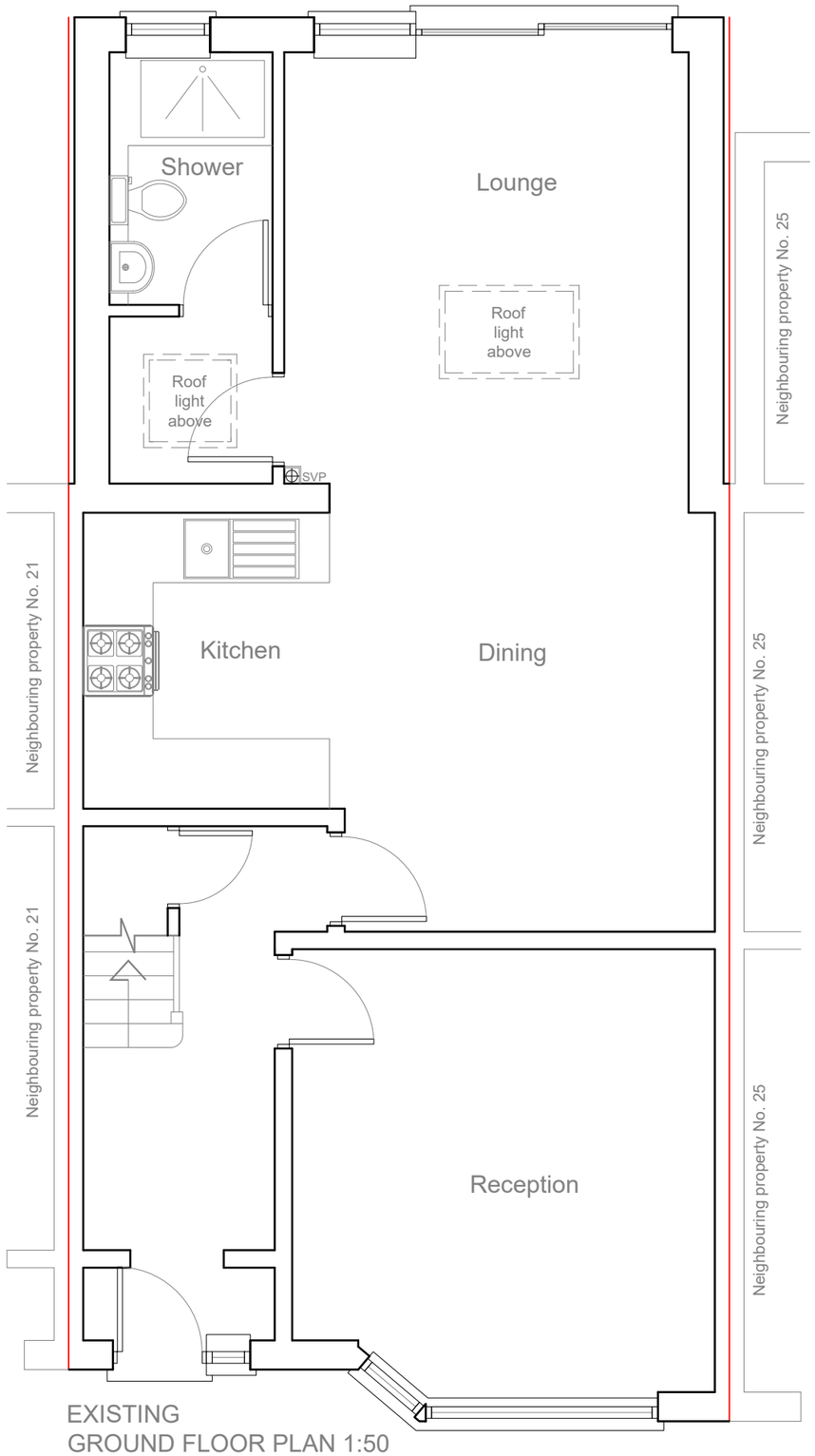
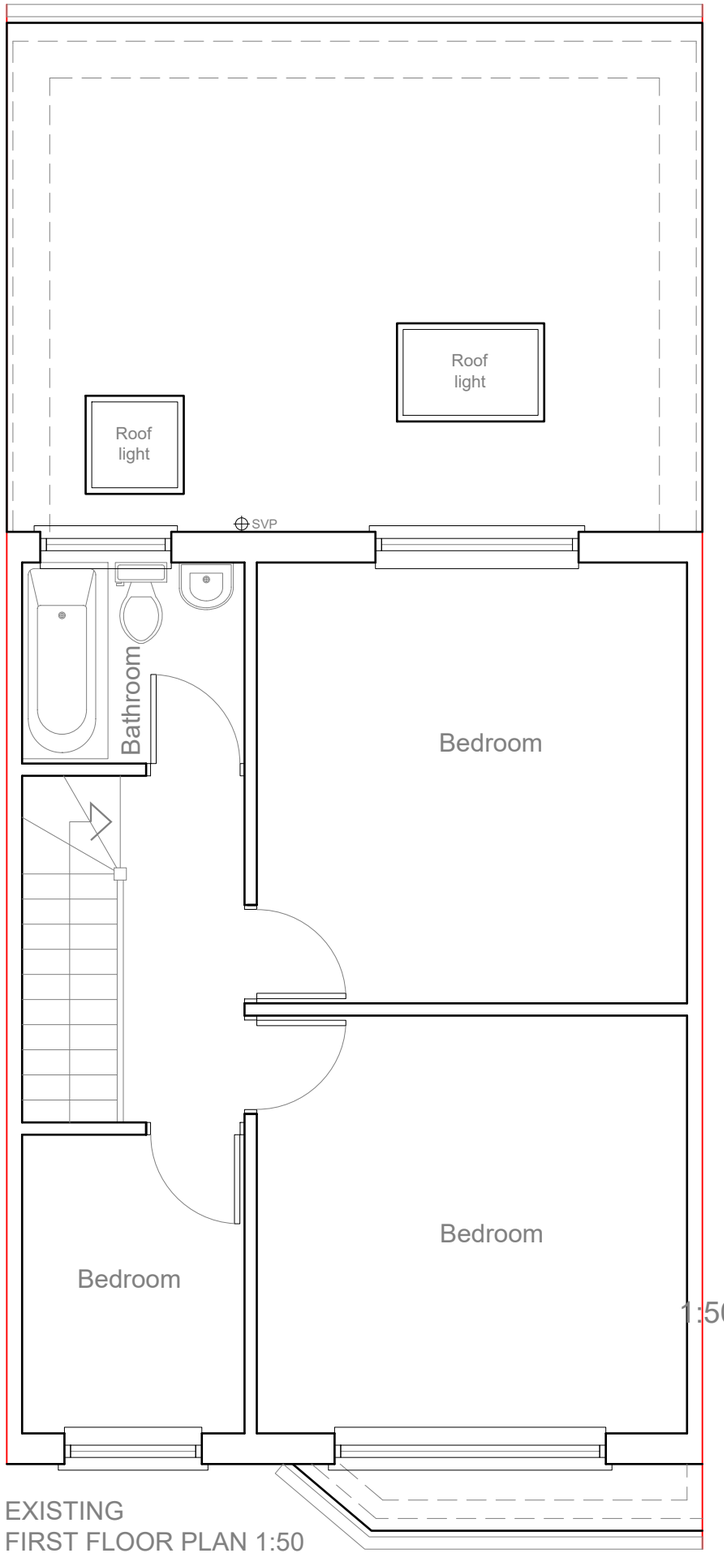


