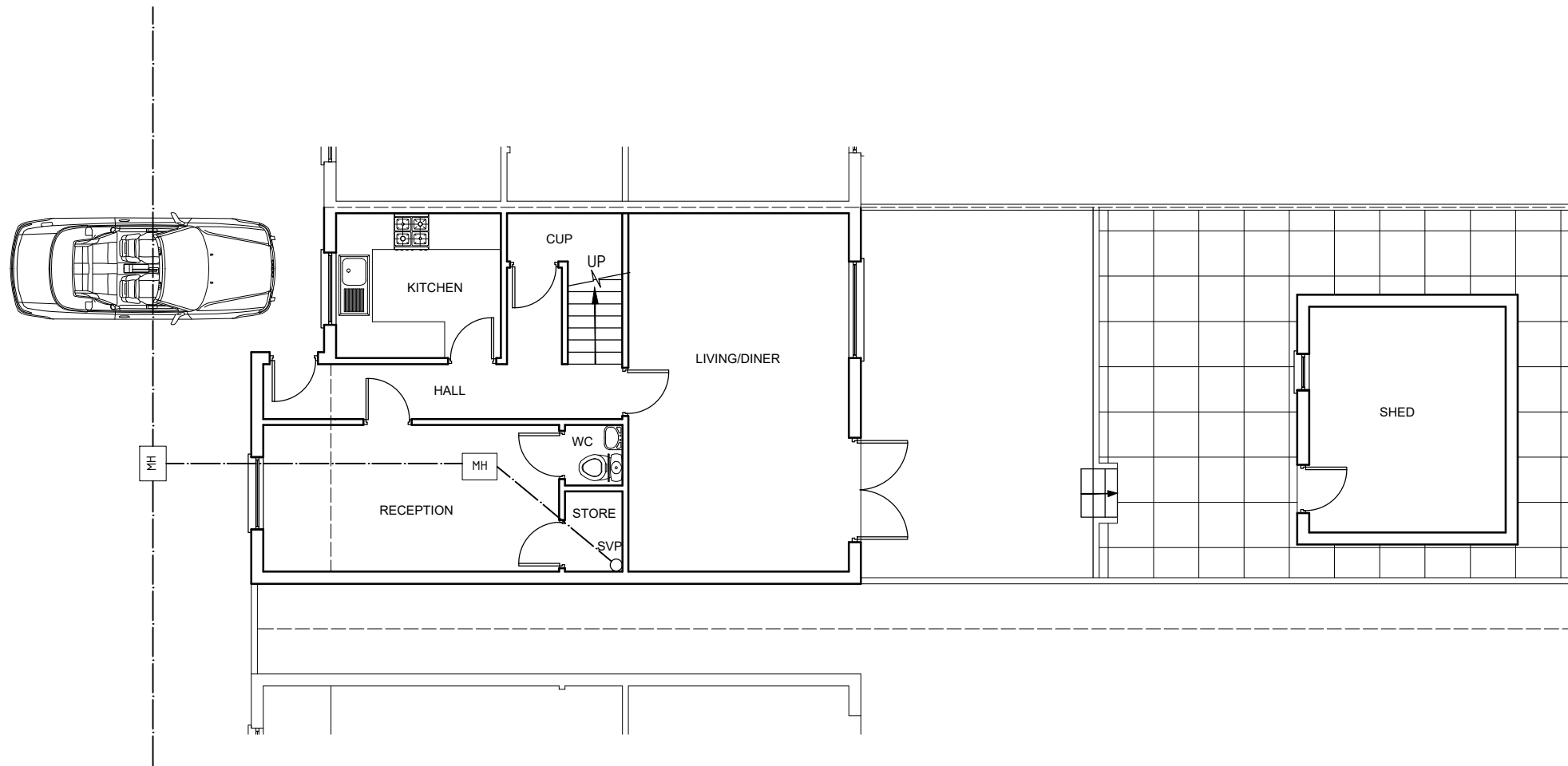


GROVE ROAD



NOTES:  
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 2- ALL STRUCTURAL WORKS TO BE CARRIED OUT TO ENGINEERS DESIGN AND STRICTLY UNDER HIS SUPERVISION  
 3- CONTRACTOR TO TAKE FULL RESPONSIBILITY FOR ALL DESIGN, ERECTION AND TEMPORARY WORKS

