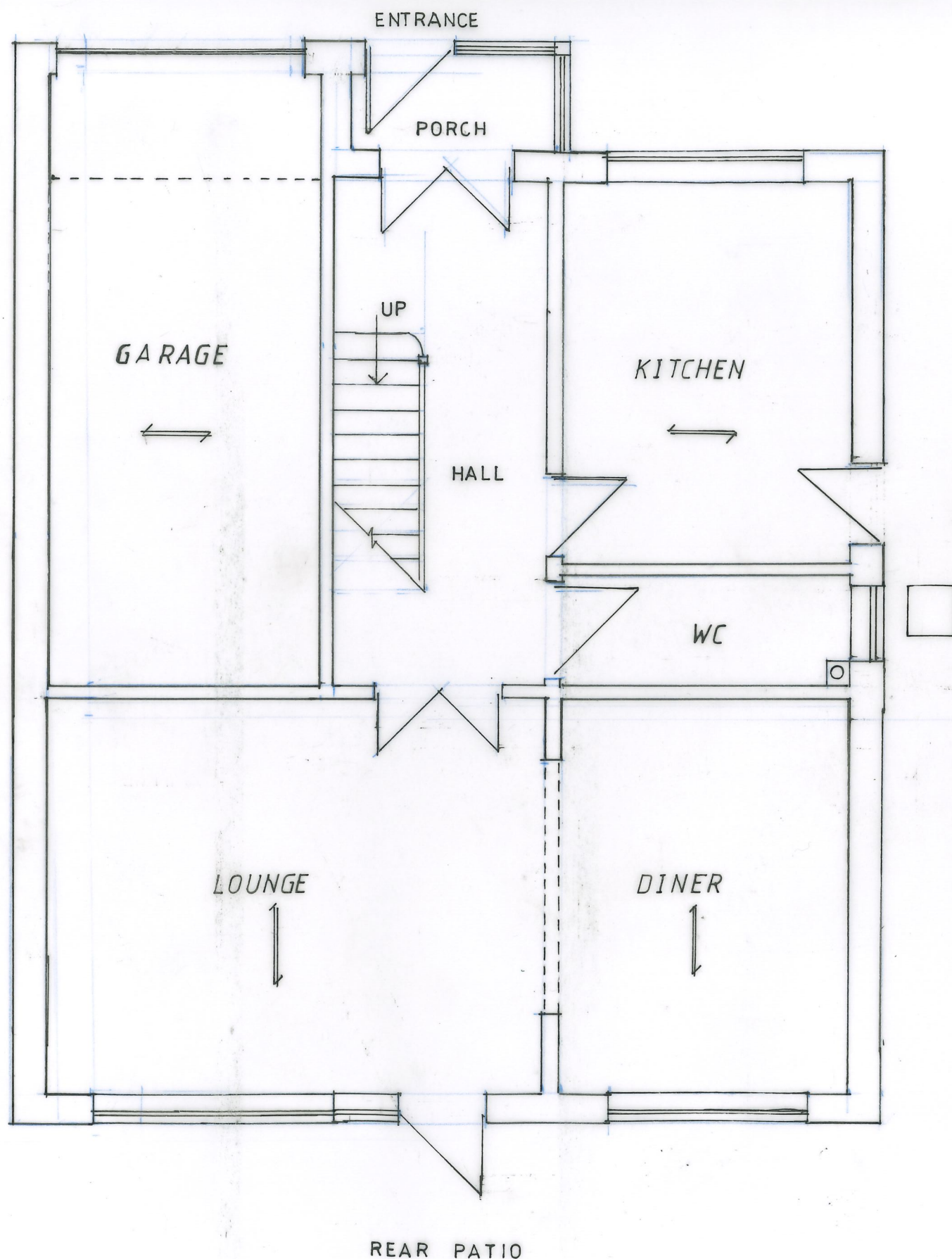


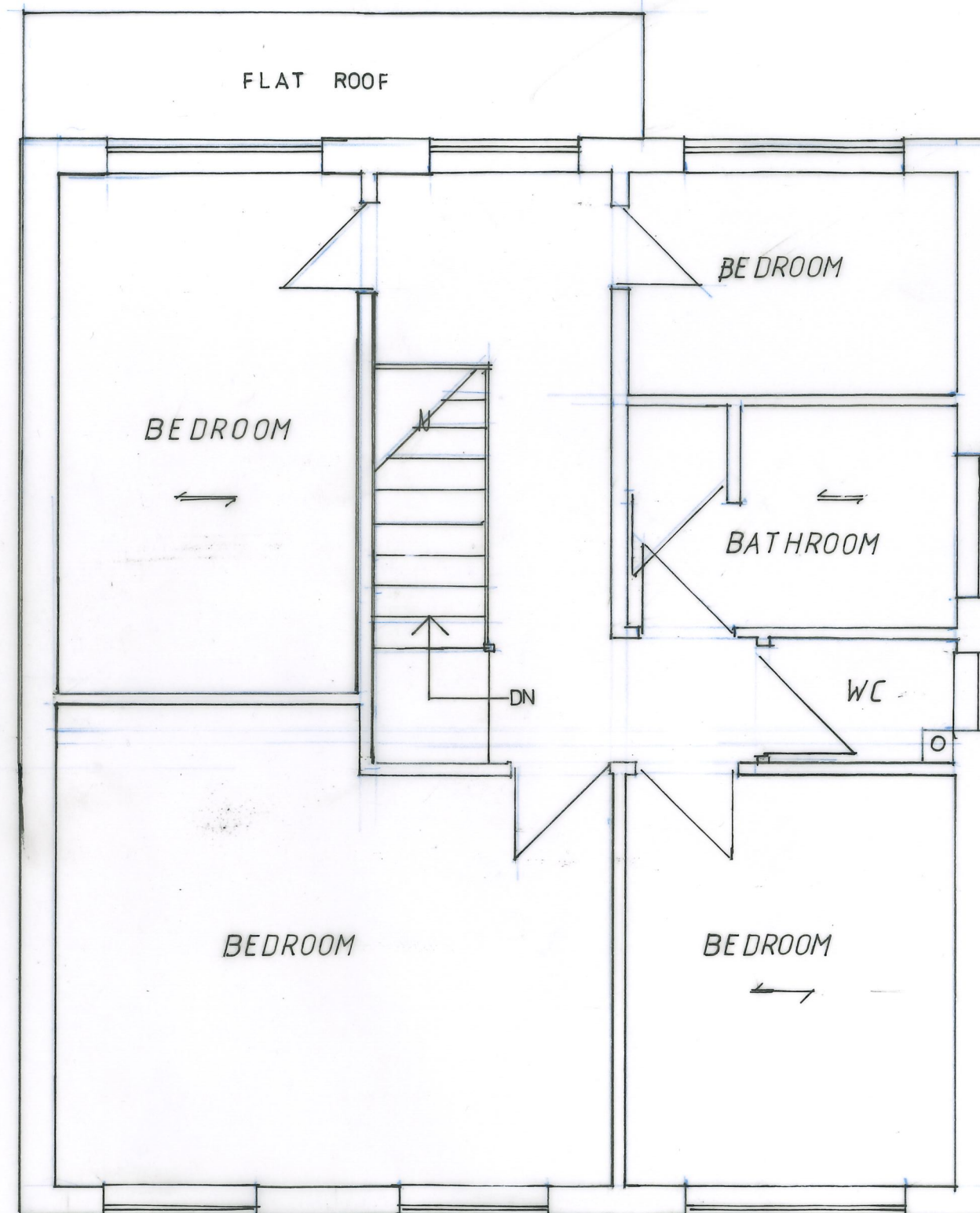


EXISTING GROUND FLOOR

0 1 2 3 4 5 m

SCALE - 1:50

→ DIRECTION OF FLOOR JOISTS
AND CEILING JOISTS.



