Location Plan

1 : 1250

A-Z Building Services

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T: 07969925562

No.	Description	Date

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
PL	PL	Planning	Planning Permission

PROJECT
42A Edwards Ave HA4 6VT

SHEET
Location Plan 1 1250

Date	Project number	Scale (@ A3)
19/08/2020	2020/1005	1 : 1250
Drawn by: PP	DRAWING NUMBER: A100	REV
Checked by: PU		

03/09/2020 17:07:57

Site Block Plan
1 : 200

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PL	PL	Planning	Planning Permission

PROJECT: 42A Edwards Ave HA4 6VT

SHEET: Site Block Plan

CLIENT:

Date	Project number	Scale (@ A3)
	2020/1005	1 : 200

Drawn by	DRAWING NUMBER	REV
PP	A101	
Checked by: PU		

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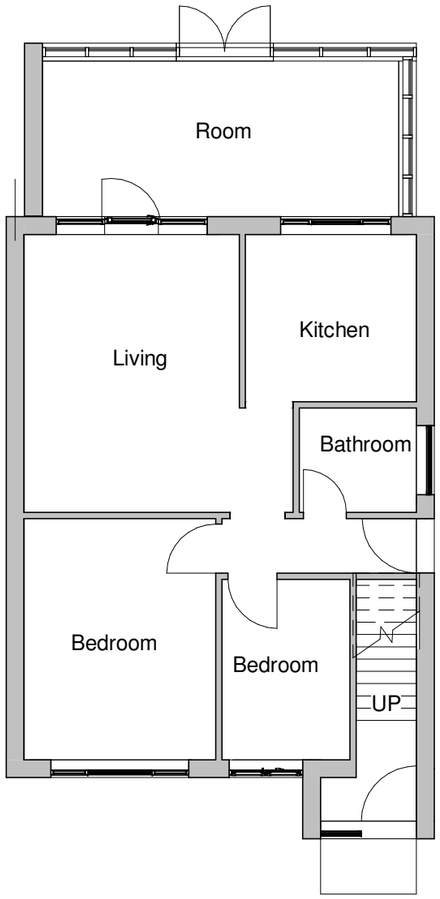
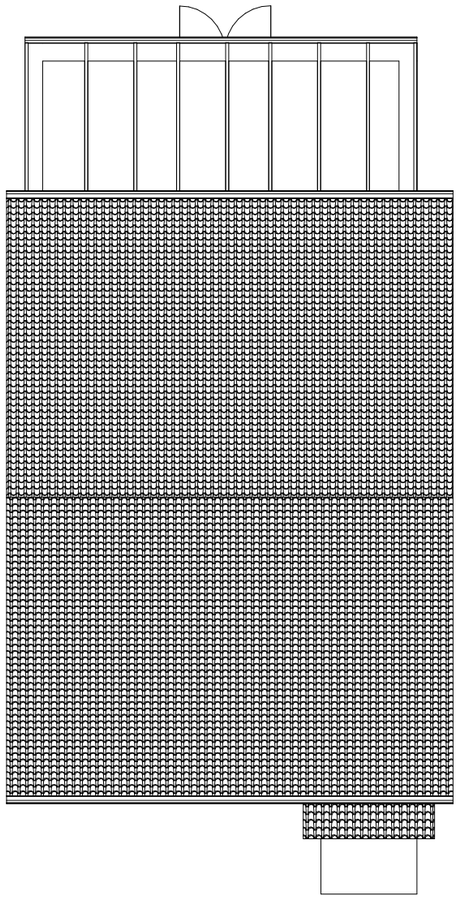


Existing Ground Floor Plan

1 : 100



Existing Roof Plan

1 : 100

0 5 10 m

GENERAL NOTES
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6. All electrics to be IEE Regulations.
7. All workmanship and materials to comply with the relevant British Standard, Code of Practice, BBA certificate and manufacturers instructions.
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9. The drawing does not indicate or imply the structural condition of the existing property.
10. No site supervision is implied or undertaken unless separately arranged. Drawing does not indicate the extent of excavation works and the contractor is to determine this prior to submission of quotations or commencing any works.
11. Dimensions stated are for guidance only. Contractor to verify all boundary positions and dimensions on site prior to commencing any works and making workshop drawings or obtaining materials.

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No.	Description	Date

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CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
PL	PL	Planning	Planning Permission

PROJECT
42A Edwards Ave HA4 6VT

SHEET
Floor Plans Existing

CLIENT

Date	Project number	Scale (@ A3)
	2020/1005	1 : 100

Drawn by	DRAWING NUMBER	REV
PP	A105	

Checked by
PU

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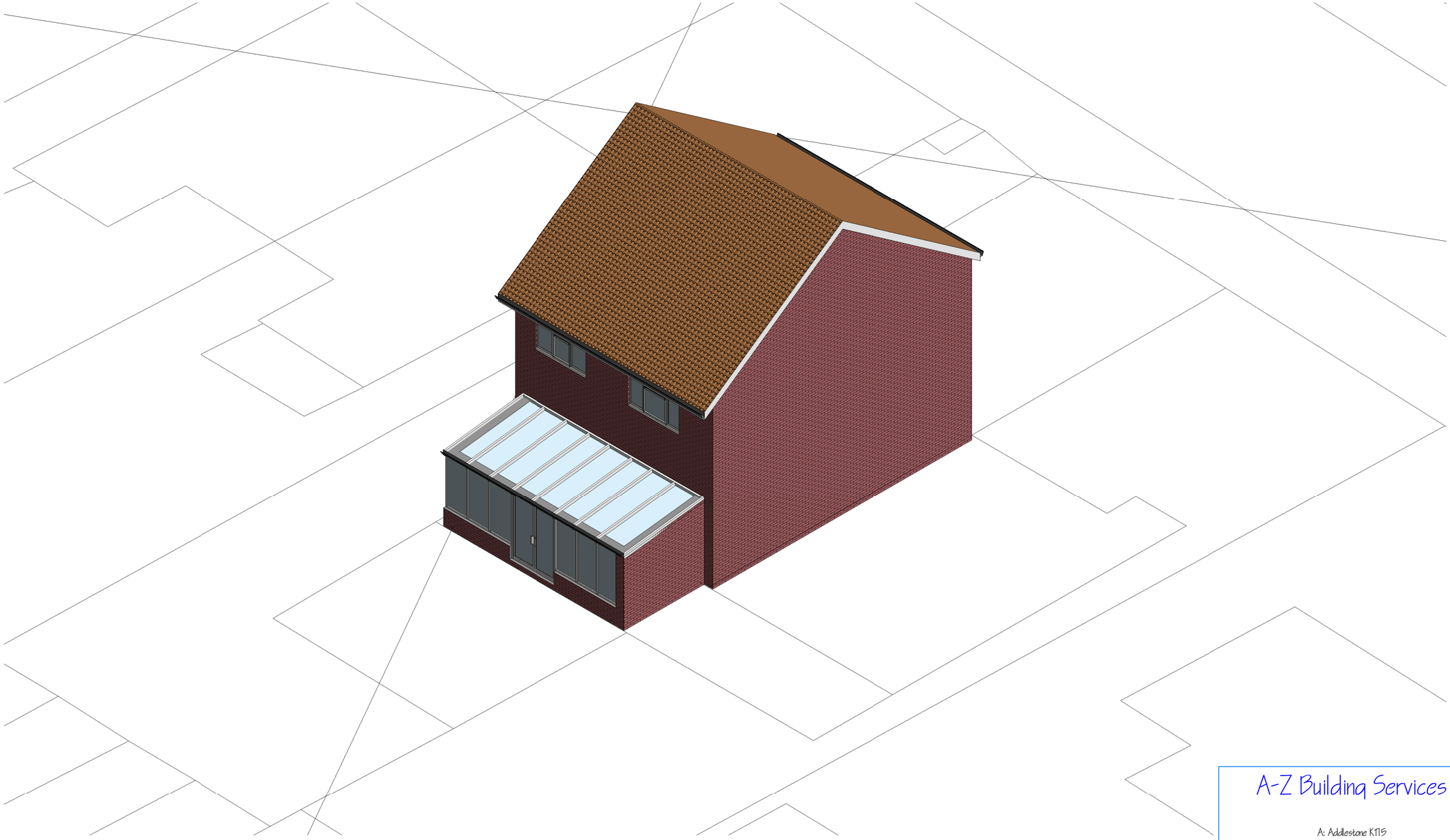

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3D View Exisiting

No.	Description	Date

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
PL	PL	Planning	Planning Permission

PROJECT
42A Edwards Ave HA4 6VT

SHEET
3D Images Existing

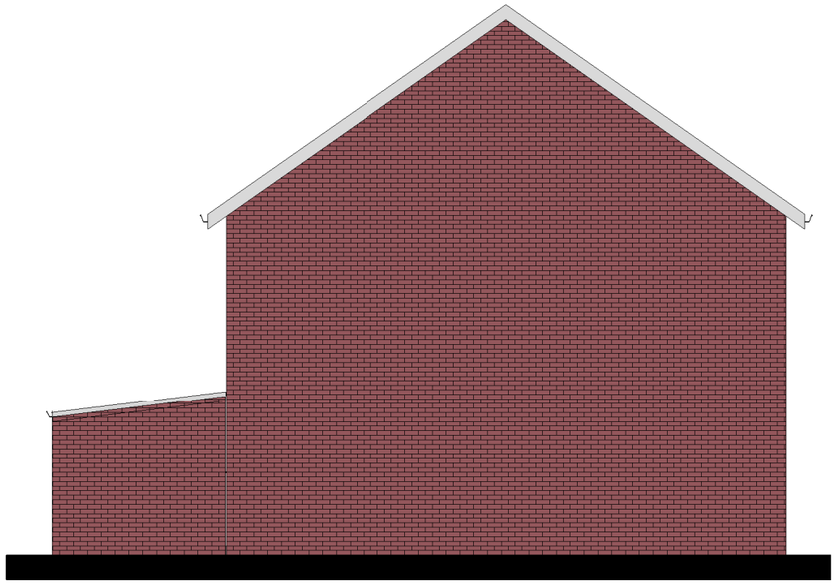
CLIENT

Date	Project number	Scale (@ A3)
	2020/1005	

Drawn by	DRAWING NUMBER	REV
PP	A107	

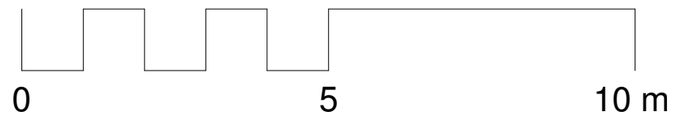
Checked by
PU

03/09/2020 17:08:07



Elevation North Existing
1 : 100

Elevation East Existing
1 : 100



A-Z Building Services

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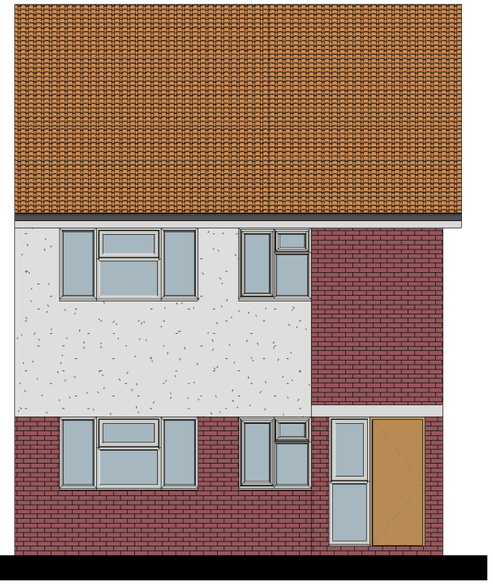
Elevation South Existing
1 : 100



Elevation West Existing
1 : 100

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No.	Description	Date

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
PL	PL	Planning	Planning Permission

PROJECT
42A Edwards Ave HA4 6VT

SHEET
Elevations Existing

CLIENT

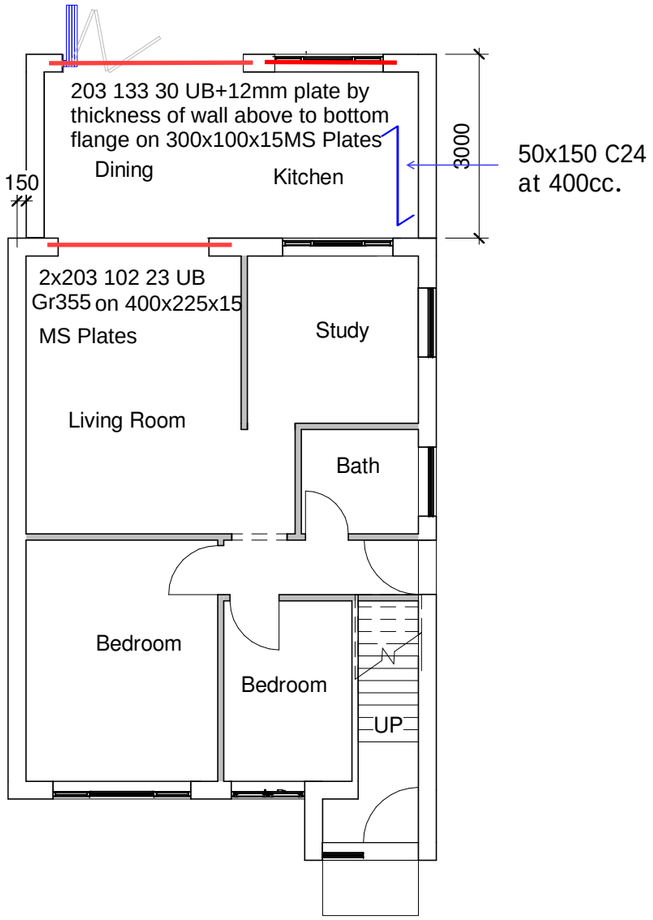
Date	Project number	Scale (@ A3)
	2020/1005	1 : 100

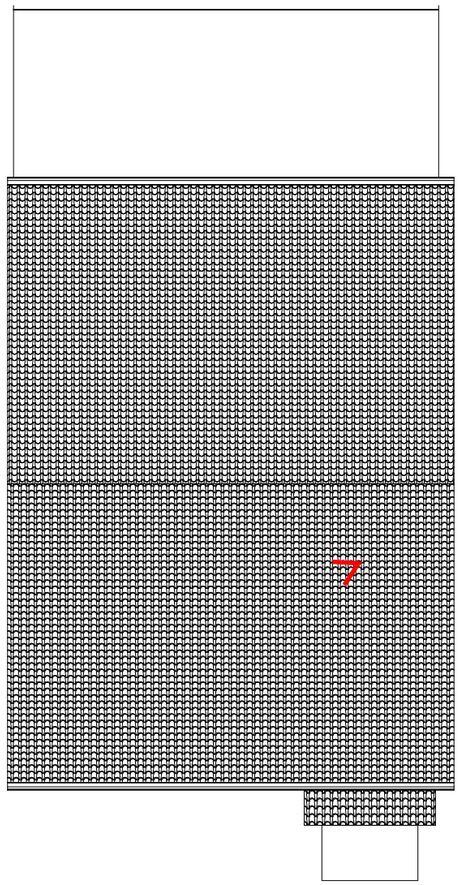
Drawn by	DRAWING NUMBER	REV
PP	A106	

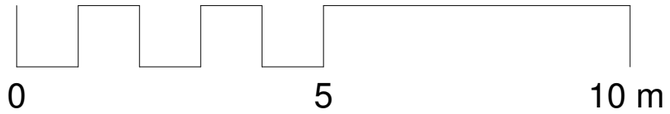
Checked by
PU

03/09/2020 17:08:06

If any drainage lines found within footprint of new extension, notify surveyor prior to concreting. Any drainage lines to be bridged using 2no. Pre Cast Concrete Lintels 215x100mm or as per manufacturer's guidelines.
Any sewer shallower than 1.1m, foundations can be minimum 600mm from the side of the sewer/edge of outside of manhole. If drains deeper, than to be contacted accordingly. Min 150mm clearance from new foundations and public sewer, as well as edge of external manhole and proposed







Wall Construction:
100mm Celcon Standard/Toplite Standard Block - Inner Block 7N
125mm Cavity Partially filled with 75mm rigid insulation as per spec
100mm brickwork to match existing
All reveals for openings to be closed using insulated cavity closers

New Window and Door to meet U-Value of at least 1.8Wm2k.

