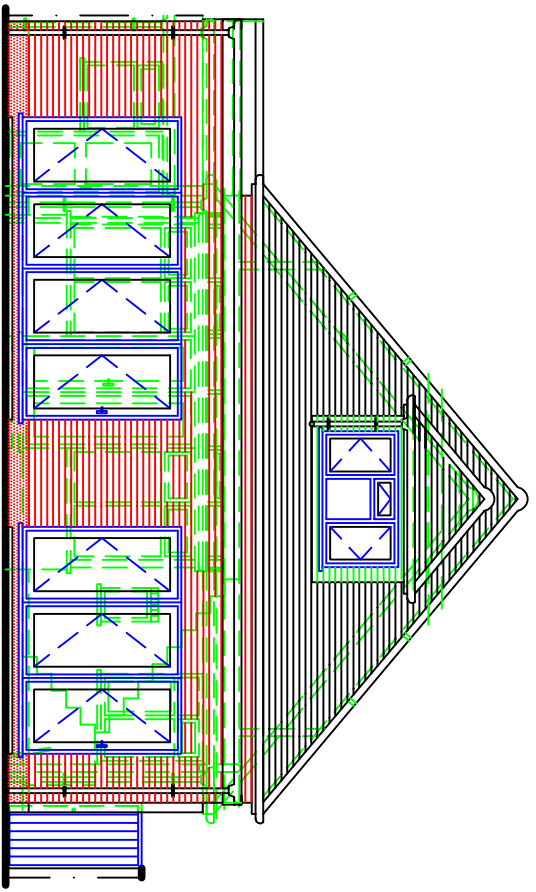
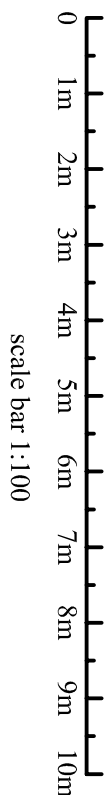
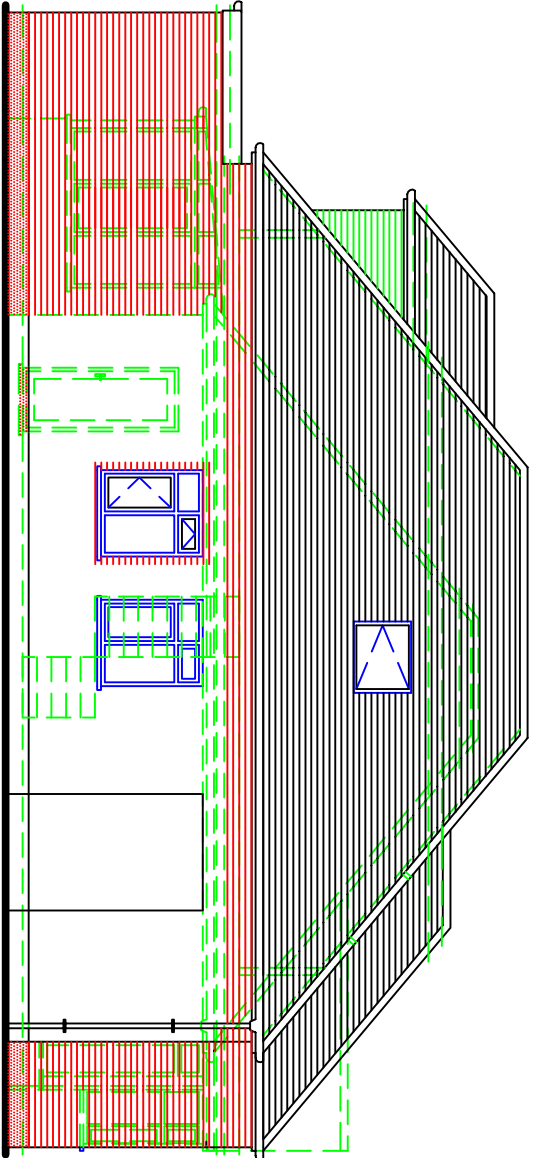


