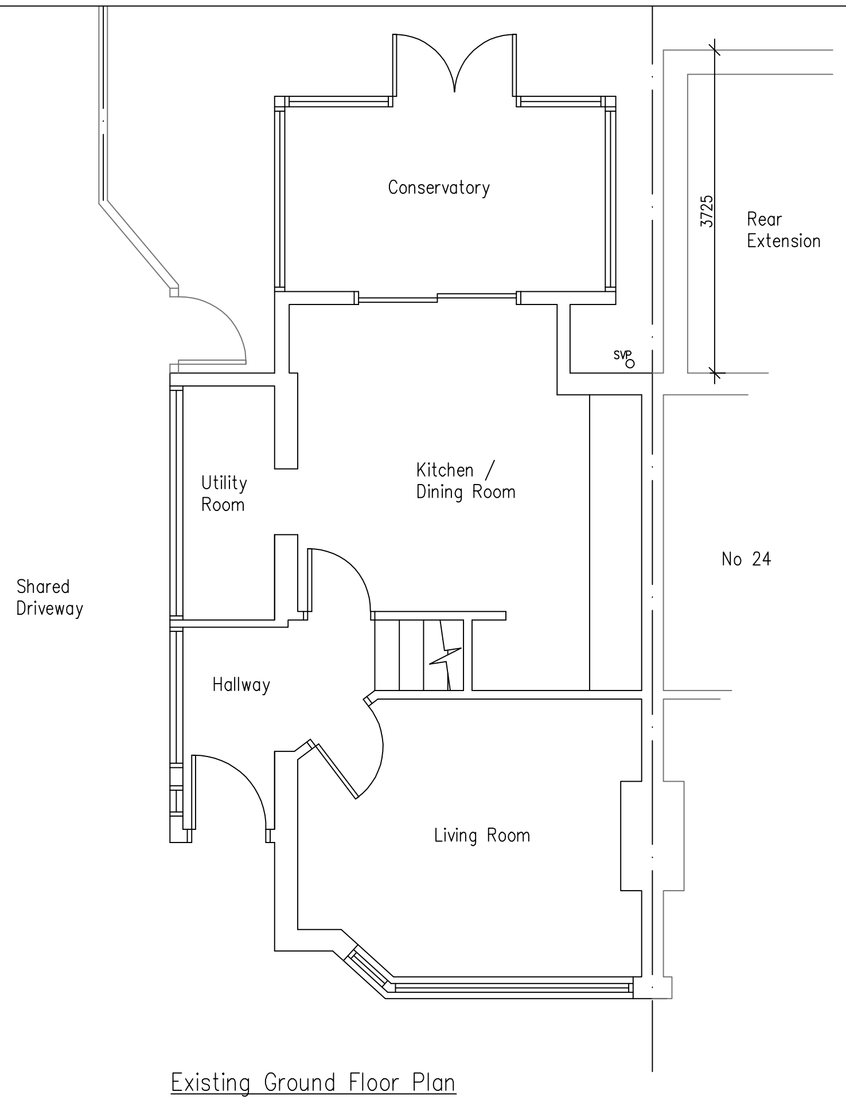
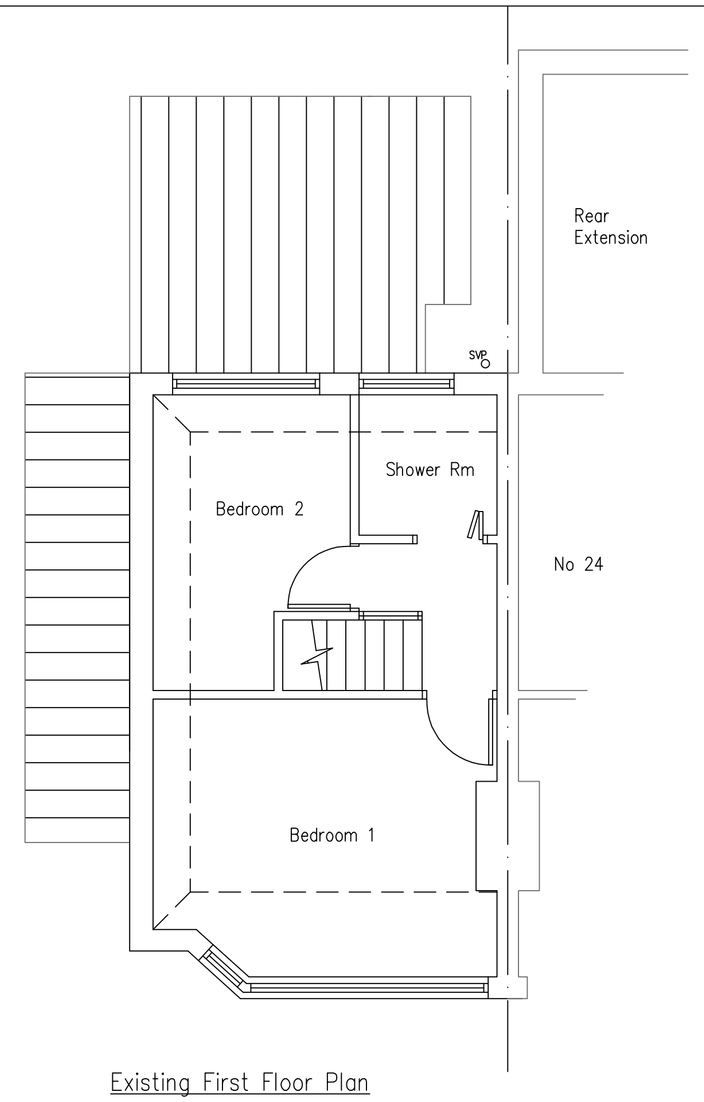
