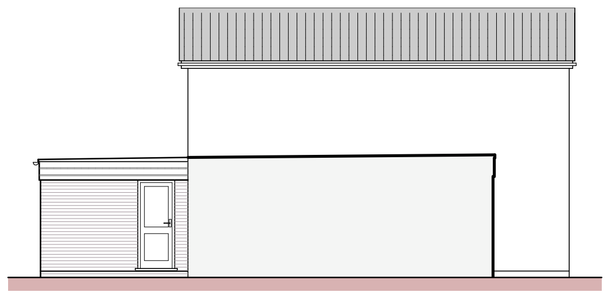
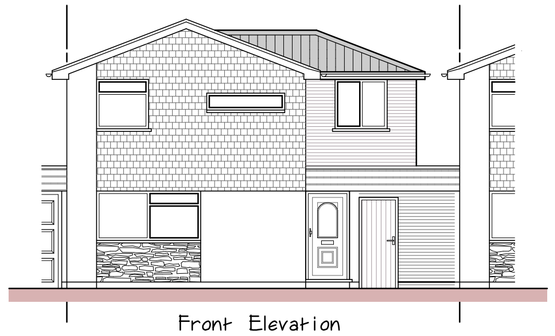
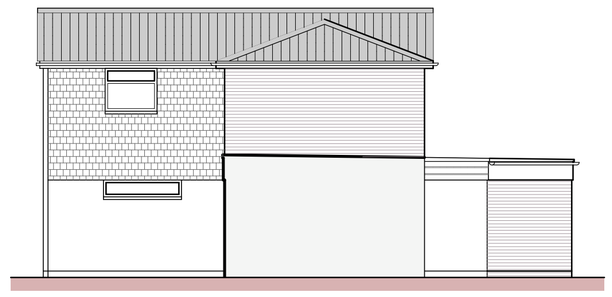


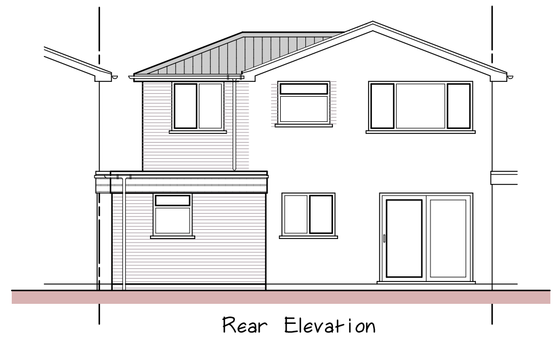
Side Elevation



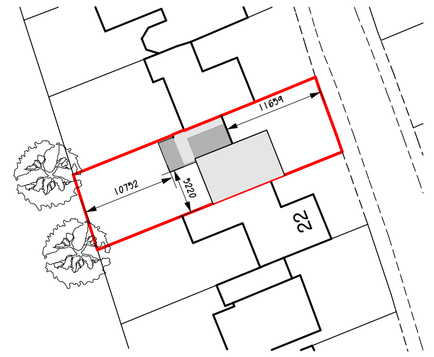
Front Elevation



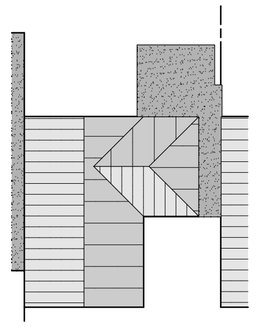
Side Elevation



Rear Elevation



Proposed
Site Plan
1 : 500



Proposed Roof Plan
1 : 200

THESE DRAWINGS ARE FOR THE PURPOSES OF OBTAINING LOCAL AUTHORITY CONSENTS ONLY. THE BUILDER MUST OBTAIN APPROVAL OF THE LOCAL AUTHORITY FOR ANY CHANGES TO THE NEW CONSTRUCTION. THESE PLANS WERE PREPARED ON THE BASIS OF A NON-INTRUSIVE SURVEY - SHOULD ANY HIDDEN BEAMS BE FOUND OR THE DIRECTION OF ANY JOISTS, ETC BE DIFFERENT TO THE PLANS, THE DESIGNER SHOULD BE NOTIFIED.

