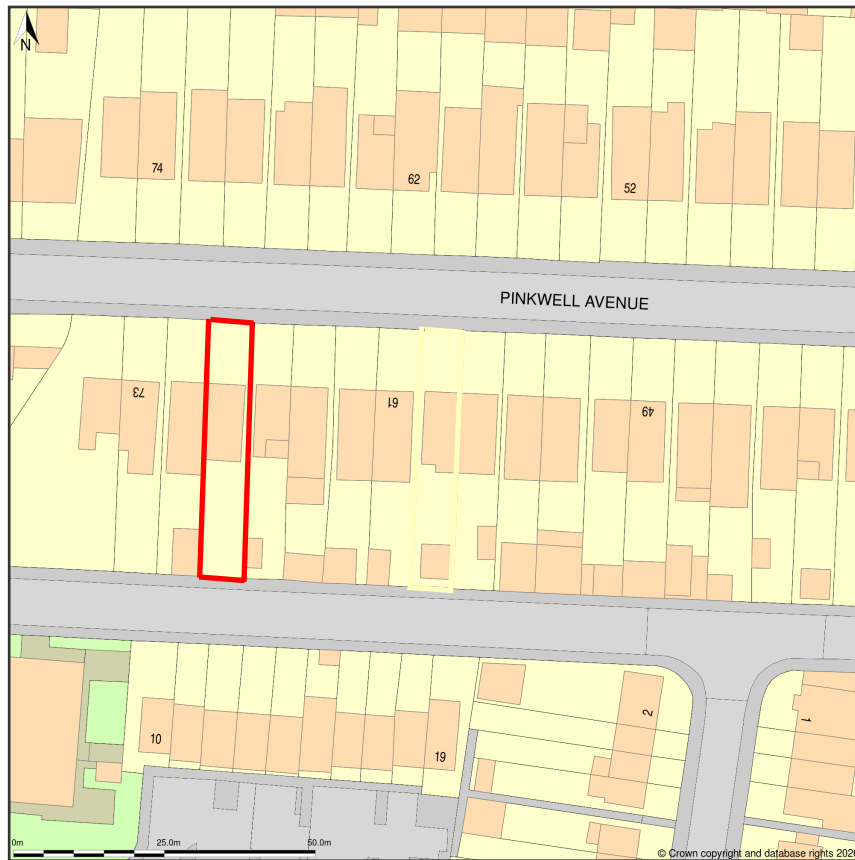


69, Pinkwell Avenue, Hayes, Hillingdon, UB3 1NH

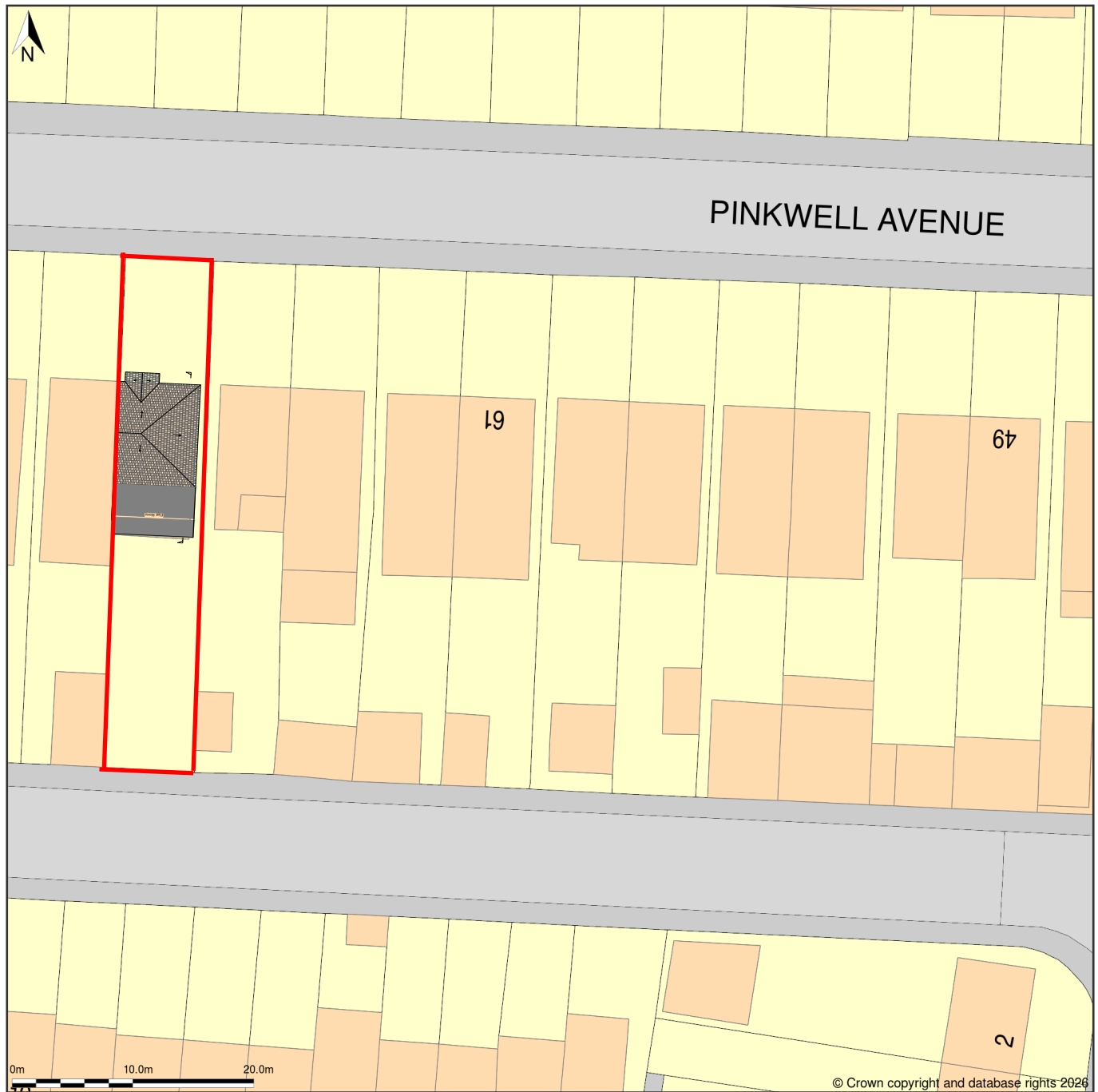


Location Plan shows area bounded by: 508763.16, 178761.27 508904.58, 178902.7 (at a scale of 1:1250), OSGridRef: TQ08837883. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Produced on 5th May 2026 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2026. Supplied by buyaplan.co.uk a licensed Ordnance Survey partner (100053143). Unique plan reference: #01058445-76B592.

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan® logo, pdf design and the buyaplan.co.uk website are Copyright © Passinc Ltd 2026.

69, Pinkwell Avenue, Hayes, Hillingdon, UB3 1NH



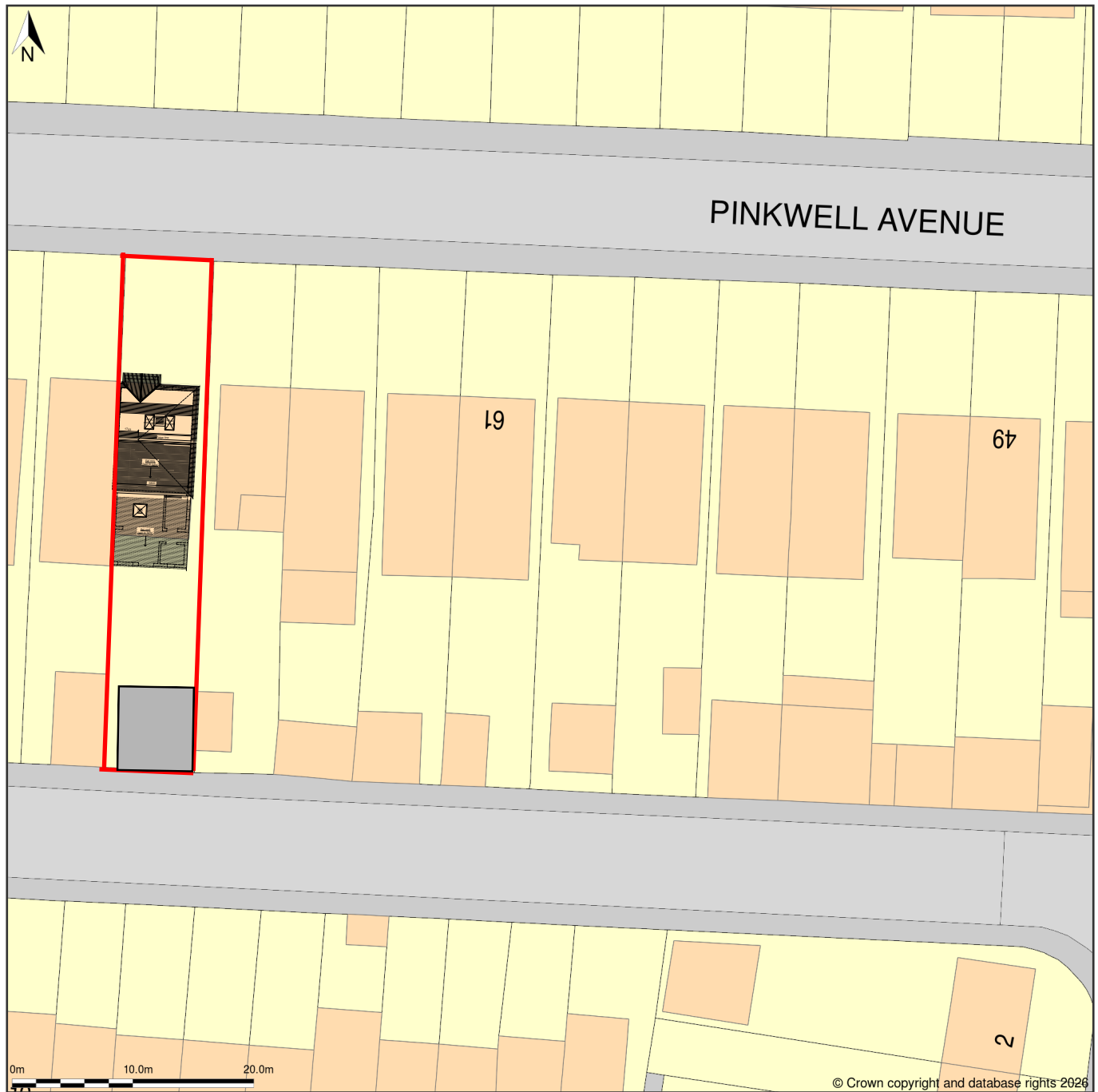
Site Plan (also called a Block Plan) shows area bounded by: 508786.37, 178781.51 508876.37, 178871.51 (at a scale of 1:500), OSGridRef: TQ08837882. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Produced on 5th May 2026 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2026. Supplied by buyaplan.co.uk a licensed Ordnance Survey partner (100053143). Unique plan reference: #01058446-D687FA.

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan® logo, pdf design and the buyaplan.co.uk website are Copyright © Passinc Ltd 2026.