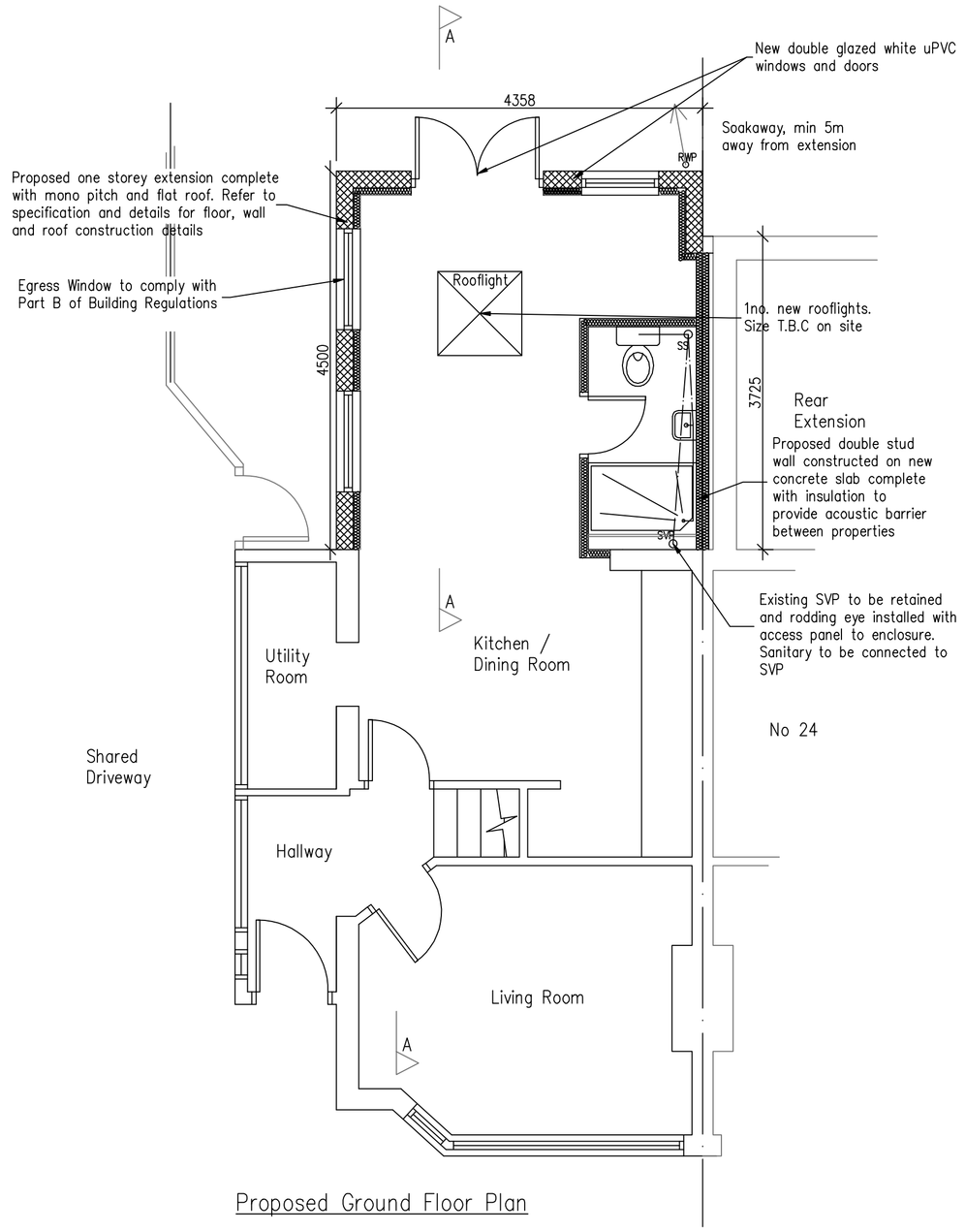