## EXISTING GROUND FLOOR PLAN

SCALE 1:100  
A3

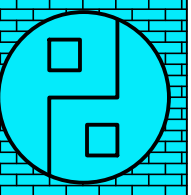
DWG NO N/02

ADDITIONS ALTERATION TO:  
83 GROVE ROAD. CR7 6HN

FOR:  
JANAK PATEL

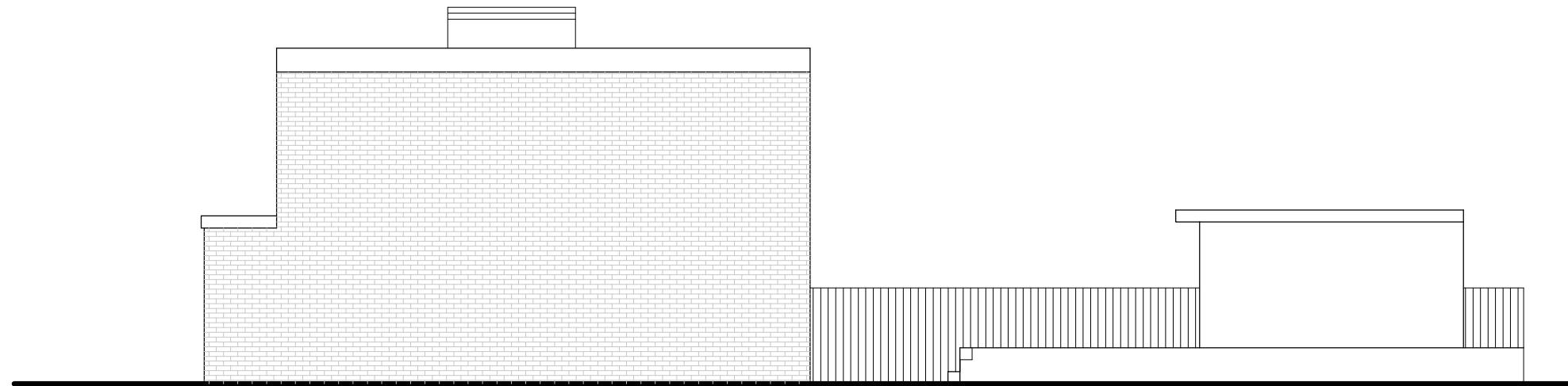
PLANNING SUBMISSION DRAWING

**Planning Additions Ltd**  
 22 South Lane West  
 New Malden  
 KT3 5AQ  
 m. 0785 211 7366  
 e. info@planningadditions.co.uk  
 w. www.planningadditions.co.uk





REAR ELEVATION



SIDE ELEVATION



EXISTING ELEVATIONS

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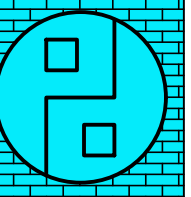
SCALE 1:100  
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DWG NO N/03