front elevation

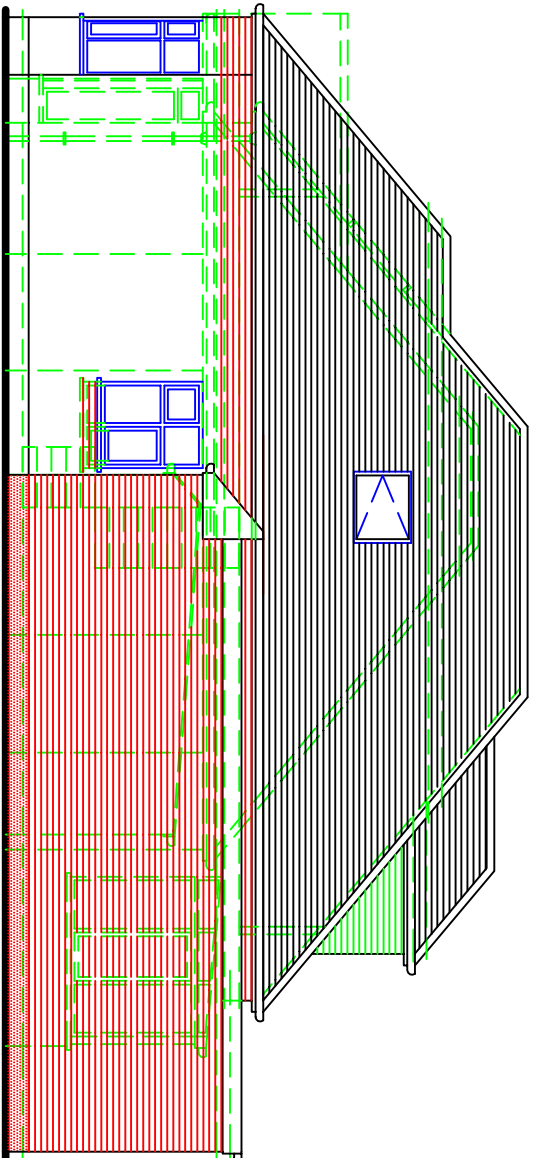


rear elevation

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



side elevation



side elevation

63mm rwp to connect to existing surface water drain or taken via 100mm hopscleave drains laid on 150mm pea shingle to a soakaway located 5m away from any building.
Note: - Soakaway to be designed 1m3 for every 16m2 of roof area drained.

No part of the construction to encroach the boundary.

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.

Note: - Flank walls to be total cavity brickwork.

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: - All baths / showers to be fitted with thermostatic valves so that the hot supply does not exceed 48 deg C.

Note: - Provide thermostatic radiator valves to new proposed radiators.

Note: - Provide mechanical ventilation ducted to fresh air to shower room / bathroom and utility 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 shower room / bathroom and utility be 40mm fitted with 75mm deep seal traps and cleaning eyes provided at changes of direction and connected to new s.v.p or new substack.

Note: - If gas or electric meters are located under the stair cupboards than the understair cupboards and cupboard doors should be lined with fire line plaster board.

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: - Existing manhole depths unknown.

Bond new structure to existing using s/s profiles by cannic or similar approved.

Note: - Any internal manholes on the public sewer will be completely removed and replaced with a Y-junction. A new manhole will need to be constructed external to the extension made of engineering brick or pre-cast concrete or you can also install a plastic rodding eye.