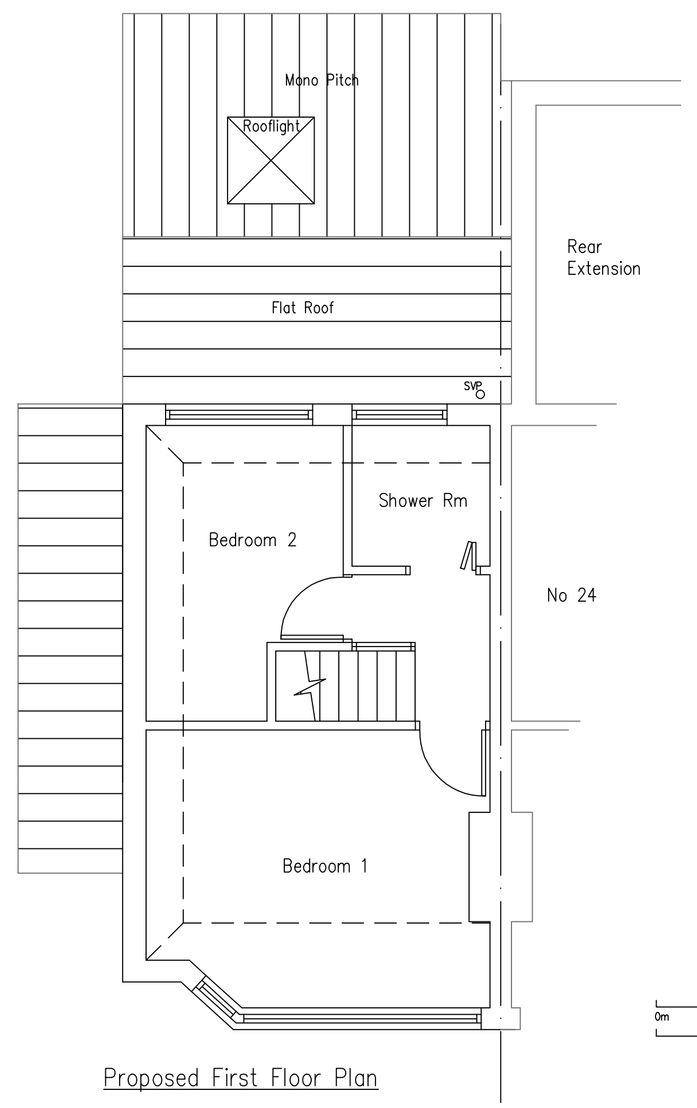
Existing Ground Floor Plan



Existing First Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

DRAWINGS PREPARED FOR PLANNING AND BUILDING REGULATIONS APPLICATION PURPOSES ONLY

All notes to be read in conjunction with drawings.

Dimensions: All dimensions to be checked on site prior to commencement.

Existing Foundations: All existing brickwork/lintels/foundations to be exposed as required by B.C.O. prior to commencement of work and replaced as required.

Underpin existing foundations as required by B.C.O.

Foundations: Dimensions as indicated in (1:2:4) mix plain concrete to a min. depth of 1.0m or as agreed on site with B.C.O. as site conditions dictate.

Foundations of walls within 900mm of drains to have foundations taken below invert of drains to avoid exerting additional pressure on drains.

Drains passing through foundations: To be bridged using pre-stressed precast concrete lintels with a min. 100mm void above pipe and infilled with pea shingle or similar. Lintels – Min 150mm deep x width of wall. (Use 2No 150 x 100mm R15A Bournecrete lintels)

External walls: 285mm thick comprising 20mm thick render to external face, 215mm Celcon Solar blockwork finished with 50mm Gyproc Thermaline Super Insulation or similar approved internally to achieve a U Value og 0.28W/m2k. Engineering solid brickwork to be used for external wall Sub structure.

All cavities to be closed at sill and jamb sections to prevent thermal bridging using return brickwork or Kingspan 'Kooltherm' cavity closer.

Lean mix concrete to cavity to within 150mm of DPC

Block work reinforced every third course with EML and bonded to existing walls with stainless steel profiles.

All work below DPC to be in semi-eng bricks or similar down to foundation level

DPC to be 'Hyload' or similar approved – min 150mm above external ground level and continuous with existing DPC's and new DPM. Lap 150mm at joints.

Movement joints: 10mm Flexcell movement joints at a max 6.0m centres to external walls installed in accordance with manufacturers recommendations.

Internal Wall Surfaces: 13mm dense or lightweight plaster finish.

Ceilings: 12.5mm plasterboard, joints taped and set finish.

Solid Floors: Constructed with Finish as agreed on 75mm cement: sand screed, 75mm thick 'Kingspan Thermafloor TF70 Floorboard" or similar polystyrene floor insulation under on 25mm sand blinding, laid on top of new concrete oversite, 150mm (1:2:4) mix concrete slab incorporating A124 mash reinforcement, min cover 50mm, on 50mm lean concrete mix laid on 1200 gauge polythene DPM with sealed joints under, continuous with new and existing DPC's. Base to be 150mm well consolidated hardcore bed–free from all deleterious matter. Floor to achieve 'U' value not exceeding 0.22w/m^{2}k. Refer to Section drawing

Lateral Restraint and Anchorage: 30 x 5 galv. steel restraint straps @ 2m maximum centres screwed to ends of joints or across first three joints where joists parallel to walls. Straps bent down at ends and twice anchored to walls.

Roof Construction:

Form new roof with new roof tiles to match existing, adequate for a minimal pitch with 100mm headlap fixed on 38x19mm treated battens fixed over BS 747 (1F) roofing felt well dressed into gutters.

Proposed roof (table top roof) to include timber battens on 150 x 50mm s.w. treated rafters at 400mm centres set on 100 x 50 s.w. treated wall plate. Pitch roof to join flat section including 150x50mm double timbers to form ridge plate between flat and pitched roof. Timbers bolted together using M10 bolts at 300mm c/c's and nailed fixed to pitched rafters. Flat roof section insert 150x50mm timbers @ 400mm c/c's fixed to perimeter timbers using glavonised joist hangers. 100x50mm ceiling joists to laid within extension @ 400mm centres and fixed to wall plate. Double every third joists (bolted together) and fix vertical 100x50mm timbers to support table table flat roof construction. (Refer to section drawings A–A)

Flat roof to include hot rolled 3 layer high performance mineral felt over 18mm WBP sheathing ply on 75–0 firring pieces. Contractor to review and approve waterproof detail between flat and pitched roof with building control.

To entire roof fully insulate entire void using 270mm (170 + 100) mineral fibre quilt insulation (170mm laid in–between and 100mm at right angles). To achieve a U–Value of 0.16W/m2k.

All sizes in accordance with Approved Document A1/2.
Tables A1 to A24.
Grade SC3 unless stated otherwise.

Roof ventilation to be 25mm continous at eaves with anti–vermin screen with proprietary tile vents / ridge ventilation.

Code 4 lead flashings / stepped flashings at all abutments chased into wall with a minmum 150mm upstand and taken down onto roof tiles. This to include above flat roof to side of first floor external wall.

Fascias & Soffits: Supply and fit new treated timber fascia and soffit incorporating patent eaves ventilation system to ventilate roof void – 25mm continuous at eaves with anti–vermin screen.

All timbers to be pressure impregnated with preservative and all ends are to be treated.