EXISTING BLOCK PLAN

69, Pinkwell Avenue, Hayes, Hillingdon, UB3 1NH

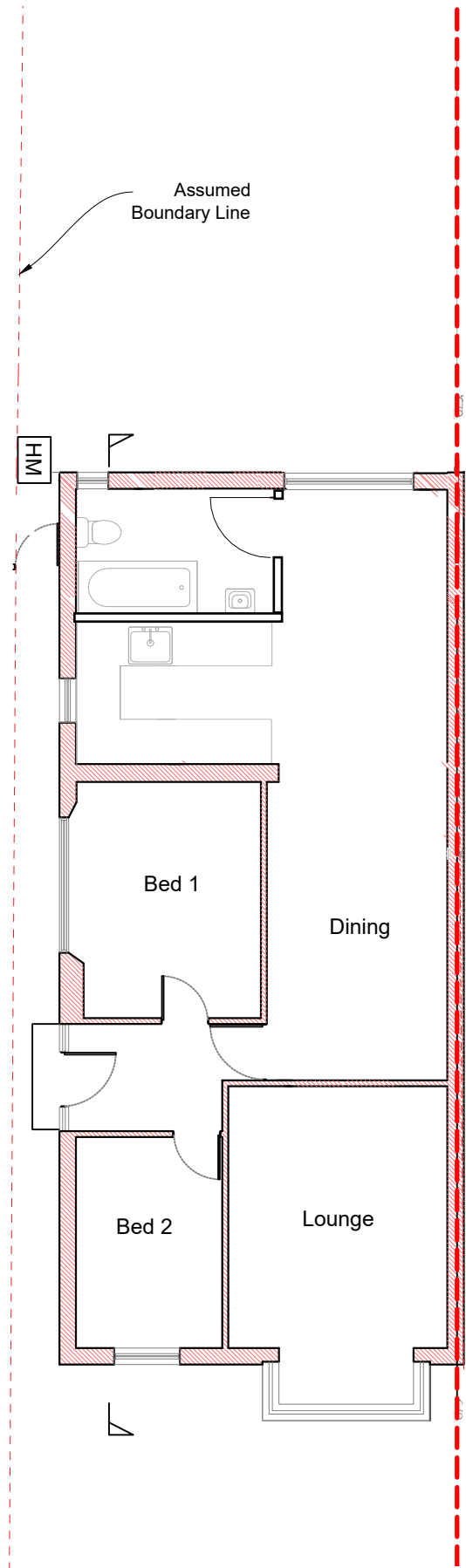


Site Plan (also called a Block Plan) shows area bounded by: 508786.37, 178781.51 508876.37, 178871.51 (at a scale of 1:500), OSGridRef: TQ08837882. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

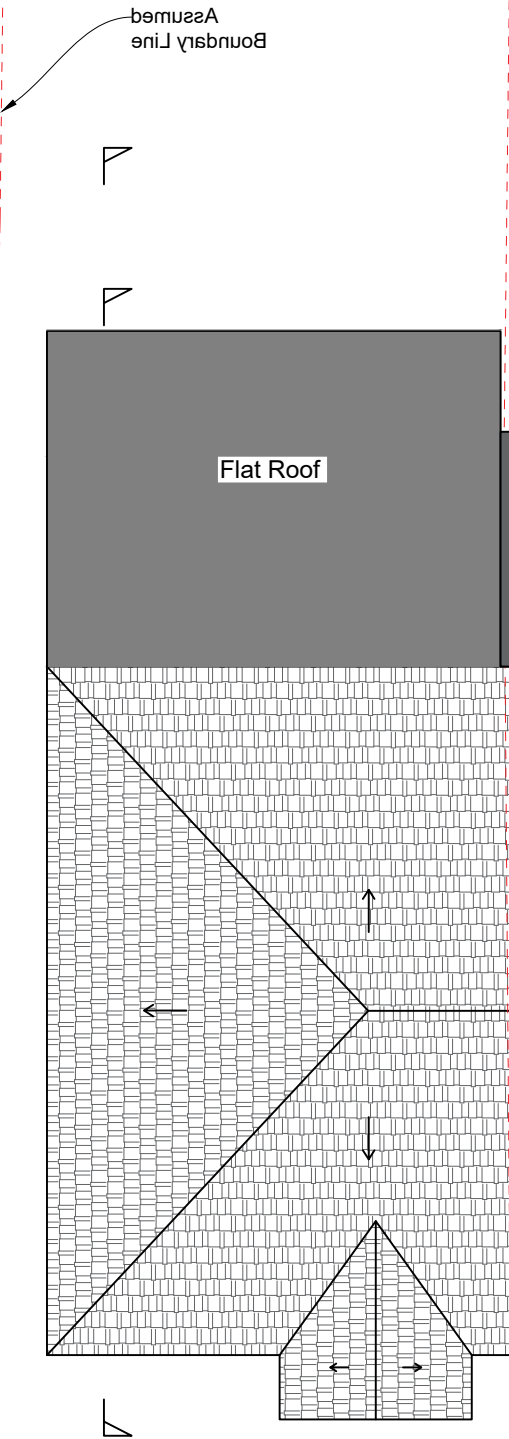
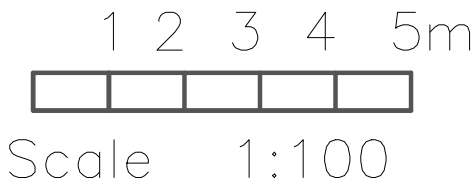
Produced on 5th May 2026 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2026. Supplied by buyaplan.co.uk a licensed Ordnance Survey partner (100053143). Unique plan reference: #01058446-D687FA.

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan® logo, pdf design and the buyaplan.co.uk website are Copyright © Passinc Ltd 2026.

PROPOSED BLOCK PLAN



GROUND FLOOR
PLAN



ROOF PLAN

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site measurements and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary e/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30** All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least 2/3 of way up door frame
- SD** Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall
- HD** Mains powered and interlinked operated heat detector with battery back up
- Ex** Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's drawing. Beams indicated by red dashed lines (see right)

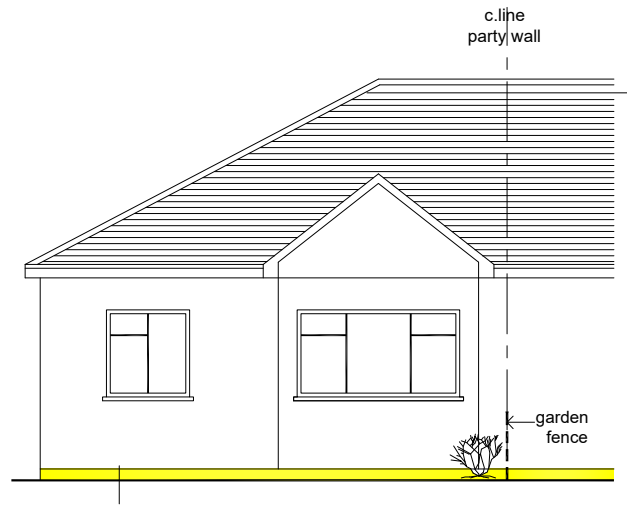
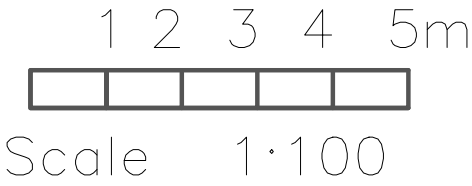
Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

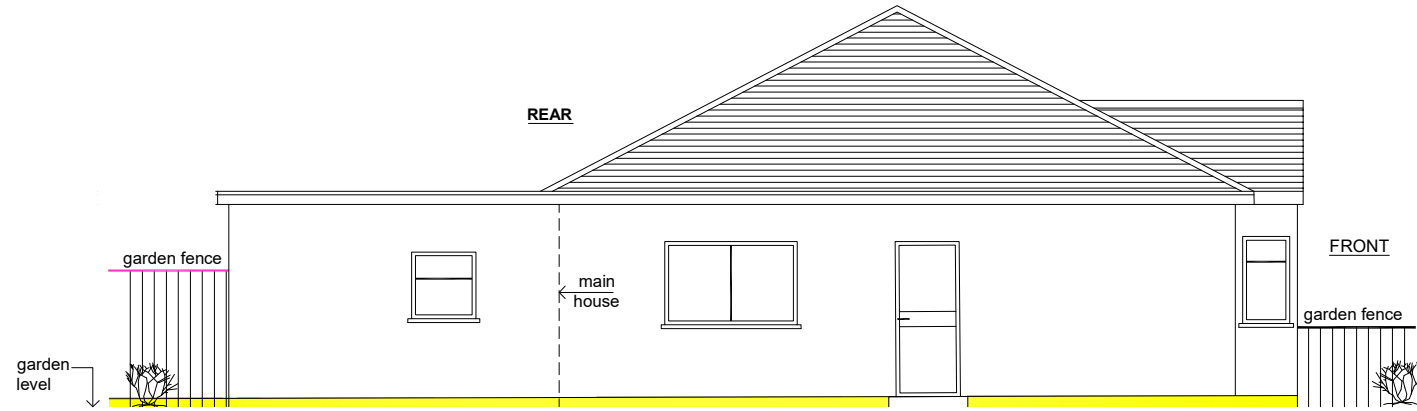
A-Z Building Services

A: Addlestone KT15
E: hthuseyin0809@msn.com
T: 07969925562

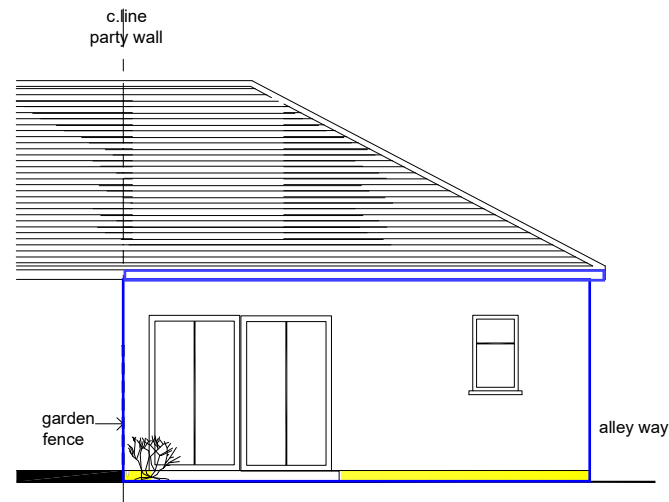
CLIENT	PROJECT	DRAWING	STAGE	SCALE 1:100 @ A3 DATE	
	SINGLE STOREY REAR EXTENSION LOFT CONVERSION AND INTERNAL ALTERATIONS	EXISTING FLOOR PLANS	BUILDING REGS	DRAWING No.	REV
				207LL-REGS-03	C
69 PINKWELL AVENUE HAYES UB3 1NH					



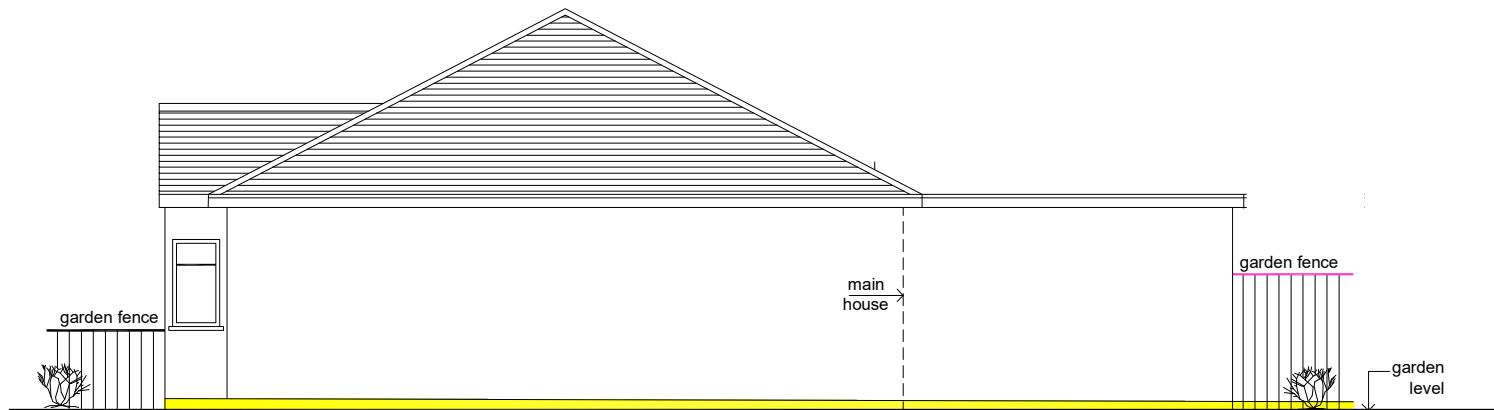
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site measurements and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30** All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least $\frac{2}{3}$ of way up door frame
- SD** Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall
- HD** Mains powered and interlinked operated heat detector with battery back up
- Ex** Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's drawing. Beams indicated by red dashed lines (see right)

