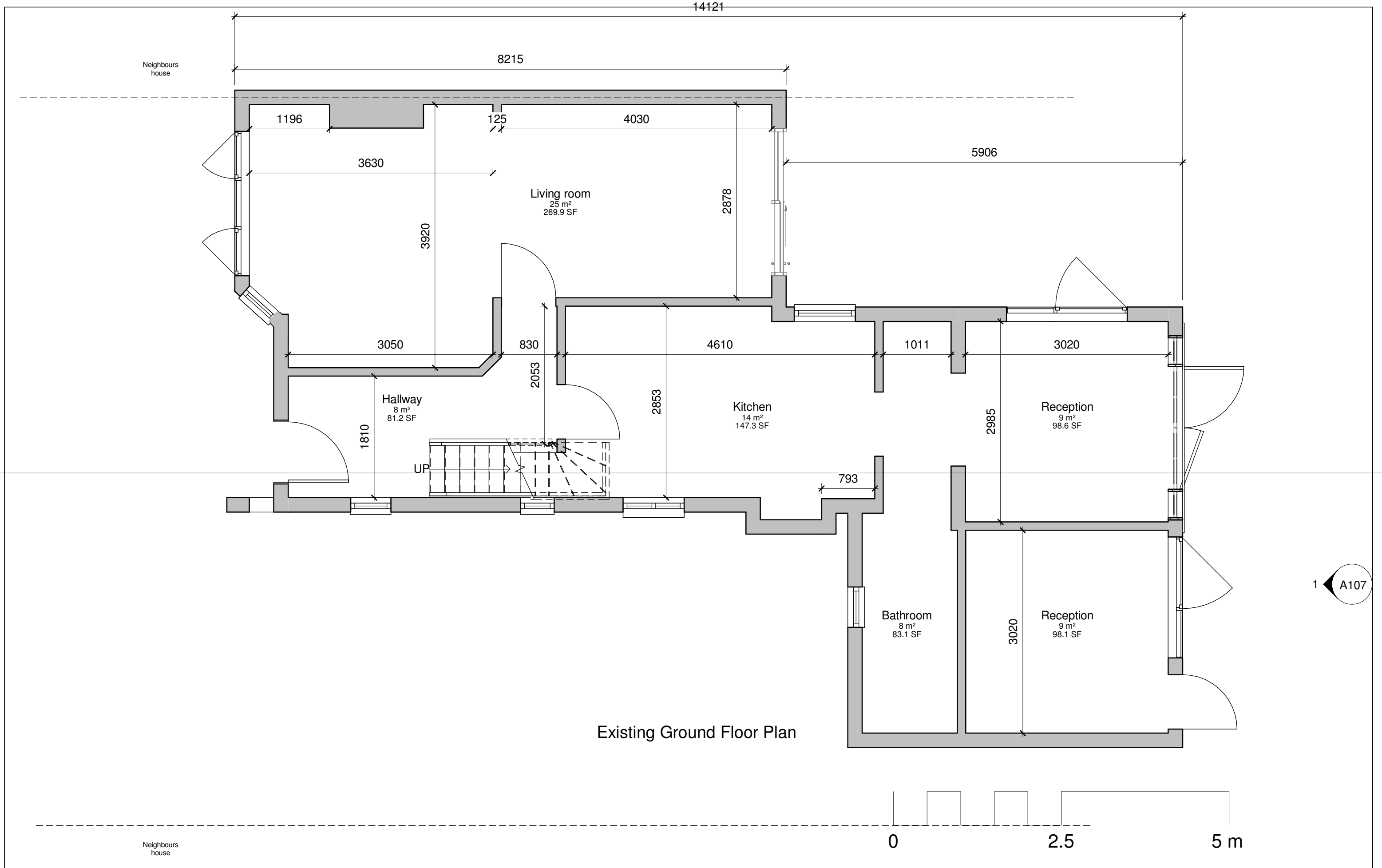
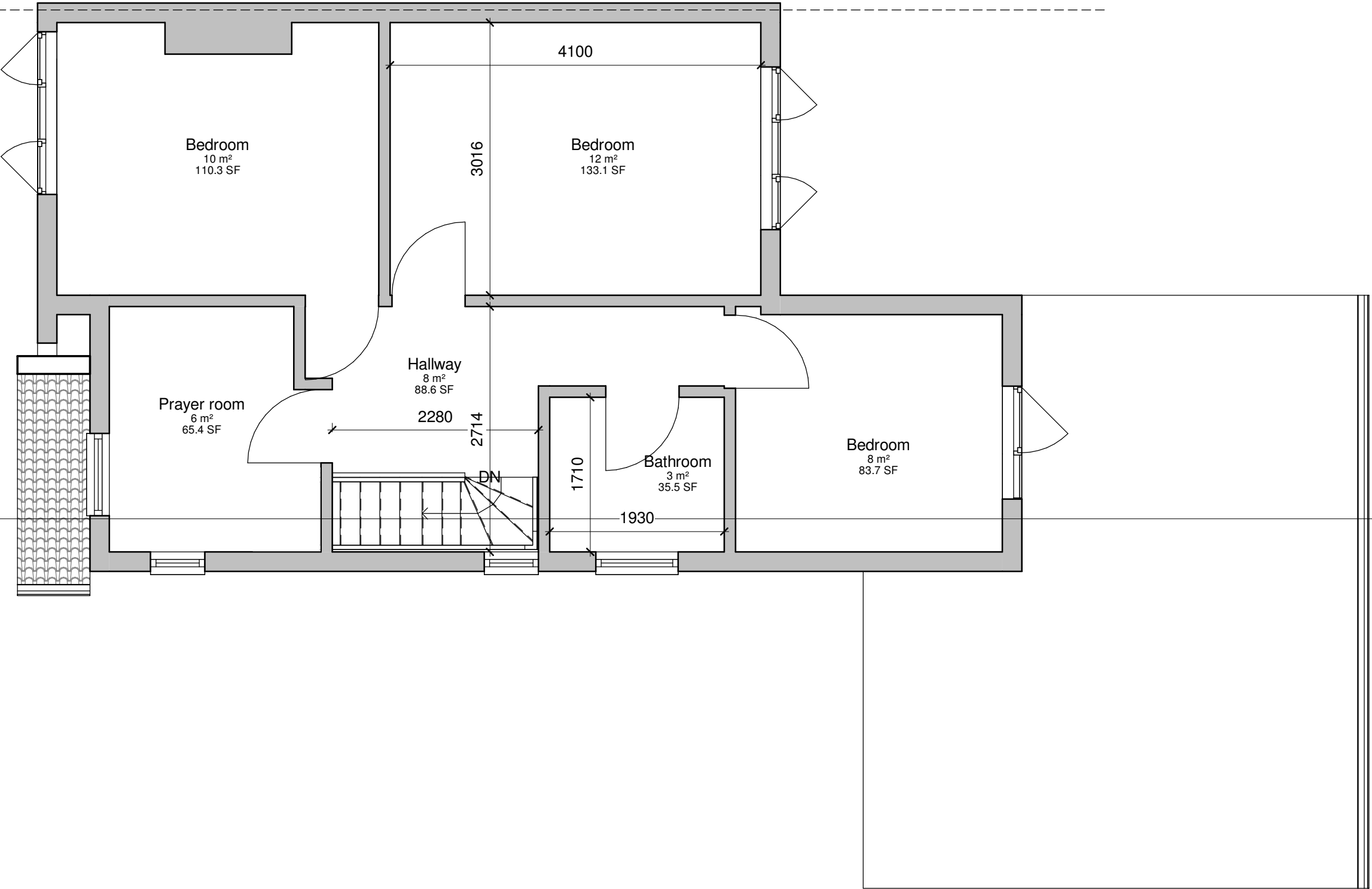




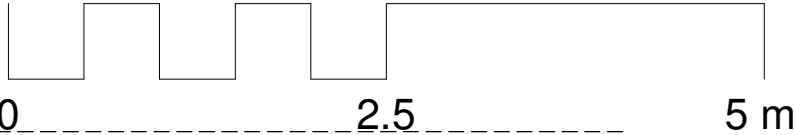
Existing Ground Floor Plan

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						PROJECT 9 Hill Lane, Ruislip, HA4 7JJ 7JJ	Scale @A3 1 : 50	Date Mar 2019