Guttering: 100mm diameter half round– black PVCU with 68mm circular downpipes to match existing. All rainwater to be connected into new Honeycomb soakaway located to rear garden 5m away from rear extension.

Lintels: To be 'Bournecrete' lightweight Prestressed concrete lintels or similar to BS5977. Sizes as per drawings.

New 'Catnic' lintels to be installed above new window and door openings in accordance with manufacturer's recommendations.

Background Ventilation: All habitable rooms to be provided with secure background ventilation with a min free area of 8000m2 with Flyscreen vents internally.

Kitchen – 4000m2 with internal fly screen vents.

Mechanical Ventilation: To kitchen 30 L/S via cooker hood or 60 L/S intermittent. All extract fans to be ducted to external air including to shower room.

Mechanical extract ventilation also installed to shower room, capable of extracting at 15 litres per second, operated intermittently. Extract fan to be connected to light switch with 15 minute over–run.

Daylight and Ventilation: Glass area not less than 1/10th of floor area and capable of being opened to an extent greater than 1/20th of that floor area. Openable windows to meet means of escape requirements of Building Regulations.

Drainage

Surface Water: To discharge into new PVCu guttering to connect into new downpipes and into new soakaways approx 5m away from rear external wall.

Soakaway: Formed in half brick thick honeycomb walls. Set on 150mm concrete base with mesh reinforcement top. Size and depth to B.C.O. requirements to suit ground conditions. Min. 1.0m square and to a depth of 1.0m below incoming pipe. Positioned a min 5.0m from building.

Foul Water: 100mm diam PVCU pipe at a minimum 1 in 40 fall.
Drainage pipe to be bedded and surrounded in 150mm pea shingle and bridged over with new concrete floor slab. Drainage pipe to be connected to existing SVP and to new sanitary ware. SVP to run vertically externally terminating above roof level.

Note: All above ground drainage works to be undertaken in accordance with BS EN 12056. All below ground drainage works to comply with BS EN 752.

Soil & Vent pipe to be 110mm UPVC – min 900mm above roof level complete with cowling.

Sink/wash hand basin Waste: 38mm diam PVCU– 50mm diam common wastes with rodding access connected into new SVP.

Windows/Doors / Glazing: All new windows to be double glazed PVCU framed thermally broken windows with hermetically sealed units. Maximum allowable U–Value for combined PVCu frame and glazing to be 1.6W/m2K.

Glazing units to be 4mm Pilkington K low emissivity glass outer and inner panes with 16mm air gap.

All in accordance with approved Document L1B

Windows to provide min 1/20th of floor area as open able and should include 4000mm of permanent trickle ventilation to all non habitable rooms in addtion to opening windows.

Safety glazing in all critical locations all in accordance with Approved Document N–Diag 1.

Egress windows to be provided to the new habitable rooms with an unobstructed openable area of that is at least 0.33m2 and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor in accordance with Part B1.

Electrical Works:

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS
FS 31726 7671 electrical installation certificate to be issued for the work by a person competent to do so

Prior to covering all wiring / cables the applicant is to ensure that the installation is inspected by a competent person.

On completion of the works a copy of the installer's electrical installation test certificate and schedule of inspections compliant with BS 7671 is to be provided to the client and the Local Authority.

Smoke Detectors: to be provided and connected to the mains electrical supply with battery back–up. To be installed at ground and first floor levels.

Lighting: All fixed lighting to have lamps with a luminous efficacy greater than 40 lumens per circuit / watt.

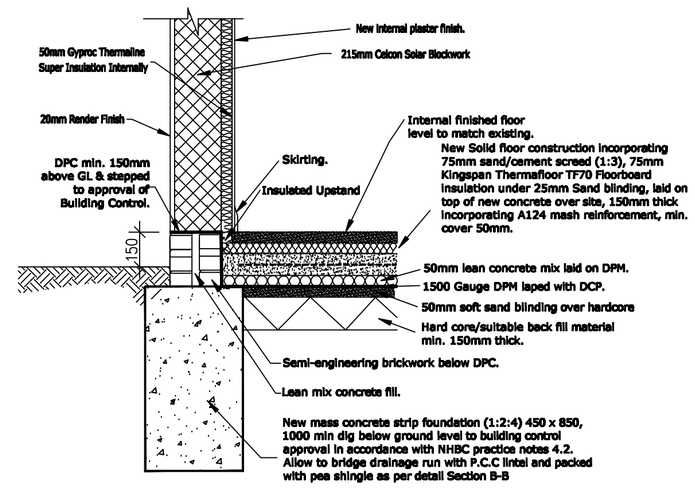
Heating: By extension to the existing gas fired central heating system. All to be installed by Gas safe engineer with certification issued upon completion of heating works.. New boiler to be installed if deemed necessary whilst works being undertaken.