ADDITIONS ALTERATION TO:  
 83 GROVE ROAD. CR7 6HN

FOR:  
 JANAK PATEL

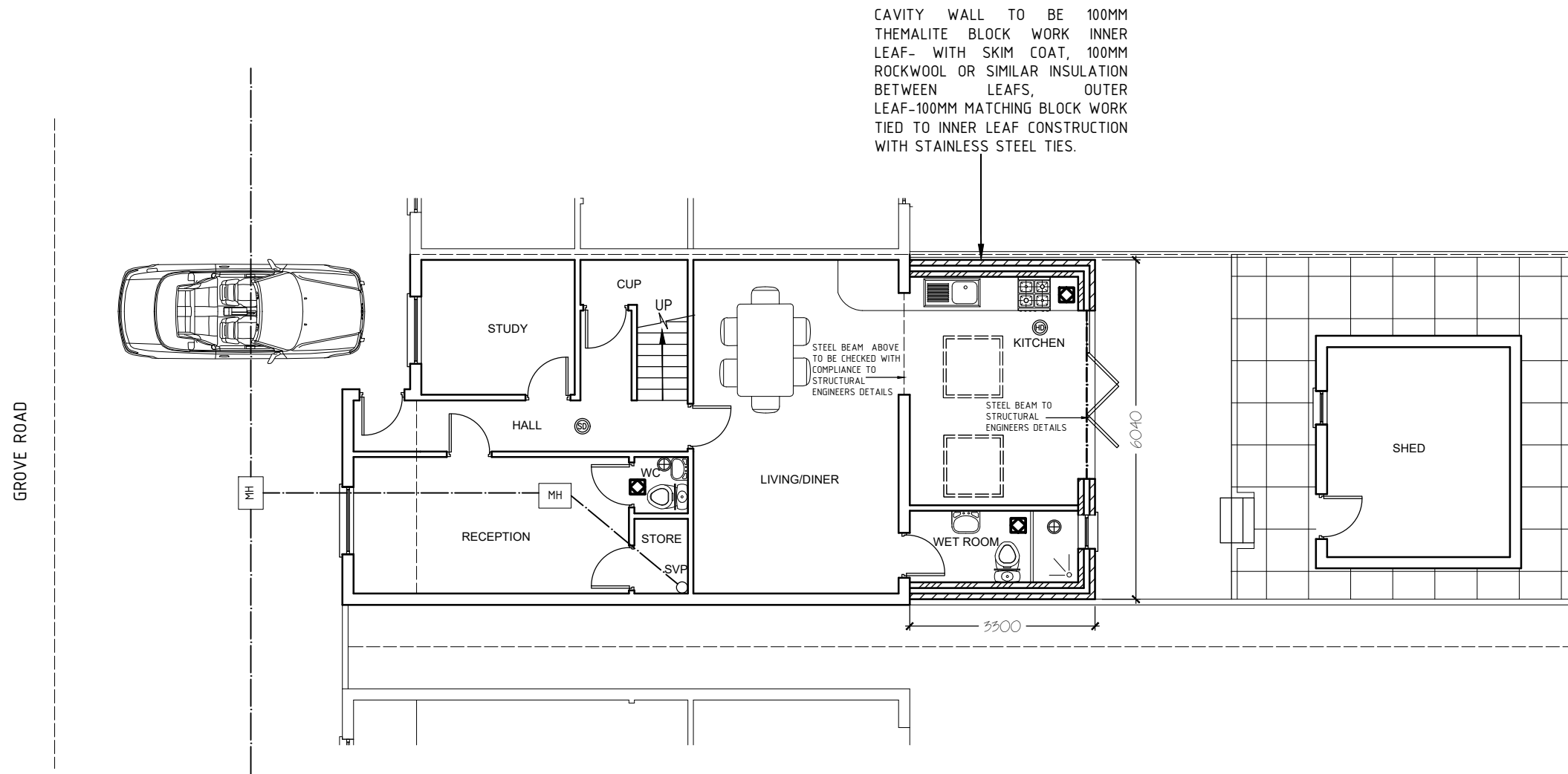
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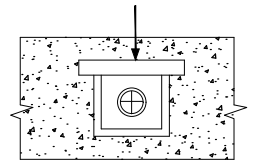
-  MATCHING BRICK WORK
-  INSULATED THEMALITE BLOCK WORK
-  INSULATED STUD WALL

-  EXTRACT FAN
-  SMOKE DETECTOR MAINS OPERATED COMPLETE WITH SOUNDER BASE
-  HEAT DETECTOR MAINS OPERATED COMPLETE WITH SOUNDER BASE
-  IP65 RATED LUMINAIRE DOWNLIGHT