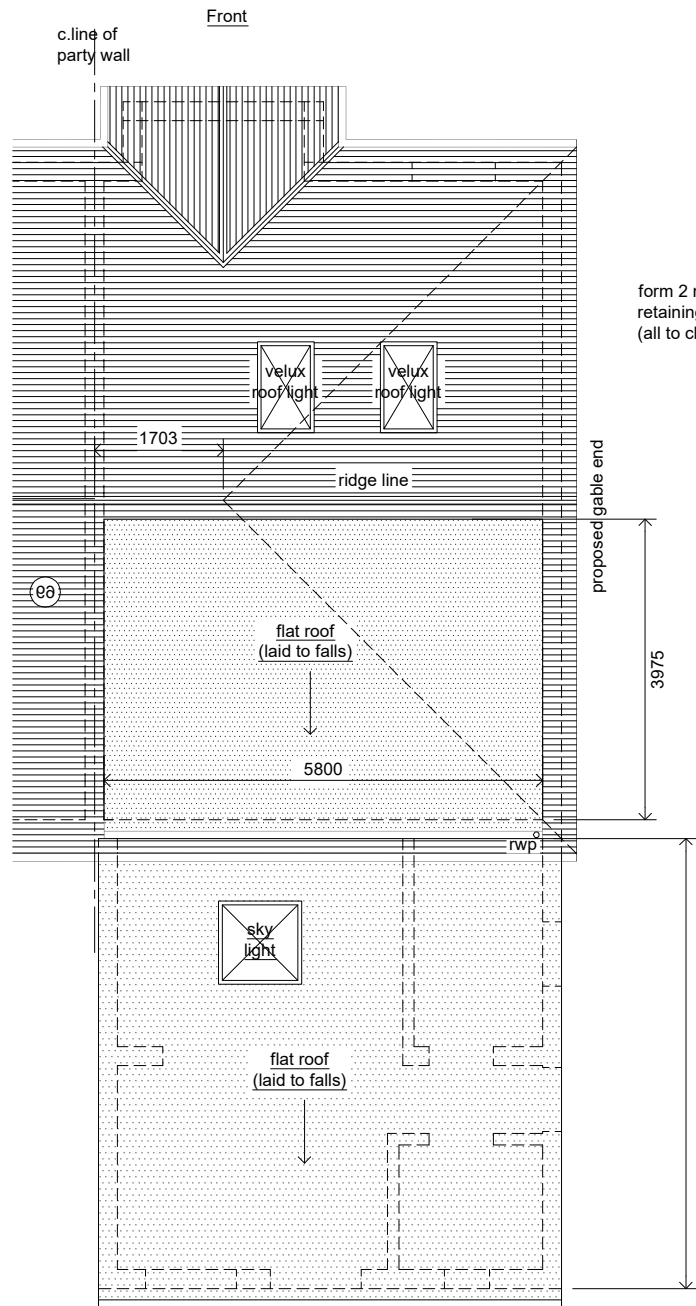
Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

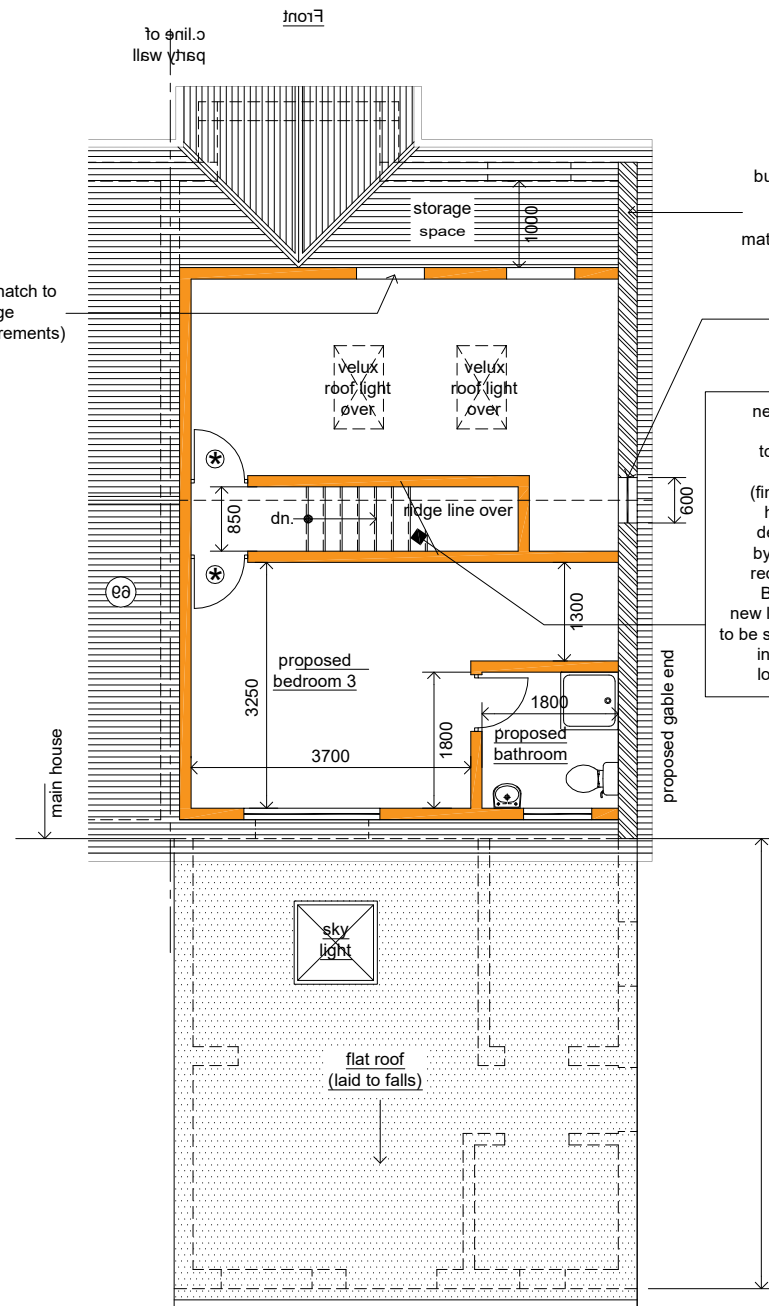
A-Z Building Services

A: Addlestone KT15
E: hthuseyin0809@msn.com
T: 07969925562

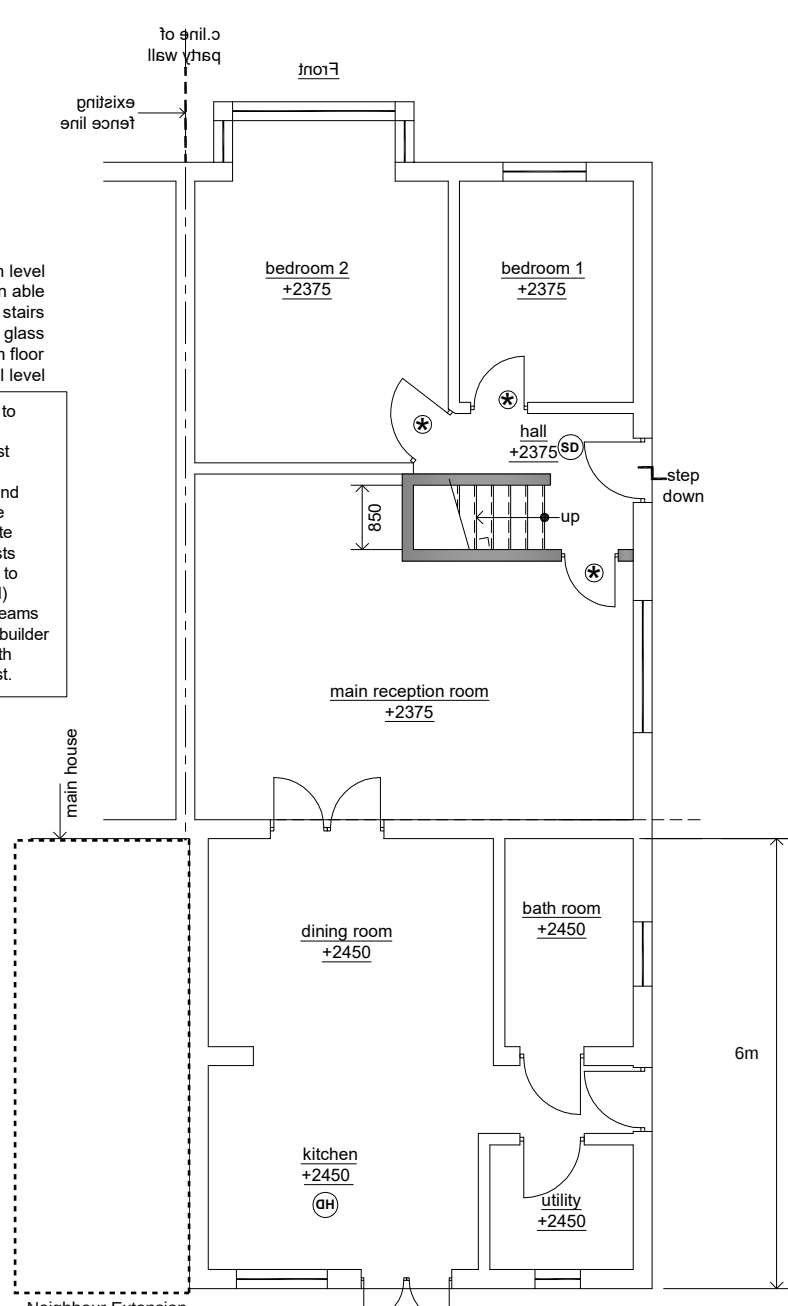
CLIENT	PROJECT	DRAWING	STAGE	CHECKED	APPROVED
69 PINKWELL AVENUE HAYES UB3 1NH	SINGLE STOREY REAR EXTENSION LOFT CONVERSION AND INTERNAL ALTERATIONS	EXISTING ELEVATIONS	BUILDING REGS	SCALE 1:100 @ A3	DATE
DRAWING No. 207LL-REGS-04				REV	C



ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR - PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site measurements and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary of party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30** All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least 2/3 of way up door frame
- SD** Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall
- HD** Mains powered and interlinked operated heat detector with battery back up
- Ex** Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's drawing. Beams indicated by red dashed lines (see right)

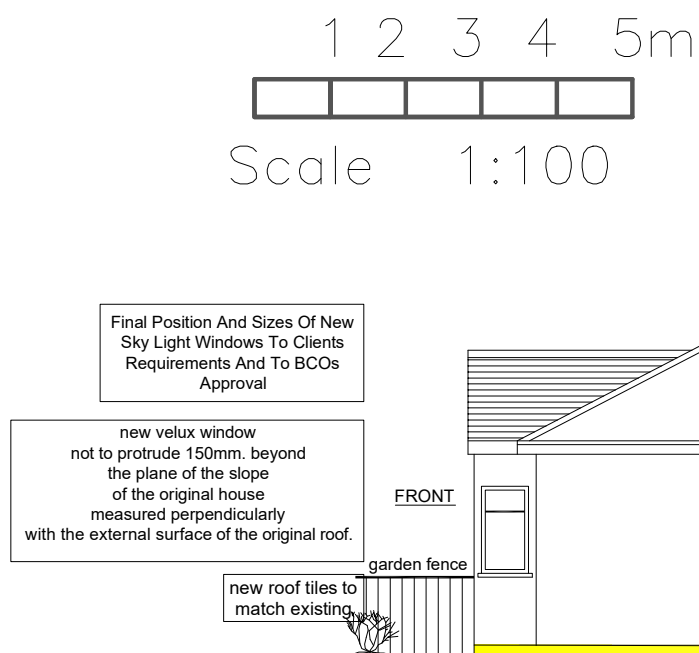
Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

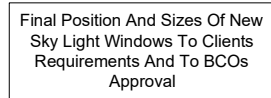
A-Z Building Services

A: Addlestone KT15
E: hthuseyn0809@msn.com
T: 07969925562

CLIENT	PROJECT	DRAWING	DATE
69 PINKWELL AVENUE HAYES UB3 1NH	SINGLE STOREY REAR EXTENSION LOFT CONVERSION AND INTERNAL ALTERATIONS	PROPOSED FLOOR PLANS	BUILDING REGS
CHECKED	APPROVED	DRAWING No.	REV
SCALE 1:100 @ A3	DATE	207LL-REGS-05	C



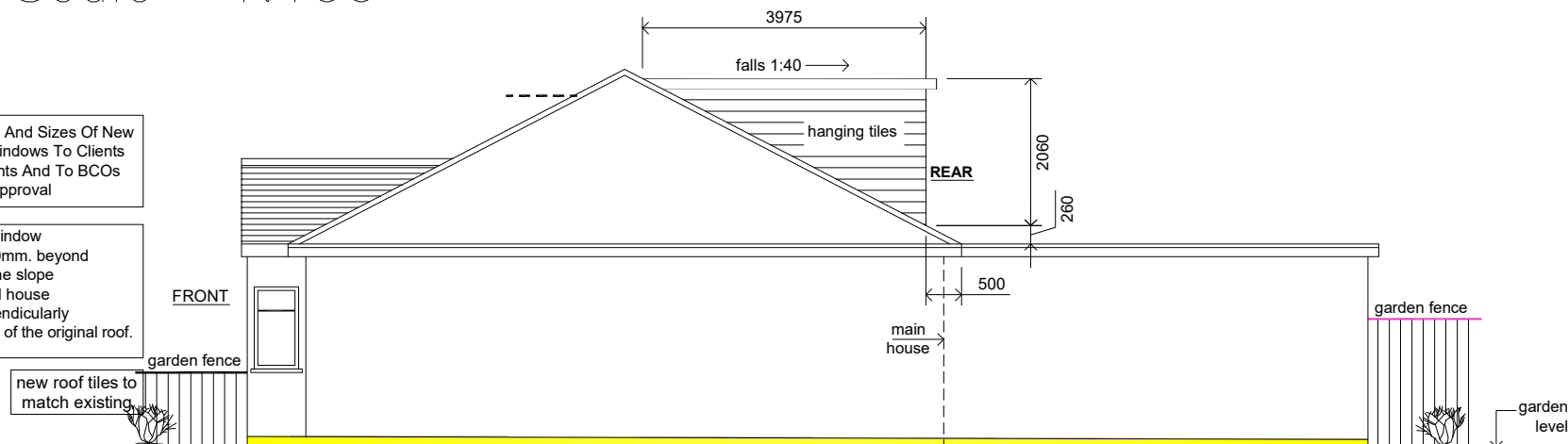
all new facing brickwork/render, roof tiles to match existing
--



