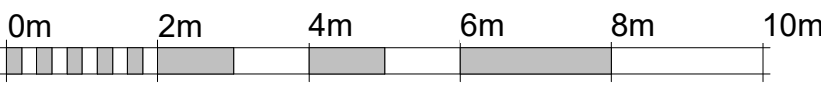


VISUAL SCALE 1:50 @ A1



VISUAL SCALE 1:100 @ A1



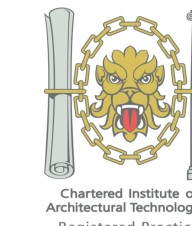
BENJAMIN ASSOCIATES LTD



CIOB Chartered Building Consultancy

31 Danemead Grove
Northolt
Middlesex
UB5 4NX

Tel 0208 423 0608
Fax 0208 357 9714



Chartered Institute
Architectural Technologists
Registered Practice

www.benjaminassociates.co.uk

GENERAL
ALL WORK TO BE CARRIED OUT TO LOCAL AUTHORITY APPROVAL AND IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY
CONTRACTOR IS RESPONSIBLE FOR SETTING OUT THE WORKS
ALL STRUCTURAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH ENGINEER'S DESIGN AND DETAILS
DO NOT SCALE DRAWINGS
DRAWINGS PRODUCED FOR THE PURPOSE OF OBTAINING BUILDING REGULATIONS APPROVALS ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS

ALL DRAWINGS ARE THE COPYRIGHT OF BENJAMIN ASSOCIATES LTD. THIS DRAWING MAY NOT BE COPIED BY ANY THIRD PARTIES WITHOUT PRIOR PERMISSION

Foundations: concrete strip foundation to be 600mm widewith conc. mix 1:2:4. Foundation depth to be min 1200mm below lowest ground level or to level of adjacent drains, whichever is deeper and 600mm below any note found trench or as indicated. Suitable resisting cement to be used in all works below D.P.C level. Engineering bricks below D.P.C

Drainage: All internal pipes above ground level to be PVC, sink to have 50mm dia. up to 4m length, basin to have 32mm dia. up to 1.7m Length, shower to have 50mm dia w.c to have 100mm dia pipe. All traps to be 75mm deep. Provide rodding eye at change of direction, ground floor wc to have sub stack. Sub stack terminal to be higher than any overflow of sanitary appliances. All above ground foul drainage to be designed to BS 5572 and installed in accordance with BS 8000 part 13, section 3 and BS 5572.

All drains below ground level to be 100mm dia. Hepsileveor similar clay pipes laid to min 1:40 Fall and in accordance with manufacturer's instructions.

All drains under building to be protected with P.C conc. Intels where passing through wall.

Existing position of drainage & manholes to be investigated on site during the construction. The new drainage laid to suit position of MH and invert level and to be approved by building control surveyor. Internal manhole to be completely removed.

Rainwater disposal: Provide 100mm pvc half round guttering with 63mm pvc downpipe discharging to roddable backlink gutters and connected to existing surface water drains. The position of the surface water drains is to be location commencement of work if not readily ascertainable and final arrangement to be agreed with L.A surveyor.

Ventilation: Rapid ventilation to all habitable rooms and sanitary accommodation if separate from bathroom to be minimum 1/20th of floor area

Background ventilation to all habitable rooms to have 8000 sq mm kitchen to have 4000sq mm sanitary accommodation to have 4000 sq mm.

Mechanical extract ventilation - kitchen to have 30 litres/sec. in or adjacent to hob. 60 litres/sec elsewhere. Shower/w.c and utility to have extract fan capable of extracting 15 litres/sec with 15 minutes overrun connected to light switch.

Doors and windows: all new external doors and windows to be aluminium double glazed with night ventilation of minimum area 1000sq mm

All new doors & side panels to have safety laminated glazing between finished floor level and 1500mm above that level. Windows and partitions to have laminated safety glazing between finished floor level and 600mm above that level.
Habitable room must have emergency egress window of opening minimum 450mm wide and 750mm high not higher than 1100mm
All double glazed window units to 28mm with 6.4mm outer laminated glass and inner 4mm clear glass, 17.6mm air gap, argon filled and a "soft" low-E coating, double glazed unit to achieve 'U' value of at least 1.6 W/m² K, windows to comply with L1A 2006.

