

Notes

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Figured dimensions shall be used in preference to scaled dimensions. All dimensions shall be checked on site before commencing works.

*All work shall comply with the latest Building Regulations and be to the satisfaction of the Local Authority.

*Workmanship and methods of construction shall be at least to the standard prescribed by the relevant Codes of Practice.

Material shall be suitable for the purpose for which they are used and the quality shall not be lower than that defined in the relevant British or Continental Standard so designated.

General Specifications

- All glazing shown on this drawing is assumed only and it is the contractors responsibility to check exact depths and locations prior to the commencement of the works. or proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and reinforced concrete blocks are to be provided in the walls above the drain run.
- Existing sub-floor ventilation is to be maintained (if necessary) by providing 100mm dia pvc ducts extending from the existing air bricks to new 225 x 150mm ducts. The ducts are to be surrounded in 150mm pea shingle and reinforced concrete blocks are to be provided in the walls above the drain run.
- All glazing is to be double glazed and to be to BS6206 and any glazing within 800mm of the floor level is to be tempered or laminated in accordance with Part C.
- All new habitable rooms are to be provided with permanent ventilation of 600mm², and this is to be achieved by providing either trickle vents in the windows or by providing mechanical extract fans in the rooms.
- Provide vertical and horizontal dpc's at all levels, and all linths are to have a minimum and bearing of 150mm.
- All steel beams are to be encased in 2 layers of 12.5mm plaster board and skin of plaster to achieve a fire rating of 12 hours.
- All external walls are to be constructed of 220mm thick concrete blocks and to be finished with a minimum of 10mm air gaps between joints.
- All glazing is to be low E glass with 16mm air gaps between panes.
- Provide one low energy light fitting in new extension.
- All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so, prior to completion the Council should be notified by BS 7671 Part 17 has been certified to be issued for the work by a person competent to do so.

