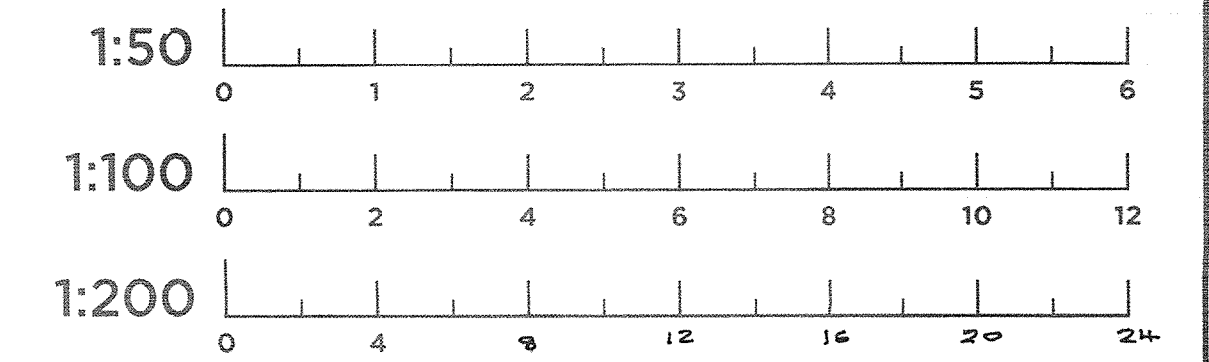
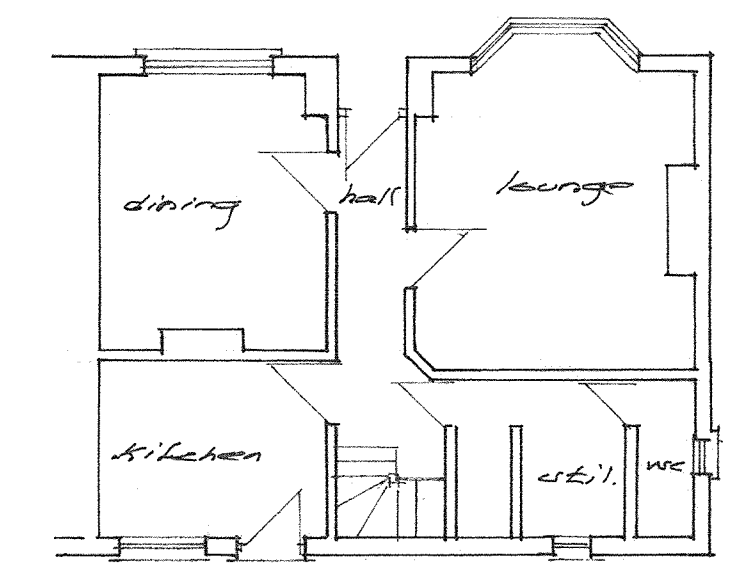


