

This drawing is for negotiation with the Local Authority Planning & Building Control.

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- " Raising a wall or cutting off projections
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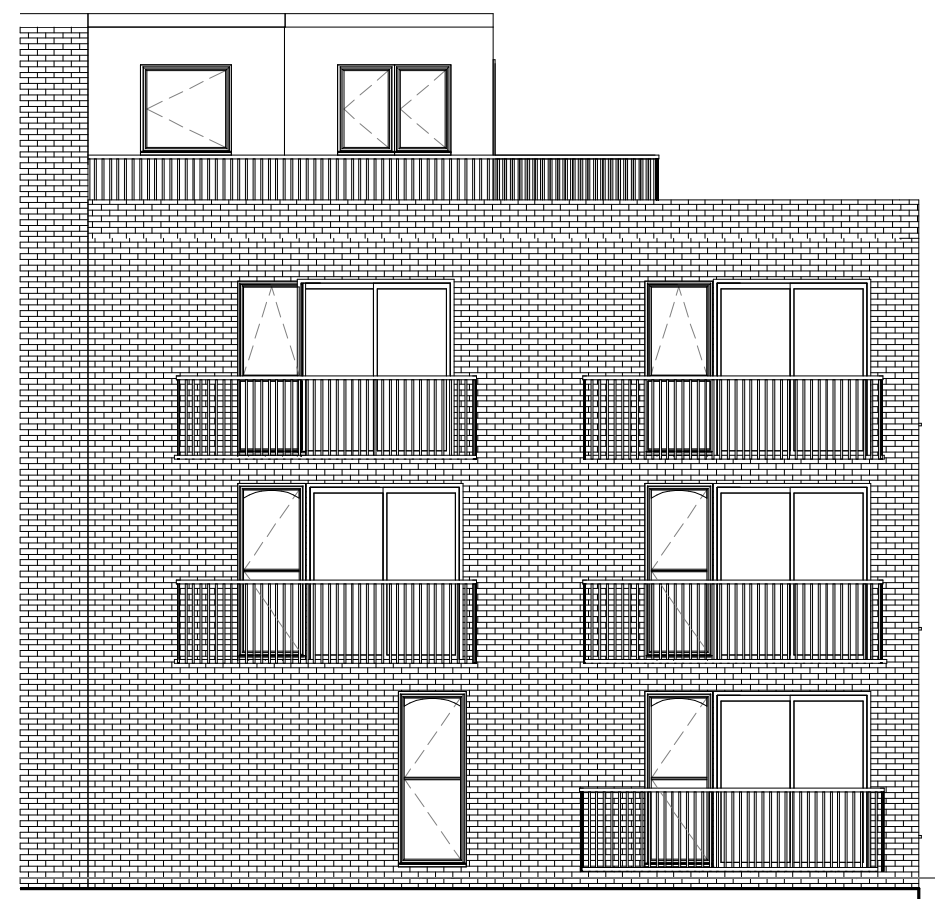
- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Or:
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DRAINAGE

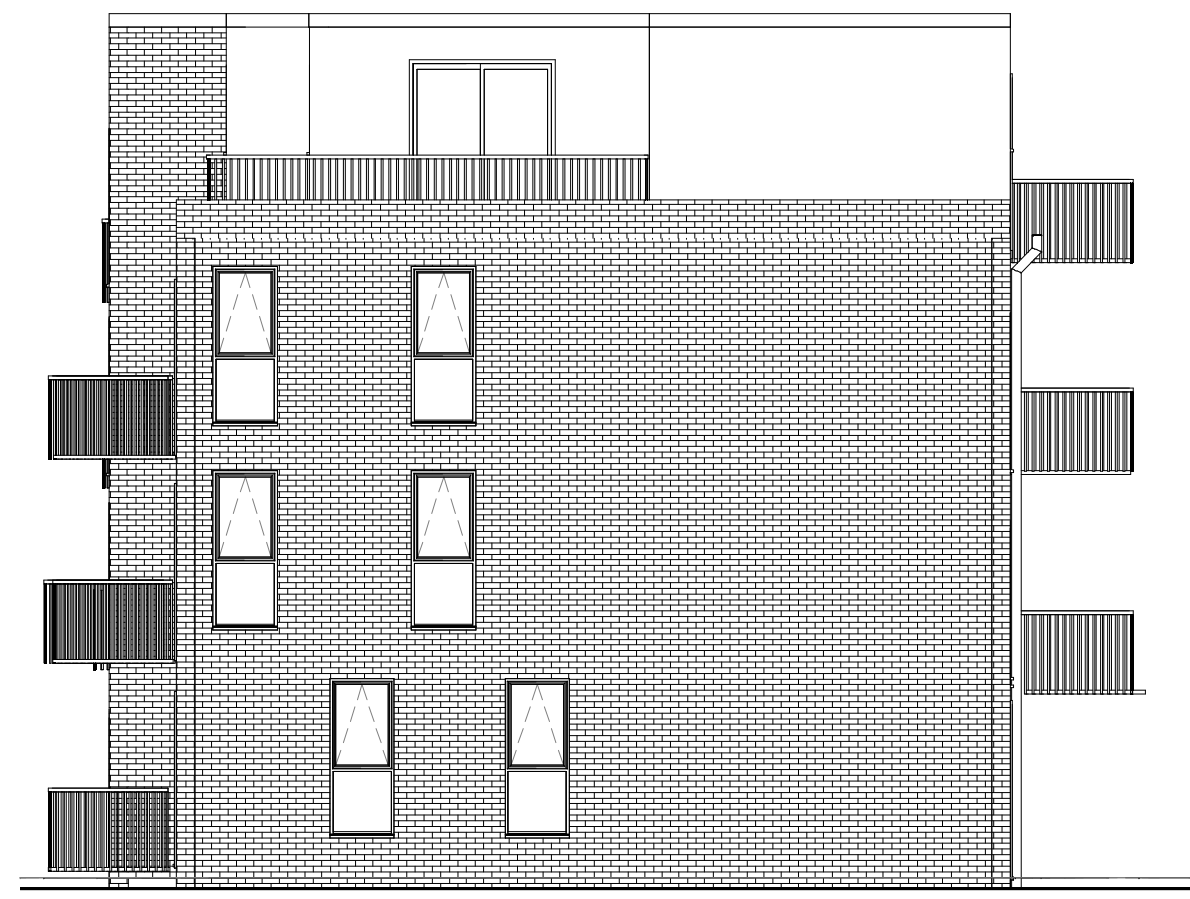
Manhole to be investigated prior to commencement works & all drainage to be discussed with Building control officer.

NEW STAIRCASES

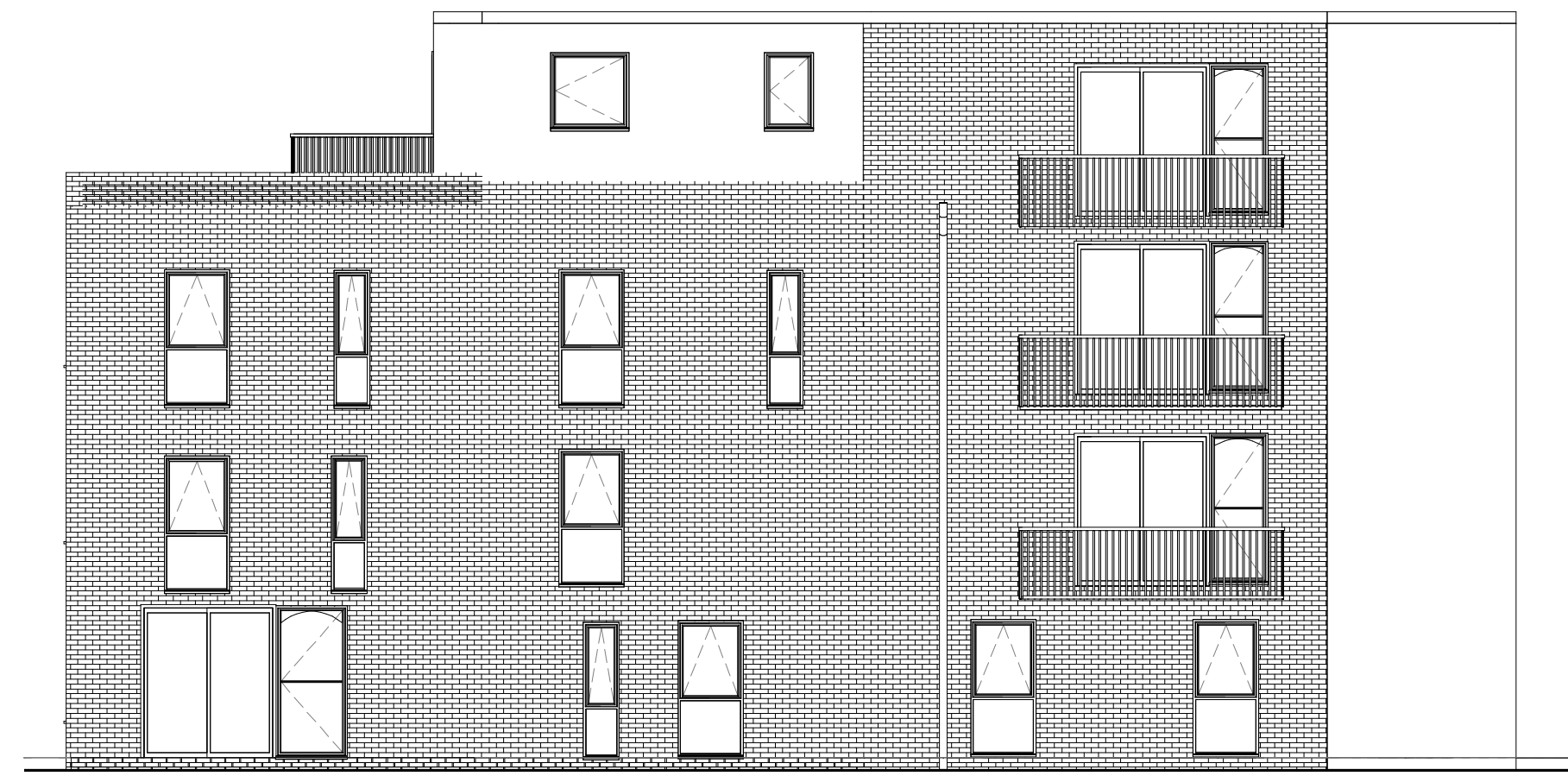
Dimensions to be checked and measured on site prior to fabrication of any new stairs. Stairs to comply with BS585 and with Part K of the Building Regulations. Min 2.0m headroom measured vertically above pitch line of stairs and landings.