EXISTING FIRST FLOOR

32 BROOKDENE DRIVE
NORTHWOOD
HA6 3NS

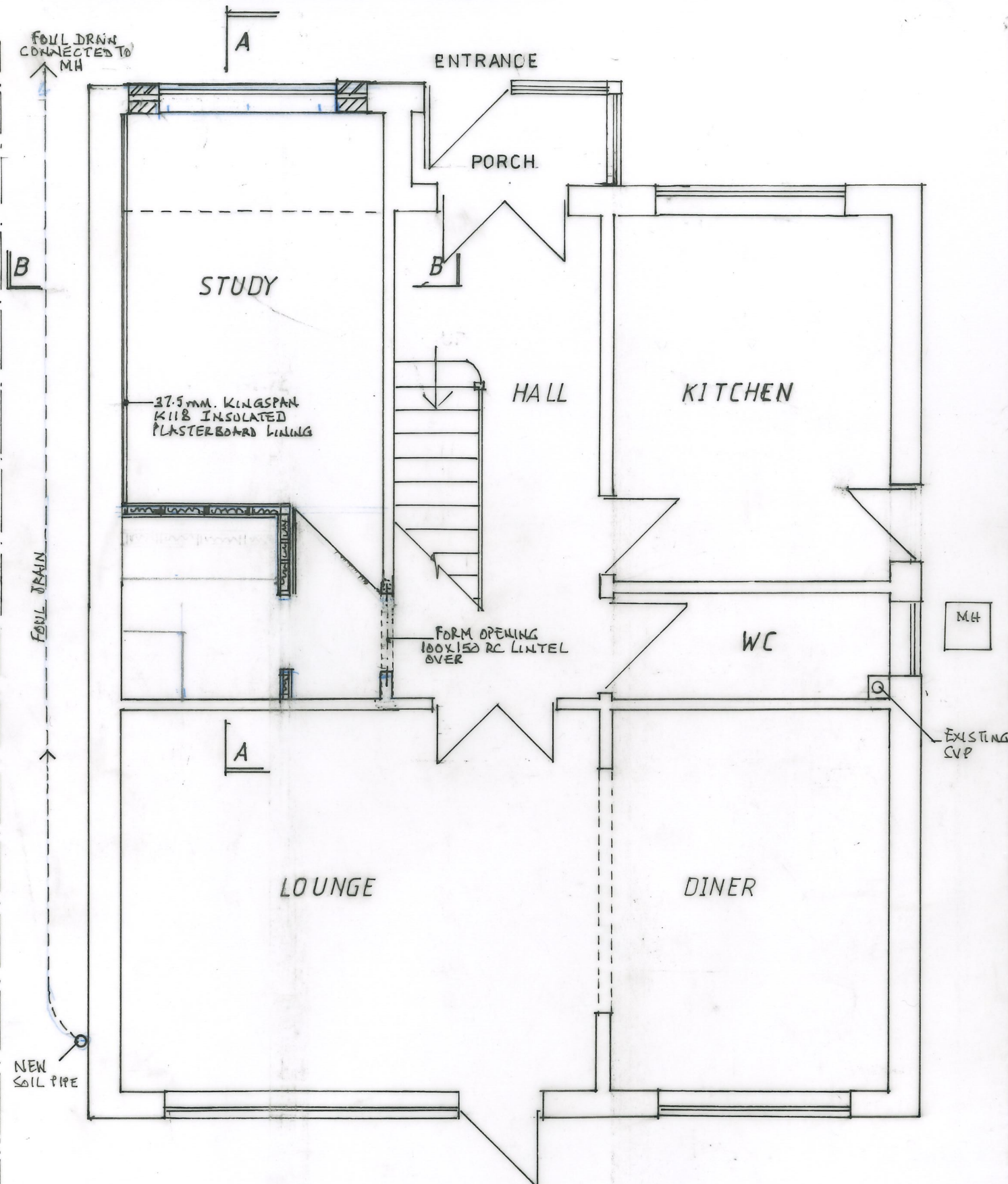
EXISTING FLOOR PLAN'