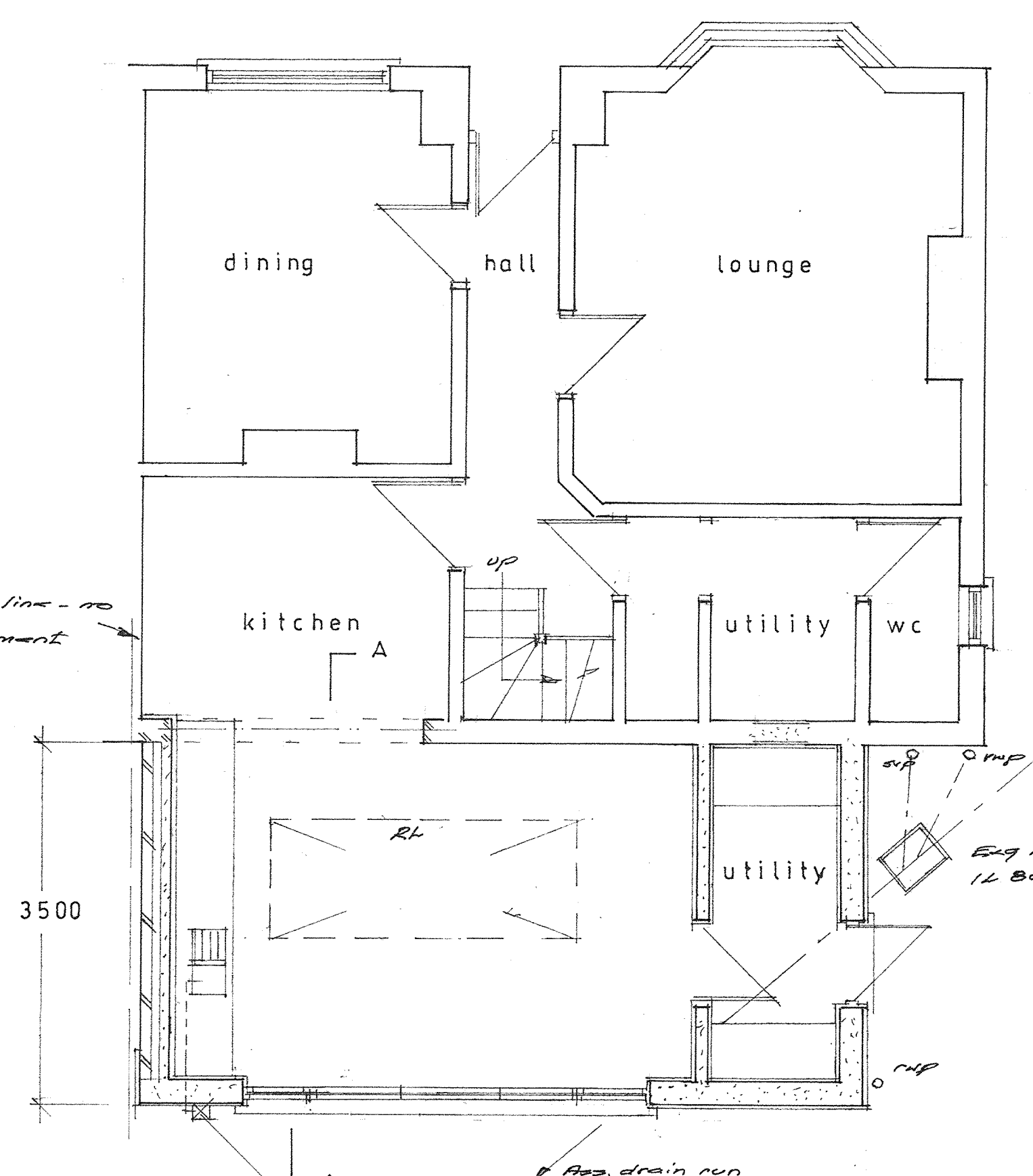
Scale Bars (m)



Exg floor plan



Proposed floor plan



External Walls to be of 215mm conc. blocks laid in 1:3cm below DPC 'Hyload' DPC connected to exg. & min. 150mm a.g.l. above DPC walls of 215mm Celcon Solar blocks, plastered internally. Blocks laid in 1:1:6 gm in stretcher bond with E.M.L. in every 3rd course, between windows and below windows within a 45 degree angle. New work bonded to exg. at junctions with s.s. profiles. Walls sealed externally and rendered with 1:1:6 render with drip above DPC. Internally, walls lined with 60mm Gyproc Thermaline Super, plaster. Windows bridged with catnic insul. Lintels with min. 150mm end brgs. Windows dble-glazed with glass area min. 10% floor area, openable area min. 5% floor area. Render to be 20mm thick, 2 coat finish.

Cavity Walls- Full Fill - To achieve minimum 'U' value of 0.28W/m²K. Provide 103mm facing brick to match existing construction. 100mm cavity with 100mm Rockwool cavity bats & 100mm lightweight block K value 0.11. Internal finish 13mm lightweight plasterboard on dabs. Walls to be built with 1:1:6 cement mortar. Wall ties to be at 450mm vertical centres. Cavity to be carried min. 225mm below DPC.

Movement Joints to be formed of Flexcel or similar boarding with masonry either side tied together with flexible ties. Joint to be masked internally and with a waterproof mastic sealant externally. Joints to be min. 1mm thickness per metre run + 30%.

Beams: Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc fireline board with staggered joints nailed to timber cradles or painted in Nullifire S or similar intumescent paint to provide ½ hour fire resistance.

Public Drainage Exg. MH on sewer to be removed & exg drain made good in full round clayware. Existing sewer to be surrounded in 150mm thick pea shingle & bridged where passing through foundations with RC lintels. Foundations to be kept min. 600mm clear of exg sewer. New drain branch connections to sewer to discharge in direction of flow of sewer. New MH formed externally of extension with drain for rodding connected to main sewer.

