

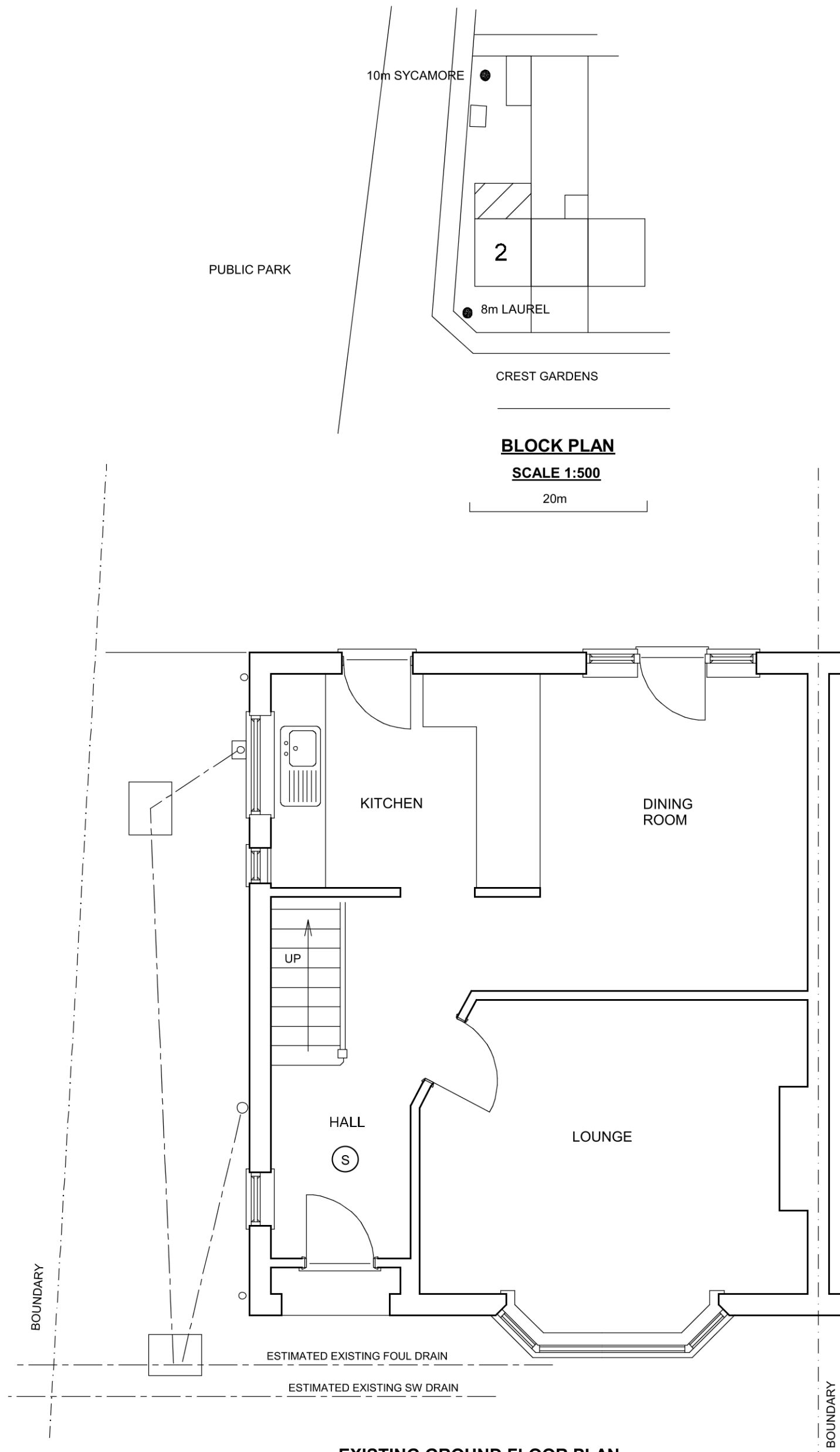
EXISTING REAR ELEVATION
SCALE 1:100

EXISTING SIDE ELEVATION