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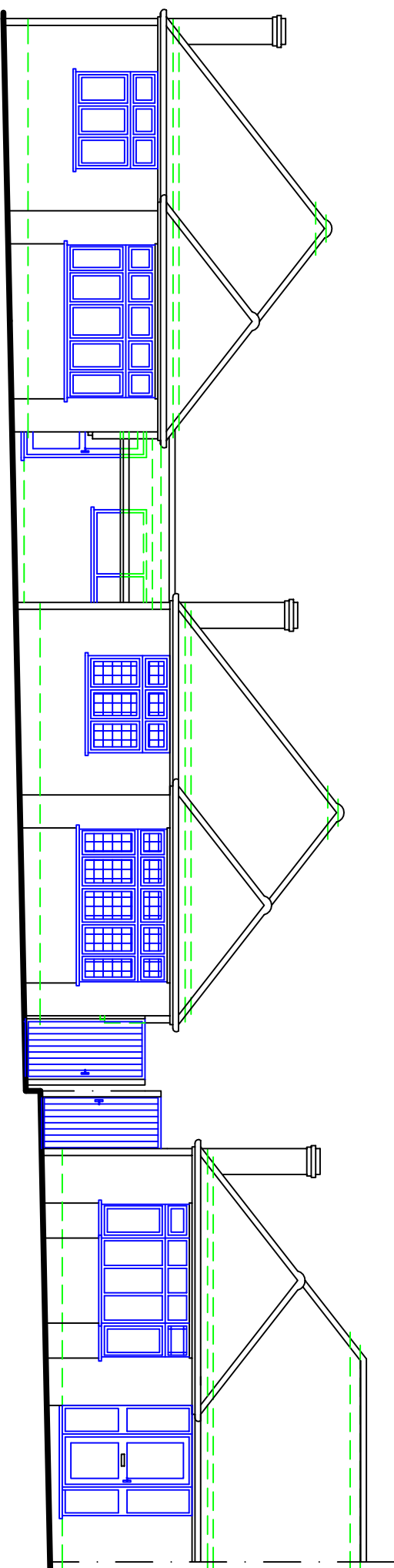
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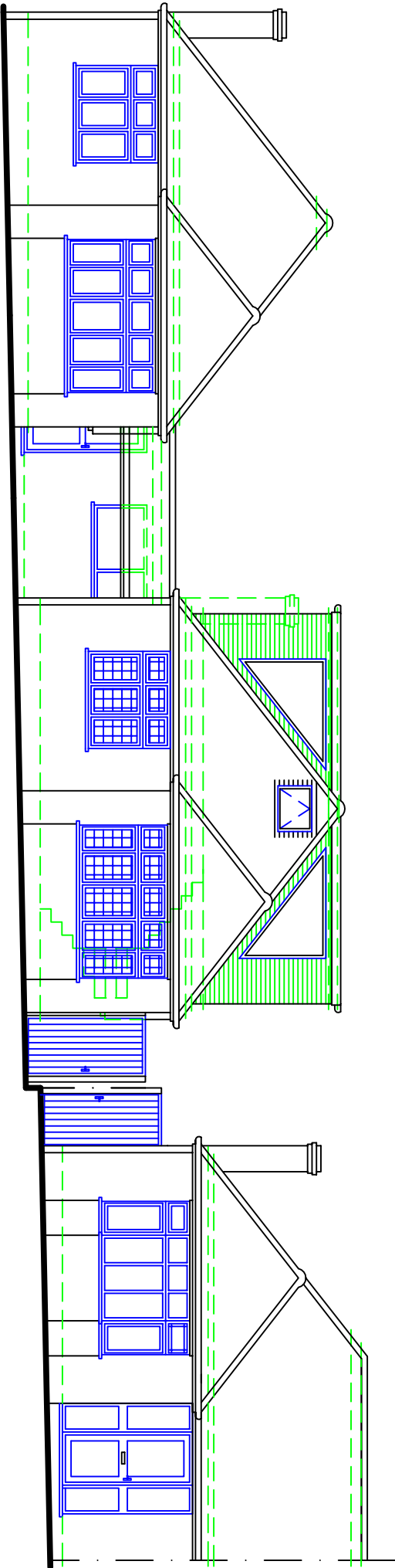
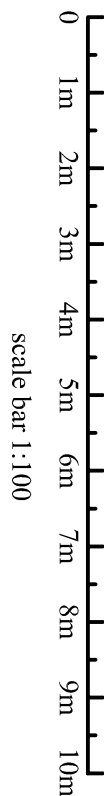
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existing
street scene



proposed
street scene

External walls: Cavity brickwork / blockwork:
100mm facing bricks to match existing. 100mm cavity filled with 100mm rigid fibre/glass insulation and 100mm Thermalite TURBO blocks with 13mm plaster internally.

Provide stainless steel twisted cavity wall ties at 750mm horizontal centres and 450mm staggered vertical centres. Ties to be doubled up at corners and reveals.

Provide insulated cavity closers to all new reveals.

Note: - External walls to achieve a minimum U' value of 0.28w/m²K.

Note:- Provide insulated cavity closers to all new reveals.