Floor: 75mm 1:4 cement/sand screed with anti crash wire mesh on 250 gauge polythene vapour barrier on TF 30mm Kingspan 'Thermafloor' rigid slab insulation (PIA Ratio 0.8 use TF 30mm to achieve U-Value 0.22) laid in accordance with manufacturer's instructions on 150mm thick RC (A142 mesh) FNDZ conc. slab on 1200 gauge polythene P.M on 50mm sand blinding on compacted DOT Type granular fill hardcore. Slab to be thickened below internal walls. 25mm thickness of insulation board turned up all walls faces to FFL over DPM upstand. Polythene brought up to edges of slab to LAP DPC in walls and all joints lapped and sealed.

Wall: To achieve minimum U Value of 0.28 W/m² K
New cavity wall to comprise of 105mm facing brick to match existing. Full fill the cavity with 100mm Rockwool Cavity insulation as manufacturer's details. Inner leaf to be 100mm lightweight block, K value 0.16. (Acrelec, Celcon solar, Topblock topile standard). Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.5 cement mortar.

Wall ties to be double triangle stainless steel evenly spaced at 750mm centres horizontally staggered in alternate courses an 450mm centres vertically. Provide additional ties beneath the lowest row of insulation batts and double at reveals

Catnic metal intels to external openings and filled with insulation. Wall connector new wall connected to existing wall with 'Furrir' steel connector or similar. Polysulphide sealant pointing to external joints.

Stud partition to 50 x 100 studs at 400c/c with 12.5mm plaster board skim finished. 50x100mm base plate of stud partition supported on floors joists with 50 x 100 noggings @ 400 c/c, void with partition filled with rockwool rollbatts.

Damp Proof Course: Hessian based felt or similar horizontal and vertical D.P.C. to walls D.P.C. 150mm minimum above all adjoining ground level. D.P.C. under window cill and reveals
All damp proof elements to be lapped and bonded with existing D.P.C

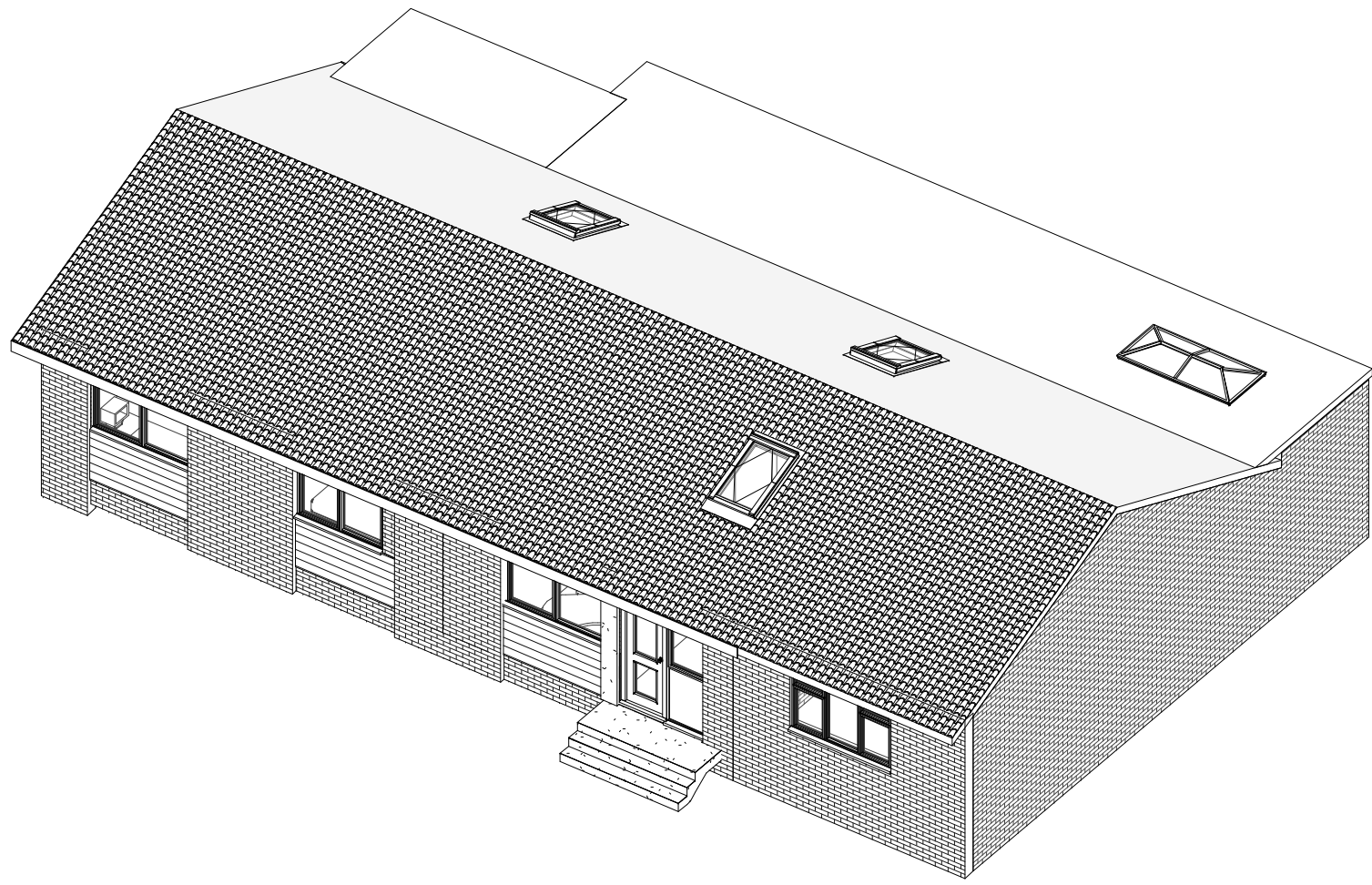
Flat Roof (Warm): (imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value 0.18 W/m² K
12.5mm spa solar reflective chippings to achieve as designated fire rating for surface spread of flame tested in bitumen on three layer felt to BS 8229:2003 on 22mm external quality ply (ply optional, see manufacturer's details) over 120mm Celotex Crown-Up.
Insulation bonded to VCL fixed to 22mm exterior grade plywood on firings to give 1.80 fall on 47 x 155mm C24 timber joists at 400 c/c to give a max span of 4.51m (see engineer's details for sizes). Ceilings to be 12.5mm plasterboard over vapour barrier with skim plaster finish.
Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanneal lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

