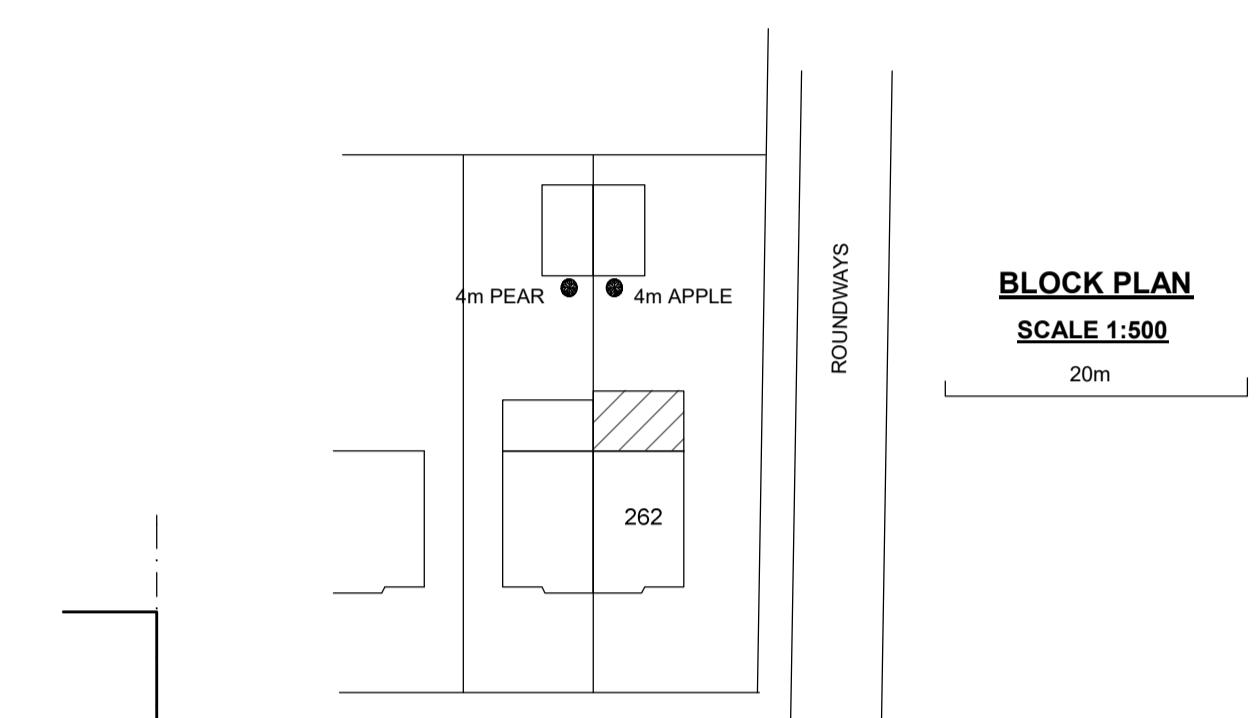
