



LOCATION PLAN

A	17.06.20	DA ISSUE	GK
ISSUE DATE		AMMENDMENT	BY

Location Plan

Proposed First Floor Rear Extension



project : Proposed First Floor Rear Extension
address : 86 Wood End Green Road, Hayes UB3 2SN

drawing no : 00
issue :
date : 28/04/21



BLOCK PLAN

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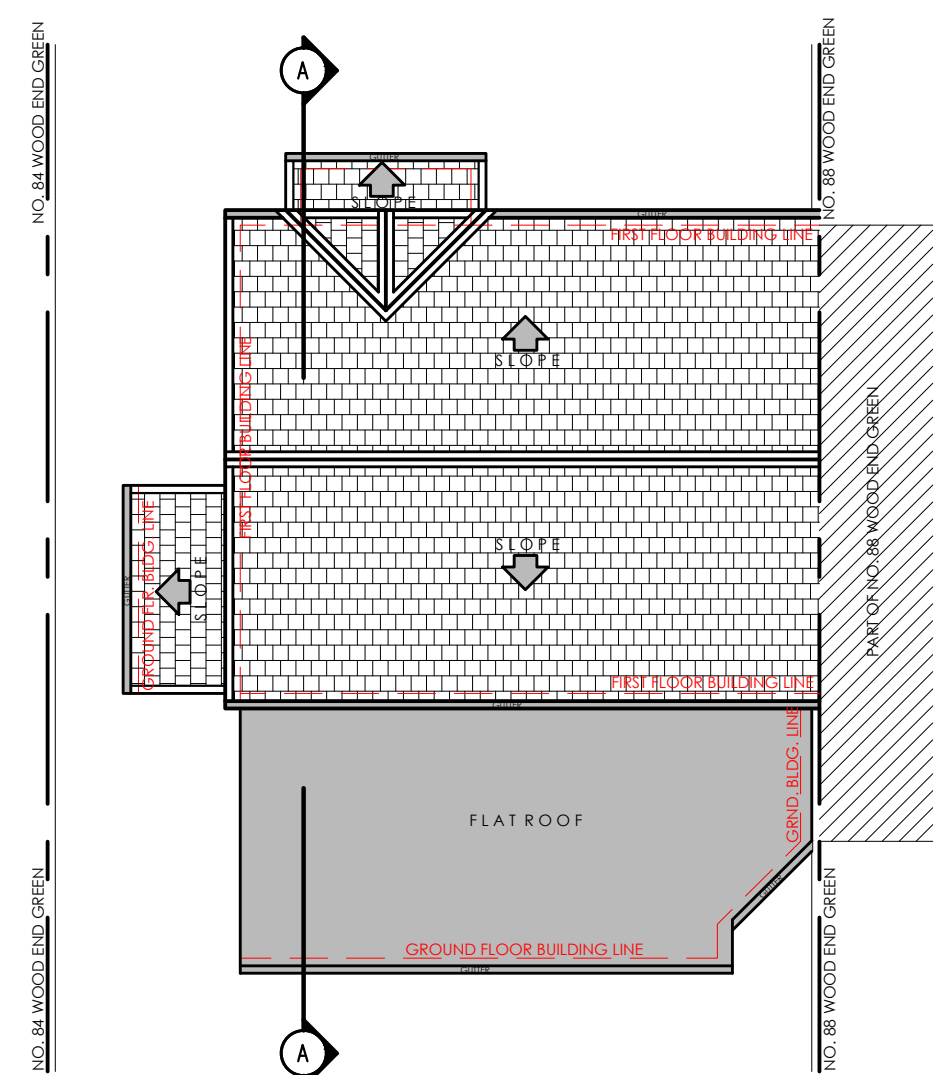
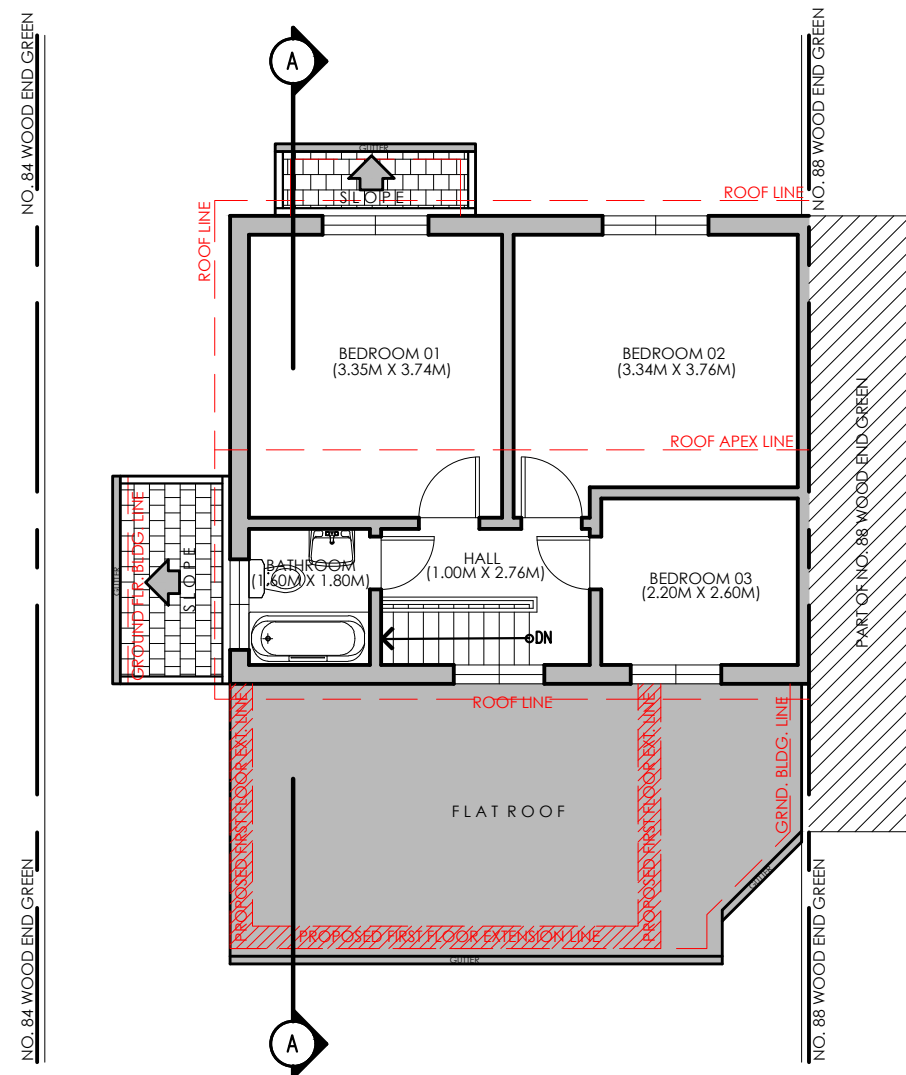
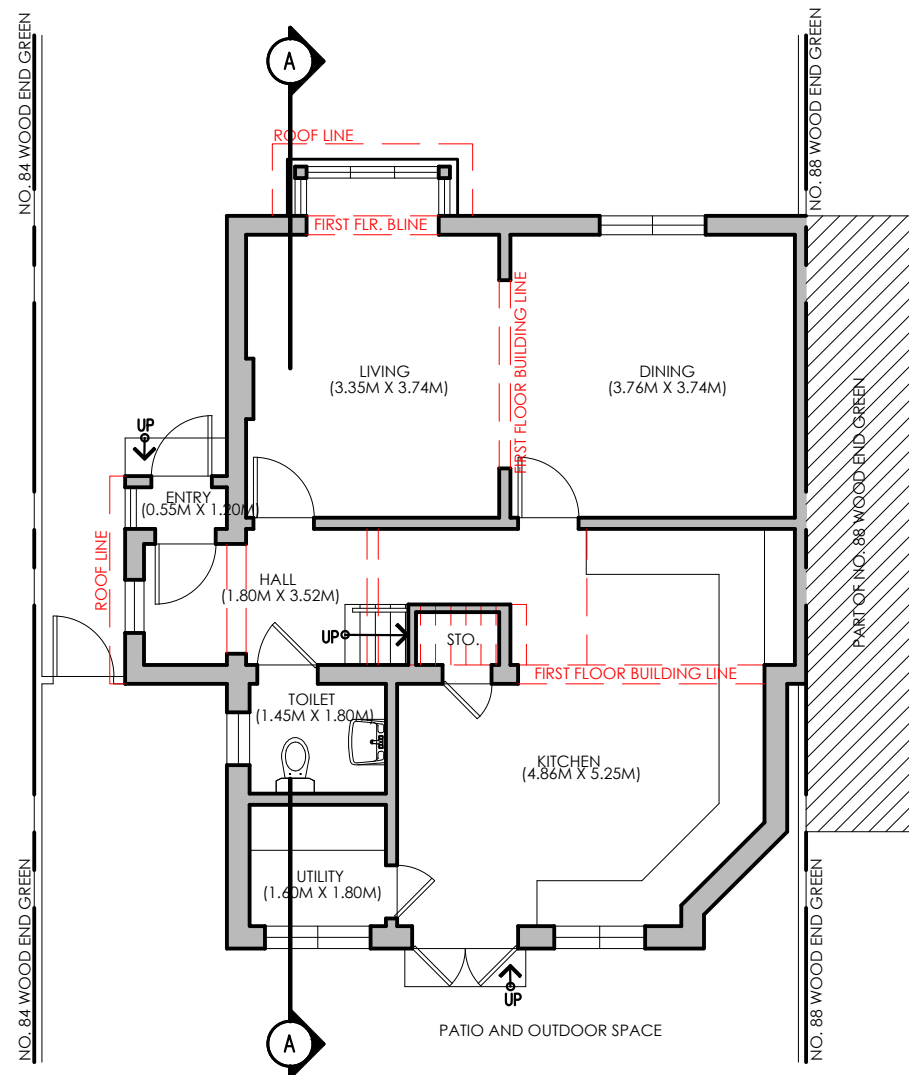
Block Plan
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Existing Plans