Glazing to be toughened glass.

Rainwater Drainage - 75mm Downpipe to betaken down from new extension gutter into gulley and taken into 1.5m3 soakaway (if good ground conditions following percolation test) via 100mm underground drainage pipe subject to inspector approval. Soakaway to be minimum 5m away from any building. Alternatively contractor to investigate any existing rainwater sewer during excavation stage and advise surveyor if found for instruction.Contractor to leave indication of soakaway locationMain House's Rainwater to connect into existing RW system

Foundation:
Min 1m deep but deeper if clay subsoil found with trees located and below invert level of any underground drains in firm virgin soil, taken through made up ground.

Foundations to be designed in accordance with NHBC Chapter 4.2 "Building Near Trees in Clay Subsoils"

Min 800mm width where eccentrically loaded and 600mm in all other places

Do not concrete prior to LA Building Control Approval.

Proposed Ground Floor Plan
1 : 100

New Drainage to re-connect into existing stack run

Manhole invert levels not established. To be investigated upon clearance/commencement of works and details to be decided on site once exposed to the satisfaction of the Building Control Officer

Proposed Roof Plan
1 : 100

Ground Bearing Slab to new floor to comprise of 150mm solid compact type 1 hardcore, 75mm sharp sand, lapping dpm polythene sheet with DPC,, 100mm Kingspan Rigid Floor Insulation, further lapping dpm, 100nn Concrete with 65mm screed finish

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No.	Description	Date

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
PL	PL	Planning	Planning Permission

PROJECT: 42A Edwards Ave HA4 6VT
SHEET: Floor Plans Proposed
CLIENT:
Date:
Project number: 2020/1005
Scale (@ A3): 1 : 100
Drawn by: PP
Checked by: PU
DRAWING NUMBER: A102
REV:

03/09/2020 17:07:59

Beam: BM1 **Span: 3.0 m.**

Load name	Loading w1	Start x1	Loading w2	End x2	R1comp	R2comp	Defl.
o.w.	0.5	0		L	0.75	0.75	0.5
wall	4.5*2.7	0		L	18.22	18.22	12.8
Floor	2*(4/2)	0		L	6.00	6.00	4.2
Roof	2.2*(4/2)	0		L	6.60	6.60	4.6
Ext	1.6*(3.5/2)	0		L	4.20	4.20	3.0
	Total load (unfactored): **71.5 kN**				**35.77**	**35.77**	25.2

Load types: O:Beam o.w.; U:UDL; Load positions: m. from R1; Load durations: D: Dead; L: Live

Maximum B.M. = 26.83 kNm (unfactored (all loads applied)) at 1.50 m. from R1
Maximum S.F. = 35.8 kN (unfactored) at R1
Total mid-span deflection: 25.2 x 10^8 /EI *(E in N/mm^2 , I in cm^4)*

Use **2No 203 x 102 x 23 UB** S355

Bending: p_{bc} = 133 N/mm^2 (Table 3b) f_{bc} = 65 N/mm^2 OK
Shear: f_s = 16.30 N/mm^2 (p_s = 140 N/mm^2) OK
Total deflection = 2.9 mm (L/1027) OK

Bearings
R1: 400 x 200 x 15 mm S275 bearing plate
Factored reaction = 1.40 x 35.8 = 50.1 kN
Local design strength of masonry (factored) = 0.700 N/mm^2 (User-entered value)
Factored stress under plate = 50.1 x 1000/400 x 200 = 0.63 N/mm^2 OK
Factored bending stress in plate = 0.63 x 131 x (131/2)/(15 x 15/6) = 143 N/mm^2 (p_y=275 N/mm^2)

Beam: BM2 **Span: 3.0 m.**

Load name	Loading w1	Start x1	Loading w2	End x2	R1comp	R2comp	Defl.
o.w.	0.5	0		L	0.75	0.75	0.53
wall	3.6*1	0		L	5.40	5.40	3.80
Ext	1.6*(3.5/2)	0		L	4.20	4.20	2.95
	Total load (unfactored): **20.70 kN**				**10.35**	**10.35**	7.28

Load types: O:Beam o.w.; U:UDL; Load positions: m. from R1; Load durations: D: Dead; L: Live

Maximum B.M. = 7.76 kNm (unfactored (all loads applied)) at 1.50 m. from R1
Maximum S.F. = 10.35 kN (unfactored) at R1
Total mid-span deflection: 7.28 x 10^8 /EI *(E in N/mm^2 , I in cm^4)*

Use **203 x 133 x 30 UB** S355

Bending: p_{bc} = 170 N/mm^2 (Table 3b) f_{bc} = 28 N/mm^2 OK
Shear: f_s = 7.82 N/mm^2 (p_s = 140 N/mm^2) OK
Total deflection = 1.2 mm (L/2451) OK

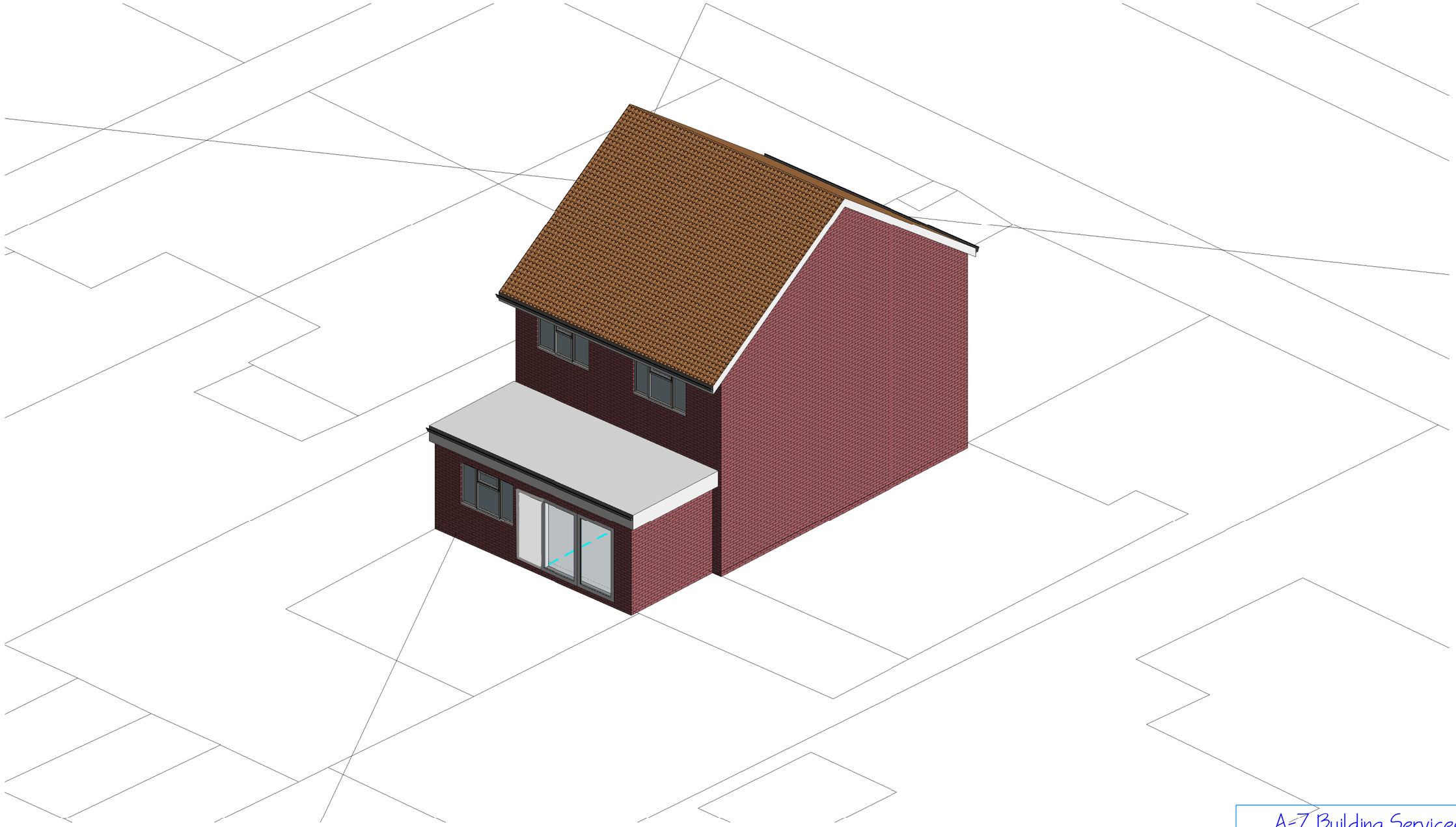
Bearings
R1: 300 x 100 x 10 mm S275 bearing plate
Factored reaction = 1.40 x 10.35 = 14.49 kN
Local design strength of masonry (factored) = 0.500 N/mm^2 (User-entered value)
Factored stress under plate = 14.49 x 1000/300 x 100 = 0.48 N/mm^2 OK
Factored bending stress in plate = 0.48 x 131 x (131/2)/(10 x 10/6) = 249 N/mm^2 (p_y=275 N/mm^2)
R2: None

No.	Description	Date

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
PL	PL	Planning	Planning Permission

PROJECT: 42A Edwards Ave HA4 6VT
SHEET: Calculations
CLIENT:
Date:
Project number: 2020/1005
Scale (@ A3): 1 : 100
Drawn by: PP
Checked by: PU
DRAWING NUMBER: A102
REV:

03/09/2020 17:07:59



3D View Proposed

A-Z Building Services

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No.	Description	Date

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PL	PL	Planning	Planning Permission

PROJECT
42A Edwards Ave HA4 6VT

SHEET
3D Images Proposed

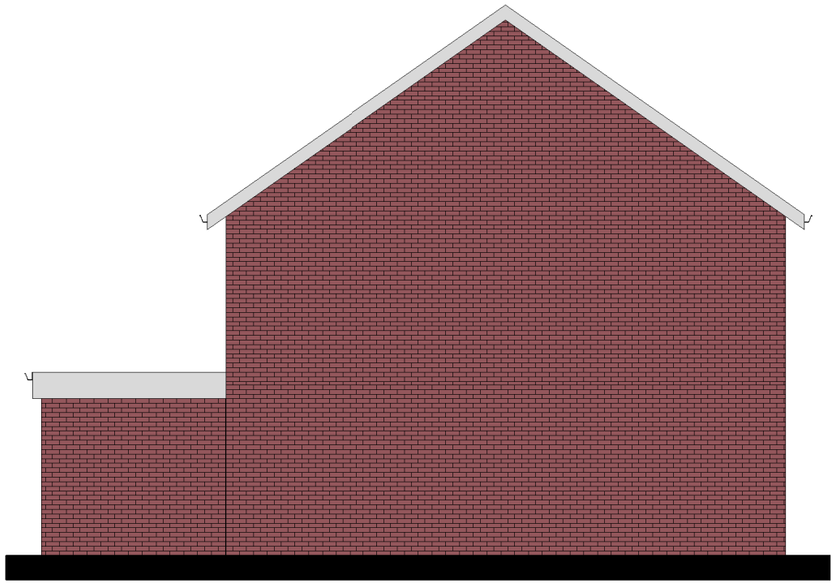
CLIENT

Date	Project number	Scale (@ A3)
19/08/2020	2020/1005	

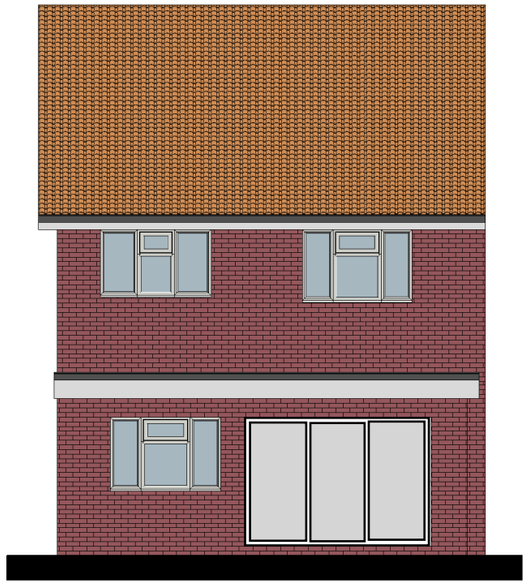
Drawn by	DRAWING NUMBER	REV
PP	A104	

Checked by
PU

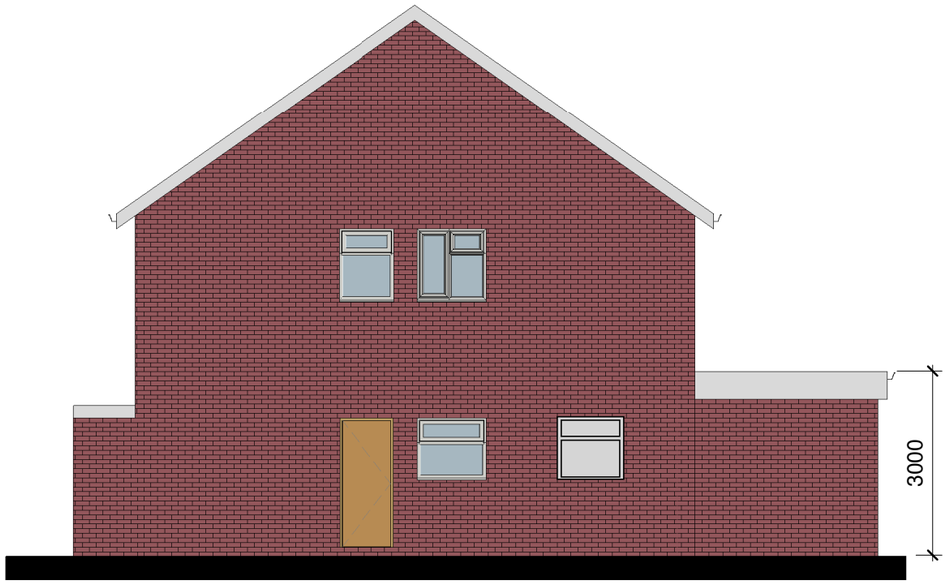
03/09/2020 17:08:02



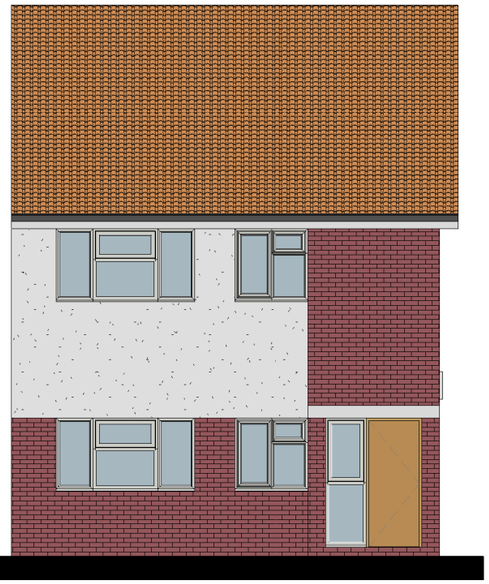
Elevation North Proposed
1 : 100



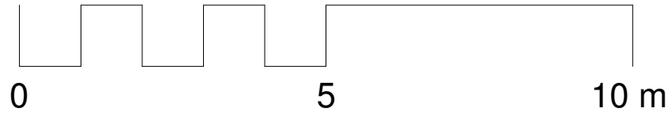
Elevation East Proposed
1 : 100



Elevation South Proposed
1 : 100



Elevation West Proposed
1 : 100



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No.	Description	Date

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
PL	PL	Planning	Planning Permission