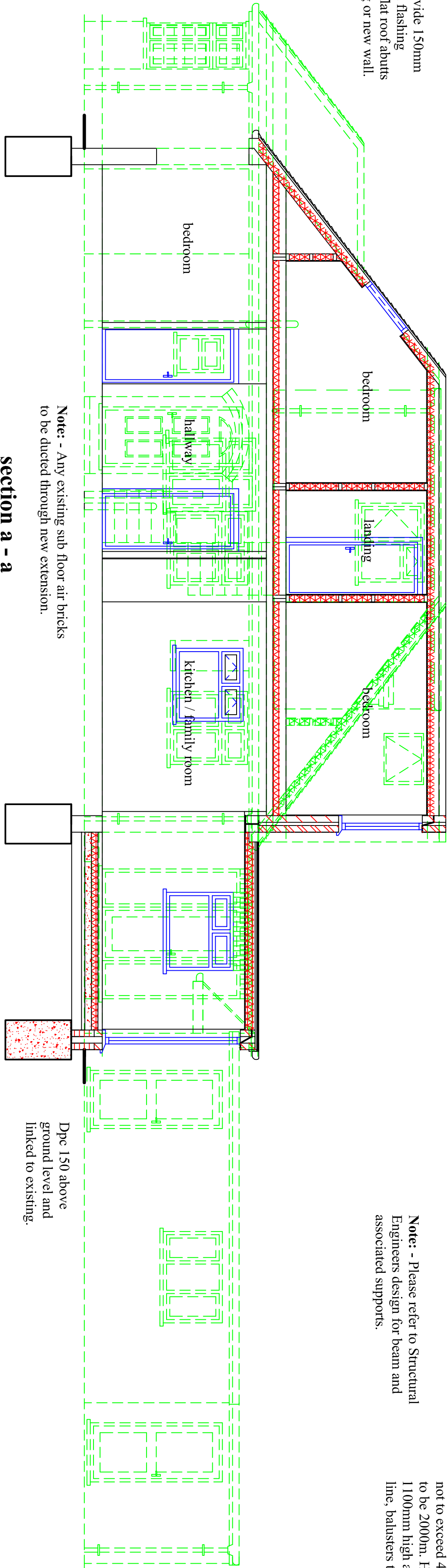
Note: - Please refer to Structural Engineers design for beam and associated supports.

Note: - All new materials to match existing.

Note: - Provide mechanical ventilation ducted to fresh air to bathroom and utility / wc with an extract rate of 30 litres/sec operated by means of the light switch with a minimum of 15 minutes overrun.

All new wastes to bathroom and utility / wc to be 40mm fitted with 75mm deep seal traps and cleaning eyes provided at changes of direction and connected to existing s.v.p.

Note :- Provide 150mm code 4 lead flashing where the flat roof abuts the existing or new wall.



section a - a

Flat roof: - 13mm spar chippings bedded on hot bitumen on 3 layer high performance felt roof to BS 747 with base layer perforated G3 and semi-bonded to 120mm Kingspan Thermapitch TPI0 insulation between joists and Kooltherm Ki8 beneath on 19mm ply deck on fitting pieces to give a fall of 1m 40 on 150x50mm softwood joists at 400mm centres.

Dormer check: Vertical tiles on 38x19mm tanalised softwood battens on building paper on 6mm superlux on 19mm WPB. ply screwed to 100x50 softwood stud filled with 100mm Celotex GA3000 insulation and an internal finish of 12.5mm foil backed plasterboard and skim finish.

100mm dia half round uPVC gutter fixed to uPVC fascia.

Dormer external walls to achieve a minimum U' value of 0.20w/m²K.

Flat roof: - 13mm spar chippings bedded on hot bitumen on 3 layer high performance felt roof to BS 747 with base layer perforated G3 and semi-bonded to 120mm Kingspan Thermapitch TPI0 insulation between joists and Kooltherm Ki8 beneath on 19mm ply deck on fitting pieces to give a fall of 1m 40 on 150x50mm softwood joists at 400mm centres.

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Note :- All glazing to achieve a U' value of 1.8w/m²K.

Note: - S.V.P to extend 900mm above an operable window within 3.0m.

Tiled roof: - Tiles to match existing or similar on 38x19mm tanalised softwood battens on breathable roofing felt (gyvek or equivalent) on 150x50mm softwood rafters at 400mm centres. Valley to be formed off lay board and code 5 lead. Tiles on lower roof to be Redland Regent or equivalent.

Note: - Flank window in the proposed gable wall to be obscure glazed and non-opening below 1.7m from floor level.

Provide double rafters to each side of velux roof lights bolted together with M12 at 600 centres.

Remove walls as shown dotted and provide new steel beams over to engineer's detail, and cut back brickwork as required.

Note: - Please refer to Structural Engineers design for beam and associated supports.

New staircases to be constructed 800mm wide with equal treads and rises, rises not to exceed 220mm and treads not less than 220mm. Minimum of 50mm tread at the newel post. Overall pitch of staircase not to exceed 42°. Minimum head room to be 2000mm. Handrail on landings to be 1100mm high and 900mm high off pitch line, balusters to be at 100mm centres.