Proposed First Floor Rear Extension



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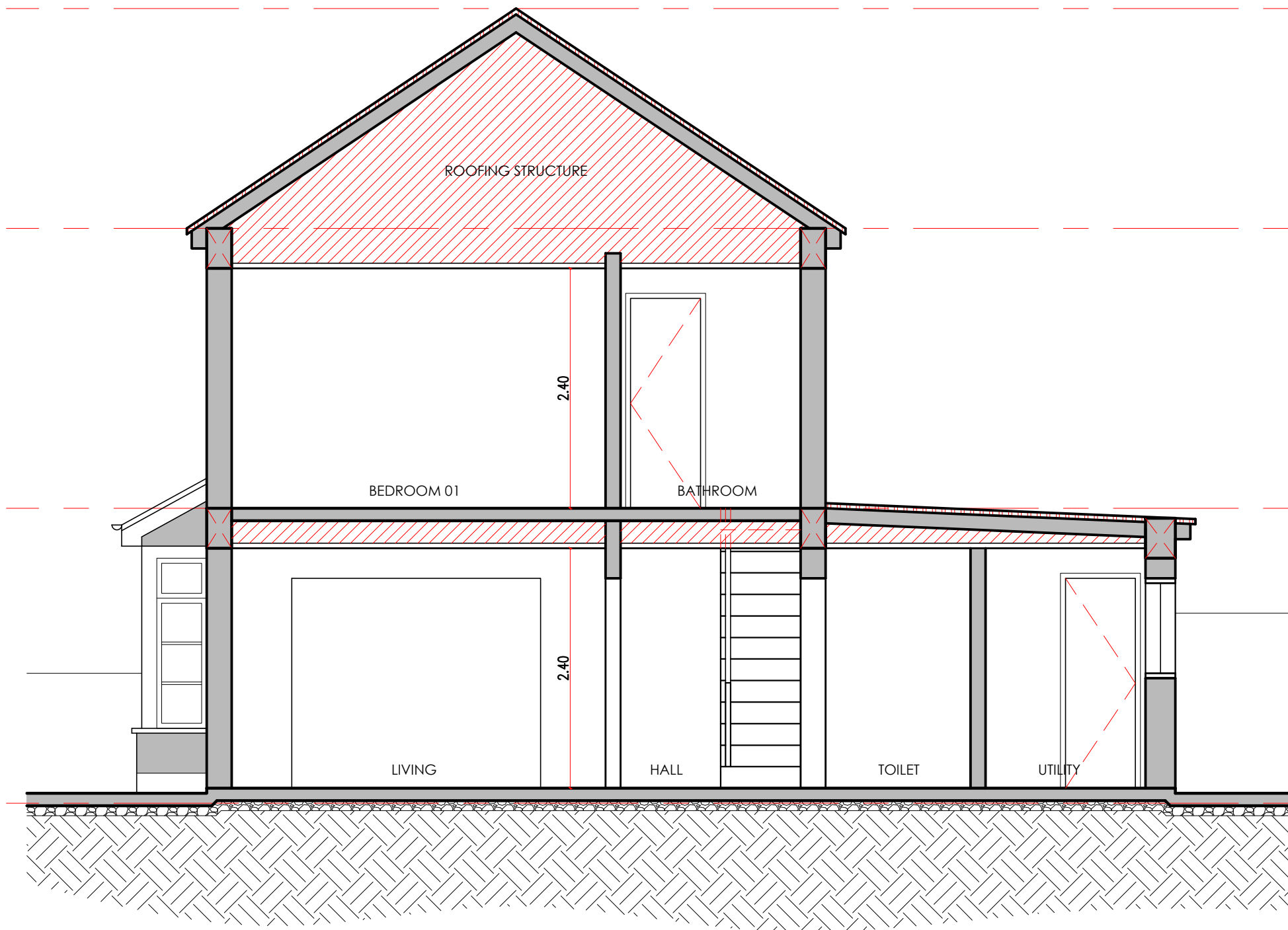
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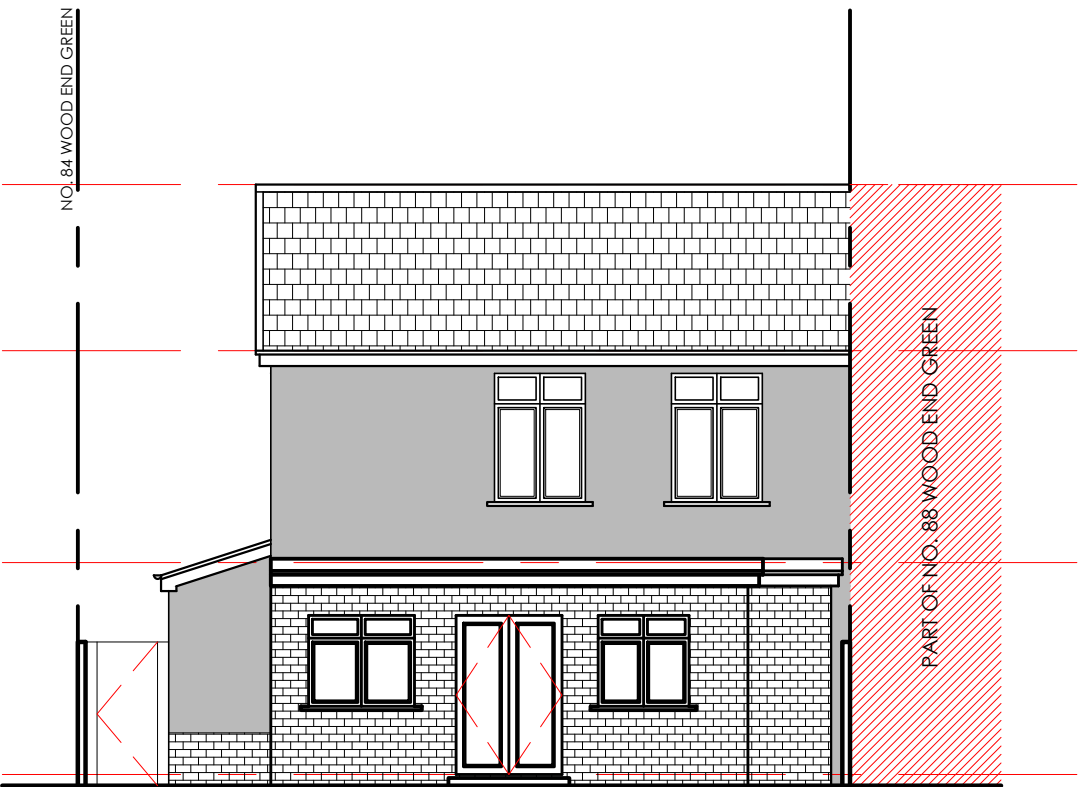
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EXISTING SECTION THRU-A



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

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Existing Section and Elevations
Proposed First Floor Rear Extension

0 5m
Scale: 1:100 @ A3

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EXISTING LEFT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION

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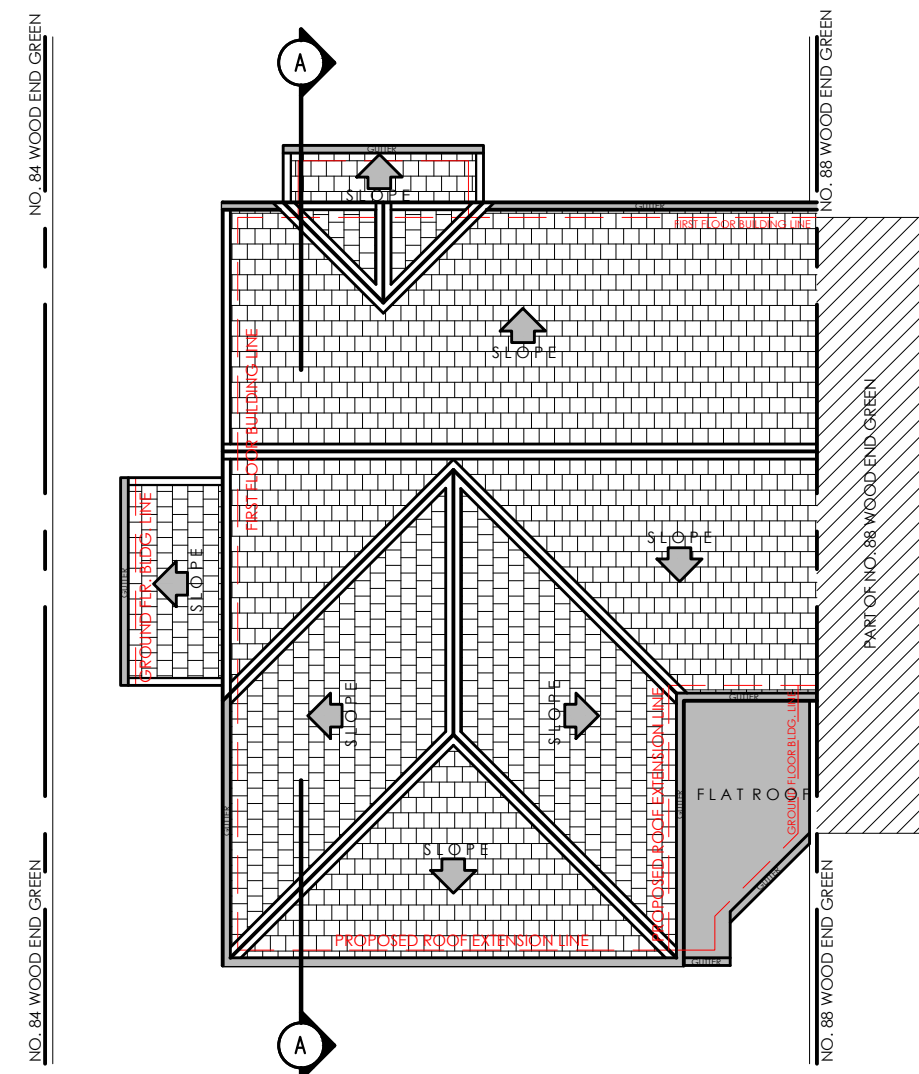
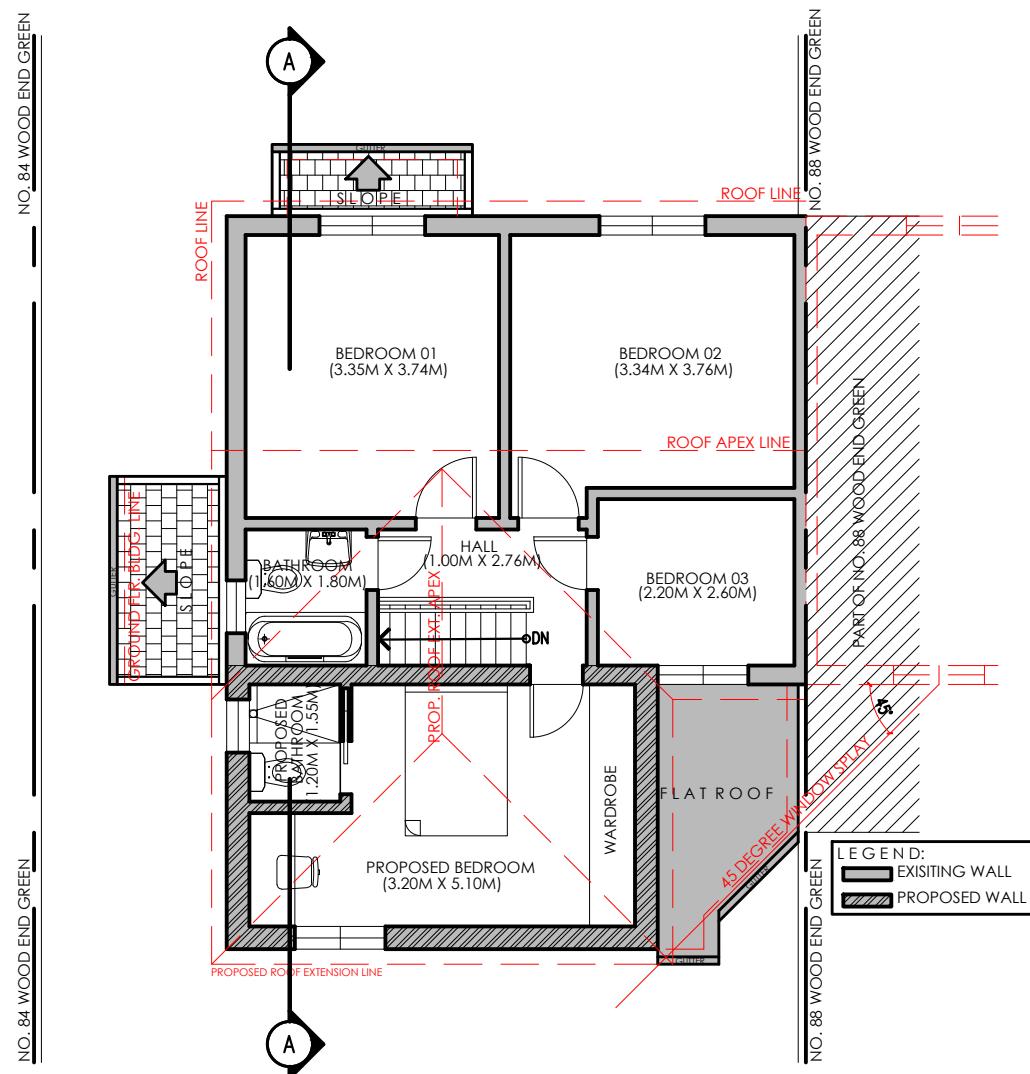
Existing Elevations
Proposed First Floor Rear Extension