PROJECT
42A Edwards Ave HA4 6VT

SHEET
Elevations Proposed

CLIENT

Date	Project number	Scale (@ A3)
	2020/1005	1 : 100

Drawn by	DRAWING NUMBER	REV
PP	A103	

Checked by
PU

03/09/2020 17:08:00

B LINE BOUNDRY LINE BOUNDRY LINE

Part M / Disabled Access:
Approach route to level threshold access to have a minimum clear width of 900mm. Sloping approach to have gradient no steeper than 1:15 (e.g. ramp illustrated with rise of 150mm and length of 2250mm giving gradient of 1:15) and with maximum cross fall of 1:40. Ground surface and entrance flooring must not impede wheelchairs.

It is recommended that the approach route is illuminated with fully diffused lighting activated automatically by a dusk till dawn timer or by detecting motion.

The entrance door must have a minimum clear opening of 775mm when measured in accordance with Diagram 1.1 in the Approved Document Part M and have an 'accessible threshold'.

All to be agreed with the Building inspector on site before ordering and setting out cills. Refer back to Heritage Architecture if further details are required. Also see the separate Heritage Architecture standard Level Threshold Note reference: SN-05-02 for more information.

New Foundations: To the Structural Engineer's specifications (See separate Structural Engineer's drawings). Excavations to be designed to suit the local site conditions* and taken down below the invert of adjacent drains and below the influence of trees. Any variations suggested by the LABC Inspector to be approved by the Structural Engineer prior to implementation and pouring concrete. Note: where a site is sloped, foundations may need to be stepped. Builder to confirm extent and specification with the Structural Engineer and Building Inspector on site.

*** It is normally prudent to commission a specialist Site Investigation survey to determine ground conditions (Note: this is usually a pre-requisite of warranty/Indemnity and/or finance providers in any event). This is the client's responsibility and where available must be passed to the Structural Engineer to be incorporated in their design.**

Any foundation/excavation exceeding 2.5m in depth will need structural justification and collapse protection measures. Where ground conditions suggest clay is present some form of suspended ground floor construction must be installed to the Structural Engineer's specification including anti-heave measures (e.g. Claymaster board to inner face).

Trees: The Builder is to inspect site and consult with the client to inform the Structural Engineer of any current/recently removed trees adjacent to the proposed works to confirm a suitable foundation design is proposed in accordance with NHBC guidance 'Building near trees' Chapter 4.2.

Existing Drains: Prior to commencement of work Builder to investigate and confirm assumed runs, the presence of any public/shared sewers connecting to existing drainage systems and confirm designation (I.e. foul/rainwater). Where anticipated that shared/public sewers may be present see separate note on this drawing.

Steels: All steels below DPC to be damp-proofed with the application of a min. of 2 coats of Ruberoid Plaspruf 2000SA DPM or equivalent liquid DPM.

Foul Drainage: Connect new 100mm foul pipework/inspection chambers to new foul drainage system to specialist design and specification and as approved by the LABC Inspector in advance. Minimum fall of pipework to be 1:80 (nominally 1:40 levels permitting and if under buildings) (if WC is connected to the run) otherwise 1:40 all to the satisfaction of LABC Inspector. Any foul water proposed to drain into a public sewer will need prior approval from the relevant Water Authority prior to commencement.

Rainwater Drainage: To specialists design in accordance with BRE Digest 365 and installed to the satisfaction of the LABC Inspector with a minimum distance of 5m from nearest building line & minimum 1:100 fall. Any rain/surface water proposed to drain into a public sewer will need prior approval from the relevant Water Authority prior to commencement.

Underground services: Unless noted drains and other underground services are shown in indicative positions only based on an above ground survey and visible inspection chambers or other evidence of the presence of services. All existing service pipes/cables where shown are indicative only and subject to confirmation/careful location by the builder during excavations. A CCTV survey may be prudent to confirm existing system runs and condition.

Contractor is responsible for checking existing services for adequacy for re-use or connection of additional services and provision should be made for amendments to the existing services if required to meet specific client and regulatory requirements. All new services pipes/cables are to be installed to meet service providers requirements.

Discrepancies: Any discrepancies are to be notified immediately to enable alternative designs to be considered.

Construction adjacent to or on a boundary

Ensure that all construction including foundations and roof over hangs/gutters are sited within the legal curtilage of the development site unless agreed with affected neighbour(s) and accompanied with an appropriate Party Wall agreement/notice.

Staircase note

Stairs to be manufactured in accordance with Approved Document Part K by specialist staircase manufacturer to suit site dimensions. Uniform treads to comprise a rise of between 150-220mm & going between 220-300mm and note 2R+G must be between 550 and 700mm (combination not to exceed a maximum 42 degree pitch).
Trim landing and opening to suit staircase and joist/plank layout (See Structural Engineer's separate specifications). Continuous Balustrade installed between. 900mm-1000mm above pitch line of stair (measured vertically) with max 100mm gap between spindles and of a non-climbable design (If clear width of the stair is greater than 1m, a handrail should be provided on both sides). Ensure min. landing depth equal to width of stair. Ensure min. 2m headroom is maintained from pitch-line of the stairs to ceiling/bulkhead above.

Min ½ hour fire protection to be provided to the underside of the stairs using Gyproc Fireline or equivalent. Details of the proposed stairs to be supplied to the LABC Inspector for approval prior to manufacturer/installation. Ensure that no door opens either onto the stairs or within 400mm of the bottom/top step. See Technical Specification for further details.

If concrete stairs, design by specialist to be agreed with the Structural Engineer and LABC Inspector. Early planning is essential to ensure adequate structural consideration and to ensure correct levels.

Note: Check dimensions and adjust new studwork walls/trimmed openings around stairwell if/as required to accommodate stairs prior to installation of new stairs.

Always confirm feasibility and Building Regulations compliance of proposed staircase prior to manufacture/commencement.

External Walls: See appropriate detail
Builder to check combination of blocks/bricks/cavity/insulation meets correct U value before commencement on site. See Technical Specification for further details of DPM/DPC's, wall ties, cavity trays, expansion/contraction joints etc.

Expansion/contraction joints to be installed as per Structural Engineers specification/requirements and/or to NHBC guidelines and agreed with the LABC Inspector and Structural Engineer. Client to be consulted regarding joint positions and where possible conceal behind down-pipes or other architectural features.

External fenestration/detailing/features: e.g headers, cills, banding/stringer courses, feature panels, plinths, brickwork detailing including bonding & pointing to be agreed with the client and as approved at the planning stage. All to be agreed with the LABC Inspector on site.

All lead flashing / drips / cavity tray details to be agreed on site with the LABC Inspector to suit chosen brick and stone details

Structure (New Build):

Lintels: To manufacturer's or Structural Engineer's specification to suit wall construction present.
Beams: Beams, associated connections and padstones to Structural Engineer's specification.
Timber: All timber to be treated against attack by House Longhorn beetle.

Specification for Structural elements to be confirmed by the Structural Engineer. Always refer to latest approved Structural Engineer's drawings/sketches for further information, specifications and references etc. Where feasible steels to be concealed within the ceiling void. In all cases Builder to confirm steel height for each new beam installation with the client and Structural Engineer prior to commencement/fabrication.

All steelwork to be protected via 30 minute fire-resistant paint or equivalent.

Where beams are specified over external openings and are bridging the cavity, thin insulated plasterboard to be fitted internally to minimise cold bridging in addition to any fire protection. To LABC Inspectors on site approval.

Brickwork/Stonework/Blockwork Expansion/contraction joints to be installed as per Structural Engineers specification/ requirements and/or to NHBC guidelines as appropriate and agreed with the Building Inspector, Structural Engineer & Client. Refer to NHBC best practice documents for further guidance.

Any deviations on site from the approved Structural Engineer's drawings/specifications and/or Architectural drawings to be approved by all relevant parties, including the LABC Inspector, in advance.

New windows, roof-lights and doors (where applicable):
Note - All dimensions are nominal for quoting purposes only and subject to confirmation before manufacture and once openings have been created/cross-checked on-site against internal requirements by the builder. All glazing details to be confirmed with the client and against Planning Permission approval before ordering including colours, glazing bars, ventilators, glass type & finish, cill levels and door thresholds etc as appropriate and the LABC Inspector with respect to Fire Escape Windows and Fire Rating requirements when adjacent to boundaries. Obscure glazing to be minimum Pilkington level 3 obscurity glass unless noted otherwise on the Planning Decision notice. Obscure film is not generally accepted. If LABC deem that 'Excessive Glazing' is present, higher performing u-values could be required as justified with heat-loss calculations by specialist (Check with LABC Inspector/ Architect). Special consideration should be made to door cill detailing where a level threshold is required. All easily accessible doors and windows manufactured and installed to Approved Document Part Q.

New external fully glazed Doors, Windows and roof lanterns to achieve a minimum 1.4 W/m2k u-value, Semi & Opaque glazed doors to achieve a minimum 1.2/1.0 W/m2k u-value respectively.

Glazing below 800mm from finished floor level (or 1500mm in a door), or within 300mm of an adjacent door, to comprise class B safety glazing to BS 6206 Clause 5.3 and BS EN 12600 Section 4 i.e. 4mm toughened or 6.4mm laminated.

Habitable rooms to incorporate trickle vents achieving min. 8000mm2 background ventilation and opening casements must provide ventilation equal to 1/20th of the floor area/room. Note in some instances sash windows to habitable rooms may need to be tilt & slide opening style to both sashes in order to achieve room ventilation equal to 1/20th of the floor area. Where the window opening alone can not meet the area requirements additional mechanically assisted ventilation is likely to be required. All to the specialists/Building Inspectors approval prior to ordering. Bathrooms/Ensuites To have mechanical ventilation with minimum 15 litres per sec with trickle: ventilation achieving min. 4000mm2 background ventilation.

Ground and first floor habitable rooms to be provided with an escape window. To be 0.33m2 in area with clear widths of 450mm by 750mm high

Lowest point of window opening to be between 800mm - 1100mm above internal finished floor level. If any opening is lower than 800mm, permanently affixed window/door opening restrictors (emergency override TBC with LABC Inspector) and/or guarding will need to be fitted. In all cases, where a structural opening is below 800mm above internal finished floor level, all frames/glazing/panels shall comply with the horizontal imposed loads in accordance with Table 2 of BS 6180 & to withstand a horizontal force of 0.74k/Nm2. Design, including justification of the above to be agreed with the LABC Inspector prior to ordering or fixing the window/door openings. At the discretion of the Building Inspector, escape windows may not be required if a protected escape route is provided from all habitable rooms to an external door at ground level. However in all instances we strongly recommended that all windows incorporate fire escape openings. Background trickle ventilation may also be required on door casements if room quotas are not satisfied by other means.

New Velux windows to be installed to the manufacturers requirements and recommendations using proprietary installation/connection kits. Where applicable shaft to be formed from 100mm studwork fully lined with Kingspan/Celotex, with taped joints to act as a vapour control layer and finished with 12.5mm plasterboard and plaster skim finish. Where applicable ensure that the opening is located a minimum 800mm above the internal finished floor level and where side facing overlooking Neighbouring properties a minimum of 1700mm. Specification e.g. colour, blinds, power, opening type etc. and final positioning of Velux's to be agreed with client prior to formation of roof structure.

Roof lanterns to achieve AA fire rating. Size and final positioning of lantern to be agreed with client prior to formation of roof structure. NOTE: If size exceeds that shown on Structural Engineer's drawings and/or the position is altered then a re-sizing of beams around opening may be required (Any deviations from original drawings to be agreed with the Structural Engineer).
All to be installed to the manufacturer's requirements and recommendations on an insulated upstand minimum 150mm above roof covering. Fall direction for flat roof lanterns to be agreed with the client. Consider options to assist room trickle ventilation e.g. mechanical/electrical openers. If roof access is required/provided via the lantern e.g. for maintenance purposes Health and Safety provisions e.g. permanent harness clip-in points to be incorporated as agreed with the LABC Inspector.

Community Infrastructure Levy (CIL)

Projects in excess of 100m2 of new construction may be deemed liable to a CIL levy payable to the Local Authority as noted on the relevant Planning Permission Decision Notice. If CIL is applicable, the applicant can apply for an exemption on the basis of self-build (form7 part 1 & 2), or an annexe (form 8), or extension (form 9) to your primary residence but this must be done before commencement of construction otherwise the levy will become payable. The applicant must also submit a CIL Commencement Notice (form 6) before commencement of construction otherwise the levy will become payable without right of appeal. Note that commencement is deemed to include demolition and site clearance.

Elevation Hatching Legend

- Tile hanging
- Ground
- Tiled Roof
- Glazing
- Brickwork
- Render
- Outline of existing
- Cedar

Level Threshold Note

Agree all door threshold details before ordering doors and setting out cills. Finished ground level to be minimum 150mm below DPC.