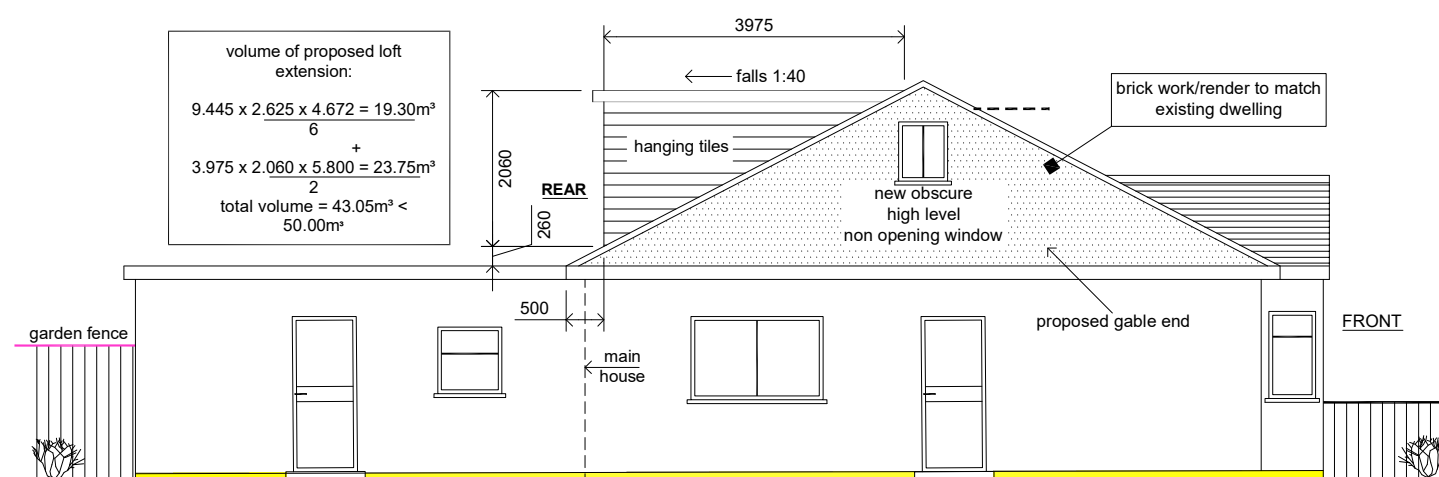
new velux window
not to protrude 150mm. beyond
the plane of the slope
of the original house
measured perpendicularly
with the external surface of the original roof.

new roof tiles to match existing

Scale 1:100



SIDE ELEVATION



CLIENT

69 PINKWELL AVENUE HAYES UB3 1NH

PROJECT
SINGLE STOREY REAR EXTENSION
LOFT CONVERSION AND INTERNAL
ALTERATIONS

DRAWING

PROPOSED ELEVATIONS

STAGE	BUILDING REGS
-------	---------------

ANY CHANGES FROM APPROVED DRAWINGS ARE THE
RESPONSIBILITY OF CLIENT/CONTRACTOR - PLEASE
READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site measurements and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties.

o liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary e/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

ter confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

any development carried out without Permitted Development certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- | | |
|------|--|
| FD30 | All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges.
Middle Hinge to be installed at least $\frac{2}{3}$ of way up door frame |
| SD | Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall |
| HD | Mains powered and interlinked operated heat detector with battery back up |
| Ex | Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally |

r Structural Steelwork refer to Structural Engineer's drawing. Beams indicated by red dashed lines (see right)

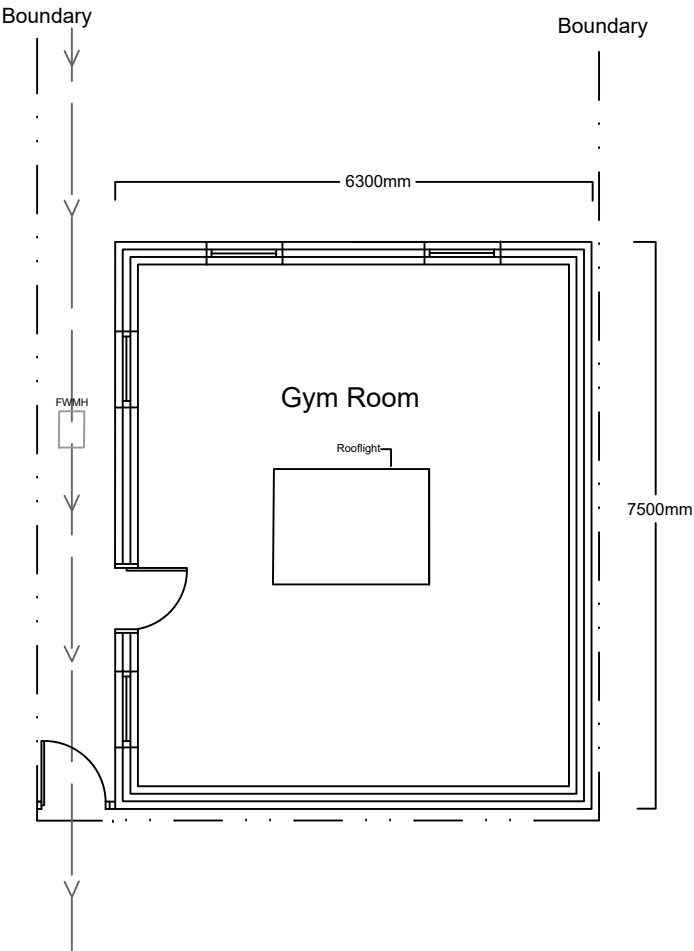
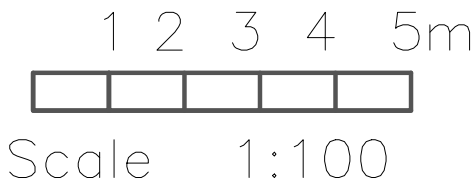
Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

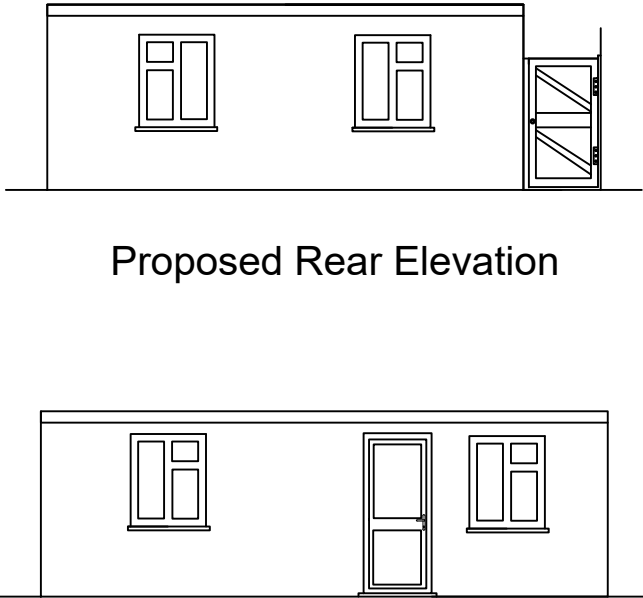
A-Z Building Services

A: Addlestone KT15
E: hthuseyin0809@msn.com
T: 07969925562

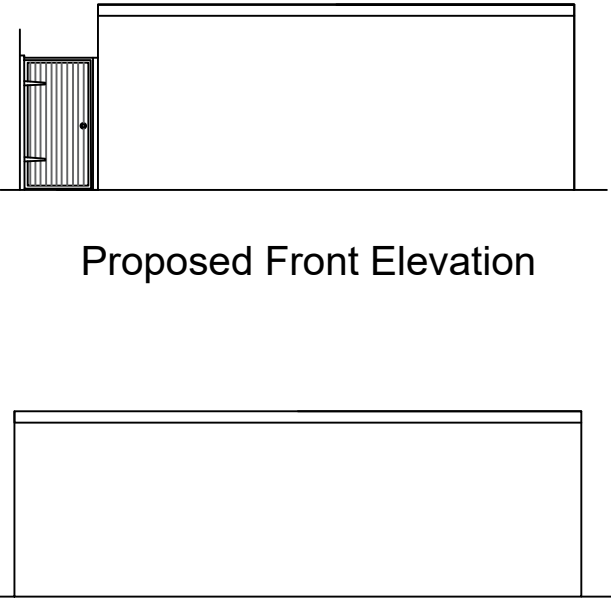
		CHECKFD	APPROVED
		SCALE 1:100 @ A3	DATE
DRAWING No.			REV
207LL-REGS-06			C



Proposed Gym Room Floor Plan



Proposed Side Elevati
on



Proposed Side Elevation

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site measurements and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary e/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30** All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least 2/3 of way up door frame
- SD** Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall
- HD** Mains powered and interlinked operated heat detector with battery back up
- Ex** Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's drawing. Beams indicated by red dashed lines (see right)

Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services

A: Addlestone KT15
E: hthuseyin0809@msn.com
T: 07969925562

CLIENT	PROJECT	DRAWING	STAGE	CHECKED	APPROVED
69 PINKWELL AVENUE HAYES UB3 1NH	SINGLE STOREY REAR EXTENSION LOFT CONVERSION AND INTERNAL ALTERATIONS	Proposed Outbuilding	BUILDING REGS	SCALE 1:100 @ A3	DATE
DRAWING No. 207LL-REGS-07				REV	C

Rafters and Dwarf Knee Wall

Rafters - 0.18 W/m2K -150mm x 50mm C24 Rafters @ 400 c/c bolted adjacent to existing rafters with 100mm Kingspan K7 between rafters and 42.5mm Kingspan K18 under and across with 12.5mm plasterboard & skim finish Provide minimum 50mm ventilation void above insulation Breather membrane allows continuous ventilation from rafters through to flat roof Install as per manufacturers instructions or if existing felt to remain, existing soffit to be ventilated and if required by inspector provide high and low level vented roof tiles between rafters

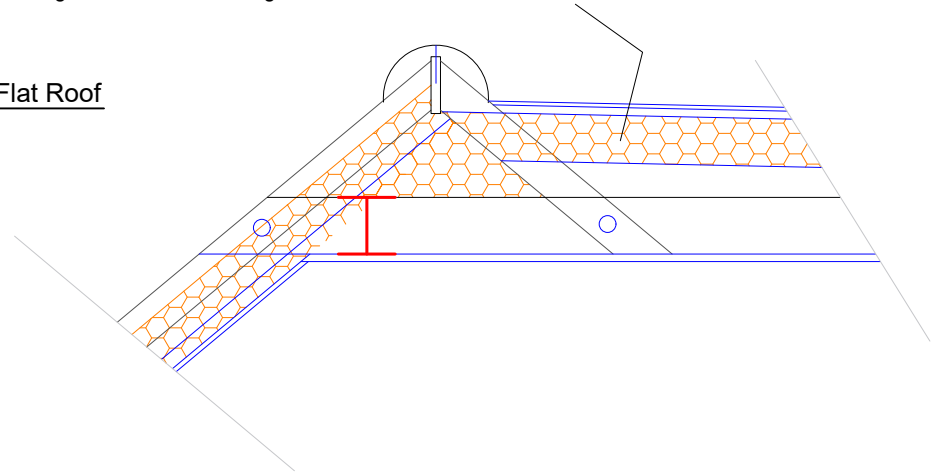
Eaves Storage Doors to be FD30 or - Any Storage door openings to be lined internally with 12.5mm Fireline board ~ 50mm Kingspan Rigid Insulation Board to be applied to eaves face of storage door