Electrical: Electrical cables should be fixed to the structure above the insulation, so that they can dissipate heat. PVC insulated cables should not be in direct contact with any expanded polystyrene insulation, recessed fittings designed for compact fluorescent or low voltage tungsten halogen lamps should only be used within enclosure, set between the joists, to dissipate heat. If recessed light fittings are used, ensure that the floor maintains a full half hour period of fire resistance.

All electrical works required to meet the provision of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to electrical completion the council should be satisfied that the part P has been complied with, this may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

Lighting and electrical works: Lighting to new extension and loft conversion to be efficient lighting that only take lamps luminous of efficiency greater than 40 lumens per circut-watts. All electrical works must be designed, installed, inspected and tested by a competent person.



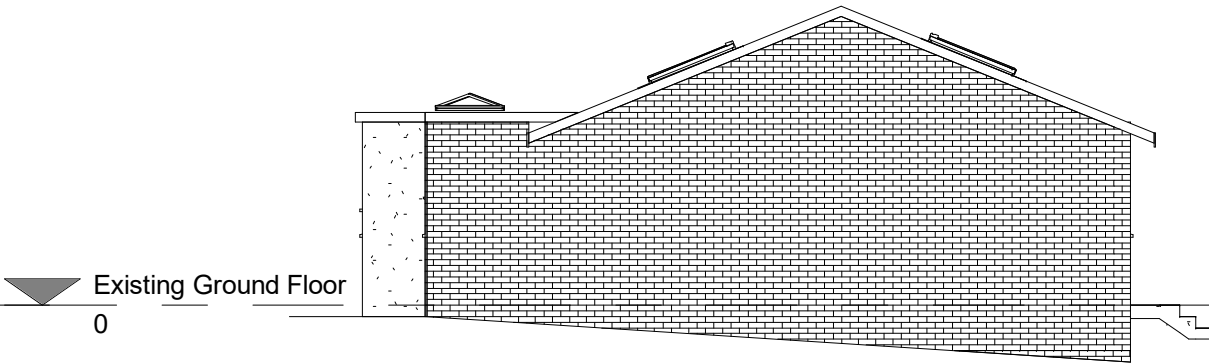
Proposed Ground Floor

1 : 50



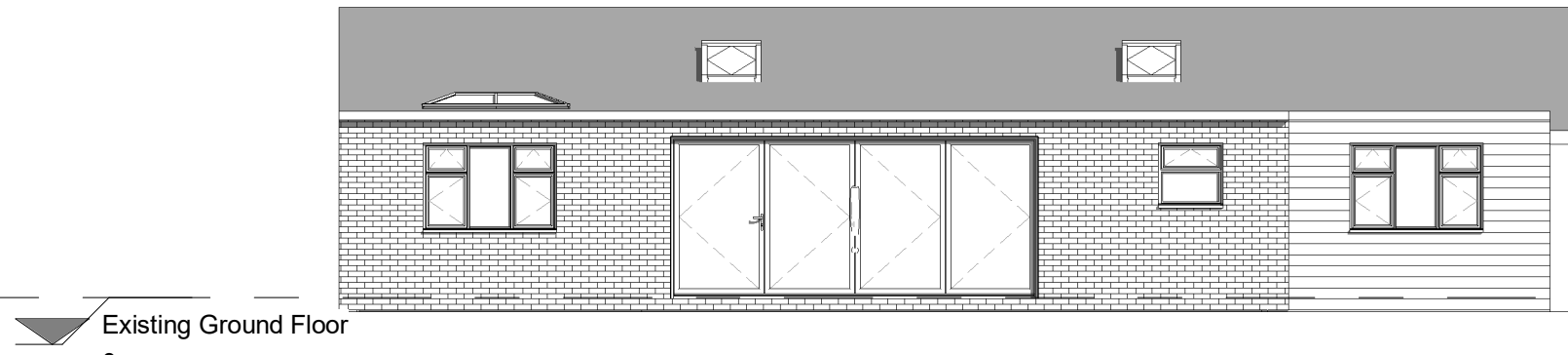
Proposed Front Elevation

1 : 100



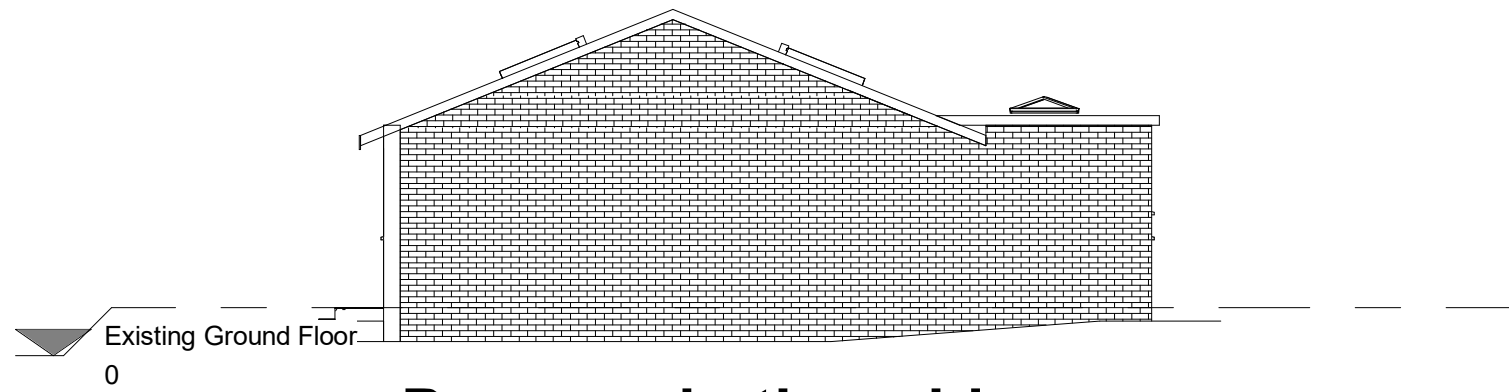
Proposed side elevation

1 : 100



Proposed Rear Elevation

1 : 100



Proposed other side

1 : 100

REVISION A - Bay windows removed
- Rear extension set in 1m from boundary
- Render finish removed and back to brick facing

Date 13/04/23

Client	Mr M Dore
Address	20 Curzon Place Pinner Middlesex HA5 2TQ
Project name	Singe storey rear extension and Garage conversion
Project number	20CUR/023
Date	February 2023
Drawn by	M.Benjamin
Checked by	MSB
Sheet number	A102
Scale	As indicated