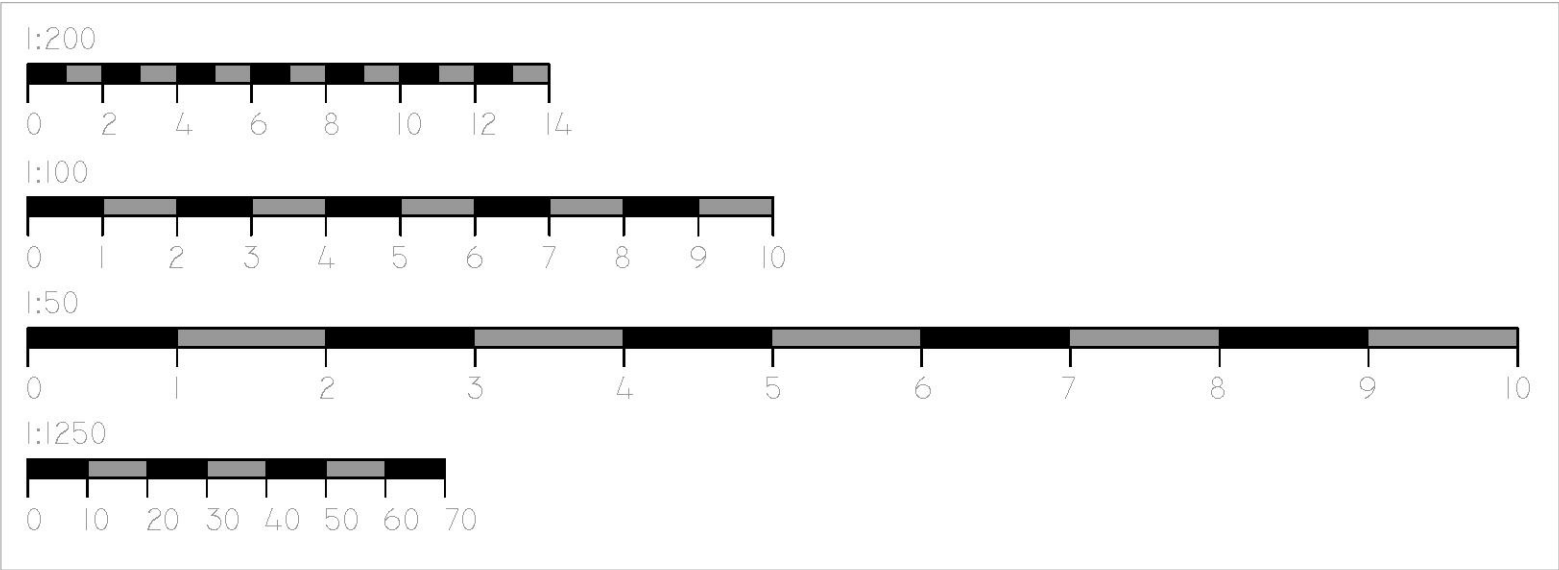




BLOCK PLAN
Scale 1:1250

SITE PLAN
Scale 1:200



No.		Sig	Date
A	Planning requirements.	DMA	11.03.21

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Job Title
**Proposed 1st floor extension at
51 Heath Drive,
Gidea Park. Romford.
RM2 5QP**

Drawing Title
Block and site plans.

