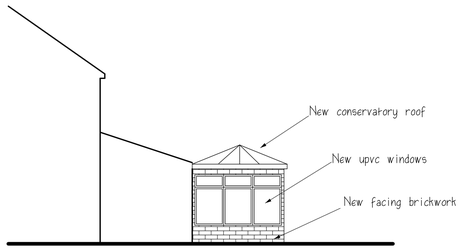
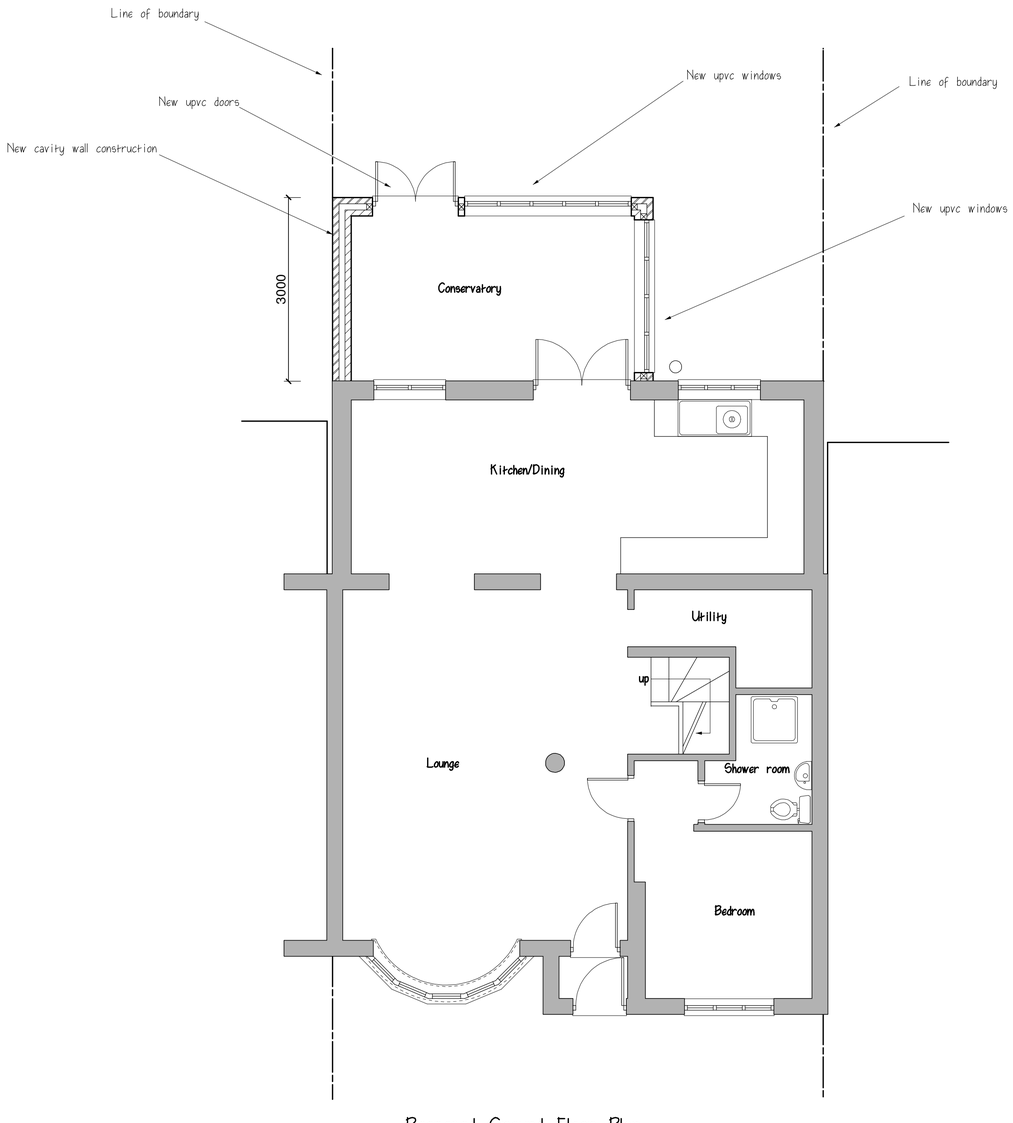
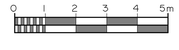
Proposed Rear Elevation