EXISTING
GROUND FLOOR PLAN 1:50



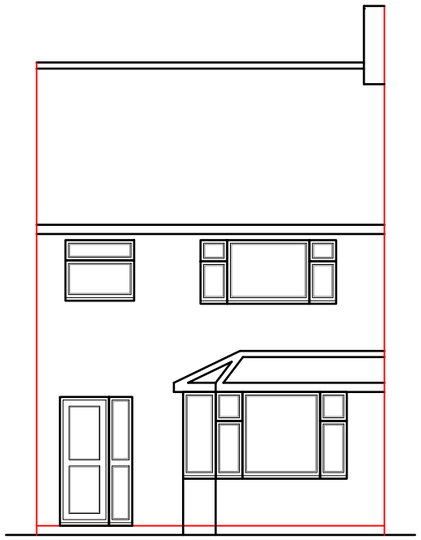
EXISTING
FIRST FLOOR PLAN 1:50

1:50

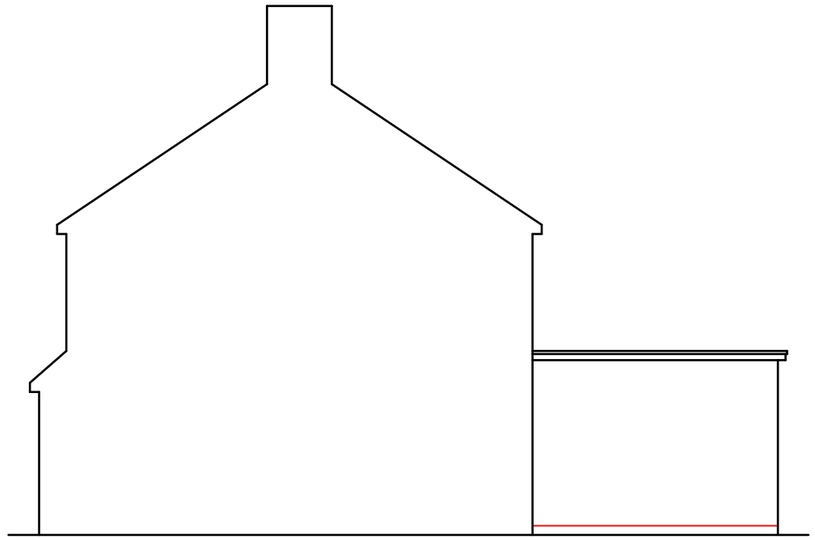
0 1 2 5 Meter

Modhwadia Design Services	Project: 23 Burleigh Road Uxbridge UB10 9BG	Title: Existing Ground floor plan First floor plan	Scale: 1:50 @ A3 Date: July 2022 Drawing No.: MD4030/PD-02/SP Revision

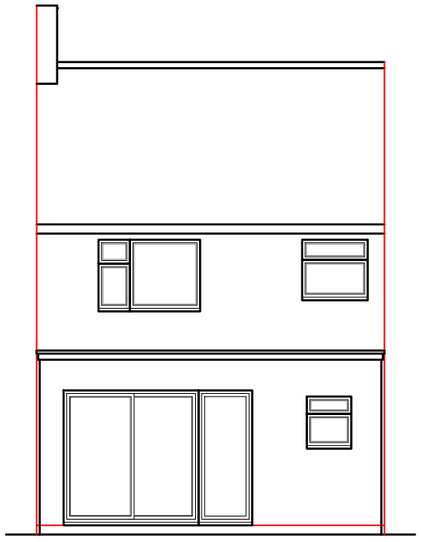
239 Western Road, Southall, Middx, UB2 5HS
Tel: 020 8571 1369
modhwadia_designservices@hotmail.co.uk



