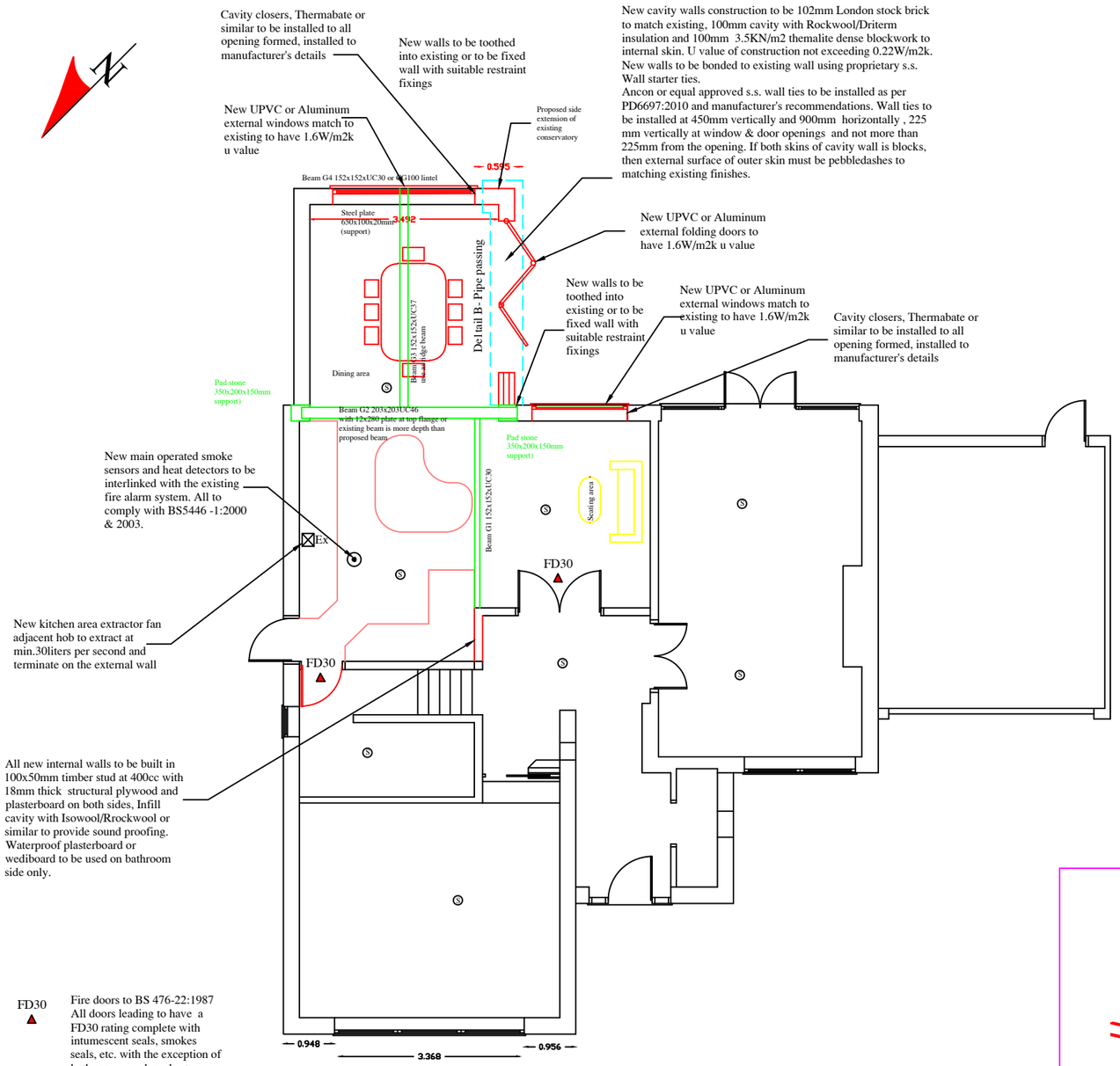



FD30 Fire doors to BS 476-22:1987 All doors leading to have a FD30 rating complete with intumescent seals, smokes seals, etc. with the exception of bathrooms, cupboards etc,

All new mains operated smoke sensors and heat detectors to be interlinked with the existing fire alarm system. All to comply with BS5446 -1:2000 & 2003.

# PROPOSED GROUND FLOOR

## Design and Access statement

The proposed developments is change of width roof, doors and windows of single storey rear conservatory of the existing building. Rear extension is extended beyond the rear wall line of the original dwellinghouse by more than 4.012m and height will not exceed more than 3.45m to the heights roof and 2.469m to the eave level from ground level.
The proposed width of the extension after development will not exceed more than half of the width of original dwellinghouse.

As result of the proposed development the total area ground covered by building with in the curtilage of the dwellinghouse would not exceed 50% of the total area of the curtilage after excluding the ground area of the original dwellinghouse.

The proposed building appearance will match the existing appearance of brick wall, windows and doors.