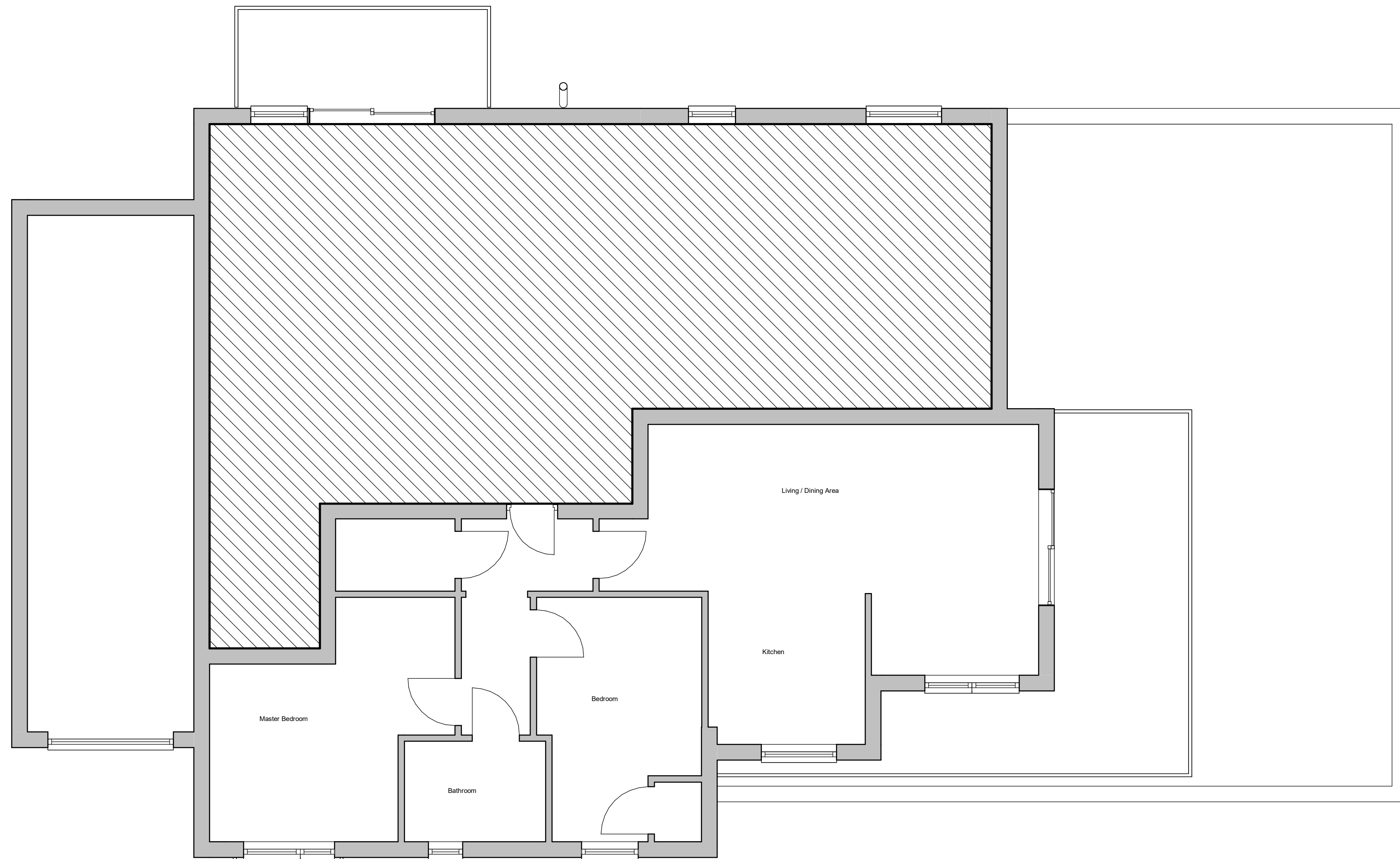
Existing Front Elevation
1 : 100



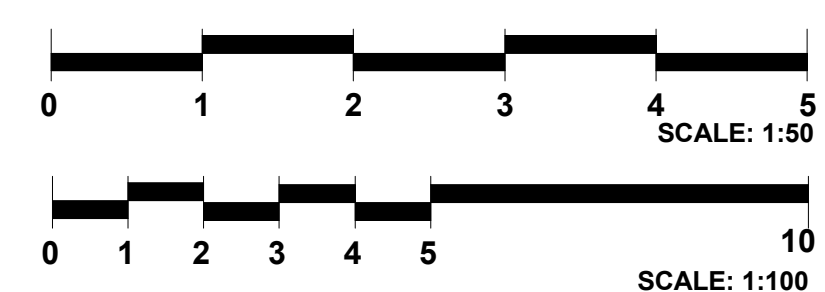
Existing Side Elevation
1 : 100



Existing Rear Elevation
1 : 100



02 Existing Third Floor
1 : 50



CANOPY Planning Services
 Tel: 020 5632 2690 Email: info@canopyplanning.co.uk
 Mob: 0795631277 Web: www.canopyplanning.co.uk

Job Title:

FLAT 19, 144 EAST STREET EPSOM KT17 1EY

Drawing Title:

Existing

Scale (@ A1)

As indicated

Date: Jan 2022

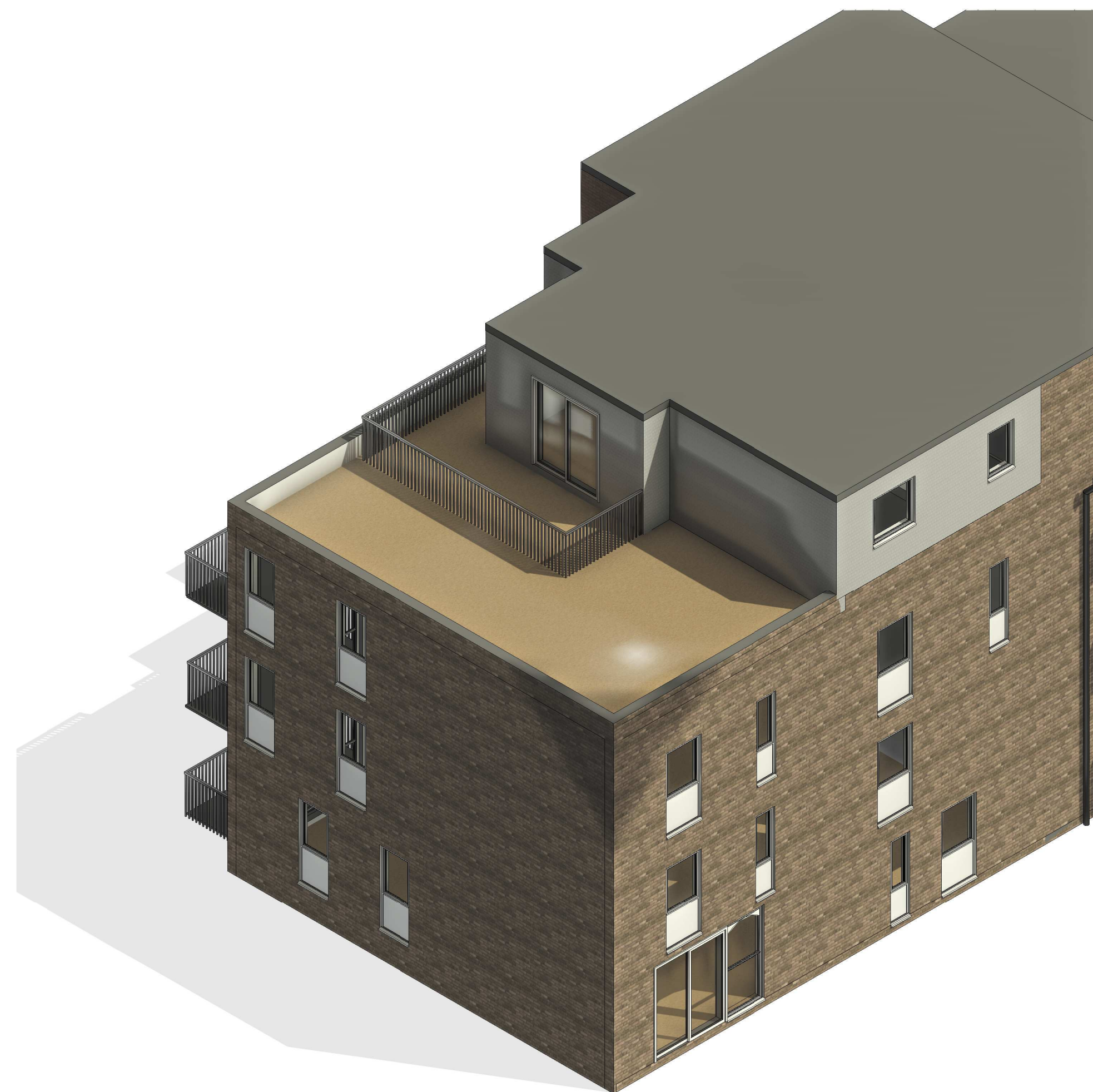
Drawn by: D P

Drg. No.

2201/01

Rev

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Job Title:

FLAT 19, 144 EAST STREET EPSOM KT17 1EY

Drawing Title:

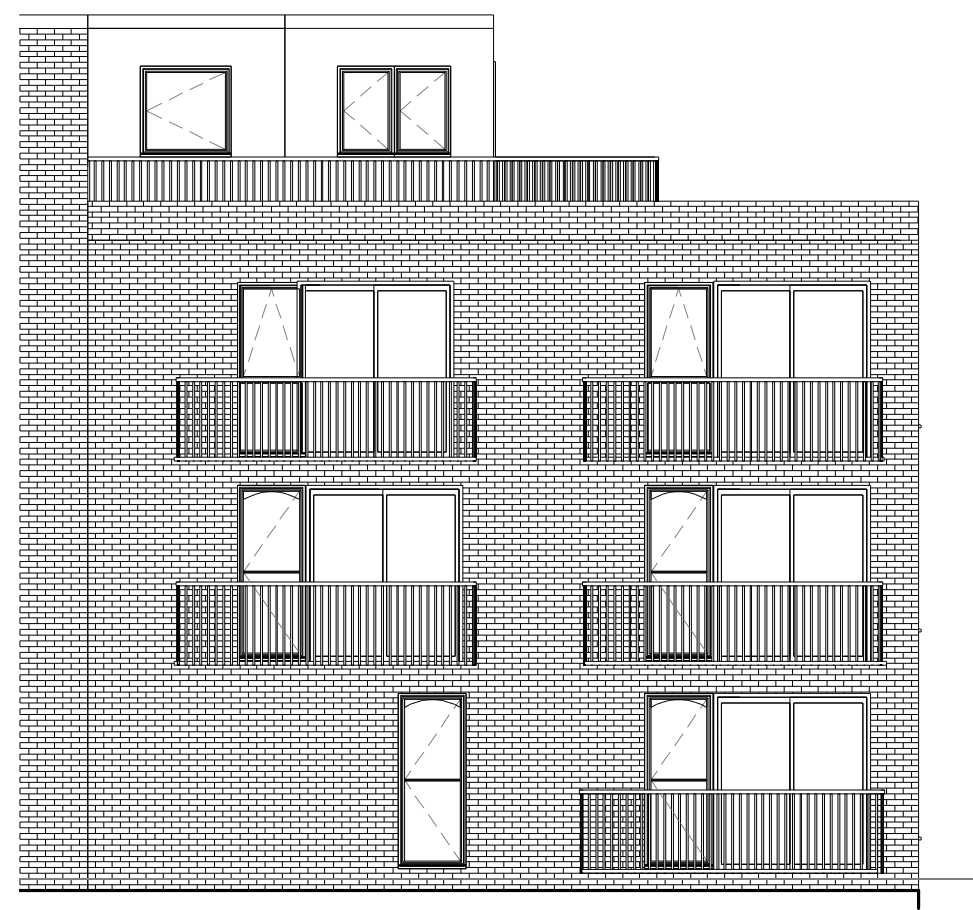
Existing 3D

Scale (@ A1)

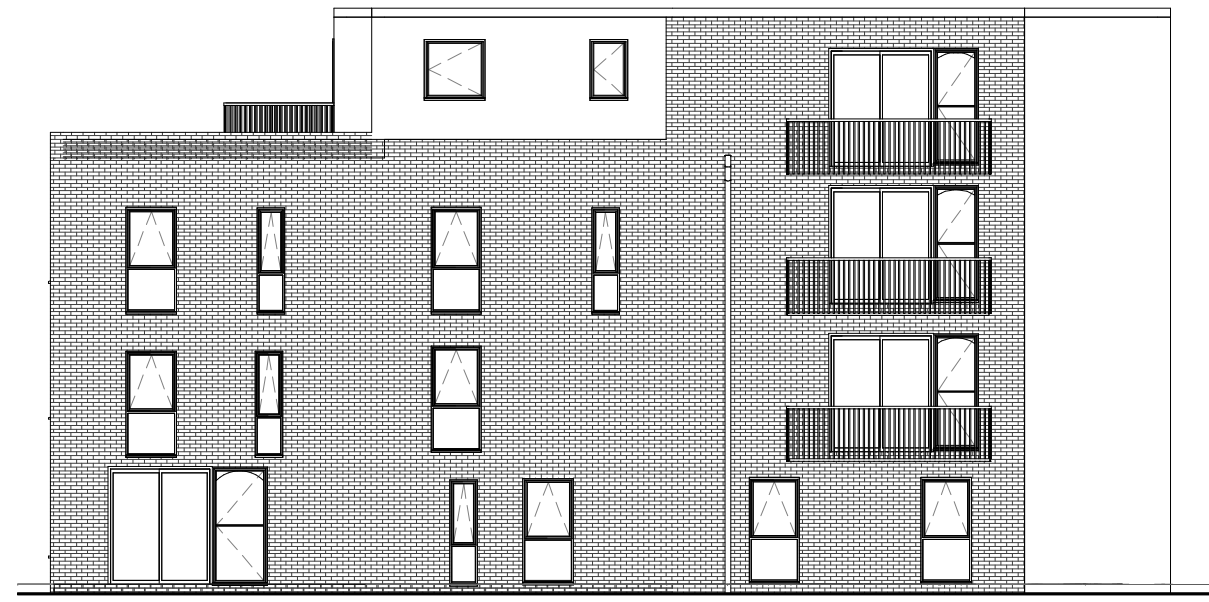
Date: Jan 2022 **Drawn by:** D P

Drq. No.	Rev
2201/02	

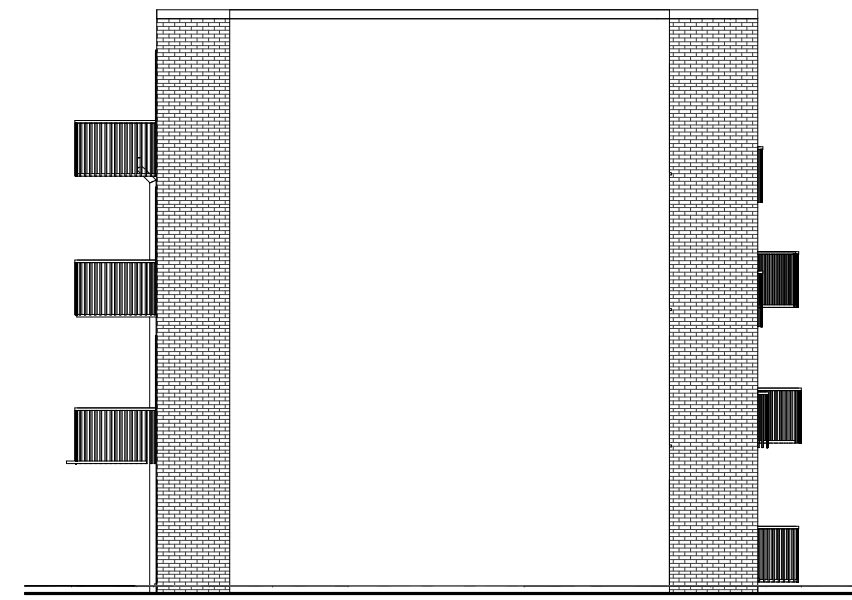
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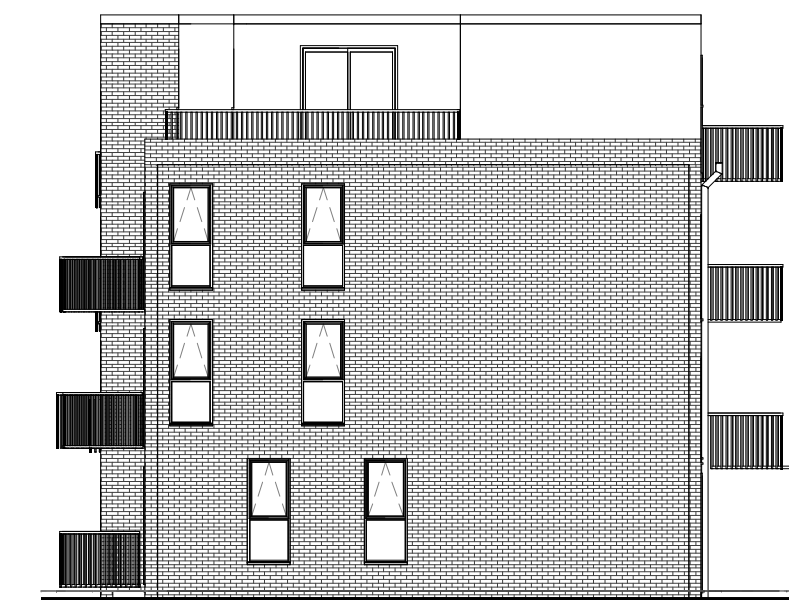
Existing Front Elevation..
1 : 100



Existing Rear Elevation..
1 : 150



Existing Side Elevation II..
1 : 150



Existing Side Elevation..
1 : 150

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 BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

Soakaway
new soakaway, situated a min distance of 5.0m away from any building
Manhole to be investigated prior to commencement of works

Catnic CN81c over opening

ESCAPE WINDOWS
Provide emergency egress windows to any newly created habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows. Glazing in critical areas shall be impact resistant.

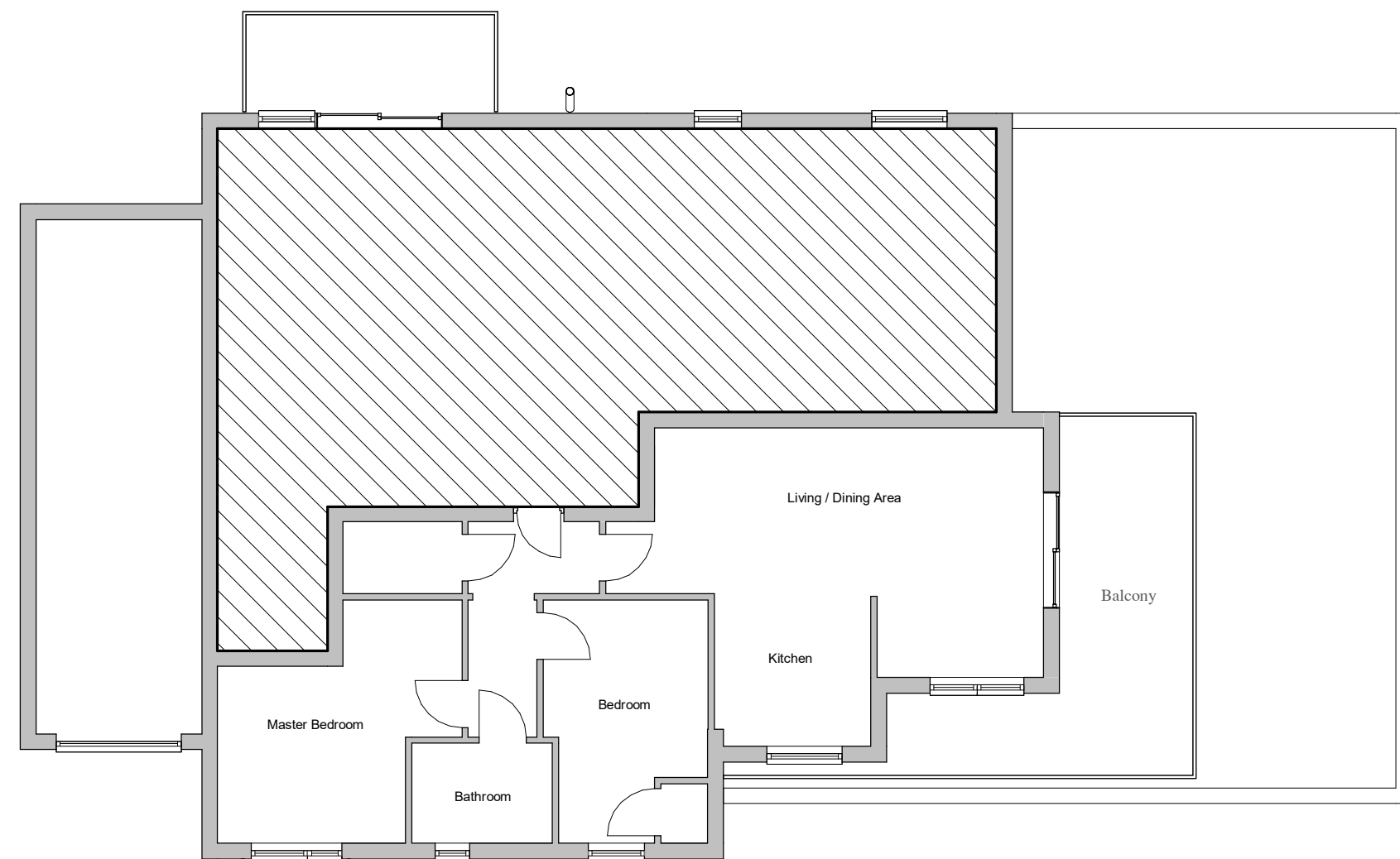
NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

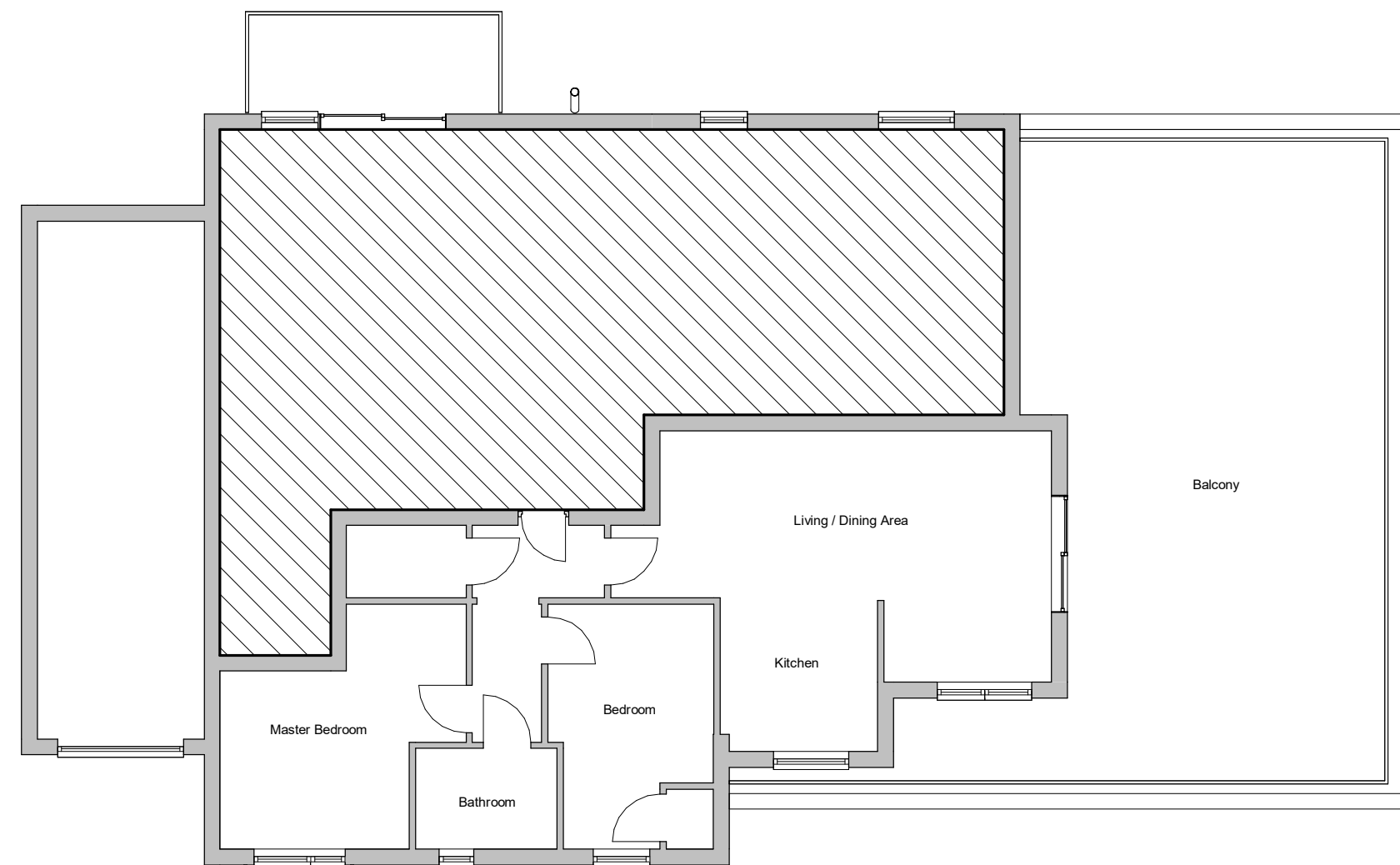
ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

INTERNAL LIGHTING
Lighting installation indicating which fittings are only capable of accepting energy efficient lamps.
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.