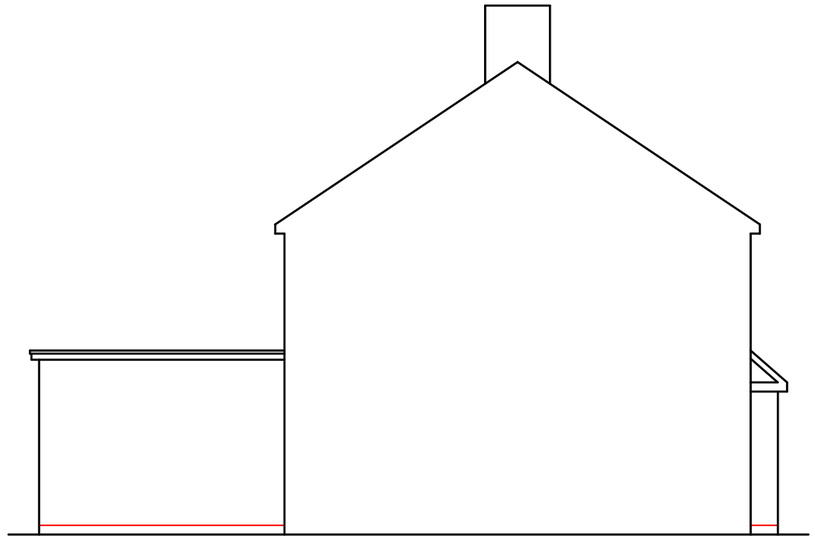
EXISTING
FRONT ELEVATION 1:100



EXISTING
SIDE ELEVATION 1:100



EXISTING
REAR ELEVATION 1:100



EXISTING
SIDE ELEVATION 1:100

1:50

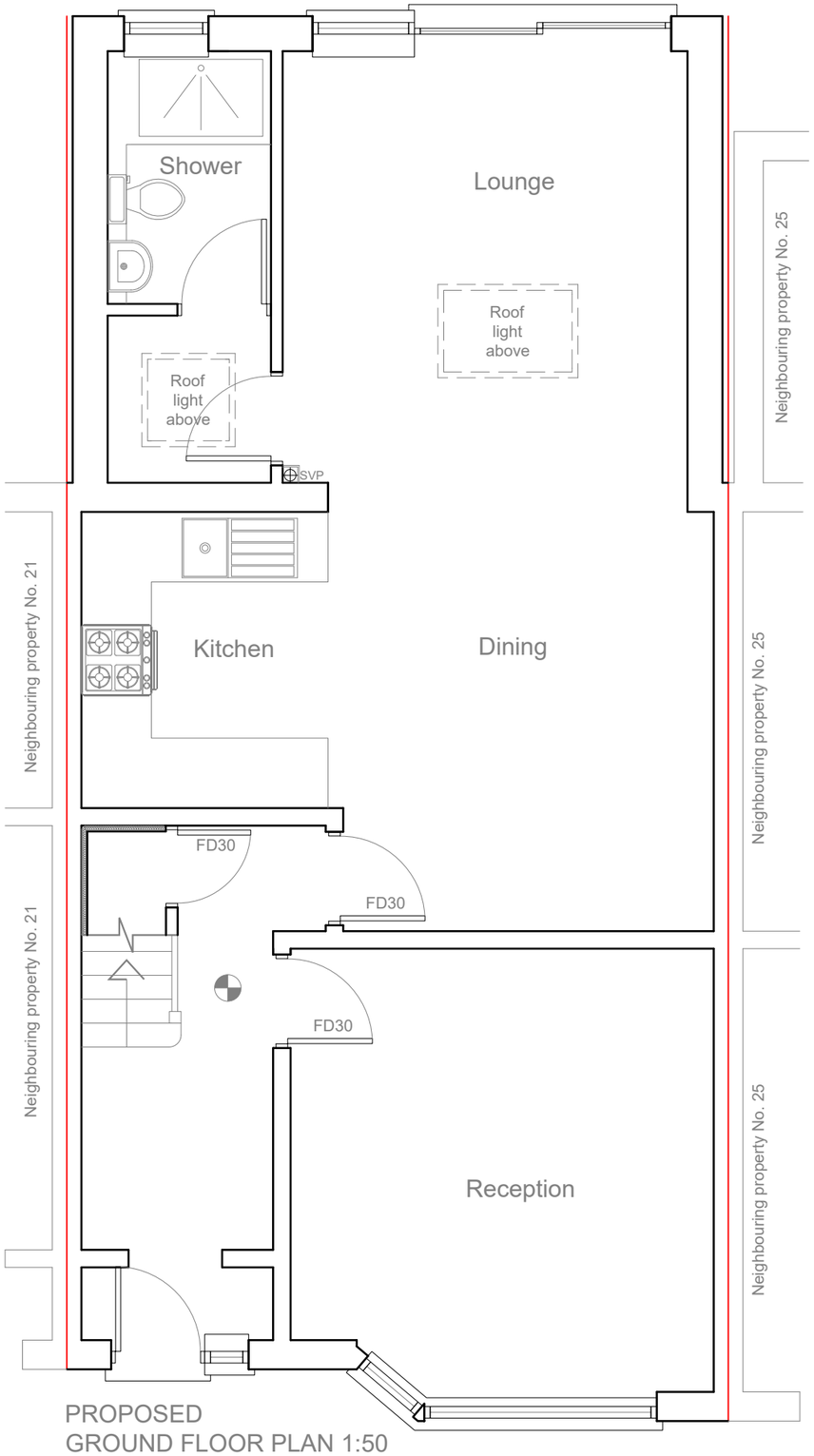
0 1 2 5 Meter

1:100

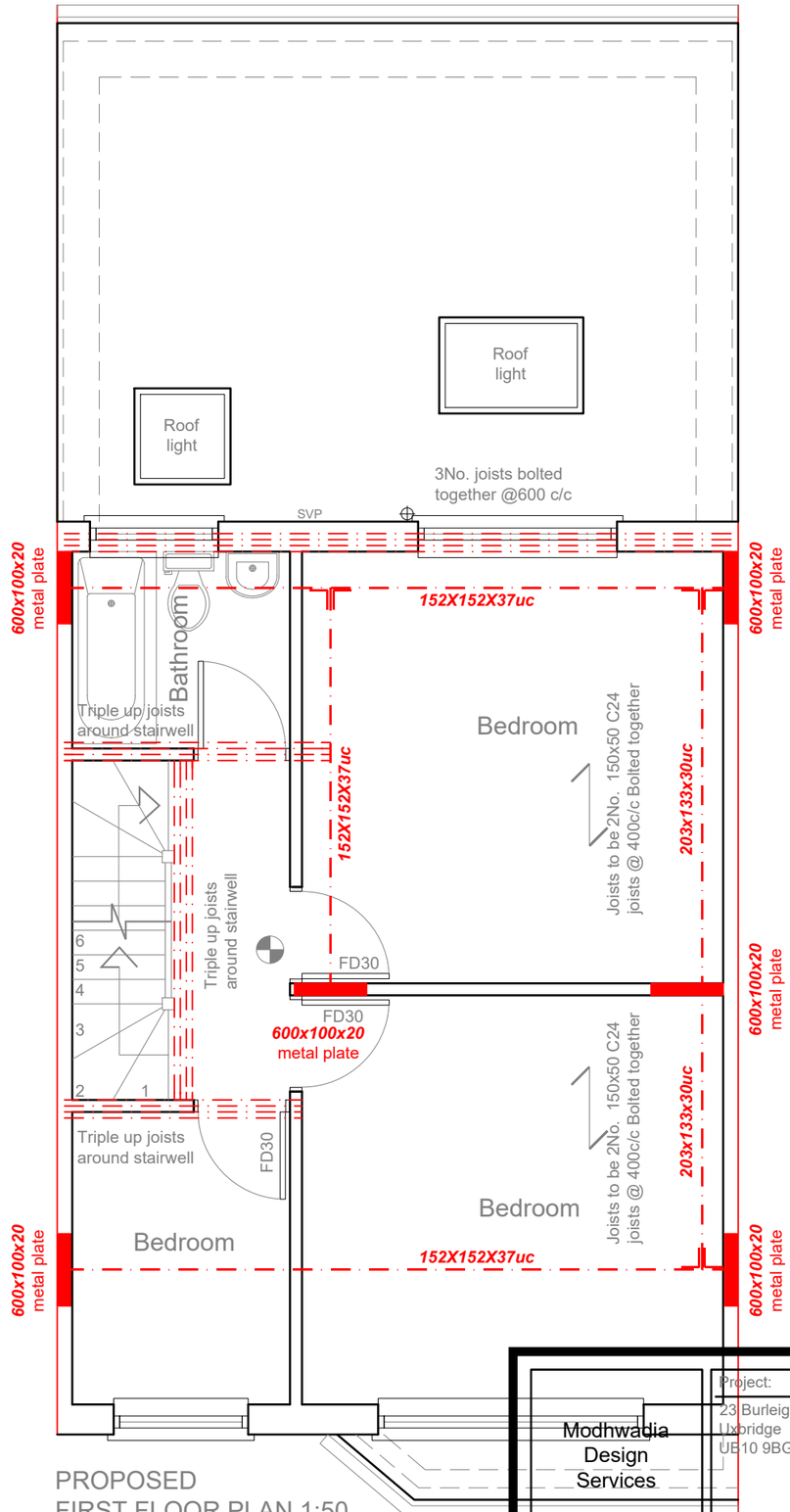
0 1 2 5 10 Meter

Modhwadia Design Services	Project: 23 Burleigh Road Uxbridge UB10 9BG	Title: Existing Elevations	Scale: 1:100 @ A3 Date: July 2022 Drawing No.: MD4030/PD-03/SP Revision