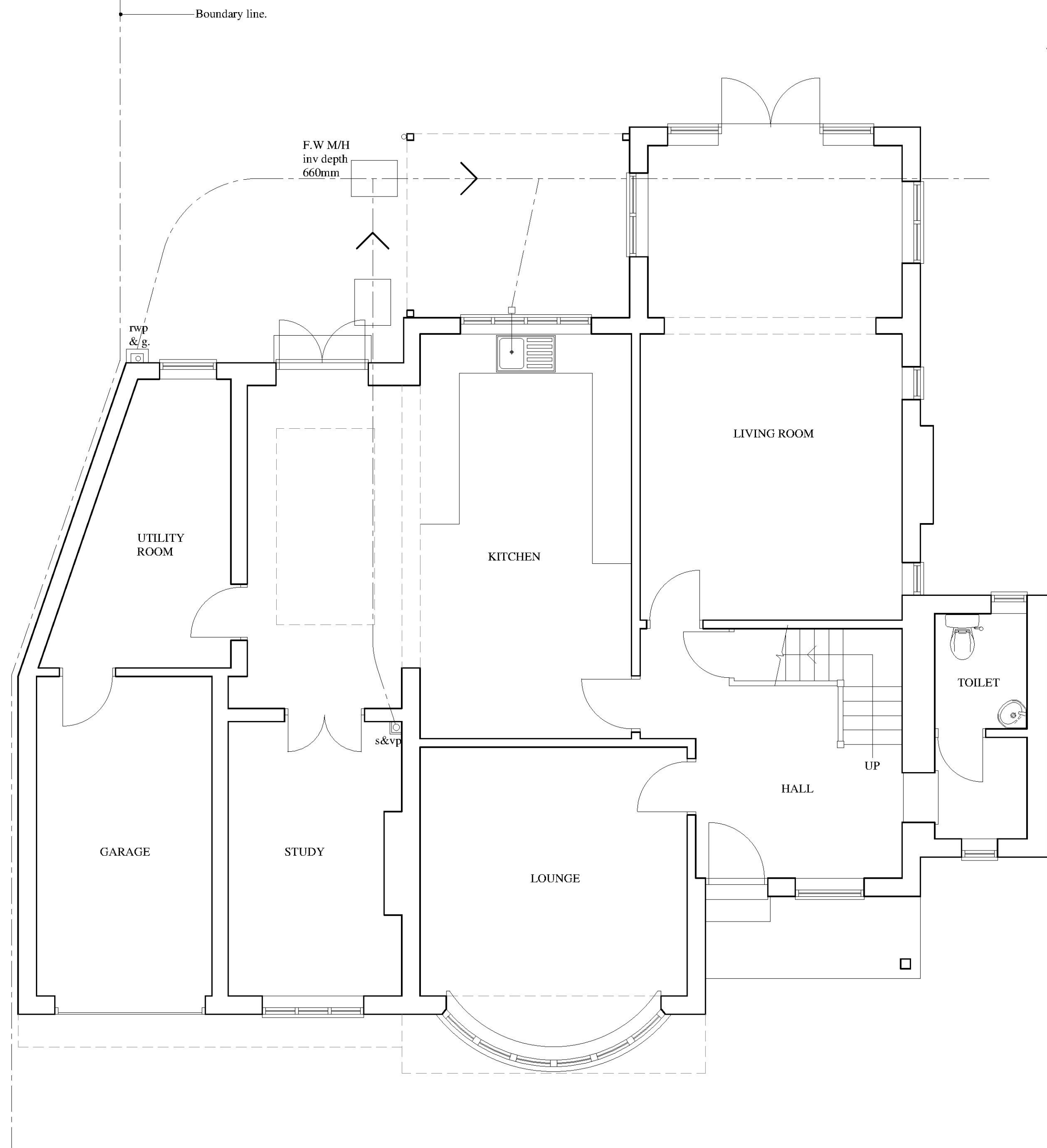
Drawn By
DMA

Scale
1:1250 & 1:200 @ A1

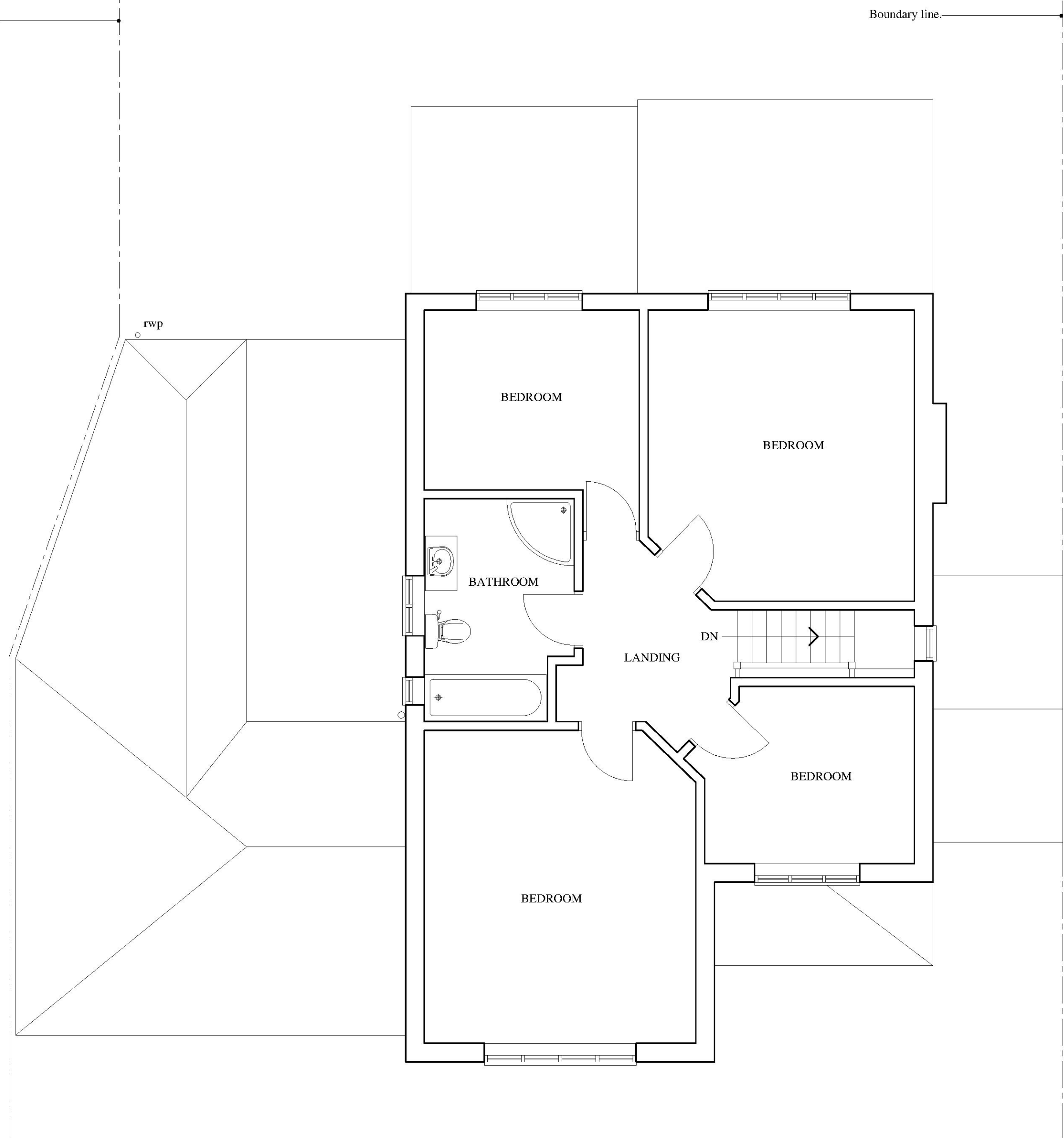
Date
September 2020

Drawing Number

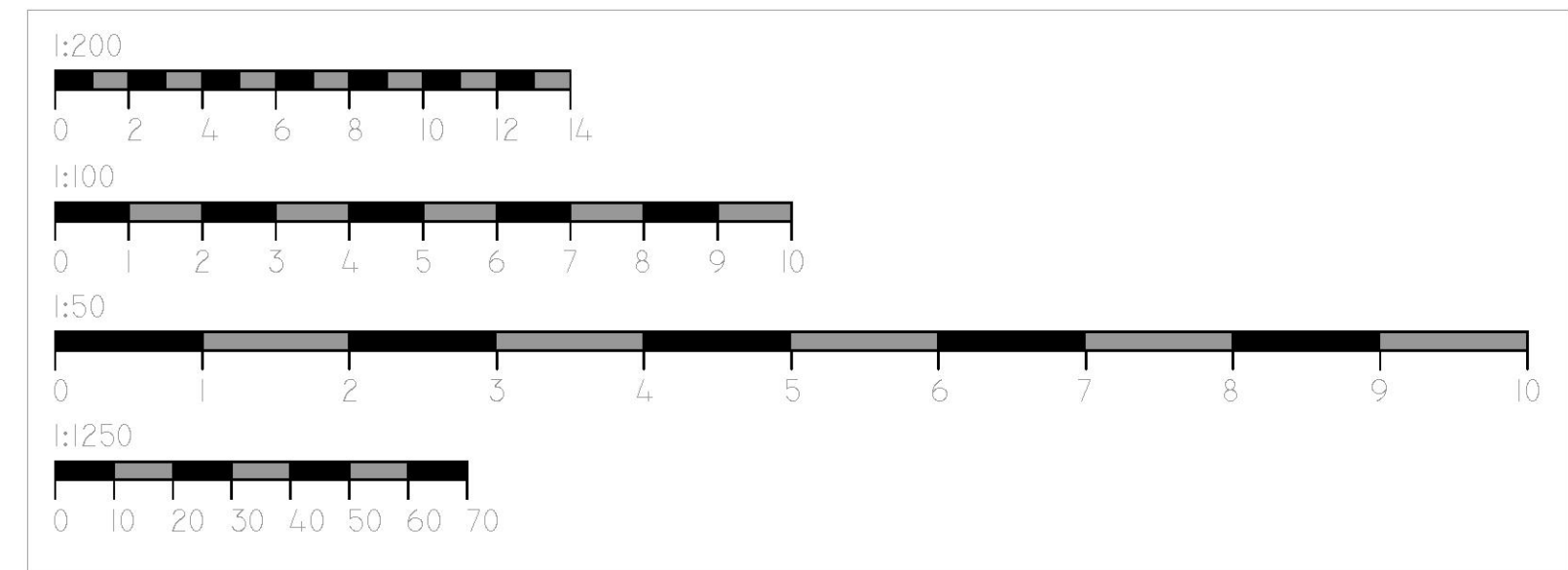
51.01A



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



No.	Sig	Date

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Job Title
Proposed 1st floor extension at
51 Heath Drive,
Gidea Park. Romford.
RM2 5QP

Drawing Title

Existing plans.