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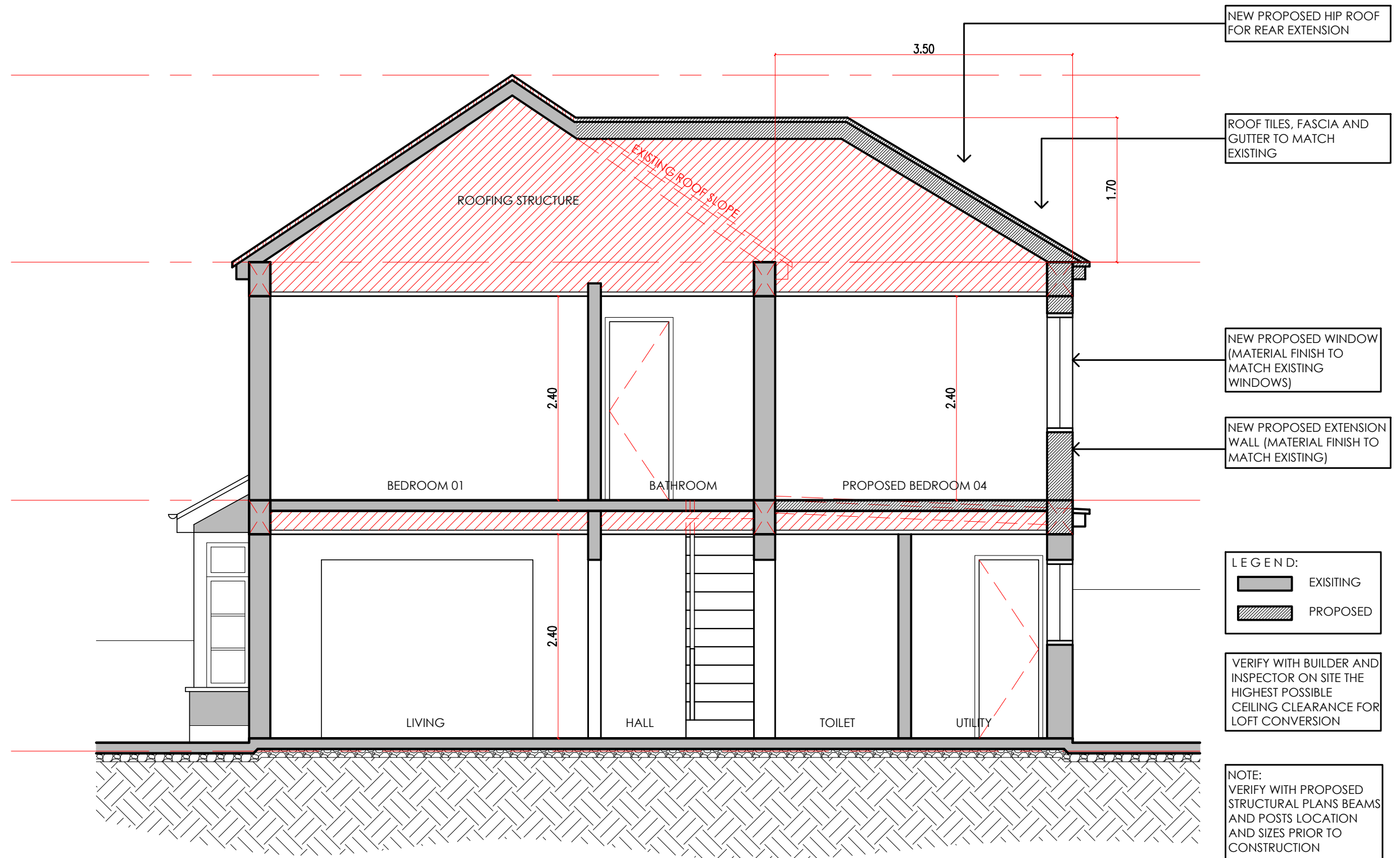
Proposed Plans

Proposed First Floor Rear Extension

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PROPOSED SECTION THRU-A

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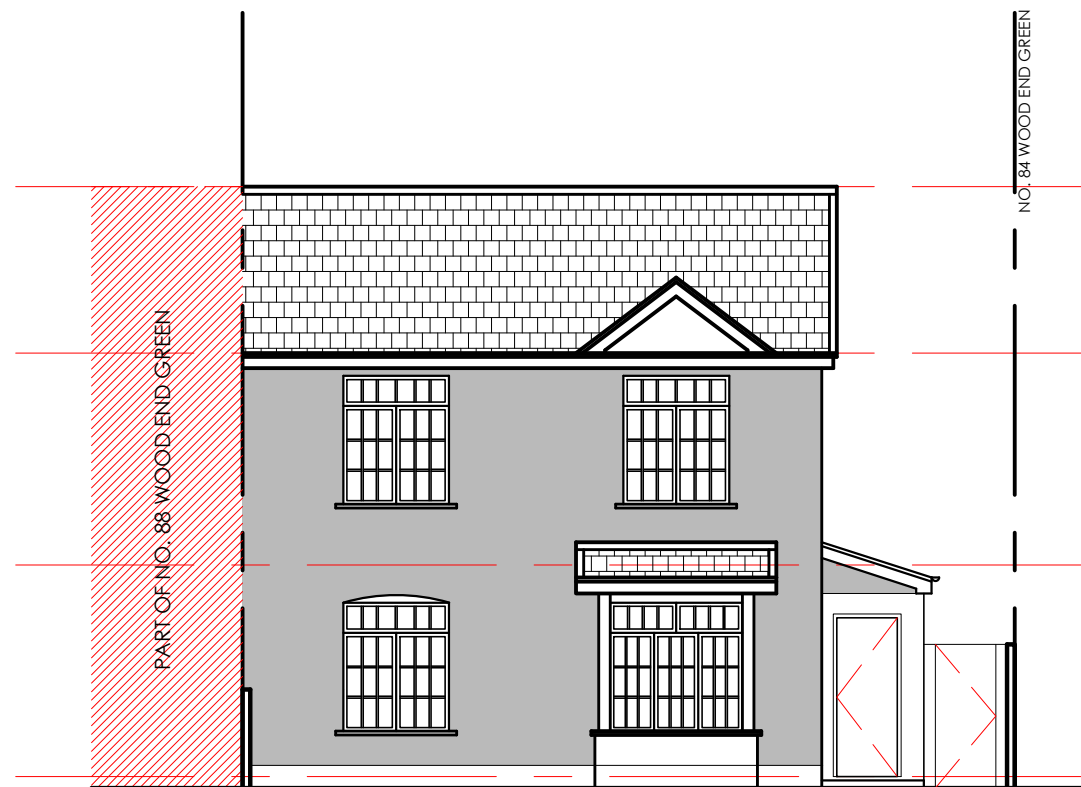
Proposed Section
Proposed First Floor Rear Extension

