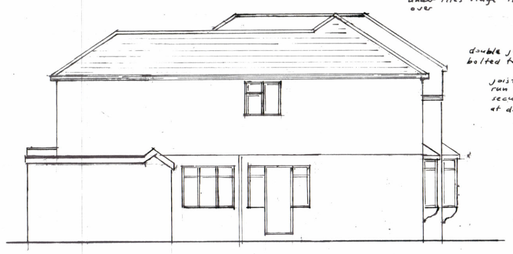
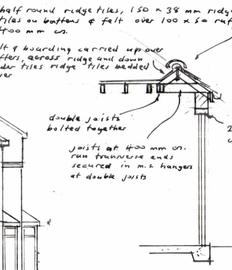
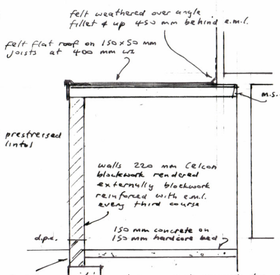
FRONT ELEVATION



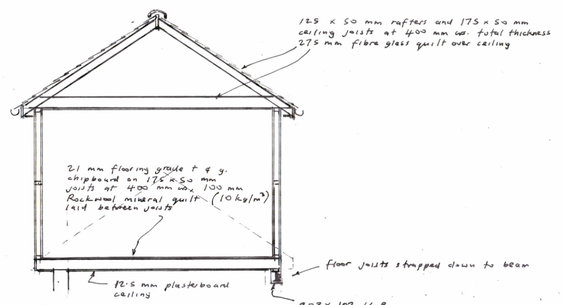
SIDE ELEVATION



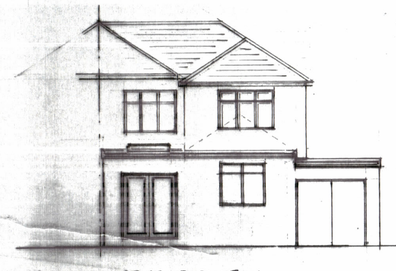
SECTION E-E



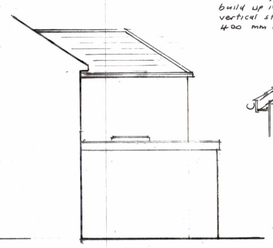
SECTION F-F



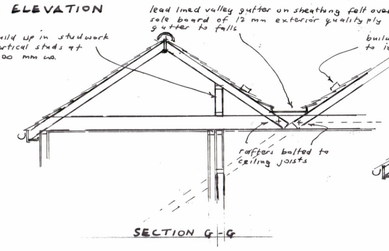
