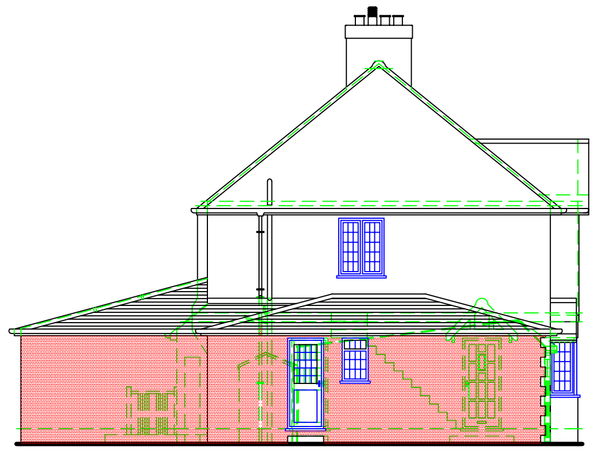
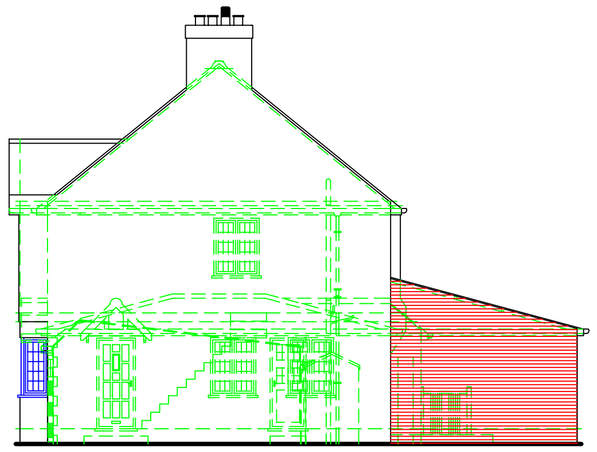
front elevation

rear elevation



side elevation



side elevation

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

scale bar 1:100

All new wastes to shower room / 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 stubstack.

Note: - Provide mechanical ventilation ducted to fresh air to shower room / utility with an extract rate of 30 litres/sec operated by means of the light switch with a minimum of 15 minutes overrun.

Note: - Form new manhole over existing run depth to be agreed on site with Building Inspector.

Note: - Existing manhole depth 1300mm.

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.

63mm rwp to connect to existing surface water drain or taken via 100mm hepsleeve 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.

Note: - The proposed habitable rooms are each to be provided with an openable window with an unobstructed area of minimum 0.33m² with a minimum 450mm dimension in either direction. (i.e. Clear unobstructed aperture to be minimum 750x450mm - with escape hinges). The cill height of these windows should fall between 800-1100mm. First floor windows with a cill height below 800mm are to provide adequate protection against falling - safety glass and child proof restrictors to be fitted.

Note: - Flank wall to be total cavity brickwork.

No part of the construction to encroach the boundary.

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

Note: - Provide mechanical ventilation to kitchen / family ducted to fresh air with an extract rate of 60 litres/sec or if a cooker hood is provided the rate can be reduced to 30 litres/sec.

External walls: Cavity brickwork / blockwork: 100mm facing bricks to match existing, 100mm cavity filled with 100mm rigid fibreglass insulation and 100mm Thermalite blocks with 13mm plaster internally.

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 termostatic radiator valves to new proposed radiators.