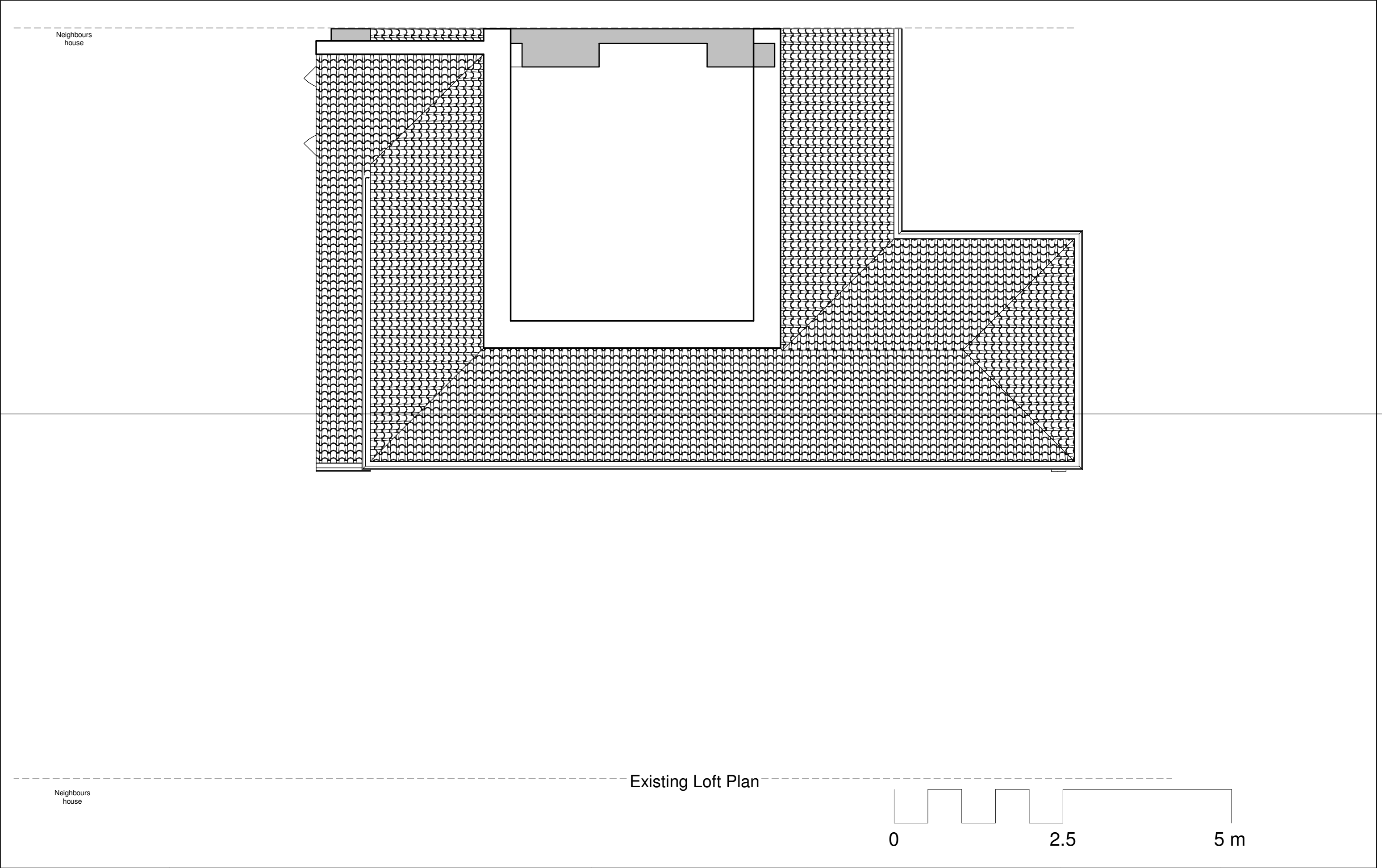
Neighbours
house



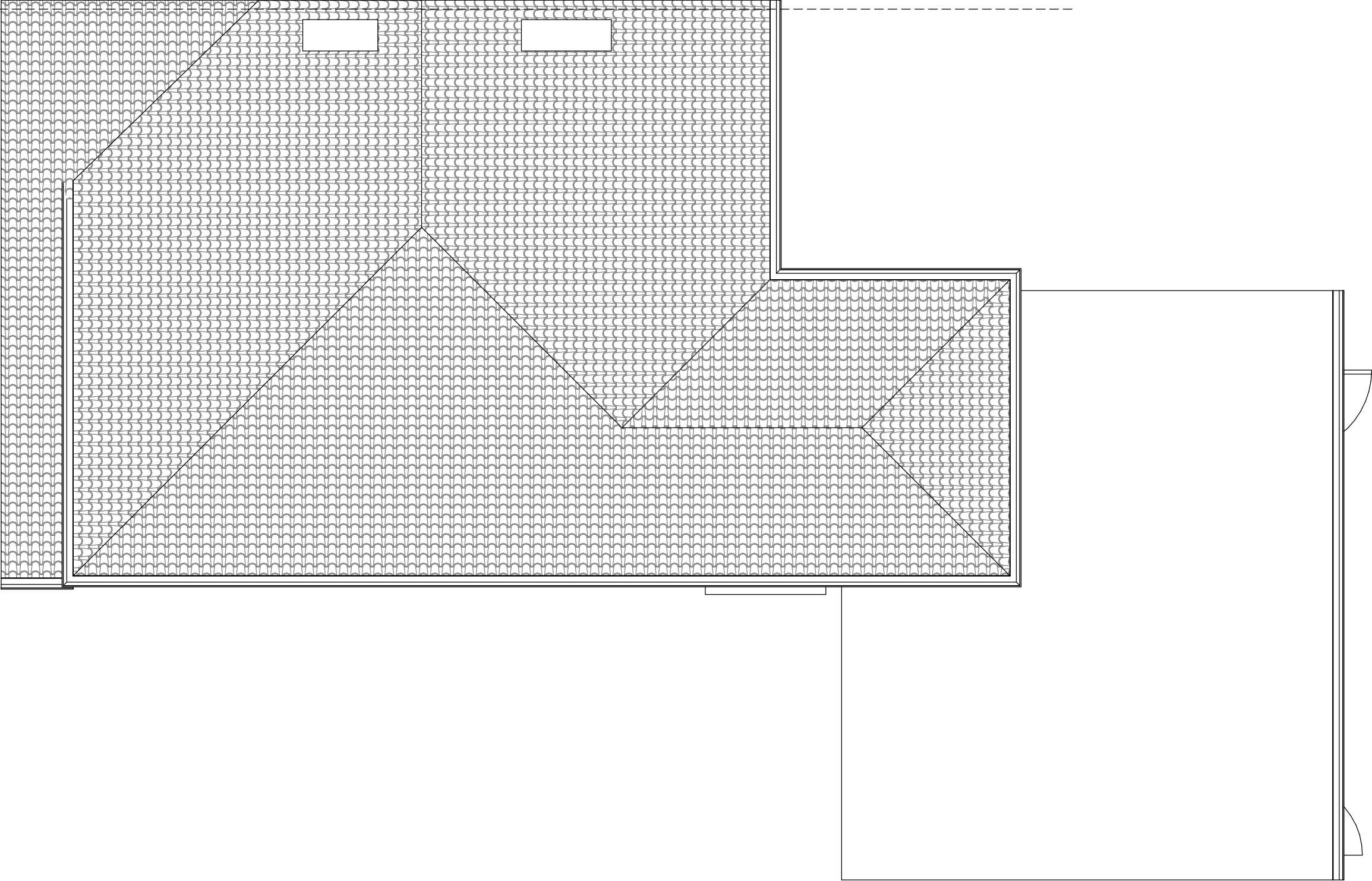
Existing 1st Floor Plan



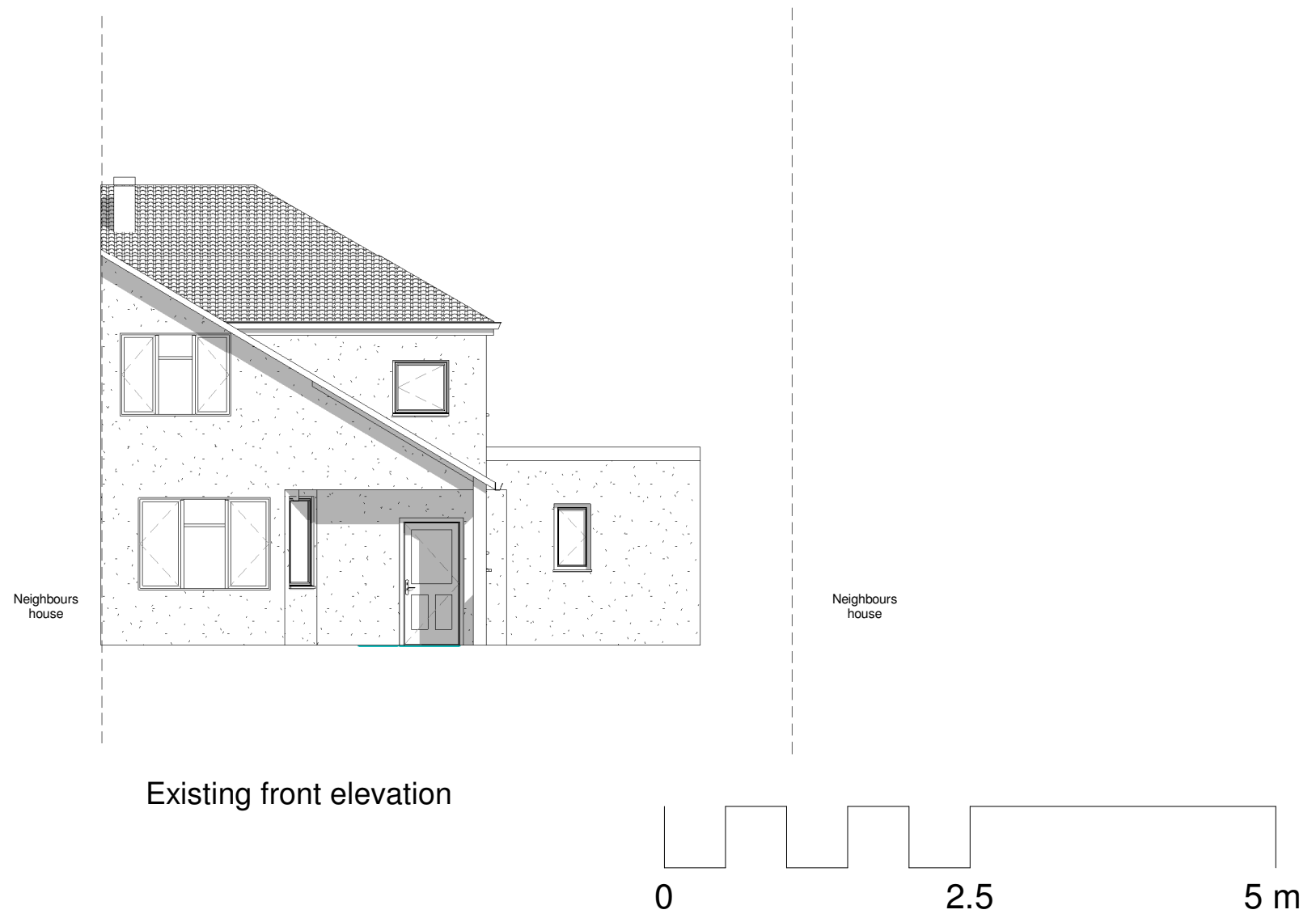
Neighbours
house



Neighbours
house



Neighbours
house



- DEMOLITIONS

Examine all available information, carry out survey of the structure, site and surrounding areas. Demolition of existing structures and concrete slab in accordance with BS 6187.
- EXCAVATIONS

Excavate to full depths as required for new ground floor to existing building and any new drainage runs. Ensure all Health & Safety measures are taken to prevent collapse and aid egress in the event of collapse. Any trench bottoms are to be passed by Local Authority before work proceeds. Remove last 50mm of excavation just prior to inspection. All to comply with BS 800 Pt1. Drainage runs to be in straight lines where possible. Shallow curved runs to be kept to a minimum.
- BELOW GROUND DRAINAGE

All below ground drains to be minimum 100mm dia. SuperSteve by Hepworth Building products or similar, installed complete with the manufacturers fittings and accessories only. Check all cover and invert levels prior to any installation works and report any discrepancies. All pipework below ground to be encased in concrete with 150mm pea gravel. Pipes with less than 300mm cover to be encased in concrete with (13mm) movement joints at max. 5m centres.
Where pipes pass through foundations and are to be built-in, then provide flexible joint within 150mm either side and 2no. rocer pipes max. 600mm long with flexible joints either side. Other flexible joints generally at 6m centres.
If not to be built in, provide pre-stressed concrete lintel maintaining 50mm gap around pipe, masked either side with rigid board material. Allow for concreting in new underground pipework within 1m of the building where it is below foundation level.
Inspection Chambers to be polypropylene inspection chambers installed with minimum 150mm concrete base with concrete collars for the cover and frame.
All internal inspection chambers are to be fitted with internal quality covers that are recessed bolted down and air tight.
100mm diameter soil vent pipes (SVP) where indicated venting to outside air via proprietary slate vents.
Provide rodding access to all lengths of discharge pipes.
- GUTTERS AND DRAINWATER PIPEWORK