239 Western Road, Southall, Middx, UB2 5HS
Tel: 020 8571 1369
modhwadia_designservices@hotmail.co.uk



PROPOSED
GROUND FLOOR PLAN 1:50



PROPOSED
FIRST FLOOR PLAN 1:50

1:50

0 1 2 5 Meter

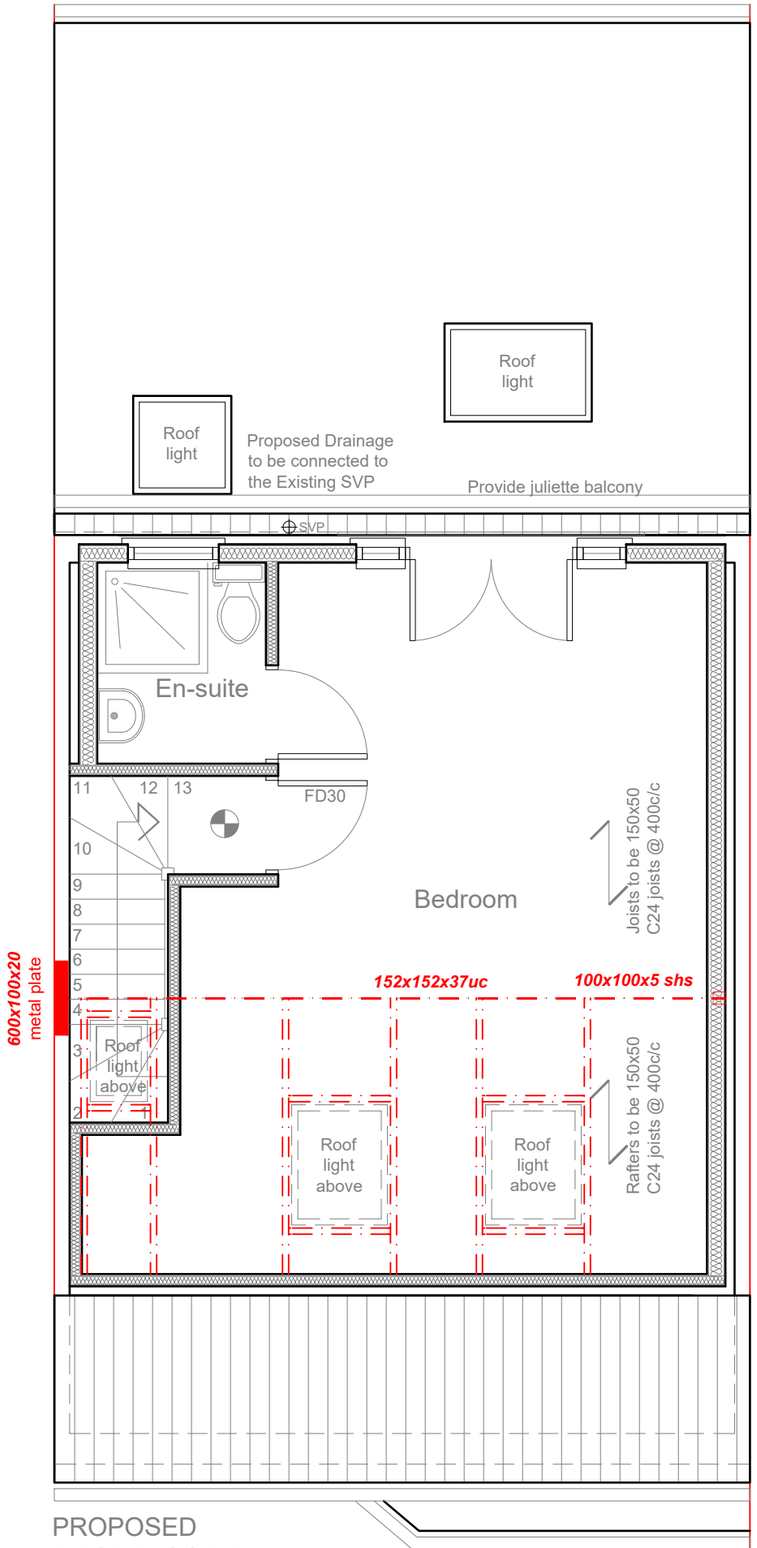
Modhwadia Design Services

Project:
23 Burleigh Road
Uxbridge
UB10 9BG

Title:
Proposed
Ground floor plan
First floor plan

Scale: 1:50 @ A3
Date: July 2022
Drawing No.:
MD4030/PD-04/SP
Revision

239 Western Road, Southall, Middx, UB2 5HS
Tel: 020 8571 1369
modhwadia_designservices@hotmail.co.uk



PROPOSED
FIRST FLOOR PLAN 1:50

DORMER CONSTRUCTION

To achieve minimum U Value of 0.28W/m²K
Structure to engineer's details and calculations. Render finish (to comply with BS EN 13914-1:2005) - applied in 3 coats at least 20mm thick to stainless steel render lath. Render should be finished onto an approved render stop. Render lath fixed to vertical 25 x 50mm preservative treated battens to provide vented and drained cavity, fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using 150mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. Insulation between studs to be 95mm Celotex GA4000 plus 12.5 Knauf wallboard with vcl over studs. Finish with 3mm skim coat of finishing plaster.
All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides. (Provide an additional 15mm pur insulation over studs to prevent cold bridging if required)

Internal stud partitions
100mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

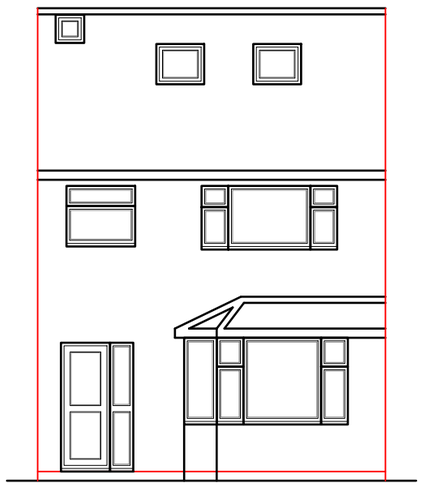
Roof lights to be installed as per manufacturer specifications and roof slope angles.
Roof light must not projected more than 150mm from the plane of roof slope.
Roof light to have 2 nos of 150x50 ceiling joists bolted together either side and double noggin top & bottom.