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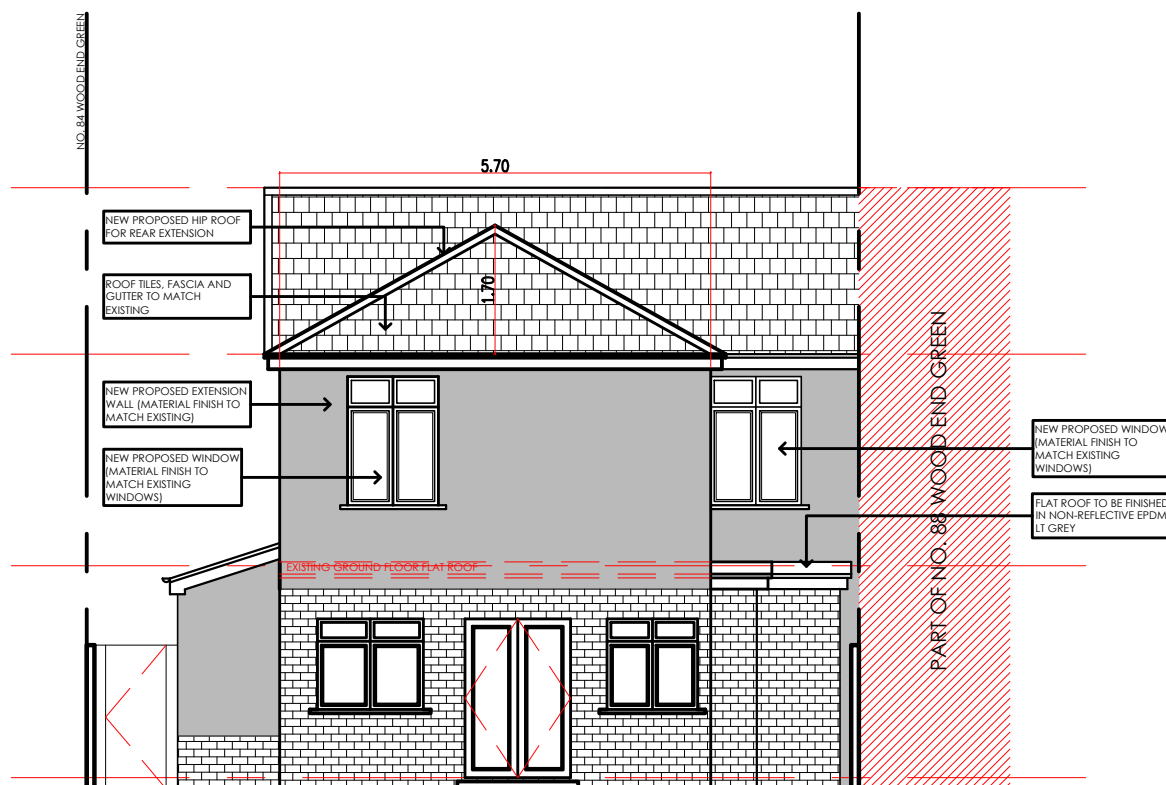
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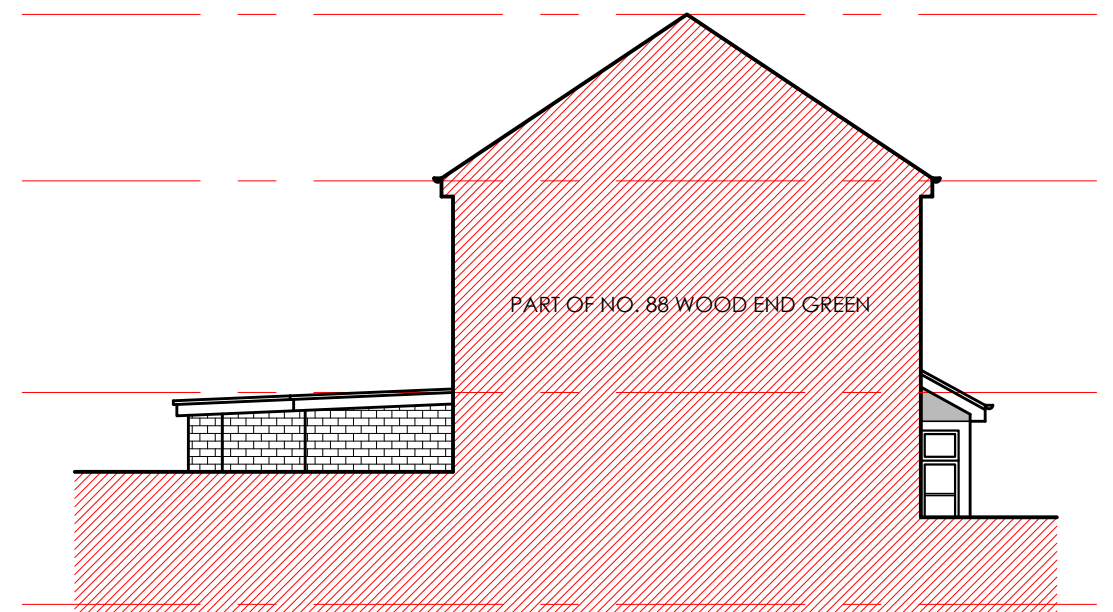
PROPOSED FRONT ELEVATION



PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION

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Proposed Elevations

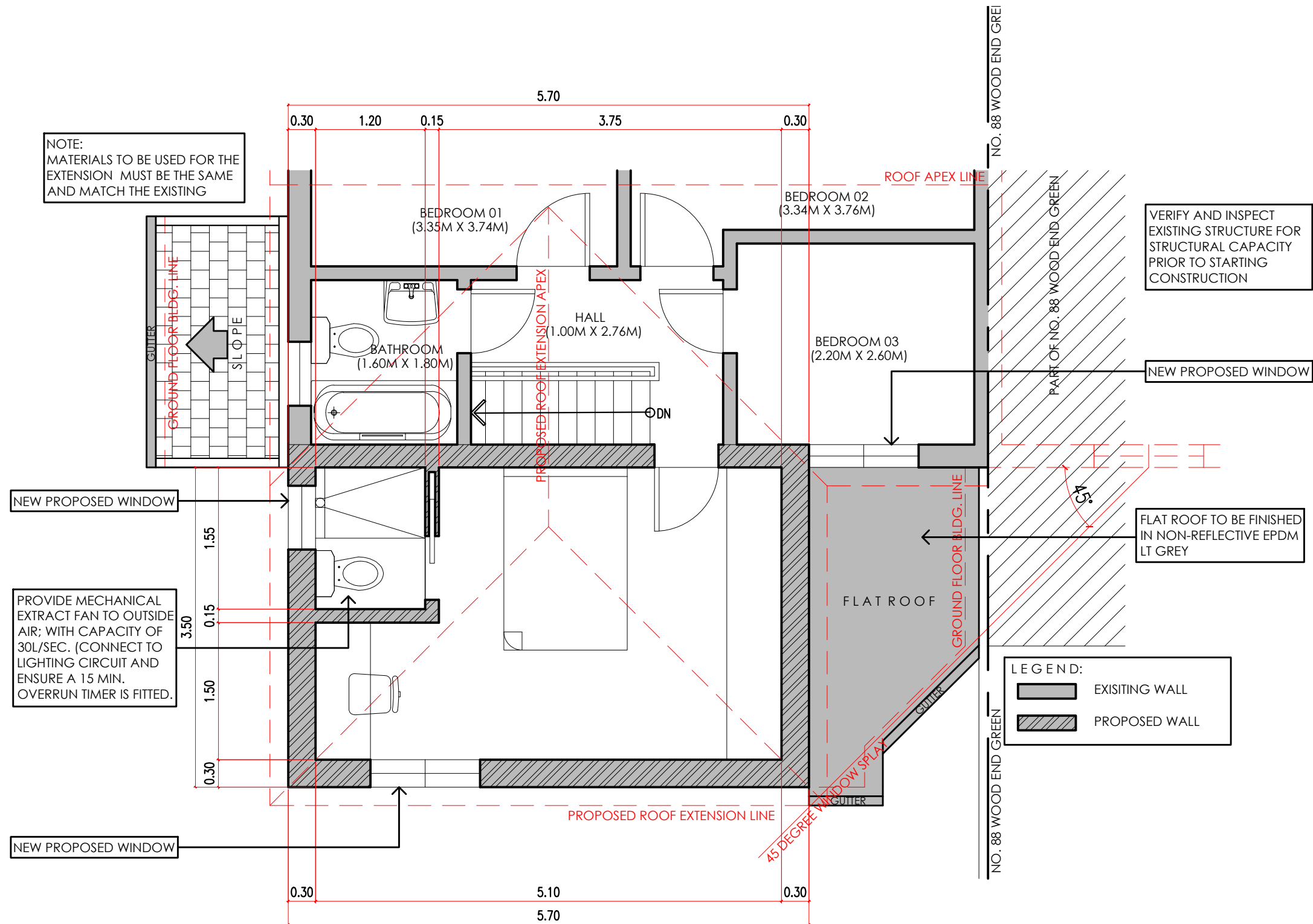
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GENERAL NOTES:

1. DIMENSIONS

All dimensions and suitability of existing and affected walls, lintels, beams and foundations to be checked on site prior to commencement. Any discrepancies are to be brought to the attention of the CA.

2. MATERIALS

All workmanship and materials, service installations and demolitions to comply with the latest relevant Building Regulations, British Standards, Code of Practice and IEE Regulations. Any material change is to be brought to the attention of the CA/Client and his approval should be obtained accordingly.

3. PARTY WALL ACT

Contractor to ensure that NO part of elements of the building works encroach in the land of the neighboring property. Any elements which overhang over the neighboring/land boundary shall require consent of adjoining owner prior to commencement of works. The Client shall obtain all such permissions including the PARTY WALL AGREEMENT.

4. SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

5. STRUCTURAL

These drawings are to be read in conjunction with the Structural Engineers calculation sheets.

6. EXISTING STRUCTURE

All existing walls that are intended to accept additional loadings from the new works including their foundations should be inspected and consulted with the BCO on site to verify their load bearing capacity and structural condition. It may be necessary to partially or completely rebuild walls and/or underpin foundation.

7. FIXINGS INTO PARTY WALL

Any joists fixed to the party wall are to be on galvanized steel joist hangers resin bolted into wall. All partitions and stair fixings fixed on the party wall to be long screw and plug fixed.

8. CDM REGULATIONS HEALTH AND SAFETY

It is owner/client's responsibility to fulfill their duty under this act. Under the terms and conditions of the above act it will be necessary for an appointment of CDM coordinator for any works lasting more than 30 days.

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Scale: 1:50 @ A3

BUILDING REGULATION AND PLANNING NOTES:

Under new regulations that came into force on October 1, 2008, an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:

- 1.) No more than half the area of land around the “original house” would be covered by additions to buildings.
- 2.) No extension forward of the principal elevation or side elevation fronting a highway.
- 3.) No extension higher than the highest part of the roof.
- 4.) Maximum depth of a single storey rear extension to be three meters for an attached house and four meters for a detached house.
- 5.) Maximum height of a single storey rear extension to be four meters. Maximum ridge and eaves height no higher than existing house.
- 6.) Roof pitch of extensions higher than one storey to match existing house materials to be similar I appearance to the existing house.
- 7.) Upper floor, side facing windows to be obscure glazed; any opening to be 1.70m above the floor.

