

1. All dimensions are in millimetres.
2. Ventilation to be 1/20 of floor area (min).
3. Lintels to have minimum end bearings of 150mm.
4. External walls to be constructed of 100mm externally and pebbledashed/rendered to finish. 100mm cavity filled with dryrhen 34 insulation, minimum 100mm of ceiling insulation to be provided and approved, and plastered to finish. External render to be applied in 2 coats with a suitable waterproof additive.
5. Cavity wall to be of stainless steel ties @ 450mm centres and staggered 900mm horizontally.
6. DPC's to be provided up sides and over eaves.
7. Cavity wall to be insulated with mineral wool, also where the cavity is closed. Provide insulated cavity closers at reveals.
8. If proposed extension covers air bricks then air bricks to be removed and replaced with PVC pipe provided from existing to new air brick in external wall.
9. All habitable rooms to have background ventilation at least 8000mm<sup>2</sup> i.e. trickle vent or air brick.
9. New steel beams to be encased in 2, 125mm sheets of 12mm board and skim to achieve necessary fire protection.
10. New stud partitions to be constructed of 100mm x 50mm timbers @ 400mm centres with horizontal battens @ 400mm centres and plasterboard, 2 x 12mm sheets of plasterboard and skim.
10. Partitions to be constructed of double up floor joists bolted together with M12 bolts @ 500mm centres.
11. New structural timber to be SC3 grade and tanslated.
11. All windows and doors to be double glazed and achieve a U-Value of 1.6w/m<sup>2</sup>k i.e. 16mm spacer with low E glass to inner pane. Glazing to doors to be toughened safety glass.
13. Drainage: 100mm diameter PVC piping (flexible) totally encased in 100mm peashingle (10mm). Provide pre-cast concrete lintels where drains are through walls. All manholes to be constructed in 215mm thick class B semi engineering brickwork on 150mm thick concrete slab and medium duty cover.
14. Bath - 1600mm x 700mm 38mm diameter. Bath - 38mm diameter. Shower - 38mm diameter. Wash hand basin - 32mm diameter. All with 75mm depth of floor.
15. All plumbing to be to BS 5572, 1978.
15. 75% of light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
16. All electrical work to be designed and installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition with amendments up to and including Part P (Electrical Safety) by a competent person with a self certification scheme authorised by the Secretary of State.
16. If BS1363 (BS1363 NAPIT or NICEIC)
17. If the proposed works involves the installation of a new boiler, then it is to be a condensing type with a flue to be installed by an approved contractor and certificated radiators to have thermostatic valves.

B	Sept 2019	Rev'd application
A	May 2019	Rev'd for Planning
	Date	Revisions

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Pottle & Co Ltd.  
Building Design &  
Management Services

Suite A  
128 Manor Way  
Ruislip  
Middlesex  
HA4 8HR

Tel: 01895 622800  
www.pottle.uk.com

Client  
Mr & Mrs Bates

Job Title

58 Beechwood Avenue  
Ruislip  
Middlesex

Drawing Title

Proposed Part Single Storey,  
Part Two Storey Side and  
Rear Extension.

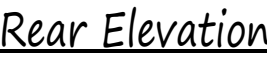
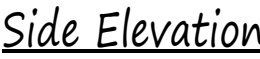
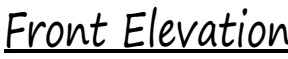
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Date  
April 2019

Drawn by  
MDP

Drg No.  
4230/02B

### Proposed Elevations - All Materials to Match Existing



New habitable rooms at first floor level to have escape type windows with fully openable casements, min 0.33m<sup>2</sup> i.e. 750mm x 450mm with bottom cill min 800mm, max 1100mm above FFL.

New side windows to be obscurely glazed and non-openable up to 1.7m above FFL

New SVP to be taken min 900mm above any openable window.