Where a level threshold is to be installed (e.g. for a Part M disabled access) with a raised patio/path ensure an ACCO channel or similar drainage system, connected to a suitable soak-away, is installed where the raised/sloped patio/path meets the house wall. In this area, a second DPC will also need to be installed a minimum 150mm above the finished patio/path level. Where render is applied stop beads to be fitted above and below the second DPC to avoid transfer of moisture up the wall. Note render applied below the DPC is likely to blow over time and need replacing.

All to be agreed with the LABC Inspector on site. Refer back to Architecture if further details are required. A similarly specified ACCO channel is to be installed in front of all garage door installations.

Materials & Finishes (New Build)

Materials and finishes as noted in the Planning Permission Decision Notice. Builder to agree samples with client and Local Planning Authority for formal approval prior to commencement.

External fenestration/detailing:
External features e.g Roof covering, Brickwork detailing (including bonding & pointing), headers, cills, banding/stringer courses, feature panels, plinths, soffits/fascia's/overhangs, guttering, timber boarding/tile hanging/rendering etc. to be as agreed with the Client and where appropriate the Local Planning Authority.

Planning/Building Regulations Conditions

Refer to Planning Permission & Building Regulations Decision Notices for any specific Conditions & Informative's that may need to be discharged or adhered to either prior to commencement or during the construction phase of this project and prior to occupation.

Construction adjacent to or on a boundary

Ensure that all construction including foundations and roof over hangs/gutters are sited within the legal curtilage of the development site unless agreed with affected neighbour(s) and accompanied with an appropriate Party Wall agreement/notice.

Abutments: Where a roof meets a wall or abutment (e.g. roof lantern), install a minimum 150mm Code 4 lead up-stand (stepped on slope). Subject to confirmation on site by LABC and as applicable for roof type, flashing to also incorporate a proprietary ventilation strip facilitating cross flow ventilation over the roof (Glidevale or similar) and cavity tray system to suit wall type. All lead work should be carried out in accordance with the Lead Sheet Associations recommendations. NOTE: Adjust leadwork if required to suitably cover any exposed structural elements.

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30 — FD30 All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least ⅔ of way up door frame
- SD — Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall
- HD — Mains powered and interlinked operated heat detector with battery back up
- Ex — Extractor fan for shower room – 15l/s and Kitchen 30l/s to be taken through to run and expel externally

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepencies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

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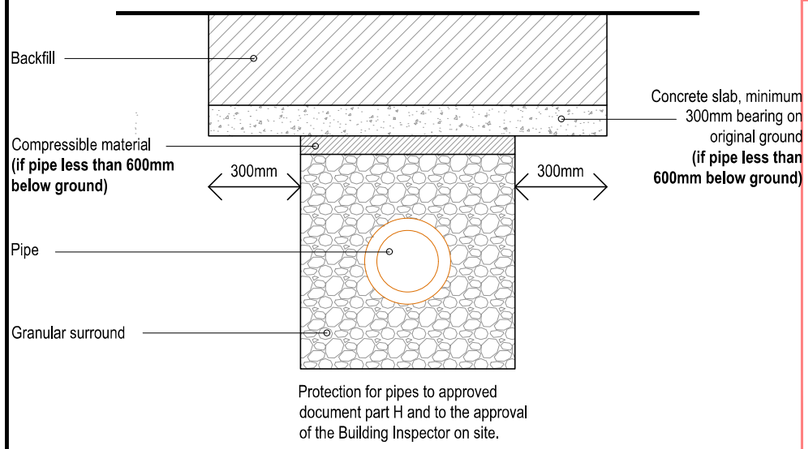
	CHECKED ·	APPROVED ·	
·	SCALE @A3	DATE	
CLIENT	PROJECT	NOTES	DRAWING No. / REV A



Protection for pipes to approved document part H and to the approval of the Building Inspector on site.

Protection to pipes

Scale 1:10 @ A1

Thames Water

Existing Foul/Surface Sewer runs assumed. Prior to commencement Builder to investigate and confirm assumed runs, the presence of any public/shared sewers connecting to existing drainage systems and confirm designation (i.e. foul/rainwater).

For all New Build projects assume prior approval is required for all drainage works connecting to a mains sewer even if re-using an existing connection. A Thames Water agreement must also be obtained prior to commencement of work if any new construction falls within 3m of a shared/public sewer or 1m of a lateral sewer. Where works are notifiable to Thames Water, all foundations and drainage work to comply with the supplementary guidance from Thames Water for building close to or over a public sewer. Ensure that a Build-Over Agreement with Thames Water has been granted prior to commencement on site. Note this can take approximately 2-3 weeks. Note reduced minimum clearances noted below maybe possible as agreed in writing with Thames Water in advance.

Builder to check the Conditions of any Approval/Agreement including requirement for a pre/post-construction CCTV inspections of existing/new sewers and arrange accordingly. NOTE THAMES WATER WILL INSIST UPON THESE BEING COMPLETED WITHIN LIMITED TIME-FRAMES.

This guidance is for Piled Foundations:
Driven piles are not normally permitted within 15m of a public sewer. Augered piles are not normally permitted with in 1.5m of a public sewer or twice the pile diameter (which ever is greater). Additional CCTV surveys will be required.

This guidance is for Strip Foundations:
Public sewers up to 1.1m deep - Any sewers that are equal or shallower than 1.1 metres to invert from finished ground level can have new foundations minimum of 150mm from the side of the public sewer, as shown on pages 10 & 11 of Sewers for Adoption 7. No structure shall be built in contact with the public sewer manhole, and must be a minimum of 150mm from the outside of the chamber wall.
Public sewers between 1.1 - 2.0m deep - No structure or new foundations shall be built within 500mm of the public sewer or manhole structure.

Public sewers between deeper than 2.0m - No structure or new foundations shall be built within 1000mm of the public sewer or manhole structure.

Party Wall Act 1996

Where proposed works are either on or near the boundary with an adjoining neighbour(s) it is a legal requirement that the client, or someone on their behalf, notify the neighbour(s) of the impending works via a statutory notice.

see 'www.gov.uk/party-walls-building-works' for further information.

Ensure that all construction including foundations and roof over hangs are sited within the legal curtilage of the development site unless agreed with affected neighbour(s) and accompanied with an appropriate Party Wall agreement/notice.

Construction adjacent to or on a boundary

Ensure that all construction including foundations and roof over hangs/gutters are sited within the legal curtilage of the development site unless agreed with affected neighbour(s) and accompanied with an appropriate Party Wall agreement/notice.

Protection to Trees

Protective measures shall be carried out in strict accordance with the arboriculturalist's report, usually including a pre-commencement site meeting as indicated within the report. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Builder to request Planning Permission Decision Notice, Tree protection plan and Arboricultural Report prior to commencement.

FLOOD RISK - Precautionary Measures to be used in construction of this project

Where requested by the Local Authority a specialist surface water drainage design may be required. See Planning/Building Regulations 'Conditions of Approval' and refer to separate Specialist's design/drawings.

New windows, roof-lights and doors (where applicable):
Note - All dimensions are nominal for quoting purposes only and subject to confirmation before manufacture and once openings have been created/cross-checked on-site against internal requirements by the builder. All glazing details to be confirmed with the client and against Planning Permission approval before ordering including colours, glazing bars, ventilators, glass type & finish, cill levels and door thresholds etc as appropriate and the LABC Inspector with respect to Fire Escape Windows and Fire Rating requirements when adjacent to boundaries, Obscure glazing to be minimum Pilkington level 3 obscurity glass unless noted otherwise on the Planning Decision notice. Obscure film is not generally accepted. If LABC deem that 'Excessive Glazing' is present, higher performing u-values could be required as justified with heat-loss calculations by specialist (Check with LABC Inspector/Heritage Architecture). Special consideration should be made to door cill detailing where a level threshold is required. All easily accessible doors and windows manufactured and installed to Approved Document Part Q.

New external fully glazed Doors, Windows and roof lanterns to achieve a minimum 1.4 W/m2k u-value, Semi & Opaque glazed doors to achieve a minimum 1.2/1.0 W/m2k u-value respectively.

Glazing below 800mm from finished floor level (or 1500mm in a door), or within 300mm of an adjacent door, to comprise class B safety glazing to BS 6206 Clause 5.3 and BS EN 12600 Section 4 i.e. 4mm toughened or 6.4mm laminated.

Habitable rooms to incorporate trickle vents achieving minimum 8000mm2 background ventilation and opening casements must provide ventilation equal to 1/20th of the floor area/room. Note in some instances sash windows to habitable rooms may need to be tilt & slide opening style to both sashes in order to achieve room ventilation equal to 1/20th of the floor area. Where the window opening alone can not meet the area requirements additional mechanically assisted ventilation is likely to be required. All to the specialists/Building Inspectors approval prior to ordering. Bathrooms/Ensuites: to incorporate trickle vents achieving maximum 4000mm2 background ventilation.

Ground and first floor habitable rooms to be provided with an escape window with a clear min. opening area of 0.33m2 & min height of 750mm & width 450mm. Lowest point of window opening to be between 800mm - 1100mm above internal finished floor level. If any opening is lower than 800mm, permanently affixed window/door opening restrictors (emergency override TBC with LABC Inspector) and/or guarding will need to be fitted. In all cases, where a structural opening is below 800mm above internal finished floor level, all frames/glazing/panels shall comply with the horizontal imposed loads in accordance with Table 2 of BS 6180 & to withstand a horizontal force of 0.74k/Nm2. Design, including justification of the above to be agreed with the LABC Inspector prior to ordering or fixing the window/door openings. At the discretion of the Building Inspector, escape windows may not be required if a protected escape route is provided from all habitable rooms to an external door at ground level. However in all instances we strongly recommended that all windows incorporate fire escape openings. Background trickle ventilation may also be required on door casements if room quotas are not satisfied by other means.

New Velux windows to be installed to the manufacturers requirements and recommendations using proprietary installation/connection kits. Where applicable shaft to be formed from 100mm studwork fully lined with Kingspan/Celotex, with taped joints to act as a vapour control layer and finished with 12.5mm plasterboard and plaster skim finish. Where applicable ensure that the opening is located a minimum 800mm above the internal finished floor level and where side facing overlooking Neighbouring properties a minimum of 1700mm. Specification e.g. colour, blinds, power, opening type etc. and final positioning of Velux's to be agreed with client prior to formation of roof structure.

Roof lanterns to achieve AA fire rating. Size and final positioning of lantern to be agreed with client prior to formation of roof structure. NOTE: If size exceeds that shown on Structural Engineer's drawings and/or the position is altered then a re-sizing of beams around opening may be required (Any deviations from original drawings to be agreed with the Structural Engineer).
All to be installed to the manufacturer's requirements and recommendations on an insulated upstand minimum 150mm above roof covering. Fall direction for flat roof lanterns to be agreed with the client. Consider options to assist room trickle ventilation e.g. mechanical/electrical openers. If roof access is required/provided via the lantern e.g. for maintenance purposes Health and Safety provisions e.g. permanent harness clip-in points to be incorporated as agreed with the LABC Inspector.

Fire detection and fire alarm system to be designed, installed and commissioned in accordance with BS 5839-6:2019 Grade & Category standard as applicable and BS EN 14604:2005 or BS 5446-2:2003.

Mains powered Interconnected smoke detectors to be installed to all halls, living rooms and landings to a maximum distance of 3m from habitable rooms, heat detectors to Kitchens & Garages and carbon monoxide detector/alarm to all heating appliances (boilers optional). Additional detectors may be required where inner room situations occur.

In addition, where ceiling down-stands of more than 250mm are present within the protected corridor, multiple detectors each side of the down-stand must be installed to overcome the obstruction. Builder to confirm/agree requirements on site with LABC Inspector prior to commencement.

Staircase note
Stairs to be manufactured in accordance with Approved Document Part K by specialist staircase manufacturer to suit site dimensions. Uniform treads to comprise a rise of between 150-220mm & going between 220-300mm and note 2R+G must be between 550 and 700mm (combination not to exceed a maximum 42 degree pitch).
Trim landing and opening to suit staircase and joist/plank layout (See Structural Engineer's separate specifications). Continuous Balustrade installed between, 900mm-1000mm above pitch line of stair (measured vertically) with max 100mm gap between spindles and of a non-climbable design (If clear width of the stair is greater than 1m, a handrail should be provided on both sides). Ensure min. landing depth equal to width of stair. Ensure min. 2m headroom is maintained from pitch-line of the stairs to ceiling/bulkhead above.

½ hour fire protection to be provided to the underside of the stairs using Gyproc Fireline or equivalent. Details of the proposed stairs to be supplied to the LABC Inspector for approval prior to manufacturer/installation. Ensure that no door opens either onto the stairs or within 400mm of the bottom/top step. See Technical Specification for further details.

If concrete stairs, design by specialist to be agreed with the Structural Engineer and LABC Inspector. Early planning is essential to ensure adequate structural consideration and to ensure correct levels.

Indicative Utility/Kitchen/Bathroom layouts shown. See suppliers separate layout and alter the electric and plumbing services accordingly.
Kitchen/bathroom suppliers drawing's to be used for setting-out and take precedence. Kitchen/Bathroom supplier to check on-site dimensions including any new walls/openings etc to be formed before confirmation of their respective final designs.
Builder to check and agree openings/cill heights to suit kitchen/bathroom designs e.g. to allow for different worktop/cill configurations.

Builder to consult with the client to discuss the options for space heating, lighting and final positions for sockets and TV points etc.

Extractor Fans:
Positions shown indicatively, all vented via ducting to extract to external air via airbrick/tile-vent/soffit-vent or similar as appropriate. Kitchen extractor fan if located above the hob to be 30 l/s extraction rate. If located elsewhere in the kitchen extraction rate to be 60 l/s. Utility extractor fan to be automatic 30 l/s extraction rate with 15 minute over-run. Bathroom / Ensuite / WC extractor fan to be automatic 15 l/s extraction rate with 15 minute over-run.
Lengths of ducting to be limited to suit the extract manufacturers details i.e. to ensure sufficient throw/draw is achieved.
Ducts in un-heated spaces e.g. lofts to be insulated

External Walls: See appropriate detail
Builder to check combination of blocks/bricks/cavity/insulation meets correct U value before commencement on site. See Technical Specification for further details of DPM/DPC's, wall ties, cavity trays, expansion/contraction joints etc.

Expansion/contraction joints to be installed as per Structural Engineers specification/requirements and/or to NHBC guidelines and agreed with the LABC Inspector and Structural Engineer. Client to be consulted regarding joint positions and where possible conceal behind down-pipes or other architectural features.

External fenestration/detailing/features: e.g headers, cills, banding/stringer courses, feature panels, plinths, brickwork detailing including bonding & pointing to be agreed with the client and as approved at the planning stage. All to be agreed with the LABC Inspector on site.

All lead flashing / drips / cavity tray details to be agreed on site with the LABC Inspector to suit chosen brick and stone details

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

FD30 — FD30
All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges.
Middle Hinge to be installed at least ⅔ of way up door frame

SD — Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall

HD — Mains powered and interlinked operated heat detector with battery back up

Ex — Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepencies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

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CLIENT | PROJECT | DRAWING No. | REV A

FOUNDATION

Foundation Type A:

Foundation:
Min 1.2m deep and below invert level of any underground drains in virgin soil. No trees anticipated to having affect using NHBC guidance but final depth to be determined by inspector pior to concreting. Min 800mm width where eccentrically loaded and 600mm in all other places. Do not concrete prior to LA Building Control Approval. Foundations set away from drainage lines by at least 150mm

Foundation on party wall to be eccentrically loaded. Flank wall and foundations to be set in 50mm from boundary line unless otherwise agreed by neighbours. Subject to Party Wall Award. Do not encroach boundary - Open trenches to be shuttered and shored at all times.

All ground surrounding excavations which are to be reinstated to be well compacted in layers of 150mm before any oversite works commence. Contractor to have Method Statement/Construction Phase plan for working in deep trenches

Flank wall and foundations to be set in 50mm from boundary line unless otherwise agreed by neighbours. Foundation on partywall to be eccentrically loaded

DRAINAGE

Prior to commencing works, drainage gullies and existing drainage lines to be investigated and confirmed to Surveyor in order to issue proposed drainage plan and to obtain Build Over Agreement. To be done at least 3 weeks prior to commencing main works

150 x 100mm Pre Cast Concrete Lintels - Supreme or similar to bridge Drains with 150mm end bearings

Remove old manhole completely and replace open channels with clay pipework with branches ready for new connections

Any new Manholes to be formed using IC - 225mm Semi Eng brick built Inspection Chamber with external stainless steel cover

100mm Drainage from IC to be connected to existing line via clay Y connection

Assumed Drainage Plan shown. If any drainage lines found within footprint of new extension, notify surveyor prior to concreting. Any drainage lines to be bridged using 2no. Pre Cast Concrete Lintels - Any sewers that are equal or shallower than 1.1m to the invert from finished ground level, foundations to be minimum 100mm away from side of the public sewer. Where sewers are deeper than 1.1 but no deeper than 2m new foundations shall be no closer than 600mm. Where sewers are deeper than 2m, new foundations shall be no closer than 1m.

Rainwater Drainage - 75mm Downpipe to betaken down from new gutter into gulley and taken into 1.5m3 soakaway (Marley Stormcell Type) for side extension only via 100mm underground drainage pipe subject to inspector approval. Soakaway to be minimum 5m away from any building. To be installed in accordance with manufacturer's guidance. Contractor to leave indication of soakaway location.

Any connections that need to be made to existing Sewer can only be done with prior approval from inspector and Thames Water.

All existing rainwater down pipes to be connected to existing sewers. Only extension roof rainwater to be taken into soakaway

All new shower room drainage to be taken into new stub stack to terminate at same height as basin with AAV Floplast or similar installed. Access panel and rodding point to be formed. Stub stack to be connected to existing SVP

ROOF WINDOWS

Roof Window Type A - Velux - Flat Roof Windows to be formed by doubling up either side of window opening and bolting doubled members - Roof window to be Velux type suitable for flat roofs and to include flashing kits. All to be installed as per manufacturer's instructions minimum 15 degrees pitch - Sizing to be agreed with client - Minimum 1mx1m

Roof Window Type B - Pitched Roof Windows to be formed by doubling up either side of window opening and bolting doubled members - Roof window to be Velux type suitable for flat roofs and to include flashing kits. All to be installed as per manufacturer's instructions minimum 15 degrees pitch

FLOOR

FLOOR TYPE A - CONCRETE Oversite - 70mm 3:1 sand/cement screed reinforced with screed fibres on 500 gauge polythene vapour control barrier on 110mm Celotex GA3090 insulation (or similar approved) with T-break TB3020 boards as upstands on 1200 gauge polythene DPM lapped with perimeter DPC. New floor level to be completely flush with the existing.

Screed to be laid on 150mm Concrete Ground bearing Slab base with A393 mesh on top with 50mm cover, above 1200 guage polythene DPM lapped with perimeter DPC. DPM to be laid above soft sand blinding layer of 50mm above 150mm Compacted Type 1 Hardcore base.

Any air bricks and existing sub floor ventilation to be extended to new external wall using 100mm pipe work and air bricks

FLOOR TYPE B - Floor Joists:
150mm x 50mm C24 Timber Floor Joists @ 400 c/c onto restraint hangers into walls 100-200mm Sound Quilt to be laid between joists such as Rockwool or similar - Strutting/Noggings to be installed between joists in staggered fashion every 1.5m. 15mm Sound Plasterboard to be used for ceiling on underside of floor joists.

Lateral Restraint Straps across joists into front and rear wall at every 1.2m

WALLS

WALL TYPE A
100mm Celcon /Toplite Block - Inner Block 7N
100mm Cavity filled with 90mm Kingspan
100mm Thermalite Brick Outer Leaf
Close all reveals using insulated cavity closers in order to prevent cold bridging. New extension to connect to existing property using firfix starter strips.
Movement Joint - 10mm Flexcell or similar where old extension joins with new extension.

WALL TYPE B -
Stud Wall 0.28W/m2k
150mm x 50mm C24 Studwork @ 400 c/c with 100mm Rockwool Insulation between with 12.5mm Plasterboard finish on room side and moisture resitant plasterboard on wetroom side. 6mm Aquapanel to be used in bath and shower areas

WALL TYPE C - 100mm x 50mm C16 Studwork lined with 6mm Knauf Aquapanel within shower room side and lined with 15mm Plasterboard on all other faces. Rockwool insulation infill

WALL TYPE D - New 7N Blockwork with firfix starter strip attached to existing brickwork/blockwork

WINDOWS & DOORS

WINDOW TYPE A
New uPVC or Aluminium windows withopeners as per elevations or as agreed with client to meet U Value of 1.6 W/m2K.
Catnic Lintel CG90/100

Means of Escape:
A means of escape window is one that is classified with a clear openable area of 0.33m2 with minimum widths and heights of 450mm. To be located within 1100mm from finished floor level.

Mains powered with battery back up smoke detectors in both floor hallway/landings. Heat detector in Kitchen.

DOOR TYPE A
New double glazed door to meet U-Value of at least 1.8Wm2k. Glazing to be toughened glass. As per manufacturer's specification.

DOOR TYPE B
External Door:
Aluminum bi-folding detail to be meet 1.8 W/m2K
Glazing to be toughened glass.

ROOF

Rafters - 0.18 W/m2K -
Rafters @ 300 c/c bolted adjacent to existing rafters
with 125mm TP10 between rafters & 20mm K18 under rafters
Breather membrane allows continuous ventilation from rafters through to flat roof Install as per manufacturers instructions
Provide minimum 50mm ventilation void above insulation
Roof tiles to match existing - Suitable for minimum pitch 15 degrees with minimum 100mm headlap
Flashing for Velux window to match roof pitch - consult manufacturer prior to installation

Pitched Roof Windows to be formed by doubling up either side of window opening and bolting doubled members - Roof window to be Velux type suitable for flat roofs and to include flashing kits. All to be installed as per manufacturer's instructions minimum 15 degrees pitch

150mm Lead Flashing as per spec to all places where roof abuts wall

Single Storey Roof:
150mm x 50mm C24 Timber joists at 400c/c for up to 3m spans. Noggings to be used between joists at every 1.5m c/c. Lateral restraint straps to be used on each flank wall across noggings - 2 in number.

Insulation to meet a minimum U-Value of 0.18W/m2K.
Options - Insulation - 125mm Celotex TD4000 or 126 TR31
Kingspan - Refer to spec

Roof finished in Tiled Finish

Refer to Structural Engineer's Drawings for all structural members and details

CONTRACTOR TO HAVE CONSTRUCTION PHASE PLAN IN PLACE FOR WORKING AT HEIGHTS AND PREVENTION OF COLLAPSE OF XCAVATIONS, PREVENTION OF FALLING, DISLODGING OF MATERIAL, FALLING INTO EXCAVATIONS, SAFE INSPECTION - SEE HSE.GOV.UK AND GUIDANCE DOCUMENTS

Restrain all walls, floors and roof as per Approved Document A restraint details - brief guidance document attached within specification.

Provide strutting and noggings at regular intervals in accordance with Approved document A

All roofing members to be designed as per Structural Design and Calculations. Where there is a discrepancy between this plan and Structural Calculations follow Structural Design or refer to Surveyor

New Gas and Boiler works to be carried out by Gas Safe Registered Installer who isto issue a Building Regulations Compliance Certificate for the completed works.
Heating system to be designed by Heating Engineer

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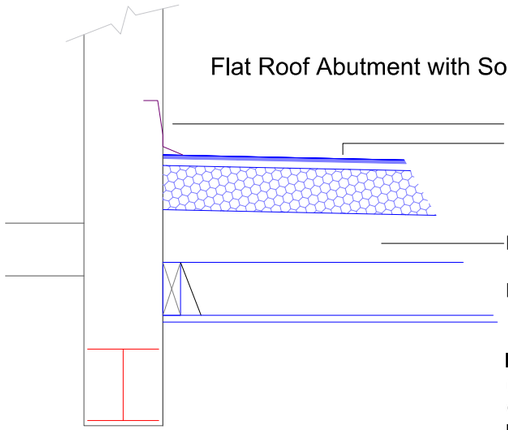
EXTENSION DETAILS

Flat Roof Abutment with Solid Wall



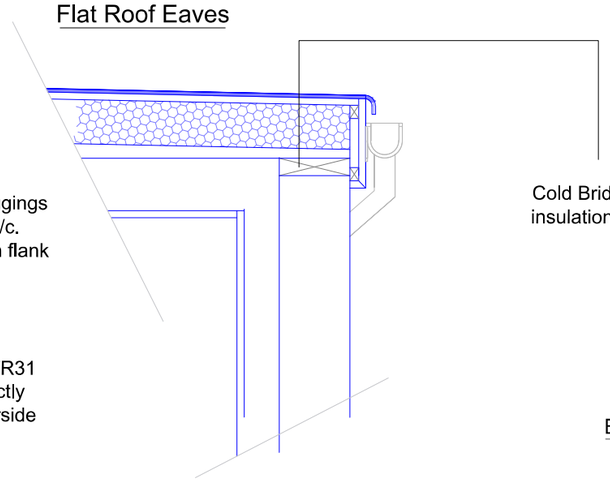
Lead Flashing 150mm Upstand and to be chased into external wall

Flat roof finished in Approved GRP Roofing System.

Warm Deck Flat Roof:
Refer To Engineer Drawing for Sizes. Noggings to be used between joists at every 1.5m c/c. Lateral restraint straps to be used on each flank wall across noggings - 2 in number.

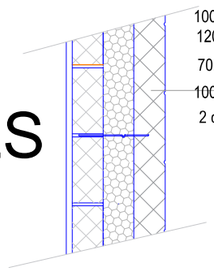
Insulation to meet a minimum U-Value of 0.18W/m2K.
Options - Insulation above deck - 96mm TR31 Kingspan with 25mm TR31 Kingspan directly under and between joists up tight to underside

Flat Roof Eaves



Cold Bridging to be stopped by ensuring insulation of wall abuts up to insulation in roof

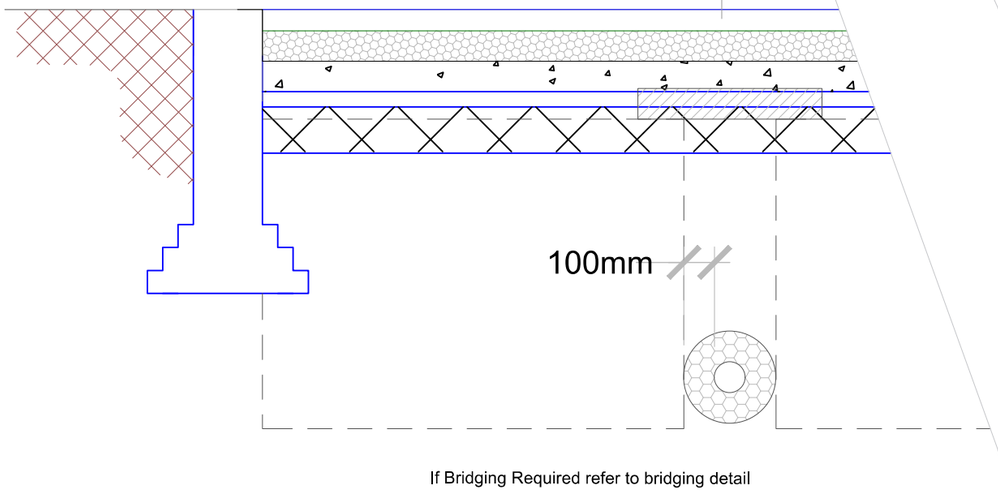
External Wall Construction



100mm Facing Brickwork to Local Authority Planning Department & client's approval
120mm cavity (50mm clear / 70mm Insulation)
70mm Celotex/Kingspan or equivalent insulation (Type TBC)
100mm Blockwork to the Structural Engineer's specification
2 coat wet plaster finish or plaster board on plaster dabs

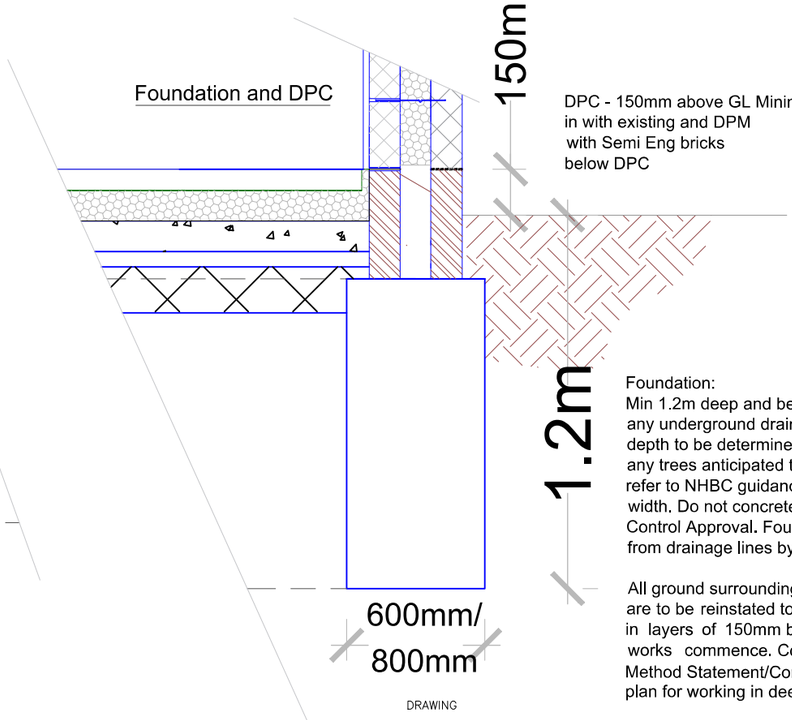
Oversite

Any air bricks and existing sub floor ventilation to be extended to new external wall using 100mm pipe work and air bricks 70mm 3:1 sand/cement screed reinforced with screed fibres on 500 gauge polythene vapour control barrier on 110mm Celotex GA3090 insulation (or similar approved) with T-break TB3020 boards as upstands on 1200 gauge polythene DPM lapped with perimeter DPC. New floor level to be completely flush with the existing. Screed to be laid on 150mm Concrete Ground bearing Slab base with A393 mesh on top with 50mm cover, above 1200 guage polythene DPM lapped with perimeter DPC. DPM to be laid above soft sand blinding layer of 50mm above 150mm Compacted Type 1 Hardcore base.



