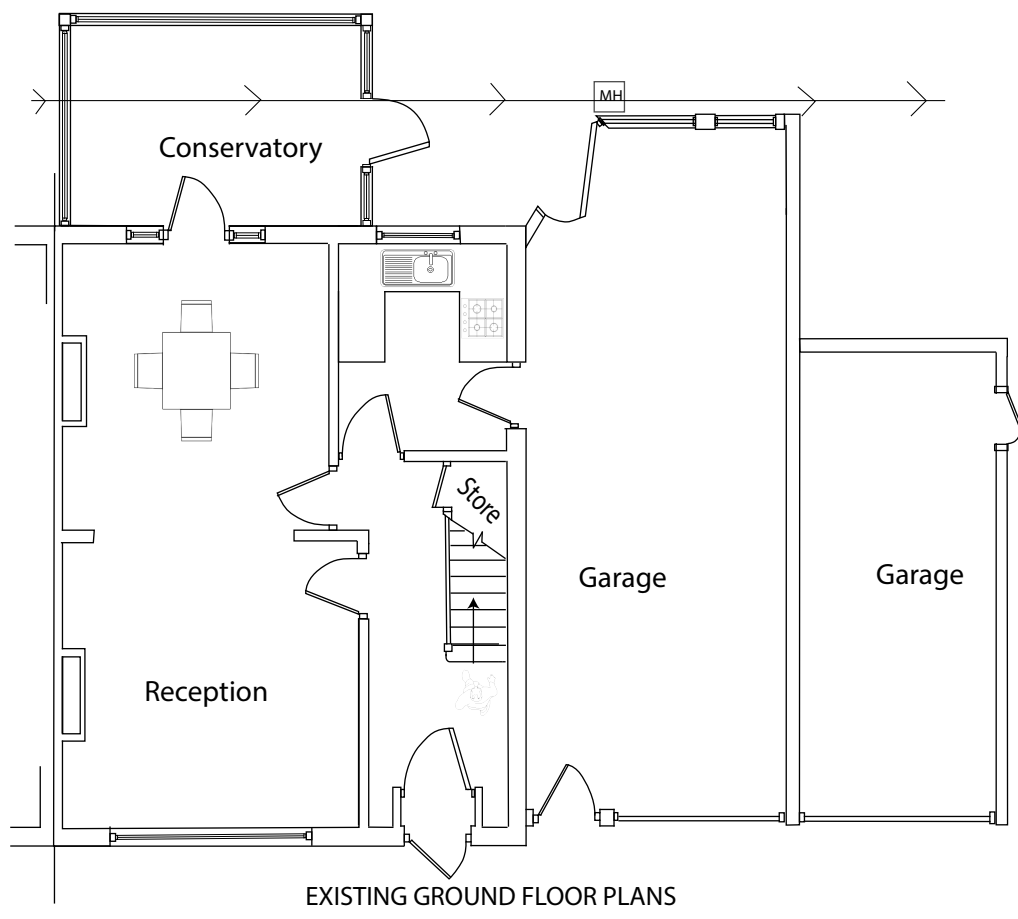
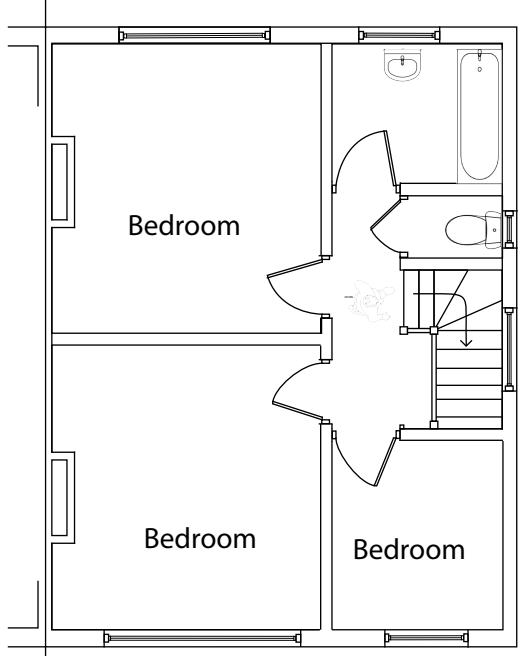