Drawn By
DMA

Scale
1:50 @ A1

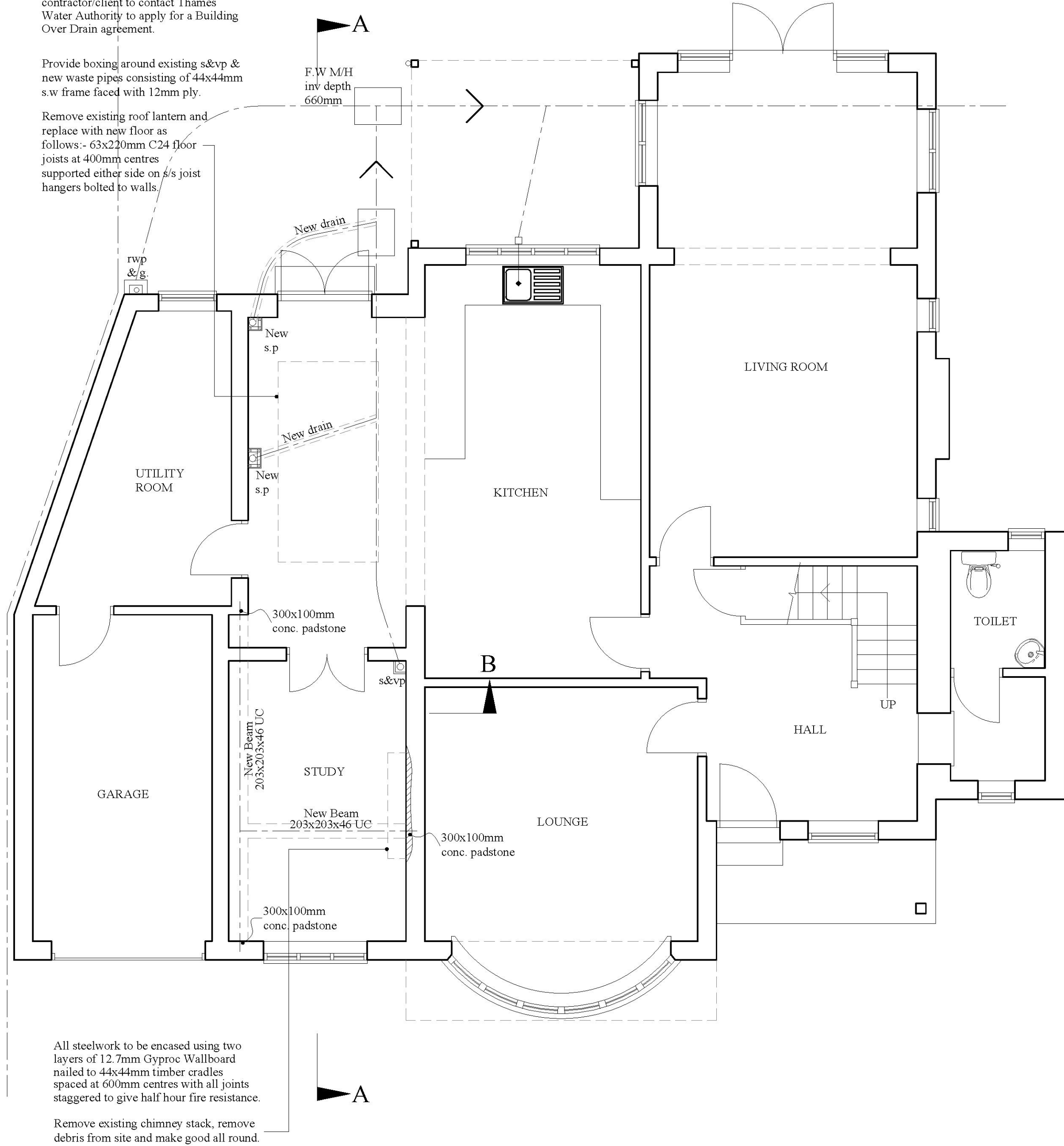
Date
September 2020

Drawing Number
51.02

DRAINAGE:
600mm clearance is required either side of the minor public sewer drain from the new footing.
All new drainage work on the sewer is to be in clayware.
New 100mm drains to connect into existing manhole and drain into shown. Drain to be encased in concrete where/under building.
Provide 150x100 concrete lintols over drain where they pass through brickwall.

NB: Before works commence on site, contractor/client to contact Thames Water Authority to apply for a Building Over Drain agreement.

Provide boxing around existing s&vp & new waste pipes consisting of 44x44mm s.w frame faced with 12mm ply.
Remove existing roof lantern and replace with new floor as follows:- 63x220mm C24 floor joists at 400mm centres supported either side on s/s joist hangers bolted to walls.



PROPOSED GROUND FLOOR PLAN

Boundary line.

Aluminium profiles to be bolted to main wall to receive new cavity walls.

Form opening with Catnic lintel over type CN71A, make good all round and install new door and frame.

New timber double glazed window to match existing house to have Catnic lintol over type CN71A. Glass to be frosted.

New external wall to be constructed of 215mm Aerated solid blockwork, 19mm sand/cement render externally with 57.5mm Kingspan Kooltherm K18 insulation board fitted on 25mm s.w battens to internal face of wall to achieve a min. U value of 0.25W/m2 K