Proprietary 125mm half round u-PVC gutters fixed to rafter end using integral rise & fall type brackets connected to 75mm dia. u-PVC downpipes discharging to existing drainage ditch.
Allow for roddable access to base of pipes.

- WASTE PIPEWORK

Fit deep seal traps to all sanitary ware and sinks and connect into new gullies/soil pipes as needed. Provide 38mm diameter waste with anti-syphon trap where waste runs exceed 1.7meters. Fit rodding eyes at elbows and tees.
Waste sizes:
Sink 38mm diameter
WHB 38mm diameter
WCs 110mm diameter
The entire internal drainage system to be u-PVC, fitted in accordance with manufacturers recommendations. Horizontal runs to be laid to a minimum fall of 1 in 80.
- INTERNAL PARTITIONS (*)

50mm x 100mm s/w studs at maximum 400mm centres with equivalent head and sole plates with sound deadening quilt between studs. All finished with 12.5mm plasterboard both sides with joints taped and filled and skimmed.
- EXTERNAL WINDOWS AND DOORS

PVC casement windows and doors to be as manufacturers literature.
- GLAZING

All windows (and where applicable external doors) to be glazed with Super Low (argon filled) E glass with U-value of 1.1-1.2. Toughened glass panes to both leaves to be used where the glass is to be below 800mm above FFL and door/screens below 1500mm above FFL.

- VENTILATION

Natural Ventilation - Window casements to open to 90 degrees minimum - total ventilation provided per occupy-able room and WC /bathroom /sanitary room to be equal to 1/20th of room area.
This is to be achieved by openable windows to external walls.
Mechanical Ventilation - WC's and Kitchen to be mechanically ventilated by mechanical extract fans. Extract fans to be rated at 60 litres /second to kitchen and at 15 litres /second to bathrooms and WC's to have mounted extract grilles terminating ducted to external environment using u-PVC ducting. All ducting to be insulated to avoid condensation and routed to proprietary ventilators.
- ELECTRICAL INSTALLATION

Electrical installation to be in accordance with BS 7671, IEE regulations and certified by NICEIC registered contractor to comply fully with Building Regulations Part P and LA Building Inspectors approval.
- LINTELS

All lintels to external walls are to be I.G. Lintels type LI/S 100 (or equivalent) having a min. end bearing of 150mm. Lintels to timber studwork are to be 2no 50*150mm s.w. grade C16 bolted together supported on 100*100mm s.w. posts at each end.
- TIMBER GENERAL

