

NOTE: WHERE WARM ROOF CONSTRUCTION IS PROPOSED, PROVIDE A VAPOUR BARRIER BETWEEN THE INSULATION & THE CEILING

NOTE: SHOULD THE PITCHED ROOF SARKING OPTION RAISE THE ROOF TOO HIGH, CONSIDER USING INSULATION BETWEEN & OVER THE RAFTERS, REFER TO CELOTEX INSTALLATION GUIDELINES & RECOMMENDATIONS. THIS WOULD REQUIRE USING CELOTEX TUFF-R- GA3050 OVER THE RAFTER & TUFF-R GA3050 BETWEEN THE RAFTERS

ROOF CONSTRUCTION – REFER TO CELOTEX PITCHED ROOF SARKING DETAIL (WARM DECK, U-VALUE 0.18 W/m²K):
15 DEGREE PITCH (MIN. ALLOWABLE 12.5 DEGREE), 195x50 S/W RAFTERS AT 450mm c/c, GRADE C24, DOUBLED UP AT ROOF WINDOW. 1 No LAYER OF 90mm CELOTEX GA4090, JOINTS TAPED, FIXED TO 9mm PLY DECK. CELOTEX XR4165, FIXED BETWEEN RAFTERS, JOINTS TAPED, 9mm PLY FIXED TO TOP OF RAFTERS WITH STAGGERED JOINTS, COUNTER BATTENS 38x28 FIXED AT 450c/c AT RAFTER POSITIONS. BREATHER MEMBRANE DRAPED OVER BATTENS AND ALLOWED TO SAG. MEMBRANE LAPPED AND SEALED 150mm MIN. HORIZONTAL TREATED COUNTER BATTENS NAILED TO 47x47 LONGITUDINAL BATTENS WITH RING SHANK TYPE NAILS AT GAUGE TO SUIT NEW ROOF TILE, 100mm LAP, 100mm LAP. NEW TILES TO BE CONCRETE INTERLOCKING SMOOTH TILE, 'MALVERN' BY MARLEY, OLD ENGLISH RED OR COLOUR TO MATCH EXISTING, OR SIMILAR APPROVED, COLOUR TO MATCH EXISTING TILE, 413 x 330, OR SIMILAR TO SUIT THE CLIENTS CHOICE.

ALTERNATIVE ROOF CONSTRUCTION TO MINIMISE HEIGHT OF ROOF – REFER TO CELOTEX BETWEEN RAFTER APPLICATION DETAIL (WARM DECK U VALUE 0.18 W/m²K):
15 DEGREE PITCH, 195x50 S/W RAFTERS AT 450mm c/c, DOUBLED UP AT ROOF WINDOWS. 1 No LAYER OF 165mm CELOTEX XR4165, FIXED BETWEEN RAFTERS, JOINTS TAPED, 9mm PLY FIXED TO TOP OF RAFTERS WITH STAGGERED JOINTS, COUNTER BATTENS 38x28 FIXED AT 450c/c AT RAFTER POSITIONS. BREATHER MEMBRANE DRAPED OVER BATTENS AND ALLOWED TO SAG. BETWEEN. FIX CROSS BATTENS 38x25 PRESERVATIVE TREATED AT CENTRES TO SUIT TILES OVER BREATHER MEMBRANE, NEW TILES TO BE 'MALVERN' CONCRETE INTERLOCKING TILE BY MARLEY, OR SIMILAR APPROVED i.e. 'MALVERN' BY MARLEY, OLD ENGLISH RED, COLOUR TO MATCH EXISTING TILE, 413 x 330, OR SIMILAR TO SUIT THE CLIENTS CHOICE. A U VALUE OF 0.18 W/m²K.

ROOF WINDOW BY VELUX GGL OR GHL TYPE OR SIMILAR APPROVED, U-VALUE RATING 1.1 W/m² K, ARGON GAS FILLED BETWEEN GLAZING, 16mm CAP, LOW E COATED, TOUGHENED OUTER PANE, AA FIRE RATING

195x50 S/W NOGGINGS TO BE PROVIDED AT SUPPORTS, AND TO BE A TIGHT FIT BETWEEN RAFTERS

195 x 50 S/W TIMBER RAFTERS AT 450c/c WITH FRAMING CLIPS, NAILED TO WALL PLATE
100 x 50 S/W TIMBER WALL PLATE STRAPPED DOWN WITH 30 x 2.5mm, 1000mm LONG, GALVANISED STEEL STRAPS AT 1800 mm CENTRES.