GENERAL SPECIFICATIONS:

1. BEAMS AND FIRE PROTECTION

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

2. LINTELS

For uniformly distributed loads and standard 2 storey domestic loadings only

Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1-1, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.

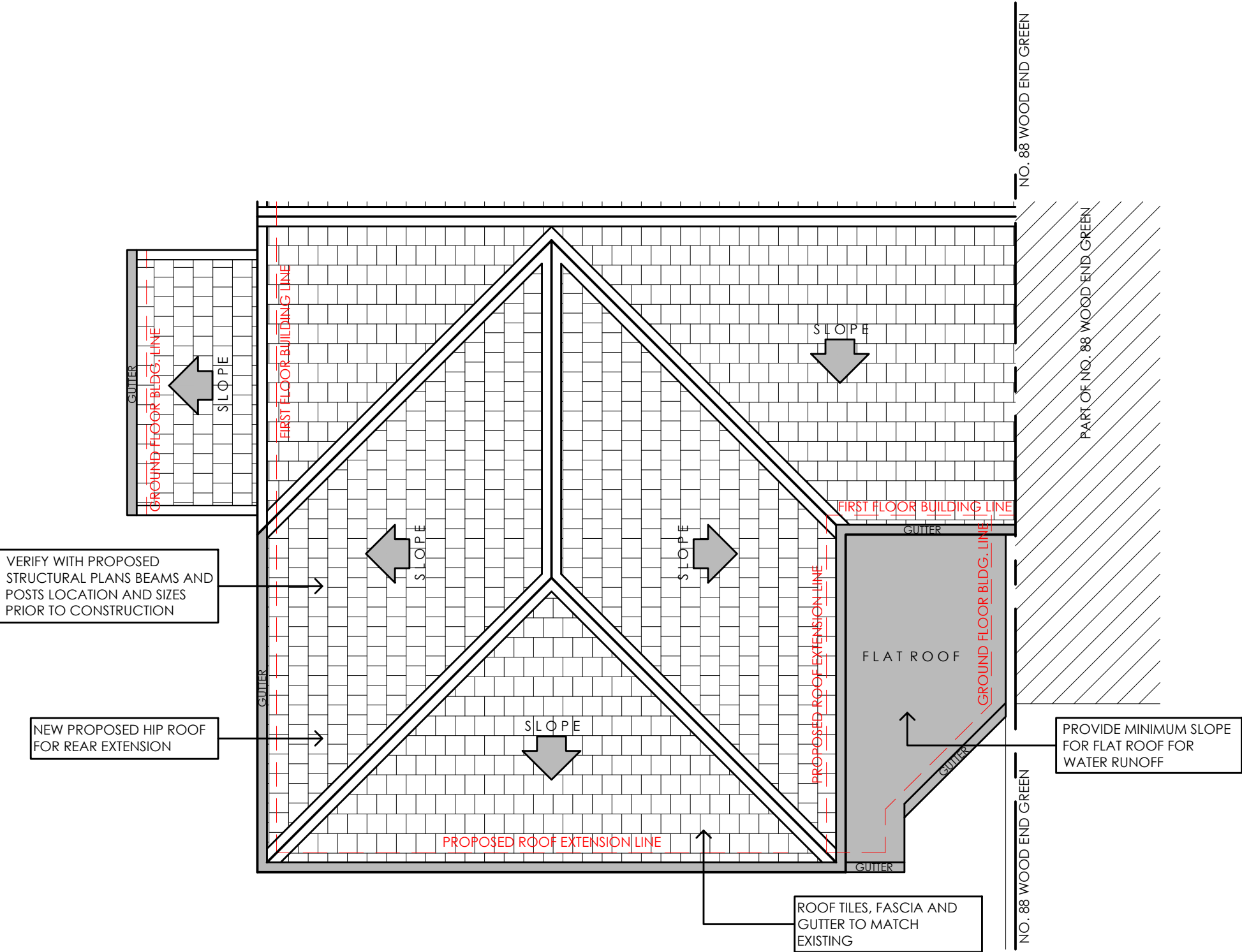
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturer's standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

3. STRAPPING FOR PITCHED ROOF

Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanized mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres.

4.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.



PROPOSED FIRST FLOOR REAR EXTENSION ROOF PLAN

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5.OPENINGS AND RETURNS

An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally).

6.PARTY WALL CONSTRCUTION/DRY LINING

Where party wall is to be extended to form any part of the rear roof extension the existing wall should be taken down to level courses to form a secure bed for the new brick work construction to match existing. A raked joint between old and the work will not be satisfactory. Allow for replacement of and/or repair of flashings, soakers at the abutment of adjoining roofs to the altered party walls.

Wall dry lining of 12.5mm Celotex PL4000 Taped AS VCL with 25x47 treated battens at 600mm centres (or 15mm cavity plaster on dabs) lined with skim. Ensure that any holes/gaps in the party wall are to be solidly filled prior to lining. All mechanically fastend to party wall to give 0.28w/m2 K U value.

Lead Flashings; provide Code 4 Lead Flashings to dormer roof cheek abutments, to vertical tile wall and pitched roof junctions as noted on the drawings. Chase/step and point into walls, linked with stepped trays in cavity walls, linked with full DPC on parapet under throated concrete copings.

7.VENTILATION

EXTRACT TO W/C

W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT FOR SHOWER ROOM

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

10.NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations.

11.SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

12.LIGHTING

3 out of 4 new fixed lighting fittings to be energy efficient lighting (excluding garages) or provide light fittings (including lamp, control gear and appropriate housing, reflector, shade or diffuser or other device for controlling the output light) that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt. External lightings should automatically switch off when not in use.

13.SMOKE DETECTION

Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

14.ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

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