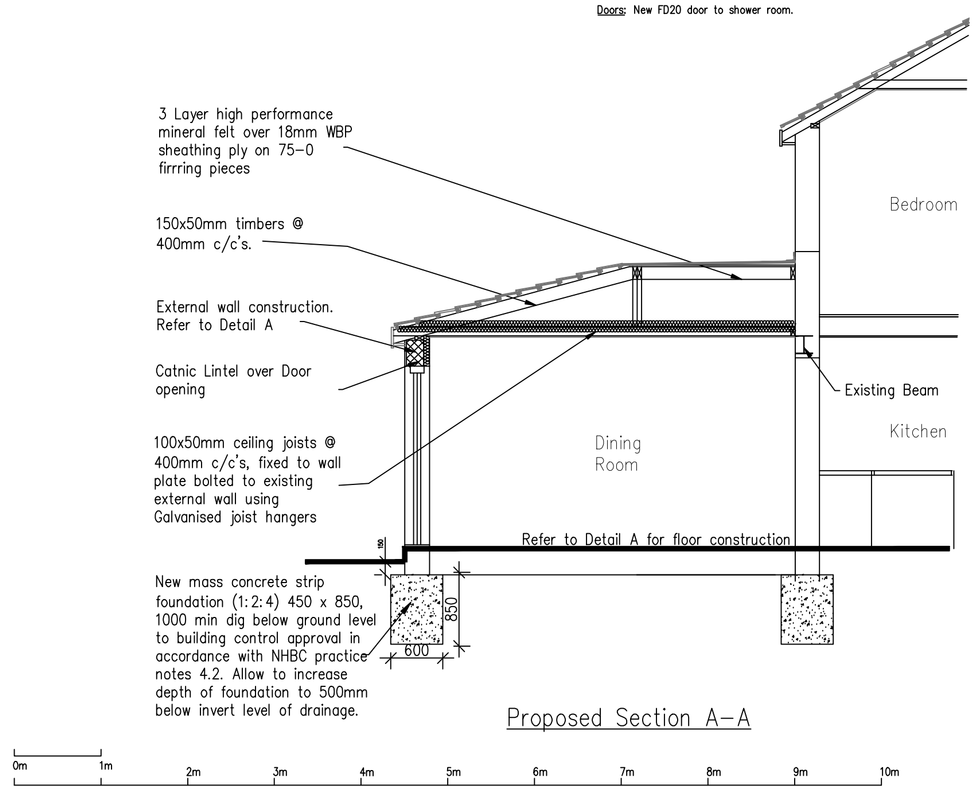
Exact Electrical, Heating and Internal Finishing requirements to be agreed between Builder and Owner.

New Internal Stud Partitions: To consist of 100 x 50mm softwood studs including head and sole plates and noggins at 900mm centres staggered vertical centres. Insulate with 90mm Rockwool insulation to comply with Part E.

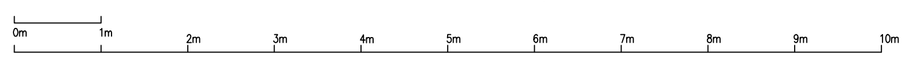
Line both sides of partitions to shower room to be lined with 12.5mm moisture resistant plasterboard with 3mm skim coat.

Doors: New FD20 door to shower room.





Proposed Section A–A



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Client: Ms L. McNaboe		
Project Title: 26 Bradenham Avenue Welling, Kent DA16		
Drawing Title: Existing and Proposed Floor Plans and Sections A–A		
Drawn by: J.D	Scale: 1:50	Date: 10/07/2021
Designed by: J.D	Checked by: CLIENT	Approved by: CLIENT
File Ref.:		
Drawing No. BRAD/01		Rev. A