270 mineral wool between and over joists within existing storage eaves

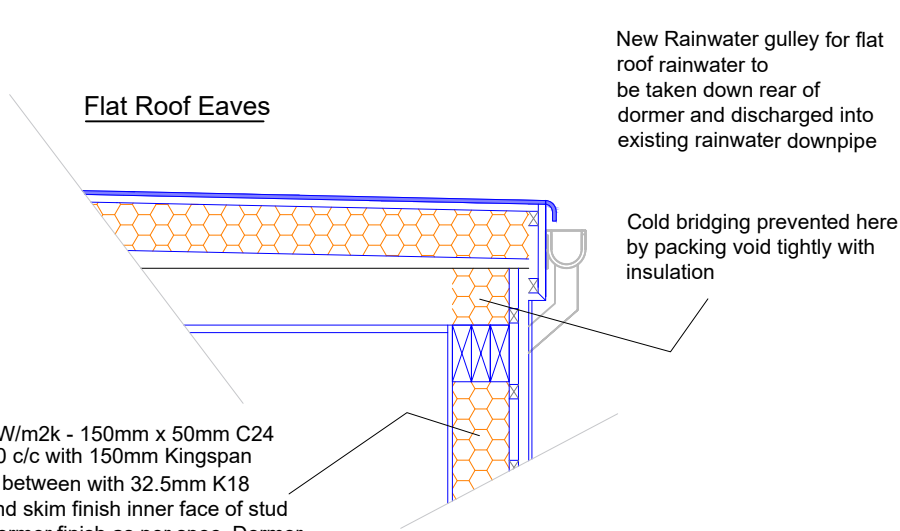
Warm Deck Flat Roof: Refer To Engineer Drawing for Sizes. Noggings to be used between joists at every 1.5m c/c. Lateral restraint straps to be used on each flank wall across noggings - 2 in number. Insulation to meet a minimum U-Value of 0.18W/m2K. Options - Insulation above deck - 96mm TR31 Kingspan with 25mm TR31 Kingspan directly under and between joists up tight to underside of deck

Flat roof finished in Approved GRP Roofing System. Junction between ridge and flat roof to be weather protected using lead flashing Finished height not to be above ridge level

Ridge/Flat Roof

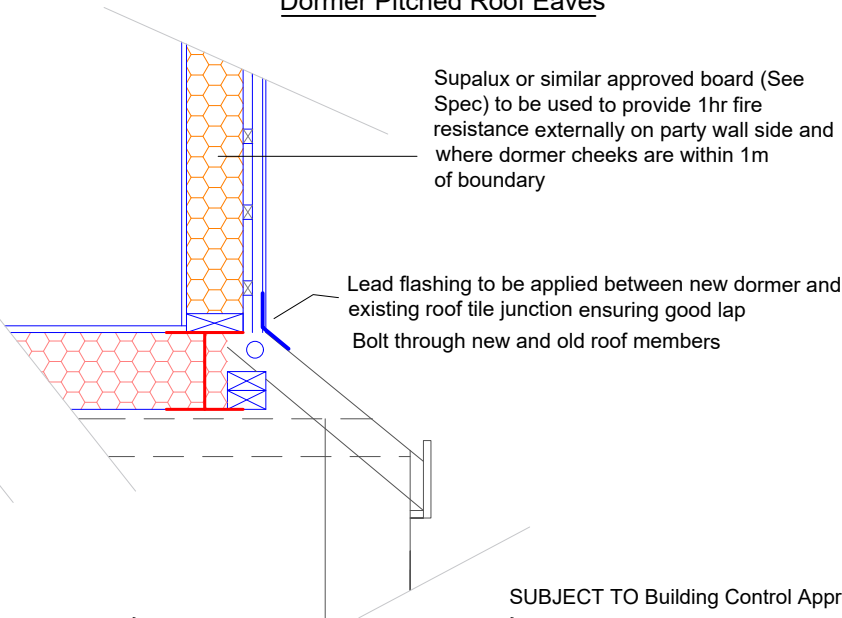


Flat Roof Eaves



Stud Wall 0.28W/m2k - 150mm x 50mm C24 Studwork @ 400 c/c with 150mm Kingspan Kooltherm K12 between with 32.5mm K18 Plasterboard and skim finish inner face of stud and tile hung dormer finish as per spec. Dormer to be kept minimum 20cm up the slope of eaves

Dormer Pitched Roof Eaves



Floor

Floor Joists - AS PER ENGINEER CALCS with Rockwool insulation between joists within steel wire mesh cradle nailed to new joists and 15mm Firelined plasterboard on underside

LOFT DETAILS

A-Z Building Services

A: Adlestone K115
E: hthuseyin0809@msn.com
T: 07969925562

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works.

The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works.

The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission

Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made.

All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body.

Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

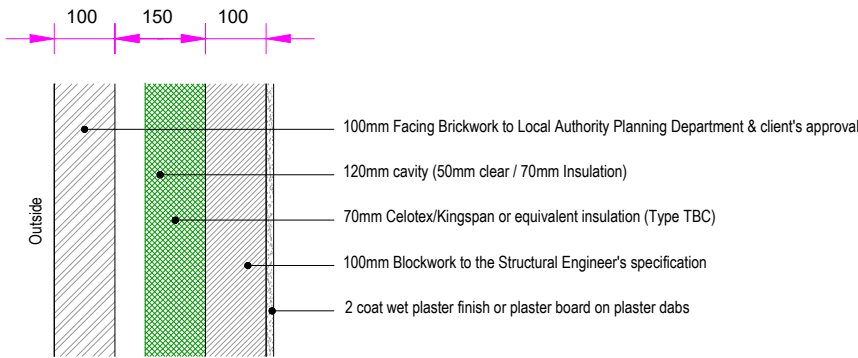
Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

*			*
Rev	Description	Date	
CLIENT			
DETAILS			
DRAWN	HTH	CHECKED	APPROVED
		SCALE	DATE MAR 18
DRAWING No.			REV
111AA/BREGS/12			

SUBJECT TO Building Control Approval

DRAWING
Details 1

STAGE
Building
Regulations



External Wall Section (Brick) - Ref: SD-03-21

Scale 1:10 @ A1

U-Value: 0.19 W/m²K

External cavity walls to comprise 100mm external brickwork skin (as approved by the Local Authority Planning Department), 150mm cavity, 50mm clear then 100mm Kingspan/Celotex insulation board (Type TBC by manufacturer to suit application) mechanically fixed to inner leaf using Staifix RT2 Wall Ties or equivalent, 100mm blockwork inner leaf (to Structural Engineer's specification) all finished with 2 coat wet plaster finish or plaster board on plaster dabs with skim coat. Stainless steel wall ties positioned at 750mm horizontally and 450mm vertically decreased to 300mm at all openings.

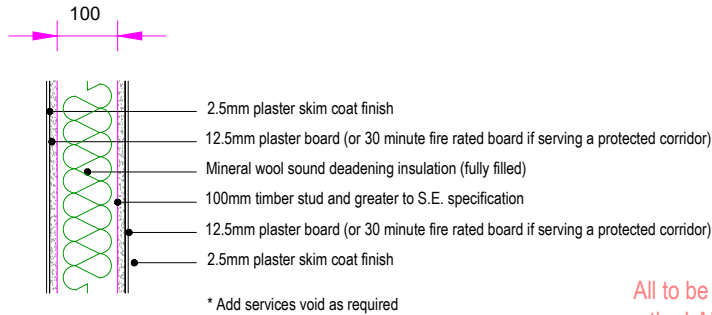
Expansion/contraction joints to be installed as per Structural Engineers specification/requirements and/or to NHBC guidelines, all as agreed with the LABC Inspector and Structural Engineer. Client to be consulted regarding joint positions and where possible conceal behind down-pipes or other architectural features.

External fenestration/detailing: Brickwork detailing including bonding & pointing and external features e.g headers, cills, banding/stringer courses, feature panels, plinths etc. as agreed with the client.

U-Value to meet 'As Designed' SAP calculations by Thermal Consultant. Builder to check Structural Engineer's design for an upgraded block specification and to check combination of blocks/bricks/cavity/insulation meets correct U-value before commencement on site.

See Technical Specification for further details of DPM/DPC's, wall ties, cavity trays, expansion/contraction joints, lateral support and lintels etc.

All to be as agreed with the LABC Inspector



* Add services void as required

All to be as agreed with the LABC Inspector

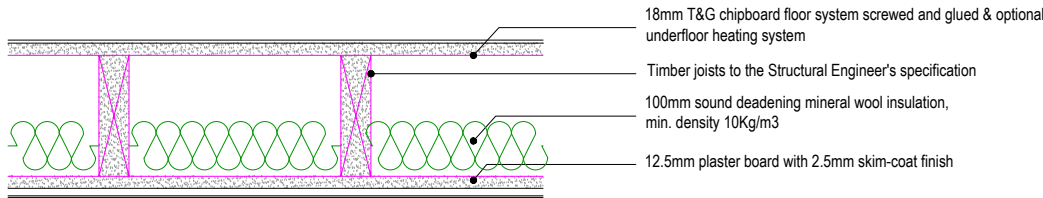
Internal non-loadbearing Stud Partition Wall Detail - Ref: SD-03-12

Scale 1:10 @ A1

Internal non-loadbearing studwork walls to comprise 100mm timber studs at 400mm centers, noggins at 1/3 and 2/3 vertical spacings unless specified otherwise by the Structural Engineer. All timber to be treated against attack by House Longhorn beetle. Studs fully filled with dense sound deadening mineral wool slabs/batts (minimum density 10Kg/m3). Either side to be finished with 12.5mm plaster board (minimum mass per unit area of 10kg/m2) (or 30 minute fire rated board if serving a protected corridor) and finished with plaster skim coat.

If walls serving a bathroom/utility or similar use a moisture resistant board on 'wet' room side whilst maintaining finish as above to suit particular requirements.

See Technical Specification for further details



Typical Intermediate Floor Section (Timber) - Ref: SD-02-07

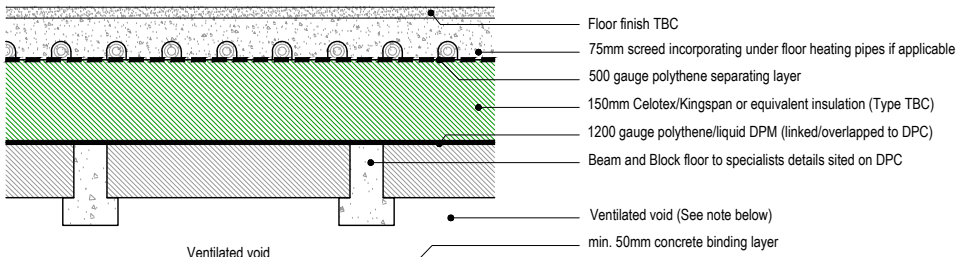
Scale 1:10 @ A1

Intermediate floor with timber joists to the Structural Engineer's specification fitted with 100mm sound deadening mineral wool insulation (min. density 10Kg/m3) installed within the floor zone between floors. Underside finished with 12.5mm plaster board (minimum mass per unit area of 10kg/m2) (or 30 minute fire rated board if building is greater than 2-stories or serving a protected corridor e.g. Gyproc Fireline) or moisture resistant board (e.g. Gyproc MR or Gyproc Fireline MR as required) if serving a room likely to have high-humidity i.e. Kitchen or Bathroom finished with 2.5mm skim-coat finish. Topside finished with 18mm chipboard T&G floor system screwed and glued to the timber joists. Optional under-floor heating system to be installed to the manufacturers' requirements and recommendations and as approved by the LABC Inspector and Structural Engineer. All timber to be treated against attack by House Longhorn beetle.

Lateral support to cavity walls to be provided by seating of joists. Where walls are parallel to joists 30x5mm galvanized steel straps to be fixed at 1800mm centres at first floor and second floor/rafter levels. Noggins to be fixed between joists at strap position. Ends of straps are to be built into brickwork and nailed across 3 No. trusses. Lateral restraint to be provided by 1200mm long 30x5mm galvanized steel straps at max 2000mm centres along wall plate.

Vertical support to floor structure to be provided by 30x5mmx1200mm long galvanized steel straps at max. 2m centres.

All to be as agreed with the LABC Inspector



Typical B&B Floor Section - Ref: SD-02-09

Scale 1:10 @ A1

U-value: U-Value to be minimum: 0.14 W/m²K

Beam & Block method:

Floor makeup to comprise 75mm screed (incorporating under-floor heating pipes if applicable) on 500 gauge polythene vapour control layer on 150mm Kingspan/Celotex Insulation board (Type TBC by manufacturer to suit application) on 1200 gauge polythene/liquid DPM layer lapped over DPC by a minimum of 300mm. Beam & Block floor system installed on a DPC layer over a minimum 225mm void (225mm-300mm void or more may be required to allow for heave where clay present, to be confirmed with the LABC Inspector and Structural Engineer). Void to be ventilated using telescopic vents with a min. equivalent vent area of 4500mm2 at a min. 2m centres as illustrated on the substructure plan and as agreed with the LABC Inspector and over a 50mm concrete binding layer. All installed to manufacturers design, requirements & recommendations and all to the LABC Inspectors on site approval. Builder to forward project specific Beam & Block calculations & manufacturers details to LABC Inspector and Structural Engineer prior to installation for approval.

Prior to commencement the Builder is to confirm with the LABC Inspector if an upgraded membrane is required e.g. for contamination or radon etc. If deemed necessary, the product is to be agreed with the Building Inspector, installed to the manufacturers requirements and recommendations to the LABC Inspectors on site approval.

U-Value to meet 'As Designed' SAP calculations by Thermal Consultant. Builder to check overall floor makeup meets correct U-value before commencement on site.

Screeded floors:

Traditional sand/cement screed min. 75mm thick. Where less is proposed, screed to be reinforced with fibres or similar and to the suppliers requirements and recommendations. Note screeds less than 65mm are liable to cracking. Proprietary screeds to be laid in strict accordance with manufacturers recommendations and note surface will require careful preparation before floor finish is laid. Allow sufficient time for drying out of screed prior to laying floor finish. See Technical Specification for further details. All as approved by the LABC Inspector.

Ensure slab level is set to an agreed datum to achieve approved finished floor levels. Consider requirement for Part M type level threshold (and raised patios) and amend fabric accordingly, airbricks may need to continue through any adjacent raised path/patio if present to terminate at external air or raise external vent with extended telescopic vent. Install cavity tray over, all to LABC Inspectors approval.

All to be as agreed with the LABC Inspector

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30** All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least ⅓ of way up door frame
- SD** Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall
- HD** Mains powered and interlinked operated heat detector with battery back up
- Ex** Extractor fan for shower room – 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services

A: Addlestane KT15

E: hthuseyni0809@msn.com

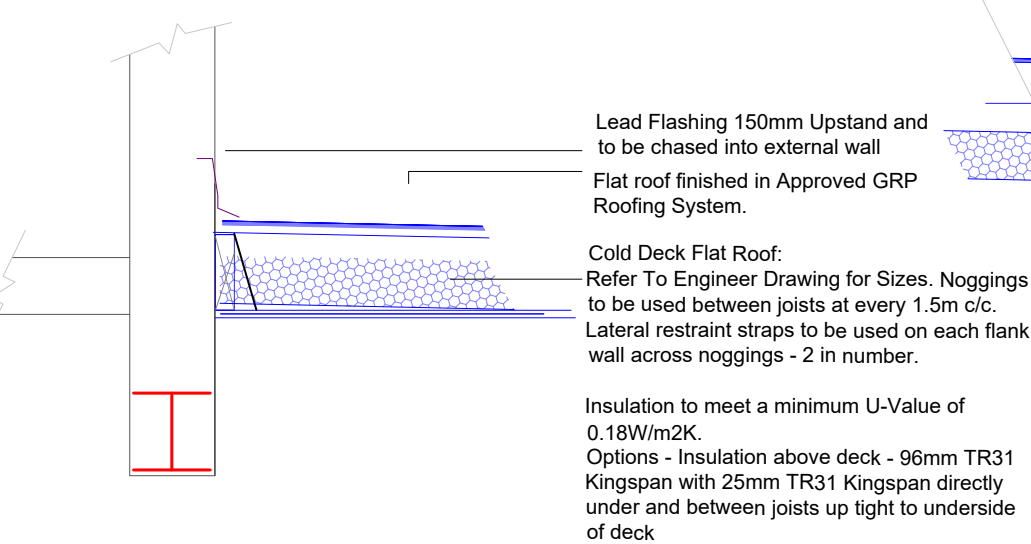
T: 07969925562

SUBJECT TO Approval

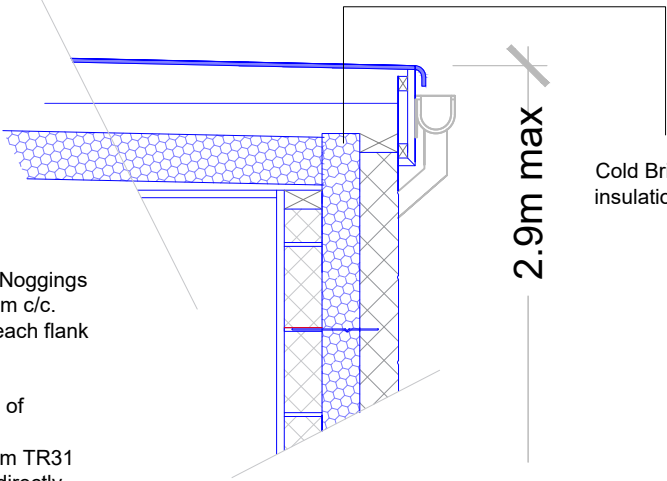
CLIENT	PROJECT	DRAWING	STAGE
		DETAILS	Building Control

CHECKED	APPROVED
SCALE @A3	DATE
DRAWING No. 1 7 C H A W O R T H - 1 2	REV A

Flat Roof Abutment with Solid Wall



Flat Roof Eaves



Cold Bridging to be stopped by ensuring insulation of wall abuts up to insulation in roof

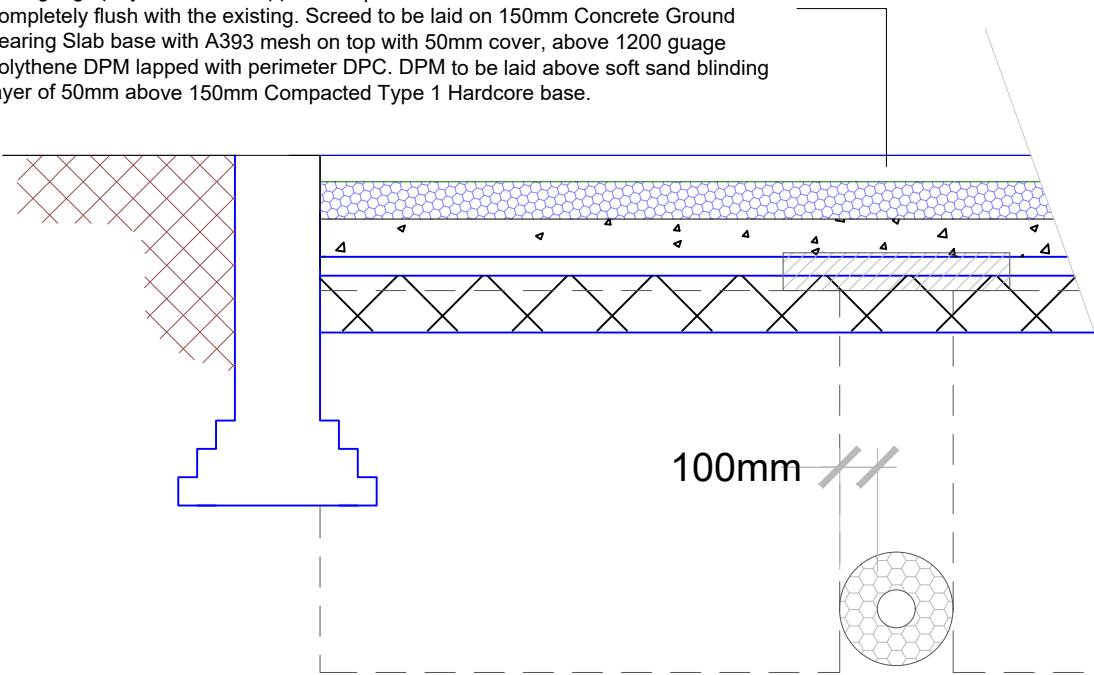
Cold Deck Flat Roof:
50x150 C24 at 350 c.c. Noggings to be used between joists at every 1.5m c/c. Lateral restraint straps to be used on each flank wall across noggings - 2 in number.

Options - 150mm between joists with 25mm under
- Xtratherm Thin R. Firrings as per plans

EXTENSION DETAILS

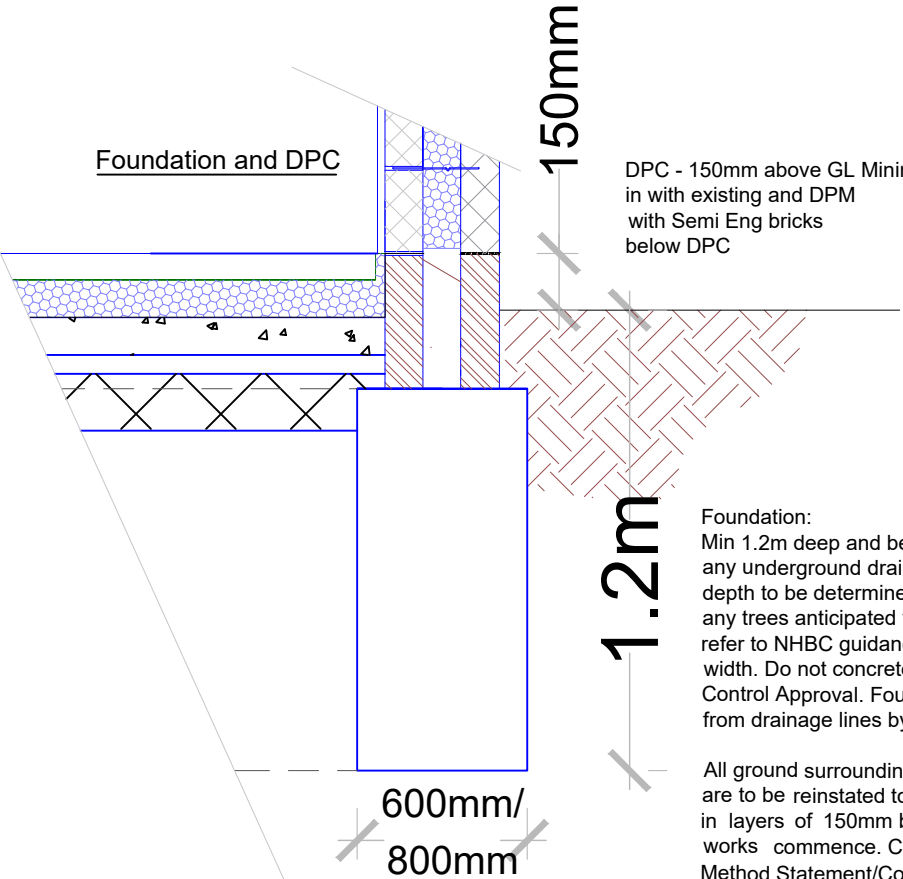
Oversite

Any air bricks and existing sub floor ventilation to be extended to new external wall using 100mm pipe work and air bricks 70mm 3:1 sand/cement screed reinforced with screed fibres on 500 gauge polythene vapour control barrier on 110mm Celotex GA3090 insulation (or similar approved) with T-break TB3020 boards as upstands on 1200 gauge polythene DPM lapped with perimeter DPC. New floor level to be completely flush with the existing. Screed to be laid on 150mm Concrete Ground bearing Slab base with A393 mesh on top with 50mm cover, above 1200 gauge polythene DPM lapped with perimeter DPC. DPM to be laid above soft sand blinding layer of 50mm above 150mm Compacted Type 1 Hardcore base.



If Bridging Required refer to bridging detail

Foundation and DPC



DPC - 150mm above GL Minimum and Lapped in with existing and DPM with Semi Eng bricks below DPC

Foundation:
Min 1.2m deep and below invert level of any underground drains in virgin soil. Final depth to be determined by inspector and any trees anticipated to having affect then refer to NHBC guidance. Min 600mm width. Do not concrete prior to LA Building Control Approval. Foundations set away from drainage lines by at least 150mm

All ground surrounding excavations which are to be reinstated to be well compacted in layers of 150mm before any oversite works commence. Contractor to have Method Statement/Construction Phase plan for working in deep trenches

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR - PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30** All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least 2/3 of way up door frame
- SD** Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall
- HD** Mains powered and interlinked operated heat detector with battery back up
- Ex** Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services

A: Addlestone KT15
E: hthuseyin@msn.com
T: 07969925562

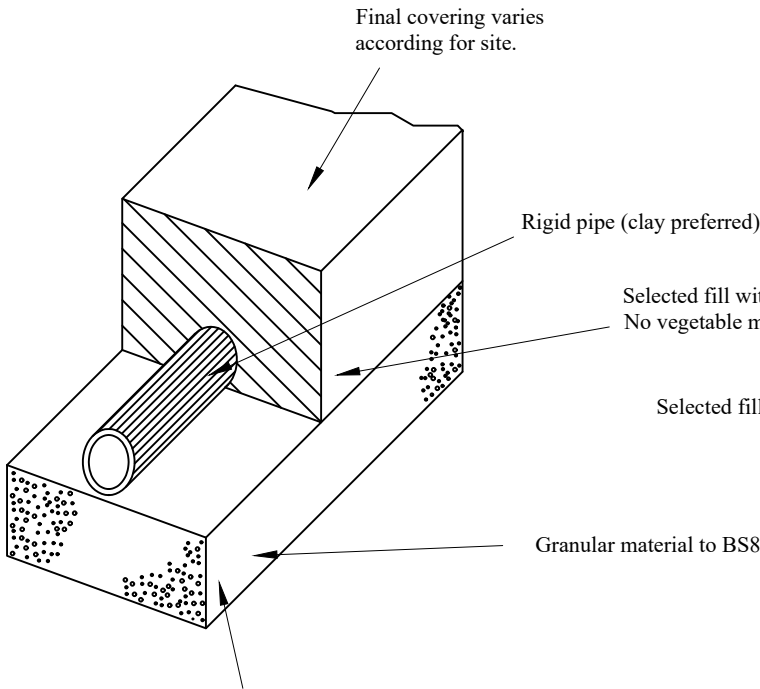
SUBJECT TO Approval				CHECKED .		APPROVED .	
CLIENT	PROJECT	DRAWING	STAGE	SCALE	@A3	DATE	REV
		DETAILS	Building Control				
DRAWING No. 1 7 C H A W O R T H - 1 3							A

Note RD1 - Rainwater Drainage Above Ground

- Unless otherwise indicated on drawings:
- Gutters are to be formed in black 115mm half round UPVC.
 - If roof area drained per gutter exceeds 50m2 then gutter size is to be increased, consult designer or part H3 of Building regs.
 - Use 75mm diameter black UPVC down pipes with fixing clips at 300mm centres.
 - Gutters are to have suitable connections, end caps, corner bends and outlets.
 - Gutters generally laid to to fall of 1 in 50.
 - Roofs with an area less than 6 sq m need not have gutters.
 - Down pipes to connect into existing or new underwater system via trapped gulley.
 - All paved areas adjacent to building should fall at 1 in 60 away from building if impervious.
 - All paved areas adjacent to building should be adequately drained into an underground drainage system if not impervious.