1:50

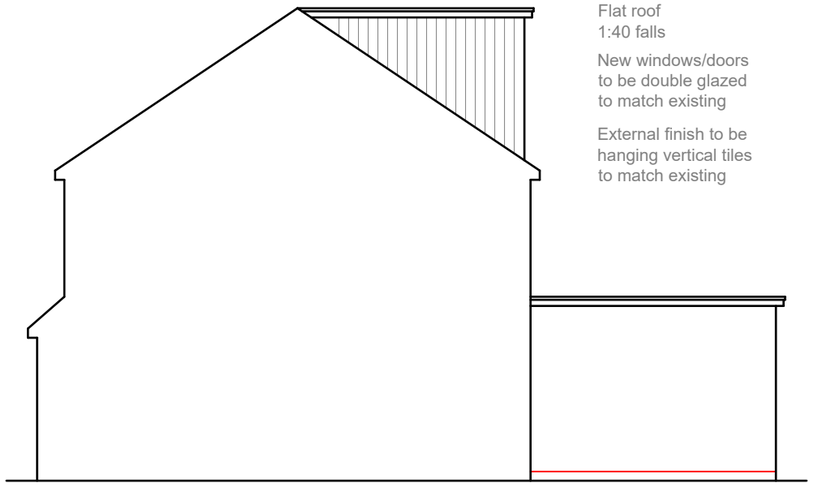
0 1 2 5 Meter

Modhwadia Design Services	Project: 23 Burleigh Road Uxbridge UB10 9BG	Title: Proposed Loft plan	Scale: 1:50 @ A3 Date: July 2022 Drawing No.: MD4030/PD-05/SP Revision

239 Western Road, Southall, Middx, UB2 5HS
Tel: 020 8571 1369
modhwadia_designservices@hotmail.co.uk



PROPOSED
FRONT ELEVATION 1:100

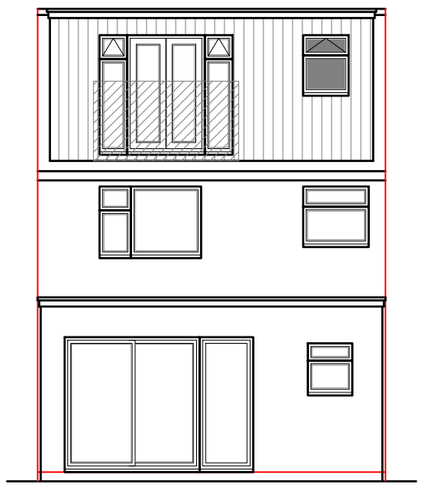


Flat roof
1:40 falls

New windows/doors
to be double glazed
to match existing

External finish to be
hanging vertical tiles
to match existing

PROPOSED
SIDE ELEVATION 1:100



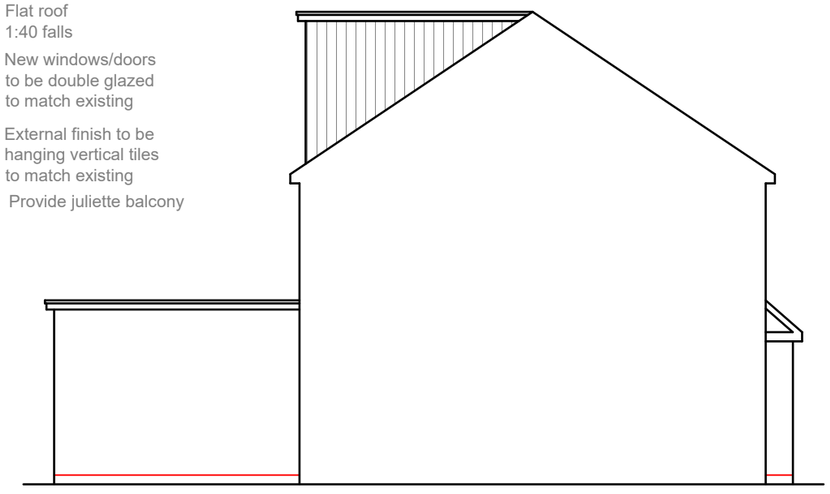
Flat roof
1:40 falls

New windows/doors
to be double glazed
to match existing

External finish to be
hanging vertical tiles
to match existing

Provide juliette balcony

PROPOSED
REAR ELEVATION 1:100



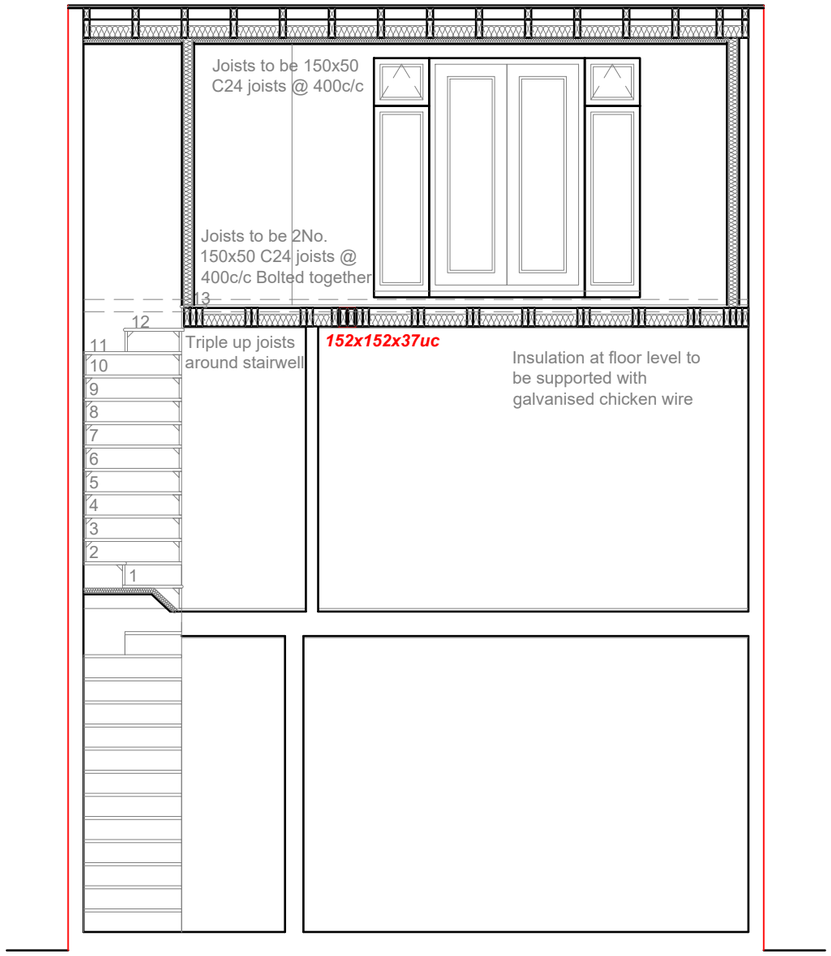
PROPOSED
SIDE ELEVATION 1:100

1:100

0 1 2 5 10 Meter

Modhwadia Design Services	Project: 23 Burleigh Road Uxbridge UB10 9BG	Title: Proposed Elevations	Scale: 1:100 @ A3 Date: July 2022 Drawing No.: MD4030/PD-06/SP Revision