CAVITY WALL INSULATION TO BE CONTINUOUS WITH ROOF INSULATION AT EAVES & WALLS TO EXTEND UP TO UNDERSIDE OF ROOF DECK TO PREVENT COLD BRIDGING & THERMALLY SEAL ROOF VOID

100mm DIAM. PVC GUTTER, FIXED TO PVC FASCIA BOARD, TO FALL TO NEW RAINWATER DOWNPIPE.

WARM DECK ROOF, VENTILATION NOT TO BE PROVIDED

NEW AIR BRICK (ONLY REQUIRED IF COOKER HOOD EXTRACTOR NOT INSTALLED)

IG LINTEL REF. L1/S 75 WITH INSULATED CORE, 202 HIGH, 3.2mm THICKNESS, 150mm BEARING AT ENDS, OR CATNIC OPEN BACK C/X70/100 RANGE, 232 HIGH, OR KEYSTONE S/K-70 LINTEL, 204 HIGH, 3.4mm THICKNESS OR SIMILAR APPROVED – MUST BE ADEQUATE TO SPAN 3.85 METRES CLEAR SPAN

NEW DOUBLE GLAZED UPVC DOORS, WITH HEAD VENTILATOR, TO GIVE 8000mm² BACKGROUND VENTILATION

WALL CONSTRUCTION (NEW RENDERED WALLS):
NEW 330mm CAVITY WALL CONSISTING OF, 20mm RENDER & PEBBLE DASH TO MATCH EXISTING, ON 100mm CONCRETE BLOCK, 100mm CAVITY PARTIALLY FILLED WITH 50mm CELOTEX CW4000 INSULATION, OR SIMILAR APPROVED, 100mm BLOCKWALL BUILT WITH CELCON SOLAR OR THERMALITE TURBO OR DUROX SUPABLOCK (OR SIMILAR BLOCK APPROVED) WITH 10mm PLASTER SKIM MINIMUM INTERVALLY, TO GIVE A U-VALUE OF 0.25 W/m² K.

LINER JOIST HANGERS WITH DPC ON FLOOR HANGERS CLOSE TO EXTERNAL WALL BELOW DPC LEVEL

EXTING GROUND LEVEL

FOUNDATIONS:
450/600mm WIDE, TRENCH FILL FOUNDATION, DEPTH TO SUIT GROUND CONDITIONS, AND BUILDING CONTROL APPROVAL ON SITE, MIN. DEPTH 1m. CONCRETE MIX TO BE SITE MIX ST2, 125mm SLUMP, MIX PROPORTIONS (BY WEIGHT): 260 Kg CEMENT/740 Kg FINE AGGREGATE/1120 Kg COARSE AGGREGATE.
NOTE: DEPTH OF FOUNDATIONS REQUIRED, TO BE BASED ON THE EXISTING FLOWERING CHERRY, LAUREL & WISTERIA/LABURNUM TREES TO BE REMOVED

NOTE: PROVIDE 225x75 CLAY TERRACOTA AIR BRICKS AT 900c/c ON REAR & SIDE ELEVATION

EXISTING TIMBER FLOOR VENTILATED THROUGH NEW SUSPENDED TIMBER FLOOR BETWEEN NEW AND EXISTING AIR BRICKS

170x50 S/W TIMBER WALL PLATE BOLTED TO EXISTING WALL WITH M10 DRILLED IN FIXINGS AT 450mm c/c.