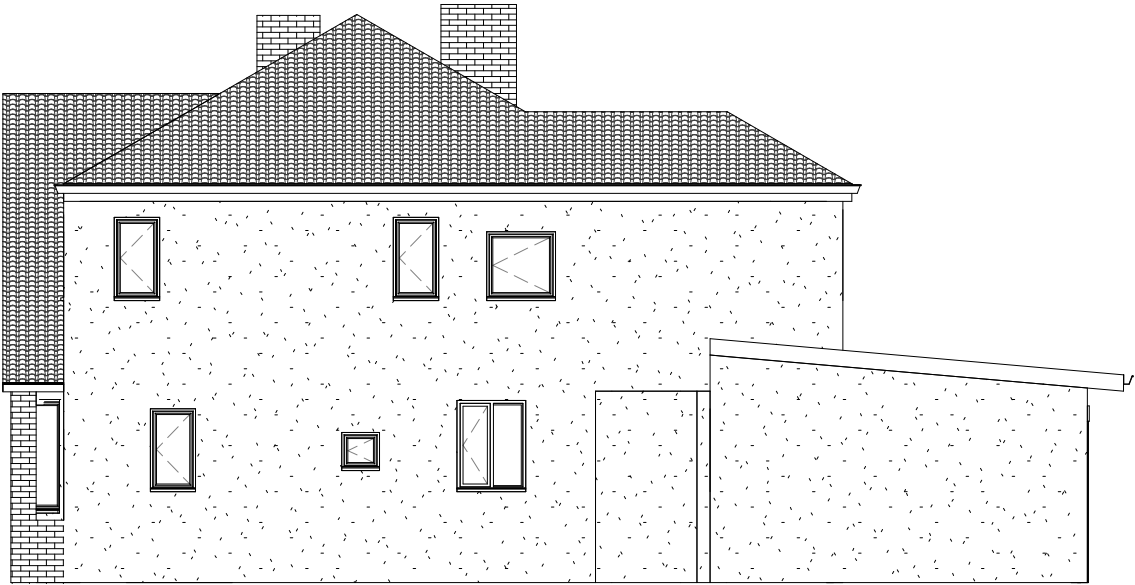
All new timber to be grade C16 (SC3) unless noted otherwise and is to be pressure treated via pressure impregnation with suitable preservative. All double joints and rafters are to be bolted together at 600mm c/c using M12 bolts with 50mm connectors between and 50mm diameter washers min. 3mm thick.
- FIRE PROTECTION

All new construction must give half hour fire protection.
- GENERAL

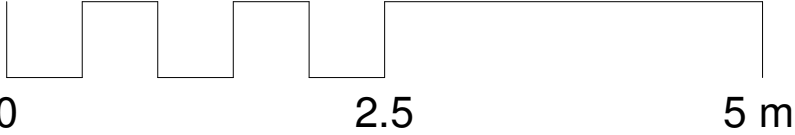
Smoke detectors to be interconnected and permanently wired to the mains by means of a separate fused circuit.
- *A U-value of 0.55 W/m²·K is used for cavity insulation and 0.30 W/m²·K for internal or external wall insulation.



THE MARKET DESIGN & BUILD A TRUE DESIGN & BUILD COMPANY	320 High Street Harlington, Hayes, Middlesex, UB3 5DU	RIBA  Chartered Practice	COPYRIGHT This drawing has been produced by The Market Design & Build's Chartered Architect and is not to be used or reproduced by any other party for any purpose.	All measurements to be checked prior to construction. Any changes to be reported back to this office.	ISSUE: TENDER ISSUE	TITLE Rear Existing		DWG NO: A106
	t:0203.432.5269		Site survey to be conducted before any building work is carried out. Any discrepancies to be reported to architect.	Contractor responsible for calling out building control officer as required at stages requested by council.	PROJECT 9 Hill Lane, Ruislip, HA4 7JJ	Scale @A3 1 : 100	Date Mar 2019	By: James
	www.themarketdesignbuild.com info@themarketdesignbuild.com						Checked By: Stefan	



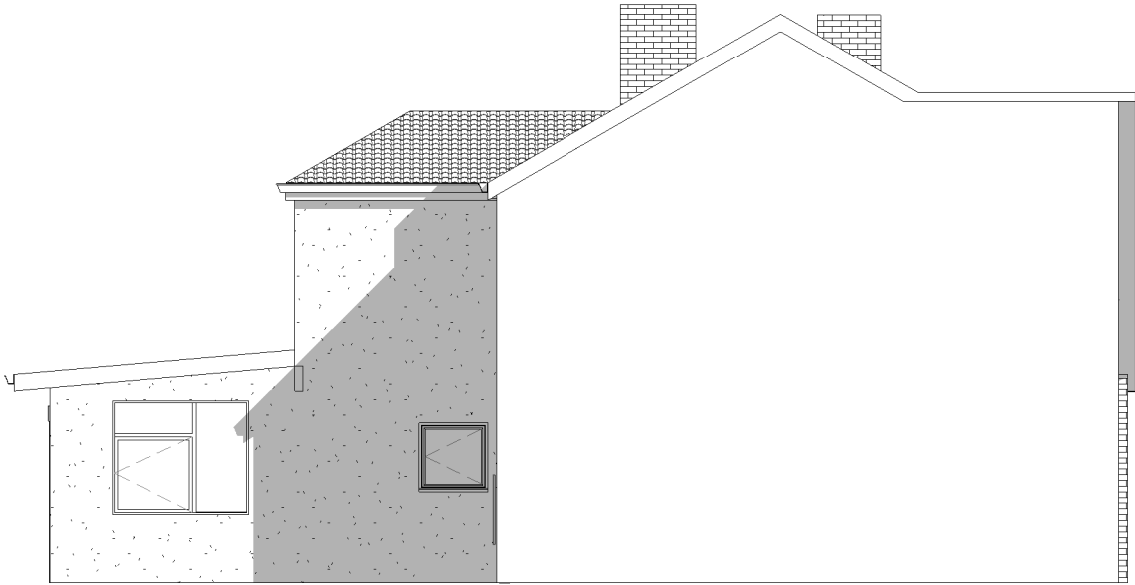
Existing East elevation



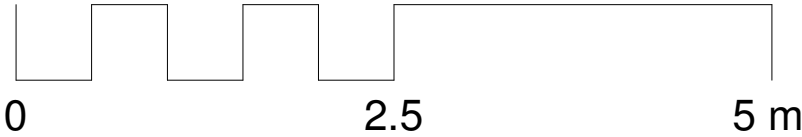
- DEMOLITIONS
Examine all available information, carry out survey of the structure, site and surrounding areas. Demolition of existing structures and concrete slab in accordance with BS 6187.
- EXCAVATIONS
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Proprietary 125mm half round u-PVC gutters fixed to rafter end using integral rise & fall type brackets connected to 75mm dia. u-PVC downpipes discharging to existing drainage ditch. Allow for roddable access to base of pipes.

- WASTE PIPEWORK
Fit deep seal traps to all sanitary ware and sinks and connect into new gullies/soil pipes as needed. Provide 38mm diameter waste with anti-siphon trap where waste runs exceed 1.7meters. Fit rodding eyes at elbows and tees. Waste sizes:
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WHB 38mm diameter
WCs 110mm diameter
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- INTERNAL PARTITIONS (*)
50mm x 100mm s/w studs at maximum 400mm centres with equivalent head and sole plates with sound deadening quilt between studs. All finished with 12.5mm plasterboard both sides with joints taped and filled and skimmed.
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- GLAZING
All windows (and where applicable external doors) to be glazed with Super Low (argon filled) E glass with U-value of 1.1-1.2. Toughened glass panes to both leaves to be used where the glass is to be below 800mm above FFL and door/screens below 1500mm above FFL.

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 - FIRE PROTECTION
All new construction must give half hour fire protection.
 - GENERAL
Smoke detectors to be interconnected and permanently wired to the mains by means of a separate fused circuit.
- *A U-value of 0.55 W/m²·K is used for cavity insulation and 0.30 W/m²·K for internal or external wall insulation.