Windows from first floor bedrooms to have fire escape facility. Windows need to provide a clear opening of 450mm min. in width and height and achieve a clear opening of a min. of 0.33m sq.

Supply and install new w.c's, whb's and shower's as shown all to connect into new 100mm stub stack's fitted with air admittance valve. Waste from w.c's to be 100mm & waste from whb's & shower's to be 32mm. Rodding eyes to be fitted on all waste pipes where there is a change of direction. Whb's & shower's to be fitted with 75mm deep resealing traps. All plumbing to be in accordance with BS 5572.

New timber double glazed window to match existing house to have Catnic lintol over type CN71A. Glass to be frosted.

Remove existing window and/ form larger opening as shown with catnic lintel over type CN71A.

New timber double glazed window to match existing house to have Catnic lintol over type CN71A. Glass to be frosted.

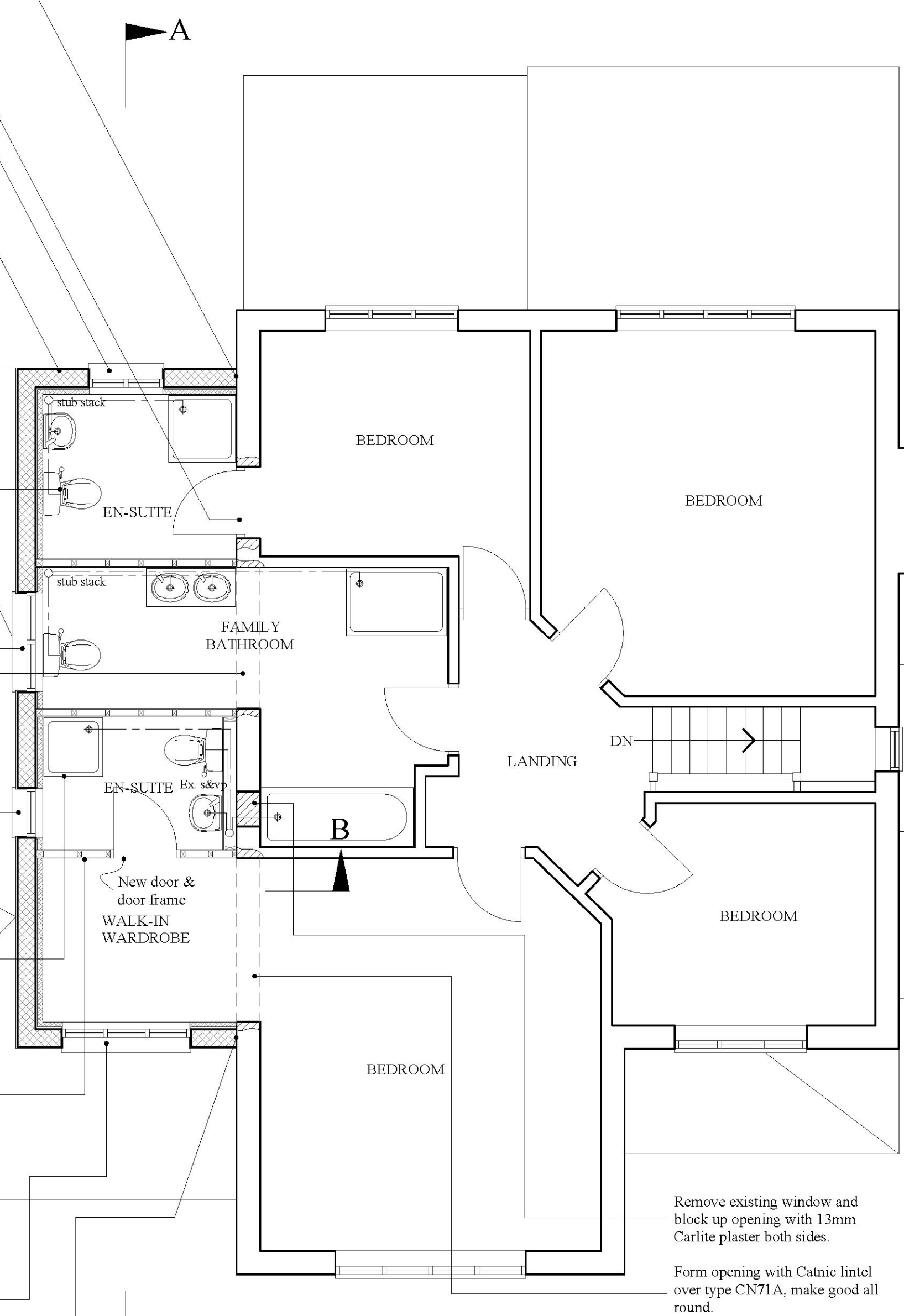
Supply and install new w.c, whb and shower as shown all to connect into existing s&vp. Waste from w.c to be 100mm & waste from whb & shower to be 32mm. Rodding eyes to be fitted on all waste pipes where there is a change of direction. Whb & shower to be fitted with 75mm deep resealing traps. All plumbing to be in accordance with BS 5572.