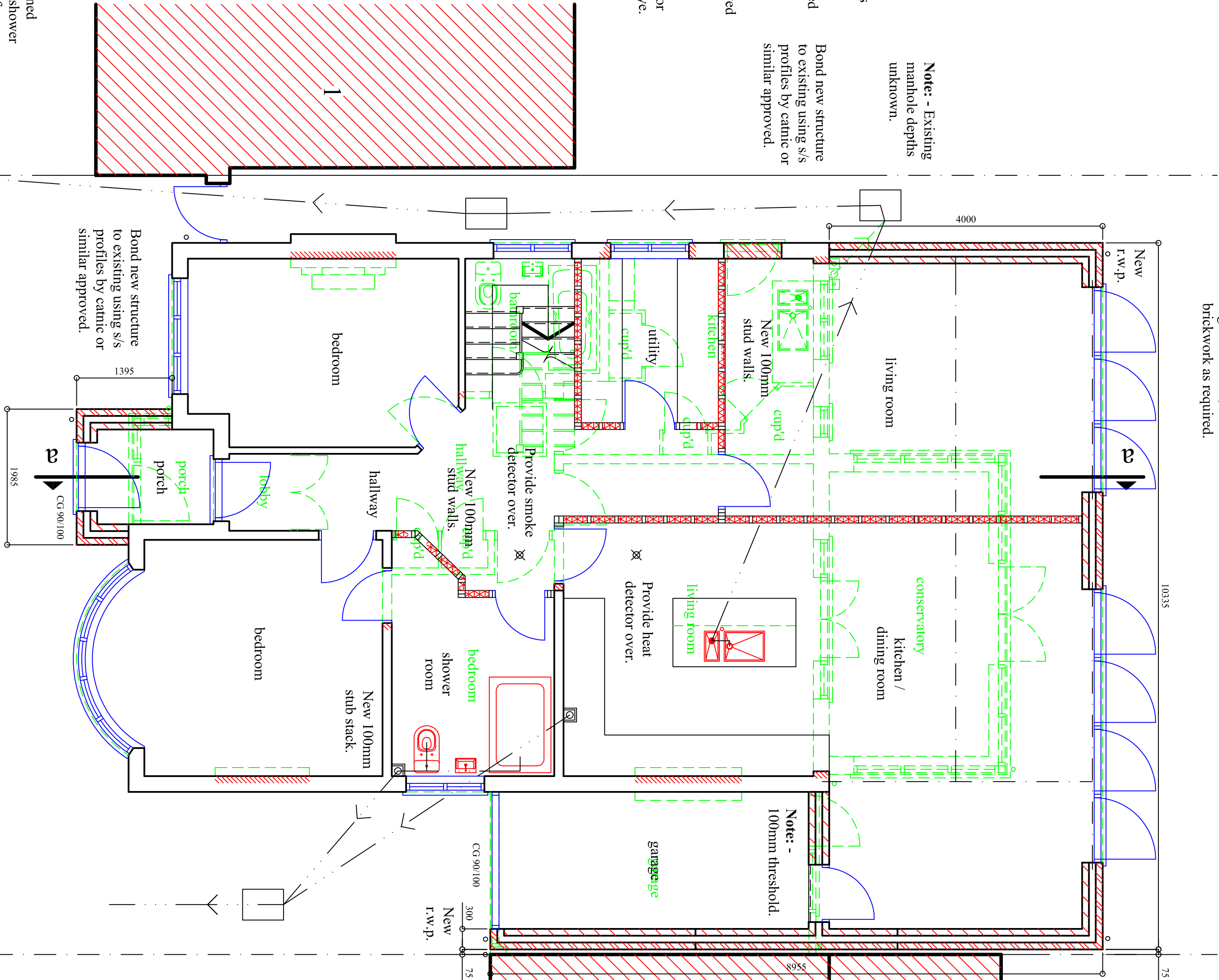
Note: - A perimeter strip of insulation should be provided to the edge of the screed to prevent cold bridging.

Form all new timber stud partitions as shown on the drawing constructed in 100x50mm softwood timber at 400mm centres with 12.5mm plaster board and skim coat of plaster to both sides and infill with 100mm rockwall insulation. All new studs to be built of double joists bolted together with M12 Bolts at 600mm centres.

Note: - All new habitable rooms are to be provided with permanent ventilation of 8000mm², and this is to be achieved by providing either trickle vents in the door/window design or by air bricks within the room.