239 Western Road, Southall, Middx, UB2 5HS
Tel: 020 8571 1369
modhwadia_designservices@hotmail.co.uk



SECTION AA 1:50

All work to comply with
current building regulations
and codes of practice

All dimensions to be checked
on site before the start of
any work

Proposed external finish
materials to match existing
external finish materials

Door-Windows:
All new external doors and windows to be
double glazed in timber or plastic frames
with a soft low-E coating
glass to be laminated or toughened
within 800mm from floor in windows or
within 1500mm from floor in doors (in Critical
Locations).
Glazing in Critical areas shall be impact
resistance.
Toughened safety glass to comply with BS
6202
U-value for Window & Roof lights to be
1.6w/m2k
U-value for Doors to be 1.8w/m2k
window to be 1/10th of the floor area
with an openable area of 1/20th of the
floor area
provide trickle vents to all new windows

Drainage:
Drains to be Hepsleeve with
100mm pea shingle bed and surrounded
to minimum fall1:40 and to have flexible joints
in accordance with the manufacturers
instruction

Provide 100 x 150mm concrete lintel where
drainage passes through foundation

Existing drains to be tested to ensure
watertight and adequate for additional waste

All drainage above ground to comply with
BS 5572
basin/sink - 32mm slotted waste and chain
with plug
75mm u.p.v.c. deep seal trap
bath - 38mm slotted waste and chain with plug
75mm u.p.v.c. deep seal trap
w.c. turned P trap multiquik connector
w.c. waste to run seperately to s.v.p. from
other wastes

Rainwater to soakaway 5m min from building
or to be connected to existing system

Proposed Flank Wall Window to be Obscure
Glazed and Non Opening below 1.7m from
FFL
Velux Window to be installed as per
manufacturer specification, not projected
more than 150mm from the plane of roof slop

New staircase:
rise 220mm max
treads 220mm min
pitch 42° max
headroom 2000mm min above pitch line
handrail 900mm high min
spindals 100mmc/c max

SMOKE DETECTION:
Mains operated linked smoke alarm detection
system to BS EN 14604 and BS5839:6:2019
to at least a Grade D category LD3 standard
and to be mains powered with battery back up.
Smoke alarms should be sited so that there is
a smoke alarm in the circulation space on all
levels/ storeys and within 7.5m of the door to
every habitable room. If ceiling mounted they
should be 300mm from the walls and light
fittings. Where the kitchen area is not
separated from the stairway or circulation
space by a door, there should be an interlinked
heat detector in the kitchen.

Any extension to the Central Heating and Hot
Water Systems is to include boiler control
interlocks, timing controls and zone controls
with room thermostats or thermostatic radiator
valves, and that heating and hot water
pipework will be insulated to conserve heat
and maintain the temperature of the water
Any new gas boiler is to be fitted and
[re]commissioned by a suitably qualified
person,

Steel:
All steel to be protected using
two layers of plasterboard with staggered
joints and a plaster skim

Existing steel to be exposed and checked
for adequecy

Electrical:
All wiring and electrical work will be designed,
installed and tested in accordance with the
requirements of BS 7671, the IEE 17th edition
Wiring Guidance and Building Regulation Part
P (Electrical Safety) By a competent person
registered with an electrical self certification
scheme authorised by the secretary of state
(BRE, BSI, ELECSA, NAPIT or NICEIC).

The competent person is to send to the local
authority a self certificate within 30 days of
completion of the electrical work.
The client must receive both a copy of the self
certificate and a BS 7671 Electrical Installation
Test Certificate and forward copies to building
control

Provide 3/4 light fitting that will only take a
lamp with a Luminous efficiency of 45 lumins
per circuit watt and total input greater than 400
lamp lumens

Ventilation:
Kitchen to have mechanical ventilation
@ 60 litres per second or
@ 30 litres per second if incorporated into
cooker hood

Shower to have mechanical ventilation
@ 15 litres per second with a 15 min overrun

Provide 5000mm2 background ventilation to all
new extension rooms

Flat Roof Construction (Cold Deck Type):
VENTILATED FLAT ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value of 0.15 W/m²K
Glass reinforced plastic (GRP) system with aa fire rating
and a current BBA or other approved accreditation be laid in
compliance with manufacturers details by flat roofing
specialist, on 18mm exterior grade plywood, laid on firings
to give a 1:40 fall on 47 x 200mm grade C24 timber joists at
400 ctrs max span 4.55m (see engineer's details for sizes).
Cross-ventilation to be provided on opposing sides by a
proprietary eaves ventilation strip to give 25mm continuous
ventilation, with fly proof screen. Flat roof insulation is to be
continuous with the wall insulation but stopped back to
allow a continuous 50mm air gap above the insulation for
ventilation. Insulation to be 120mm Celotex GA4000
between joists and 50mm under joists. Ceilings to be
12.5mm plasterboard over vapour barrier with skim plaster
finish. Provide cavity tray where pitched roof meets existing
wall. Provide restraint to flat roof by fixing using of 30 x 5 x
1000mm ms galvanised lateral restraint straps at maximum
2000mm centres fixed to 100 x 50mm wall plates and
anchored to wall.

Tiles on battens on breathable felt over rafters
insulate with 100mm celotex (GA4100)
between rafters
and 40mm celotex (GA4050) under rafters
maintain a 50mm air gap above insulation
finish
with plasterboard all to achieve a U-Value of
0.18w/m2k

Double up rafters on either side of velux windows and
under any partitions.

All joists that are bolted together are to be bolted with
m12 bolts at 450 c/c.

floorboards to be 21mm t & g boards and provide
100mm rockwool flexi slab insulation between joists.
skirting and architrave to be softwood ogee.

fascia board to be 20mm thick, and provide all
rainwater gutters and down pipes

All Stud partition are to be 100x50mm Sawn
Timer @ 400C/C & Horizontally Nogged@
600C/C to be lined with 15mm Soundbloc
Plaster Board by Gyproc & 5mm Skim on Both
Sides. All Partitions to have 100mm Fiber
Glass Insulation.