SCALE - 1:50

DATE - SEPT. 2026

DRG.No.KS/2026/01

REV -

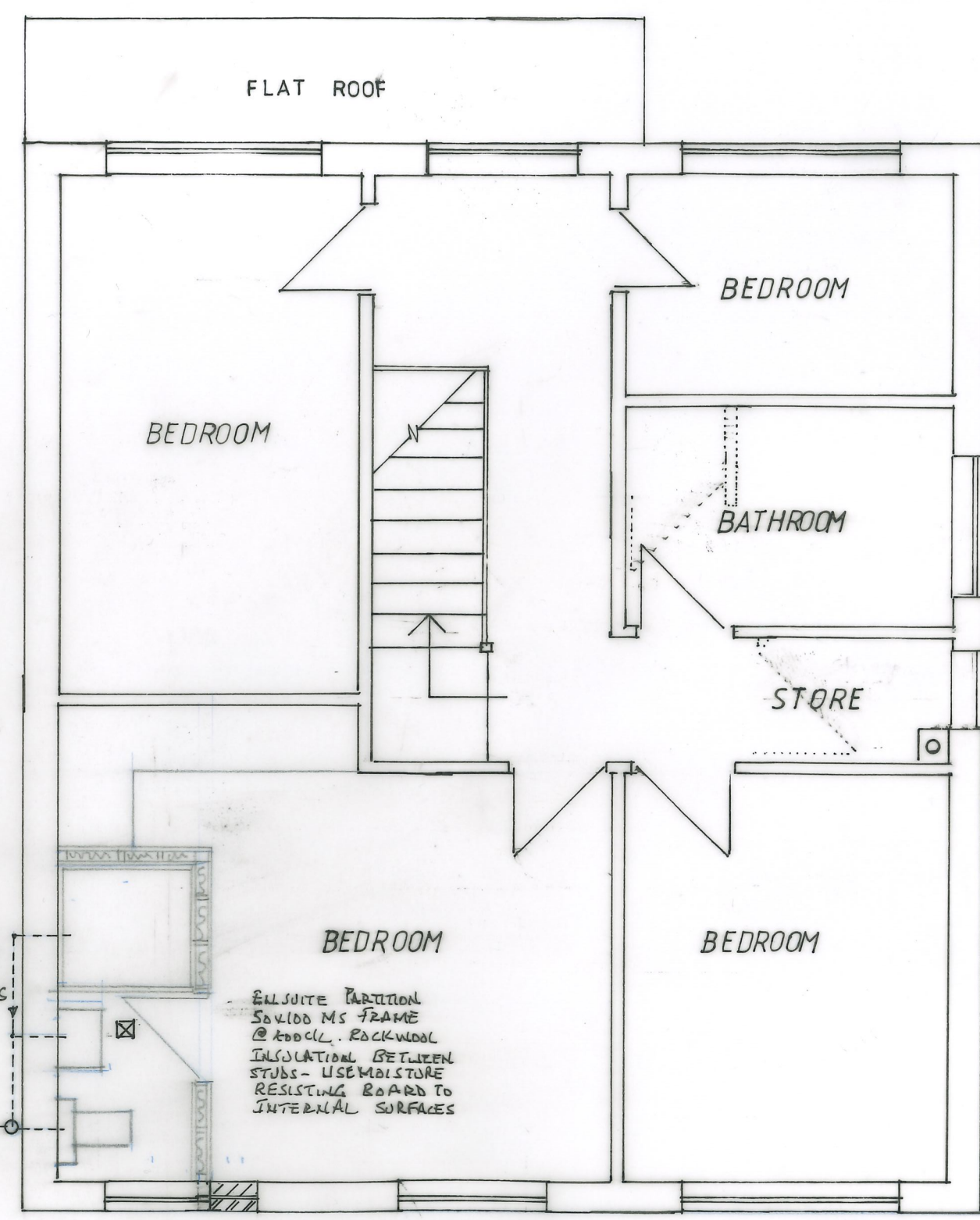


PROPOSED GROUND FLOOR



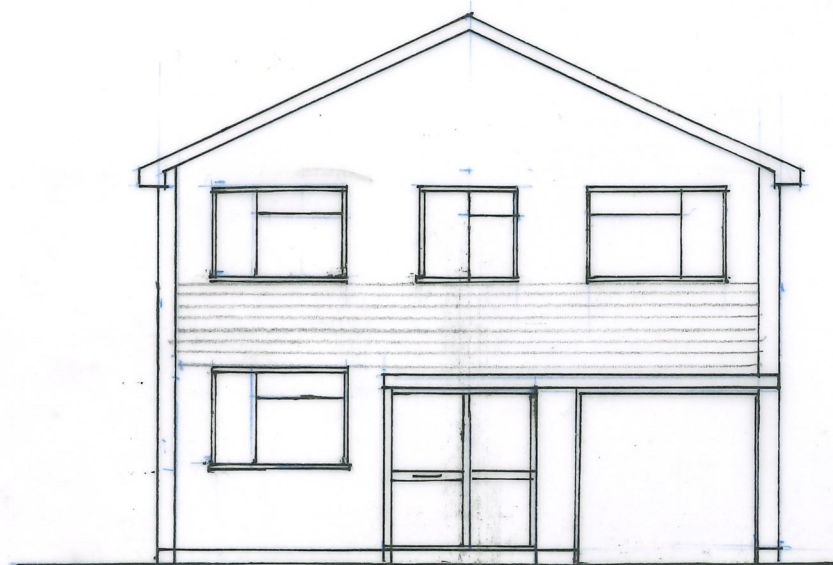
SCALE - 1:50

☒ - EXTRACT FAN 30¹/₂ L/S
DUCTED TO OUTSIDE AIR
COUPLED TO LIGHT SWITCH