Note RD2 - Underground Rainwater Drainage

- Rainwater drains should not discharge into the sewer system.
- Where practical discharge into existing surface water drains.
- Alternatively where possible rainwater should discharge into soakaways 5m away from building. See Soakaway specification.(right)
- Underground rain water pipes up to 100mm in diameter should have a fall of 1 in 100.
- A 1 in 150 fall is permissible for drains above 100mm diameter.
- Drainage pipes to be flexible jointed and have a minimum 500mm cover.
- Pipes to be clay to BS 65, or UPVC to BS EN 1401.



BEDDING FOR RIDDING PIPES

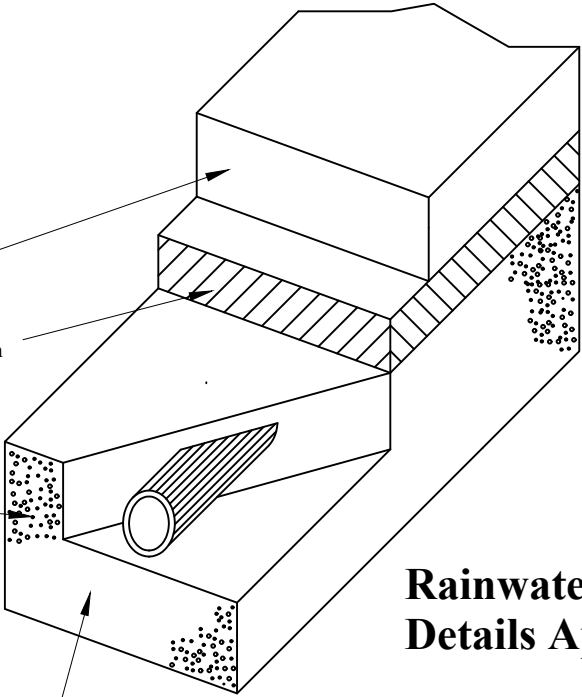
Rigid pipes in vitrified clay to comply with BS63
Rigid pipes in concrete to comply with BS5911

Soakaways

- Soakaway located at least 5m from house.
- Soakaway located at least 2.5m from boundary.
- Bottom of soakaway to be above water table.
- Soakaway must not served a drained area of more than 100 sq. m.
- Soakaway formed in prefabricated concrete rings or UPVC unit.
- Soakaway left as emply chamber.
- Soakaway to be renewed every 8 years.
- Internal volume of soakaway calculated on the basis of 1 cubic metre per 40 sq m of run off.
- Soakaway based on design rainfall of 10 mm in 5 minutes.
- Soakaway design based upon and checked against BRE Digest 365.
- No soakaway to be within 5m of another.
- Check with architect or building control officer if percolation tests shall be carried out to determine the permeability of the soil and the storage volume calculated on site using the methodology outlined in part H of the building regulations.

Do not use soakaways where there is a risk of contaminated run off.

NOTE See also manhole notes on underground drainage detail sheet 2.



BEDDING FOR FLEXIBLE PIPES

Flexible UPVC pipes to comply with BS46690 and BS4581

Access points

Access points to the drains should be a minimum of 225mm x 100mm or 150mm diameter.

Access points should be located at;

- The head of the drain.
- At bends or changes in level.
- Generally at majors junctions.

Manholes to be a maximum distance of 45m from start of drain.

Access points to be a maximum of 12m from start of drain.

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30** All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least ⅔ of way up door frame
- SD** Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any tight fitting or wall
- HD** Mains powered and interlinked operated heat detector with battery back up
- Ex** Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)
All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance
All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

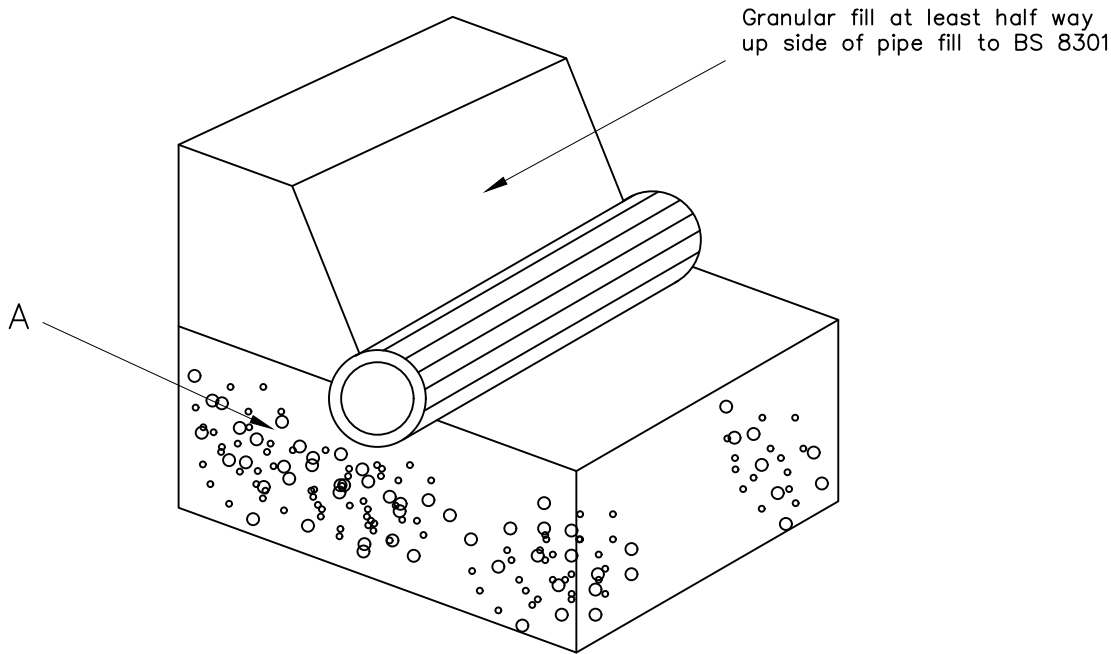
A-Z Building Services

A: Addlestone KT15
E: hthuseyin@msn.com
T: 07969925562

TESTING

Drains to be water tested after completion.
Test to show that drains can withstand pressure equal to 1.5m head of water.
(as an alternative drains may be air tested)

SUBJECT TO Approval					
CLIENT	PROJECT	DRAWING DETAILS	STAGE Building Control	CHECKED	APPROVED
				SCALE @A3	DATE
				DRAWING No. 1 7 C H A W O R T H - 1 7	REV A



A' denotes good quality fill free of stones larger than 40mm, tree or vegetation material etc.

3 D VIEW

Note D5 - Drains under buildings.

- Foul drains or sewers should not extend more than 6m under a building without the sewer and building owners permission.
- Where drains or sewers pass under buildings they should do so in a straight line and have access points or manholes at either end.
- Sewers running under the building must have an invert level higher than the level of the building foundations.
- Where drainage pipes pass through an external wall they should have adequate lintels above them and pass above the top of adjacent foundations.
- Where drainage pipes pass through an external wall there should be a minimum 50mm gap around the pipe and the gap should be filled with flexible foam sealant. The sealant should have a rigid anti rodent sheet on the outside face.
- Where drainage pipes pass through an external wall use a joint at a max 150mm from the wall on either side.
- Drains in trenches under buildings to be fully surrounded by at least 100mm shingle.
- All dis - used or abandoned drains to be back filled with concrete or shingle.

Pipe Trough Wall / Footing

Where pipe passes through wall or footing use minimum 150mm deep concrete lintols over pipe to act as a bridge. Pipe to be surrounded by minimum 25mm polystyrene where it passes through wall or footing.

Arrangement to be inspected prior to covering.

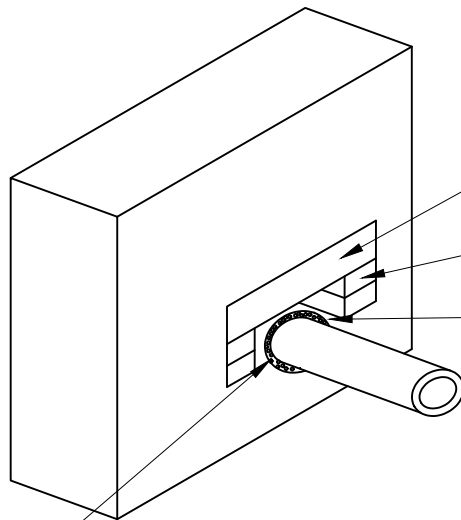
Note D2 - Manholes

- Manholes with invert less than 900mm below ground to be UPVC "off the shelf ", installed in accordance with manufactures notes and back filled.
- If circular use 1200mm clear internal diameter with similar opening size.
- If rectangular use 1200 x 700mm. With similar opening size.
- If deeper than 1500mm refer to designer for detail.
- Manholes located as GA plans but generally not more than 45m apart.
- Manhole benching to be smooth, impervious and slope towards main channel at 1 in 12.
- Manholes deeper than 1m to have secure step irons.
- All manholes within buildings to have double sealed bolt down covers.
- All manhole covers to be screwed down or at least child resistant.
- Cast iron covers to be to BS 497.
- Refer to designer if cover is on a vehicle route.

Note D3 - Underground Foul Drainage

- Wherever possible foul drains should discharge into the sewer system.
- The next best alternative is a private sewer connection to a public sewer.
- The next best alternative is a private sewer treatment plant.
- Wherever possible lay pipes straight.
- Use access points or manholes at change of direction.
- Underground foul water pipes up to 100mm in diameter should have a fall of 1 in 80.
- A 1in 100 fall is permissible for drains above 150mm diameter.
- Drainage pipes to be bedded and surrounded with minimum 600mm cover. Unless note on drawings use 150mm diameter.
- Pipes to be clay to BS 65, or UPVC to BS EN 1401.
- Manhole or access fitting to be provided within 12m of start of drain and thereafter not more than 20m apart except by agreement with designer.
- Workmanship to be in accordance with BS 8000 part 14 code of practice for below ground drains.
- Upon completion drains to be air or water tested by agreement with local building control department.

See rainwater drainage detail sheet for further notes on bedding and testing of pipes



Note
Above ground and rainwater drainage details, including runs, connections and discharging points, are to be agreed on site with Building Control.