- ALL LIGHTING AND ELECTRICAL WORK WILL BE DESIGNED, INSTALLED INSPECTED AND TESTED IN ACCORDANCE TO THE REQUIREMENTS A SELF CERTIFICATION CERTIFICATE IS TO BE SEND TO THE LOCAL AUTHORITY WITH IN 30 DAYS OF COMPLETION OF THE ELECTRICAL WORKS.THE CLIENT MUST RECEIVE BOTH A COPY OF THE SELF CERTIFICATION CERTIFICATE AND A BS 7671 ELECTRICAL INSTALLATION TEST CERTIFICATE AND FORWARD COPIES TO BUILDING CONTROL
- SMOKE ALARMS: PROVIDE SMOKE DETECTORS BASED ON A LINKED SMOKE ALARM SYSTEM TO EXISTING MAINS SUPPLIES TO BUILDING STANDARDS
- TREES IN THE VICINITY TO BE NOTED AND IMPLICATION TO THE FOUNDATION OF THE EXTENSION CONFIRMED WITH BUILDING INSPECTOR
- MANHOLES/SEWAGE PIPES LOCATIONS TO BE CONFIRMED AND REPOSITIONED AS PER THAMES WATER REQUIREMENTS AND TO THE BUILDING INSPECTORS APPROVAL.
- SOIL CONDITIONS TO BE CHECKED ON SITE, FOUNDATION DEPTH TO BE CONFIRMED ON SITE BY THE BUILDER AND AGREED WITH BUILDING INSPECTOR
- SEWORAGE PIPE TO BE BRIDGED OVER BY CONCRETE LINTEL TO AVOID LOAD TRANSFER ON TO PIPE
- WALL TIES TO BE STAINLESS STEEL AT 750MM CENTERS HORIZONTALLY (BOTTOM DOUBLED UP), 450MM CENTERS VERTICALLY AND STAGGERED AND AT 225MM CENTERS AT REVEALS.
- PROVIDE RODDING EYES AT DRAINAGE JUNCTIONS. BRIDGE SOIL PIPES PASSING UNDER NEW WALLS WITH CONCRETE LINTELS. DRAINS ARE TO HAVE MINIMUM FALL OF 1 IN 40 AND ARE TO BE SURROUNDED IN PEA SHINGLE ALL DETAILS TO BE APPROVED BY RESPECTIVE DEPARTMENT ALL WORK TO BE CARRIED OUT TO L.A APPROVAL AND TO COMPLY WITH BUILDING REGULATIONS ALL DETAILS TO BE APPROVED BY RESPECTIVE ENGINEER ALL WORK TO BE CARRIED OUT TO L.A APPROVAL AND TO COMPLY WITH BUILDING REGULATIONS



SEWORAGE PIPE TO BE 600MM AWAY FROM ANY FOUNDATION FILLED WITH PEA SHINGLE AND BRIDGED WITH CONCRETE LINTEL OVER



PLANNING SUBMISSION DRAWING

- NOTES:
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  - 3- CONTRACTOR TO TAKE FULL RESPONSIBILITY FOR ALL DESIGN, ERECTION AND TEMPORARY WORKS

## PROPOSED GROUND FLOOR PLAN

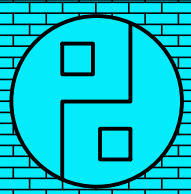
SCALE 1:100  
A3

DWG NO N/04

ADDITIONS ALTERATION TO:  
83 GROVE ROAD. CR7 6HN

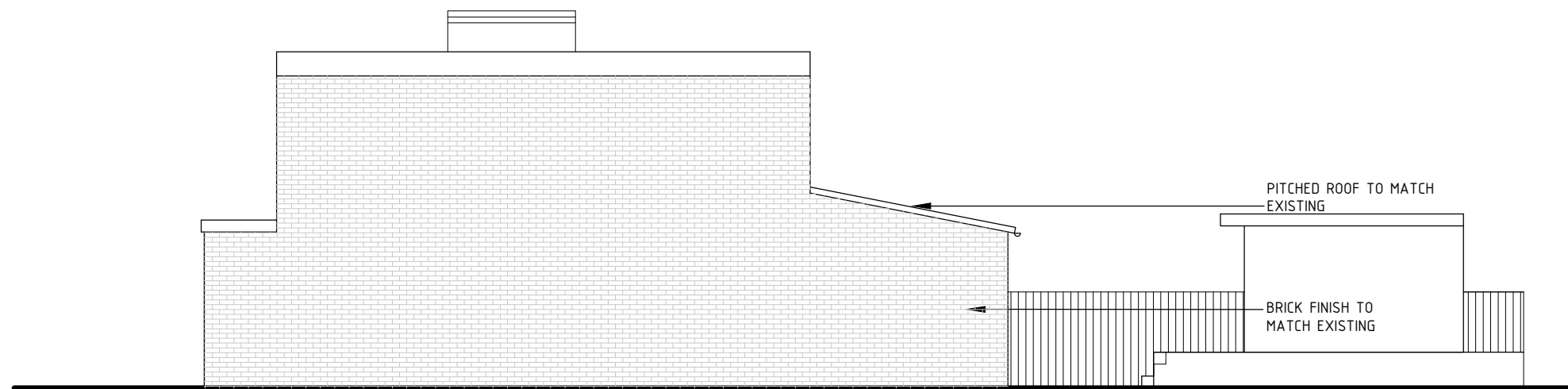
FOR:  
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REAR ELEVATION



