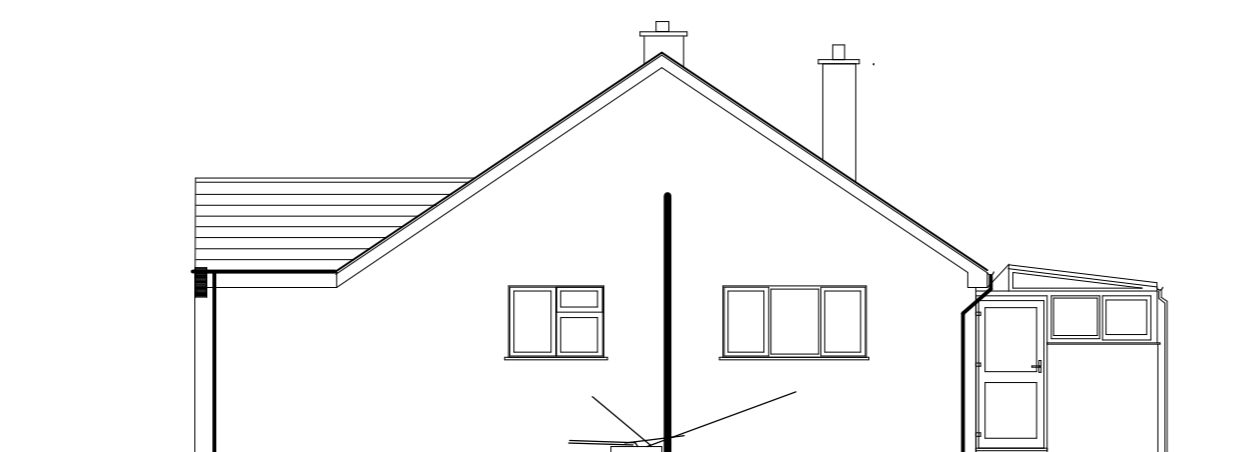
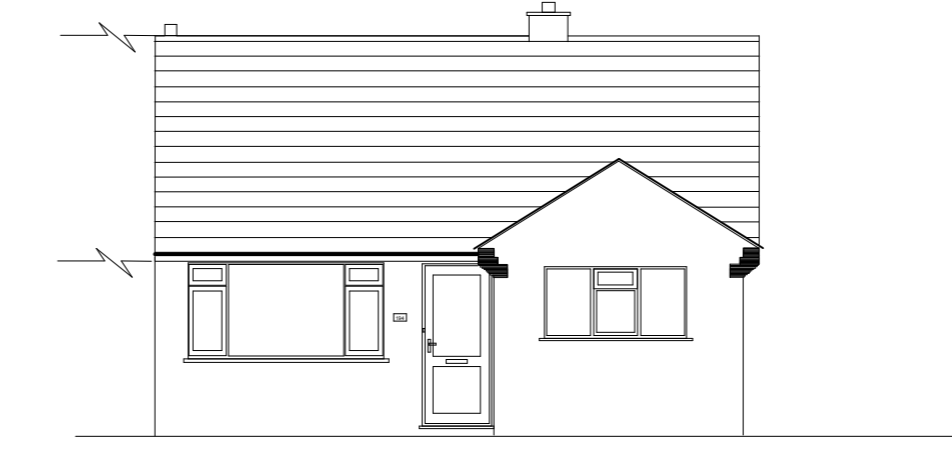


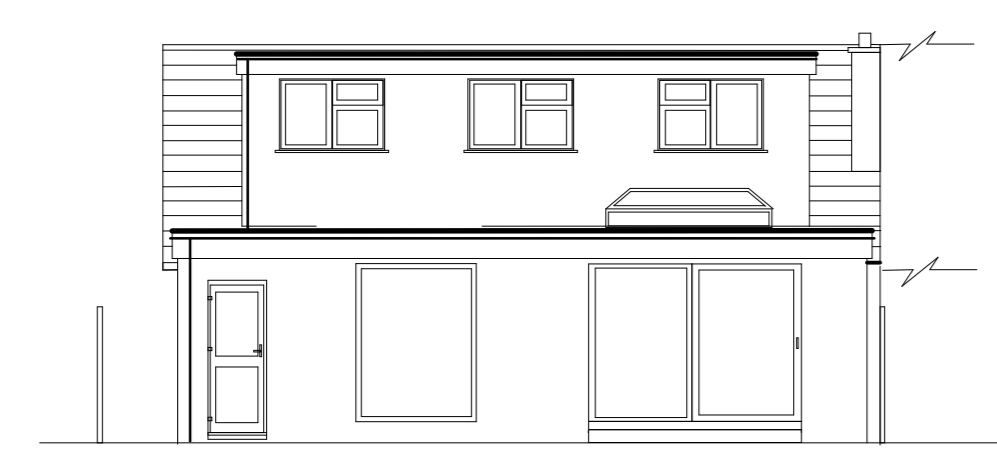
EXISTING SOUTH WEST ELEVATION



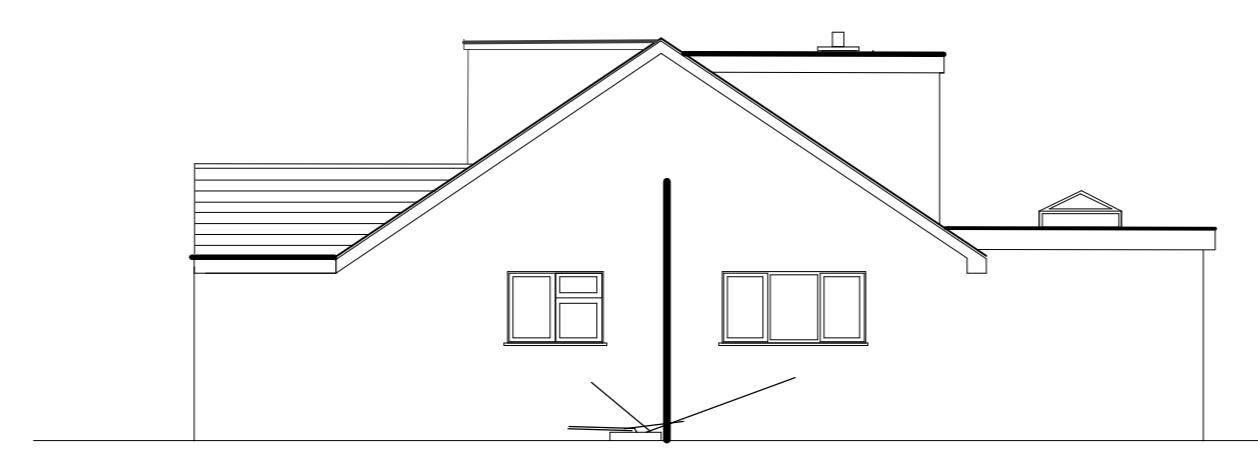
EXISTING NORTH WEST ELEVATION



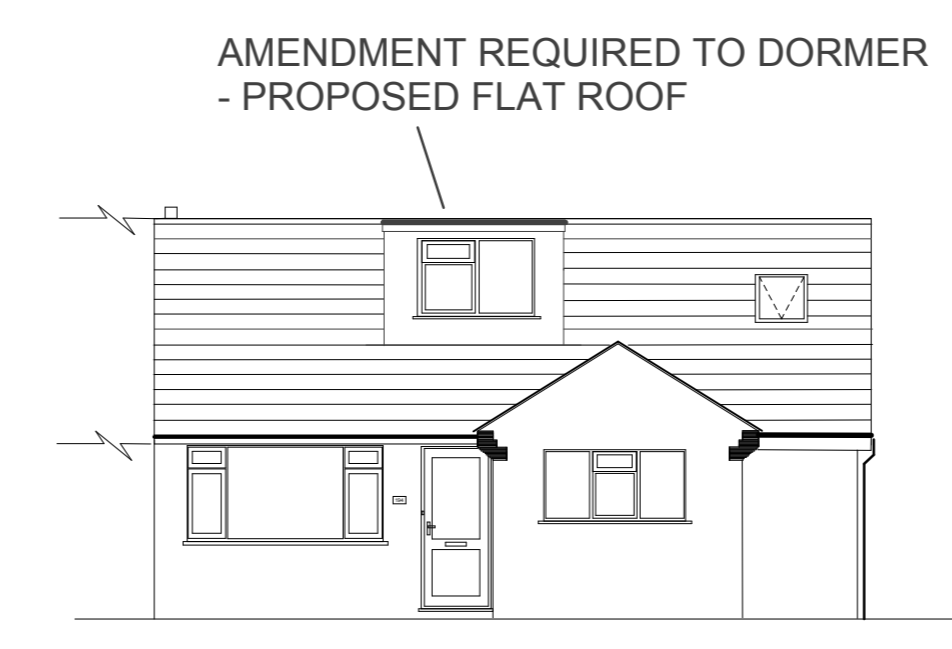
EXISTING NORTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION



PROPOSED NORTH WEST ELEVATION



PROPOSED NORTH EAST ELEVATION

ADD: 194 MONKTON STREET
MONKTON
KENT
CT12 4JN

THIS PROJECT CONSISTS OF
1. A LOFT CONVERSION
WITH A DORMER TO THE
REAR AND ONE DORMER
TO THE FRONT.

SCALE: 1:100

NAME: MR & MRS G PARSONS

DRAWN: N KENT

DATE: 01/05/21

VERSION: MONKTON ANNEX V.1.0

All dimensions must be checked on site and not scaled from this drawing.

EXTERNAL WALLS AND FOUNDATIONS:

The external walls are to be built in new blockwork rendered to match existing property. Mortar to consist of 1:4 cement:sand, 100mm cavity with 41mm Celotex insulation CG5000 or Rockwool (fulfill) to achieve 0.26 U value. 100mm thermal insulating blockwork Celcon or Thermoite on the inner leaf with Mortar as before, 13mm thickness British Gypsum plaster, all to achieve a U' value of 0.30 cavity wall insulation carried below DPC and overlapped by 150mm with floor insulation and to meet with roof insulation at top of wall. Cavity should be closed at eaves with due to convection. All cavity closers to be insulated. Insulation in accordance with 'robust construction details'. All external and internal leafs to be securely retained by approved stainless steel wall ties to BS EN 845-1 positioned 450mm apart vertically and 750mm horizontally. 13mm thickness British Gypsum plaster will be applied internally. Wall ties at opening spaced not more than 300mm vertically provided within 225mm from sides of openings at unbonded jambs. Cavity insulation to finish at same level as floor slab insulation. Below ground level both leaves shall be built in Trench-Blocks or class 'b' engineering brickwork. Foundations in accordance with BS 8004. All foundations subject to ground conditions to have at least 1m cover below ground level. Foundation depths and strengths to be calculated separately (with reference to building near table) to be agreed onsite by the Building Control Officer. Excavation for extension foundations to be a minimum of 700mm below any adjoining root activity and below any drain and manhole inverts. Width at base to be equal to design width of foundations set at least 500mm wide. There are no existing trees within the proposed plot.

Concrete:
Standard - To BS 8500-2.
Type - Designated concrete.

The existing walls and the new cavity walls should be continuous at the abutment junctions, therefore, where possible, all existing cavities should be opened and continued. The wall connection is to be fixed using stainless steel masonry fir-fix fixings.

An Eaves carrier to be supplied. An air gap of at least 10mm is to be maintained between the underside of the felt and the top face of the insulation.

DORMER CONSTRUCTION:

Plain tiles on sw battens on slating felt on 12.5mm exterior grade plywood on 50 x 100mm studding at 450mm cts, 100mm Celotex insulation, 12.5mm plasterboard and skim plaster finish. Dormer frame to have 12.5mm 'Fermacel' externally with 2 no. layers of 12.5mm plasterboard and skim internally. Provide lead soakers at cheeks and to apron onto the existing roof slope.

PROPOSED ROOF STRUCTURE:

The existing rafters are to be reinforced with 150x47 SC3 at 400c/c with min. 30mm edge distance. 100mm Celotex GA3 100 insulation set between rafters at 400 c/c with min 50mm ventilation gap maintained to underside of sarking felt and fixed across face of rafters with a further 40mm Celotex T53000 and finished with 12.5mm plasterboard, to achieve a U-value of 0.2. The existing purlins are to be removed completely. Provide support to rafters at eaves via stud work at 400 c/c. 100x47mm SC3 for restraint to eaves to existing rafter feet. Hidden roof vent tiles to provide 25000mm²m ventilation at eaves level and 50000mm²m ventilation at ridge level.

VENTILATION:

New habitable loft room(s) to be provided with min 8000mm² trickle ventilation and min 4000mm² trickle ventilation to the bathroom. Roof slope to be vented equivalent to 5mm continuously at high level and equivalent to 25mm continuously at low levels. 50mm air gap above Celotex insulation to roof slope provided by rafters.

VELUX ROOF LIGHTS:

Trim out any new Velux rooflights using doubled 75 x 150mm rafters, (or to suit depth of new enhanced rafters), per side and to manufacturer's instructions with suitable flashing kit to suit existing roof covering.

CONVERSION FLOOR CONSTRUCTION:

Existing ceiling finish either 16mm L&P or 9.5mm/12.5mm plasterboard and skim. New floor to be 21mm T&G chipboard, (with moisture resisting to bathroom). Urate fire resistance of existing ceiling with min 80mm mineral quilt, (min 1kg/m²), on chicken wire dressed over and nailed to existing ceiling joists beneath new loft floor and to entire loft area. Add 100mm mineral quilt beneath new loft floor area for noise reduction. Unless stated otherwise, ensure all new structure is min 25mm clear of existing ceiling finish/joists. New floor joists/trimmers to be packed off loadbearing walls. Always re-support existing ceiling joists onto floor trimmers or onto sw noggins between floor joists where existing summer beams are cut. Multiple timber beams to be bolted together at 600mm cts using M10 bolts and toothed timber connectors. All new beams built into walls to achieve 100 mm bearing.

NEW STAIRCASE:

NE: Exact rise and going can only be determined after installation of new structural floor. Rise = 220mm (max), Go = 220mm (min), pitch = 42 degrees max, 2m min headroom 50mm min go to tapered treads, 900mm high handrails and balustrade with 100mm max gaps anywhere. Relationship of rise to go to be 2R + G = 500 to 700. Where new stairs rise over existing, 2m min headroom must be achieved between flights, 100 mm bearing.

WARM FLAT ROOF CONSTRUCTION (EXTENSION):

The roof deck will have a thickness of 18mm. The vapour barrier (water proof membrane) layed under the roof deck and on top of rigid insulation, 130mm Celotex or Kingspan Insulation is sufficient to comply with Part L of the Building Regs 2010 and should be thermally insulated to a maximum U-value of 0.18 W/m²K. A Soffit Strip ventilator or similar to be fitted to the back of the Fascia board A cavity tray to be fitted at 1m centres and linked with flashing. Cavity Tray should to be 150mm above the roof structure. Roof joists to be 200mm. Roof to be finished in ruberised material.

MECHANICAL VENTILATION

All proposed utility/kitchen extension to benefit from suitable ventilation. If there is no operable window, a mechanical extract fan to reduce condensation and remove smells. The necessary performance of these extract fans is measured in litres per second (l/s). Kitchen - 30 l/s over the hob, and 60 l/s if elsewhere. Utility room - 30 l/s Bathroom/En-suite - 15 l/s with a 15 minute overrun, (after a light is switched out), if there is no operable window.

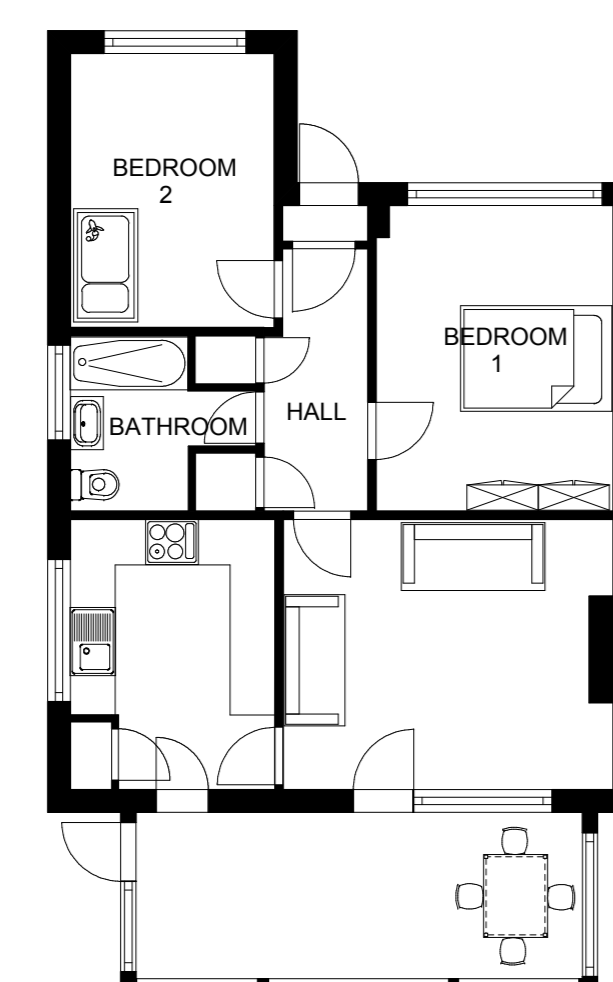
DAMP PROOF COURSES:

Horizontal and vertical DPC's will comply with BS 743 (pitch polymer) and be incorporated:
a) Minimum 150mm above ground to all load bearing walls, lapped with floor membrane.
b) Vertically built into jambs of all external openings.
c) Horizontally stepped to all external openings.

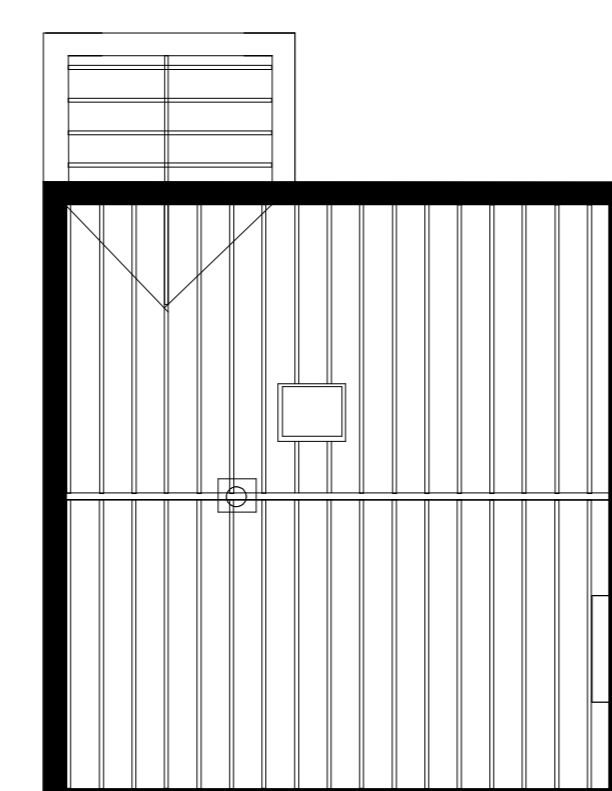
DRAINAGE:

Ensuite - Proposed waste to drainage to continue beneath the floor to the exterior wall and through the existing soil/waste pipes. If this is not possible, then new waste pipes to be placed through the nearest exterior wall and new drainage to be dug and introduced. Kitchen - The proposed extension will link in with the existing rear drainage, extending access and adding additional rodding access where required. Utility - Being towards the side/rear, this will also link in with the rear drainage system.

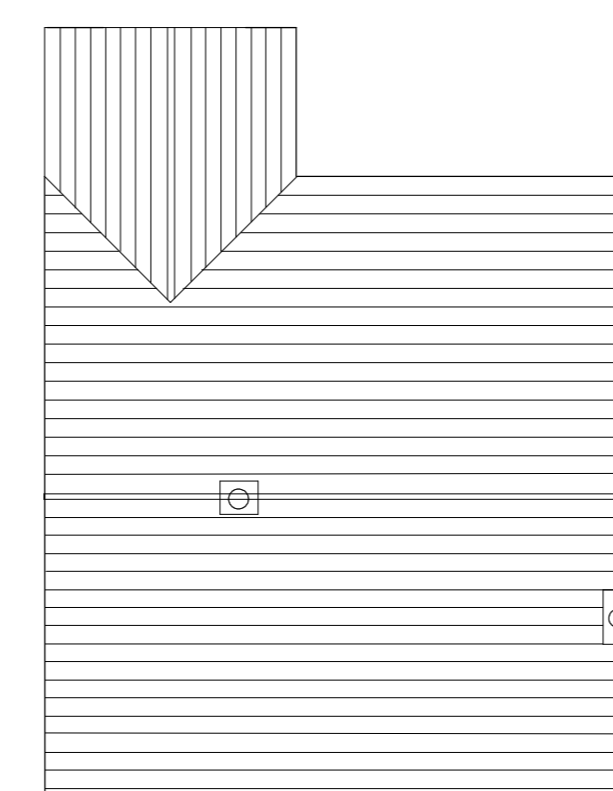
194 MONKTON STREET, MONKTON, KENT, CT12 4JN



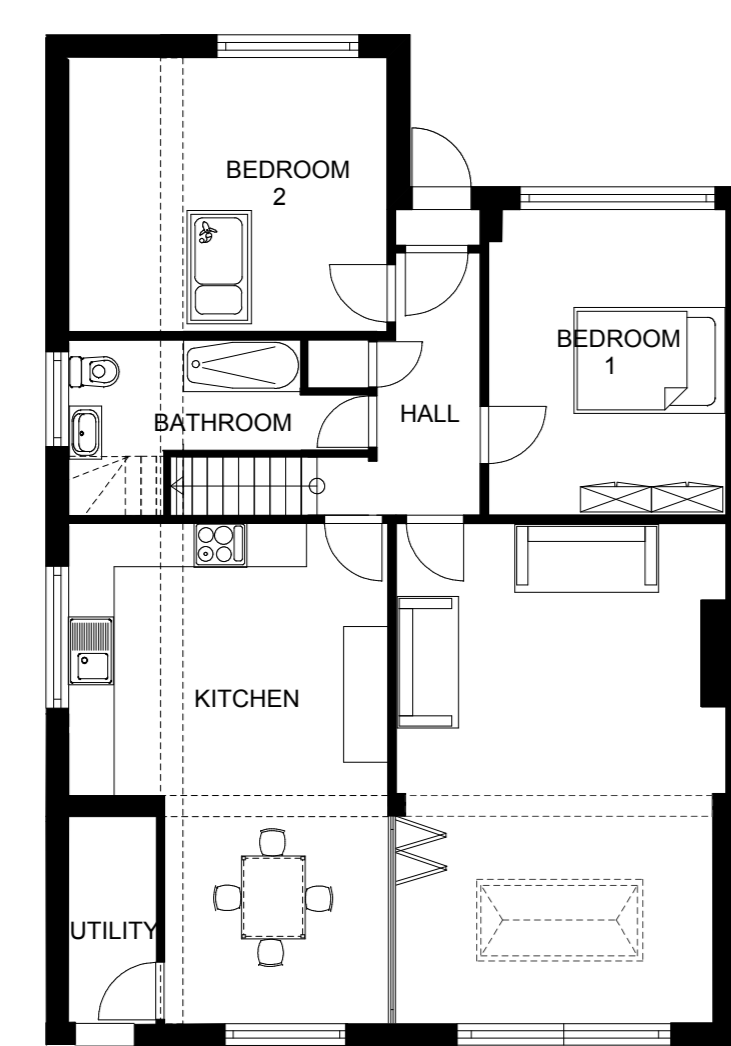
EXISTING GROUND FLOOR LAYOUT



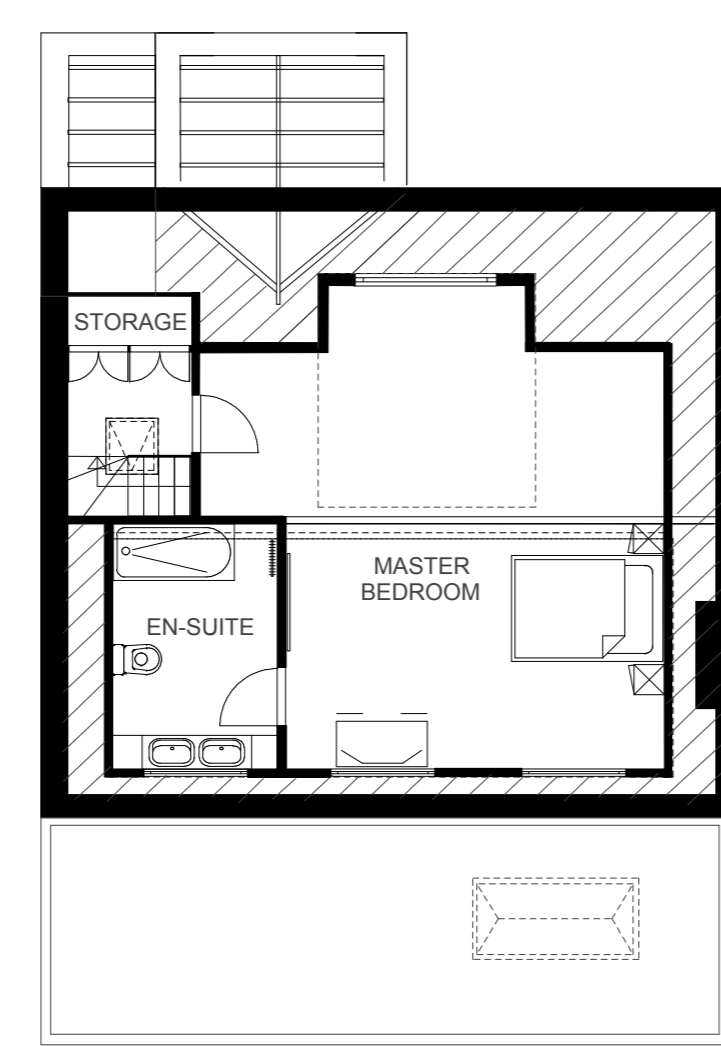
EXISTING FIRST FLOOR LAYOUT



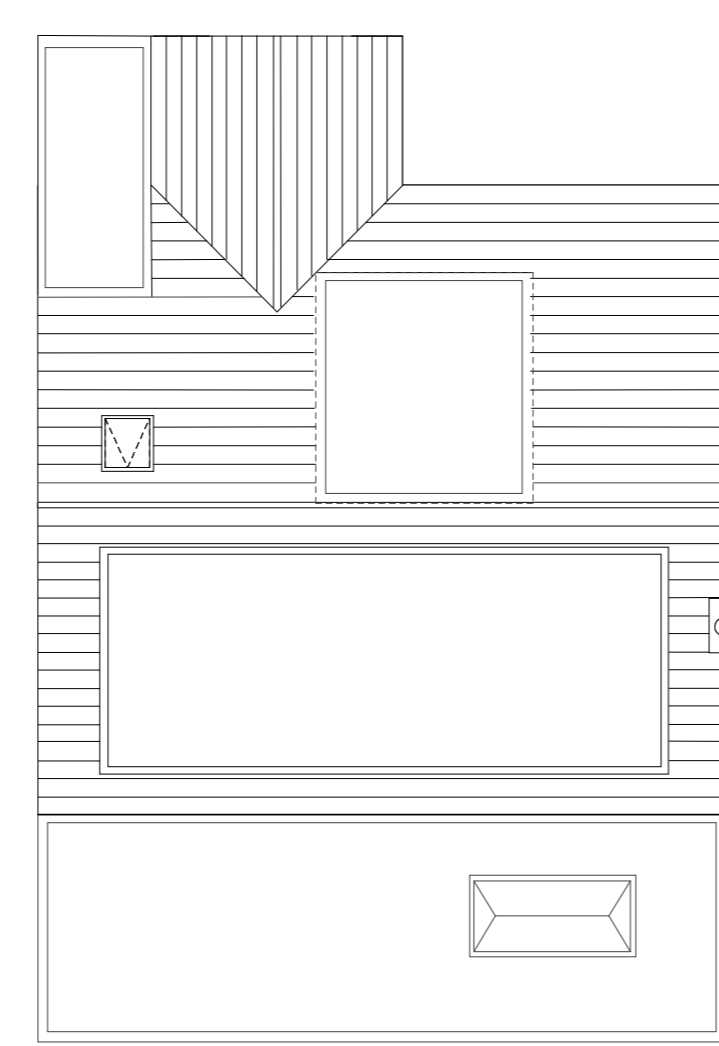
EXISTING ROOF



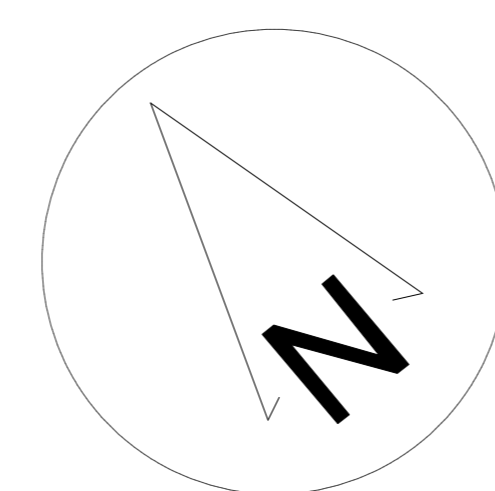
PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



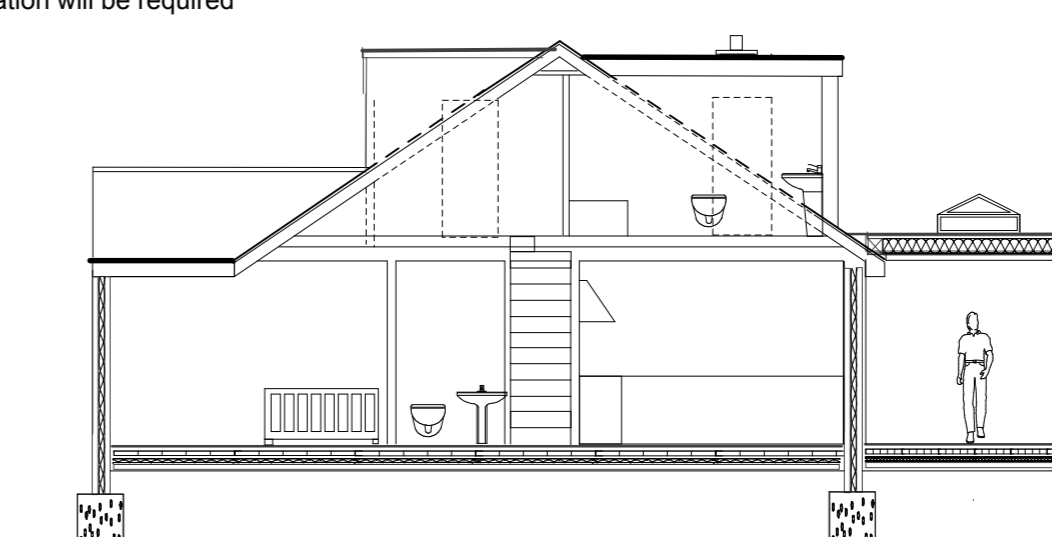
PROPOSED ROOF



Loft conversion and Extension to be fitted with a fire detection and fire alarm system in accordance with BS5839 - 6: 2004 - Grade D - category LD3 standard. System to be mains operated in accordance with BS5446-1: 2000 OR BS5446-2:2003. This system must be battery backed up. Smoke detectors to be mains powered to a single independent circuit on the dwellings mains consumer unit or a single regularly used local lighting circuit. Provide a means of isolating power to the smoke alarms without isolating the lighting. Electrical installations should comply with Approved Document P. Smoke detectors to be positioned on each floor so there is at least 7.5 m of every habitable room door.

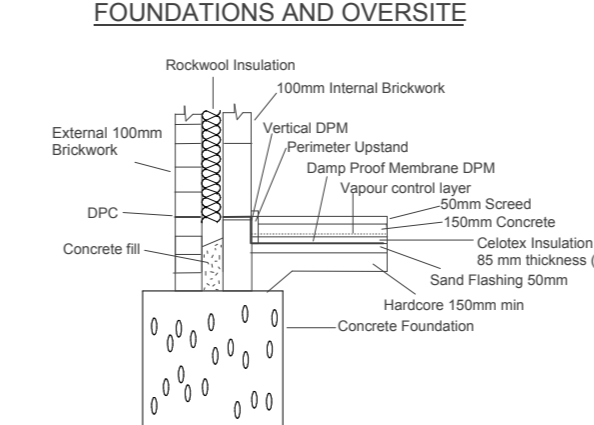
The Dormer cheeks and walls should achieve a U' value not exceeding 0.28W/m²oC so additional insulation will be required

Velux Window(s) Maximum eave height of 1100mm above floor level and suitable for means of escape in the event of fire. Velux windows not to protrude any more than 150mm.



SECTION ELEVATION

FOUNDATIONS AND OVERSITE



WARM DECK FLAT ROOF (EXTENSION & DORMER)

