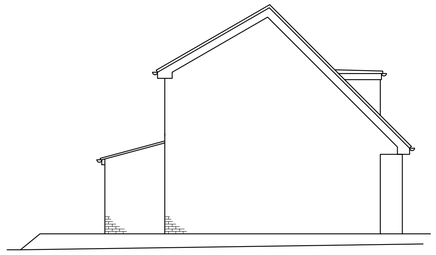
PROPOSED SIDE ELEVATION

SCALE 1:100

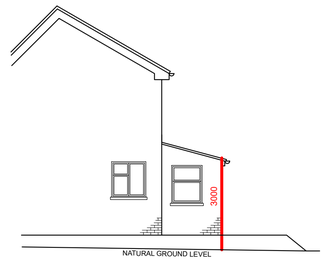
PROPOSED REAR ELEVATION

SCALE 1:100



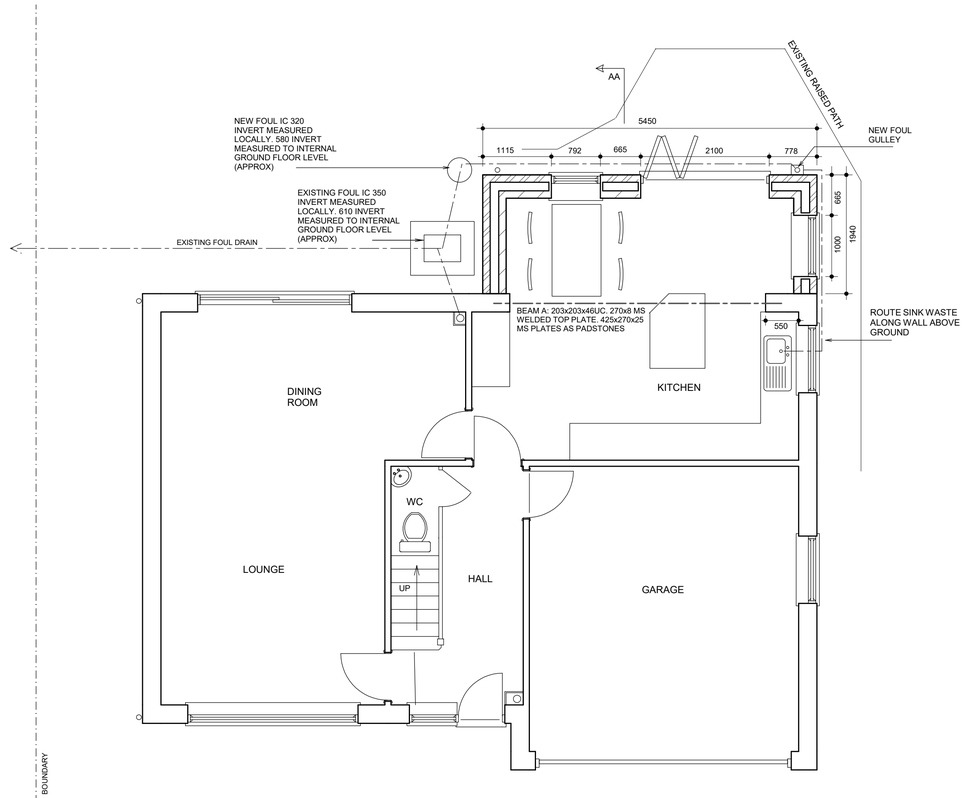
PROPOSED SIDE ELEVATION

SCALE 1:100



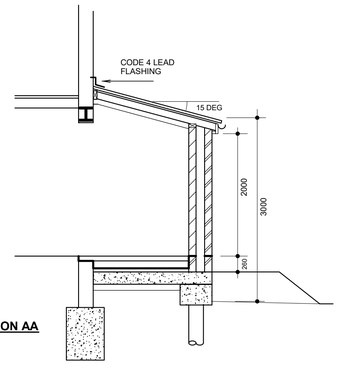
HEIGHT CALCULATION FROM NATURAL GROUND LEVEL TO EAVES AS DEFINED IN PD TECHNICAL GUIDANCE

SCALE 1:100

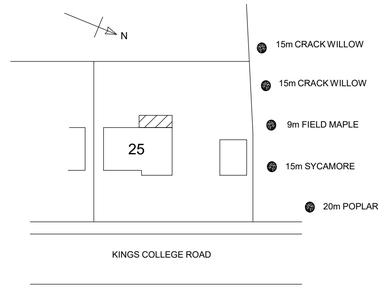


PROPOSED GROUND FLOOR PLAN

SCALE 1:50



SECTION AA



BLOCK PLAN

SCALE 1:500

20m

GENERAL SPECIFICATION
(unless noted otherwise on drawings or engineer's design)

FOUNDATIONS

Piled foundations to specialist design. Piling & ground beam to be designed and built by piling contractor. Design to be sent to building control for approval before construction.