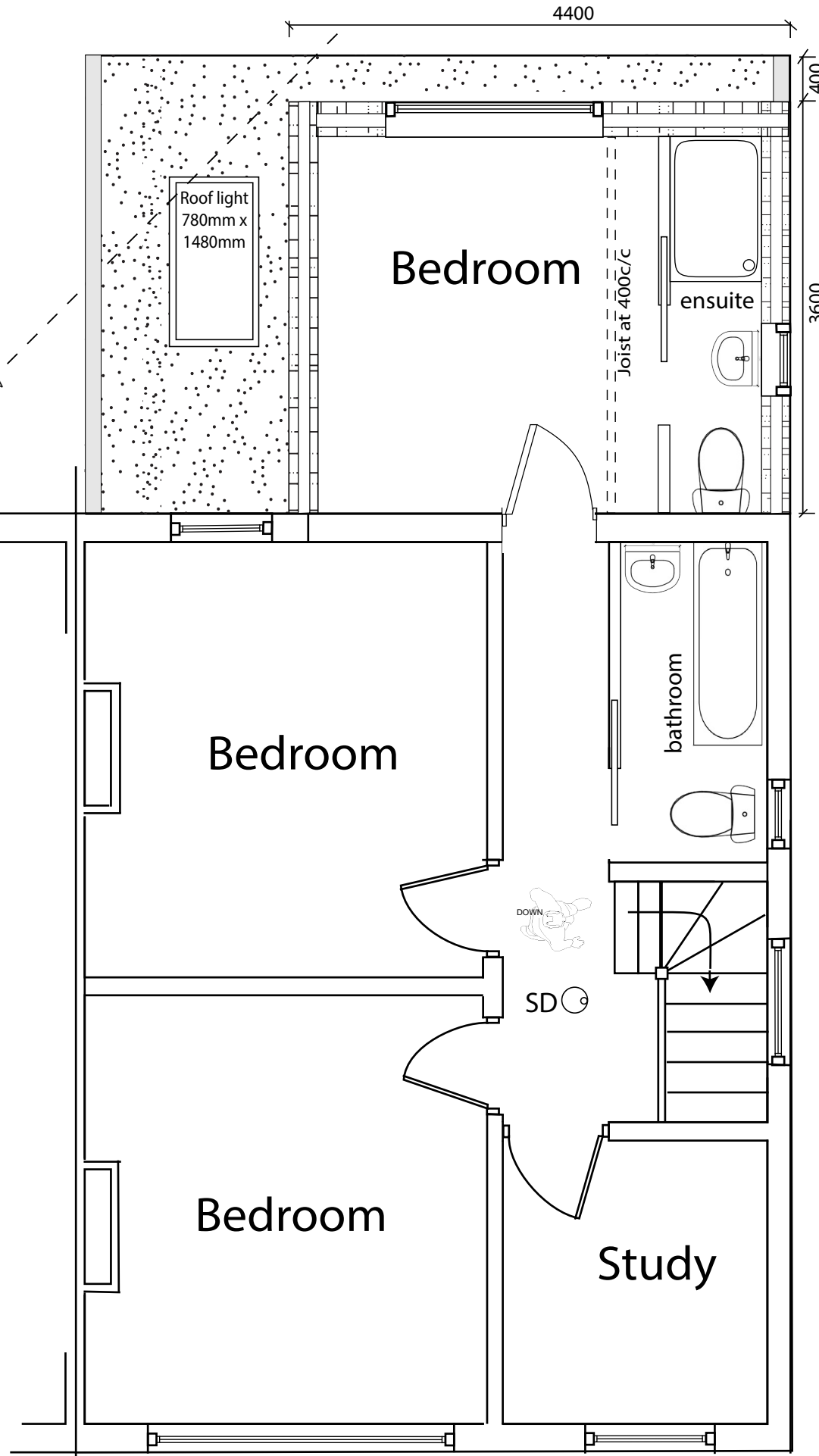