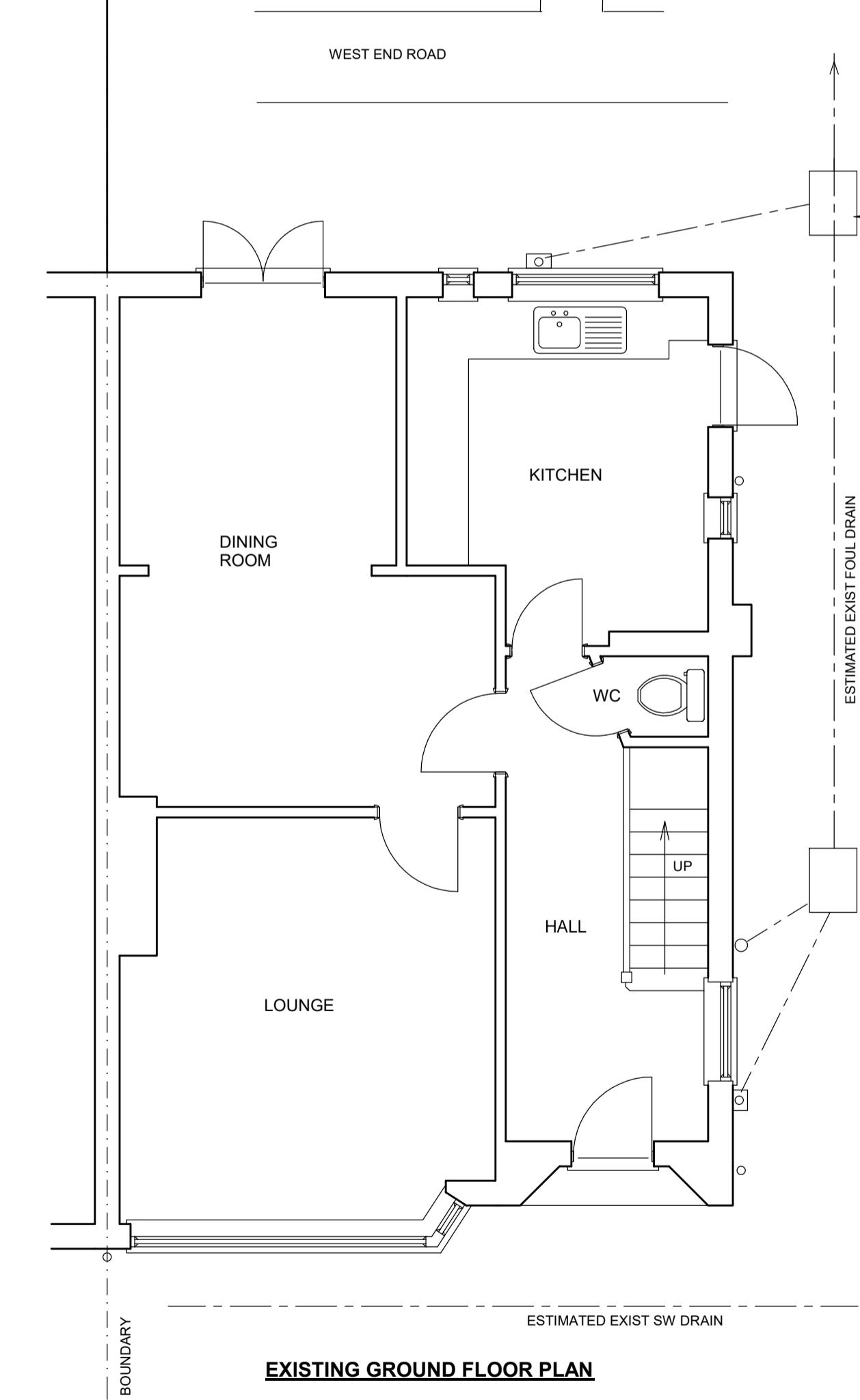




