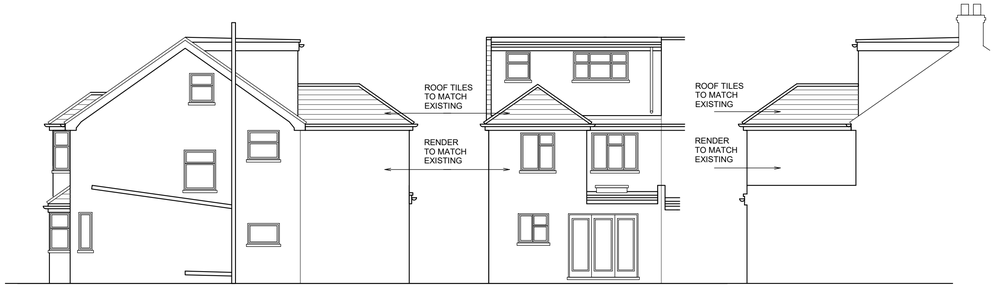
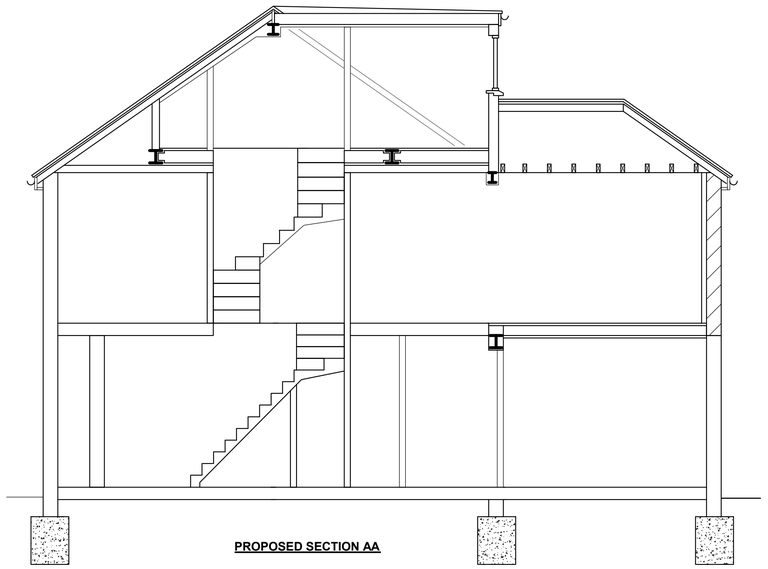


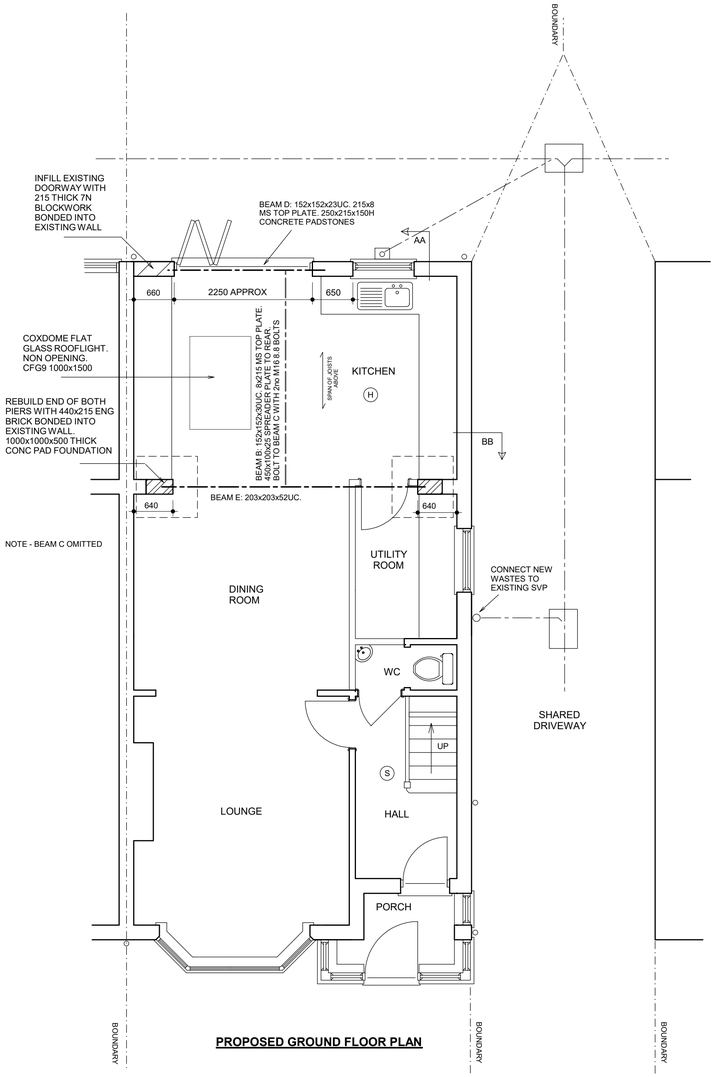
PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