Stud partitioning to consist of 75x50 s.w. studs at 400mm centres with 75x50mm head & sole plates with noggins fixed between studs. Frame to be faced with 12.7mm plasterboard with taped joints and apply 5mm scimecoat.

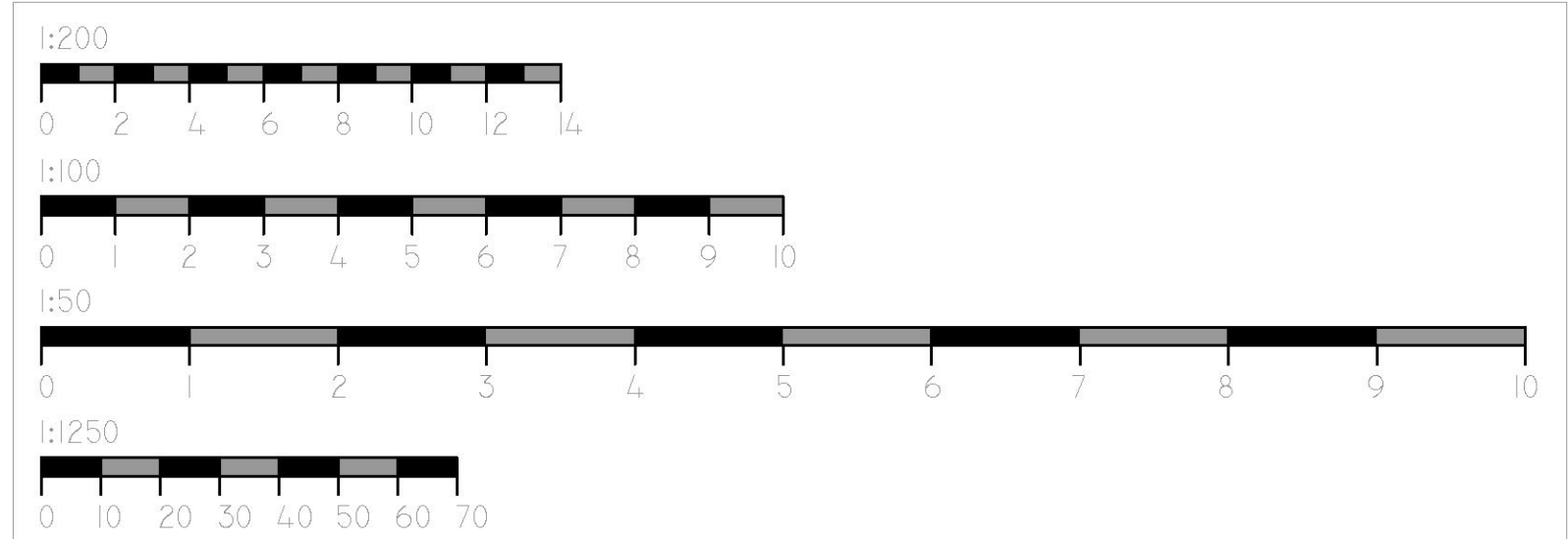
New timber double glazed window to match existing house to have Catnic lintol over type CN71A.

Aluminium profiles to be bolted to main wall to receive new cavity walls.

Interlinked smoke detection to be provided to the hall and landing. Alarms to have battery backup and to be wired separately.



PROPOSED FIRST FLOOR PLAN



NOTES

WINDOWS AND DOORS.

All new windows and doors are to be argon filled doubled glazed units, with Low-E glass internally and a 16mm gap, in insulated timber frames, with glass making up a min. 10% and max. 25% of floor area, and to provide a min. 5% of floor area as openable for purpose of rapid ventilation. All new windows and doors are to be fitted with trickle ventilation min. 8000sq. mm, for the purpose of background ventilation. All new glazed units to be BS6206 standard, with safety glass incorporated in new doors up to a height of 1.5m, in all windows within 300mm of a door up to a height of 1.5m, and all windows lower than 800mm from the floor or ground level.

ELECTRICAL WORK.

All electrical work required to meet the requirements of Part P (Electrical Safety) and will be designed, installed, inspected and tested by a person competent to do so. A competent person registered with an electrical self-certification scheme is to carry out all electrical works and issue certificate upon completion. Confirmation of these arrangements will be issued to the Local Authority before works commence on site.

LIGHTING

High efficiency, low energy lighting to be provided where new lighting is being installed within new works.

HEATING

Radiators to be extended into proposed extension rooms from existing system. Existing gas fired boiler which exists within the kitchen to remain.

REINFORCEMENT

Mesh lap length = 300mm
Minimum cover = 40mm
Concrete to be grade C35

VENTILATION.

New kitchen to be fitted with extract fan to provide minimum 60 litres/sec. extraction rate and fitted with humidi-stat & 15min. overrun facility. New bathroom and en-suites to be fitted with extract fans to provide minimum 30 litres/sec. extraction rate and fitted with humidi-stat & 15min overrun facility.