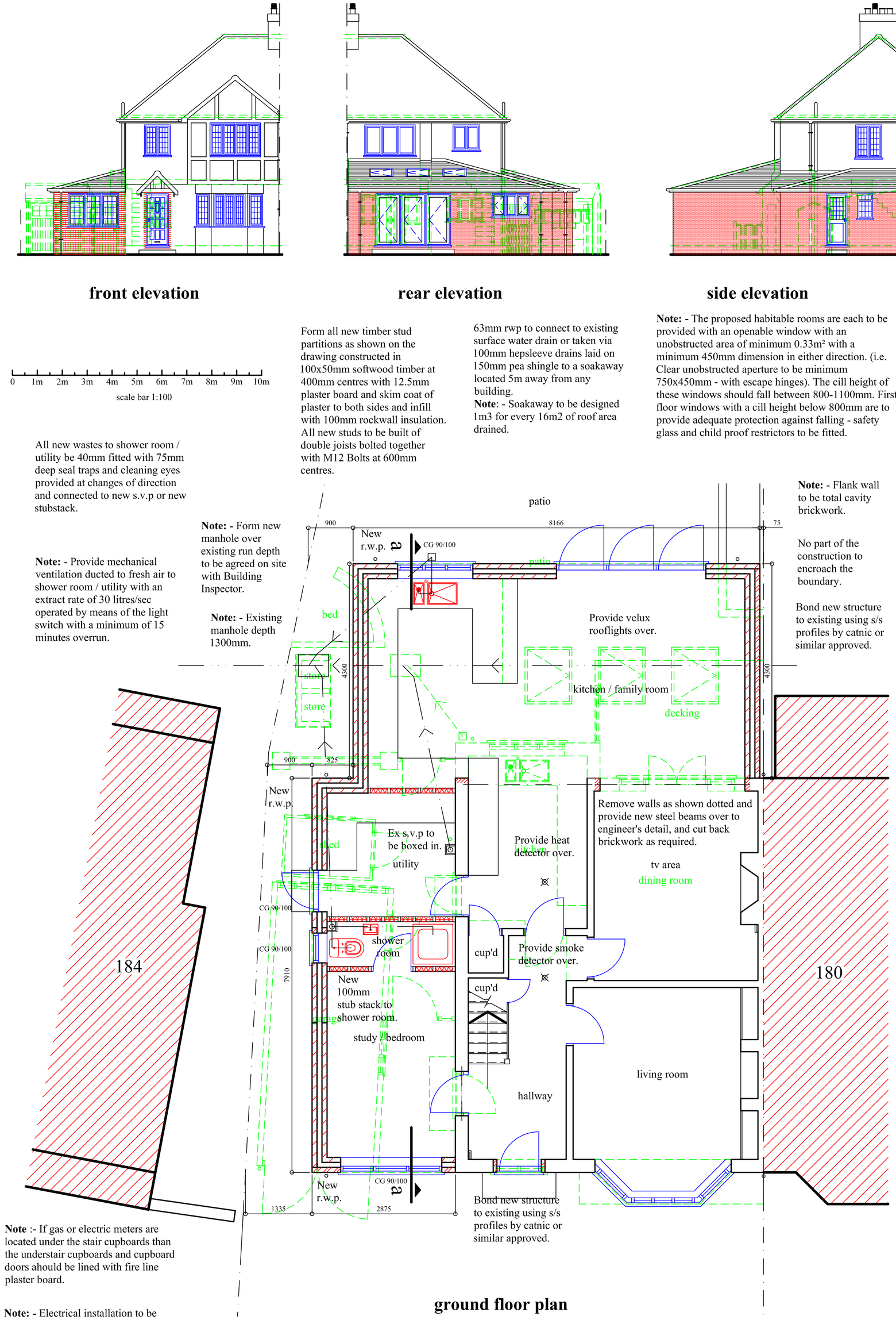
Note: - A perimeter strip of insulation should be provided to the edge of the screed to prevent cold bridging.

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 anticipatated, and must be adequately supported.