SECTION D-D



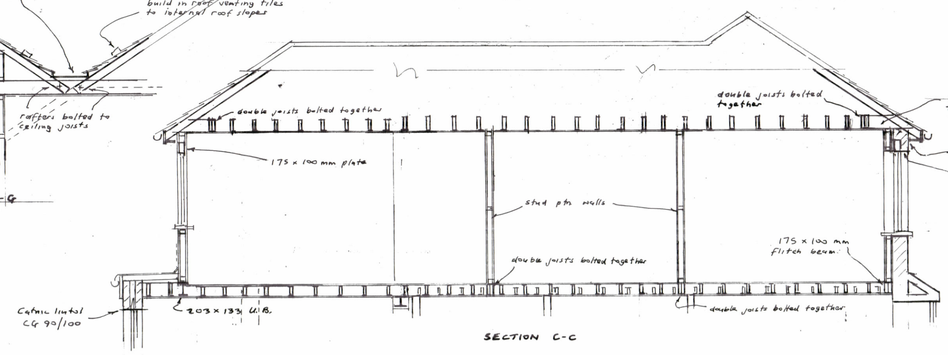
REAR ELEVATION



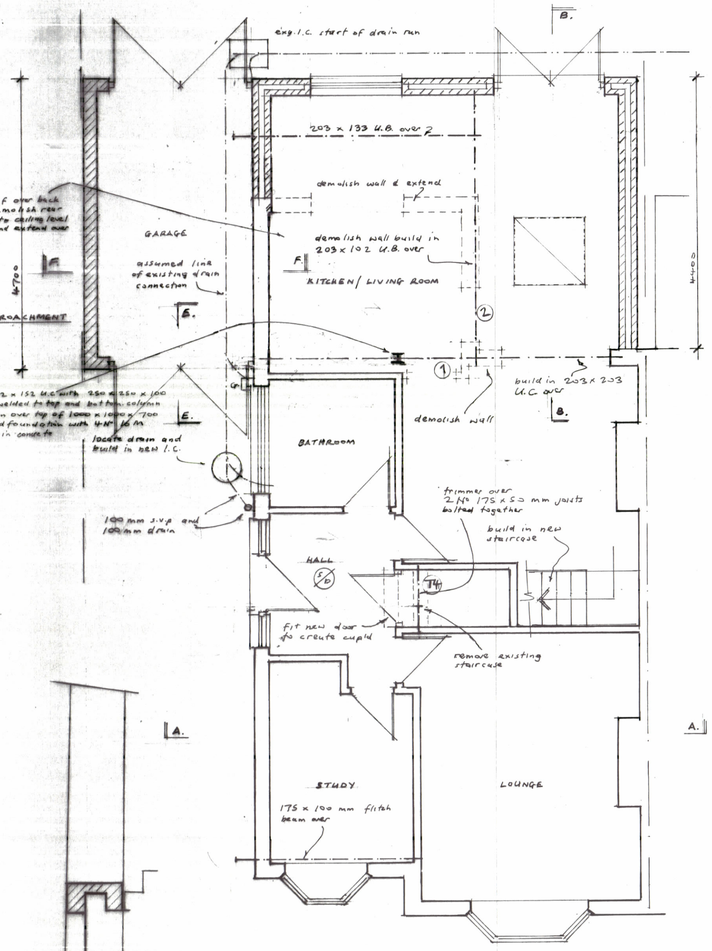
SIDE ELEVATION



SECTION G-G

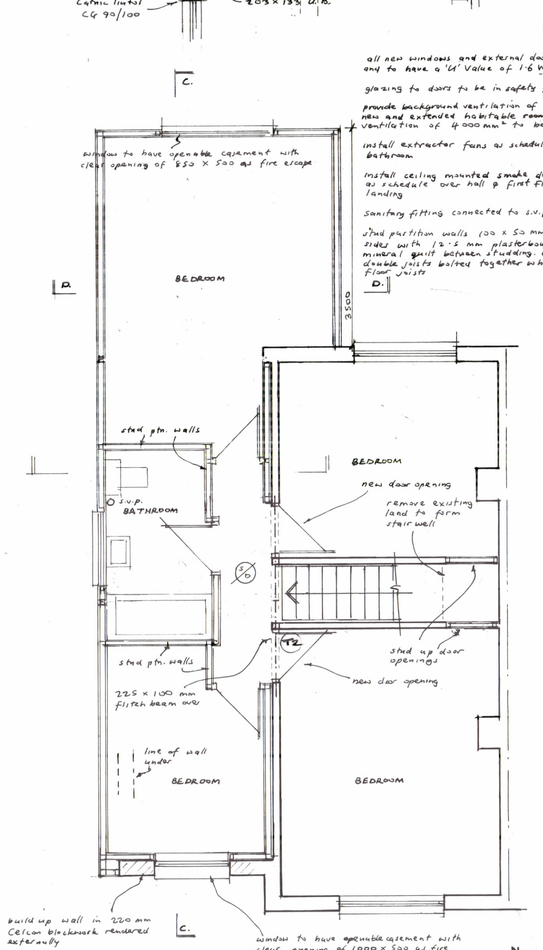


SECTION C-C



GROUND FLOOR PLAN

BLOCK PLAN
SCALE 1:500



FIRST FLOOR PLAN

all new windows and external doors to be double glazed and to have a 'U' Value of 1.6 W/m²K

glazing to doors to be in safety glass

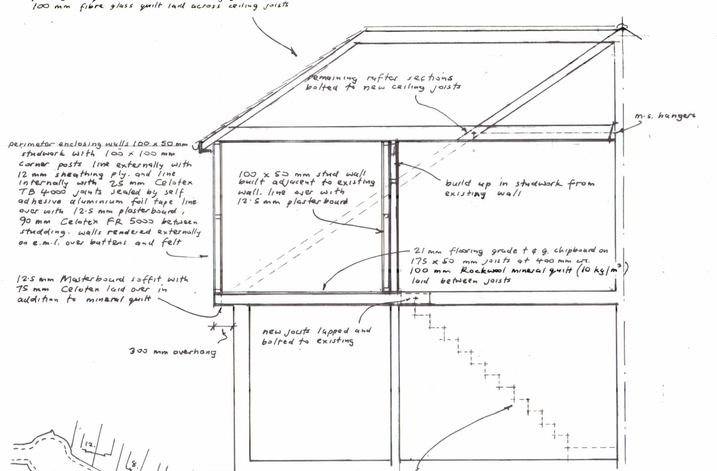
provide background ventilation of 8000 mm² to all new and extended habitable rooms and provide background ventilation of 4000 mm² to bathroom

install extractor fans as schedule to kitchen and bathroom

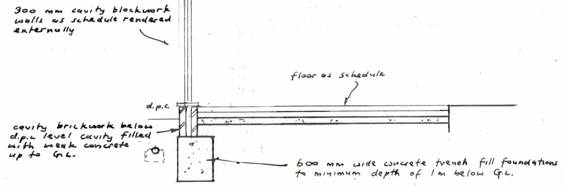
install ceiling mounted smoke detectors as schedule over hall & first floor landing

Sanitary fitting connected to s.v.p. in single stack

stud partition walls 100 x 50 mm. studwork lined both sides with 12.5 mm plasterboard. 100 mm Rockwool mineral quilt between studding. walls built of 4 mm. double joists bolted together where running parallel to floor joists



SECTION A-A



SECTION B-B

LOCATION PLAN
Scale 1:1250

All works to comply with relevant Codes of Practice and British Standards. No work should commence until local authority have issued a building regulation approval. No drains or services other than those shown appear to pass under the proposed work however if any found on excavation or diversion to be carried out to satisfaction of relevant authority. All drain positions are approximate and only relate to survey of property subject of application. If in doubt contact Colin Luther Ass. office for confirmation.

New inspection chambers to be built in 220mm semi-engineering blockwork flush pointed internally on 150mm concrete foundations and benched up around channels and bends. Lay 100mm Supe sleeve pipes of minimum fall of 1 in 40 bedded and haunched in 100mm of concrete or 100mm underground pvc pipes on pea shingle may be used if agreed by Local Authority. Where drains run under building encase in 150mm concrete if required by L.A and bridge over where passing through wall with R.C lintel to satisfaction of L.A.

Lay 600x300mm concrete foundations to minimum depth of 1m or as agreed on site by L.A. and to suit ground conditions where walls are within 1m of drains foundations to be taken down to invert level of drain or as agreed with L.A. Depth of foundations to be sufficient so as not to exert additional ground pressure on existing drains.

Ground floor finish as agreed with client on 75mm cement screed reinforced with chicken wire over 90mm thick Celotex insulation on 150mm site concrete with 1200 G d.p.m. under to be contiguous with existing house and new wall d.p.c. on 50mm sand blinding on 150mm hardcore bed any existing floor vents covered by new floors to be ducted through to external air with 100mm diameter underground pvc pipes or as agreed with L.A.

First floor 21mm flooring grade T & G chipboard over joists sizes and crs. as per plan. 100mm Rockwool mineral quilt (10kg/m cub) laid between joists. 12.5mm plasterboard to U/S T & G boarding to shower and bath room floors to be water resistant to grade P6 with B.S stamp on upper surface. Ceilings to be taped and sealed including services passing through.

Walls as per plan internal surfaces finished with 12.5 mm plasterboard on dabs d.p.c to cills. Reveals at all openings in cavity walls to be closed with patent insulated cavity closers, where cavity is bridged provide stepped d.p.c horizontal d.p.c to be minimum 150mm above adjoining external ground level. Seal cavity at top of walls external render to have waterproof additive and not to bridge the horizontal d.p.c. New horizontal d.p.c to be contiguous with existing d.p.c.

300mm cavity wall of two skins 100mm Celocon blocks with stainless steel wall ties at 450mm vertical and 750mm horizontal crs. Staggered cavity fill of 75mm CWI4000 insulation secured with wall tie clips to inner skin as manufacturers recommendations, walls rendered externally render not to bridge horizontal d.p.c. where access is not available to render externally wall outer skin to be brickwork.

220mm Celcon blockwork rendered externally reinforced with e. m. l. every third course and lined internally with 50mm Celotex FR4000 on 50x25mm treated battens at 600 crs fixed over face with 12.5mm plasterboard.

220mm Brickwork lined internally with 60mm Celotex FR4000 in accordance with manufacturers recommendations with joints sealed 50x25mm treated battens at 600 crs fixed over face with 12.5mm plasterboard.

Flat roof – cold deck construction to be covered with 12mm thick mineral chippings bedded in hot bitumen over 3 layers of roofing felt complying with B.S 747 all set in hot bitumen on 18mm marine ply or boarding over firing to provide fall 1 in 60. 50x50mm cross battens at 400mm crs. To provide cross ventilation to roof space over joists sizes and crs. As per plan 200mm Celotex XR4000 insulation laid between joists 1000 G polythene fixed to underside of joists as vapour barrier. 9.5mm plasterboard ceiling set with plaster, alternatively use 9.5mm Gyproc Duplex plasterboard. Form upstands and weather over tops of fascia of 150x25mm T & G boarding roof ventilated in accordance with C.P 144 – 25mm air space between fascia and wall. Where abutting existing walls felt taken up over tilting fillet minimum 150mm above roof level and weathered in chase in wall.
Alternative insulation 150mm Celotex FR4000 between joists. 50mm Celotex FR4000 under joists. Joints taped.

Flat roof – warm deck construction to be covered with 12mm thick mineral chippings bedded in hot bitumen over 3 layers of roofing felt complying with B.S 747 all set in hot bitumen over 140mm Celotex TC3000 roof board laid and joined to manufacturer recommendations on firings to provide fall of 1 in 60 on joists sizes and crs. as per plan. 9.5mm plasterboard ceiling set with plaster no ventilation provided to roof space.

All timber exposed and built into walls to be treated with wood preservative in accordance with C.P 96 timber in roof void to be pressure impregnated with preservative.

Rainwater Drains lay 100mm Supe sleeve drain pipes at minimum fall 1 in 40 bedded on 100mm concrete or 100mm underground pvc pipes on pea shingle may be used if agreed with L.A drains to run to soakaways minimum 5m from buildings and constructed in stein brickwork size and depth to be agreed with L.A.

Steel beams to be encased with 2 layers of 9.5mm plasterboard fixed with 1.6mm wire binding at 100mm pitch and set with 7mm plaster beams to rest on concrete padstones at each end. Minimum end bearing for beams 225mm or agreed with L.A twin steel beams to be diaphragm bolted together with spacers at 900mm crs, steel beams encased in concrete to be wrapped in 6mm dia. M.S links at 225mm horizontal centres and encased in minimum 50mm concrete cover to all surfaces.

Lateral and vertical restraint to external walls Bat patent restraints straps at minimum 1.8m crs up to first floor and at max 1.2m crs above first floor level, fixing of straps to joists as per manufacturers recommendations according to exposure rating and to conform with BSCP112.

Sanitary fittings to run in single stack to relevant s.v.p bath basin shower bidet and sink all to be fitted with 75mm deep seal traps. Waste pipes sizes as indicated on plan; all to have cleaning eyes at any change of direction no waste pipe to connect to s.v.p. within areas of 200mm of centre line of w.c. branch connections.

Provide ventilation and background ventilation of 8000 mm sq to all new or extended habitable rooms by trickle vent 1.7m above F.F.L. Install extractor fan to new and extended kitchens, extractor fan to provide extract rate of 60 litres/se. alternatively provide cooker hood extractor to provide extract rate of 30litres/sec. install extractor fan to new bathroom or shower room, extractor fan to provide extract rate of 15 litres/sec. new utility extractor to provide extract rate of 30 litres/sec. provide Background ventilation of 4000mm sq to kitchen, bathroom, shower room and utility room. All habitable rooms to be provided with windows supplying an open able ventilation area of at least 5% of the room, min. of 1.75m above floor level.