Note: - Provide a self contained, mains operated, interlinked optical smoke detector system with battery back-up in accordance with BS 5839 or 5446 should be provided on each floor landing (ground floor and first floor landing levels) (B1).

While giving due consideration to providing an additional smoke detector on the opposite landing so that each wing of the property is fully protected.

Note: - Any existing or proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and bridged with concrete and reinforced concrete lineths.

Note: - The mix for mortar and concrete below ground should use sulphate resisting cement.

Note: -Form new manhole outside building line as rodding access. If uPVC they should be bedded and surrounded in a lean mix concrete or other suitable material.

Note: - All glazing in critical locations will be provided with safety glass.

Note: - Foundations to extend down below drain invert and 600mm away from the foundation.

Solid floor: -65mm sand/cement screed reinforced with one layer of chicken wire on 100mm insulation on 100mm concrete on 1200 gauge polythene dpm (linked to both new and existing dpc's) on 50mm sand blinding and 150mm consolidated hardcore.

Foundations: - Mass concrete 600mm wide (700 on flank wall with neighbours) and 1200mm deep, but depth to be taken down a further 600 below the lowest tree root found when excavations take place. Concrete mix 1:2:4 Grade C 20 using sulphate resisting cement for all works below dpc level.

Dpc 150 above ground level and linked to existing.

External walls: Cavity brickwork / blockwork: 100mm facing bricks to match existing. 100mm cavity filled with 100mm rigid fibre/glass insulation and 100mm Thermalite TURBO blocks with 13mm plaster internally.

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Provide insulated cavity closers to all new reveals.

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Note: - Please refer to Structural Engineers design for beam and associated supports.

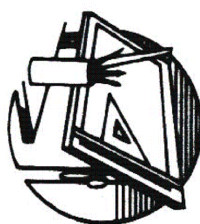
Note :- All new materials to match existing.

Note: - Provide mechanical ventilation ducted to fresh air to bathroom and utility / wc with an extract rate of 30 litres/sec operated by means of the light switch with a minimum of 1.5 minutes overrun.

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blyth developments

155 Briar Road
Watford
Hertfordshire
WD25 0HL
T: 020 8428 0688



Proposed
plans and elevations.

24 Grasmore Avenue Rislip Middlesex HA4 7PJ
Mr. and Mrs. M. Thorpe.

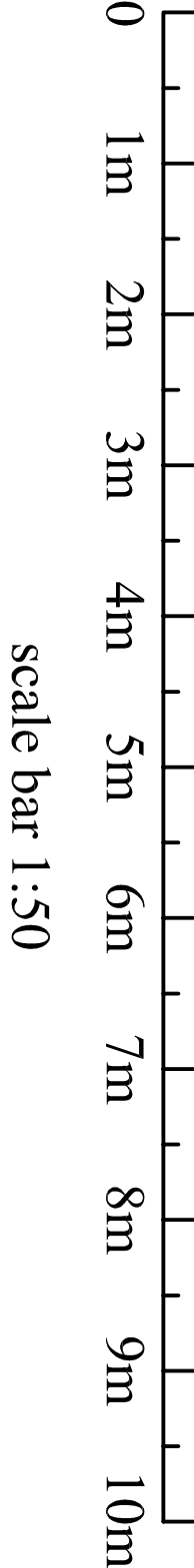
Revisions

A	29.11.21	To Planners Requirements.

CALCULATION OF CUBIC CAPACITY.

PROPOSED HIP TO GABLE
LOFT CONVERSION.

Hip to Gable 6.95 x 3.4 x 2.8 ÷ 1/6th = 11.02
Dormers 3.2 ÷ 2 x 4.85 x 2.5 x 2 = 38.8 cub m
THEREFORE WITHIN P D ALLOWENCE



scale bar 1:50

Scale 1:50 1:100 1:200 @ A1

Date October 2021

Drawn By D. J. BLYTH.

Drawing No: BD/21/27/5A