SIDE ELEVATION



PLANNING SUBMISSION DRAWING

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PROPOSED ELEVATIONS

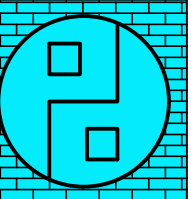
SCALE 1:100  
A3

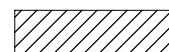


DWG NO N/05

ADDITIONS ALTERATION TO:  
83 GROVE ROAD. CR7 6HN

FOR:  
JANAK PATEL

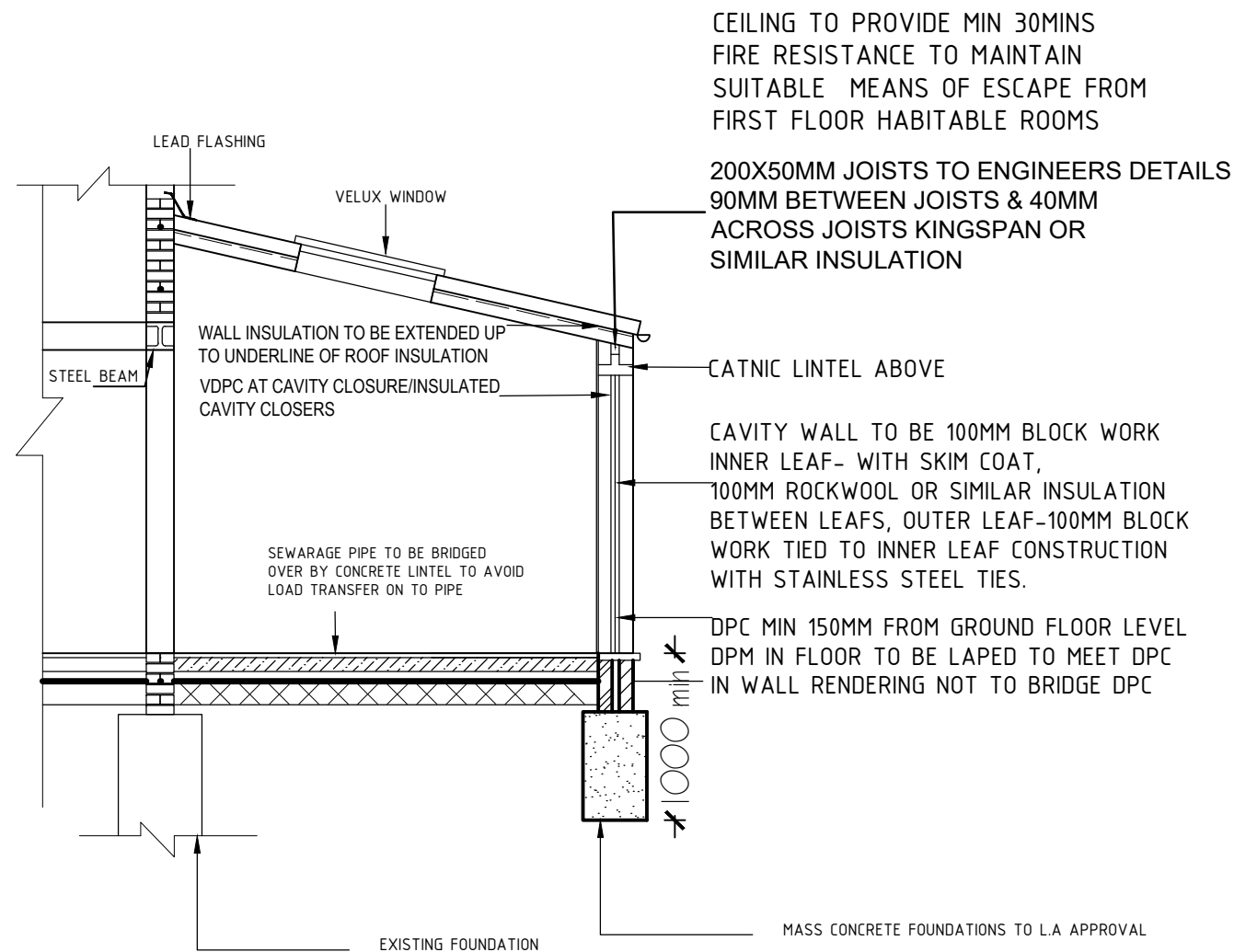
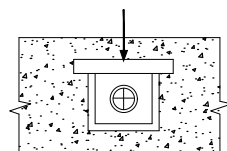
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-  MATCHING BRICK WORK
-  INSULATED THEMALITE BLOCK WORK
-  INSULATED STUD WALL

- FOUNDATION IS TO BE 600MM WIDE TRENCH CONCRETE FOOTING WITH 1:2:4 CONCRETE MIX. FOUNDATION TO BE 1M DEEP. ANY DRAINS PASSING THROUGH FOUNDATION ARE TO BE PROTECTED USING UPVC SLEEVING AND 150 X 100 MMRC BLOCK LINTEL FOUNDATION: 1000M (DEPTH OF FOUNDATION TO BE CONFIRMED ON SITE)
- THE PROPOSED EXTENSION FOUNDATIONS TO BE A MINIMUM OF 0.6 METERS FROM THE PUBLIC SEWER. PROVIDE RODDING EYES AT DRAINAGE JUNCTIONS. BRIDGE SOIL PIPES PASSING UNDER NEW WALLS WITH CONCRETE LINTELS. DRAINS ARE TO HAVE MINIMUM FALL OF 1 IN 40 AND ARE TO BE SURROUNDED IN PEA SHINGLE ALL DETAILS TO BE APPROVED BY RESPECTIVE DEPARTMENT
- ALL WORK TO BE CARRIED OUT TO L.A APPROVAL AND TO COMPLY WITH BUILDING REGULATIONS ALL DETAILS TO BE APPROVED BY RESPECTIVE ENGINEER
- ALL WORK TO BE CARRIED OUT TO L.A APPROVAL AND TO COMPLY WITH BUILDING REGULATIONS
- ALL STRUCTURAL WORK IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAIL
- TREES IN THE VICINITY TO BE NOTED AND IMPLICATION TO THE FOUNDATION OF THE EXTENSION CONFIRMED WITH BUILDING INSPECTOR
- MANHOLES/SEWAGE PIPES LOCATIONS TO BE CONFIRMED AND REPOSITIONED AS PER THAMES WATER REQUIREMENTS AND TO THE BUILDING INSPECTORS APPROVAL.
- SOIL CONDITIONS TO BE CHECKED ON SITE, FOUNDATION DEPTH TO BE CONFIRMED ON SITE BY THE BUILDER AND AGREED WITH BUILDING INSPECTOR

SEWORAGE PIPE TO BE 600MM AWAY FROM ANY FOUNDATION FILLED WITH PEA SHINGLE AND BRIDGED WITH CONCRETE LINTEL OVER



**GLAZING**  
WINDOW TO FLOOR AREA NOT EXCEED 24% ( DOUBLE GLAZING UPVC FRAMES ONLY) GLAZED DOORS AND ADJACENT GLASS WITHIN 300 MM OF DOOR TO INCORPORATE SAFETY GLASS TO MIN HEIGHT 1500 ABOVE FLOOR LEVEL ANY GLASS WITHIN 800MM OF FLOOR LEVEL TO BE SAFETY GLASS TO BE IN ACCORDANCE WITH BS 6206 CLASS C ALL NEW GLAZING TO BE K GLASS.

**SOIL AND WASTE DRAINAGE**  
TO BE IN ACCORDANCE WITH CP8301 AND MATERIALS TO BE IN ACCORDANCE WITH BS5572 DEEP SEAL TRAPS (MIN 75) TO ALL SANITARY FITTINGS WASTE TO WHS TO BE MIN 30 WASTE TO SHOWER TO BE MIN 30 WASTE TO SINK TO BE MIN 38 WASTE TO BATH TO BE MIN 40 CONNECTED TO NEW STUB STACK WITH ALL ADMITTANCE VALVE FITTED ABOVE THE FLOOD LEVEL OF THE WHO THENCE TO NEW MANHOLE WIDE ANGLE BEND AT BASE OF STACK SINK TAKEN TO BACK INLET GULLY UNDERGROUND DRAINS TO BE 100 PVC( UNDERGROUND QUALITY BEDDED IN PEA SHINGLE 150 ALL ROUND TO MINIMUM FALLS 1-40 DRAINS PASSING THROUGH WALLS TO BE BRIDGED WITH CONCRETE LINTELS ALL DRAINS VENTED WITH STENCH PIPE TO DISCHARGE MIN 900 ABOVE OPENABLE WINDOWS AND FITTED WITH APPROPRIATE BIRD PROOF TERMINAL. VENT TO BE MIN 3000 HORIZONTALLY FROM OPENABLE LIGHTS ANY DRAINAGE UNDER BUILDING TO BE SURROUNDED WITH PEA SHINGLE 150 ALL ROUND TO EXTEND 2000 BEYOND BUILDING DRAINS PASSING THROUGH WALLS TO HAVE EXPANSION JOINTS 150 EITHER SIDE OF WALL.

**WINDOWS**  
NEW WINDOWS TO BE UPVC TYPE 1/20TH OF RM FLOOR AREA. ALL WINDOWS T BE DOUBLE GLAZED AND FITTED WITH TRICKLE VENTS TO PROVIDE 8000MM2 MIN VENTILATION. ALL OPENING VENTS TO HAVE DRAUGHT SEALS

**VENTILATION**  
MECHANICAL VENTILATION TO ROOMS AS DETAILED BELOW DUCTED EITHER THROUGH WALL OR UP TO TILE VENT IN ROOF AS INDICATED KITCHEN- EXTRACT HOOD , 30LIT/SEC BATHROOMS, WC-FAN 15 LITS/SEC OPERATED VIA LIGHT SWITCH AND WITH 15 MIN OVERRUN

ALL WASTES TO BE IN PVC:  
MINIMUM FOR SEAL TRAPS  
32MM DIA FOR HAND WASH  
40MM DIA FOR KITCHEN SINK  
100M DIA FOR WC  
ALL WASTES TO BE FITTED WITH RODDING POINTS AT ALL CHANGES IN DIRECTION

**FIRE PRECAUTIONS**  
SOIL AND VENT PIPES PASSING THROUGH HOUSE TO BE ENCASED IN 2 LAYERS OF PLASTERBOARD WITH SKIM COAT FINISH TO ACHIEVE 1/2 HR FIRE PROTECTION. SOFFITE OF STAIR TO HAVE 2 LAYERS OF 12.5MM THICK PLASTER BOARD AND A SKIM COAT FINISH TO ACHIEVE 1/2 HR FIRE PROTECTION. ALL STEEL BEAMS TO HAVE MINIMUM 1 HR PROTECTION WITH FIRST LAYER OF 12.5 FIRELINE BOARD ON FRAMING AROUND BEAM WITH CEILING FINISH OF 12.5 PLASTERBOARD AND SKIM COAT FINISH AS SECOND LAYER ALL DOWN- LIGHTERS IN THE CEILING TO BE BOXED IN WITH TWO LAYERS OF 12.5MM PLASTER BOARD TO ACHIEVE SAME STANDARD OF FIRE PROTECTION AS THE FLOOR IN WHICH THEY ARE PROVIDE

**STUD PARTITIONS**  
100X50STUDS AT 400 CENTERS WITH NOGGINS AT MID SPAN SOLE AND HEAD PLATE SIMILAR PLASTERBOARD AND SKIM EITHER SIDE CAVITY FILLED WITH GLASS FIBER OR SIMILAR INSULATION JOISTS DOUBLED UP UNDER ON UPPER OR SUSPENDED FLOOR

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## TYPICAL SECTION

SCALE 1:100  
A3

DWG NO N/06

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83 GROVE ROAD. CR7 6HN

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