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30** All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least ⅓ of way up door frame
- SD** Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall
- HD** Mains powered and interlinked operated heat detector with battery back up
- Ex** Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

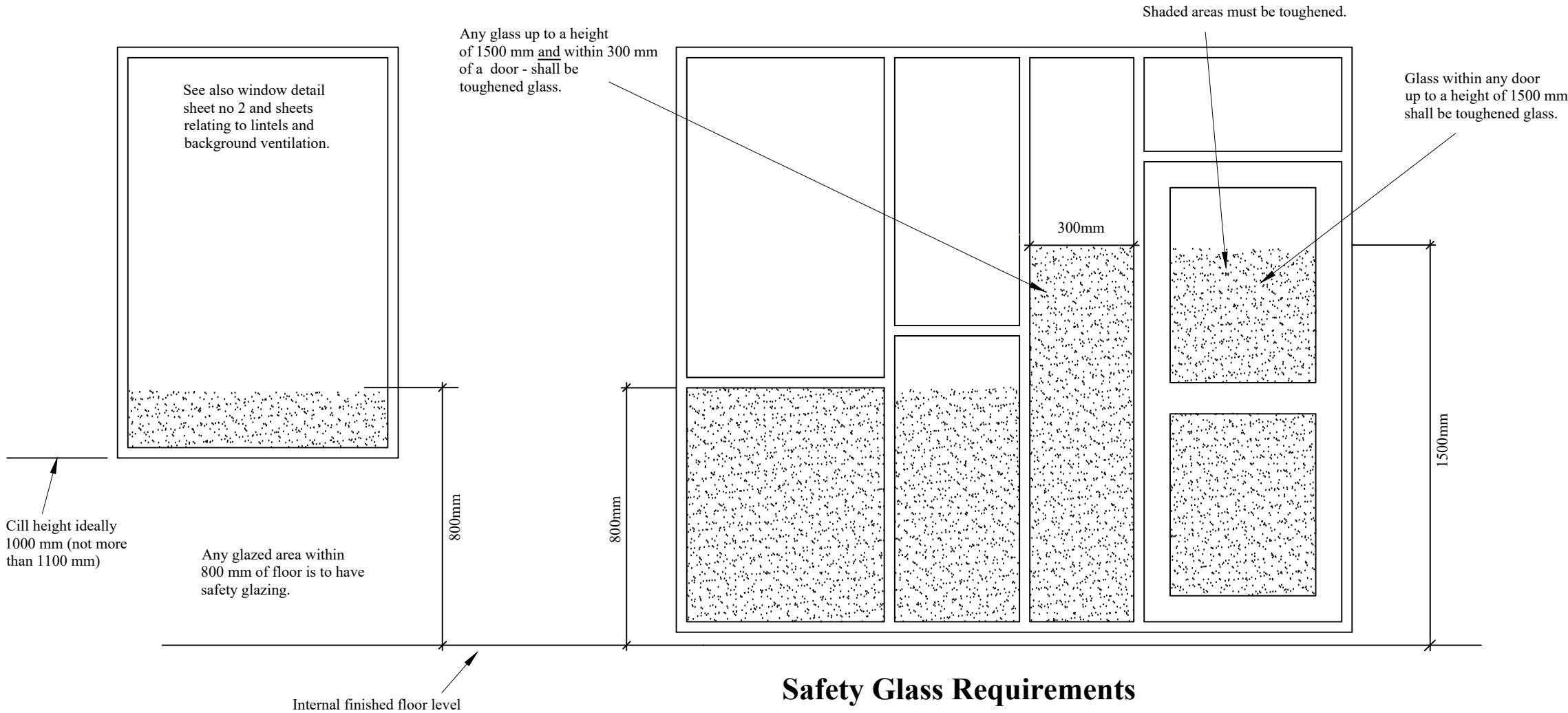
All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance
All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services

A: Addlestone KT15
E: hthuseyin@OBO9@msn.com
T: 07969925562

Underground Foul Drainage Details Applicable Sheet 2

SUBJECT TO Approval			
CLIENT	PROJECT	DRAWING	STAGE
		DETAILS	Building Control
DRAWING No.			REV
1 7 C H A W O R T H - 1 8			A



Safety Glass Requirements

Glazing In Critical Locations

Glazing in critical locations is to be glass which breaks safely. this defined in BS 6206 1981 and basically means toughened glass which shatters into small blunt pieces.

The critical locations are

- Any glass between finished floor and a level 800mm above it.
- Any glass within 300mm of the side of a door (glazed or otherwise) and at a height less than 1500mm above finished floor level.
- Any glass within a glazed door that is less than 1500mm above finished floor level.
- Any glass in a full height side panel adjacent to a door.

These are minimum requirements. any glass in a panel less than 250mm wide in any direction and not more than 0.5m² need not be safety glass.

Alternatives To Safety Glazing.

As an alternative to the use of safety glazing, a screen may be erected in front of a glazed area. In such cases the screen should be

- Such that no apertures in it are greater than 75mm wide.
- At least 850mm above finished floor.
- Securely fixed.
- Strong enough to resist being moved or significantly deflected.
- Not capable of being easily climbed (i.e. not just horizontal bars).

Manifestation

Consult diagrams 5 and 6 Building Regs part M for guidance on need for glazing manifestation. In domestic circumstances this is not normally required unless the doors have a narrow frame or none.

Safe Opening

All window catches and locks to be located not higher than 1700mm above floor level.

Except in life time homes buildings where they must be a maximum 1100 mm above floor level.

Safe Cleaning

For non-domestic buildings refer to Building Regulations part No4 for details of safe access for cleaning etc.

Daylight

Adequate levels of daylight. In accordance with BS 8206 part 2 code of practice for day-lighting are to be provided in all habitable spaces.

Note
For Building Regulation purposes
a new bay window is an extension.

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30** FD30 All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least ¾ of way up door frame
- SD** Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall
- HD** Mains powered and interlinked operated heat detector with battery back up
- Ex** Extractor fan for shower room – 15l/s and Kitchen 30l/s to be taken through to run and expel externally

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services

A: Addlestone KT15
E: info@az-buildingservices.co.uk
T: 07969925562

	CHECKED	APPROVED
	SCALE	DATE
DRAWING No.	30V-bregs 21	
		REV A

Pipe work above ground

(All size are minimum)

Trap size

Trape size for whb	diameter 32mm	seal depth 75mm
Trape size for bath	diameter 40mm	seal depth 75mm
Trape size for shower	diameter 40mm	seal depth 50mm
Trape size for wc	diameter 100mm	seal depth 50mm
Trape size for sink	diameter 40mm	seal depth 75mm

- All points of discharge in to stack/ branch to have a trap as noted above.
- (All traps deep seal and tubular).
- All traps fitted directly to appliance to be removeable and have cleaning eye.
- Branch pipe should discharge into stack so as to avoid cross flow. the minimum offset should be 250mm.
- No connections to branch pipe lower than 500mm above drain invert.
- All branch pipes should have same minimum diameter as trap size noted above.
- All discharge systems to be air tight and capable of withstanding an air test of positive pressure of at least 38mm water guage for 5 minutes.

Maximum Branch Lenghts (unventilated)

- Are to be as follows.
- WC maximum branch length 15m.
 - Urinal maximum branch length 3m.
 - WHB maximum branch length 3m for 40mm dia pipe.

For other variants consult table 2 building regs part h1.
For longer lengths the branch pipe should be ventilated.
Dimension a to b on attached plan should ideally not exceed 3m.

Maximum Gradients

WC	–	18 to 90 mm fall per metre
Urinal	–	18 to 90 mm fall per metre
Bath	–	18 to 25 mm fall per metre
WHB	–	18 to 25 mm fall per metre
Shower	–	18 to 25 mm fall per metre

- All pipe work should be securely fixed.
- All pipe work should be fitted with rodding/ cleaning access at the end of pipe runs.
- Where appliances cannot be fitted to a stack/ svp directly a common pipe connection is acceptable provided that:
- WC basins and other high level fittings are drained separately from ow level fittings such as showers.
- Individual pipes should discharge into the upper third of the perimeter of the common pipe.
- The diameter of the common pipe should be not less than 50mm and agreed on site subject to the number of fittings connecting to it (generally use 100mm)
- Venting should be provided at the end of the common pipe by means of an air admittance valve.

Note

Sub floor of all bathroom areas to have moisture resistant base eg plywood plus aquaboard or 2 layer WBP lapped plywood.

See G.A. plans for location of any heated towel rails or radiator.

All bathroom doors to open outwards.

NOTE

- Qualified plumber to install all pipe work.
- Exact routes for pipes finalised on site.
- Inspection to be undertaken prior to covering up.
- Drains and pressure test will be required upon completion.

Indicative Bathroom Layout

(See general arrangement plans for proposed layout of the scheme to which this drawing relates)

See Project Layout Drawings For Exact Plans.

CLIENT	PROJECT	DETAILS		CHECKED	APPROVED
				SCALE	DATE
DRAWING No.				REV	
30V-bregs 22				A	

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30 All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least ⅔ of way up door frame
- SD Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any tight fitting or wall
- HD Mains powered and interlinked operated heat detector with battery back up
- Ex Extractor fan for shower room – 15l/s and Kitchen 30l/s to be taken through to run and expel externally

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services

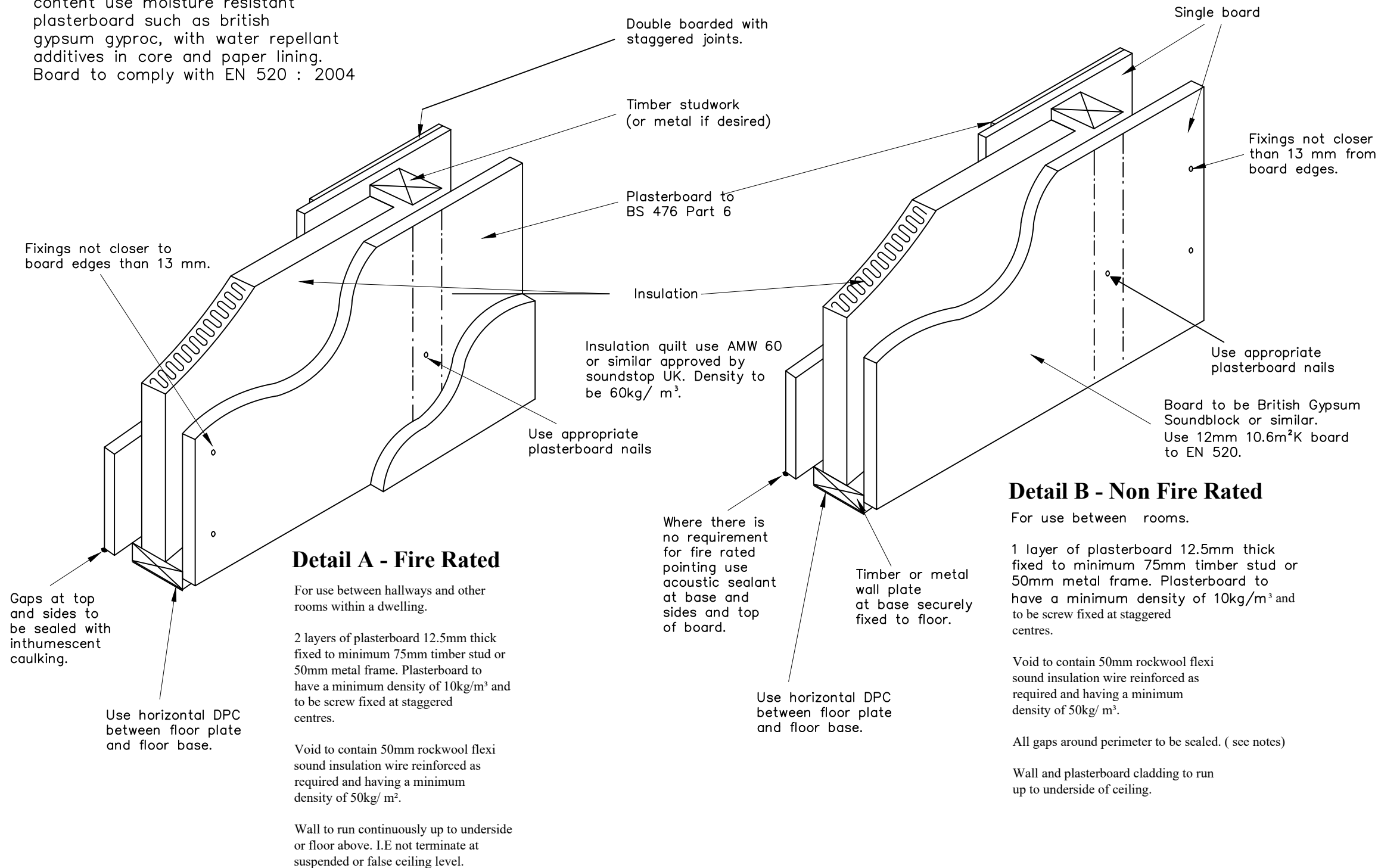
A: Addlestone KT15
E: info@a-zbuilding-services.co.uk
T: 07969925562

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A: Addlestone K115
E: info@ar-zbuildingservices.co.uk
T: 07969925562

Plans and contents are bound by Copyright - they are not to be copied or reproduced without prior permission given A-Z BUILDING SERVICES

Note
In areas prone to high moisture content use moisture resistant plasterboard such as british gypsum gyproc, with water repellant additives in core and paper lining. Board to comply with EN 520 : 2004



ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30** All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least ⅔ of way up door frame
- SD** Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any tight fitting or wall
- HD** Mains powered and interlinked operated heat detector with battery back up
- Ex** Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services

A: Addlestone KT15
E: info@a-zbuildingservices.co.uk
T: 07969925562

	CHECKED	APPROVED
	SCALE @A3	DATE
DRAWING No.	30V-bregs 024	
		REV A