EXISTING SIDE ELEVATION  
SCALE 1:100



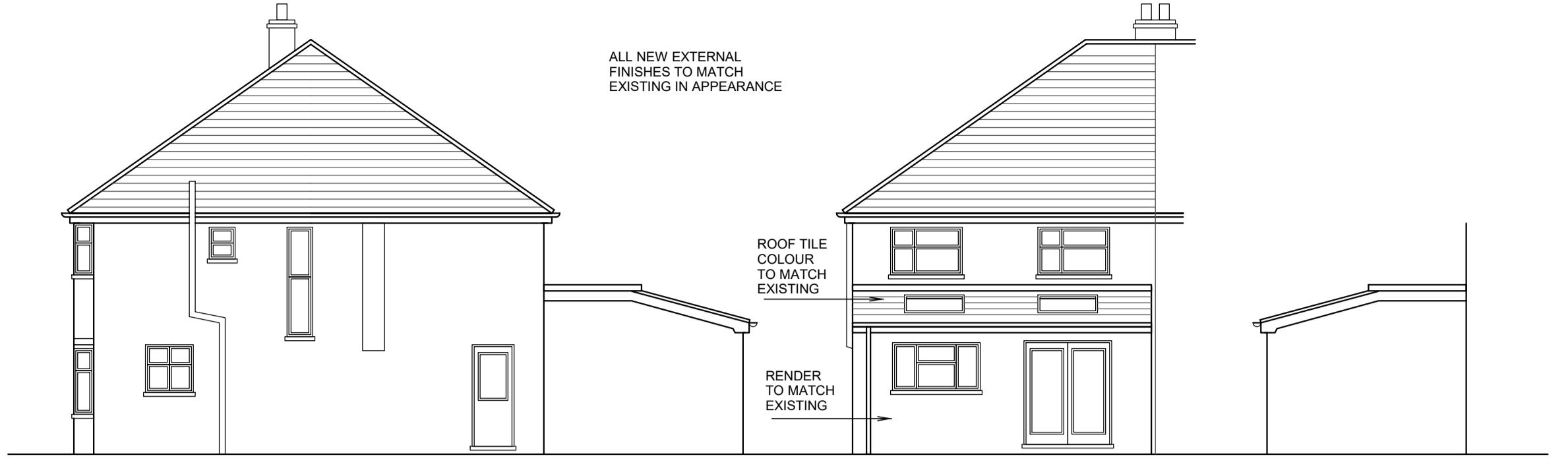
BLOCK PLAN  
SCALE 1:500



EXISTING GROUND FLOOR PLAN

10.00 METRES @ 1:100

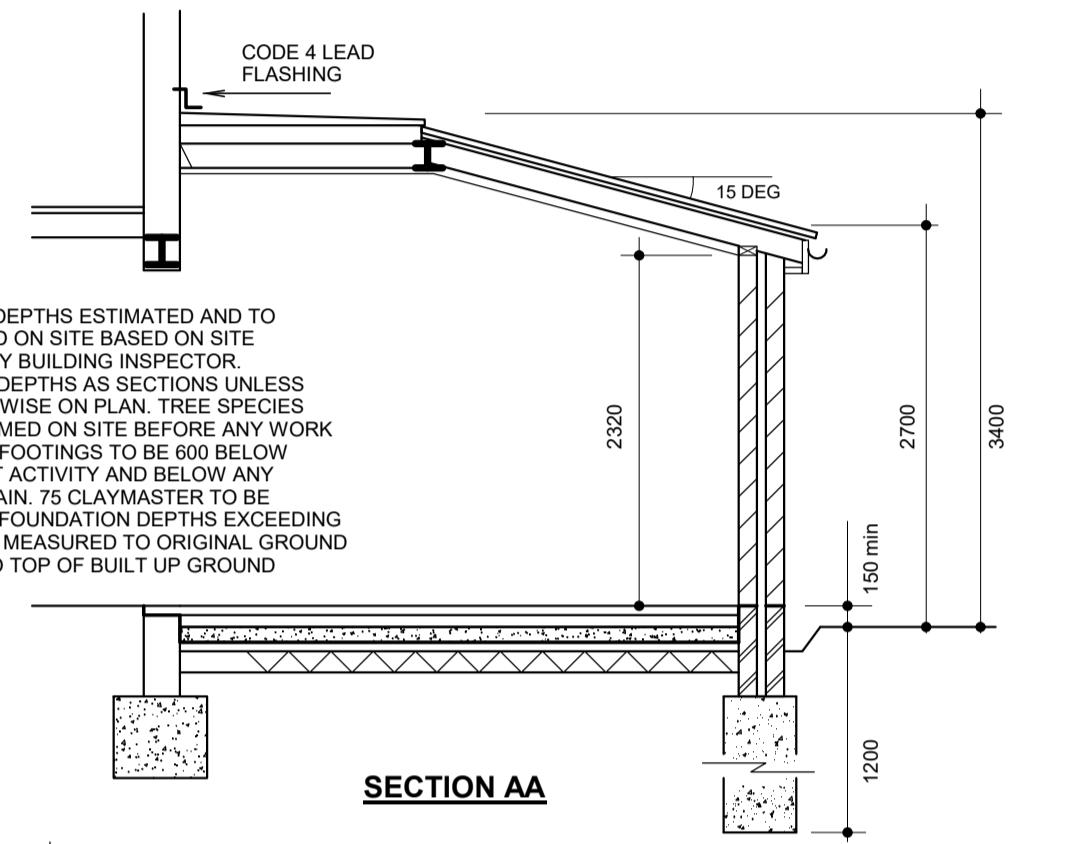
5.00 METRES @ 1:50