15 MINS. OVER RUN



PROPOSED FIRST FLOOR

32 BROOKDENE DRIVE NORTHWOOD HA6 3NS	PROPOSED FLOOR PLANS	
	SCALE - 1:50	DATE - SEPT. 2026
	DRG.No.KS/2026/02	REV -

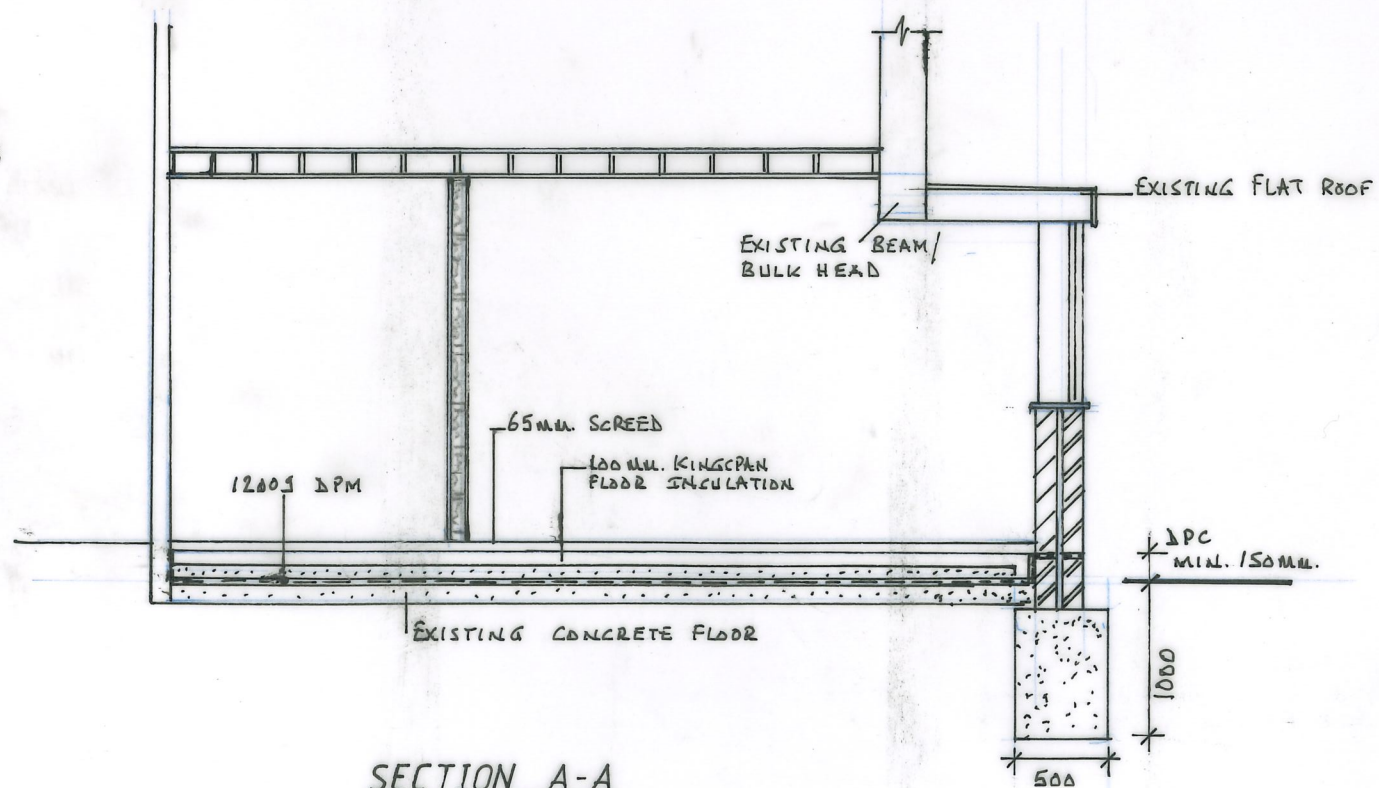
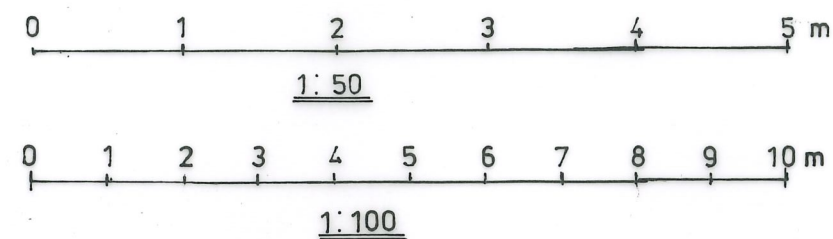