GROUND FLOOR – BEAM & BLOCK

Lean mix concrete oversite. RC suspended slab on 100 compressible material – all to groundwork contractor's design. Blind with 50 sand. 100 Celotex GA4000 insulation slab with staggered & taped joints. 75 screed. 500 gauge polythene separating layer between insulation & screed. All existing air vents ducted through 100 dia PVC pipe under DPC. Strip of insulation to perimeter of screed. Finished level of screed to match existing kitchen floor.

EXTERNAL CAVITY WALLS WITH FACING BRICK OUTER SKIN

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m2K) inner skin. 102 facing brick outer skin to match existing outer skin. 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. 150 cavity with 150 Knauf DriTherm-32 full fill insulation. Dryline internally with 12.5 plasterboard dot & dabbed to wall with 3 skim. Wall to achieve U-value of 0.18W/m2K. Fill cavity with weak mix concrete to 225mm below DPC. Stainless wall ties (275 long) 750 horiz, 450 vert & 300 at reveals. Join to existing building with furfix movement joint. DPC to BS743 lapped to existing. Close cavity reveals with Thermabate insulated cavity closers. Openings to have Catnic CG150/100 lintels. 150 min bearings.

STEELWORK

Beams to be clad with 12.5 fireline plasterboard + skim to provide 30 min fire rating. Alternatively steelwork to be painted with intumescent paint by suitably trained person to approval of building inspector on site.

PITCHED ROOF (WITH SLOPING SOFFIT) - UNVENTILATED

100x50 C16 rafters at 400 cts spiked & B-mouthed to joists & wall plates. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. 75mm Celotex GA4000 insulation between rafters & 75mm Celotex TB4000 insulation beneath rafters to achieve U-value of 0.15W/m2K. 15 degree pitch. Tyvek breathable membrane. 19x38 battens. Marley Lincoln Clay interlocking pantiles (or similar approved) with headlap laid to suit 15 deg pitch. Tile colour to match existing. 9 plasterbd + skim to soffit.

VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm^2 min vent. Open plan kitchen diners to have 3x8000mm^2 vents. Install power vent to kitchen to achieve 30 litres/sec if over a cooker or 60 litres/sec if elsewhere. Vent to be ducted at ceiling level to outside air.

DRAINS

Plastic Osma 100 dia pipe laid in 150 pea shingle to fall min 1 in 40. Inspection chambers 150 concrete base. Osma preformed IC all to manufactures spec. Drains shown on drawings are estimated and are to be confirmed on site before any work commences.

SURFACE WATER

112 dia PVC gutters. 68 dia PVC downpipes. Surface water downpipes connected to existing surface water drain.

ABUTMENTS

All exterior abutments to have code 4 lead min 150 flashing let into brickwork or blockwork.

WINDOWS & DOORS

Double glazed with 16 air gap and soft low E coating. Built in 8000mm^2 adjustable vent. Windows & doors to achieve U value of 1.4 w/m2K. All glass below 800mm, glass in doors or within 300mm of a door to be toughened safety glass.

ABOVE GROUND DRAINAGE AND PLUMBING

Sink to have 40 dia waste with 75 D/S traps & rodding access at bends. Plumbing to comply with British Standards. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps.

ELECTRICAL WORK

All electrical work required to meet the 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 the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

HEATING

New radiators to be fitted with thermostatic valves. Work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safe registered person.

25 KINGS COLLEGE ROAD RUISLIP MIDDX HA4 7JY

SINGLE STOREY EXTENSION

SCALE 1:50 / 1:100 @ A1

JAN 2025

DRG No. 2445.2 REV A

JAMES RUSH ASSOCIATES LTD
54 JOINERS LANE CHALFONT ST PETER
BUCKINGHAMSHIRE SL9 0AT TEL: 01923 775 761
EMAIL: jameswrush@hotmail.com

10.00 METRES @ 1:100

5.00 METRES @ 1:50

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN
ALL NEW WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS
DIMENSIONS IN MILLIMETRES AND TO BE CONFIRMED ON SITE
ALL STEEL DIMENSIONS TO BE CONFIRMED ON SITE AND NOT BE TAKEN FROM STRUCTURAL CALCULATIONS
ALL DRAINS & TREES ARE ESTIMATED AND ARE TO BE CHECKED & CONFIRMED ON SITE BEFORE ANY WORK COMMENCES
CLIENT TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES
ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT OPERATIVES
BATS ARE PROTECTED BY LAW. STOP WORK IF BATS FOUND ON SITE.

DUE TO SURVEY LIMITATIONS EXISTING JOIST SPANS ASSUMED UNTIL CONFIRMED ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING UNTIL OPENED UP ON SITE AND CHECKED BY COMPETENT PERSON TO CONFIRM OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES
IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS CONTRADICTS ARCHITECTURAL DRAWING/SPEC - ENGINEERS DESIGN PREVAILS
THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDER/CLIENT TO APPOINT CDM CONSULTANT TO ENSURE WORKS COMPLY WITH CDM REGULATIONS BEFORE WORK COMMENCES
SINCE WE HAVE NO ACCESS TO THE DEEDS OF THE PROPERTY IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE WORKS DO NOT CONTRAVENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS