



NOTE: ALL STRUCTURAL MEMBERS INCLUDING BEAMS, POSTS, PADSTONES, CONNECTION DETAILS ETC. TO BE JUSTIFIED & CALCULATED BY A QUALIFIED STRUCTURAL ENGINEER. A CONDITIONAL APPROVAL MAY BE GRANTED FOR ALL STRUCTURAL MEMBERS. THE CALCULATIONS MUST BE SUBMITTED TO & APPROVED BY THE COUNCIL PRIOR TO COMMENCEMENT.

FIRST FLOOR SIDE WALL TO HAVE SAND/CEMENT RENDER MINIMUM THICKNESS OF 20mm (2 COATS) WITH WATERPROOF ADDITIVE TO TOP COAT ON RIBLATHE ON BREATHABLE MEMBRANE ON 25mm VERTICAL BATTENS (CAVITY MUST BE VENTILATED TOP AND BOTTOM WHICH SHOULD ALSO ALLOW FOR MOISTURE EGRESS) ON ONE LAYER BREATHABLE MEMBRANE ON 9mm SUPERLUX FIRE BOARDING ON 12.5mm WB PLYWOOD GLUED AND SCREWED FOLLOWED BY 60mm KOOLTHERM K12 FLUSH WITH THE FRONT OF THE STUDWORK THEN 40mm CAVITY FOLLOWED BY 32.5mm KOOLTHERM INSULATION BOARD FIXED TO THE BACK OF THE STUDWORK (WHICH INCLUDES A 12.5mm PLASTERBOARD FINISH) TO ACHIEVE A U-VALUE OF 0.27W/m2K

LEGEND

- * DENOTES ACTUAL LOFT DOOR TO BE SELF CLOSING FD30 DOOR AND FRAME WITH 10mm INTUMESCENT STRIPS. NO SMOKE SEAL REQUIRED. A FIRE CERTIFICATE WILL BE REQUIRED AT JOB COMPLETION IN RESPECT OF THE DOOR AND FRAME.
- * DENOTES EXISTING HABITABLE ROOMS AT FIRST & GROUND FLOOR LEVEL TO BE PROVIDED WITH FD20 FIRE DOORS WITH 10mm INTUMESCENT STRIPS

FIRST FLOOR FRONT, REAR WALL AND RETURN SIDE WALL TO HAVE SAND/CEMENT RENDER MINIMUM THICKNESS OF 20mm (2 COATS) WITH WATERPROOF ADDITIVE TO TOP COAT ON RIBLATHE ON BREATHABLE MEMBRANE ON 25mm VERTICAL BATTENS (CAVITY MUST BE VENTILATED TOP AND BOTTOM WHICH SHOULD ALSO ALLOW FOR MOISTURE EGRESS) ON ONE LAYER BREATHABLE MEMBRANE ON 12.5mm WB PLYWOOD GLUED AND SCREWED FOLLOWED BY 60mm KOOLTHERM K12 FLUSH WITH THE FRONT OF THE STUDWORK THEN 40mm CAVITY FOLLOWED BY 32.5mm KOOLTHERM INSULATION BOARD FIXED TO THE BACK OF THE STUDWORK (WHICH INCLUDES A 12.5mm PLASTERBOARD FINISH) TO ACHIEVE A U-VALUE OF 0.27W/m2K

PROVIDE 6mm MASTER BOARD TO FIRST FLOOR OVERHANG TO PROVIDE HALF HOUR FIRE RESISTANCE

EXISTING FOUNDATIONS TO BE CHECKED FOR ADEQUACY & UPGRADED IF REQUIRED

NOTE: LOFT CONVERSION TO CHALET AS APPROVED UNDER PLANNING AT 137 BURNT OAK LANE & 6 HILLCREST

E	18/11/21	SCALE BAR ADDED		
D	11/10/21	PLANNING AMENDMENTS		
C	15/06/21	PLANNING AMENDMENTS		
B	03/11/20	CLIENT AMENDMENTS		
Rev	Date	By	Chkd	Revisions

Client
MR DAVE LOCKYER

Job Title
PART ONE/TWO STOREY SIDE & REAR EXTENSION WITH ALTERATIONS TO ROOFLINE TO PROVIDE ROOMS IN ROOF SPACE & INTERNAL ALTERATIONS
23 MONTROSE AVENUE
SIDCUP
KENT DA15 9DT

ARCHITECTURAL CONSULTANTS

ANDERSON NORTH

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	16/10/20
Drawing Title	PROPOSED FLOOR PLANS AND ELEVATIONS		
Drawing No.	23-MONTROSE-AVENUE-02	Rev.	E