No.		Sig	Date
A	Planning requirements.	DA	11.03.21

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Job Title
Proposed 1st floor extension at
51 Heath Drive,
Gidea Park. Romford.
RM2 5QP

Drawing Title

Proposed plans.

Drawn By

DMA

Scale

1:50 @ A1

Date

September 2020

Drawing Number

51.03A



EXISTING REAR ELEVATION
Scale 1:100



EXISTING FRONT ELEVATION
Scale 1:100



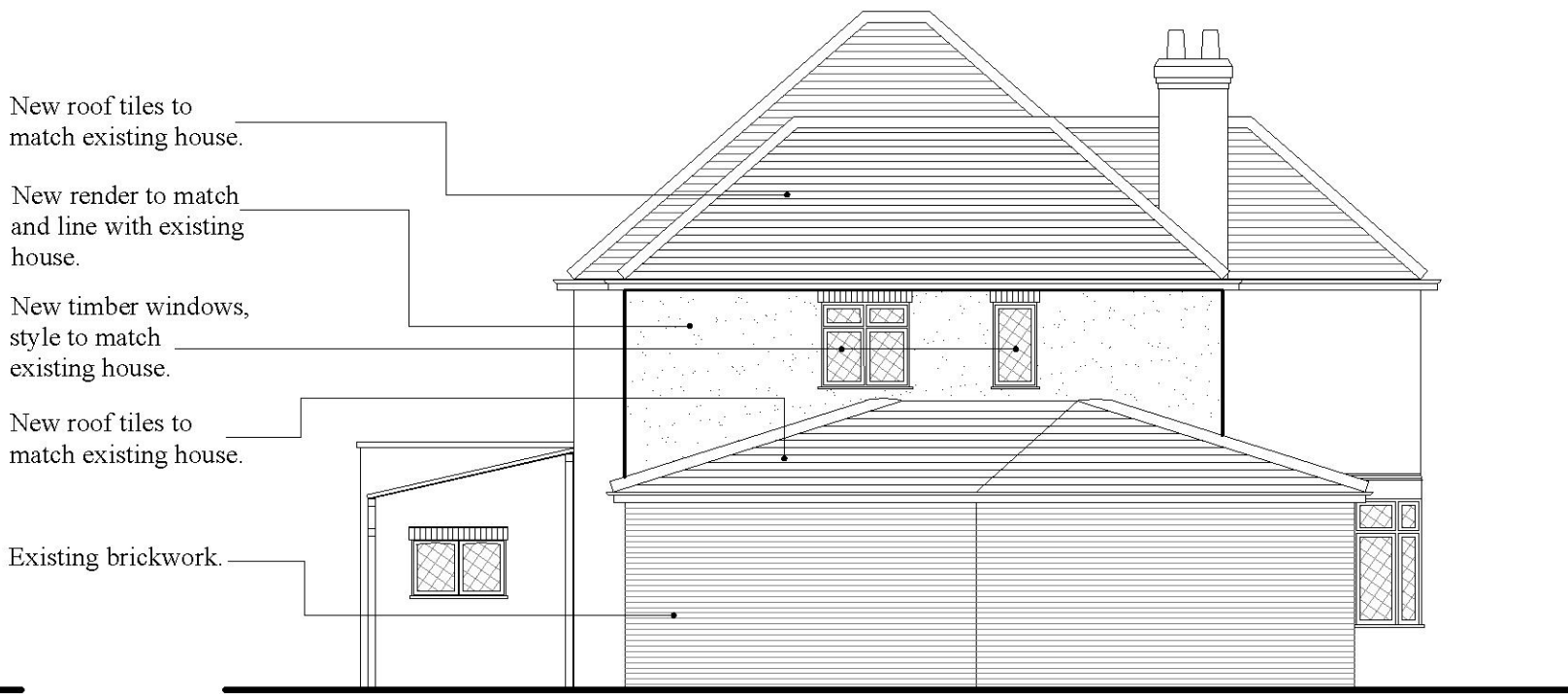
EXISTING SIDE ELEVATION
Scale 1:100



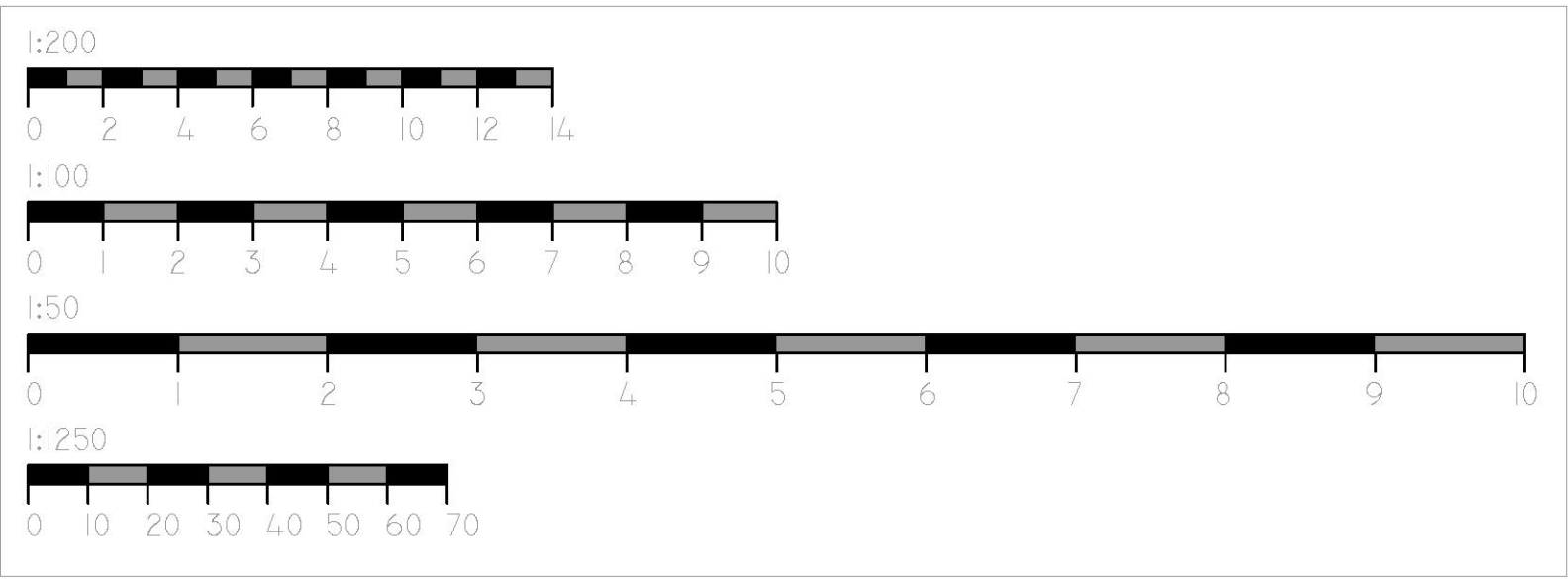
PROPOSED REAR ELEVATION
Scale 1:100



PROPOSED FRONT ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



No.		Sig	Date
A	Planning requirements.	DA	11.03.21

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Job Title
**Proposed 1st floor extension at
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RM2 5QP**

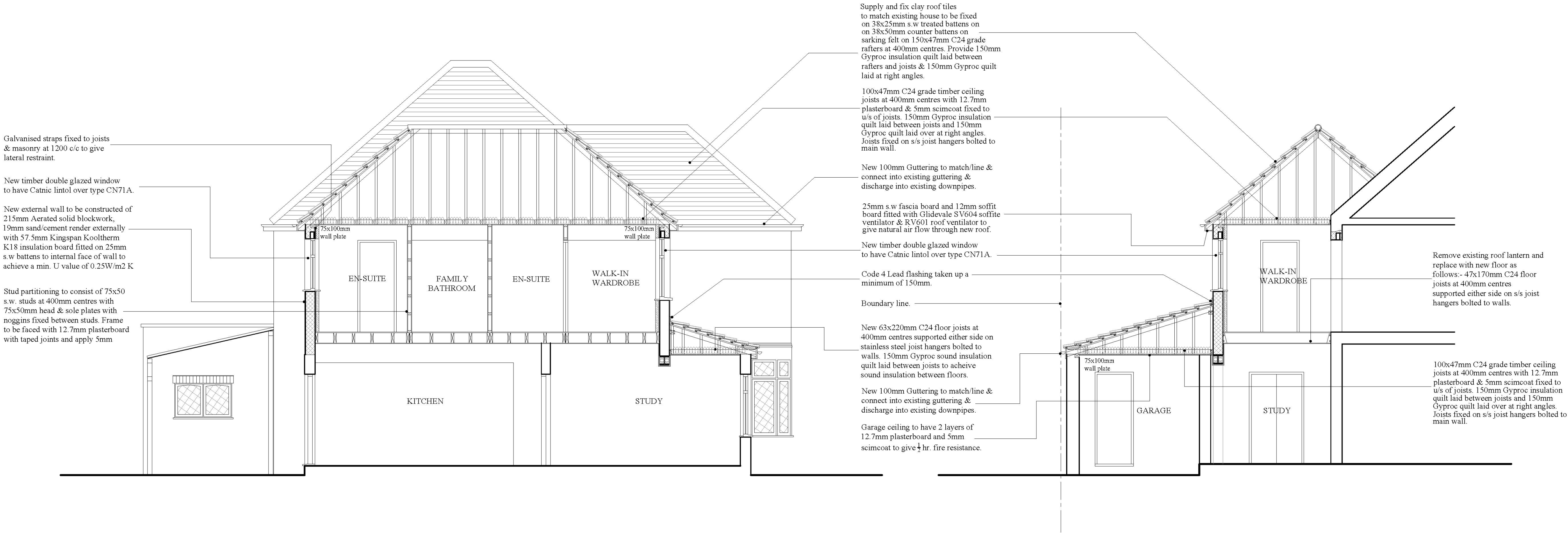
Drawing Title
Elevations.

