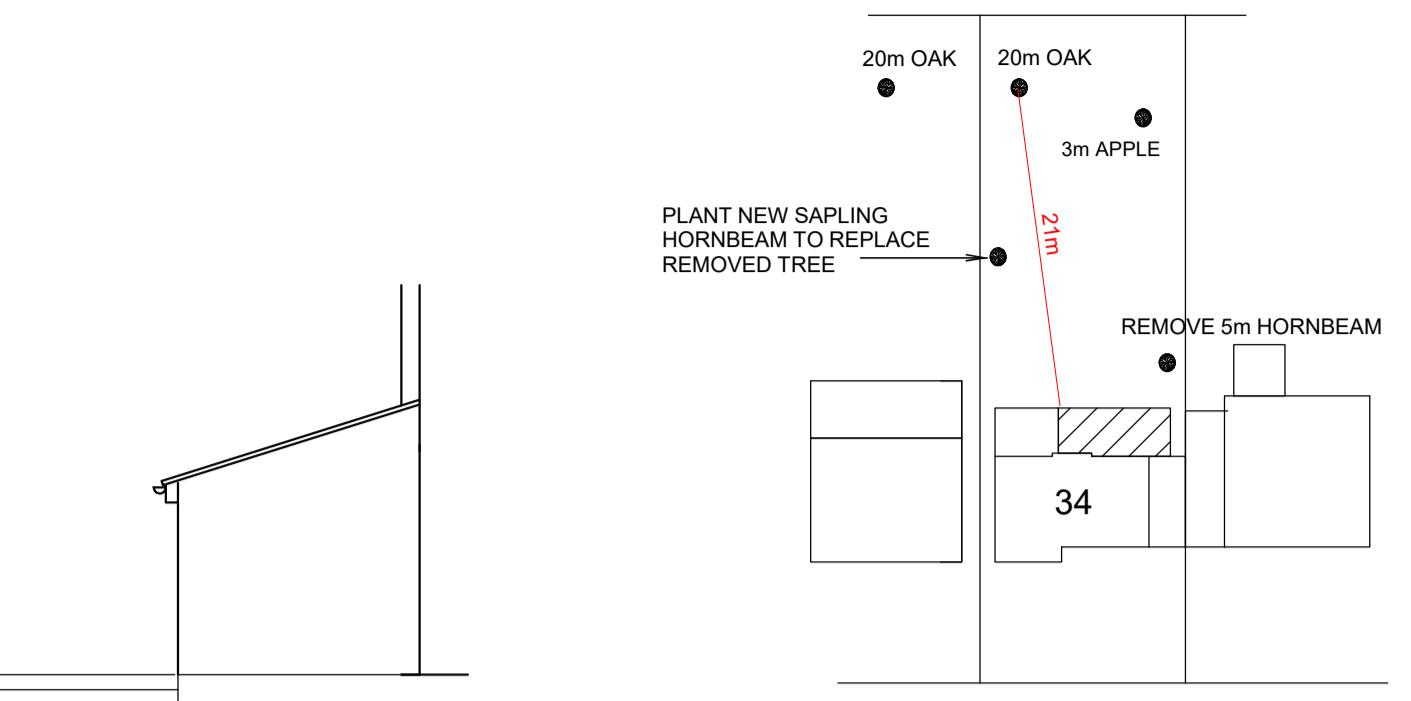


PROPOSED FRONT ELEVATION
SCALE 1:100

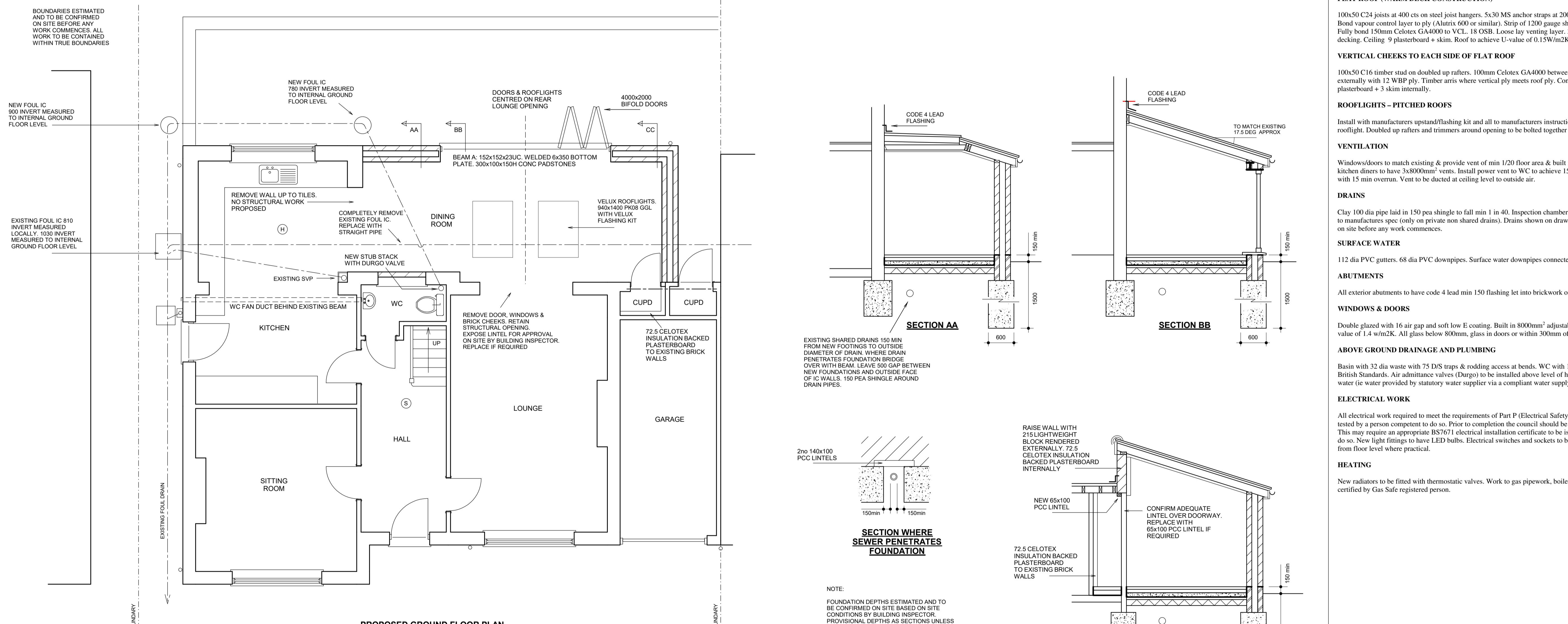
PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100



PARK AVENUE
PROPOSED SIDE ELEVATION
SCALE 1:100

BLOCK PLAN
SCALE 1:500
20m



PROPOSED GROUND FLOOR PLAN
SCALE 1:50

(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

34 PARK AVENUE RUISLIP MIDDX HA4 7UQ

SINGLE STOREY EXTENSION

SCALE 1:50 / 1:100 @ A1

DRG No. 2458.2 REV D

SEPT 2025

JAMES RUSH ASSOCIATES LTD

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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 OR PLAN ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING UNTIL OTHERWISE STATED. ALL NEW WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS. ALL NEW WORKS TO BE CONSIDERED LOADBEARING UNTIL OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES. IF STRUCTURAL ELEMENTS DESIGN RELATING TO STRUCTURAL ELEMENTS CONTAINING EXISTING PARTS OF THE PROPERTY ARE REQUIRED, THESE ELEMENTS ARE TO BE PROVIDED BY THE BUILDER/CLIENT. THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDER/CLIENT TO APPOINT COM CONSULTANT TO ENSURE WORKS ARE CONDUCTED IN ACCORDANCE WITH PLANS & 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.

DUE TO SURVEY LIMITATIONS EXISTING JOINT SPANS ASSUMED UNTIL CONFIRMED ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING UNTIL OTHERWISE STATED. ALL NEW WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS. ALL NEW WORKS TO BE CONSIDERED LOADBEARING UNTIL OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES. IF STRUCTURAL ELEMENTS DESIGN RELATING TO STRUCTURAL ELEMENTS CONTAINING EXISTING PARTS OF THE PROPERTY ARE REQUIRED, THESE ELEMENTS ARE TO BE PROVIDED BY THE BUILDER/CLIENT. THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDER/CLIENT TO APPOINT COM CONSULTANT TO ENSURE WORKS ARE CONDUCTED IN ACCORDANCE WITH PLANS & 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/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 2x 140(h) x 100(w) PCC lintels over with 50 clearance (unless larger beam shown on drawings or engineer's design). 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.

GROUND FLOOR - GROUND BEARING CONCRETE SLAB

Min 150 mm thick hardcore blinded with 50 sand 1200 PVC DPM lapped to DPC. 100 concrete. 100 Celotex GA4000 insulation slab with staggered & taped joints. 75 screed. 500 gauge polythene separating layer between insulation & screed. All existing air vents ducted through 100mm DPC terminated with 215x150 airbricks. Strip of insulation to perimeter of screed. Floor to achieve U-value of 0.18W/m².

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. 150 cavity with 150 Knauf Dritherm-32 full fill insulation. Dryline internally with 12.5 plasterboard dot & dabbed to wall with 3 skim. Wall to achieve U-value of 0.18W/m². 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 full movement joint. DPC to BS743 lapped to existing. Close cavity reveals with Therabat insulated cavity closers. Render exterior to match existing 2 x 10 coat 1:1:6 mix + waterproof additive BSS262 to blockwork. Stainless steel drip at DPC level. Bifold doors Intel as engineers design. 150 mm 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.

PITCHED ROOF (WITH SLOPING SOFFIT) - UNVENTILATED

175x50 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. 150mm Celotex XR4000 insulation between rafters & 30mm Celotex TB4000 insulation beneath rafters to achieve U-value of 0.15W/m². Tyvek breathable membrane. 19x38 battens. Redland 49 interlocking tiles with headlap laid to suit low pitch (or similar approved). Tile colour to match existing. 9 plasterbd + skim to soffit. New ridge tiles to be bedded on mortar in addition to a mechanical fixing.

FLAT ROOF (WARM DECK CONSTRUCTION)

100x50 C24 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). Strip of 1200 gauge sheet between warm deck and pitched roofs. 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/m².

VERTICAL CHEEKS TO EACH SIDE OF FLAT ROOF

100x50 C16 timber studs on doubled up rafters. 10mm Celotex GA4000 between studs. 50 Celotex TB4000 internally. Clad externally with 12 WBP ply. Timber arris where vertical ply meets roof ply. Continue flat roof felt up cheeks. 12.5 plasterbd + 3 skim internally.

ROOFLIGHTS - PITCHED ROOFS

Install with manufacturers upstand/flashing kit and 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 8000mm² min vent. Open plan kitchen/diners to have 3x8000mm² vents. Install power vent to 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 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 existing SW 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 & 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

Basin with 32 dia waste with 75 D/S traps & rodding access at bends. WC with 110 dia waste. Plumbing to comply with British Standards. Air admittance valves (Durgo) to be installed above level of highest fitting that it serves. Wholesome water (i.e. 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.