If Bridging Required refer to bridging detail

Foundation and DPC



DPC - 150mm above GL Minimum and Lapped in with existing and DPM with Semi Eng bricks below DPC

Foundation:
Min 1.2m deep and below invert level of any underground drains in virgin soil. Final depth to be determined by inspector and any trees anticipated to having affect then refer to NHBC guidance. Min 600mm width. Do not concrete prior to LA Building Control Approval. Foundations set away from drainage lines by at least 150mm

All ground surrounding excavations which are to be reinstated to be well compacted in layers of 150mm before any oversite works commence. Contractor to have Method Statement/Construction Phase plan for working in deep trenches

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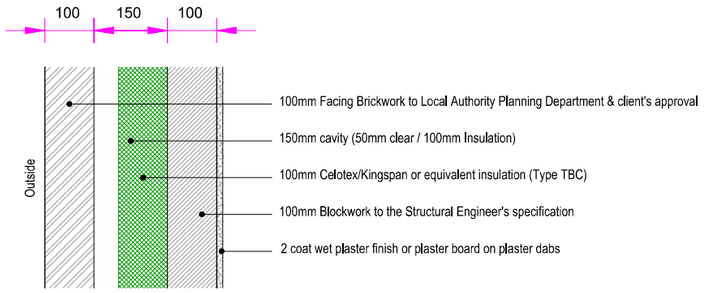


External Wall Section (Brick) - Ref: SD-03-21

Scale 1:10 @ A1

U-Value: 0.19 W/m²K

External cavity walls to comprise 100mm external brickwork skin (as approved by the Local Authority Planning Department), 150mm cavity, 50mm clear then 100mm Kingspan/Celotex insulation board (Type TBC by manufacturer to suit application) mechanically fixed to inner leaf using Staifix RT2 Wall Ties or equivalent, 100mm blockwork inner leaf (to Structural Engineer's specification) all finished with 2 coat wet plaster finish or plaster board on plaster dabs with skim coat. Stainless steel wall ties positioned at 750mm horizontally and 450mm vertically decreased to 300mm at all openings.

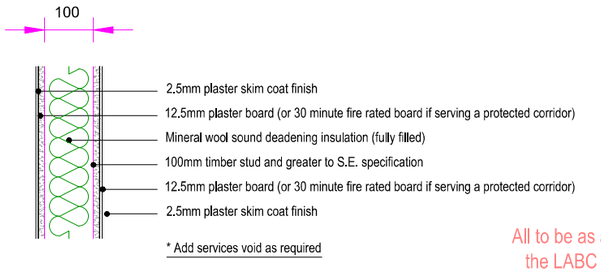
Expansion/contraction joints to be installed as per Structural Engineers specification/requirements and/or to NHBC guidelines, all as agreed with the LABC Inspector and Structural Engineer. Client to be consulted regarding joint positions and where possible conceal behind down-pipes or other architectural features.

External fenestration/detailing: Brickwork detailing including bonding & pointing and external features e.g headers, cills, banding/stringer courses, feature panels, plinths etc. as agreed with the client.

U-Value to meet 'As Designed' SAP calculations by Thermal Consultant. Builder to check Structural Engineer's design for an upgraded block specification and to check combination of blocks/bricks/cavity/insulation meets correct U-value before commencement on site.

See Technical Specification for further details of DPM/DPC's, wall ties, cavity trays, expansion/contraction joints, lateral support and lintels etc.

All to be as agreed with the LABC Inspector



All to be as agreed with the LABC Inspector

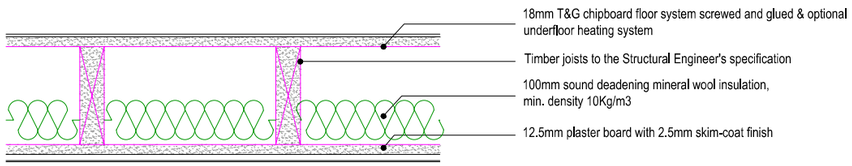
Internal non-loadbearing Stud Partition Wall Detail - Ref: SD-03-12

Scale 1:10 @ A1

Internal non-loadbearing studwork walls to comprise 100mm timber studs at 400mm centers, noggins at 1/3 and 2/3 vertical spacings unless specified otherwise by the Structural Engineer. All timber to be treated against attack by House Longhorn beetle.
Studs fully filled with dense sound deadening mineral wool slabs/batts (minimum density 10Kg/m3).
Either side to be finished with 12.5mm plaster board (minimum mass per unit area of 10kg/m2) (or 30 minute fire rated board if serving a protected corridor) and finished with plaster skim coat.

If walls serving a bathroom/utility or similar use a moisture resistant board on 'wet' room side whilst maintaining finish as above to suit particular requirements.

See Technical Specification for further details

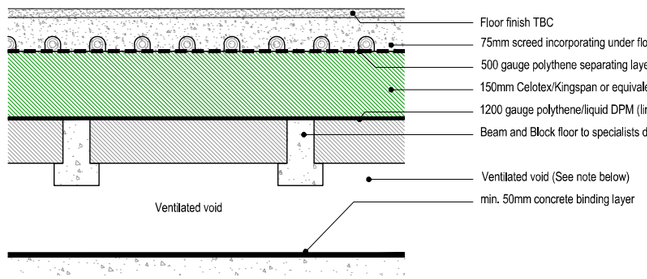


Typical Intermediate Floor Section (Timber) - Ref: SD-02-07

Scale 1:10 @ A1

All to be as agreed with the LABC Inspector

Intermediate floor with timber joists to the Structural Engineer's specification fitted with 100mm sound deadening mineral wool insulation (min. density 10Kg/m3) installed within the floor zone between floors. Underside finished with 12.5mm plaster board (minimum mass per unit area of 10kg/m2) (or 30 minute fire rated board if building is greater than 2-stories or serving a protected corridor e.g. Gyproc Fireline) or moisture resistant board (e.g. Gyproc MR or Gyproc Fireline MR as required) if serving a room likely to have high-humidity i.e. Kitchen or Bathroom finished with 2.5mm skim-coat finish. Topside finished with 18mm chipboard T&G floor system screwed and glued to the timber joists. Optional under-floor heating system to be installed to the manufacturers' requirements and recommendations and as approved by the LABC Inspector and Structural Engineer. All timber to be treated against attack by House Longhorn beetle.
Lateral support to cavity walls to be provided by seating of joists. Where walls are parallel to joists 30x5mm galvanized steel straps to be fixed at 1800mm centres at first floor and second floor/rafter levels. Noggins to be fixed between joists at strap position. Ends of straps are to be built into brickwork and nailed across 3 No. trusses.
Lateral restraint to be provided by 1200mm long 30x5mm galvanised steel straps at max 2000mm centres along wall plate.
Vertical support to floor structure to be provided by 30x5mmx1200mm long galvanized steel straps at max. 2m centres.



Typical B&B Floor Section - Ref: SD-02-09

Scale 1:10 @ A1

U-value: U-Value to be minimum: 0.14 W/m²K

Beam & Block method:
Floor makeup to comprise 75mm screed (incorporating under-floor heating pipes if applicable) on 500 gauge polythene vapour control layer on 150mm Kingspan/Celotex Insulation board (Type TBC by manufacturer to suit application) on 1200 gauge polythene/liquid DPM layer lapped over DPC by a minimum of 300mm. Beam & Block floor system installed on a DPC layer over a minimum 225mm void (225mm-300mm void or more may be required to allow for heave where clay present, to be confirmed with the LABC Inspector and Structural Engineer). Void to be ventilated using telescopic vents with a min. equivalent vent area of 4500mm2 at a min. 2m centres as illustrated on the substructure plan and as agreed with the LABC Inspector and over a 50mm concrete binding layer. All installed to manufacturers design, requirements & recommendations and all to the LABC Inspectors on site approval. Builder to forward project specific Beam & Block calculations & manufacturers details to LABC Inspector and Structural Engineer prior to installation for approval.

Prior to commencement the Builder is to confirm with the LABC Inspector if an upgraded membrane is required e.g. for contamination or radon etc. If deemed necessary, the product is to be agreed with the Building Inspector, installed to the manufacturers requirements and recommendations to the LABC Inspectors on site approval.

U-Value to meet 'As Designed' SAP calculations by Thermal Consultant. Builder to check overall floor makeup meets correct U-value before commencement on site.

Screeded floors:
Traditional sand/cement screed min. 75mm thick. Where less is proposed, screed to be reinforced with fibres or similar and to the suppliers requirements and recommendations. Note screeds less than 65mm are liable to cracking. Proprietary screeds to be laid in strict accordance with manufacturers recommendations and note surface will require careful preparation before floor finish is laid. Allow sufficient time for drying out of screed prior to laying floor finish. See Technical Specification for further details. All as approved by the LABC Inspector.

Ensure slab level is set to an agreed datum to achieve approved finished floor levels. Consider requirement for Part M type level threshold (and raised patios) and amend fabric accordingly, airbricks may need to continue through any adjacent raised path/patio if present to terminate at external air or raise external vent with extended telescopic vent. Install cavity tray over, all to LABC Inspectors approval.

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Pipe work above ground

(All size are minimum)

Trap size

Trape size for whb	diameter 32mm	seal depth 75mm
Trape size for bath	diameter 40mm	seal depth 75mm
Trape size for shower	diameter 40mm	seal depth 50mm
Trape size for wc	diameter 100mm	seal depth 50mm
Trape size for sink	diameter 40mm	seal depth 75mm

- All points of discharge in to stack/ branch to have a trap as noted above.
- (All traps deep seal and tubular).
- All traps fitted directly to appliance to be removeable and have cleaning eye.
- Branch pipe should discharge into stack so as to avoid cross flow. the minimum offset should be 250mm.
- No connections to branch pipe lower than 500mm above drain invert.
- All branch pipes should have same minimum diameter as trap size noted above.
- All discharge systems to be air tight and capable of withstanding an air test of positive pressure of at least 38mm water guage for 5 minutes.

Maximum Branch Lenghts (unventilated)

Are to be as follows.

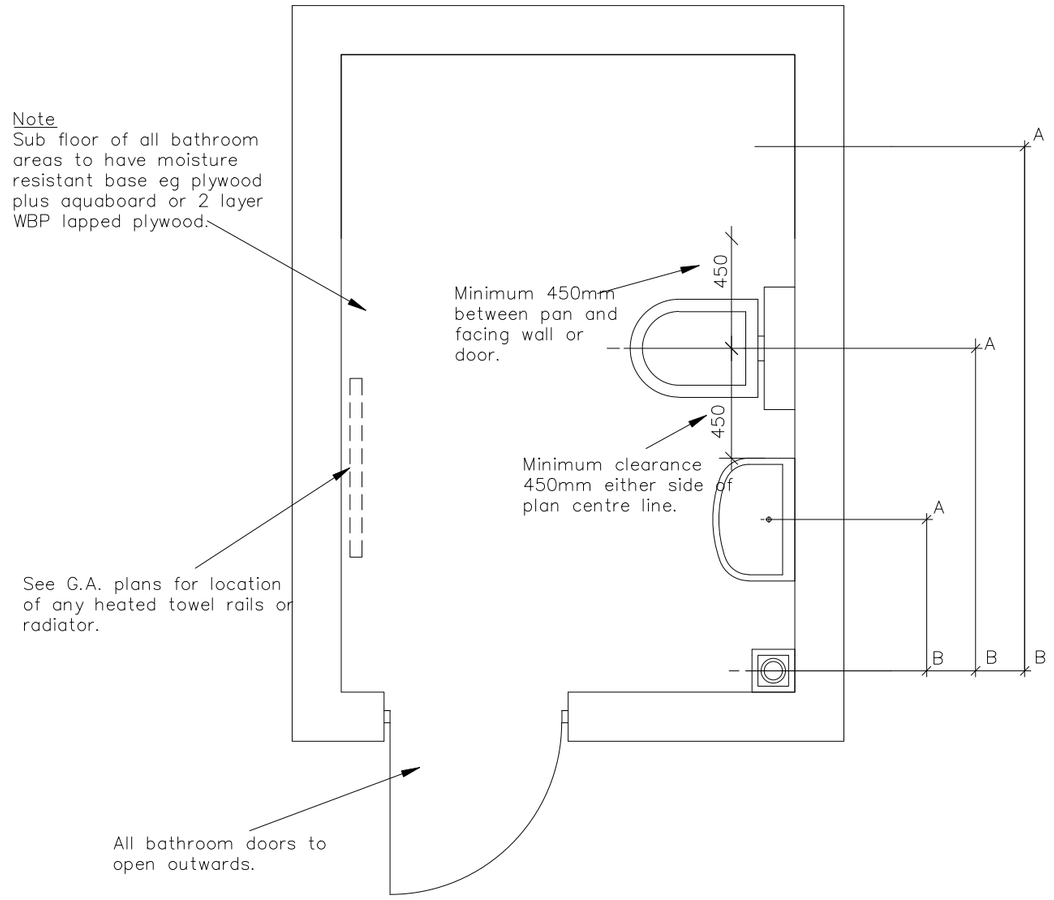
- WC maximum branch length 15m.
- Urinal maximum branch length 3m.
- WHB maximum branch length 3m for 40mm dia pipe.

For other variants consult table 2 building regs part h1.
For longer lengths the branch pipe should be ventilated.
Dimension a to b on attached plan should ideally not exceed 3m.

Maximum Gradients

WC	–	18 to 90 mm fall per metre
Urinal	–	18 to 90 mm fall per metre
Bath	–	18 to 25 mm fall per metre
WHB	–	18 to 25 mm fall per metre
Shower	–	18 to 25 mm fall per metre

- All pipe work should be securely fixed.
- All pipe work should be fitted with rodding/ cleaning access at the end of pipe runs.
- Where appliances cannot be fitted to a stack/ svp directly a common pipe connection is acceptable provided that:
- WC basins and other high level fittings are drained separately from ow level fittings such as showers.
- Individual pipes should discharge into the upper third of the perimeter of the common pipe.
- The diameter of the common pipe should be not less than 50mm and agreed on site subject to the number of fittings connecting to it (generally use 100mm)
- Venting should be provided at the end of the common pipe by means of an air admittance valve.



NOTE

- Qualified plumber to install all pipe work.
- Exact routes for pipes finalised on site.
- Inspection to be undertaken prior to covering up.
- Drains and pressure test will be required upon completion.