Glazing to new and replacement doors and adjacent sidelights up to height of 1.5m above F.F.L. to be in safety glass to comply with B.S 6206 Class C. All new window and external doors to be double glazed and to have a 'U' value of 1.6 W/m²K.

All existing lintels, beams foundations and roof structures affected by changes in loading conditions are to be exposed for inspection and any remedial works found necessary to be undertaken by the contractor before commencing any new works this work to be in consultation and agreement of the local authority building control. **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 B.S. 7671 installation certificate to be issued for the work by a person competent to do so.

Mains operated smoke detector to BS5839 – Part 6 (with battery back up) to be installed at the ground and first floor landings. Fire alarm to have an installation and commissioning certificate and the building occupier should be provided with information on the use of the equipment and on the maintenance. This should include the manufacturers instructions.

Heating system where existing heating system is extend all new radiators to be fitted with thermostatic valves. If existing boiler is to be replaced new boiler to have a SEDBUK rating of 86%, plus all work to be carried out by a Gas Safe registered engineer.

There are no trees in vicinity of building. Where building within a distance of 3m from a drain Thames Water consent is required if the drain is designated to be a Public Sewer.

Install energy efficient lights and fittings where necessary.

Your attention is drawn to the following which forms part of the contract between you, the Customer, and Colin Luther Associates Limited ("the Company").

1.To enable the services to be provided at the most competitive price possible, the Customer and the Company agree that the Company's liability under and in connection with this agreement shall be limited AND WE DRAW THE CUSTOMER'S ATTENTION IN PARTICULAR TO THE LIMITATION OF LIABILITY PROVISIONS BELOW

2.In preparing these drawings and specifications for you the Company has not conducted any form of survey of any nature of the property concerned ('the Property'). Accordingly, save for that caused by the Company's own negligence, the Company excludes any liability or loss of any kind arising out of any structural, aesthetic or any other type of defect relating to the property, whenever and however discovered, and all associated costs, including (but not limited to) all claims, damages, fees and expenses.

3.The Company shall have no liability to the Customer for any loss, damage, costs, expenses or other claims for compensation arising from any instructions supplied by the Customer which are incomplete, incorrect, inaccurate, illegible, out of sequence or in the wrong form, or arising from their late arrival or non-arrival, or any other fault of the Customer.

4.All warranties, conditions and other terms implied by statute or common law (save for the conditions implied by section 12 of the Sale of Goods Act 1979) are to the fullest extent permitted by law excluded from the agreement.

5.Except in respect of death or personal injury caused by the Company or any of its employees', agents' and sub-contractors' negligence or fraudulent misrepresentation, the Company shall not be liable to the Customer for any indirect or consequential loss or damage (whether for loss of profit, loss of business or otherwise), costs, expenses or other claims for consequential compensation whatsoever and however caused which arise out of or in connection with the agreement and provision of services to the Customer.

6.The Company shall not be liable to the Customer or be deemed to be in breach of the agreement by reason of any delay in performing, or any failure to perform, any of the Company's obligations in relation to the services, if the delay or failure was due to any cause beyond the Company's reasonable control.

0 20 40 60 80 100 metres
Scale Bar 1:1250

0 1 2 3 4 5 metres
0 1 2 3 4 5 6 7 8 9 10 metres
Scale Bar 1:50 and 1:100

REVISION
'A' attached garage added to side
'B' revised May 2020/1a
'C' roof design changed Sept. 2021

Site P.30 44 m²

SCALE	DRG. NO.
1:50 & 1:100	2021/128

PROJECT
FIRST FLOOR SIDE & SINGLE STOREY REAR EXTENSION

LOCATION
9 PALMAR ROAD
BEXLEYHEATH DA7 4LJ

CLIFNT	DATE
	September 2021

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Colin Luther Architectural Consultants