GALVANISED STEEL, 30 x 2.5mm, 1000mm LONG STRAPS, TWISTED TYPE, AT 1200mm c/c

APPROX. LINE OF EXISTING FLOOR AND CEILING

MAINTAIN VENTILATION TO EXISTING TIMBER SUSPENDED FLOOR

25mm KORKPAK OR AEROFILL FILLER TO ISOLATE NEW AND EXISTING FOUNDATIONS

NEW AND EXISTING D.P.C.s LAPPED A MINIMUM OF 100mm WITH SYNTHAPRUF LQUID DPM

APPROX. EXISTING FLOOR LEVEL

APPROXIMATE POSITION OF EXISTING FOUNDATION, TO BE DETERMINED ON SITE

PROVIDE KORKPAK OR SIMILAR COMPRESSIBLE FILLER TO ALLOW FOR DIFFERENTIAL MOVEMENT BETWEEN NEW & EXISTING FOOTINGS

FLOOR CONSTRUCTION:
SUSPENDED TIMBER GROUND FLOOR, 22mm FLOORING GRADE CHIPBOARD OR PLYWOOD ON 220x50 S/W JOISTS, GRADE C24, AT 450c/c, 110mm THICK CELOTEX EXTRA RXR 3000 RIGID BOARD INSULATION FIXED BETWEEN JOISTS ON BATTENS OR CELOTEX INSULATION CLIPS (OR SIMILAR APPROVED), SUPPORTED ON GALVANISED HANGERS / TIMBER WALL PLATE, TO GIVE A U-VALUE OF 0.22 W/m²K. PROVIDE SOLID TIMBER NOGGINGS AT SUPPORTS AND MID-SPAN.

STRIP FOOTING BEYOND

ENCASE EXISTING SEWER/DRAIN IN 150mm PEA SHINGLE, ALSO REFER TO THE THAMES WATER SPECIFICATION, BUILDING OVER MINOR PUBLIC SEWERS

APPROX. POSITION OF NEW PC LINTELS BEYOND, 150 MIN. BEARING, PROVIDE 100mm GAP BETWEEN EXISTING FOUL DRAINAGE PIPE & NEW FOUNDATION

50mm BS8500 / ST1 MIX CONCRETE OVERSITE MIX, LAID ON 1000 GAUGE POLYTHENE, LAID ON 25mm SAND BLINDING (IF THE FINISHED LEVEL BELOW THE FLOOR IS LOWER THAN THE FINISHED ADJOINING GROUND LEVEL APPROPRIATE DRAINAGE SHOULD BE PROVIDED

SECTION 1 – 1

(Scale 1:25 AT A1, 1:50 AT A3)

0 0.25m 0.50m 0.75m 1m 1.25m 1.5m 1.75m 2.0m 2.25m 2.5m

THAMES WATER SPECIFICATION FOR BUILDING RESIDENTIAL EXTENSIONS OVER MINOR PUBLIC SEWERS UP TO 160mm DIAMETER (ALSO REFER TO THAMES WATER APPENDIX THAMES WATER UTILITIES SPECIFICATION)

THE FOLLOWING SPECIFICATION MUST BE FULLY COMPLIED WITH.

- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF 'SEWERS FOR ADOPTION', 7th EDITION IN CONJUNCTION WITH PROTOCOL ON DESIGN AND CONSTRUCTION OF ADOPTION OF SEWERS IN ENGLAND AND WALES.
- CONSENT BY THAMES WATER IS SUBJECT TO CONDITIONS THAT MAY BE IMPOSED THROUGH THE BUILDING REGULATIONS PROCESS.
- NO ADDITIONAL LOADS ARE TO BE TRANSMITTED TO THE PUBLIC SEWER BY THE PROPOSED WORKS.
- IT IS THE OWNERS/BUILDERS RESPONSIBILITY TO CHECK THE INVERT LEVELS & POSITION OF THE PUBLIC SEWER PRIOR TO CONSTRUCTION.
- ANY SEWERS THAT ARE EQUAL OR SHALLOWER THAN 1.1 METRES TO INVERT FROM FINISHED GROUND LEVEL CAN HAVE NEW FOUNDATIONS A MINIMUM OF 100mm FROM THE SIDE OF THE PUBLIC SEWER, AS SHOWN ON PAGES 10 & 11 OF SEWERS FOR ADOPTION 7. PUBLIC SEWERS THAT ARE DEEPER THAN 1.1 METRES BUT NO DEEPER THAN 2.0 METRES SHALL HAVE NEW FOUNDATIONS NO CLOSER THAN 600mm, FOR PUBLIC SEWERS DEEPER THAN 2.0 METRES, NEW FOUNDATIONS SHALL BE NO CLOSER THAN 1.0 METRE.
- WHEN USING PILED FOUNDATIONS, THE PROPOSED FOUNDATIONS ARE TO BE A MINIMUM OF 1.5 METRES FROM THE PUBLIC SEWER. ONLY CONTINUOUS FLIGHT AUGERED PILES ARE ACCEPTABLE. THE USE OF DRIVEN PILES WILL NOT BE PERMITTED WITHIN 15 METRES.
- PROPOSED FOUNDATIONS TO BE CONSTRUCTED WITHIN 1.5 METRES OF THE PUBLIC SEWER SHALL BE TAKEN TO A DEPTH EQUAL TO OR GREATER THAN THE SEWER INVERT.
- MANHOLES ON THE PUBLIC SEWER SHALL NOT BE BUILT OVER OR LOCATED INSIDE PROPOSED STRUCTURES EVEN WITH NEW DOUBLE SEALED BOLT DOWN COVERS.
- WHERE THE PUBLIC SEWER IS LESS THAN OR EQUAL TO 1.1 METRES DEEP, NO STRUCTURE SHALL BE BUILT IN CONTACT WITH THE THE PUBLIC SEWER MANHOLE, AND MUST BE A MINIMUM OF 100mm FROM THE OUTSIDE OF THE CHAMBER WALL.
- WHERE THE DEPTH TO THE PUBLIC SEWER IS GREATER THAN 1.1 METRES, NO STRUCTURE SHALL BE BUILT WITHIN 600mm OF THE PUBLIC MANHOLE STRUCTURE.
- ALL CONNECTIONS TO THE PUBLIC SEWER TO BE AT A MANHOLE OR VIA A CLAY PRE-FORMED JUNCTION. SADDLE CONNECTIONS ARE NOT PERMITTED ONTO SEWERS LESS THAN 375mm DIAMETER.
- CONNECTIONS INTO MANHOLES MUST BE MADE WITH SOFFITS LEVEL AND MUST ENTER 'WITH THE FLOW'
- MORE THAN FOUR BUILDING OVER AGREEMENTS IN A ROW WILL NOT BE PERMITTED ON A LENGTH OF PUBLIC SEWER WITHOUT AN EXTERNAL MANHOLE BEING AVAILABLE FOR SUITABLE OPERATION ACCESS.
- NEW MANHOLES TO BE IN ACCORDANCE WITH SEWERS FOR ADOPTION 6TH EDITION, IN CERTAIN CIRCUMSTANCES INSPECTION CHAMBERS CAN BE BUILT IN ACCORDANCE WITH SEWER FOR ADOPTION 7.
- IF THE HOUSEHOLDER OR BUILDING CONTROL REQUESTS THAT A SURVEY TO BE CARRIED OUT, THAMES WATER WOULD NOT OBJECT. ALL SUCH SURVEYS SHALL BE CARRIED OUT AT THE HOUSEHOLDER'S EXPENSE.
- IT SHOULD BE NOTED THAT SEWERS OF THIS TYPE ARE OCCASIONALLY FOUND TO HAVE MINOR DEFECTS SUCH AS MISALIGNED JOINTS (OFTEN SINCE NEW) OR CRACKING. PIPES IN THIS CONDITION WOULD BE ACCEPTED BY THAMES WATER AS BEING IN A SERVICEABLE CONDITION.
- PLASTIC PIPES AND FITTINGS ARE GENERALLY NOT ACCEPTED ON THE PUBLIC SEWERS. THAMES WATER MAY PERMIT THE USE OF PLASTIC PIPES WHERE THE EXISTING PUBLIC SEWER IS ALREADY CONSTRUCTED FROM PLASTIC, HOWEVER THE PIPE MUST HAVE A JETTING RESISTANCE OF 4000 psi. UNLESS THE NEW SEWER IS JETTED AND THEN SURVEYED BY CCTV TO PROVE NO DAMAGE HAS OCCURRED

General Notes

- DO NOT SCALE FROM THIS DRAWING. ALL CONTRACTORS MUST VISIT SITE AND BE RESPONSIBLE FOR TAKING AND CHECKING DIMENSIONS. ALL CONSTRUCTION INFORMATION SHOULD BE TAKEN FROM FIGURED DIMENSIONS ONLY.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, OTHER DOCUMENTS AND SITE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE SUPERVISING OFFICER.
- THIS DRAWING IS FOR PLANNING PURPOSES ONLY. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES. WHILST ALL REASONABLE EFFORTS ARE USED TO ENSURE DRAWINGS ARE ACCURATE NO RESPONSIBILITY OR LIABILITY CAN BE ACCEPTED FOR ANY RELIANCE PLACED ON, OR USE MADE OF, THIS PLAN BY ANYONE FOR PURPOSES OTHER THAN THOSE STATED ABOVE.

1	PRIOR APPROVAL FOR LARGER EXTENSION	AUG'18
No.	Revision/Issue	Date

Client
MR & MRS M THOMPSON

Project Name and Address

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Drawing Title

PROPOSED SECTIONS

Project THOMP-AI	Sheet
Date JULY'18	203
Scale 1:50@A1, 1:100@A3	