SCALE 1:100

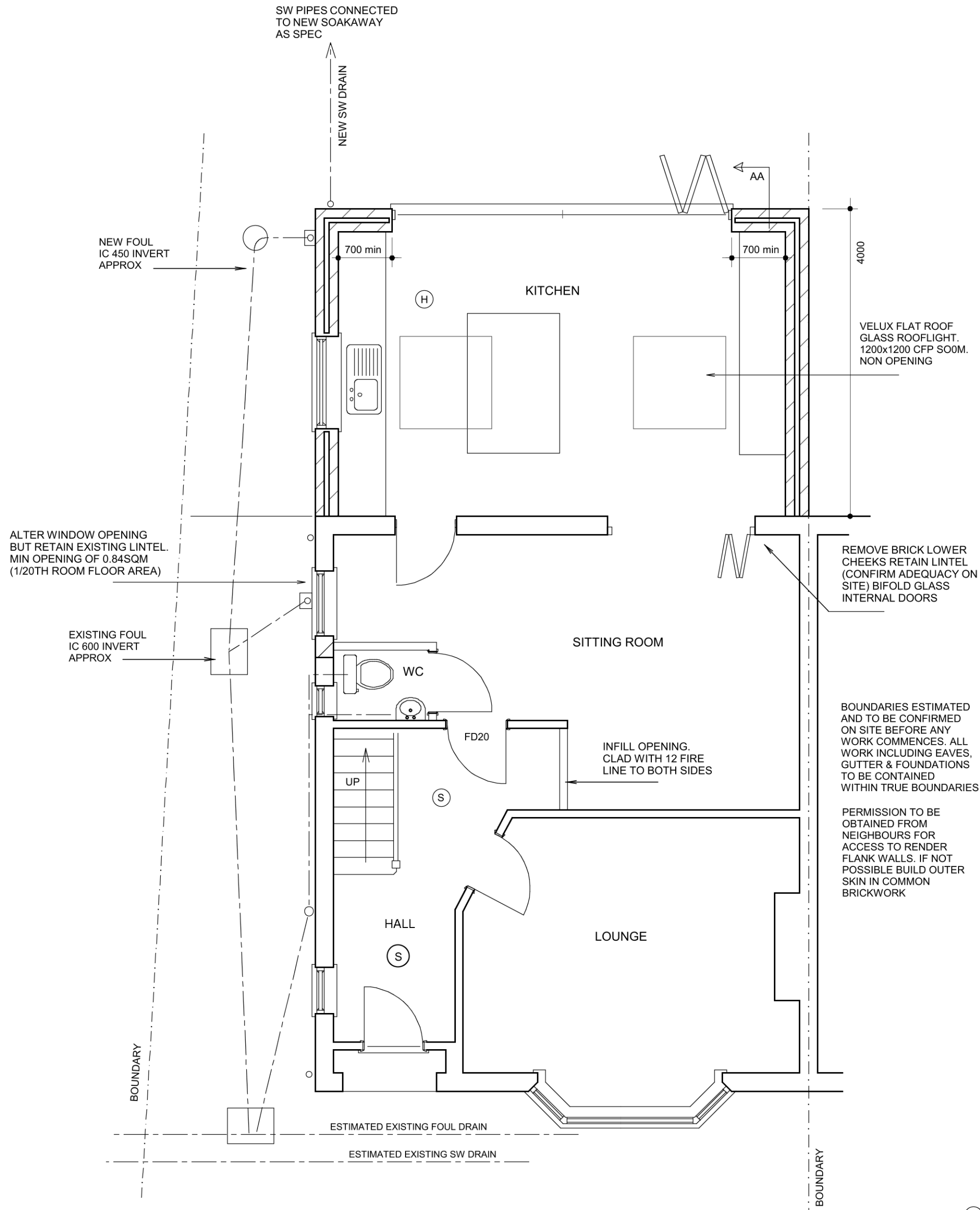
PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