EXISTING FRONT

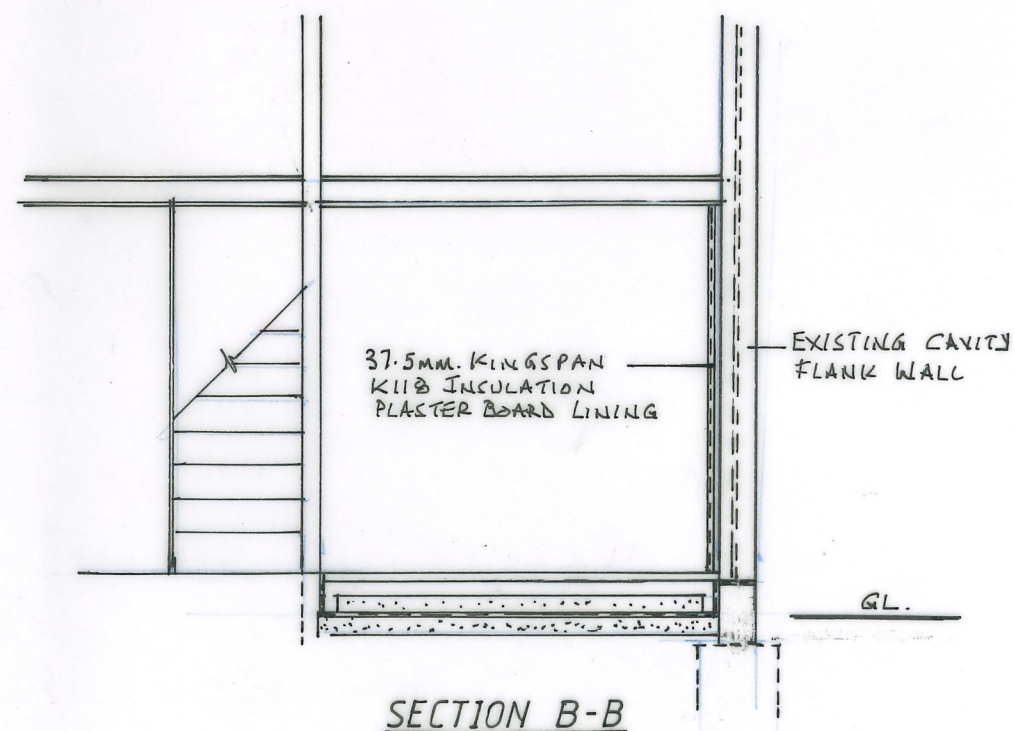


PROPOSED FRONT

WINDOW TO MATCH
BRICKS TO MATCH



SECTION A-A



SECTION B-B

32 BROOKDENE DRIVE NORTHWOOD HP6 3NS	EXISTING & PROPOSED FRONT	
	SECTIONS A-A & B-B	
	SCALE = 1:100, 1:50	DATE = SEPT. 2026
	DRG.No. KS/2026/03	REV =