New Drains to be of 100mm dia. Supersleeve, laid in 1 in 40 falls & run as shown, with 150mm thick pea-shingle bedding. Where internal, new drains to be encased as for exg. (i.e. surround in 150mm pea-shingle). Bridged with 2 no. 100 x 150mm r.c. lintels.

Exg. Drains Where becoming internal to be surrounded in 150mm pea-shingle & bridged where passing through structure with r.c. lintels with Flexcel between drain & lintel.

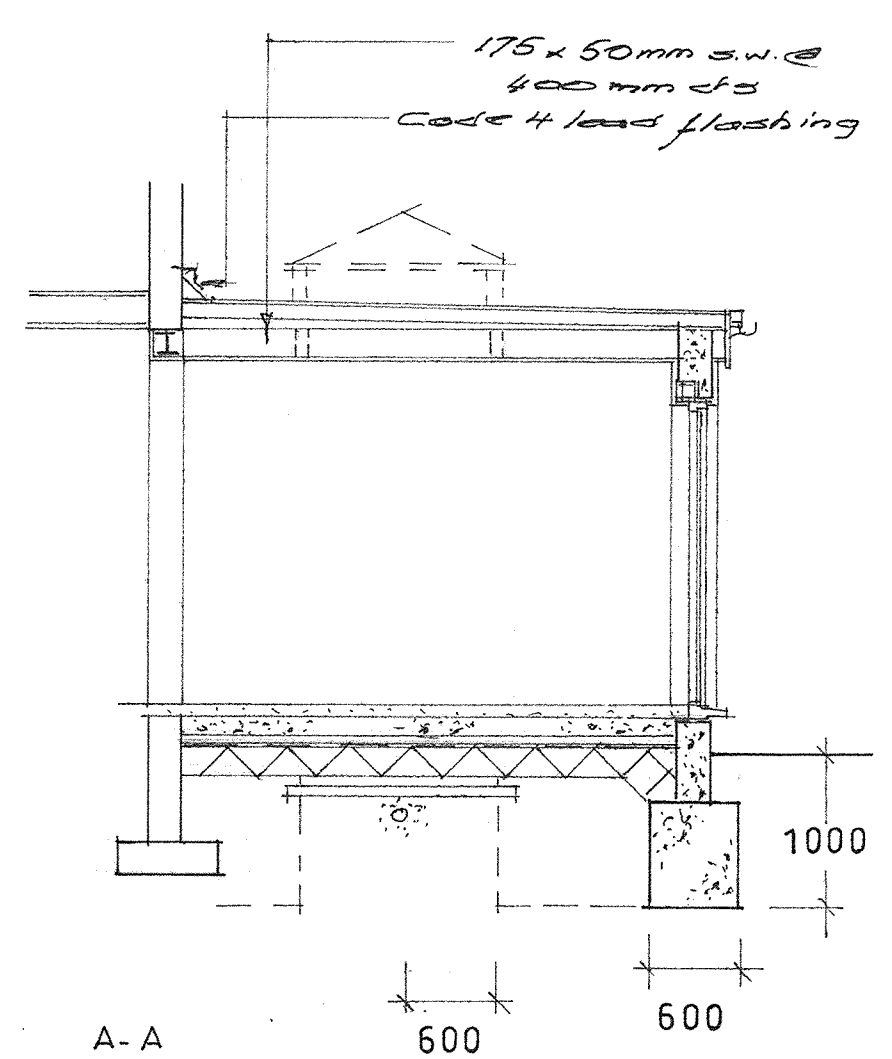
New MH formed on drain run as shown with min. 150mm conc. base & 225mm semi-eng'g bwk walls in 1:3cm. Drains in MH in channel section with benching around. MH to have pressed metal cover & frame.

Roof Structure formed with timbers to sizes & ces shown. Joists hung on walls in galv. m.s. hangers & set on 100 x 50mm s.w. wallplate on new walls. Solid strutting at mid-span. All strapped to walls with 30 x 50mm galv. m.s. straps at 1200 ccs, plugged and screwed. S.w. firings set on joists to give 1 in 80 fall with 50 x 50mm s.w. cross battens & 22mm ext. ply deck. 150mm Celotex 4000 board between joists & 500 gauge polythene vapour barrier stapled to u/s of joists to form 'cold roof'. 37.5 PL4000 boards below joists, taped & skimmed. 19mm ext. ply fascia set.

Roof Covering to be of Marley (or similar) elastomeric felt, laid with each layer to break joint. 75 mm end & 50mm side laps, all fully bonded in hot bitumen. 1st layer to be 180E sanded underlay with 350E mineral surfaced polyester cap sheet. Felt welded at verges & eaves & dressed 150mm up abutments with Code 4 lead-cover flashings.

Roof Lights: Min U value of 1.6W/m²K. Roof lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

Rainwater Disposal by means of 100mm dia. uPVC gutters fixed to falls to fascias with stop-ends & outlet to 63mm dia. r.w.p., connected at base to b.i.g. & run via drain to new brick stein S/A min. 5m from buildings.



Windows and Doors to be d.g. uPVC framed units with draught-strip to all opening casements. All glazing in safety glass & locks on casements. Sealed units to have 25mm gap. Low E glass. Average U value to be 1.6 W/m²K to windows & 1.8 W/m²K to doors. Background vents to windows to be 1.75mm above floor level.

New Solid Floor formed of min. 150mm thick, well rammed, broken brick hardcore, blinded with 50mm sand. 100mm thick 1:2:4 conc. slab. Marley 'Dampseal' DPM connected to exg. & new DPC's min. 1200g 100mm dia. PVC air-ducts built in as necessary to vent. exg. timber floor. Floor to have 75mm Celotex insulation & 65mm 1:4 c.s. screed. Perimeter insulation upstands & separating membrane.

Foundations to be formed to sizes & depths shown & agreed on-site with B.C.O. to suit prevailing soil conditions. All in 1:2:4 conc. Eccentric foundations to have min. 50mm outer spread.

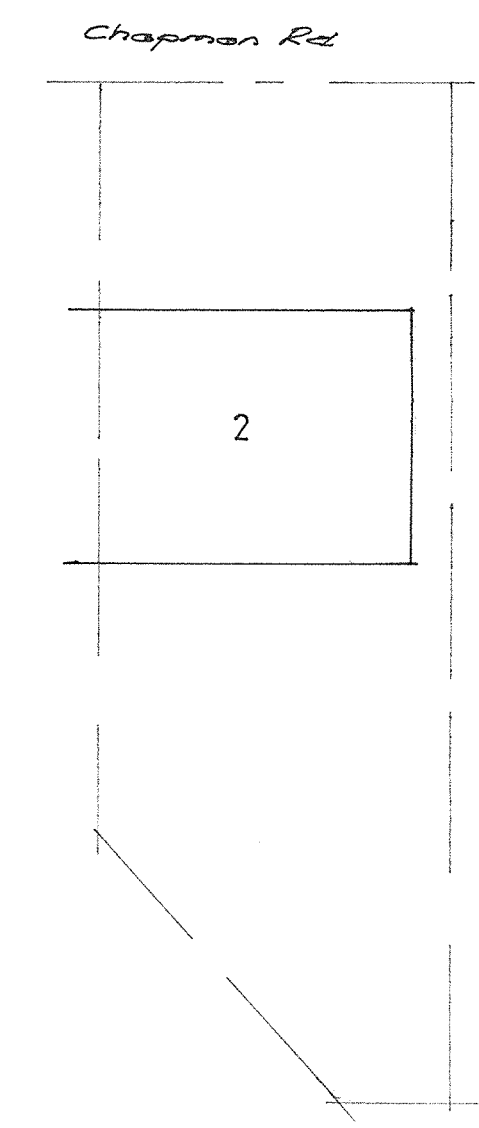
Electrical: All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as BRE Certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS 7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a Part P Certificate will be given to the Council.

Lighting: to new rooms to be provided with min. 1 no. light fitting with luminous efficacy of n.l.t. 40 lumens / circuit watt, 1 fitting / 25m² & 75% of fittings to be low energy.

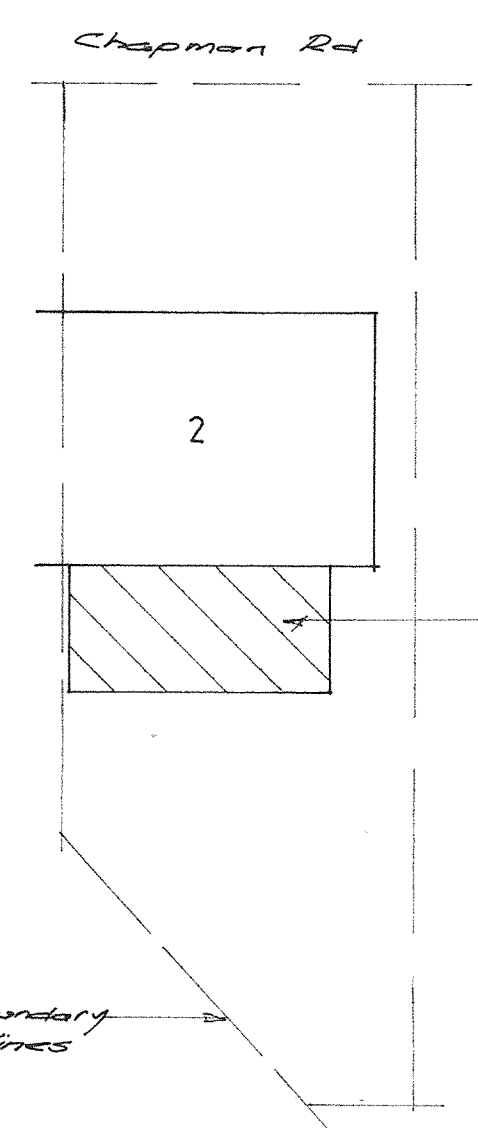
Exg. central heating system to be extended into extension with pressed steel radiators. TRV's & insulated pipework. If boiler position to be changed new positioning to be decided by Gas Safe registered engineer.

Ventilation to rooms as follows:- Habitable Rooms:- 10,000 sq mm background ventilation. Kitchens:- 4000 sq mm back. vent & ext. fan to extract 60 litres/sec. Utility room 30 litres/sec. extraction. All fans ducted to external air.

Block plans Existing

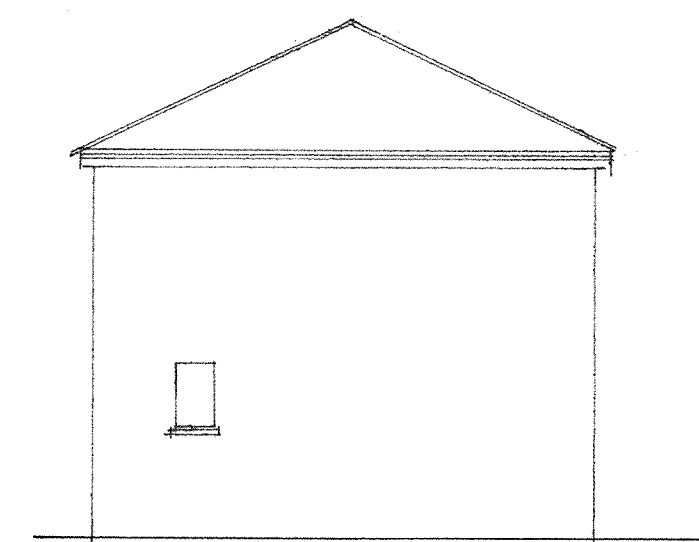
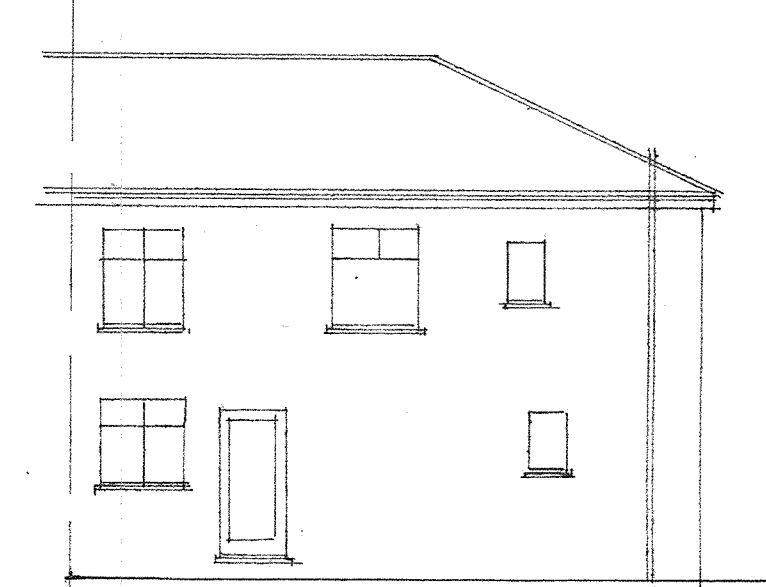


Proposed

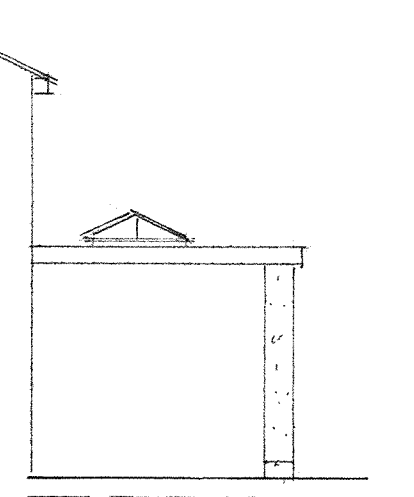
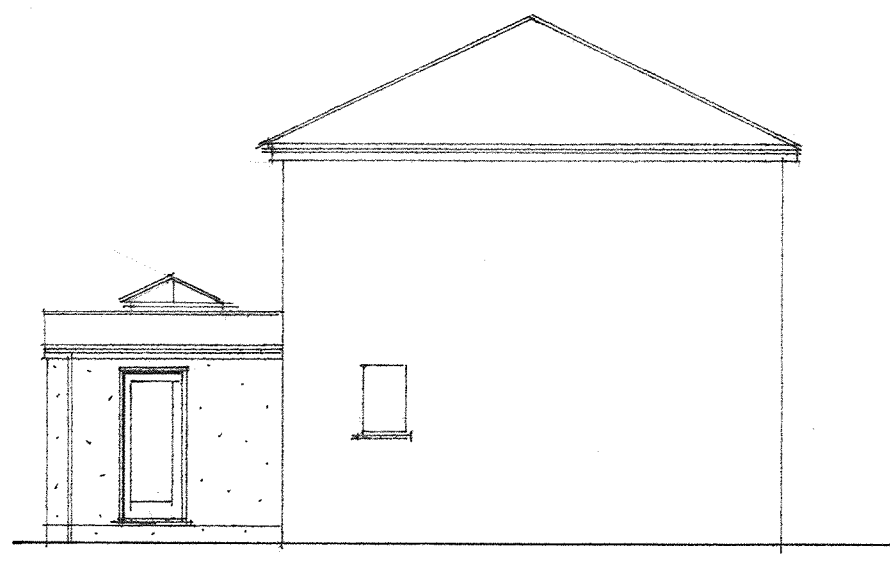
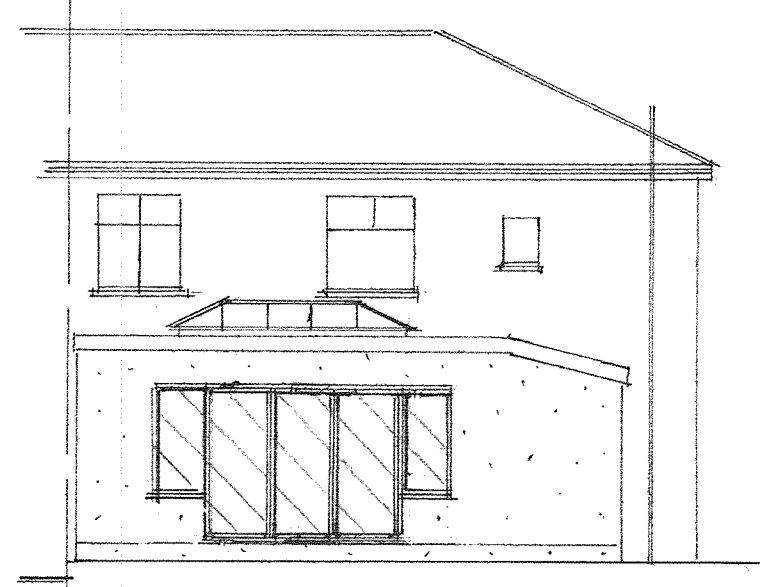


Standard Items
Prior to commencement of work contractor and client to confirm exact boundary positions. Contractor to inform architect of any anomalies between plans and elevations/section prior to start of work. Any key elements of the existing structure such as foundations and/or lintels, which by 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. 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 leadwork should be fixed and installed in accordance with the Lead Development Associations Handbook - 'Lead Sheet Building - A Guide to Good Practice'.

Elevations Existing



Proposed



PLAN & SURVEY LTD
CHARTERED SURVEYORS
52A Picardy Road
Belvedere, Kent DA17 5QN
Telephone: 01322 445 133
Mobile: 07767 881 391

Client: **Mr D. Birmingham**

Job Title: **2 Chapman Road
Belvedere Kent
DA17 6NJ**

Drawing Title: **Single storey rear
extension**

Scale: **1:50 1:100 1:200**