Rainwater to drain into existing surface water system or into soak away if this is not possible. Soakaway to be min 1 cu.mtr at min 5m away from building or 6m in clay soils

N.B. FW drain run to be checked & agreed with L.A. building inspector

new soakaway 1m³ for every 20m² of roof area to be drained, therefore soakaway min 1 m³ (new soaraway in acc with A.D. H)

to soakaway (@ min 5m away)

new h/l d/g window (@ min 1.8m above internal ffl) with obscure safety glass to BS 6206 and toughened in accordance with AD 'N' (to achieve Max. U value of 1.6/2.2w/m2k)

203x203x46Kg UC

7.80m

site boundary

new d/g patio door with safety glass to BS 6206 and toughened in accordance with AD 'N' (to achieve Max. U value of 1.6/2.2w/m2k)

new rwp

CG70/100 lintel

new 50x150mm C24 flat roof joists over @ 400mm CRS

2No. 203x133x30Kg UB's

roof window

new extended kitchen/dining

112mm brickwork

85mm dritherm

100mm blockwork

5.10m

new 100mm concrete floor with 120mm Jabolite insulation & 65mm screed (provide secondary 1200g vapour barrier between insulation & conc floor)

N.B. Floor insulation to achieve max. U value of 0.22W/m2K

provide min. background ventilation of 1/20th floor area by means of trickle vent in window 8,000 sq. mm

2No. 203x133x30Kg UB's

ex rwp

4.05m

450X250X150mm dp conc p/s

3.05m

new 50x150mm C24 flat roof joists over @ 400mm CRS

m.h.

2.00m

new utility

3.20m

dining

3.00m

no. 36

no. 32

new wc

ex svp

2.30m

2No. 203x133x30Kg UB's

fr FW drain

3.50m

up

lounge

4.60m

ex garage wall to be dry lined

ex garage wall (retained)

new study/playroom

2.50m

new d/g window with safety glass to BS 6206 and toughened in accordance with AD 'N' (to achieve Max. U value of 1.6/2.2w/m2k)

3.00m

All steelwork to be encased in 2 layers 12.5mm pl.b'd & 6mm skin for half hour fire protection

provide rodding access in wate pipes at bends/changes of direction

Provide background ventilation of min. 8,000 sq.mm by trickle vents in window

Provide mechanical ventilation to kitchen area with min. 60 litres/sec extraction ducted to external air (30 l/s in cooker hood)

Provide mechanical ventilation to bathroom with min. 15 litres/sec extraction with 15 minute o/run

All waste to be 38mm waste pipe (50mm where combined) with 75mm deep seal traps, with rodding access at bends/changes of direction & drains to be 100mm pvc drains

No trees within 30m that will affect foundation depths

Holding down straps to wall plate 30x5mm ms restraint straps 1m long @ max 1.8mtr ctrs

Provide 3 layers torch on felt to flat roof, to achieve AA, AB, or AC surface spread of flame rating

All brickwork below DPC to be in semi engineering brick with SR cement

Rainwater to drain into existing surface water system or into soak away if this is not possible. Soakaway to be min 1 cu.mtr at min 5m away from building

new foundation to be taken down to a min of invert level of adjacent drain

9.30m

site boundary

new extension felt roof over

3.75m

new d/g window with safety glass to BS 6206 and toughened in accordance with AD 'N' (to achieve Max. U value of 1.6/2.2w/m2k)

CG70/100 lintel

3.15m

112mm brickwork

85mm dritherm

100mm blockwork

provide min. background ventilation of 1/20th floor area by means of trickle vent in window 8,000 sq. mm