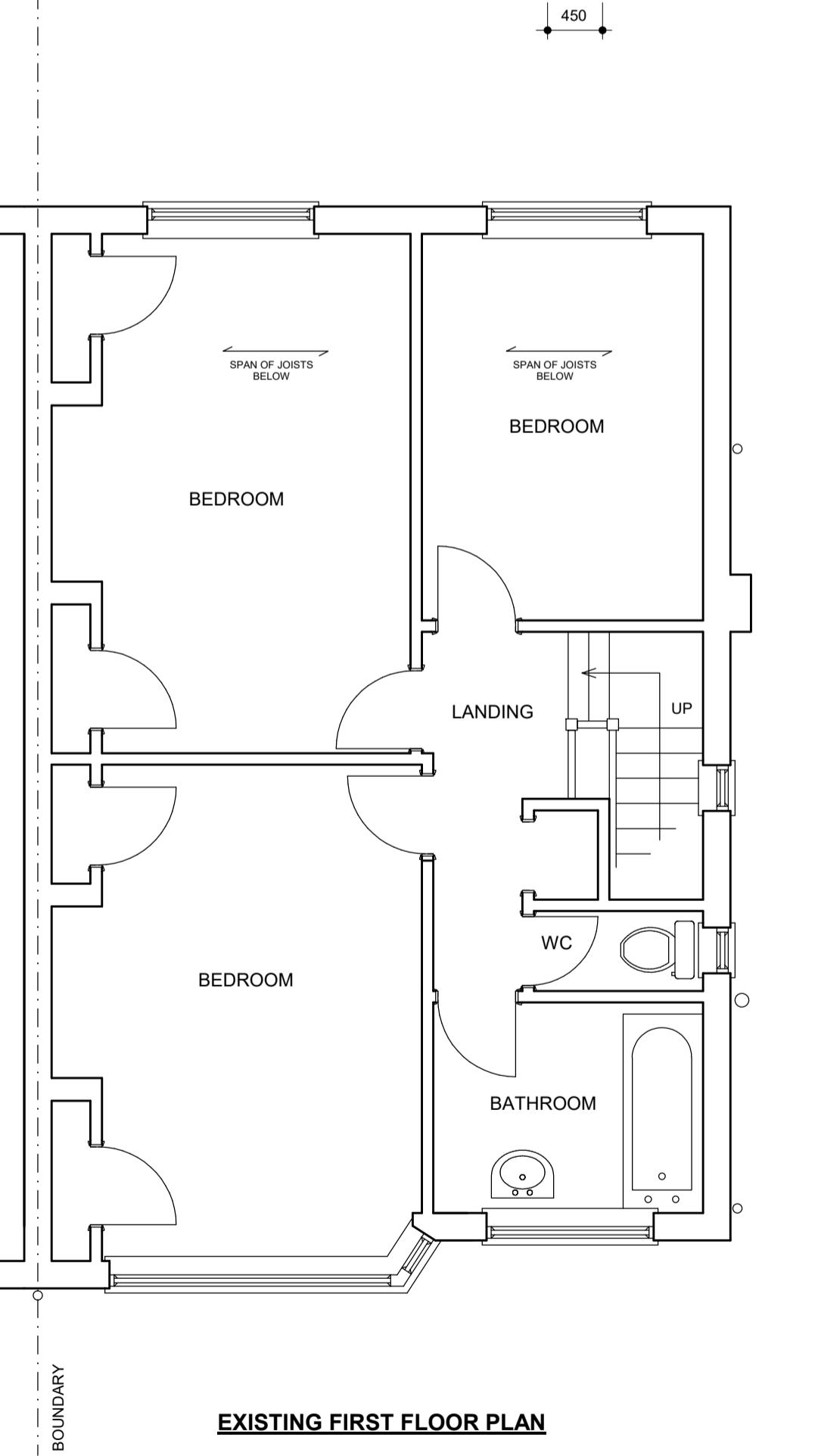
PROPOSED SIDE ELEVATION  
SCALE 1:100

PROPOSED REAR ELEVATION  
SCALE 1:100

PROPOSED SIDE ELEVATION  
SCALE 1:100

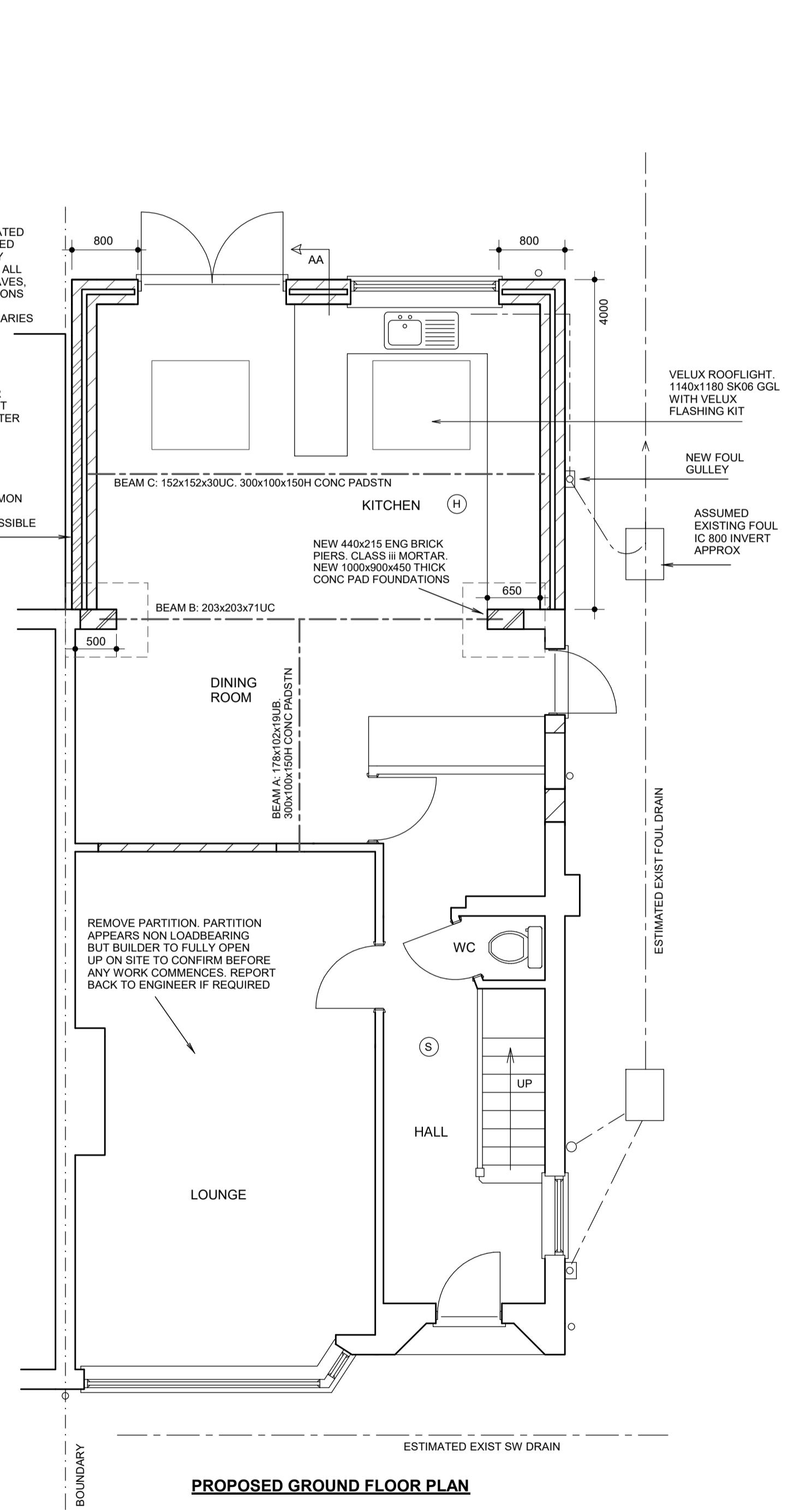


SECTION AA



EXISTING FIRST FLOOR PLAN

(S) SELF CONTAINED MAINS OPERATED INTERLINKED OPTICAL SMOKE DETECTOR SYSTEM IN ACCORDANCE WITH BS5839 OR BS5446. ALARMS TO HAVE BATTERY BACK UP. DETECTORS 300mm FROM WALLS  
(H) HEAT DETECTOR INTERLINKED WITH SMOKE DETECTORS



PROPOSED GROUND FLOOR PLAN

262 WEST END ROAD RUISLIP MIDDX HA4 6DY

SINGLE STOREY EXTENSION

© COPYRIGHT JAMES RUSH ASSOCIATES LTD

JAMES RUSH ASSOCIATES LTD

54 JOINERS LANE CHALFONT ST PETER  
BUCKINGHAMSHIRE SL9 0AT TEL: 01923 775 761  
EMAIL: jamesrush@hotmail.com

SCALE 1:50 / 1:100 @ A1

APRIL 2021

DRG No. 2227.1 REV A

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN  
ALL NEW WORKS TO BE CONSIDERED LOADBEARING UNTIL CONFIRMED OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES  
IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS OVERLAYS THIS DRAWING, CONSULT THEM FOR ALL DETAILS  
THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDER/CUSTOMER TO APPOINT CDM CONSULTANT TO ENSURE COMPLIANCE WITH ALL APPROPRIATE REGULATIONS  
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

#### FOUNDATIONS

Concrete deep strip 30 N/mm<sup>2</sup> 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. Foundations dug next to neighbouring structures to be constructed in 'hit & miss' sequence. Excavate alternate bays not exceeding 1m long. Fill with concrete and dig next bay after concrete has fully set. Connect pins with M16 MS dowels. 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 with staggered & taped joints. 75 screed. All existing air vents ducted through 100 dia PVC pipe under DPC. Strip of insulation to perimeter of screed.

#### EXTERNAL CAVITY WALLS

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m2K) inner skin. 100 Celcon Standard lightweight block O1 102 facing brick outer skin to match existing outer skin (refer to plan). 1:16 mortar mix. Class B eng brick with sulphate resisting cement below DPC. 95 cavity with 85 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 steel 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 Thermabaté insulated cavity closers. Render outer skin blockwork to match existing 2 x 10 coat 1:16 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. Openings to have Canic CG90/100 lintels. 150 min bearings.

#### 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. 12.5 plasterboard + skim. 1981x762 doorways unless shown otherwise on plan. 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.

#### PITCHED ROOF (WITH SLOPING SOFFIT) - VENTILATED

150x50 C16 rafters at 400 cts spiked & B-mouthed to joists & wall plates. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. 100mm Celotex GA4000 insulation between joists & 45mm Celotex TB4000 insulation beneath joists to achieve U-value of 0.18W/m2K. 15 degree pitch. Tyvek breathable membrane. 19x38 battens. Sandtoft 20/20 interlocking clay tiles with 100 headlap laid to suit 15 deg pitch (or similar approved). Tile colour to match existing. 9 plasterbd + skim to soffit.

#### FLAT ROOF (WARM DECK CONSTRUCTION)

100x50 C16 joists at 400 cts on steel joist hangers. 5x30 MS anchor straps at 2000 max cts. 18 WBP plywood fixed to fall min 1 in 40. 1 layer felt vapour control layer (VCL) in accordance with BS6229 fully bonded to plywood. 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 - PITCHED ROOFS

Install with manufacturers upstand/flashng kit and all to manufacturers instructions. 15 degree min pitch for Velux rooflight. Doubled up rafters 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 800mm<sup>2</sup> min vent. Install power vent to kitchen to achieve 30 litres/sec if over a cooker or 60 litres/sec if elsewhere. 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. 215 shaft of engineering bricks type B flat pointed. Clay fittings in 1:3 mortar bedding. 600x450 steel frame & cover. Alternatively use Osma preformed IC all to manufacturers 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.

#### 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 800mm<sup>2</sup> 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 with 75 D/S traps & rodging access at bends. 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.