Dormer Construction:
Dormer wall to be constructed with 150x50 Treated
timner studwork with 12.5mm foilback plaster board
and skim coat in internally, and 18mm exterrior grade
plywood screwed to studwork and breathable felt with
batternsfor vertical tile hung with maching tiles.

Insulation to be 110mm Celotex Extra-R XR4000
Boards to dormer face.

Provide and fix code 4 Lead flashing and soakers at
juctin with main roof and aprons.abutments etc.

Tile to match existing within 1M of the boundry the
external face of the plywood to be covered with 6mm
masterboard

CDM REGULATIONS

The owner, should they need to do so, must abide by the Construction Design and Management regulations 1994 which relate to any building works involving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM regulations

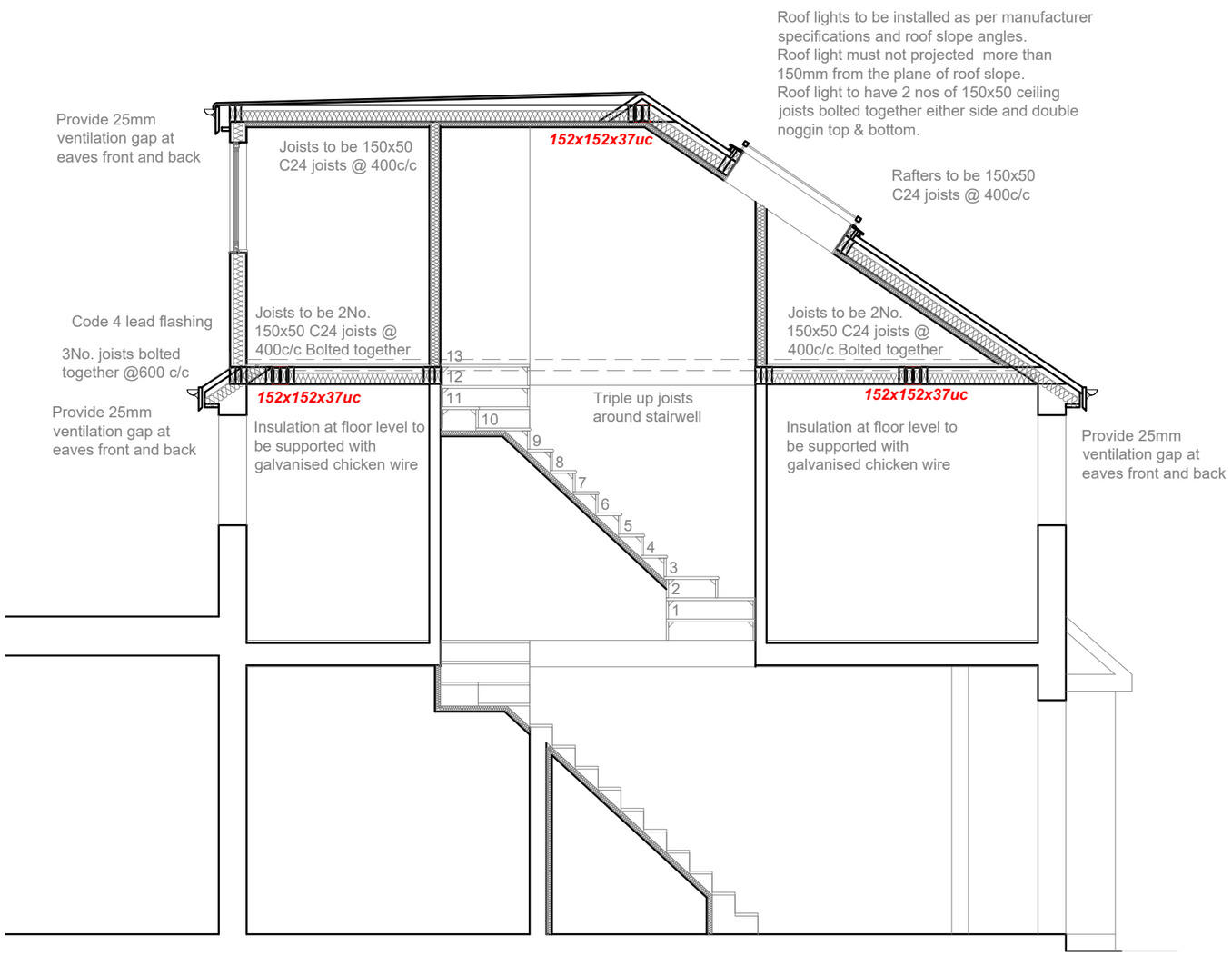
NJ Lewis for CDM

1:50

0 1 2 5 Meter

Modhwadia Design Services	Project: 23 Burleigh Road Uxbridge UB10 9BG	Title: Section AA	Scale: 1:50 @ A3 Date: July 2022 Drawing No.: MD4030/PD-07/SP Revision

239 Western Road, Southall, Middx, UB2 5HS
Tel: 020 8571 1369
modhwadia_designservices@hotmail.co.uk



SECTION BB 1:50

Under stair cupboards to be lined with Gypro Fire Line plasterboard or similar to provide ½ hour fire protection

1:50

0 1 2 5 Meter

All work to comply with current building regulations and codes of practice

All dimensions to be checked on site before the start of any work

Proposed external finish materials to match existing external finish materials

Door-Windows:
All new external doors and windows to be double glazed in timber or plastic frames with a soft low-E coating
glass to be laminated or toughened within 800mm from floor in windows or within 1500mm from floor in doors (in Critical Locations).
Glazing in Critical areas shall be impact resistance.
Toughened safety glass to comply with BS 6202
U-value for Window & Roof lights to be 1.6w/m2k
U-value for Doors to be 1.8w/m2k
window to be 1/10th of the floor area with an openable area of 1/20th of the floor area
provide trickle vents to all new windows

Drainage:
Drains to be Hepsleeve with 100mm pea shingle bed and surrounded to minimum fall1:40 and to have flexible joints in accordance with the manufacturers instruction

Provide 100 x 150mm concrete lintel where drainage passes through foundation

Existing drains to be tested to ensure watertight and adequate for additional waste

All drainage above ground to comply with BS 5572
basin/sink - 32mm slotted waste and chain with plug
75mm u.p.v.c. deep seal trap
bath - 38mm slotted waste and chain with plug
75mm u.p.v.c. deep seal trap
w.c. turned P trap multiquik connector
w.c. waste to run seperately to s.v.p. from other wastes

Rainwater to soakaway 5m min from building or to be connected to existing system

Proposed Flank Wall Window to be Obscure Glazed and Non Opening below 1.7m from FFL

Velux Window to be installed as per manufacturer specification, not projected more than 150mm from the plane of roof slop

New staircase:
rise 220mm max
treads 220mm min
pitch 42° max
headroom 2000mm min above pitch line
handrail 900mm high min
spindals 100mmc/c max

SMOKE DETECTION:
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839:6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

Any extension to the Central Heating and Hot Water Systems is to include boiler control interlocks, timing controls and zone controls with room thermostats or thermostatic radiator valves, and that heating and hot water pipework will be insulated to conserve heat and maintain the temperature of the water
Any new gas boiler is to be fitted and [re]commissioned by a suitably qualified person,

Steel:
All steel to be protected using two layers of plasterboard with staggered joints and a plaster skim

Existing steel to be exposed and checked for adequecy

Electrical:
All wiring and electrical work will be designed, installed and tested in accordance with the requirements of BS 7671, the IEE 17th edition Wiring Guidance and Building Regulation Part P (Electrical Safety) By a competent person registered with an electrical self certification scheme authorised by the secretary of state (BRE, BSI, ELECSA, NAPIT or NICEIC).