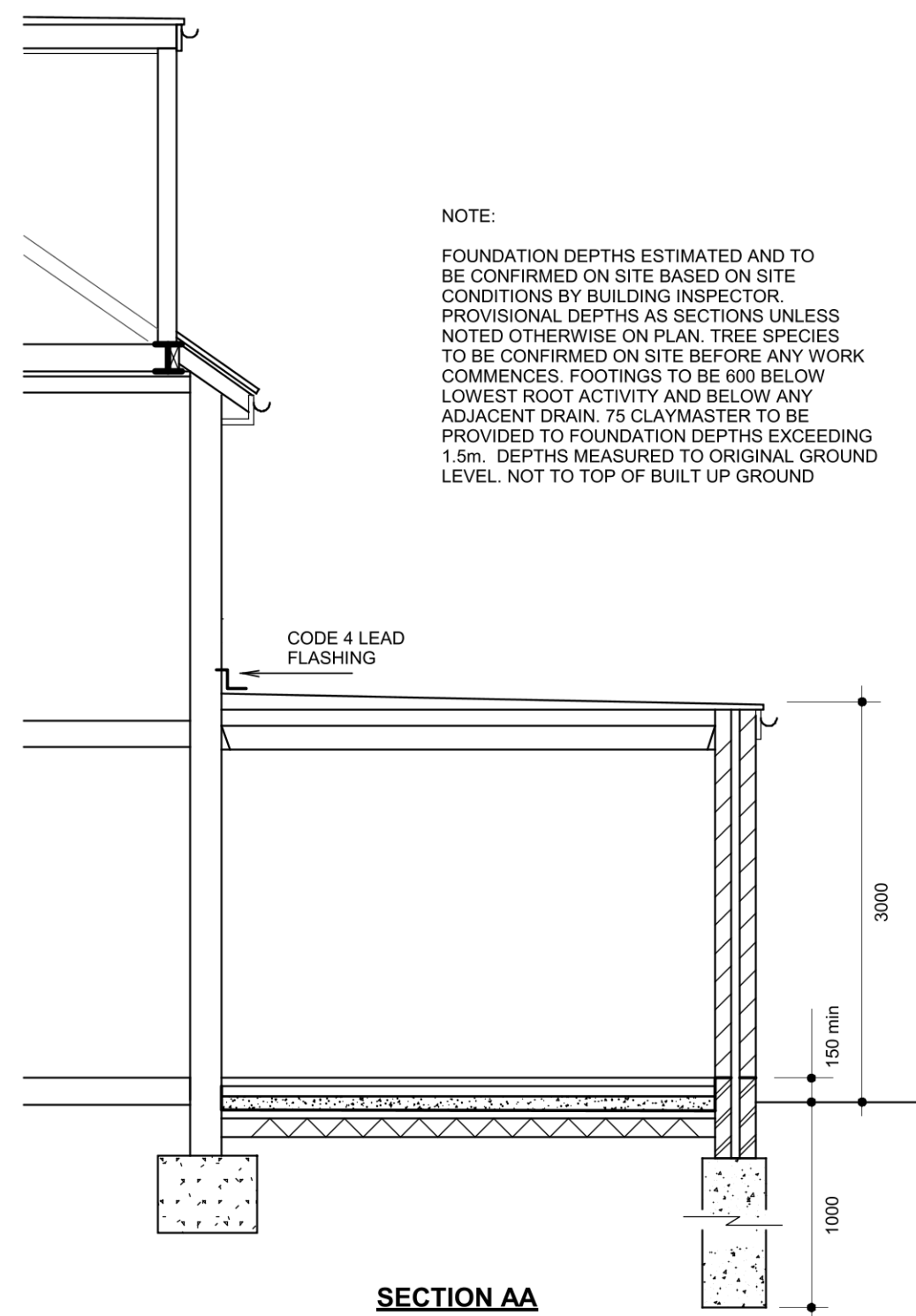
PROPOSED SIDE ELEVATION
SCALE 1:100



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



NOTE:
FOUNDATION DEPTHS ESTIMATED AND TO BE CONFIRMED ON SITE BASED ON SITE CONDITIONS BY BUILDING INSPECTOR. PROVISIONAL DEPTHS AS SECTIONS UNLESS NOTED OTHERWISE ON PLAN. TREE SPECIES TO BE CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. FOOTINGS TO BE 600 BELOW LOWEST ROOT ACTIVITY AND BELOW ANY ADJACENT DRAIN. 75 CLAYMASTER TO BE PROVIDED TO FOUNDATION DEPTHS EXCEEDING 1.5m. DEPTHS MEASURED TO ORIGINAL GROUND LEVEL. NOT TO TOP OF BUILT UP GROUND

GENERAL SPECIFICATION (unless noted otherwise on drawings or engineer's design)

FOUNDATIONS

Concrete deep strip 30 N/mm² strength sulphate resisting cement. Depth & width provisionally as plan but final depth & width to be agreed on site with building inspector. Drains running through foundations or under new walls to have 150 RC lintel over with 50 clearance. Foundations exceeding 1500 deep to have 75 claymaster to inside face kept 500 from bottom of excavation. Any eccentrically loaded foundation to be 600mm wide with the outer face of wall 60 from foundation edge.

GROUND FLOOR – GROUND BEARING CONCRETE SLAB

Min 150 rammed hardcore blinded with 50 sand 1200 PVC DPM lapped to DPC. 100 concrete. 80 Celotex GA4000 insulation slab. 75 screed. All existing air vents ducted through 100 dia PVC pipe under DPC. Strip of insulation to perimeter of screed.

EXTERNAL CAVITY WALLS WITH RENDERED EXTERNAL FINISH

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m²K) to inner & outer skin. 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. 85 cavity with 75 Knauf DriTherm-32 full fill insulation to achieve U-value of 0.28W/m²K. Fill cavity with weak mix concrete to 225mm below DPC. Stainless wall ties 750 horiz, 450 vert, & 300 at reveals. Join to existing building with furfix movement joint. DPC to BS743 lapped to existing. Close cavity reveals with Thermabate insulated cavity closers. Render exterior to match existing 2 x 10 coat 1:1:6 mix + waterproof additive BS5262 to blockwork. Stainless steel bell drip at DPC level. Lightweight Gypsum plaster internally - 11 Thistle Bonding Coat + 3 Thistle multi finish skim. Bifold doors to have Catnic CX70/100 with 200 min bearings. Other openings to have Catnic CG70/100 lintels (unless noted otherwise on plan or engineers design). 150 min bearings.