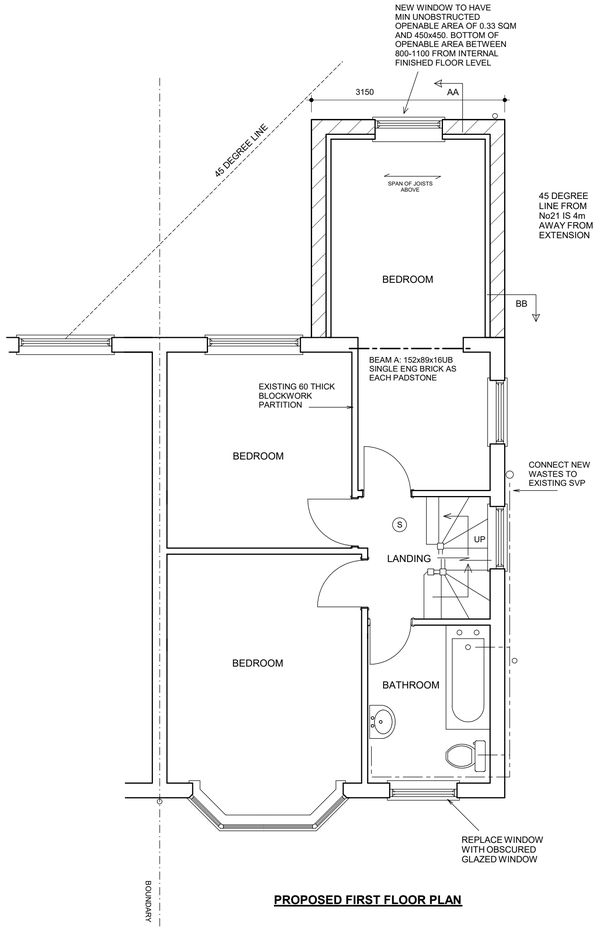
PROPOSED SIDE ELEVATION
SCALE 1:100



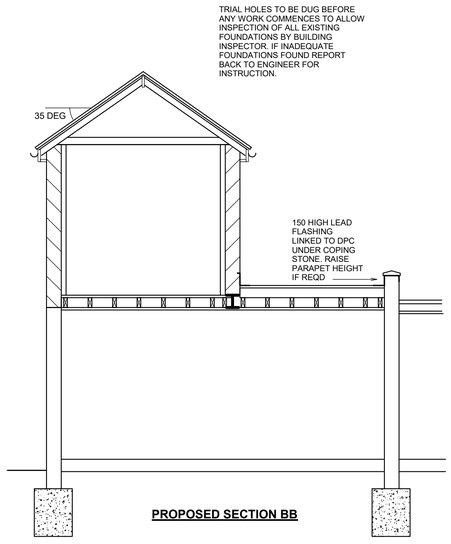
PROPOSED SECTION AA



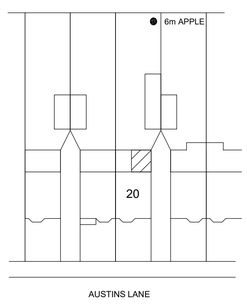
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECTION BB



BLOCK PLAN
SCALE 1:500
20m

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

EXTERNAL SOLID WALLS

Solid wall of 215 Celcon Standard lightweight block (K=0.15 W/m2K). 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. Dryline internally with 72.5 Celotex PL4000 insulation backed plasterboard dot & dabbed to wall with 3 skim. Join to existing building with furfix movement joint. DPC to BS743 lapped to existing. 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. Window opening to have insulated Catnic CN71A steel lintels over with min 150 bearing. Rear door opening to have lintel as engineers design.

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.

FIRST FLOOR

175x50 C16 joists at 400 cts. Steel joist hangers. 22mm moisture resistant T&G particle board (18 WBP ply to bathrooms) 5x30 steel restraint straps at 2000 cts over 2 joists & located in brick or blockwork. 200x38 straight strutting between joists. Soffit clad with 9 plasterboard + skim. 100 acoustic quilt between joists

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 partitions with 12.5 soundblock + 3 skim each side.

PITCHED MAIN ROOF

100x50 C16 rafters at 400 cts. Spiked & B-mouthed to joists & wall plates. 200x50 C16 hip rafters. 200x38 ridge board. 150x50 C16 ceiling joists to 400cts. 1 layer roof felt. 19x38 battens. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. Roof tiles to match existing. Chutes to valleys. 35 degree pitch. Ventilate at eaves. 300 fibreglass quilt laid between joists & over joists. Thru vents installed to perimeter to allow through eaves ventilation. 9 plasterbd + 3 skim to underside of joists. New hip & ridge tiles to be bedded on mortar in addition to a mechanical fixing

FLAT ROOF (WARM DECK CONSTRUCTION)

175x50 C16 joists at 400 cts on steel joist hangers. 5x30 MS anchor straps at 2000 max cts.1 in 40 firrings. 12 WBP ply. Bond vapour control layer to ply (Alutrix 600 or similar). Fully bond 150mm Celotex GA4000 to VCL. 18 OSB. Loose lay venting layer. 3 layer felt to BS747 hot bonded to OSB decking. Ceiling 9 plasterboard + skim. Roof to achieve U-value of 0.15W/m2K. Roof covering to achieve AA, AB or AC surface spread of flame rating.

ROOFLIGHTS – FLAT ROOFS

Install with manufacturers upstand/flashing kit and all to manufacturers instructions. Doubled up 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 8000mm^2 min vent. Open plan kitchen diners to have 3x8000mm^2 vents. Install power vent to kitchen to achieve 30 litres/sec if over a cooker or 60 litres/sec if elsewhere. Utility room to achieve 30 litres/sec. WC/Bath room 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

Plastic100 dia pipe laid in 150 pea shingle to fall min 1 in 40. 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. No additional roof area added so surface water downpipes connected into existing surface water drain. If not possible construct soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore. If clay found use crate system soakaway.

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 8000mm^2 adjustable vent. Windows & doors to achieve U value of 1.4 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, bath & shower 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. SVPs to vent 900 above any openable window within 3m. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps. Baths & shower taps to be thermostatically controlled to ensure water does not exceed 48 deg C

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.

20 AUSTINS LANE ICKENHAM MIDDX UB10 8RH

FIRST FLOOR EXTENSION. GROUND FLOOR ALTERATIONS RELOCATE BATHROOM

SCALE 1:50 / 1:100 @ A1

APR 2023

DRG No. 2368.2 REV B

JAMES RUSH ASSOCIATES LTD
54 JOINERS LANE CHALFONT ST PETER
BUCKINGHAMSHIRE SL9 0AT TEL: 01923 775 761
EMAIL: jameswrush@hotmail.com

10.00 METRES @ 1:100

5.00 METRES @ 1:50

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 LOADBEARING 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. BUILDER/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

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

(H) HEAT DETECTOR INTERLINKED WITH SMOKE DETECTORS