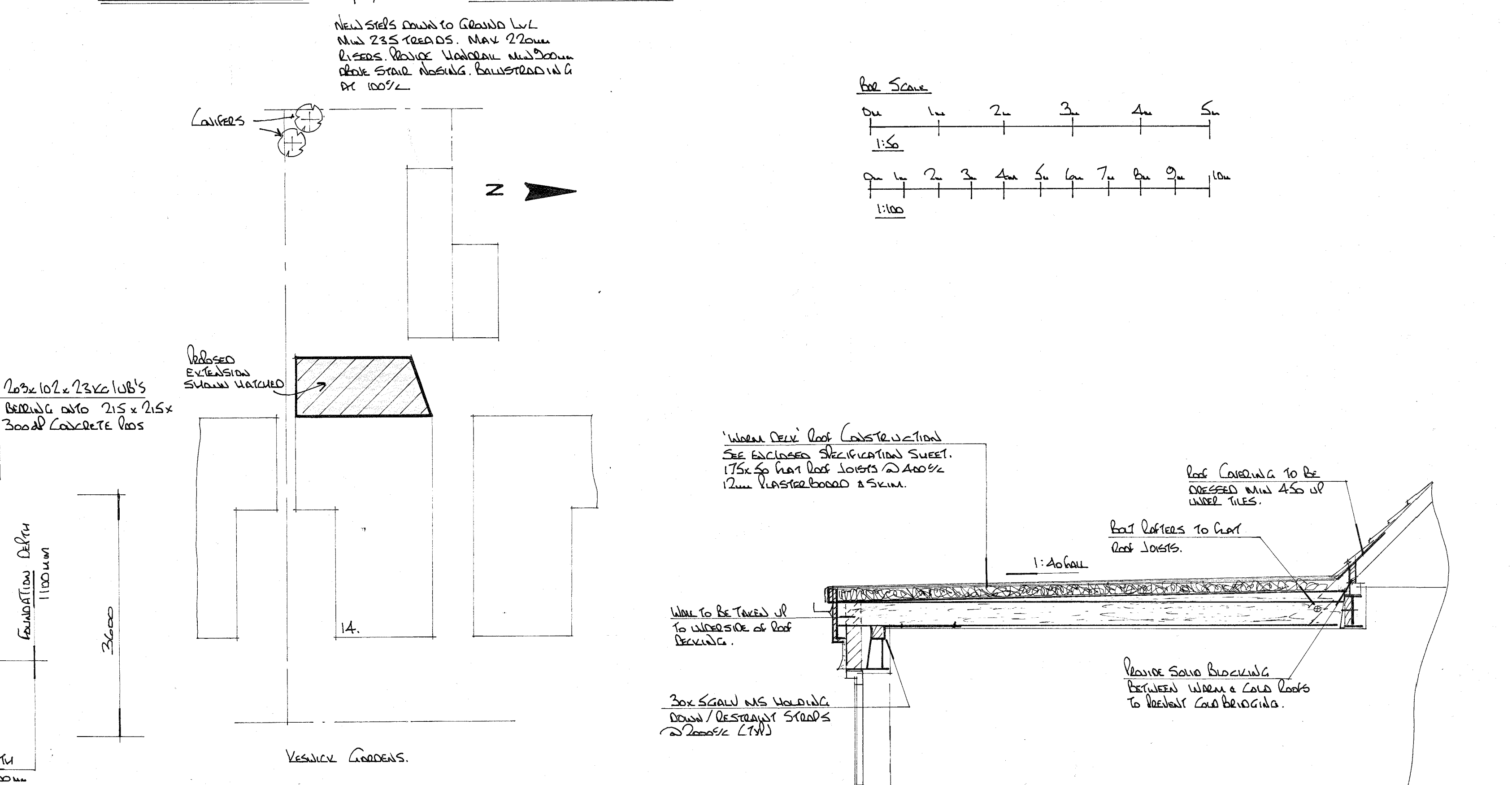
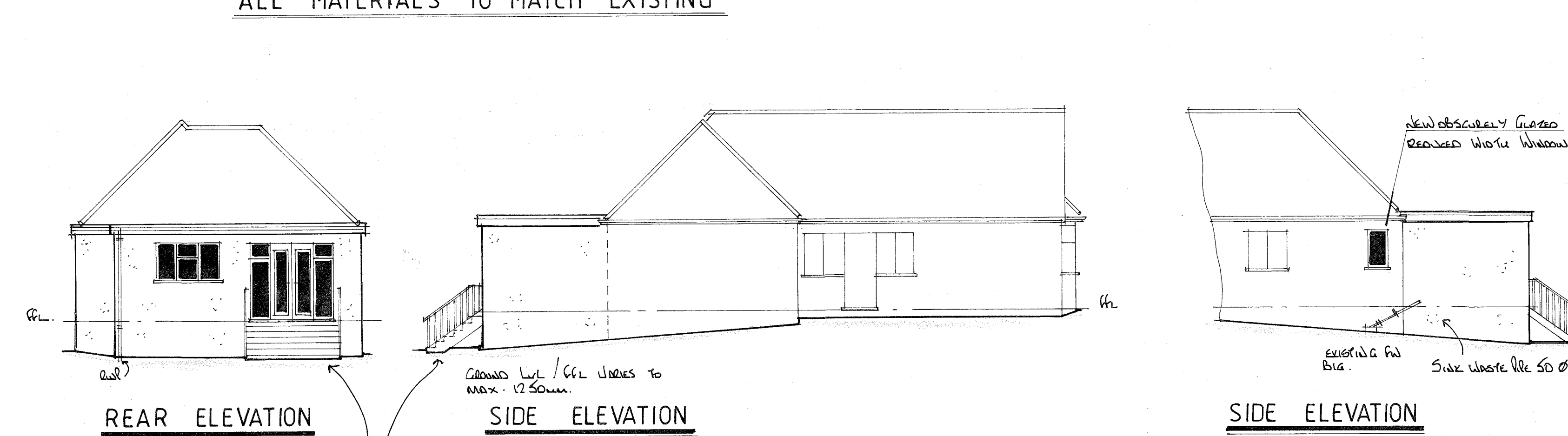
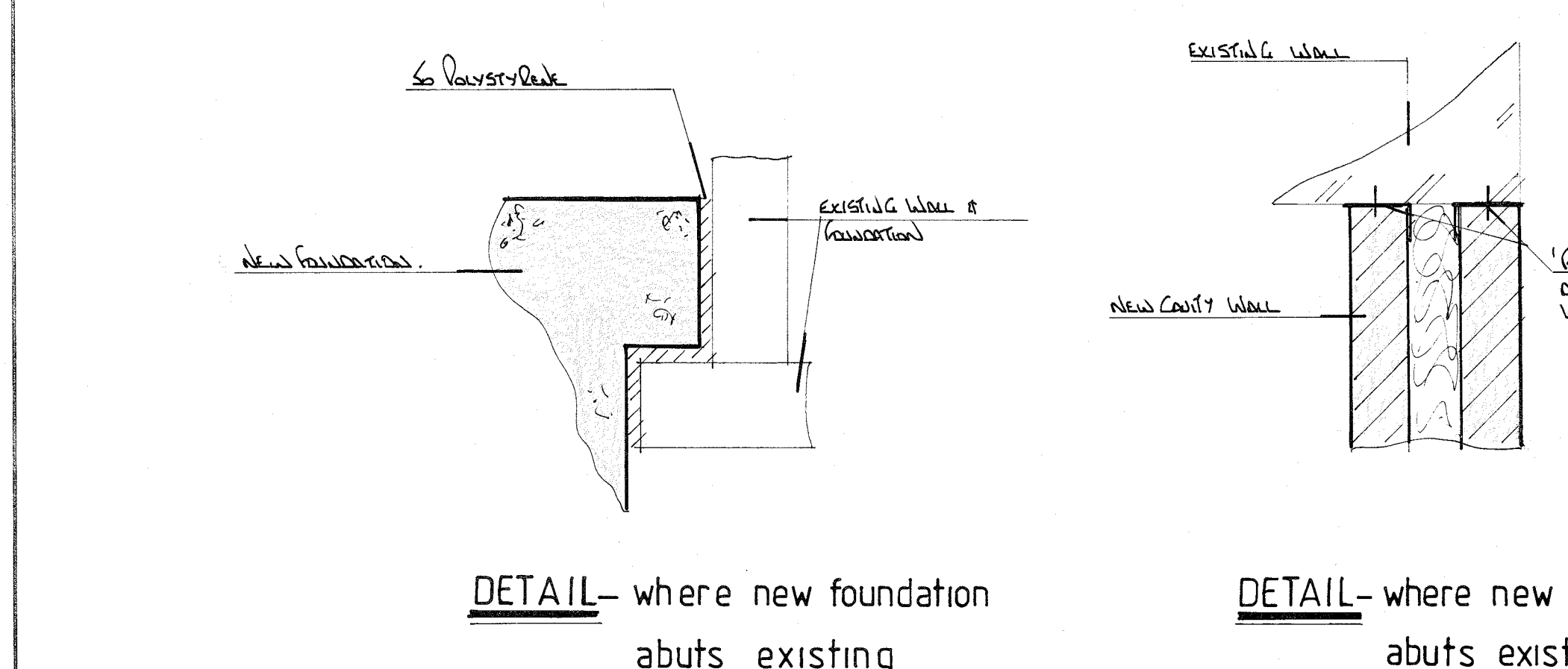
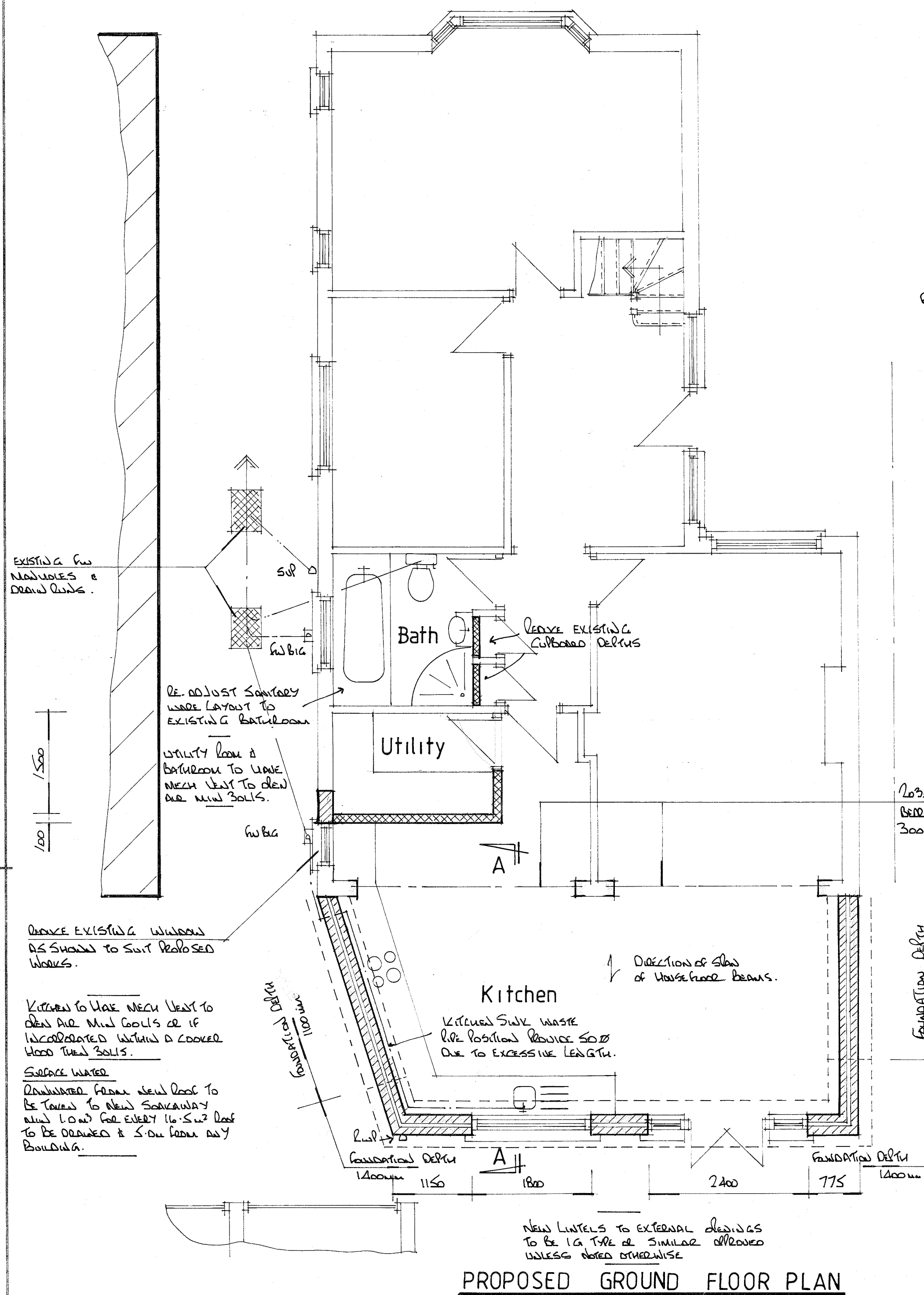


ALL MATERIALS TO MATCH EXISTING



- 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 room area (min)
 - Lintels to have min of 150 end bearings.
 - 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.
 - Cavity walls to have stainless steel ties @ 450 centres and staggered 900 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 piping provided from existing to new air brick in external wall.
 - New habitable rooms to have background ventilation of at least 8000mm² 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 100 x 50 timbers @ 400 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 @ 500 centres.
 - New structural timber to be SC3 grade and tanalised.
 - 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 sidelights to be toughened.
 - Drainage: 100 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 215 thick class B semi engineering brickwork on 150 thick concrete slab and medium duty cover.
 - 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.
 - 75% 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, BSI, ELECSA, NAPIT or NICEIC)
 - 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 certificated radiators to have thermostatic valves.

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Date	Revisions
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Pottle & Co Ltd Planning & Building Consultants	
Suite A, 128 Manor Way Ruislip, Middlesex, HA4 8HR	
Tel: 01895 622800 www.pottle.uk.com	
Client	
MR MRS AMINOLSHARI	
Job Title	
14 KESWICK GARDENS RUISLIP MIDD	
Drawing Title	
PROPOSED SINGLE STOREY REAR EXTENSION	
Scale	
1:100, 1:25, 1:200, 1:10	
Date	Drawn by
September 2018	GL
Dwg No.	Rev.
4129 / 01	