Existing West elevation



- DEMOLITIONS
Examine all available information, carry out survey of the structure, site and surrounding areas. Demolition of existing structures and concrete slab in accordance with BS 6187.
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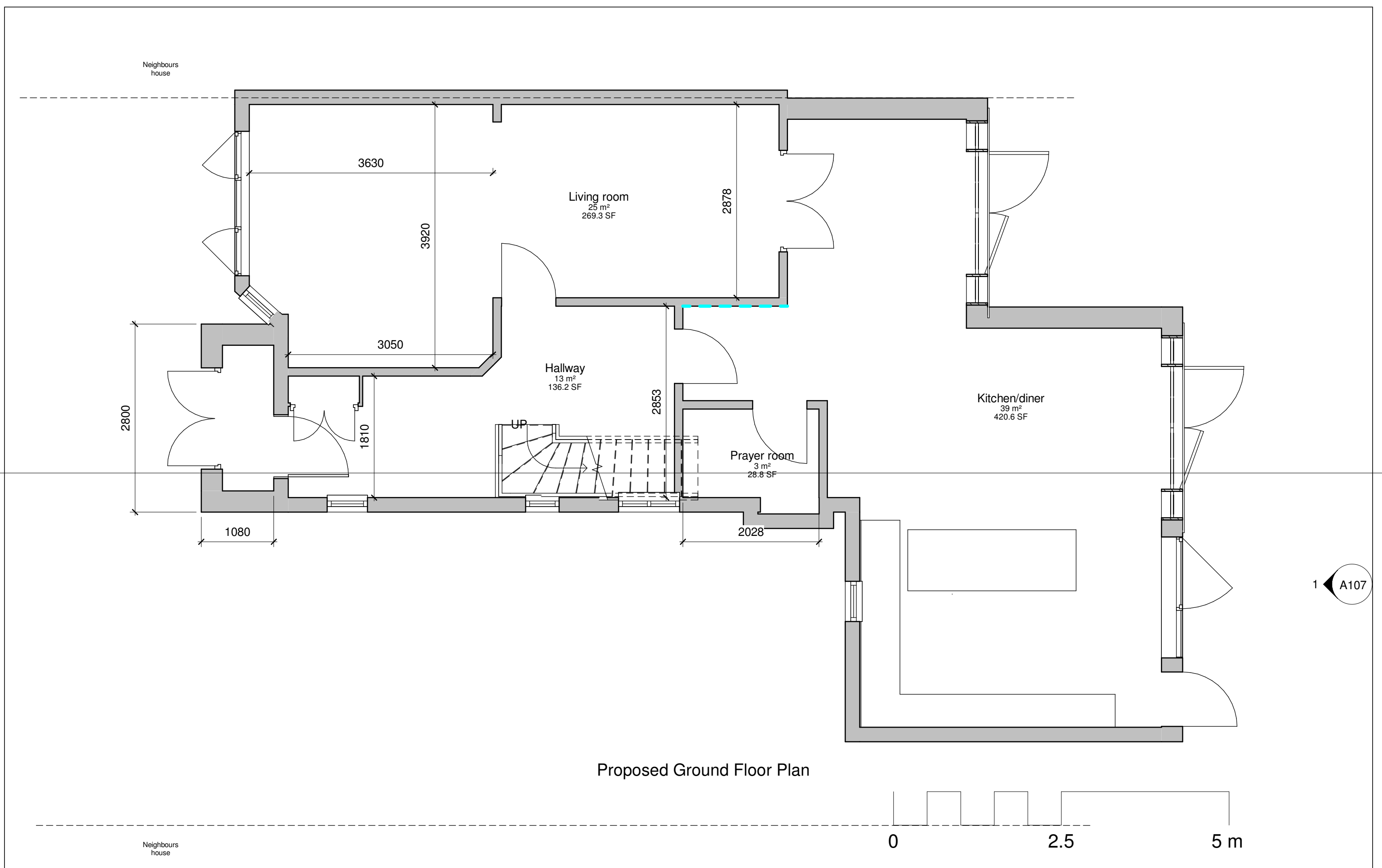
- WASTE PIPEWORK
Fit deep seal traps to all sanitary ware and sinks and connect into new gullies/soil pipes as needed. Provide 38mm diameter waste with anti-syphon trap where waste runs exceed 1.7meters. Fit rodding eyes at elbows and tees. Waste sizes:
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Existing Section

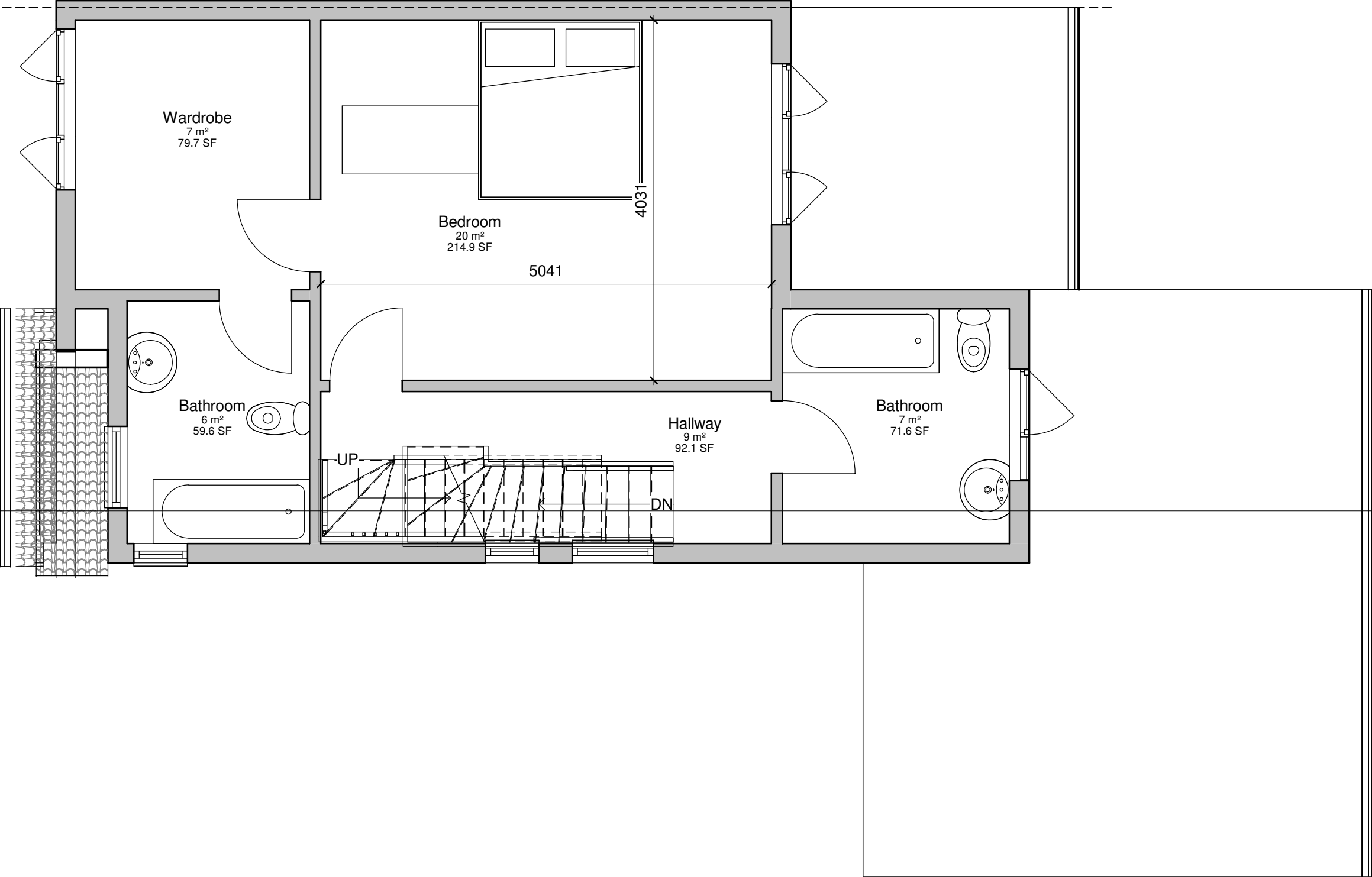




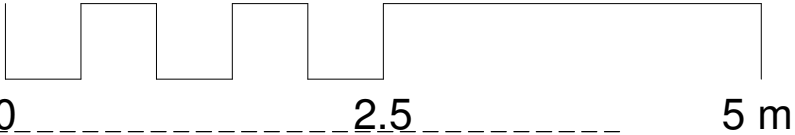
Proposed Ground Floor Plan

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					PROJECT 9 Hill Lane, Ruislip, HA4 7JJ 7JJ	Scale @A3 1 : 50	Date Mar 2019	By: James Checked By: Stefan