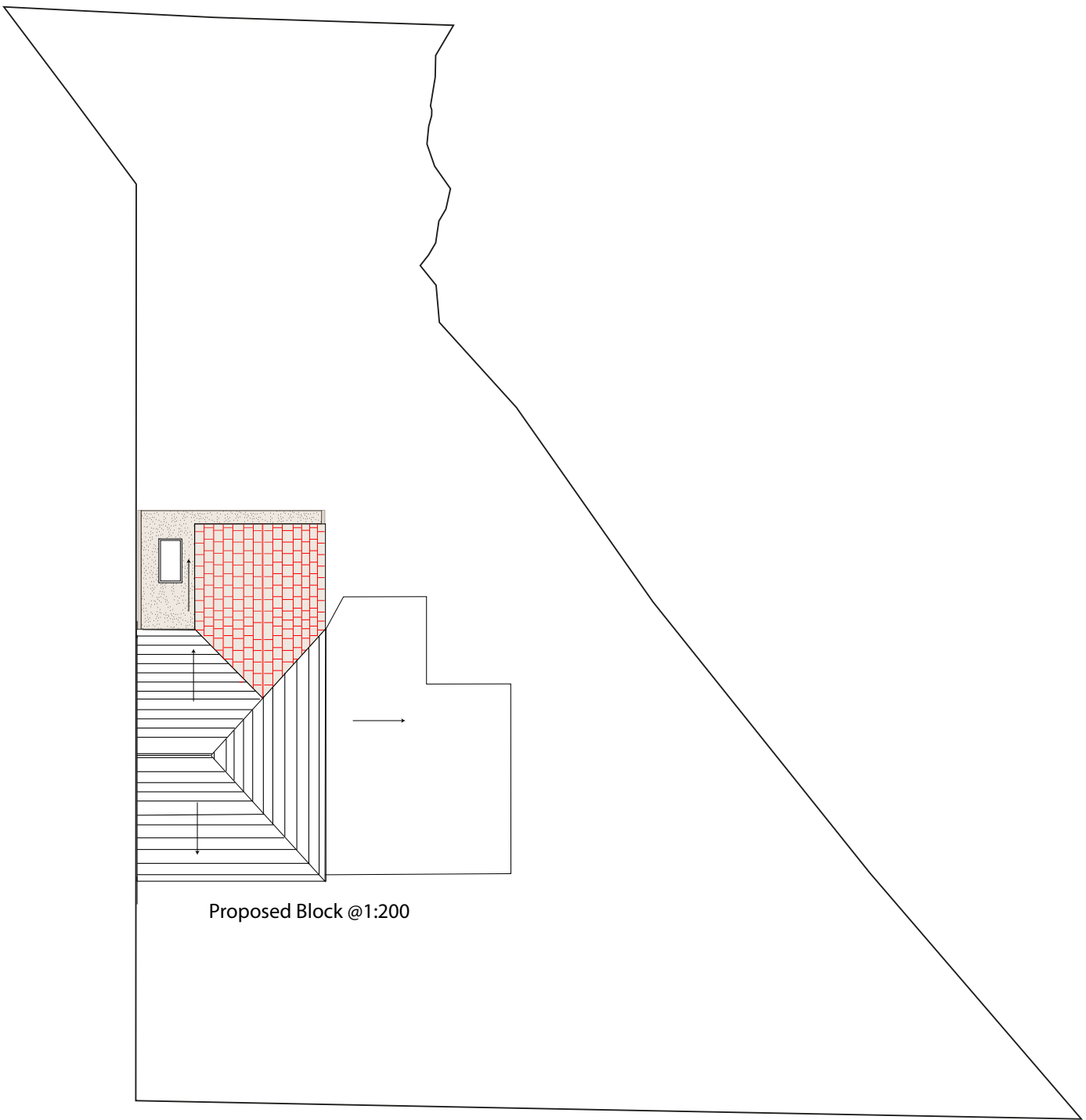
EXISTING GROUND FLOOR PLANS



EXISTING FIRST FLOOR PLANS



PROPOSED FIRST FLOOR PLANS
Scale 1:50



Proposed Block @1:200



EXISTING FRONT ELEVATION



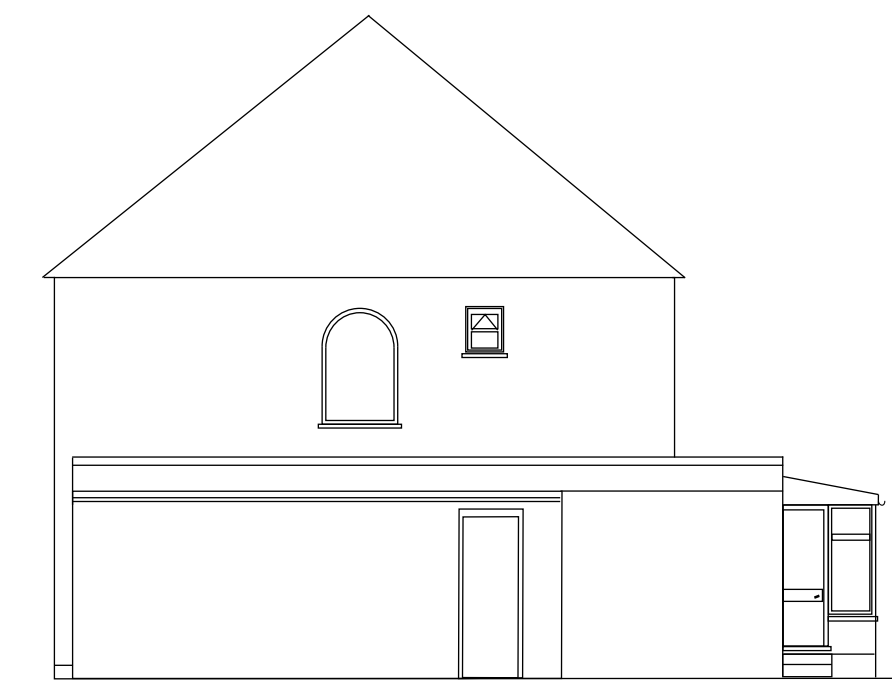
EXISTING REAR ELEVATION