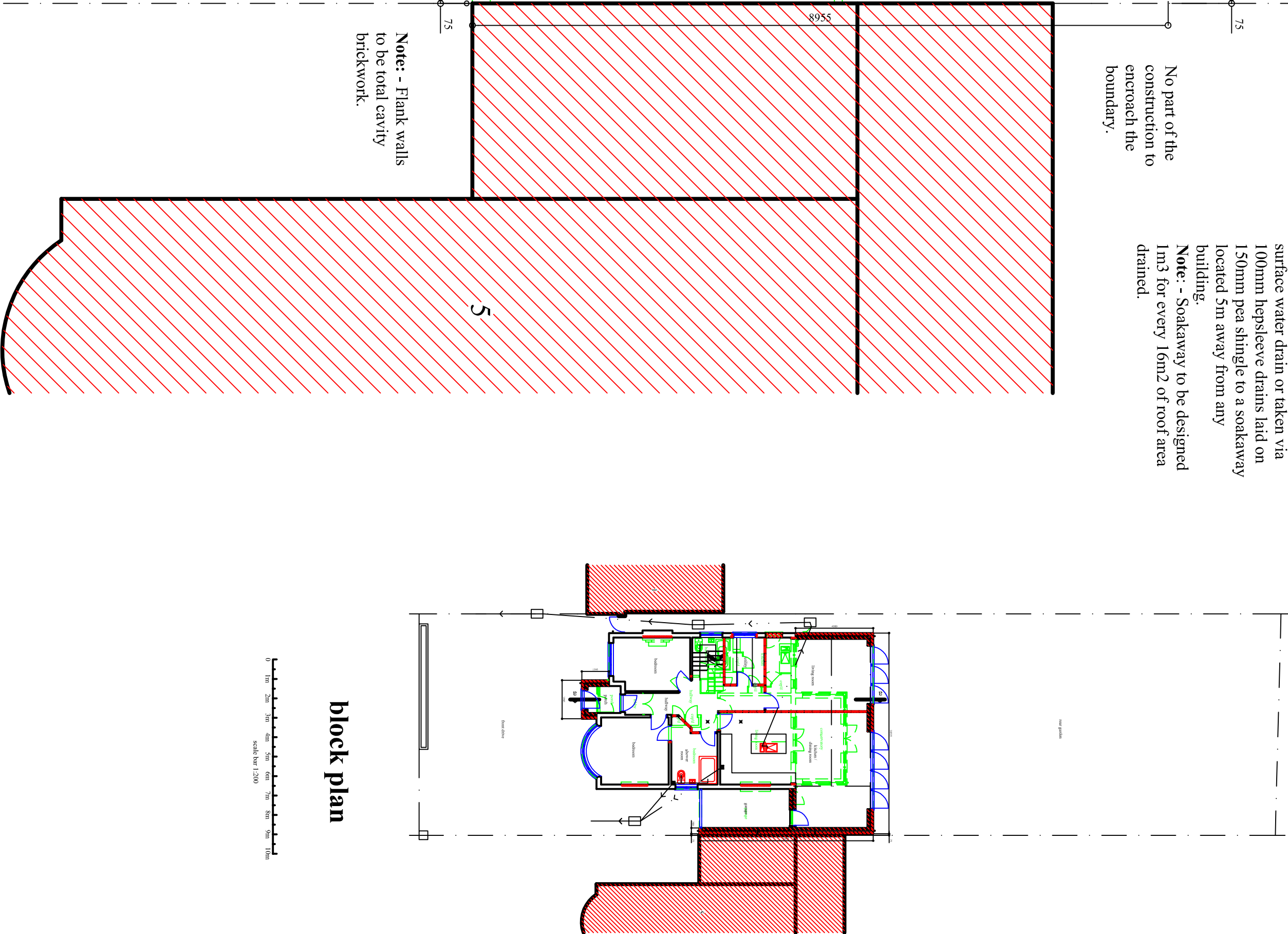
Note: - Heated wholesome water or heated softened water to proposed wash hand basins and shower to be installed so as to resist the effects of temperature and pressure that may occur either in normal use or in the event of such malfunctions as may reasonably be anticipated, and must be adequately supported.

Note: - Electrical installation to be carried out by a member of an Electrical Competent Person Scheme (ECPS) who on completion of the work must register the installation with their ECPS in order that a completion certificate can be issued.

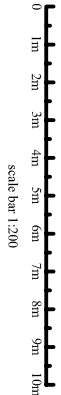


ground floor plan

front drive



block plan



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.

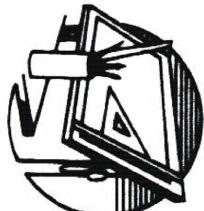
General Specifications

1. All drainage 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.
2. Any proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and reinforced concrete linings are to be provided in the walls above the drain run.
3. 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 4. All glazing is to be double glazed and to be to BS6206 and any glazing within 800mm of the floor level is to be completed or laminated in accordance with Part G.
5. All new habitable rooms are to be provided with permanent ventilation of 800mm², and this is to be achieved by providing either trickle vents in the door/window design or by air bricks within the room.
6. Provide vertical and horizontal dpc's at all reveals, and all linings are to have a minimum and heating of 150mm.
7. All steel beams are to be encased in 2 layers of 12.5mm plaster board and skim coat of plaster to achieve a fire rating of 12 hours.
8. All doors and windows are to be to BS2000 and to be to BS2000.
9. All glazing is to be low E glass with 16mm air gaps between panes.
10. Provide one low energy light fitting in new extension.
11. 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 Contractor should fill in Part P of the Electrical Safety Certificate and provide it to the relevant authority. The relevant authority has been contacted to be issued for the work by a person competent to do so.

| Revisions | |
|-----------|-----------------------------------|
| A | 31.01.23 To Clients Requirements. |
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Project
Proposed plans and elevations.
3 Francis Road Pinner, Middlesex HA5 2ST
Mr. M. Sheering & Miss. M. White.

blyth developments
155 Briar Road
Watford
Hertfordshire
WD25 0HL
T: 020 8428 6868



Scale 1:50 1:100 @ A1
Date January 2023
Drawn By D. J. BLYTH.
Drawing No: **BD/23/02/3A**