Neighbours
house

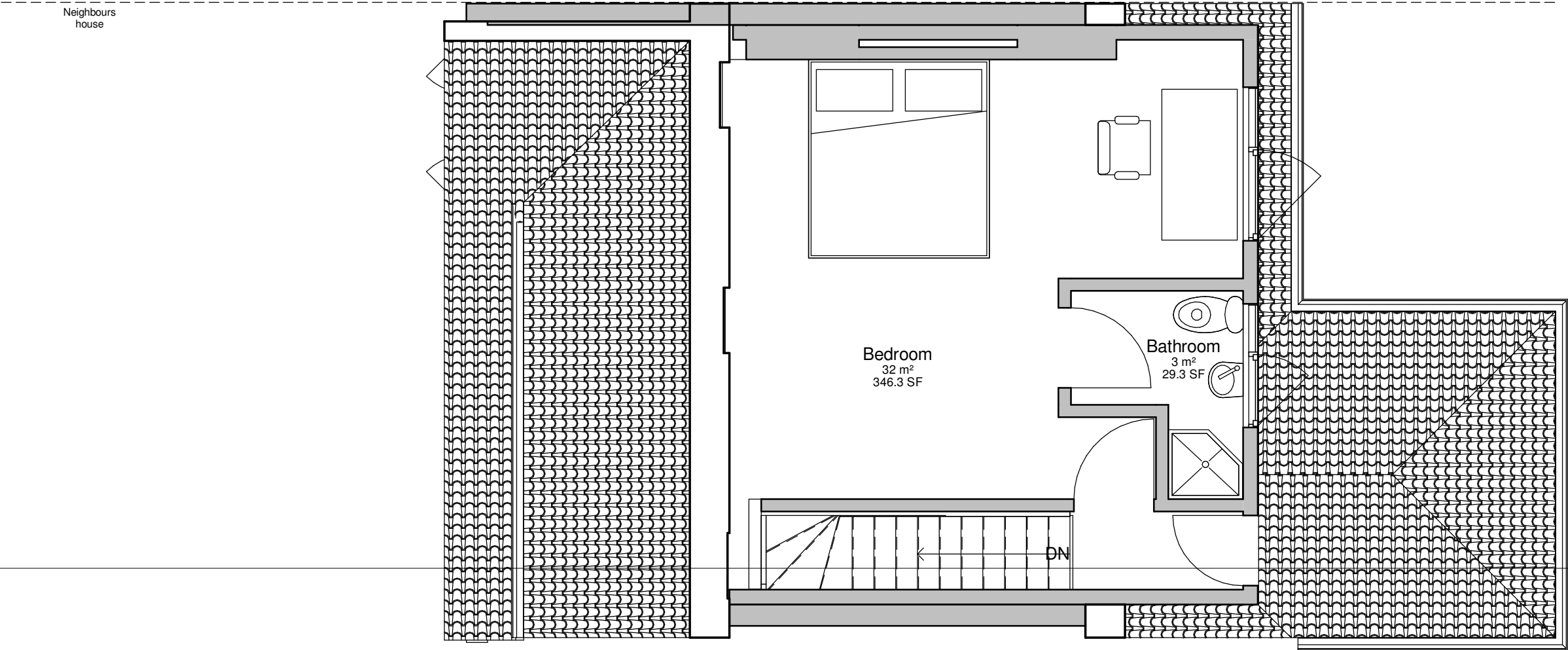


Proposed 1st Floor Plan



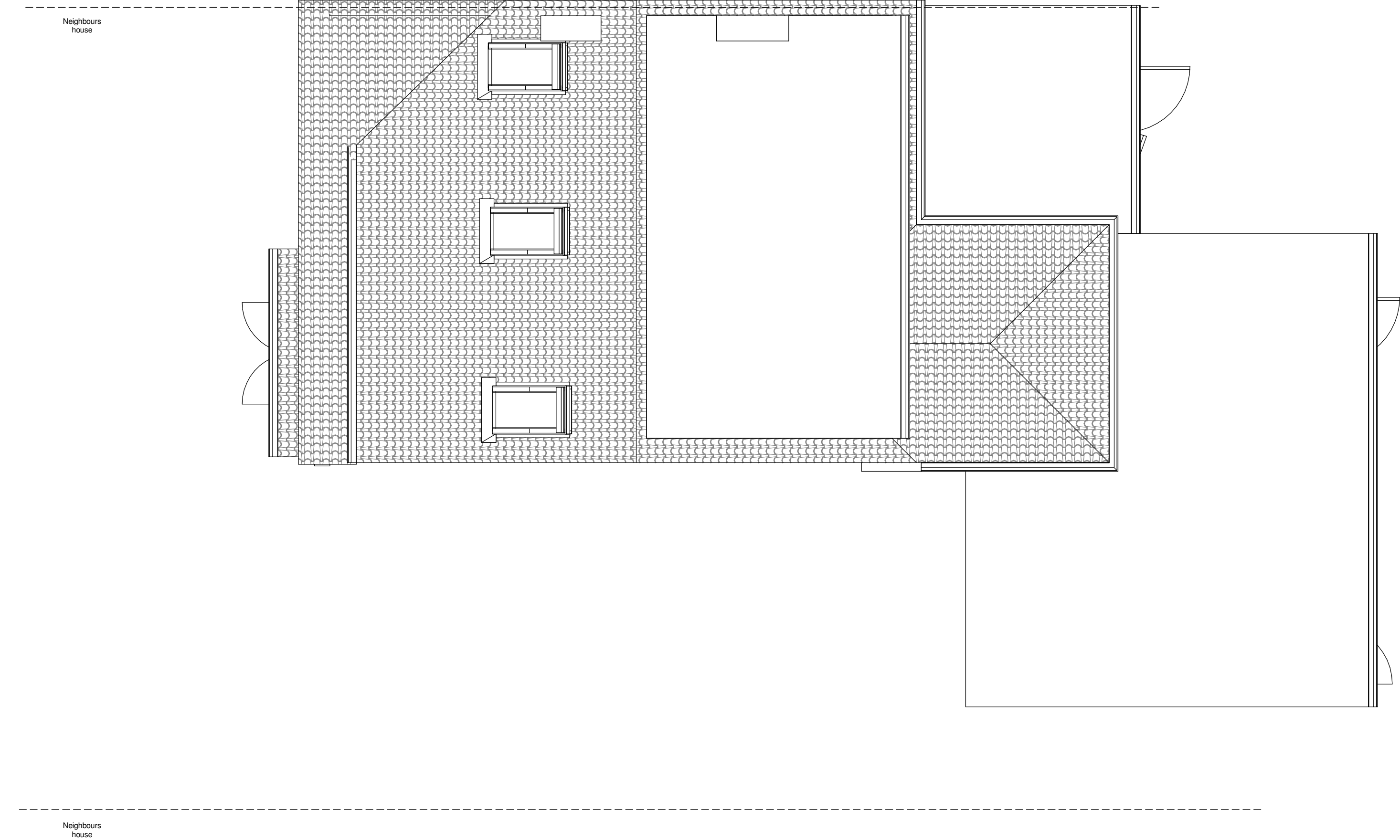
Neighbours
house

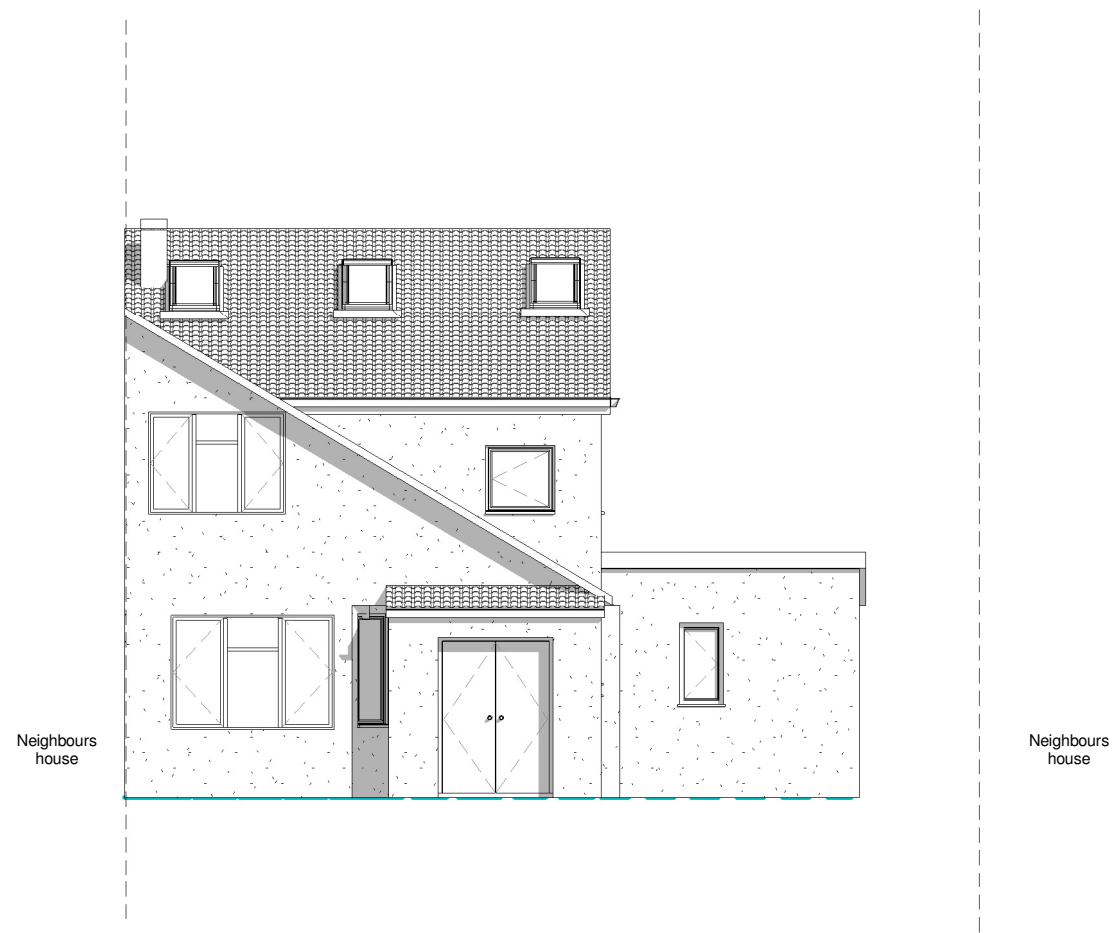
ISSUE:	TENDER ISSUE	TITLE first floor Proposed		DWG NO: A202
PROJECT	9 Hill Lane, Ruislip, HA4 7JJ	Scale @A3 1 : 50	Date Mar 2019	By: James Checked By: Stefan



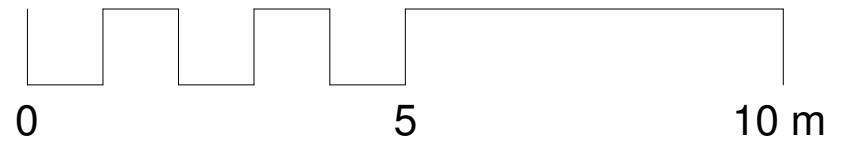
Proposed Loft Plan







Proposed front elevation



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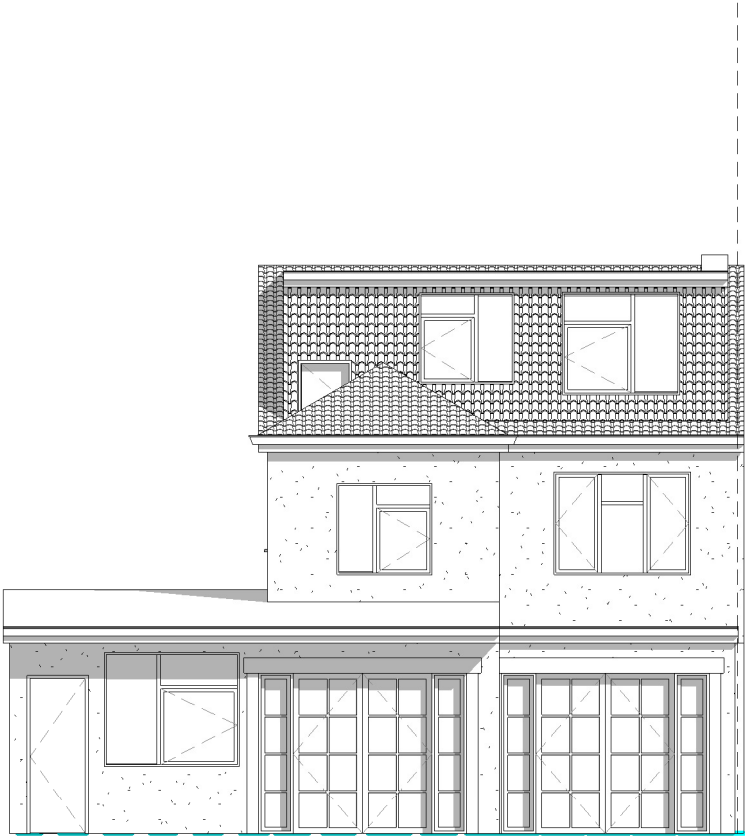
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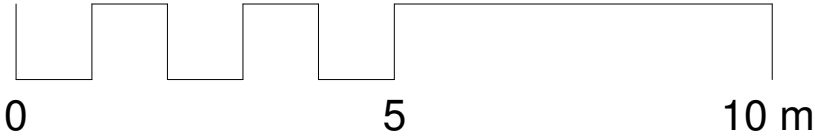
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Neighbours house



Neighbours house

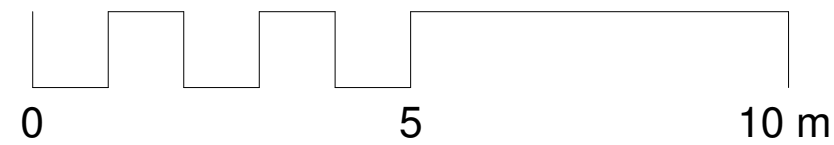
Proposed rear elevation



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	t:0203.432.5269 www.themarketdesignbuild.com info@themarketdesignbuild.com		Site survey to be conducted before any building work is carried out. Any discrepancies to be reported to architect.	Contractor responsible for calling out building control officer as required at stages requested by council.	PROJECT 9 Hill Lane, Ruislip, HA4 7JJ	Scale @A3 1 : 100	Date Mar 2019	By: James Checked By: Stefan