GENERAL SPECIFICATION

1. **FOUNDATIONS:** To be **min. 1.0 m. deep** and below invert level of any near by drains. Use 1:2:4 concrete, (sulphate resisting cement). Foundation depth to be in accordance with NHBC ch. 4.2. **2006** "Building Near Tree's" Foundation in excess of 1.5 m. to be lined internal face with **50 mm. clay master board** to protect against anti-heave of soil and floor to be suspended floor as per note below. Foundations to be clear off any drain pipes by 600mm both side and surrounded with pea shingles.
2. **DRAINAGE:** New drains to be in Hepworth Supersleeve clay pipework (1: 40 fall) to BS65 laid in accordance with manufactures instructions and surrounded in 150mm pea shingle. All new and existing drains under building to be encased in pea shingle surround and bridged by RC lintels where passing through walls and foundations. Manholes to be constructed of 225mm Engineering brickwork flush pointed internally and properly benched around channels and built on 150mm concrete base.
3. **ABOVE GROUND DRAINAGE:** New soil and vent pipes to BS EN 12056-2:2000 100mm PVC pipe taken 1m above any window within 3m and fitted with wire cage. New wastes to be 40mm (sink , bath and shower) and 32mm (basin) all fitted with 75mm deep seal traps. Provide rodding eyes at changes of direction.
4. **SOLID GROUND FLOOR (Garage Conversion):** 65mm sand/cement screed (3 : 1) 100mm King span KOOLTHERM K3 insulation on build up concrete floor on 1200g dpm on existing solid garage floor. New DPM to be lapped to new and existing DPC's and DPM's. (0.18 w/m² k)
5. ~~**SUSPENDED GROUND FLOOR:** 'T' Beam and Block Bison or similar laid in accordance with manufacturer's instructions.~~
6. **EXTERNAL CAVITY WALLS :** 103mm brick external skin; 100mm cavity filled with 10mm. residual cavity, **90 mm. Kingspan Kooltherm 106** cavity insulation, 100mm Aerated blocks (1.1.6 mortar). Insert stainless steel wall ties at 450mm centres vertically, 650mm centres horizontally and at every block at reveals. Walls to be bonded to existing structure with Furfix stainless steel channels in accordance with manufacturer's instructions. Cavity to be filled with weak concrete up to 225mm. below DPC level and to be closed at roof level with insulated cavity closer. Internally finished with 13mm. dense plaster and skim finish. Provide insulated cavity closers at reveals (0.18 W/m² K).
7. ~~**EXTERNAL CAVITY WALLS (B)** 20mm sand/cement waterproof render (1 : 2 : 0 or 1 : 1 : 6) cement lime mortar on 100mm Medium dense blocks 1400-1450 kg/m³ blocks : 100mm cavity with **Kingspan Kooltherm K106-90 mm.** insulation and inner skin of 100mm Aircrete hi strength blocks 750 kg/m³. Internally finished with 12.5 mm plasterboard on dabo and 3 mm. skim coat finish. Bedding mortar & construction as (5) above (0.18 W/m² K).~~
8. ~~**EXTERNAL SOLID WALLS (Hip to Gable):** 215mm Thermalite 'TURBO' blocks laid in accordance with manufactures instructions and bedded and rendered in 1 : 2 : 0 or 1 : 1 : 6 cement lime mortar. Render to be a minimum of 16mm thick and applied in accordance with BS 5262, Waterproof additive to be added to first coat of render. Walls lined internally with 50mm. Gyproc Thermal Board Super. Walls to be bonded to existing structure with Furfix stainless steel channels in accordance with manufacturers instructions. (0.18 W/m² K).~~
9. **DAMP PROOF COURSE:** Provide Hyload DPC at reveals to all openings and at floor level a minimum of 150mm above ground level and lapped into existing DPC.
10. **ALL WORK BELOW DPC LEVEL TO BE IN SULPHATE RESISTING CEMENT, USE ONLY SEMI ENGINEERING BRICKWORK BELOW DPC AND 3 : 1 MORTAR (Fill cavity with lean mix concrete up to 225 mm. BELOW DPC level)**
11. ~~**MOVEMENT JOINTS:** Provide movement joints in lightweight blockwork at 6m centres max. Joints to be tied together with 40mm x 1.5mm galvanised steel strips 200mm long in alternate courses. Provide mastic pointing externally.~~
12. ~~**LATERAL RESTRAINT TO WALLS:** Provide 30mm x 5mm galvanised mild steel restraint straps at 1.2m centres to walls at first floor level and roof level.~~
13. ~~**NEW FIRST FLOOR:** 10mm tongued and grooved boarding on 50 x 170 mm C24 @ 360 mm. c/c, provide insulation between joists.~~
14. ~~**FLAT ROOF (WARM DECK):**~~

~~GRP fiberglass single ply waterproof system laid in accordance with manufacturers' instructions on 18mm OSB board deck on 150mm Kingspan T26 roof insulation board on vapour check on 18 mm OSB board decking on timber firings @ 1:40 slope on roof joists 50 x 150 mm C24 @ 400c/c, internally finished with 12.5mm plasterboard and skim.
(0.15w/m²k). Fire resistance to be in accordance with BS.767 part 3, at least F,AA rating.~~