Drawn By
DMA

Scale
1:100 @ A1

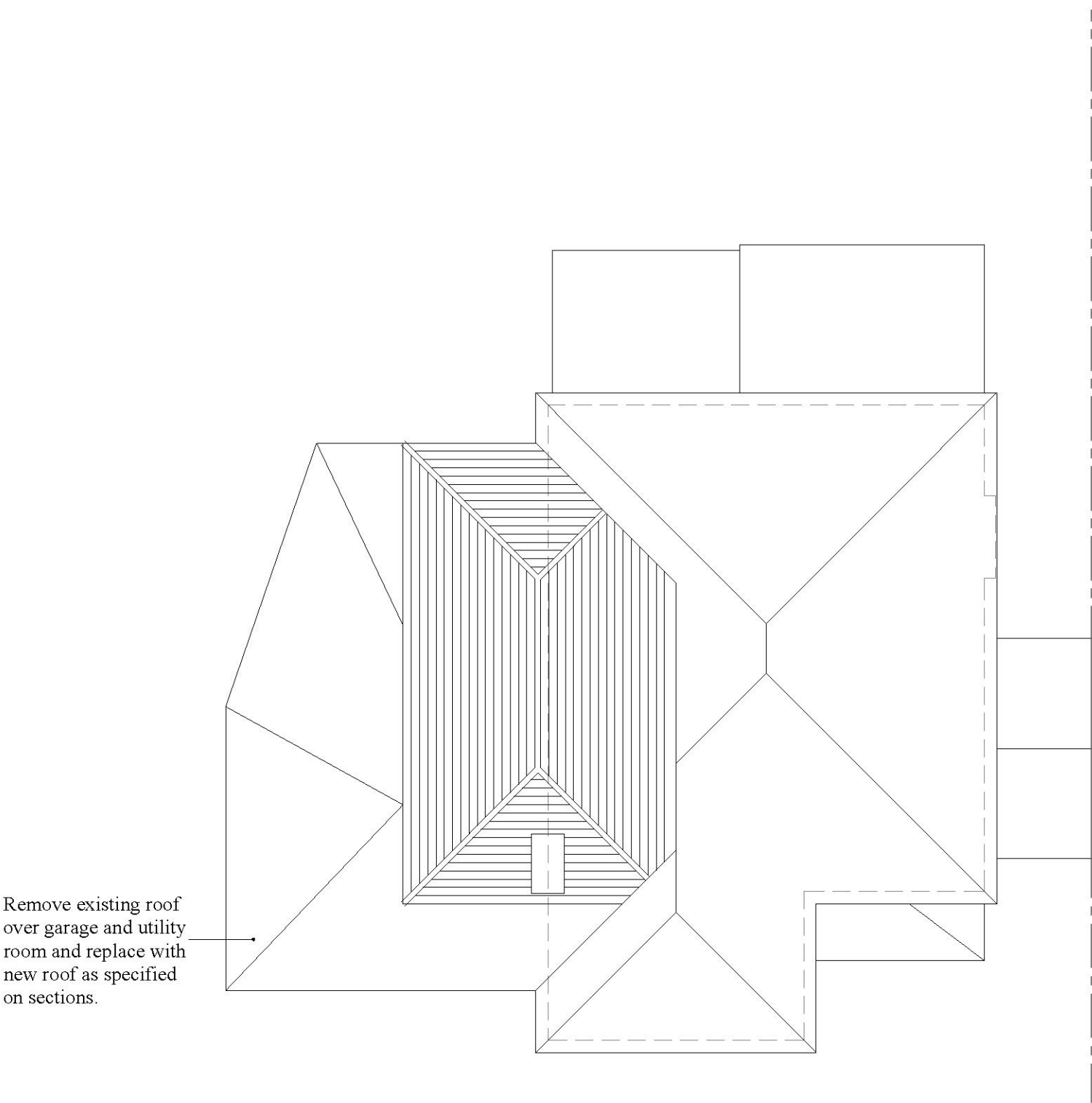
Date
September 2020

Drawing Number
51.04A

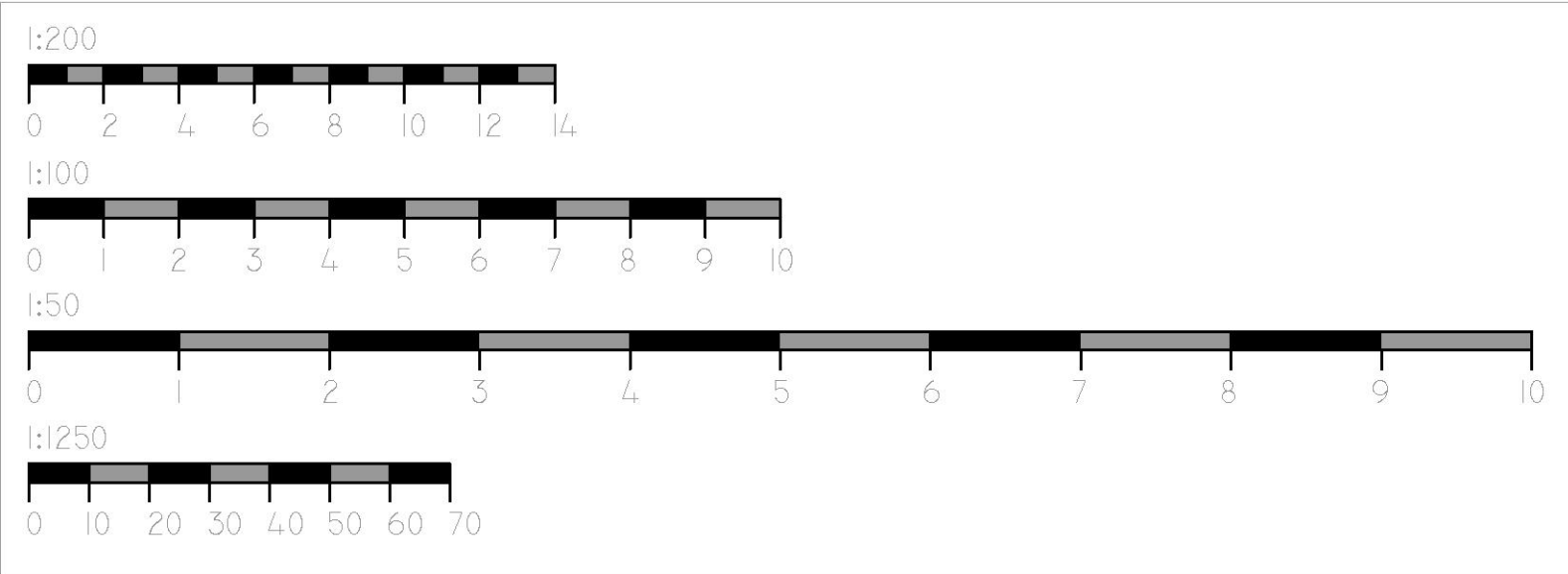


SECTION A-A

SECTION B-B



PROPOSED ROOF PLAN
Scale 1:100



No.	Sig	Date
A	Planning requirements.	DA 11.03.21
B	Chimney stack remove from plan.	DA 09.04.21

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Job Title
**Proposed 1st floor extension at
51 Heath Drive,
Gidea Park. Romford.
RM2 5QP**

Drawing Title
Sections and roof plan.

Drawn By
DMA

Scale
1:50 & 1:100 @ A1

Date
September 2020

Drawing Number
51.05B