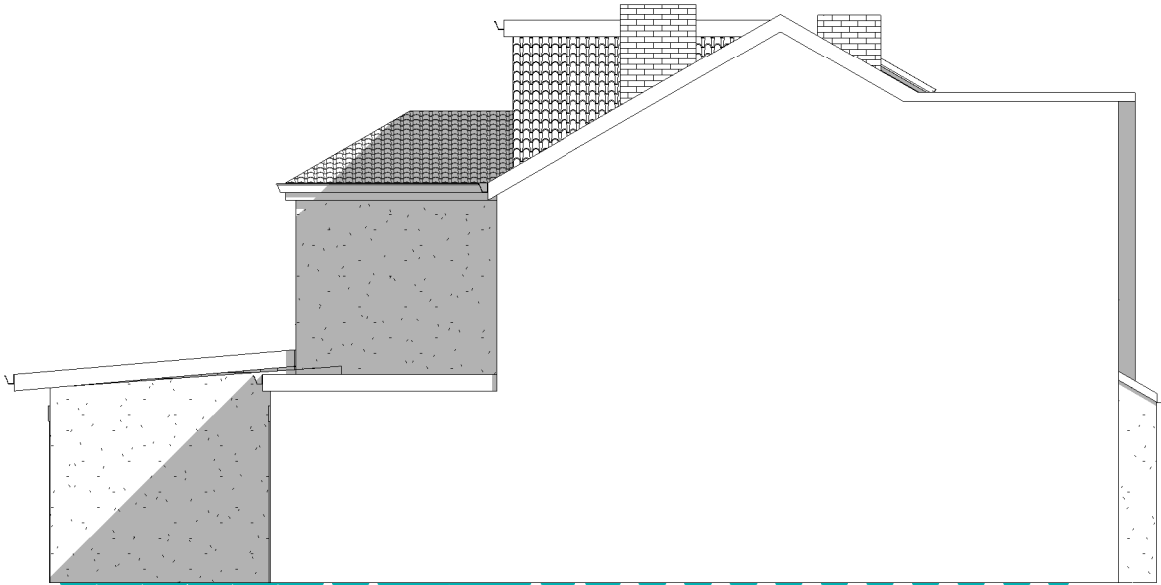
Proposed East elevation



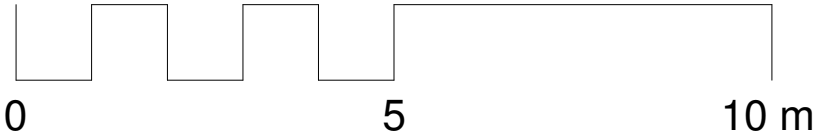
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Excavate to full depths as required for new ground floor to existing building and any new drainage runs. Ensure all Health & Safety measures are taken to prevent collapse and aid egress in the event of collapse. Any trench bottoms are to be passed by Local Authority before work proceeds. Remove last 50mm of excavation just prior to inspection. All to comply with BS 800 Pt1. Drainage runs to be in straight lines where possible. Shallow curved runs to be kept to a minimum.
- BELOW GROUND DRAINAGE
All below ground drains to be minimum 100mm dia. SuperSleve by Hepworth Building products or similar, installed complete with the manufacturers fittings and accessories only. Check all cover and invert levels prior to any installation works and report any discrepancies. All pipework below ground to be encased in concrete with 150mm pea gravel. Pipes with less than 300mm cover to be encased in concrete with (13mm) movement joints at max. 5m centres. Where pipes pass through foundations and are to be built-in, then provide flexible joint within 150mm either side and 2no. rocer pipes max. 600mm long with flexible joints either side. Other flexible joints generally at 6m centres. If not to be built in, provide pre-stressed concrete lintel maintaining 50mm gap around pipe, masked either side with rigid board material. Allow for concreting in new underground pipework within 1m of the building where it is below foundation level. Inspection Chambers to be polypropylene inspection chambers installed with minimum 150mm concrete base with concrete collars for the cover and frame. All internal inspection chambers are to be fitted with internal quality covers that are recessed bolted down and air tight. 100mm diameter soil vent pipes (SVP) where indicated venting to outside air via proprietary slate vents. Provide rodding access to all lengths of discharge pipes.
- GUTTERS AND DRAINWATER PIPEWORK
Proprietary 125mm half round u-PVC gutters fixed to rafter end using integral rise & fall type brackets connected to 75mm dia. u-PVC downpipes discharging to existing drainage ditch. Allow for roddable access to base of pipes.

- WASTE PIPEWORK
Fit deep seal traps to all sanitary ware and sinks and connect into new gullies/soil pipes as needed. Provide 38mm diameter waste with anti-siphon trap where waste runs exceed 1.7meters. Fit rodding eyes at elbows and tees. Waste sizes:
Sink 38mm diameter
WHB 38mm diameter
WCs 110mm diameter
The entire internal drainage system to be u-PVC, fitted in accordance with manufacturers recommendations. Horizontal runs to be laid to a minimum fall of 1 in 80.
- INTERNAL PARTITIONS (*)
50mm x 100mm s/w studs at maximum 400mm centres with equivalent head and sole plates with sound deadening quilt between studs. All finished with 12.5mm plasterboard both sides with joints taped and filled and skimmed.
- EXTERNAL WINDOWS AND DOORS
PVC casement windows and doors to be as manufacturers literature.
- GLAZING
All windows (and where applicable external doors) to be glazed with Super Low (argon filled) E glass with U-value of 1.1-1.2. Toughened glass panes to both leaves to be used where the glass is to be below 800mm above FFL and door/screens below 1500mm above FFL.

- VENTILATION
Natural Ventilation - Window casements to open to 90 degrees minimum - total ventilation provided per occupy-able room and WC /bathroom /sanitary room to be equal to 1/20th of room area. This is to be achieved by openable windows to external walls. Mechanical Ventilation - WC's and Kitchen to be mechanically ventilated by mechanical extract fans. Extract fans to be rated at 60 litres /second to kitchen and at 15 litres /second to bathrooms and WC's to have mounted extract grilles terminating ducted to external environment using u-PVC ducting. All ducting to be insulated to avoid condensation and routed to proprietary ventilators.
 - ELECTRICAL INSTALLATION
Electrical installation to be in accordance with BS 7671, IEE regulations and certified by NICEIC registered contractor to comply fully with Building Regulations Part P and LA Building Inspectors approval.
 - LINTELS
All lintels to external walls are to be I.G. Lintels type L1/S 100 (or equivalent) having a min. end bearing of 150mm. Lintels to timber studwork are to be 2no 50*150mm s.w. grade C16 bolted together supported on 100*100mm s.w. posts at each end.
 - TIMBER GENERAL
All new timber to be grade C16 (SC3) unless noted otherwise and is to be pressure treated via pressure impregnation with suitable preservative. All double joints and rafters are to be bolted together at 600mm c/c using M12 bolts with 50mm connectors between and 50mm diameter washers min. 3mm thick.
 - FIRE PROTECTION
All new construction must give half hour fire protection.
 - GENERAL
Smoke detectors to be interconnected and permanently wired to the mains by means of a separate fused circuit.
- *A U-value of 0.55 W/m²-K is used for cavity insulation and 0.30 W/m²-K for internal or external wall insulation.



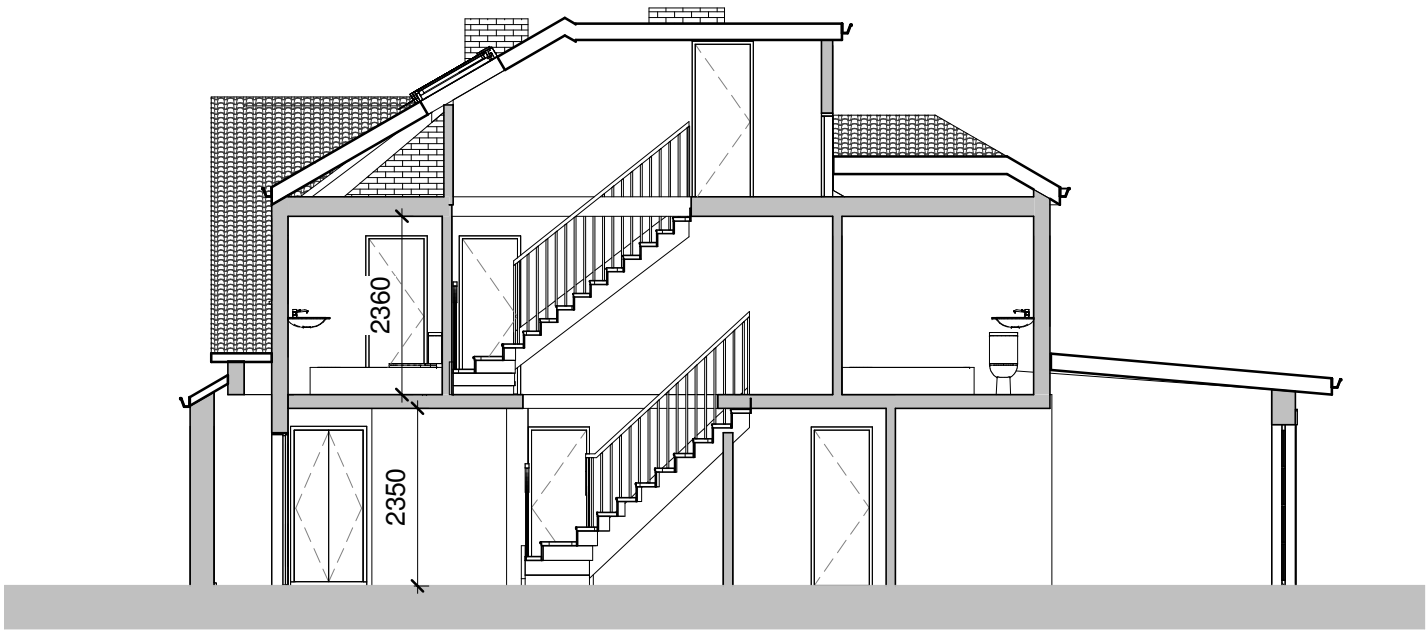
Proposed West elevation



- DEMOLITIONS
Examine all available information, carry out survey of the structure, site and surrounding areas. Demolition of existing structures and concrete slab in accordance with BS 6187.
- EXCAVATIONS
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Proposed Section