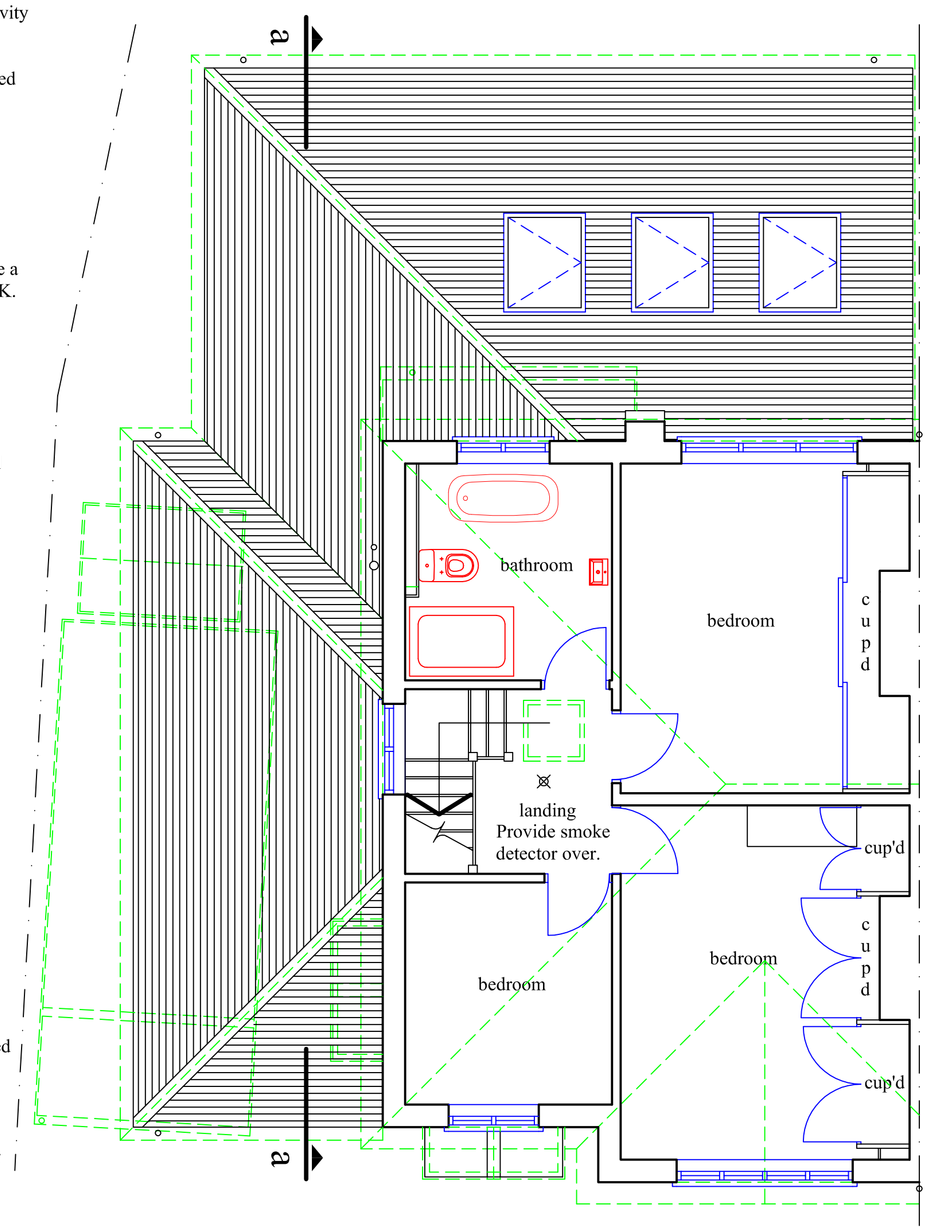
Note: - Provide a self contained, mains operated, interlinked optical smoke detector system with battery back-up in accordance with BS 5839 or 5446 should be provided on each floor landing (ground floor and first floor landing levels) (B1).
While giving due consideration to providing an additional smoke detector on the opposite landing so that each wing of the property is fully protected.

Note: - Any existing or proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and bridged with concrete and reinforced concrete lintels..

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.



ground floor plan



first floor plan

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

scale bar 1:50

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

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.

Notes

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.**

Materials 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 new or proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and reinforced concrete lintels 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 air bricks in the new external walls.
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 toughened or laminated in accordance with Part K.
5. 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.
6. Provide vertical and horizontal dpc's at all reveals, and all lintels are to have a minimum end bearing 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 1/2 hour.
8. All timbers used in the construction of this project are to be to SG3 grade.
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 Council should be satisfied that 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.

A	24.08.21	To Clients Requirements.

Revisions

Project

Proposed plans and elevations.

182 Oaklands Avenue
Watford Hertfordshire WD19 4LQ
Mr. and Mrs. J. Woltman.

blyth developments

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

Scale 1:50 1:100 @ A1
Date August 2021
Drawn By D. J. BLYTH.

Drawing No: **BD/21/20/2A**