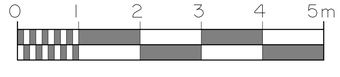


Proposed Side Elevation



Proposed Ground Floor Plan





GENERAL SPECIFICATION NOTES: All dimensions, levels, boundaries, drainage etc to be checked on site by the Building Contractor prior to commencement of work.
All relevant planning and Building Regulation approvals to be obtained prior to commencement of work.
All party wall notices to be served on the adjoining owners by the Building Owner prior to commencement of work.
All health and safety regulations to be implemented on site by the Building Contractor during the building contract.
Where applicable these drawings are to be read with the structural engineers calculations and details.
FOUNDATIONS Foundations to be min 1m deep dependant on sub-soil conditions and any trees within 30m of the works. If any tree within 30m then foundations should be designed in accordance with NHBC tables or if in close proximity of the works to be designed by the Structural Engineer. Final depths of foundations to be agreed on site with the Building Inspector.
Concrete used for foundations to be sulphate resisting.
DAMP PROOF COURSE New damp proof course to be positioned min 150mm above external paving level and lapped with existing and dpm proof membrane all to BS743
CAVITY WALL CONSTRUCTION Construct cavity wall above dpc level with 102mm facing brickwork external skin, 100mm cavity and 100mm solar blockwork minimum 0.28 or lower K value inner skin. Fill cavity with dritherm32 insulation and fix wall ties at 900mm centres horizontally and 450mm centres vertically staggered. Line internally with 12mm plasterboard on dabs.
Below dpc level two skins of 102mm semi-engineering brickwork with 100mm cavity. Fill cavity at base with weak mix concrete min 150mm below dpc level.
Provide insulated cavity closers at all window and door reveals.
New cavity walls to be bonded to existing structure using stainless steel profile ties.
Where walls exceed 6m in length provide expansion joints using flexcell or similar material with mastic joint externally.
EXTERNAL BLOCKWORK CAVITY WALL Above dpc level construct two skins of 100mm solar blockwork with a 100mm cavity, fill cavity with dritherm32 insulation and fix wall ties at 900mm centres horizontally and 450mm centres vertically staggered. Below dpc level two skins of 102mm semi engineering brickwork with a 100mm cavity. Fill cavity at base with weak mix concrete min 150mm below dpc level. Provide insulated cavity closers at all window and door reveals.
New cavity walls to be bonded to existing structure using stainless steel profile ties.
Where walls exceed 6m in length provide expansion joints using flexcell or similar material with mastic joint externally.
SOLID GROUND FLOOR CONSTRUCTION New floor to be laid level with existing using 60mm sand and cement screed to top on 100mm concrete ground slab on 120mm celotex or similar insulation on damp proof membrane 1200g polythene linked to dpc's on sand blinding on min 150mm well consolidated hardcore fill.
WINDOWS New windows to be upvc double glazed with opening lights equal to min. 1/20th of floor area. New glazing K glass min. 16mm cavity. Fix trickle vents within frame 8,000mm 2

ELECTRICAL All new electrical wiring to be carried out by a competent person registered under part P of the Building Regulations. Test and installation certificates are to be provided upon completion of works.
All new switches and sockets are to be positioned within a zone between 450mm and 1200mm above finished floor level.
25% of all new electrical light fittings are to be energy efficient.

project: Proposede Rear Conservatory

address: 165 Beverley Road, Ruislip, HA4 9AP

client:

date: April 2022

drg. no.: 7088/2

scale: 1:50 & 1:100

revisions

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