50x150mm C24 timber ceiling joists & rafters over @ 400mm CRS

1.70m

2.00m

new extension felt roof over

4.05m

new bedroom

4.20m

203x133x30Kg UB

new extension felt roof over

2.80m

3.05m

50x150mm C24 timber floor joists @ 400mm CRS

bedroom

3.70m

no. 36

no. 32

ex svp

down

new ensuite

ex garage roof over

50x150mm C24 timber ceiling joists & rafters over @ 400mm CRS

new bathroom

3.05m

bedroom

3.90m

1.90m

1.50m

1.00m

3.00m

proposed ground floor plan

1:50

proposed first floor plan

1:50

0m

10m

NOTES

1. Padstones to new beam 600x250x150mm dp conc p/stone
2. RW to connect to ex surface water system if available or soakaway @ 5m away if no sw drain available (6m in clay soil) (100mm upvc u/ground drain @1:40 fall to soakawaymin. 1m x 1mx 1m deep with hardcore backfill for adequate rainage of rainwater, & top soil over)
3. Sink waste 40mm w/pipe with 75mm deep seal trap with rodding eye at bends/changes of direction
4. D/glazed windows to achieve min U value of 2.0 W/m2K for timber or plastic frame and 2.2W/m2K for metal frame
5. Energy efficient lighting to be provided in acc. with AD 'L'
6. All new drainage in 100mm upvc bedded in 150mm pea shingle all around, 1:40 fall
7. Cavities to be closed with an insulated cavity closer (i.e. Thermabate)
8. Use 100mm Jabolite floor insulation to achieve max. U value of 0.25Wm2K
9. Existing rear openings to be checked for adequacy under new loading conditions. If inadequate, replace with 2 No. 203x102x23 Kg UB's
10. All new glazing to comply with app. doc. 'L' with argon filled glazed units, 'K' glass
11. Ventilation to existing timber floor of house to be maintained with 150x225mm pvc air bricks in new extension ducted through new concrete floor to ex airbricks with min 100 sq. mm cross sectional area of ducting @ max 1.8 metre ctrs
12. SR cement to be used for all work below ground level & below DPC
13. DPC to be lapped into existing DPC of house & kept at 150mm above adjacent ground level
14. Foundation depths in accordance with current Zurich guide with 50mm claymaster on inner face of foundation where depth in excess of 1.5m
15. Foundation concrete to be min 1 2:4 mix with S.R. cement
16. DPM to be lapped into DPC's
17. New cavity wall to be connected to existing with Furfix wall connector
18. New roof to connect to cavity wall with 30x5mm m.s. restraint straps @ max. 1.8 mtr ctrs fixed to wall plate
19. Waste connections to kitchen appliances 40mm waste pipes with 75mm deep seal traps & rodding access to be provided at bends/changes of direction

Lintels over all new openings to be Catnic or similar

Wall cavity to be 85mm with stainless steel wall ties

All electrical installations required to meet 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 that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so

FOUNDATIONS; Min. 1.0m below lowest ground level or to level of adjacent drains, whichever is deeper. To be below any roots by 0.6m. All depths in accordance with NHBC prac. note 3

DRAINAGE; All new & existing drains to be encased in 150mm concrete and bridged by RC lintels where passing through walls/foundations. All new drains to be bedded in 150mm pea shingle.

EXTERNAL WALLS; 112mm brick external skin, 85mm Dritherm cavity batts and inner skin of 100mm thermalite turbo blocks (1:1:6 mortar). Insert galv. wall ties @ 450mm CRS vertically and 900mm CRS horizontally and at every block at reveals to all openings and at floor level @ min. of 150mm above g.l. and lapped into existing DPC.

FLOOR; Min. 150mm consolidated hardcore with 50mm sand blinding with 1200 gauge DPM over and min. 100mm concrete floor, 1:2:4 mix. Finish floor with a 65mm screed with chicken wire mesh at mid depth on 100mm Jabolite insulation on 500 gauge polythene.

PITCHED ROOF; 50 x 150mm rafters @ 400mm CRS and 50 x 150mm ridge with 19 x 38mm tanalised roofing battens on roofing felt. Ceiling joists to be 50 x 150mm SC3 timbers @ 400mm CRS with 12.5mm f/b plasterboard & skim. Provide 250mm glass fibre insulation between ceiling joists and provide continuos Glidevale strip vents in soffit for ventilation of new pitched roof.

VENTILATION; Provide min. ventilation opening to all rooms of 1/20th of floor area.

STEELWORK; Provide half hour fire protection to all new steel beams with 2 layers of 12.5mm

MIDDLESEX & HERTS

7 ELGIN DRIVE

NORTHWOOD

MIDDLESEX

HA6 2YR

TEL: 01923 826296

Client

MR & MRS CHEAL

Job Title

34 GREENCROFT AVENUE

RUISLIP

MIDDLESEX

HA4 9JJ

Drawing Title

SINGLE STOREY REAR/SIDE EXTENSION

Dimensions not to be scaled from drawing & to be checked on site at time of construction

Scale 1:50

Planning Rev A (17/03/19)

Date 28 - 10 - 18

Drawn by N. Sheikh

Drg No. HAN/2110/LS/18/02B

Rev. A