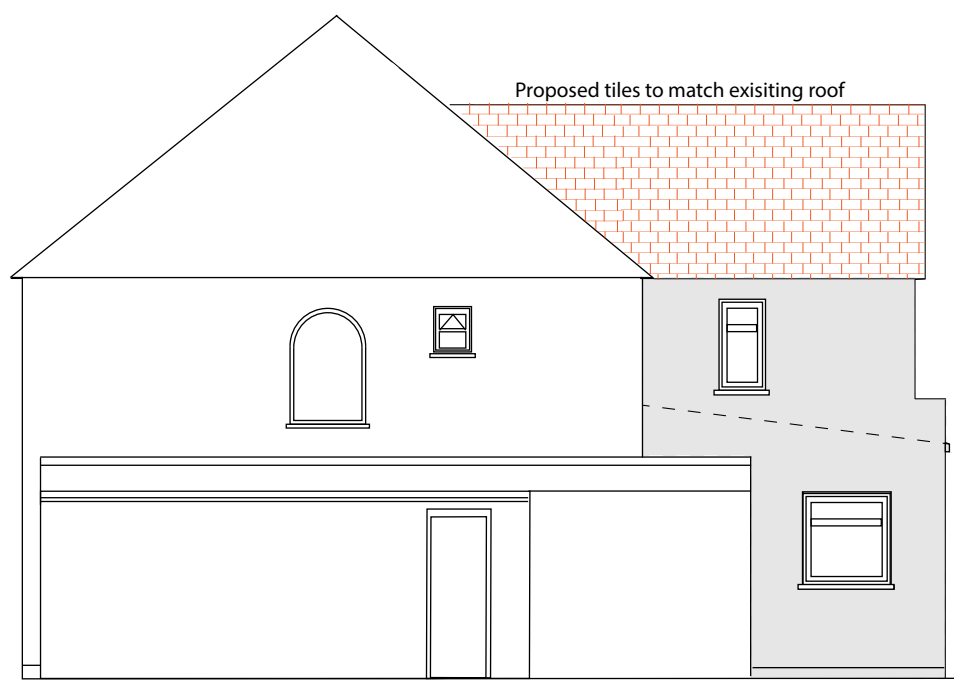
PROPOSED FRONT ELEVATION



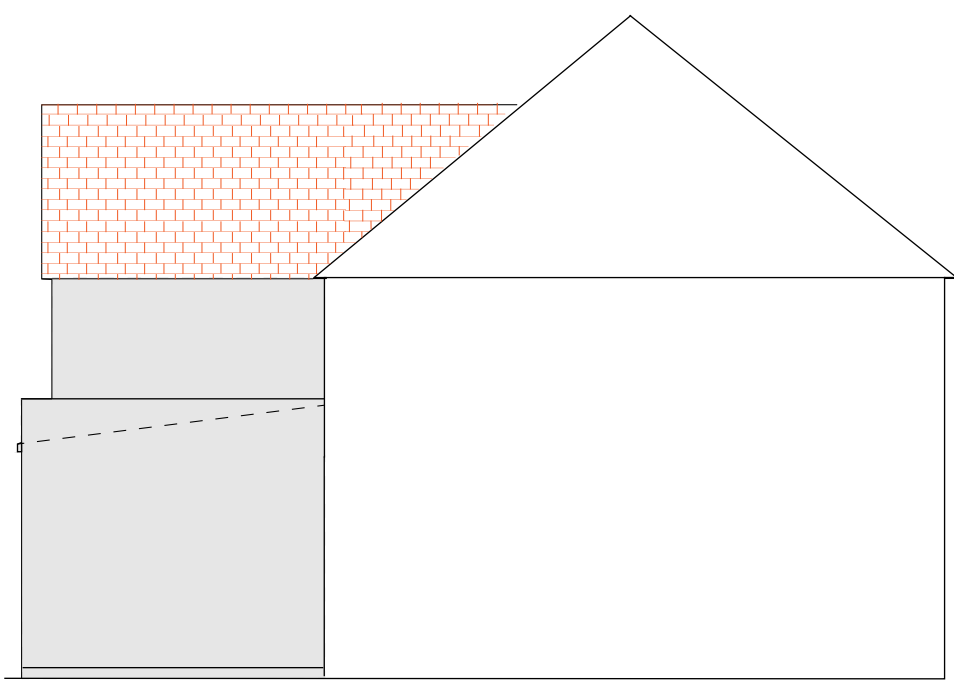
PROPOSED REAR ELEVATION



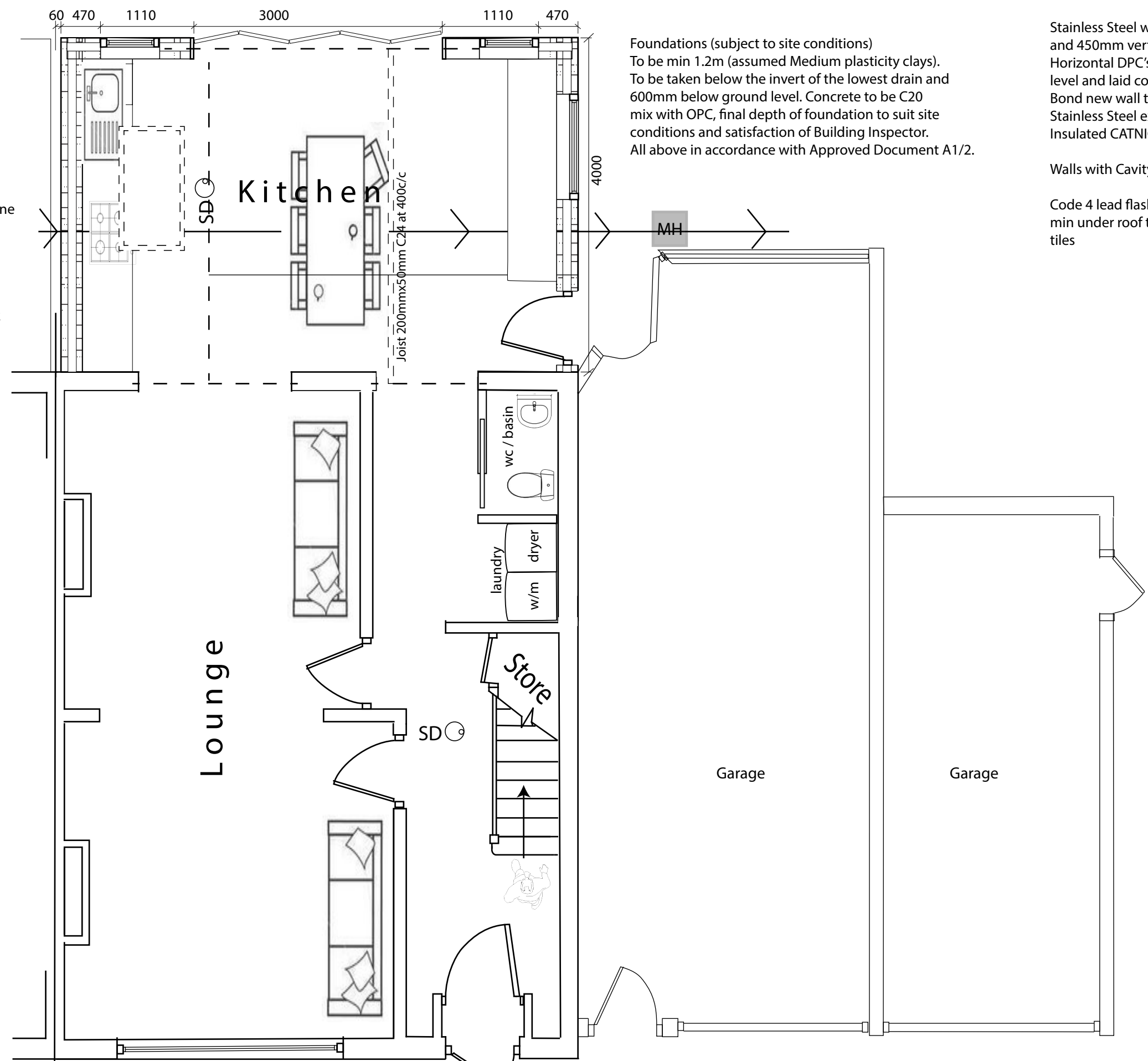
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLANS
Scale 1:50

Flooring
65mm screed
500gauge polythene
membrane
125mm PIR/PUR
1200 gauge DP membrane
linked to DPC
100mm concrete
25mm sand binding
150mm hardcore
U-value=
0.22W/m2k < 0.25Wm2k

Foundations (subject to site conditions)
To be min 1.2m (assumed Medium plasticity clays).
To be taken below the invert of the lowest drain and
600mm below ground level. Concrete to be C20
mix with OPC final depth of foundation to suit site
conditions and satisfaction of Building Inspector.
All above in accordance with Approved Document A1/2.