Indicative Bathroom Layout

(See general arrangement plans for proposed layout of the scheme to which this drawing relates)

See Project Layout Drawings For Exact Plans.

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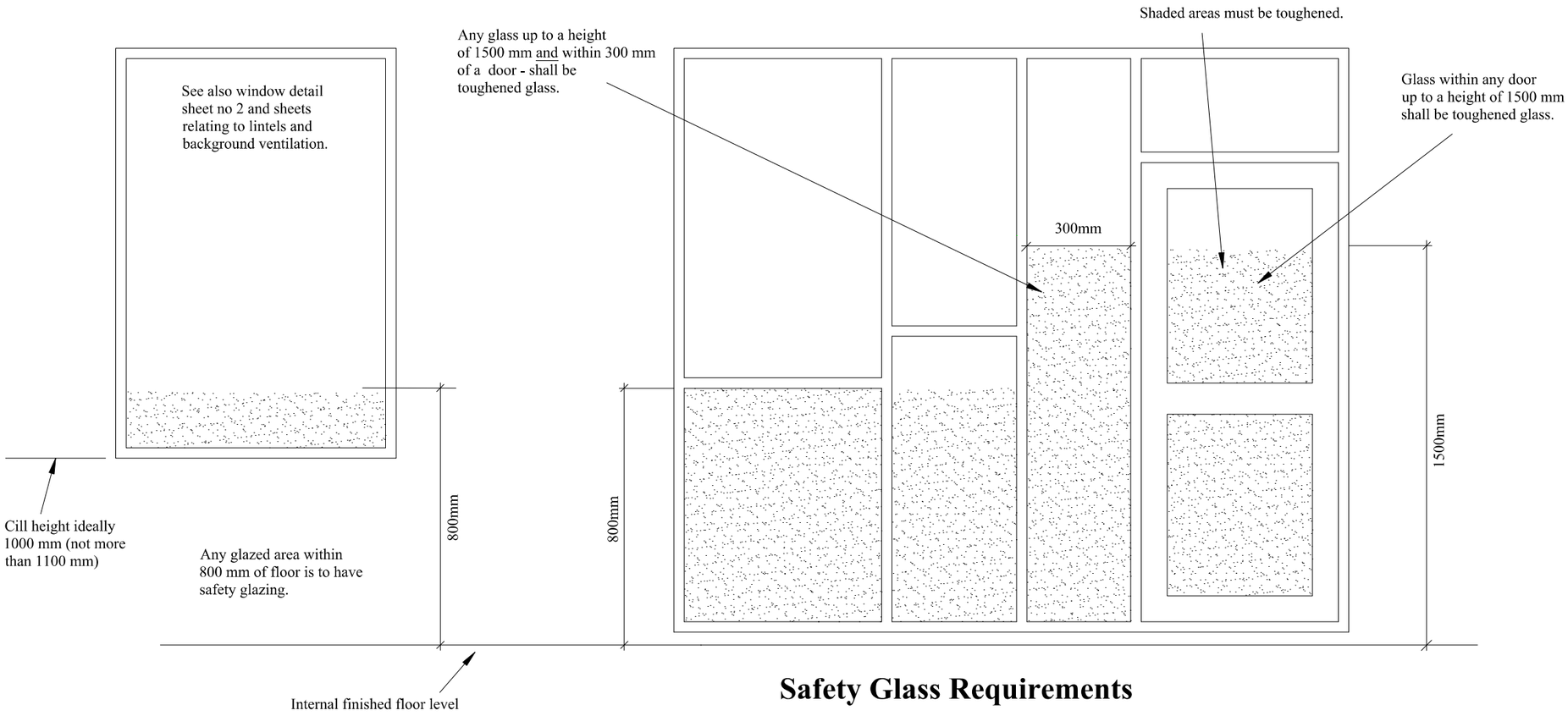

Safety Glass Requirements

Glazing In Critical Locations

Glazing in critical locations is to be glass which breaks safely. this defined in BS 6206 1981 and basically means toughened glass which shatters into small blunt pieces.

The critical locations are

- Any glass between finished floor and a level 800mm above it.
- Any glass within 300mm of the side of a door (glazed or otherwise) and at a height less than 1500mm above finished floor level.
- Any glass within a glazed door that is less than 1500mm above finished floor level.
- Any glass in a full height side panel adjacent to a door.

These are minimum requirements. any glass in a panel less than 250mm wide in any direction and not more than 0.5m² need not be safety glass.

Alternatives To Safety Glazing.

As an alternative to the use of safety glazing, a screen may be erected in front of a glazed area. In such cases the screen should be

- Such that no apertures in it are greater than 75mm wide.
- At least 850mm above finished floor.
- Securely fixed.
- Strong enough to resist being moved or significantly deflected.
- Not capable of being easily climbed (i.e. not just horizontal bars).

Manifestation

Consult diagrams 5 and 6 Building Regs part M for guidance on need for glazing manifestation. In domestic circumstances this is not normally required unless the doors have a narrow frame or none.

Safe Opening

All window catches and locks to be located not higher than 1700mm above floor level.
Except in life time homes buildings where they must be a maximum 1100 mm above floor level.

Safe Cleaning

For non-domestic buildings refer to Building Regulations part No4 for details of safe access for cleaning etc.

Daylight

Adequate levels of daylight. In accordance with BS 8206 part 2 code of practice for day-lighting are to be provided in all habitable spaces.

Note
For Building Regulation purposes
a new bay window is an extension.

Window And Glazing Details Sheet 1

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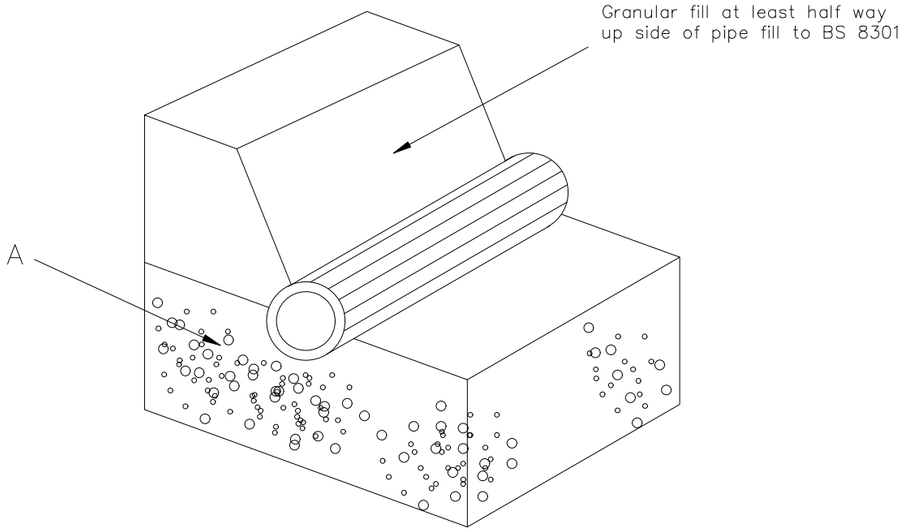


A' denotes good quality fill free of stones larger than 40mm, tree or vegetation material etc.

3 D VIEW

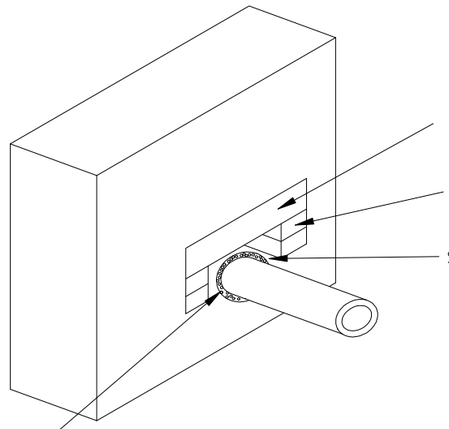
Note D3 - Underground Foul Drainage

- Wherever possible foul drains should discharge into the sewer system.
- The next best alternative is a private sewer connection to a public sewer.
- The next best alternative is a private sewer treatment plant.
- Wherever possible lay pipes straight.
- Use access points or manholes at change of direction.
- Underground foul water pipes up to 100mm in diameter should have a fall of 1 in 80.
- A 1in 100 fall is permissible for drains above 150mm diameter.
- Drainage pipes to be bedded and surrounded with minimum 600mm cover. Unless note on drawings use 150mm diameter.
- Pipes to be clay to BS 65, or UPVC to BS EN 1401.
- Manhole or access fitting to be provided within 12m of start of drain and thereafter not more than 20m apart except by agreement with designer.
- Workmanship to be in accordance with BS 8000 part 14 code of practice for below ground drains.
- Upon completion drains to be air or water tested by agreement with local building control department.

Note D5 - Drains under buildings.

- Foul drains or sewers should not extend more than 6m under a building without the sewer and building owners permission.
- Where drains or sewers pass under buildings they should do so in a straight line and have access points or manholes ar either end.
- Sewers running under the building must have an invert level higher than the level of the building foundations.
- Where drainage pipes pass through an external wall they should have adequate lintels above them and pass above the top of adjacent foundations.
- Where drainage pipes pass through an external wall there should be a minimum 50mm gap around the pipe and the gap should be filled with flexible foam sealant. The sealant should have a rigid anti rodent sheet on the outside face.
- Where drainage pipes pass through an external wall use a joint at a max 150mm from the wall on either side.
- Drains in trenches under buildings to be fully surrounded by at least 100mm shingle.
- All dis - used or abandoned drains to be back filled with concrete or shingle.

See rainwater drainage detail sheet for further notes on bedding and testing of pipes



Note
Above ground and rainwater drainage details, including runs, connections and discharging points, are to be agreed on site with Building Control.

Pipe Trough Wall / Footing

Where pipe passes through wall or footing use minimum 150mm deep concrete lintols over pipe to act as a bridge. Pipe to be surrounded by minimum 25mm polystyrene where it passes through wall or footing.

Arrangement to be inspected prior to covering.

Note D2 - Manholes

- Manholes with invert less than 900mm below ground to be UPVC "off the shelf ", installed in accordance with manufactures notes and back filled.
- If circular use 1200mm clear internal diameter with similar opening size.
- If rectangular use 1200 x 700mm. With similar opening size.
- If deeper than 1500mm refer to designer for detail.
- Manholes located as GA plans but generally not more than 45m apart.
- Manhole benching to be smooth, impervious and slope towards main channel at 1 in 12.
- Manholes deeper than 1m to have secure step irons.
- All manholes within buildings to have double sealed bolt down covers.
- All manhole covers to be screwed down or at least child resistant.
- Cast iron covers to be to BS 497.
- Refer to designer if cover is on a vehicle route.

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HD — Mains powered and interlinked operated heat detector with battery back up

Ex — Extractor fan for shower room – 15l/s and Kitchen 30l/s to be taken through to run and expel externally

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepencies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

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Underground Foul Drainage Details Applicable Sheet 2

CLIENT	PROJECT	DETAILS	
		DRAWING	

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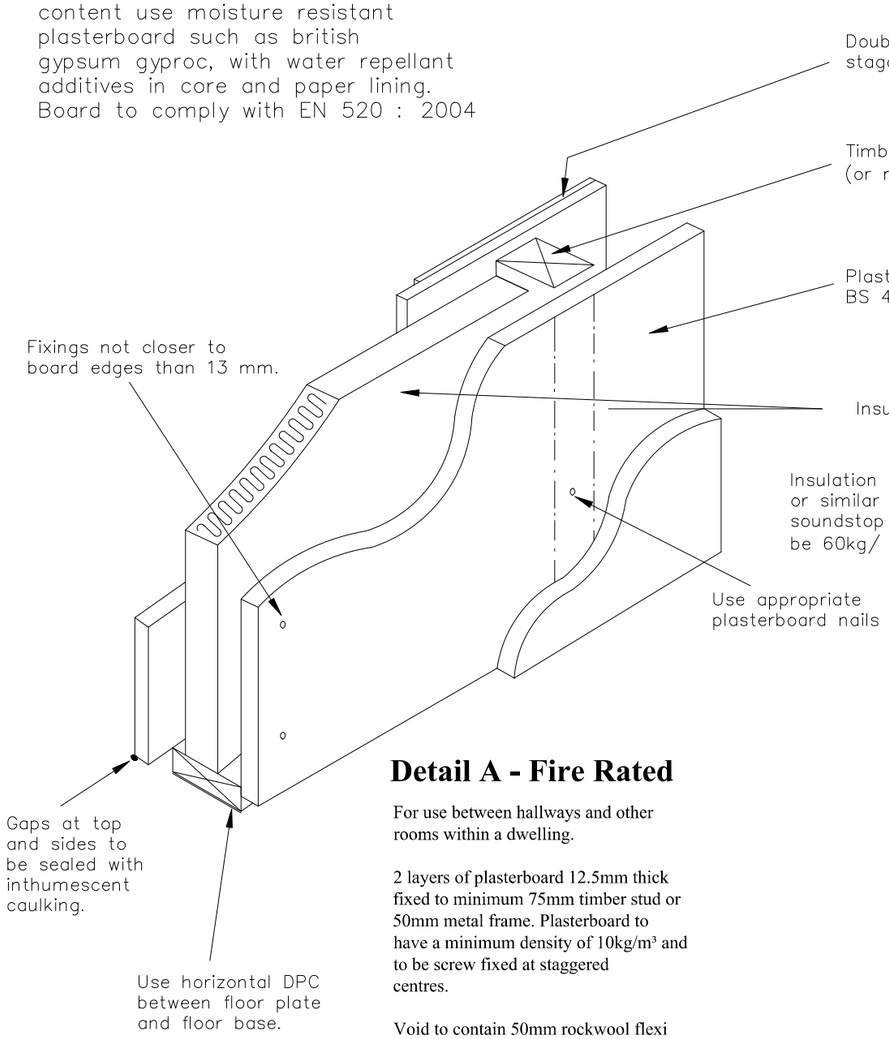
Note
In areas prone to high moisture content use moisture resistant plasterboard such as british gypsum gyproc, with water repellant additives in core and paper lining. Board to comply with EN 520 : 2004