PARTY WALL

Extension has been draw assuming it will be built alone. If extension is to be attached to a similar rear extension to neighbour party wall to be built in dense concrete blocks laid flat. Provide sound insulation to party wall with either 52mm Gyproc Triline board adhered directly to brickwork or Gyproc Gypliner universal system of 25mm Isover APR 1200 acoustic insulation between lining channels clad with 2x 12.5mm Gyproc Soundblock plasterboard. All to manufacturers instructions and to satisfaction of building inspector.

STEELWORK

Beams to be clad with 12.5 fireline plasterboard + skim to provide 30 min fire rating. Alternatively steelwork to be painted with intumescent paint by suitably trained person to approval of building inspector on site.

INTERNAL PARTITIONS

75x50 stud. Lay DPC under sole plates where on concrete ground floor. Double up joists under partition bolting together with M12 bolts @ 600cts if on timber floor. All partitions to contain 75 acoustic quilt. Clad with 12.5 soundblock + 3 skim each side.

FLAT ROOF (WARM DECK CONSTRUCTION)

175x50 C24 joists at 400 cts on steel joist hangers. 5x30 MS anchor straps at 2000 max cts. 18 WBP plywood fired to fall min 1 in 40. 1 layer felt vapour control layer (VCL) in accordance with BS6229 fully bonded to ply decking. Fully bond 120mm Kingspan TR24 insulation to VCL. Loose lay venting layer directly onto insulation. Torch on underlay sheet over venting layer. Torch on mineral surface cap sheet to underlay. Finish with bitumen bedded stone chippings covering the whole surface to a depth of 12.5mm. Ceiling 9 plasterboard + skim. Roof to achieve U-value of 0.18W/m²K.

ROOFLIGHTS – FLAT ROOFS

Install with manufacturers upstand/flushing kit and all to manufacturers instructions. Triple joists and trimmers around opening to be bolted together with M12 bolts @ 600cts.

VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm² min vent. Install power vent to kitchen to achieve 30 litres/sec if over a cooker or 60 litres/sec if elsewhere. WC to achieve 15 litres/sec and be connected to light switch with 15 min overrun. Vent to be ducted at ceiling level to outside air.

DRAINS

Clay 100 dia pipe laid in 150 pea shingle to fall min 1 in 40. Inspection chambers 150 concrete base. Osma preformed IC all to manufactures spec (only on private non shared drains). Drains shown on drawings are estimated and are to be confirmed on site before any work commences.

SURFACE WATER

112 dia PVC gutters. 68 dia PVC downpipes. Surface water downpipes connected to soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore. Construct new soakaway if required. If not possible connect into existing surface water drain.

ABUTMENTS

All exterior abutments to have code 4 lead min 150 flashing let into brickwork or blockwork.

WINDOWS & DOORS

Double glazed with 16 air gap and soft low E coating. Built in 8000mm² adjustable vent. Windows to achieve U value of 1.6 w/m²K. Doors to achieve U value of 1.8 w/m²K. All glass below 800mm, glass in doors or within 300mm of a door to be toughened safety glass.

ABOVE GROUND DRAINAGE AND PLUMBING

Sink to have 40 dia waste. Basin with 32 dia waste. All with 75 D/S traps & rodding access at bends. WC with 110 dia waste. Plumbing to comply with British Standards. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

HEATING

New radiators to be fitted with thermostatic valves. Work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safe registered person.

2 CREST GARDENS RUISLIP MIDDX HA4 9HD

SINGLE STOREY EXTENSION

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BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN. ALL NEW WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS. DIMENSIONS IN MILLIMETRES AND TO BE CONFIRMED ON SITE. ALL STEEL DIMENSIONS TO BE CONFIRMED ON SITE AND NOT BE TAKEN FROM STRUCTURAL CALCULATIONS. ALL DRAINS & TREES ARE ESTIMATED AND ARE TO BE CHECKED & CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. CLIENT TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES. ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT OPERATIVES DUE TO SURVEY LIMITATIONS EXISTING JOIST SPANS ASSUMED UNTIL CONFIRMED ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LONGBEARING UNTIL OPENED UP ON SITE AND CHECKED BY COMPETENT PERSON TO CONFIRM OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES. IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS CONTRADICTS ARCHITECTURAL DRAWING SPEC. ENGINEERS DESIGN PREVAILS. THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILD/ER/CLIENT TO APPOINT CDM CONSULTANT TO ENSURE WORKS COMPLY WITH CDM REGULATIONS BEFORE WORK COMMENCES. SINCE WE HAVE NO ACCESS TO THE DEEDS OF THE PROPERTY IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE WORKS DO NOT CONTRAVENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS.