

Standard items

Any key elements of the existing structure such as foundations &/or lintels, which by virtue of the proposed works, will be accepting greater loadings will need to be exposed for consideration by the building control surveyor and upgraded or replaced if found necessary.
 All measurements are to be checked on site prior to ordering any materials.
 The party wall act 1996 must be adhered to wherever relevant. Anderson North do not advise on Party Wall matters and do not claim to know in which circumstances the Party Wall award should be applied for. It is the client's responsibility to seek expert advice from a professional party wall surveyor to ensure full compliance with the regulations.
 Water board agreement must be provided in writing when necessary, prior to commencement of works.
 Heating, lighting and internal finishes are to be agreed between the owner and chosen builder.
 All structural timber members are to be grade c24 treated softwood marked KD (kiln dried or Dry to ensure the timbers have been properly stored.
 All lead work should be fixed and installed in accordance with the Lead Development Associations Handbook - Lead sheet building - a guide to good practice.
 No works should commence on site until planning and building regulation permissions have been approved. Anderson North Ltd accept no responsibility for drawings until fully approved by planning or building regulations. Any works carried out by the client prior to approvals is fully at the clients risk.

Foundations

To be taken to a minimum depth of 1000mm or to invert level of drains within 1000mm or to the depth as agreed with the building control officer. The proximity of certain trees will also have an effect on the depth of foundations as directed on site by BCO.
 Width of trench to be 600mm to a mix of 1:2:4 mass filled to within 150mm of ground level.
 Drain bridging lintels to be 150 x 100mm pre-cast concrete lintels.

Drainage requirements

Drains to be laid to falls 1:40 minimum surrounded in pea shingle in Hepsleeve or similar approved 100mm pipe work. Any drainage with an invert level of 600mm or less must be capped with concrete. All new wastes to be provided with 75mm deep seal traps & rodding eyes at all cods.

Electrics

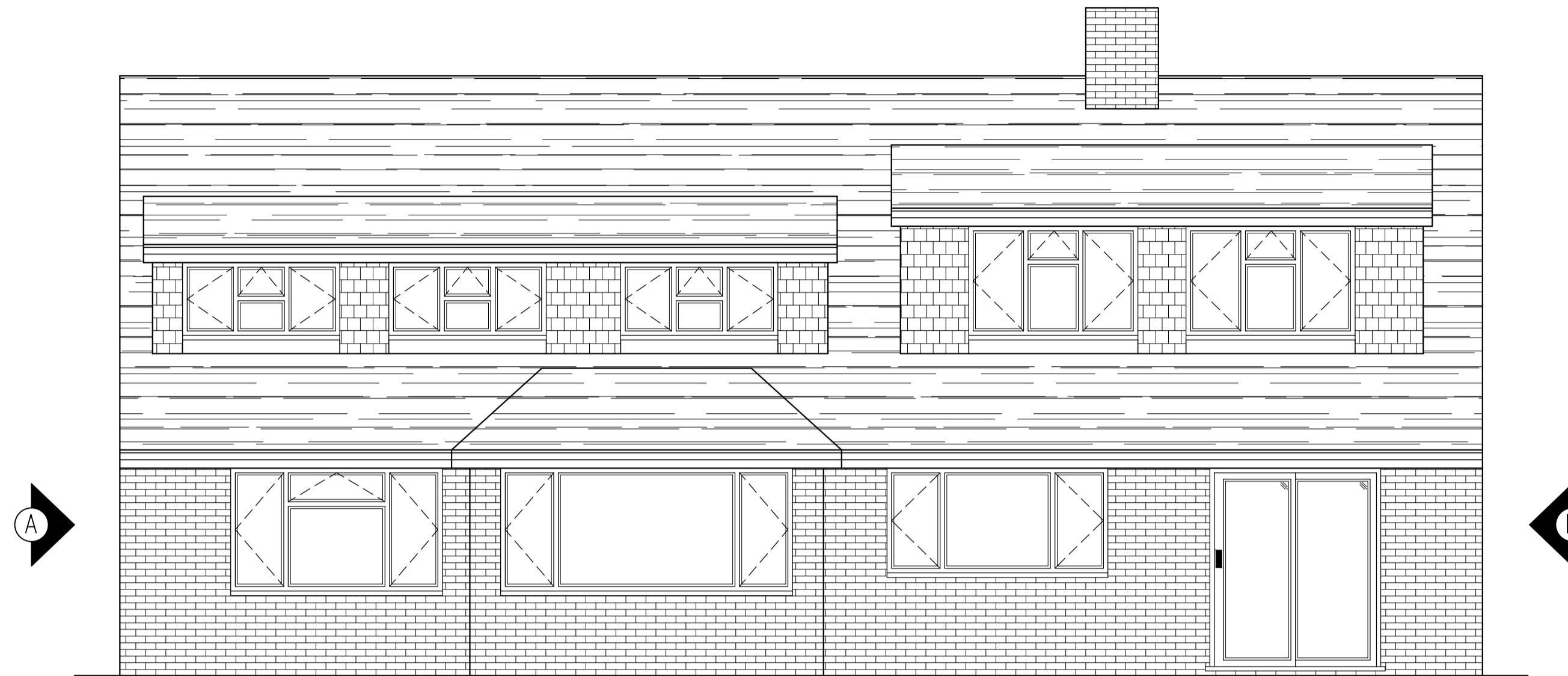
All new light fittings are to have a low energy rating of 40 watts per circuit lumen. Any wiring run through fibreglass quilt to be fully ducted. All new, extended or modified electrical installations are to be designed, installed, inspected and tested in accordance with BS 7671 2001. Installation in special locations such as bathrooms, shall before being taken into service, be inspected and tested by a person competent to do so. A person competent to do so is a company or individual registered with a self-certification scheme, which has been approved by the office of the Deputy Prime Minister. A copy of the certificate issued showing full compliance shall be submitted to this office.

Ground floor

Where existing floors are timber allow to provide 225x75mm airbricks at 1200 centres with 2no 63mm pipes laid side by side. Provide cavity trays over airbricks with lapjoints, stop ends and weep holes.

Walls

Below DPC to be 2 skins 102mm suitable below ground brickwork using cement mortar 1:3 with 100mm cavity lean mixed to within 225mm of DPC level. DPC to be Hyload or similar approved. DPC to be 150mm above external ground level lapped to existing DPC and new DPM. Walls above DPC to be 102mm facing brickwork with 100mm cavity filled with Drytherm insulation batts with 100mm inner leaf block work of Celcon solar. Allow for 12.5mm plasterboard on dabs with minimum 10mm dabs. Cavity to be tied together using stainless steel vertical twist type ties at 750 centres horizontally & 450 vertically. Wall ties are to be spaced no more than 300mm apart within 225mm of unbonded jambs. Cavity to be closed at head. Cavity to be closed at reveals using Thermabate closers. Walls to be connected to existing using s/s Furfix profiles. Provide a vertical DPC where new walls connect to existing for the outer leaf beneath the Furfix profile. U Value achieved is 0.25.



PROPOSED REAR ELEVATION
SCALE 1:50

Lateral restraint

1200 long by 30 x 5 galvanised straps to be chased into walls at ceiling level at 1200 centres. Where rafters at right angles to ceiling joists allow for timber restraints 100 x 50 to be carried across 3no ceiling joists to every other rafter.

Rainwater disposal

115mm half round guttering to be connected to existing gutters.

Lintels

To be Catnic insulated lintels with a minimum end bearing of 150mm to be installed in accordance with manufacturers literature. Cavity trays to be provided over all new openings with stop ends, lap joints and weep holes.

Roofs

New tiles to match existing to owners choice on timber battens on one layer untearable sarking felt on 100mm x 50mm rafters at 400 centres. Ceiling joists to be 200x50mm at 400 centres with 1 no row of solid noggins. Loft void to be insulated with 150mm fibreglass quilt between joists and 200mm at right angles to achieve u value of 0.13. Provide 25mm continuous eaves vent plus the equivalent of 5mm permanent ridge level ventilation. All tiles are to be laid to a lap and pitch in strict accordance with the tile manufacturers recommendations. All ceilings to be taped and sealed including services passing through them. Where new roofs abut existing provide 175x50mm layboards.

Ventilation

All rooms to be provided with 1/20th of the floor area for rapid ventilation with some part of the ventilation at least 1.75m high. All rooms to be provided with 8000 square millimetres of controllable trickle ventilation positioned 1700mm above finished floor level. Utility room to be provided with an extract fan capable of 30l/s. Bathroom to be provided with an extract fan capable of 15l/s. All extract fans are to be ducted direct to external air.

Glazing

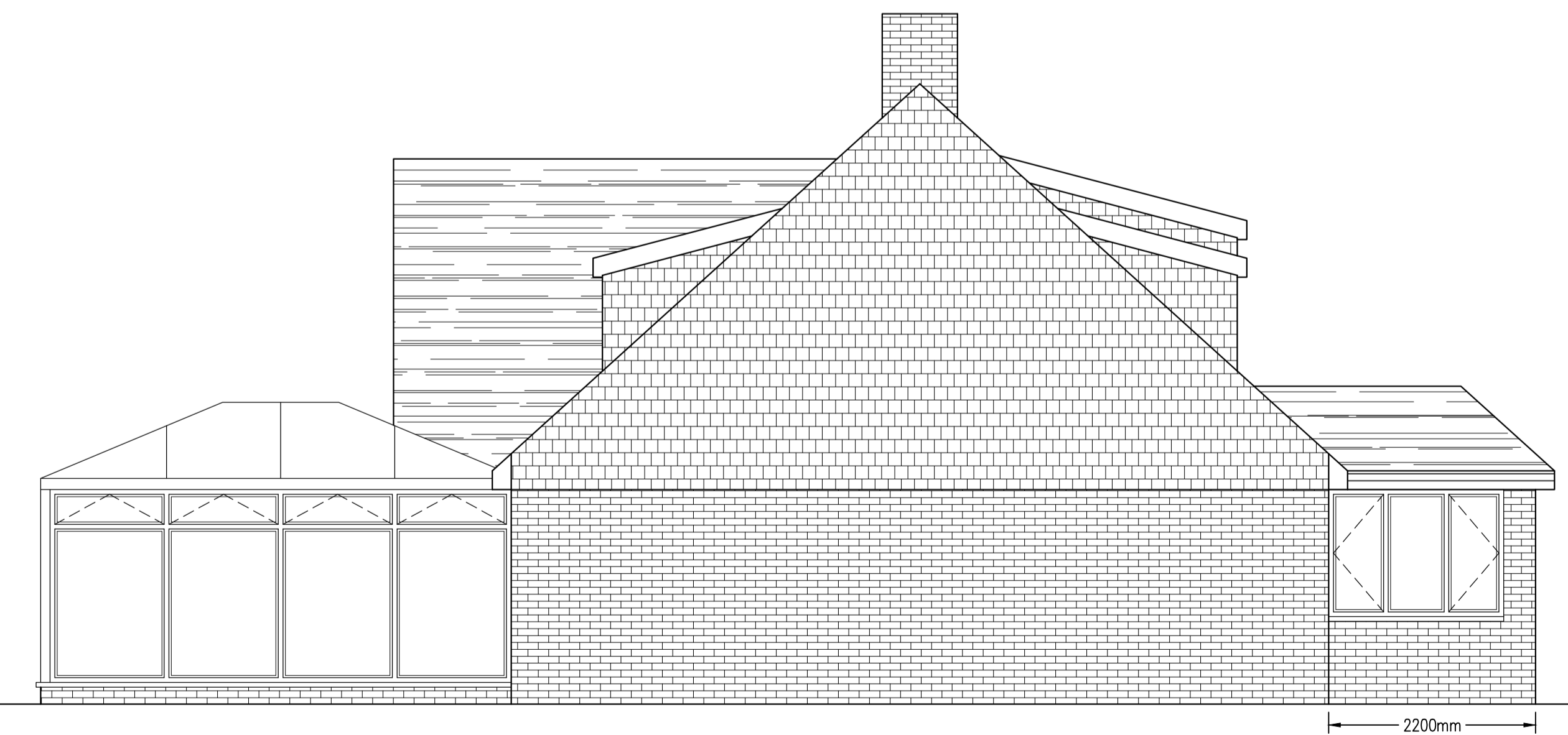
All units to be triple glazed in white PVCU to match existing. Glazing in critical locations (within 800mm of floor level for windows and 1500mm for doors including windows within 300mm of doors) to be safety glass in accordance with part K4 of the regulations and b6206.

Steels

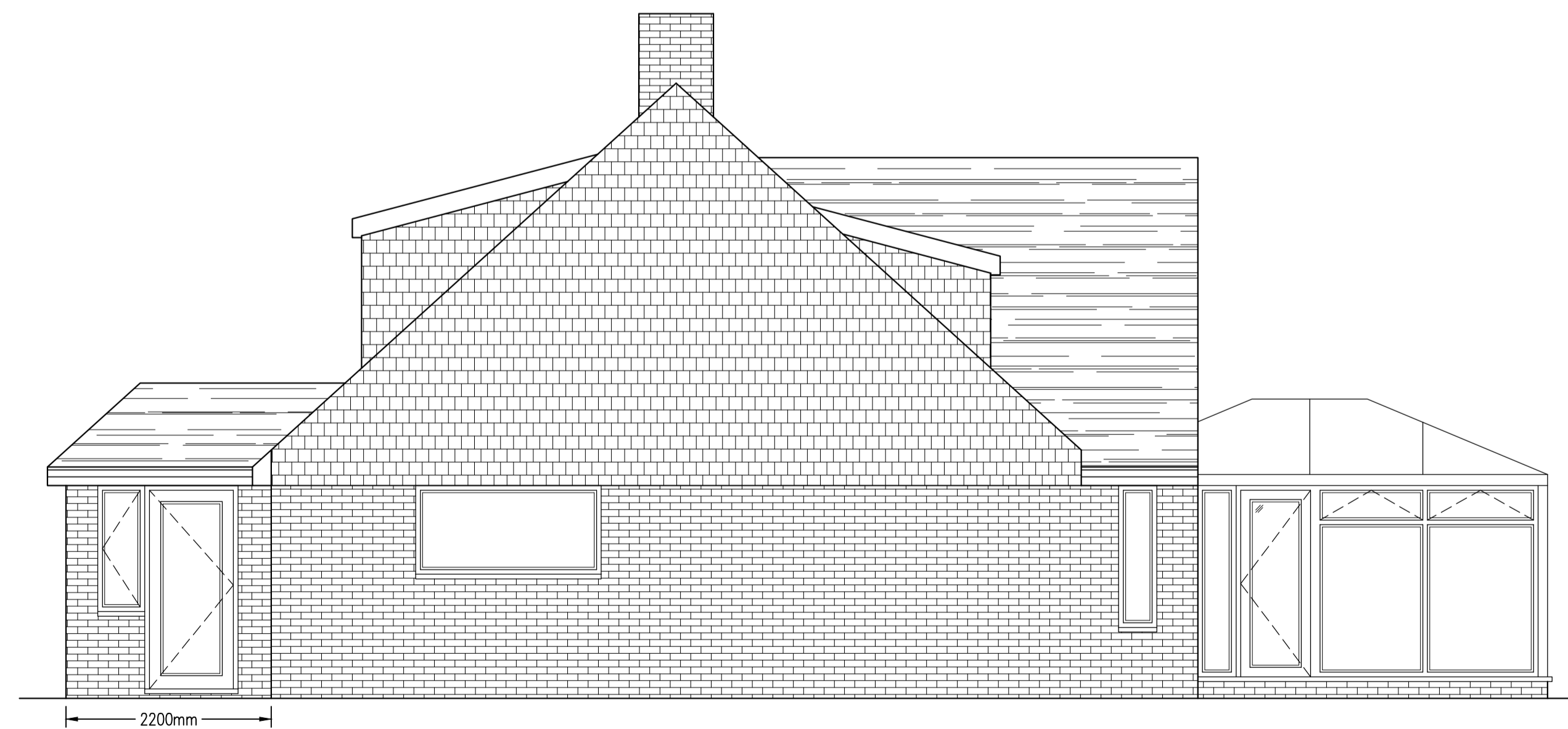
To be protected to one hour using one layer of 15mm British Gypsum Glassrock fire case shot fired direct to steel using Gyproc fire case screws. Steels to be bolted together at 600 centres with barrel spacers with tack weld to one side.

Heating

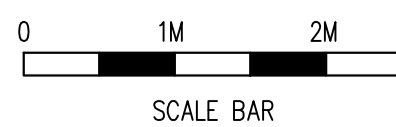
New ground sourced heat pump currently being installed to provide heating to the entire property including proposed extension.



PROPOSED SIDE ELEVATION A
SCALE 1:50



PROPOSED SIDE ELEVATION B
SCALE 1:50



Rev	Date	By	Chkd	Revisions

Client
MR & MRS ANDY GIBB

Job Title
SINGLE STOREY REAR EXTENSION
AT LITTLEFIELD
CHURCH ROAD
WEST PECKHAM
MAIDSTONE KENT ME18 5JL

ARCHITECTURAL CONSULTANTS

ANDERSON NORTH LIMITED
43 Lambourne Drive
Kings Hill, West Malling
Kent ME19 4FN
Tel: 01732 522 455
Mob: 07957 627 440

Scale AS SHOWN @ A1 Date 22/04/21

Drawing Title
PROPOSED ELEVATIONS AND SPECIFICATION

Drawing No. LITTLEFIELD-04 Rev. A