The competent person is to send to the local authority a self certificate within 30 days of completion of the electrical work.
The client must receive both a copy of the self certificate and a BS 7671 Electrical Installation Test Certificate and forward copies to building control

Provide 3/4 light fitting that will only take a lamp with a Luminous efficiency of 45 lumins per circuit watt and total input greater than 400 lamp lumens

Ventilation:
Kitchen to have mechanical ventilation
@ 60 litres per second or
@ 30 litres per second if incorporated into cooker hood

Shower to have mechanical ventilation
@ 15 litres per second with a 15 min overrun

Provide 5000mm2 background ventilation to all new extension rooms

Flat Roof Construction (Cold Deck Type):
VENTILATED FLAT ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value of 0.15 W/m²K
Glass reinforced plastic (GRP) system with aa fire rating and a current BBA or other approved accreditation be laid in compliance with manufacturers details by flat roofing specialist, on 18mm exterior grade plywood, laid on firings to give a 1:40 fall on 47 x 200mm grade C24 timber joists at 400 ctrs max span 4.55m (see engineer's details for sizes). Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip to give 25mm continuous ventilation, with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be 120mm Celotex GA4000 between joists and 50mm under joists. Ceilings to be 12.5mm plasterboard over vapour barrier with skim plaster finish. Provide cavity tray where pitched roof meets existing wall. Provide restraint to flat roof by fixing using of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

Tiles on battens on breathable felt over rafters
insulate with 100mm celotex (GA4100) between rafters
and 40mm celotex (GA4050) under rafters
maintain a 50mm air gap above insulation finish
with plasterboard all to achieve a U-Value of 0.18w/m2k

Double up rafters on either side of velux windows and under any partitions.

All joists that are bolted together are to be bolted with m12 bolts at 450 c/c.

floorboards to be 21mm t & g boards and provide 100mm rockwool flexi slab insulation between joists.
skirting and architrave to be softwood ogee.

fascia board to be 20mm thick, and provide all rainwater gutters and down pipes

All Stud partition are to be 100x50mm Sawn Timer @ 400C/C & Horizontally Nogged@ 600C/C to be lined with 15mm Soundbloc Plaster Board by Gyproc & 5mm Skim on Both Sides. All Partitions to have 100mm Fiber Glass Insulation.

Dormer Construction:
Dormer wall to be constructed with 150x50 Treated timner studwork with 12.5mm foilback plaster board and skim coat in internally, and 18mm exterrior grade plywood screwed to studwork and breathable felt with batternsfor vertical tile hung with maching tiles.

Insulation to be 110mm Celotex Extra-R XR4000 Boards to dormer face.

Provide and fix code 4 Lead flashing and soakers at juctin with main roof and aprons.abutments etc.

Tile to match existing within 1M of the boundry the external face of the plywood to be covered with 6mm masterboard

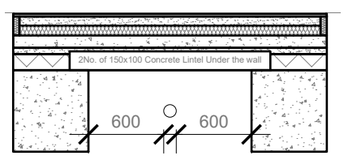
CDM REGULATIONS

The owner, should they need to do so, must abide by the Construction Design and Management regulations 1994 which relate to any building works involving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM regulations

NJ Lewis for CDM

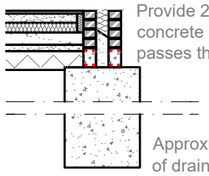
Modhwadia Design Services	Project: 23 Burleigh Road Uxbridge UB10 9BG	Title: Section BB	Scale: 1:50 @ A3 Date: July 2022 Drawing No.: MD4030/PD-08/SP Revision

239 Western Road, Southall, Middx, UB2 5HS
Tel: 020 8571 1369
modhwadia_designservices@hotmail.co.uk



Provide 2 No.100 x 150mm concrete lintel where drainage passes through foundation

SEWER SECTION



Provide 2 No.100 x 150mm concrete lintel where drainage passes through foundation

Approximate position of drainage

HEALTH AND SAFETY

The Client and Contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

CDM REGULATIONS

The owner, should they need to do so, must abide by the Construction Design and Management regulations 1994 which relate to any building works involving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM regulations

PLANNING NOTE

Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:
-No more than half the area of land around the "original house" would be covered by additions to buildings.
-No extension forward of the principal elevation or side elevation fronting a highway.
-No extension higher than the highest part of the roof.
-Maximum depth of a single storey rear extension to be three metres for an attached house and four metres for a detached house.
-Maximum height of a single storey rear extension to be four metres.
-Maximum ridge and eaves height no higher than existing house.
-Roof pitch of extensions higher than one storey to match existing house
-Materials to be similar in appearance to the existing house.
-Upper-floor, side-facing windows to be obscure glazed: any opening to be 1.7m above the floor.

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party wall agreement is to be in place prior to start of works on site.

SITE PREPARATION

BASIC RADON PROTECTION

Provide a 1200g (300 um) radon membrane under floor slab lapped 300mm double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes

SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building

STRUCTURE

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

BEAM AND FIRE PROTECTION

BEAMS

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc fireline board with staggered joints nailed to timber cradles or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance

LINTELS

- For uniformly distributed loads and standard 2 storey domestic loadings only Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

RESTRAINT &STRAPPING

STRAPPING FOR PITCHED ROOF

Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres.

STRAPPING OF FLOORS

Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum of 3 joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions

FLAT ROOF RESTRAINT

100m x 50mm C16 grade timber wall plates to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres fixed to internal wall faces

Modhwadia Design Services	Project: 23 Burleigh Road Uxbridge UB10 9BG	Title: Section BB	Scale: 1:NTS @ A3 Date: July 2022 Drawing No.: MD4030/PD-09/SP Revision

239 Western Road, Southall, Middx, UB2 5HS
Tel: 020 8571 1369
modhwadia_designservices@hotmail.co.uk