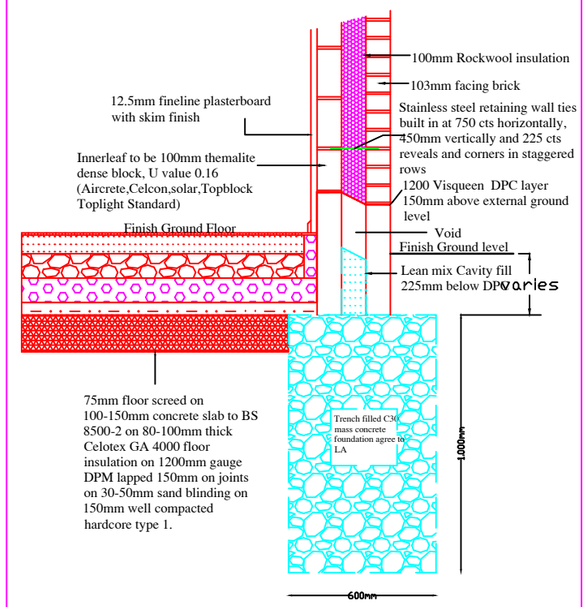
All the new drainage are connecting to the existing system. otherwise use a build a soakaway in the rear garden appropriate to BRE364 and building regulations.

There are no change to existing parking or reduction of parking access to the property.

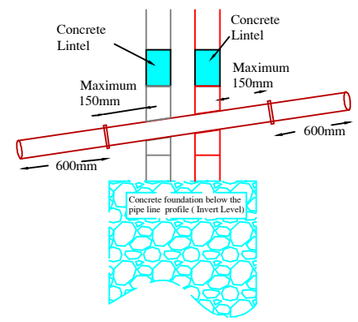
There are no trees near by the development could cause of development

There is no risk of increasing of flooding as result of development and not subjected to risk of natural flooding.

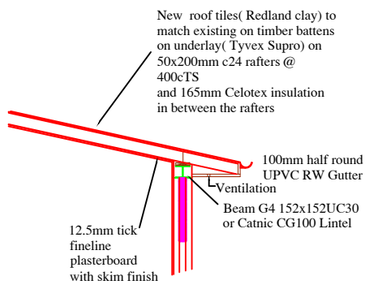
Detail C - Solid ground floor
(Sketch - NTS)



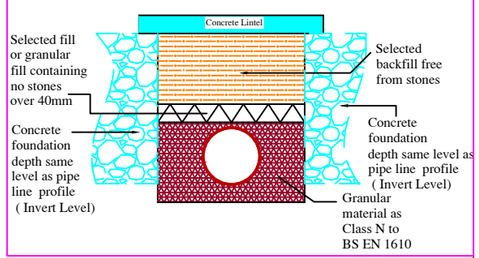

Detail A - Pipe passing through wall
(Sketch - NTS)




Detail D - Slope roof
(Sketch - NTS)




De1tail B- Pipe passing through concrete foundation
(Sketch NTS)




Client will be responsible for party wall Act. 1996. Contractor will be responsible for all aspects of site work including temporary work to satisfy the relevant building regulations.
All window and door frames to have DPC around entire frame. All drainage work to be executed and tested to the satisfaction of Local Authority. All structural work to structural engineers details. All new DPC's min 150mm above Ground level.

All cavities must be filled upto ground level. all Catnic lintels to have min. bearing of 150mm. All dimensions and levels to be checked on site by the contractor prior to preparation ordering of materials and commencement of work. Dimension must not be scaled from the drawings.

All windows in habitable rooms to have min. glazed area of one tenth the room floor area and min. opernable area of one twentieth room floor area. Internal bathrooms and WCs to be provided with Twin - motorised electric extractor fan connected to lighting circuit and giving min. of 3 air changes per hours & 15 minutes over run after extinguishing light.

LEGEND

- New foundation 600mmx1000mm
- New development work
- Party wall boundary line
- Property boundary line
- Kitchen layout line
- Underground pipe line
- Insulation
- Existing Stud Wall
- Existing Wall
- CH Ceiling height
- New ceiling spot lighting
- New ceiling light ing points
- New ceiling Sensor light ing points
- Two way Light switch point
- Pullcode Light switch point
- 13amp switched socket outlet 450mm above FFL
- M 13amp multiple switched socket outlet 450mm above FFL
- Light switch point
- Telephone socket point
- Ex Mechanical Extractor fan
- Heat detector
- Smoke detector
- FD30 - Mimi 30 minutes fire resistance door
- Gas Point
- Broadband Socket points
- rad Single/double radiator points

0 1m 2m 3m 4m 5m 10m

Scale :- 1:100 in A3

Site: 8 Ravenswood park, Northwood, HA6 3PR

Job Title: Change the width, roof and windows of the existing conservatory and internal alteration

Drawn by; SLJCS Design
Date: 26 January 2021
Drawing No: SLJCS/8 RP/2020-BR-1
Scale: 1:100 in A3
Revision: A