Stainless Steel wall ties to BS1243 laid 750mm horizontal
and 450mm vertical and 225mm at all junctions/reveals.
Horizontal DPC's bedded min 150mm above ground
level and laid continuously and sub floor air bricks fitted.
Bond new wall to existing using Wall Starter kit profiles,
Stainless Steel externally and galvanised internally.
Insulated CATNIC lintels with 150mm end bearing.

Walls with Cavity to achieve 0.28Wm/k U-value.

Code 4 lead flashing with top edge turned up 150mm
min under roof tiles and projected min of 150mm on
tiles

Flooring:
18mm T&G chipboard on Grade C24
Floor Joists at 400c/c. All multiple timber
beams to be bolted at 800mm staggered
centres. Beams to Structural Calculations
and details. All structural elements to
receive 60min Fire Protection (2 layers of
staggered Gyproc Fireline or Intumes-
cent coating) to the approval of the
Building Control Officer.

Windows and Ventilation:
All windows to be double glazed. Outer
glass to be low-E coating 4-16-4 Argon
filled to achieve rating of (WER) C or
better (U=0.18W/M²K). Bedroom to
incorporate 8000m³ Trickle Vent and
Bathroom 4000m³ Trickle Vent. Extractor
fan to kitchen to have mechanical
ventilation extracting at 15 l/s.
All MOE windows to open in excess of
0.33m² as per Building Regulations.
Any upper floor window on a side
elevation within 15 metres of a boundary
with another house is obscure glazed,
and is non – opening unless the parts
which can be opened are more than 1.7
metres above the floor of the room in
which the window is installed.

Electrical:
All electrical work to meet current
Requirements for Electrical Installations
and certificate issued.
Mains smoke alarms to be fitted to all
floors, interlinked and connected direct
to the consumer unit and fitted according
to Building Regulations.

Sundry
Fit 1 in 4 (25%) energy efficient light
fittings/bulbs. Radiators to have
thermostatic valve.
Upgrade doors to minimum 20mins. fire
rated.

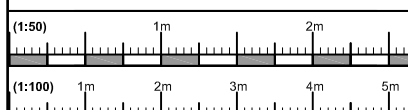
Roofs
New Flat Roof to be 'Warm Roof' of
Torchon with stone chipping or
Fibreglass -AA or AB or AC Fire Rated.
Provide three ridge vent tiles
and three tile vents at low level pitched
roof, all to maintain ventilation of roof
voids. Also provide eaves vents on
boutsides of roof, front and back

All dimensions verified on site.
All work to comply with British
Standards, Code of practice. All internal
works to be in accordance with client
instructions.
All external surfaces to match existing.
All work to be to the satisfaction of the
Building Inspector.
Builder to serve building notice and
comply fully in all respects.
Owner responsible for compliance with
1.Party Wall etc Act 1996.
2. Thames water Build Over Agreement.
Builder to ensure all work in compliance
with Build Over agreement as approved
by Thames Water.
All proprietary materials to manufactur-
ers recommendations Works to boiler/-
Gas to be carried out by Gas Safe
registered installer and to Gas Safe
recommendations

Environment Agency - Flood Map for
Planning - [https://flood-map-for-plan-
ning.service.gov.uk](https://flood-map-for-plan-
ning.service.gov.uk) Location
(easting/northing) 510492/190016 -
selected location is in flood zone 1, an
area with a low probability of flooding.

All drawings to be read in conjunction
with structural engineers specification.

NOTE: All work to be undertaken to the
latest building regulations.



Site Address: 74 Tolcarne Drive
Pinner
HA5 2DG

Project Title:
Part two storey / part single storey rear
extension involving demolition of existing
conservatory

Status: Planning Application

Drawn:

Date: Jan2019 Scale: 1:100 (unless
otherwise stated)

Drawing Title
Existing and proposed plans
Existing and proposed elevations
Location Plan

Job No: Drawing No: Rev:
PP-02 02