15. ~~**GARAGE ROOF (COLD DECK):** GRP fiberglass single ply waterproof system laid in accordance with manufacturers' instructions on 18mm plywood decking on on firing pieces (1 : 40 fall) on 50 x 150 C24 s.w. joists at 400mm centres. Roof void to be cross ventilated at eaves to give 0.6% roof area ventilation from opposite sides via 25mm air gap behind fascias protected with insect proof mesh. 125mm Kingspan TP10 roof insulation between joists and 25mm TP10 below joists, plasterboard and skim coat (0.15 w/m2k).~~
16. ~~**PITCHED ROOF):** Roof tiles or slates to manufacturer's instruction on 25mm x 38mm tanalised battens at centres to give required tile or slate laps on cross battens on breathable corking felt Kingspan Nil Vent or similar on 50 x 150 mm. C24 rafters at 400mm centres. 100mm, 200mm Rockwool insulation between and over ceiling joists (0.15 w/m2k).~~
17. **TREAT ENDS OF ALL TIMBERS ADJACENT TO EXTERNAL WALLS WITH PRESERVATIVE.**
18. ~~**FLASHINGS:** Provide 150mm high Code 4 lead to all abutments.~~
19. ~~**STEEL WORK:** Beams to be encased in 2 layers of 15mm plasterboard with 1.6mm wire binding at 100mm pitch and 5mm vermiculite gypsum plaster finish or use 2 coats of intumescent paint to manufacturer's instructions. All steelwork used must be sourced from a CE approved supplier/fabricator and carry a CE marking. Technical documentation and Certification to this effect may be asked for during installation or on completion of the works to ensure the steelwork is in compliance with BS EN 1000. All structural steel beams lengths/bearings must be measured on site before fabrication~~
20. ~~**NEW STAIRCASE:** Width 800mm, going 230mm min., Rise 200mm max., Pitch 42° max., Headroom 2m, Handrail 900mm, Balustrade 900mm, 100mm maximum gap to risers and handrails (vertical rails). Minimum 50mm going to tapered treads.~~
21. ~~**RAINWATER DISPOSAL:** Provide 100mm PVC half round guttering with 63mm PVC downpipe discharging to roadable back inlet gullies and connected to existing surface water drains. The position of the surface water drains is to be located on commencement of work if not readily ascertainable and final arrangements to be agreed with L.A. Surveyor.~~
22. **VENTILATION:** Ventilation opening of min. 1/20th floor area provided to all rooms with 8000mm² background ventilation. Mechanical ventilation extract rates: - Kitchen: 60 L/sec or cooker hood at 30L/sec; Shower & Bathroom: 30L/sec, Internal W.C's 30L/sec. Extract fans connected to light switch with 15 minutes over run. Provide trickle ventilation minimum 8000 sqmm
23. **GLAZING:** All glazing within 800mm of finished floor level to be toughened glass (class A) to BS 6206, together with glass within 1500mm of floor level in a door and any adjacent side panel within 300mm of door. Doubled glazed sealed units to be 22mm. With low E glass. U Value- 1.4 W/m²/K
24. All new electrical wiring or modification to existing wiring is to be designed, installed, inspected and tested in accordance with the requirement of BS.7671, IEE 18th edition, and Building regulation Part P (Electrical Safety) all relevant certificates provided upon completion.
25. Any new central heating boiler is to comply with **SEDBUCK** standard and installation carried out by a **GAS SAFETY** registered contractor. Boiler to be condensing not less than 92% efficiency. All radiator fitted with thermostatic valves.
26. Portable drinking water supply and hot and cold water surly and storage to comply with Approved document Part G of the Building Regulations

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES IMMEDIATELY.

ALL WORK TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE AND TO ANY ADDITIONAL REQUIREMENT BY THE LOCAL AUTHORITY BUILDING CONTROL DEPT.

DRAWING NOT TO BE SCALED.

THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR SERVING THE RELEVANT PARTY WALL NOTICES TO ADJOINING OWNERS UNDER THE PARTY WALL ECT. ACT 1996 (IF APPLICABLE)

<u>SPECIFICATION</u>	
32 BROOKDENE DRIVE	
NORTHWOOD, HA6 3NS	
SCALE: N/A	DATE:-SEPT. 2026
Drg.No:-KS/2026/04	Rev:-