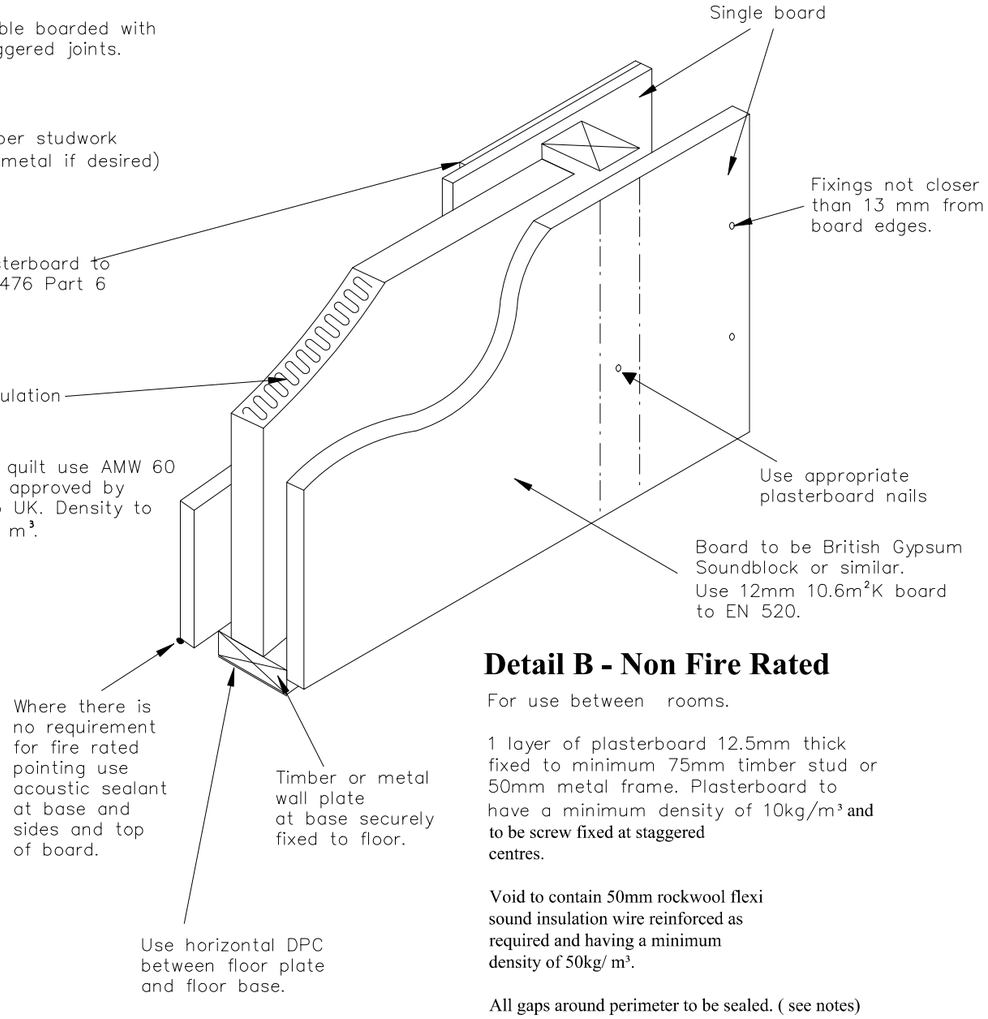
Detail A - Fire Rated

For use between hallways and other rooms within a dwelling.

2 layers of plasterboard 12.5mm thick fixed to minimum 75mm timber stud or 50mm metal frame. Plasterboard to have a minimum density of 10kg/m³ and to be screw fixed at staggered centres.

Void to contain 50mm rockwool flexi sound insulation wire reinforced as required and having a minimum density of 50kg/ m².

Wall to run continuously up to underside or floor above. I.E not terminate at suspended or false ceiling level.



Detail B - Non Fire Rated

For use between rooms.

1 layer of plasterboard 12.5mm thick fixed to minimum 75mm timber stud or 50mm metal frame. Plasterboard to have a minimum density of 10kg/m³ and to be screw fixed at staggered centres.

Void to contain 50mm rockwool flexi sound insulation wire reinforced as required and having a minimum density of 50kg/ m³.

All gaps around perimeter to be sealed. (see notes)

Wall and plasterboard cladding to run up to underside of ceiling.

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DRAWING

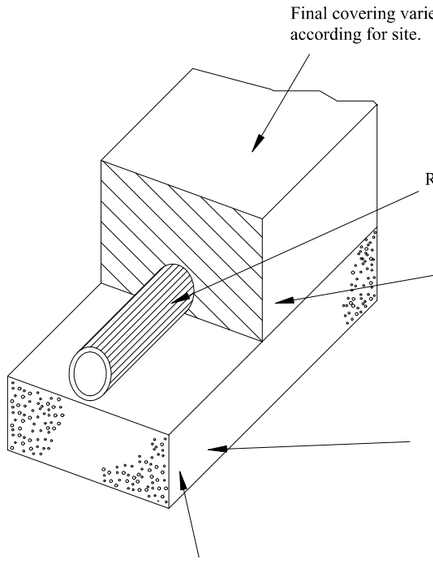
CLIENT	PROJECT	DETAILS		CHECKED ·	APPROVED ·
				SCALE @A3	DATE
				DRAWING No.	REV A

Note RD1 - Rainwater Drainage Above Ground

Unless otherwise indicated on drawings:
- Gutters are to be formed in black 115mm half round UPVC.
- If roof area drained per gutter exceeds 50m2 then gutter size is to be increased, consult designer or part H3 of Building regs.
- Use 75mm diameter black UPVC down pipes with fixing clips at 300mm centres.
- Gutters are to have suitable connections, end caps, corner bends and outlets.
- Gutters generally laid to to fall of 1 in 50.
- Roofs with an area less than 6 sq m need not have gutters.
- Down pipes to connect into existing or new underwater system via trapped gulley.
- All paved areas adjacent to building should fall at 1 in 60 away from building if impervious.
- All paved areas adjacent to building should be adequately drained into an underground drainage system if not impervious.

Note RD2 - Underground Rainwater Drainage

- Rainwater drains should not discharge into the sewer system.
- Where practical discharge into existing surface water drains.
- Alternatively where possible rainwater should discharge into soakaways 5m away from building. See Soakaway specification.(right)
- Underground rain water pipes up to 100mm in diameter should have a fall of 1 in 100.
- A 1 in 150 fall is permissible for drains above 100mm diameter.
- Dranage pipes to be flexible jointed and have a minimum 500mm cover.
- Pipes to be clay to BS 65, or UPVC to BS EN 1401.



BEDDING FOR RIDDING PIPES

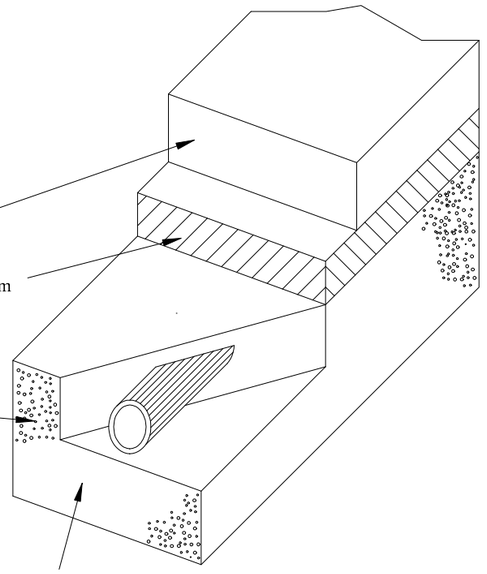
Rigid pipes in vitrified clay to comply with BS63
Rigid pipes in concrete to comply with BS5911

Soakaways

- Soakaway located at least 5m from house.
- Soakaway located at least 2.5m from boundary.
- Bottom of soakaway to be above water table.
- Soakaway must not served a drained area of more than 100 sq. m.
- Soakaway formed in prefabricated concrete rings or UPVC unit.
- Soakaway left as emply chamber.
- Soakaway to be renewed every 8 years.
- Internal volume of soakaway calculated on the basis of 1 cubic metre per 40 sq m of run off.
- Soakaway based on design rainfall of 10 mm in 5 minutes.
- Soakaway design based upon and checked against BRE Digest 365.
- No soakaway to be within 5m of another.
- Check with architect or building control officer if percolation tests shall be carried out to determine the permeability of the soil and the storage volume calculated on site using the methodology outlined in part H of the building regulations.

Do not use soakaways where there is a risk of contaminated run off.

NOTE See also manhole notes on underground drainage detail sheet 2.



BEDDING FOR FLEXIBLE PIPES

Flexible UPVC pipes to comply with BS46690 and BS4581

Access points

Access points to the drains should be a minimum of 225mm x 100mm or 150mm diameter.

Access points should be located at;
- The head of the drain.
- At bends or changes in level.
- Generally at majors junctions.

Manholes to be a maximum distance of 45m from start of
Access points to be a maximum of 12m from start of drain

TESTING

Drains to be water tested after completion.
Test to show that drains can withstand pressure equal to 1.5m head of water.
(as an alternative drains may be air tested)

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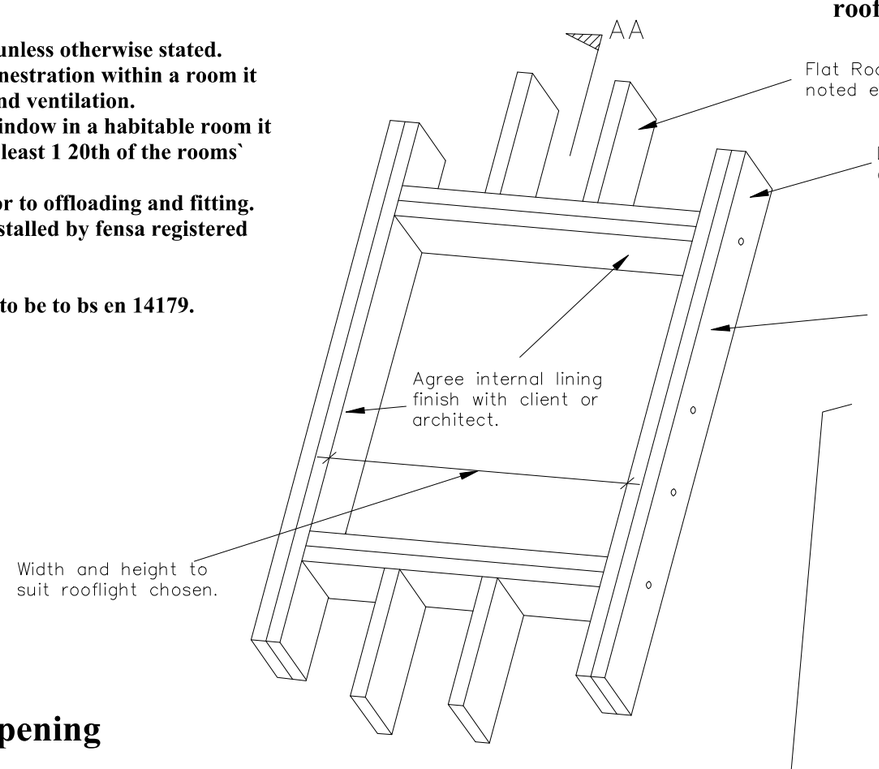
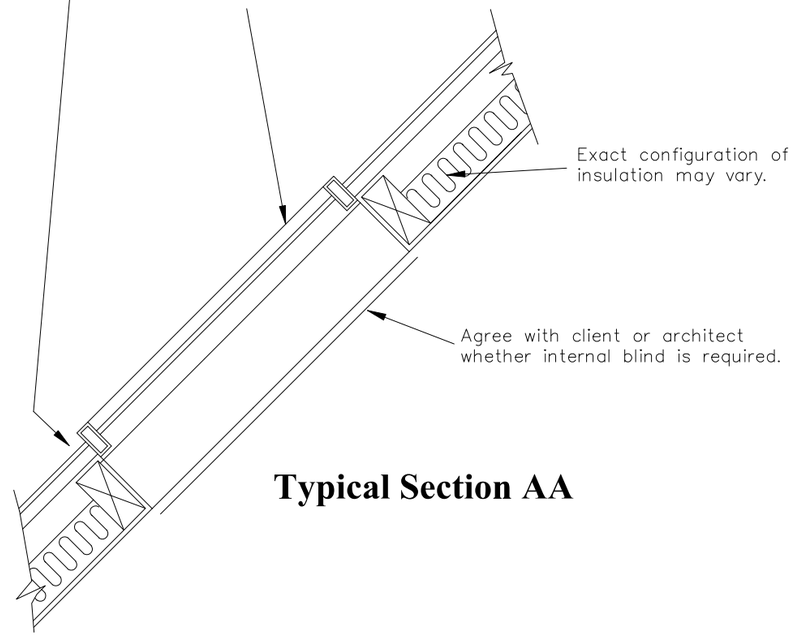
Note

- **All rooflights to be openable unless otherwise stated. Where rooflight is the only fenestration within a room it should incorporate background ventilation.**
- **Where rooflight is the only window in a habitable room it should have a size equal to at least 1 20th of the rooms` floor area.**
- **Check condition and size prior to offloading and fitting.**
- **Window components to be installed by fensa registered contractor.**
- **Glazing generally to bs 6262.**
- **Heat soaked toughened glass to be to bs en 14179.**

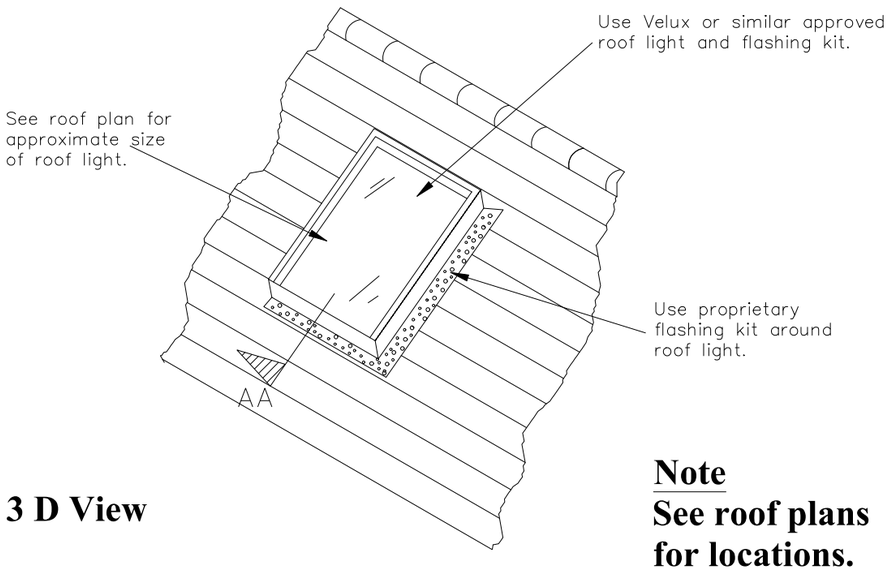
See roof plans for location and sizes of rooflights.



Trimmed opening



Typical Section AA



3 D View

Note

See roof plans for locations.

Means Of Escape Rooflights

- **Minimum clear opening size for means of escape roof lights to be 900mm x 500mm.**
- **Distance from eaves to front edge of roof light should be not greater than 1700mm.**
- **Rooflight must have a simple push open mechanism and not be locked shut.**
- **Rooflight should be top hung.**
- **The bottom of the opening should be between 850mm and 1050mm above ffl.**

Note

Exact configuration may vary slightly according to exact site conditions.

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CLIENT	PROJECT	DRAWING DETAILS	
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DRAWING No.			REV A

Flood map for planning

Your reference	Location (easting/northing)	Created
42AEdwardsAve	**511252/185129**	

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Environment Agency

Flood map for planning

Your reference
42AEdwardsAve

Location (easting/northing)
511252/185129

Scale
1:2500

Created

- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 20 40 60m