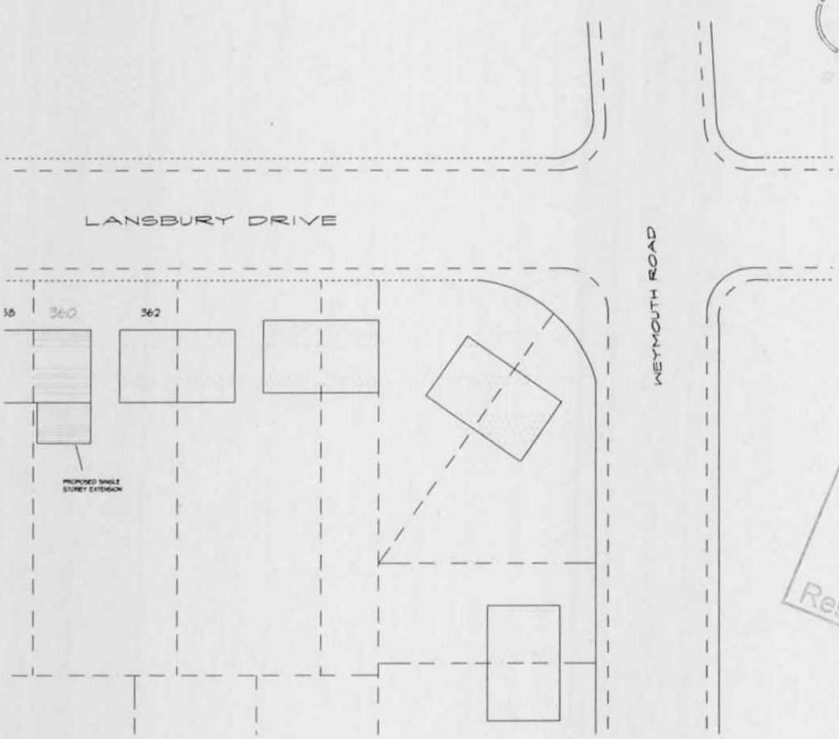
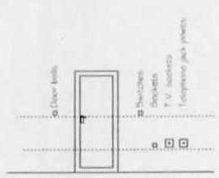


SITE PLAN

London Borough of Hillingdon
RECEIVED
- 5 APR 2017
Planning
Residents Services



Provide switches and socket outlets for lighting and other equipment in habitable rooms at accessible heights 450mm and 1100mm from finished floor level.

HEIGHTS OF SWITCHES, SOCKETS ETC

GROUND BEARING CONCRETE FLOOR CONSTRUCTION

The power floated 65mm thick sandcement screed shall be reinforced with one layer of A142 mesh placed 25mm from the bottom and all laid over a 500g polythene vapour barrier.

The insulation shall be 150mm thick Jablite 100 floor insulation slabs laid directly onto a 3 coat Synthaprufe DPM with 1200g polythene over existing house DPC at new openings and a minimum 150mm lap between the slab DPM and the wall DPC. Provide 30mm thick perimeter insulation from offcuts to reduce cold bridging.

The concrete slab shall be 100mm thick and of grade C30/mm concrete, cast onto 150mm of clean compacted hardcore laid directly onto the ground with top soil and vegetation removed.

The slab shall be thickened locally to 300mm and reinforced with A142 mesh under internal non load bearing brick or block walls (with insulation omitted).

PLUMBING AND DRAINAGE

Plumbing shall comply with the requirements of BS5572. All appliances shall be fitted with minimum 40mm diameter wastes and 75mm deep sealed traps.

Branch drains shall be at least 100mm diameter PVC pipes with flexible joints, all laid to a minimum 1 in 40 fall and on a bed of 150mm thick pea shingle. Where the drains pass under the new or existing culmination they should be surrounded in 150mm thick concrete with any walls and foundations inserted over.

Surface water drainage is to be via above and run to the existing surface water system or to a new soakaway. New soakaways shall be at least $1m^3$ per $30m^2$ of Roof area (measured on plan area) and not less than in below ground level, all below the pipe invert at entry. The soakaways shall be filled with hardcore or other suitable free draining material and shall be located at least 5m from any building.

NEW MANHOLES

New manholes shall be 600mm diameter polypropylene by Hepworth or similar, with 100mm inlet and outlet diameters and all bedded on not less than 100mm of granular material. The base/rift shall consist of granular material all topped with a 300 wide x 225mm deep concrete collar to take a cast iron cover and frame.

Bed channels and branches in 1:3 cement/sand mortar and connect branches to main channel so that discharge flows smoothly in the direction of the main flow.

Form benching in concrete to rise vertically from the top of the channels to a height not lower than the soffit of the outlet pipe and then slope upwards at 1 in 10 to walls. Within 3 hours, float with a coat of 1:2 cement/sand mortar and finish smooth with a steel trowel.

VENTILATION

Any existing air bricks shall be sealed through the new solid floor using 100mm diameter hepsleeve, all linked to new air bricks in the new external walls.

The openable areas of windows shall be at least 5% of the floor area of the room. All habitable rooms are to have at least 8000mm2 of permanent background ventilation. All new windows shall be double glazed using low-emissivity glass with 16mm spacing to all new double glazing.

Mechanical ventilation is to be provided to Kitchens capable of 60 litres/second running intermittently or 30 litres/second if incorporated into the cooker hood.

Mechanical ventilation is to be provided to Bathrooms, Bath/Shower rooms, Toilets and Utility rooms capable of 15 litres/sec. running intermittently or if there is no openable window greater than 5% of floor area, capable of 3 air changes per hour and linked to the light switch with a minimum 20 minute overrun.

Balanced boiler flues should be at least 300mm from any opening into the Building which is wholly or partly above the terminal and 600mm from any boundary. Flues to be protected with a guard to prevent contact and of damage.

ELECTRICAL INSTALLATION

All wiring installation shall conform to the I.E.E. Wiring Regulations.

All services, electrical, lighting, heating etc. to be agreed with client.

All ground floor sockets and appliance sockets except in kitchen and utility room (if applicable) to be positioned 450mm above Floor level.

All ground floor light switches to be positioned within 1200mm of Floor level.

All light fittings to be energy efficient.

PITCHED TILED ROOF

Roof tiles (to match existing) shall be fixed to 25mm x 50mm tanalised softwood tile battens (grade SC3 or better) on Ondalite underweaving system or cross support battens at tile gauge, the wall plate shall be fixed down using 30mm x 5mm galvanised mild steel straps at 1200mm centres.

Eaves ventilation shall be provided on opposite sides of the roof to permit unobstructed cross ventilation using Ondalite Eaves Ventilator Strip at the eaves and Heatroom Breather Vents at 6000mm centres on the Flat Roof.

Insulation shall be 250mm thick glass/fibre quilt laid between the ceiling joists and under a ceiling of 12.5mm plasterboard and a 3mm plaster skim. A clear gap of not less than 50mm shall be maintained at the eaves between the insulation quilt and the roofing felt.

Provide a 100mm diameter half round PVC gutter with 25mm soffit and fascia boards and corrosion resistant fly proof mesh over ventilation openings.

LIMITING INFILTRATION

To limit the infiltration of cold air, continuous seals should be provided at the edges of openings such as windows, doors and at the junction of walls, floors and ceilings. Seal all service penetrations with expanding foam or other suitable sealants. For large voids mineral wool or other material may be used to provide a backing for the sealants. Seal under skirting boards where dry lining is used or on suspended floors. Boxing to concealed services to be sealed at floor and ceiling levels. Provide draft seal with belt or cloth to loft hatch.

Mastic around all sockets.

All structural stairwork is to be enclosed in two layers of 12.5mm plasterboard to achieve a half hour fire resistance. Plasterboard is to be fixed using wire bindings at 100mm centres.

Line both faces with 12.5mm thick plasterboard. Fixed to frame with 40mm long galvanised nails at maximum 150mm centres. Provide 5mm skim coat on finish or lapped and fill joints if not.

All self-contained smoke alarms shall be fixed to the ceiling, at least 300mm from any wall or light fitting. The method of fixing shall be in accordance with the manufacturer's instructions.

All structural stairwork is to be enclosed in two layers of 12.5mm plasterboard to achieve a half hour fire resistance. Plasterboard is to be fixed using wire bindings at 100mm centres.

Line both faces with 12.5mm thick plasterboard. Fixed to frame with 40mm long galvanised nails at maximum 150mm centres. Provide 5mm skim coat on finish or lapped and fill joints if not.

Where Drain run pass through foundations or walls, provide pre-cast lintels over, minimum bearing 250mm.