BUILDER TO ENSURE ALL WORK TO ACCORDS WITH THE ACCREDITED CONSTRUCTION DETAILS FOR PART L OF THE BUILDING REGULATIONS.

THE BUILDER MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO ORDERING ANY FACTORY MADE UNITS, TRUSSES OR STAIRS.

WHERE MARRYING WITH EXISTING ROOF, PITCH/ANGLE OF NEW ROOF IS TO MATCH EXISTING, WHICH IS TO BE CHECKED ON SITE AND NOT SCALED FROM PLAN.

THE BUILDER MUST ALSO CHECK ON SITE FOR ALL OVERFLOW PIPES, MAINS BOXES, MAINS SUPPLY POINTS, ETC. NOT INCLUDED IN THE SPECIFICATION WHICH WOULD IMPACT ON THE PROPOSAL/SPECIFICATION.

THE OWNER/CLIENT MUST, PRIOR TO COMMENCEMENT OF WORK, ENSURE ALL COSMETIC DESIGN FEATURES, ELECTRICS AND HEATING REQUIREMENTS ARE AGREED WITH HIS CHOSEN CONTRACTOR.

THIS PROJECT INVOLVES WORK WHICH IS GOVERNED BY THE PARTY WALL ACT 1996. AS SUCH THE OWNER IS ADVISED TO SERVE THE REQUISITE NOTICE ON THE ADJOINING NEIGHBOUR AND EMPLOY THE SERVICES OF A PARTY WALL SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY OPERATIONS ON SITE.

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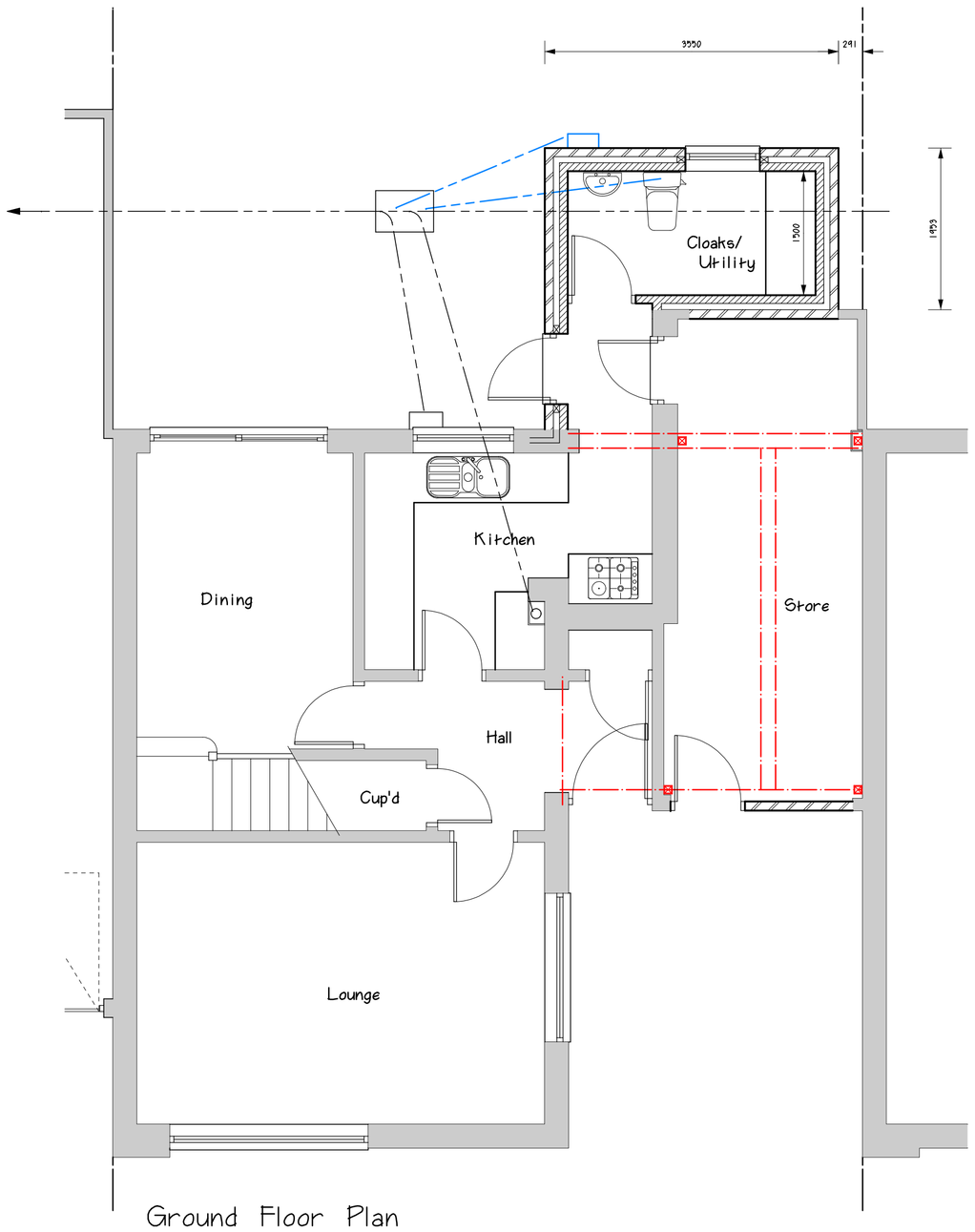
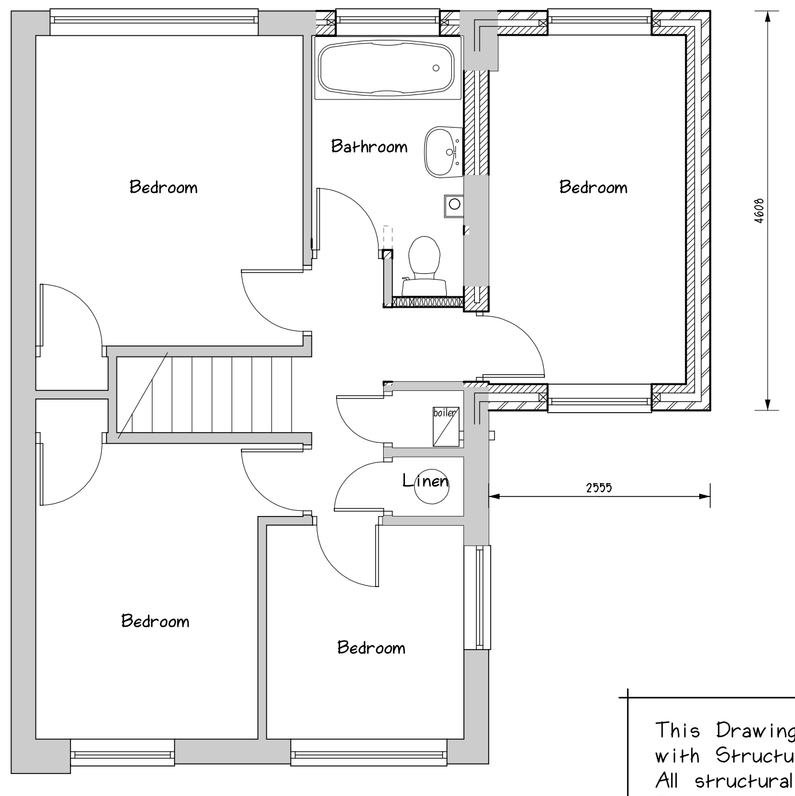


Ground Floor Plan
1 : 50



First Floor Plan
1 : 50

VENTILATION.
All rooms to have min. 1/20th floor area of the room in ventilation openings & trickle vents in window frames with 8000mm² in controllable opening area per room.
Utility & Bathroom to be fitted with mechanical extract fans capable of extracting 30 l/sec to Utility & 15 l/sec to bathroom.
All doors to have 10mm air gap at bottom.

All external glazing to doors and windows to be double-glazed with 16mm air gap and low-E glass and be toughened safety glass clearly marked to BS6206.
Windows to achieve a maximum U-value of 1.6 W/m²k and doors a maximum U-value of 1.8 W/m²k.
Doors and window frames to be set back to overlap insulated cavity closer by a minimum of 30mm.
Any glazing to internal doors to be toughened safety glass to BS6206 Class B.

ELECTRICS.
All new electric points and lighting to be provided to client's specification.

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.
AND
The competent person is to send to the local authority a self-certification certificate within 30 days of the electrical works' completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

FIRE PRECAUTIONS.
All rooms to have escape windows having a minimum clear opening of 750mm high and 450mm wide. The bottom of the window opening is to be between 800mm and 1100mm above the finished floor level.

Fully linked mains operated smoke alarms with battery back-up to be provided to ground floor Hall and first floor Landing areas, all in accordance with BS 5839-6:2004.

LIGHTING.
Provide all low energy light fittings capable of taking only lamps of luminous efficacy greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens.

All downlighters to be used in new work to be FLAMEGUARD Fire and Acoustic Rated LED Downlighters.
When used with insulation around, downlighters to have insulation support box over.

GROUND FLOOR.
65mm sand/cement screed reinforced with chicken wire on 500 gauge vapour control barrier on 70mm Celotex GA4000 floor slab insulation on 1200g polythene D.P.M. on 150mm concrete oversite reinforced with B.785 mesh on sand blinding on ground cleared of all vegetable matter.
Concrete to be RC35/ST3 Grade to BS8500-2. (min. 21N/mm @ 28 days).
Min. 40mm concrete cover to all reinforcement.
Floor slab supported on inner skin of external walls & pockets cut into existing wall providing min. 60% support.

Any existing airbricks serving existing house floor to be ducted through under new slab with telescopic airbricks on outer wall.

DRAINAGE.
40mm Ø PVC wastes to sink & 32mm Ø to WHB.
All wastes to have 75mm deep seal anti-vacuum traps & rodding eyes to BS 5572:1978.
Wastes to connect to new B.G. .
Drains below ground to be 100mm Ø 'Osma' UPVC pipes laid & surrounded in 150mm pea-shingle @ 1:40 falls to existing manhole.
Where passing through walls, drains to be protected with R.C. lintels over.
Existing drains passing under building to be tested &, if faulty, replaced as above.
All shallow drain runs to be protected with 100mm concrete cover over.
New manholes to be built in 225mm semi-eng. brickwork on 150mm concrete base with suitable cover fitted.

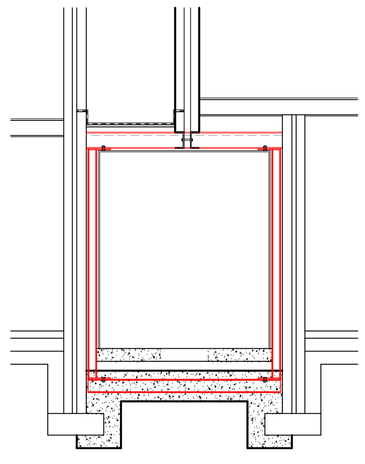
STEELWORK.
As per plan & calcs, painted with 2 coats red oxide paint & protected with wire binding @ 100mm pitch, 2 layers plasterboard & set coat to give 1/2 hour fire resistance.
If not possible to encase steel beams then they are to coated with intumescent paint to give 1/2 hour fire resistance.

All pairs of beams to be bolted together using 12mm diameter bolts with spacer tubes at 650mm centres.

HEATING.
Provide new radiators adequately sized for rooms to client's specification. All new radiators in property to have thermostatic radiator valves fitted.

Provide new condensing balanced-flue gas fired boiler fitted strictly in accordance with manufacturers specification. Boiler to have a SEDBUK 'A' rating with min 92% ErP efficiency rating. Boiler to be installed and registered with the Gas Safe Registered Competent Persons Scheme. A commissioning certificate is to be provided to the Building Control Body prior to completion of works on site.

Ensure all rooms with open fires or woodburners have 225 x 225mm air bricks ducted to external air to provide permanent ventilation. Also these rooms to have audible Carbon Monoxide alarms fitted.
If room with open fire/woodburner is open to room with extract fan (ie Kitchen) then a spillage test is to be carried out and verified by a qualified HETAS engineer to ascertain required area of combustion air to maintain safe use of fire.



Column against
party wall detail

WALLS.
103mm facing bricks to match existing.
75mm cavity with 75mm 'Dritherm Cavity Slab 32' insulation to manufacturers specification.
100mm Thermalite Turbo blocks with 12mm plasterboard on dabs OR 100mm Thomas Armstrong Airtec XL blocks plastered internally.
225mm long Ancon Staifix RT2 General purpose stainless steel wall ties @ 750mm horiz. & 450mm vert centres.
New walls bonded to existing & cavities maintained.
Hyload DPC min. 150mm above G.L. to lap with existing.
Vert & horiz 'Thermabate' DPC's & double wall ties provided to all reveals & cavity closures
NOTE : For walls exceeding 6.000m in length movement joints to be inserted into brick and block walls in accordance with NHBC Technical Guidance 6.1.28.

Catnic lintels with perforated base & filled with insulation all to manufacturers specification over new openings.
(min. 150mm end bearings & cavity trays over).
CG70/100 lintels over openings upto 2400mm

Any existing lintels taking additional loads to be exposed for inspection &, if necessary, replaced with suitable lintels/beams.

Roofs & 1st floor joists strapped to walls using 30 x 5mm m/s straps @ 1.800m centres to provide lateral restraint.

Internal walls to be in 100 x 50mm S.W. studwork infilled with Sound blocker quilt SB02 and faced with 10kg/m² sound insulating plasterboard & set coat both sides.

Wall separating house & garage to be in cavity wall construction as above taken up to underside of roof covering & fire-stopped.

FOUNDATIONS.
600mm wide x 250mm deep concrete strip foundations to cavity walls. Concrete to be GEN1/ST2 grade to BS.8500-2.

Depth of foundations to be to suitable load-bearing strata to suit sub-soil conditions so as not to be affected by any tree roots or their removal, and to pass below any adjacent drain runs. Foundations into any form of clay sub-strata to be constructed in accordance with guidelines from BS8103-1:2011 and NHBC Technical Standards 4.2 and 4.4.

All existing foundations taking increased loadings to be exposed for inspection by Local Authority Building Inspector &, if necessary, underpinned to a suitable load-bearing strata.

PITCHED ROOF.
Concrete interlocking roof tiles to match existing on min. 38 x 25mm treated battens on Tyvec Supro breathable membrane draped over rafters to manufacturers specification on structure as specified.
12.5mm foil-backed plasterboard with plaster skim finish to ceiling.
Ceiling to be sealed in accordance with BS5250 Control of Condensation in Buildings.
100mm fibreglass quilt insulation between ceiling joists with a further 170mm insulation laid across.
Roof void ventilated through continuous 25mm soffit vents backed with fly screen.
Valleys to be lined with code 5 lead.
Lead sheet in the valley gutters and flashings to be limited to 1.500m in lengths between expansion joints/drips.
All lead work to be carried out in accordance with the Lead Development Association's recommendations.

115mm H.R. rainwater gutters connecting to existing house system.

ALL ROOF TIMBERS TO BE MIN. C24 GRADE AND TANALISED.

FLAT ROOF
Sarnafil or similar single ply roofing system on 18mm ply on 120mm Celotex XR4000 insulation board laid to manufacturers specification on 1000 guage vapour control layer on 18mm ply deck fixed to joists with twin mastic beads on joists as specified. (Ensure all wall insulation and false pitch insulation is taken up to warm deck insulation level to prevent cold bridges).
Roof covering to be self-extinguishing and give AA, AB or AC fire resistance.
12.5mm foil-backed plasterboard with plaster skim finish to ceiling.
Where abutting external walls, roofing felt to be dressed min 150mm up wall & tucked in with lead flashing & cavity tray over where possible.

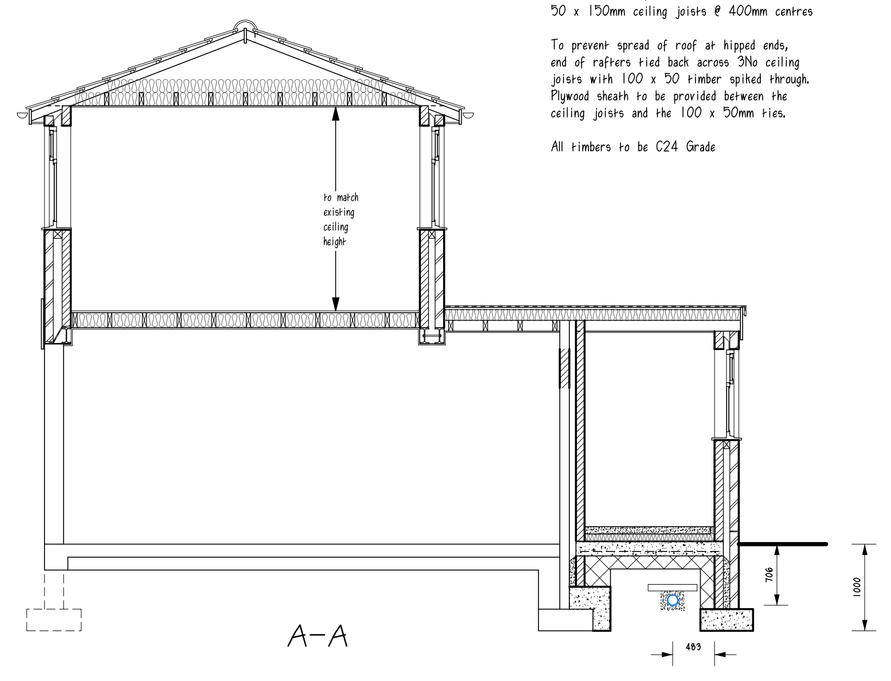
115mm H.R. rainwater gutters, 63mm dia. downpipes connecting via new 100mm dia. 'OSMA' UPVC drains laid & bedded on pea-shingle to new soakaways min. 5.000m from buildings. Any existing soakaways found within 5.000m of new extension to be moved to 5.000m away.
Soakaways to be designed in accordance with BRE Digest 365 and sizes determined by percolation test on site.

ALL ROOF TIMBERS TO BE MIN. C24 GRADE AND TANALISED.

50 x 175mm Ridge board and hip rafters as per engineers email
50 x 100mm rafters @ 400mm centres
50 x 150mm ceiling joists @ 400mm centres

To prevent spread of roof at hipped ends, end of rafters tied back across 3No ceiling joists with 100 x 50 timber spiked through. Plywood sheath to be provided between the ceiling joists and the 100 x 50mm ties.

All timbers to be C24 Grade



A-A

This Drawing to be read in conjunction with Structural Engineers drawing. All structural elements to accord to Engineers design and calculations.

Sheet size A1

Scale Bar 1:50
0 1m 2m 3m

Scale Bar 1:100
0 2m 4m 6m

Scale Bar 1:500
0 10m 20m 30m

Scale Bar 1:1250
0 25m 50m

Milburn Designs
Clive Milburn MRICS MCABE
5 Helston Close
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GU16 9FL
Tel : 01252 835607
Email : milburndesigns@btinternet.com

CONTRACT: Proposed Extension at
20 Ravenstone Road
Camberley
GU15 1SN

CLIENT: Mr & Mrs B Funnell

SCALE: 1:50 1:100

DRAWING: PROPOSED PLANS

DRG No.: 20/21 / 093 / 2

REV: E