02 Existing Third Floor..
1 : 100



02 Proposed Third Floor..
1 : 100

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Job Title:

FLAT 19, 144 EAST STREET EPSOM KT17 1EY

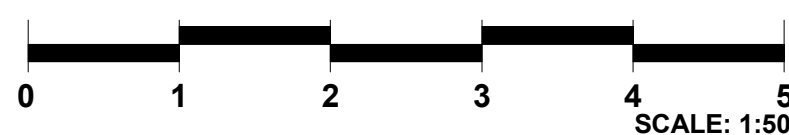
Drawing Title:

Proposed Extension

Scale (@ A1) As indicated

Date: Jan 2022 **Drawn by:** D P

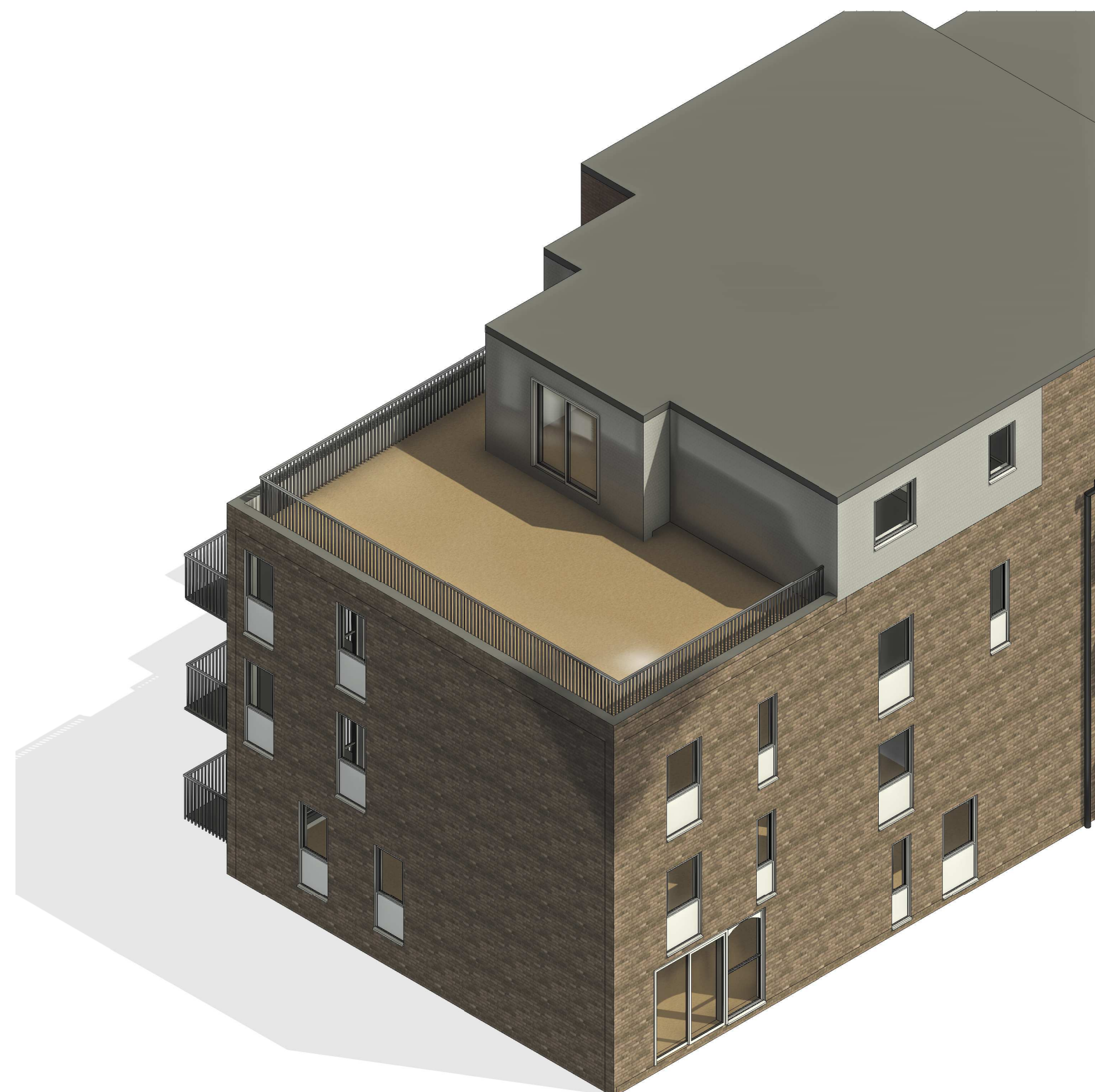
Drg. No. 2201/06	Rev
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Extension to Balcony.



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Job Title:

FLAT 19, 144 EAST STREET EPSOM KT17 1EY

Drawing Title:

Proposed 3D

Scale (@ A1)

Date: Jan 2022 **Drawn by:** D P

Drq. No. 2201/08	Rev
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