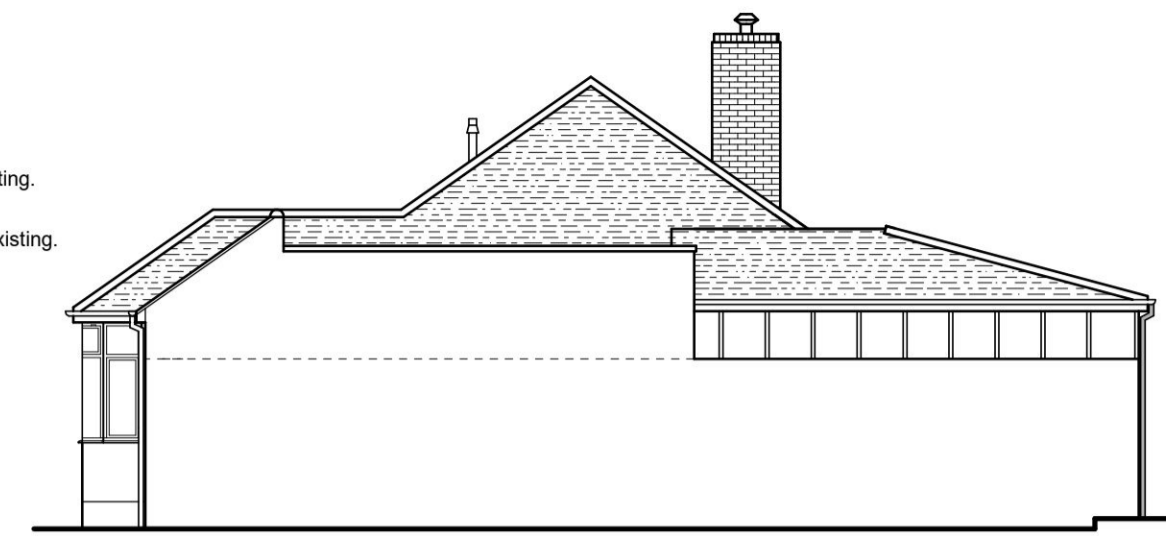
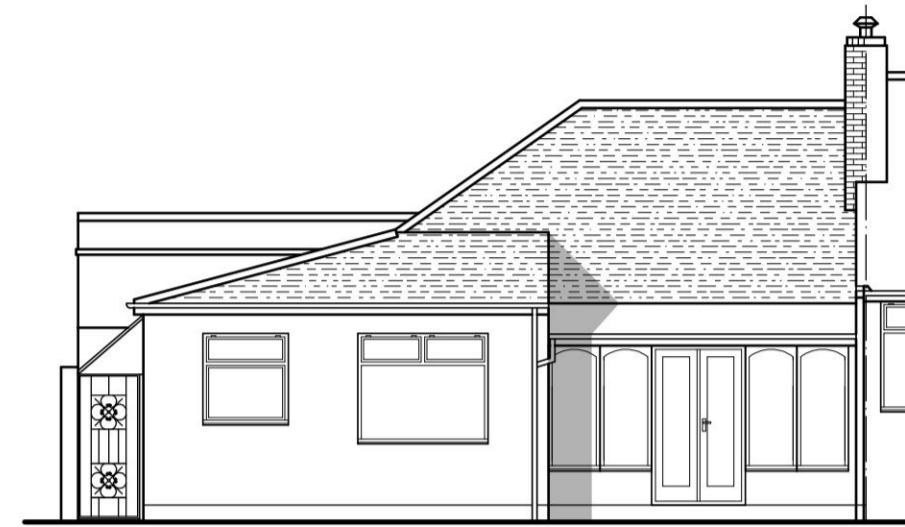


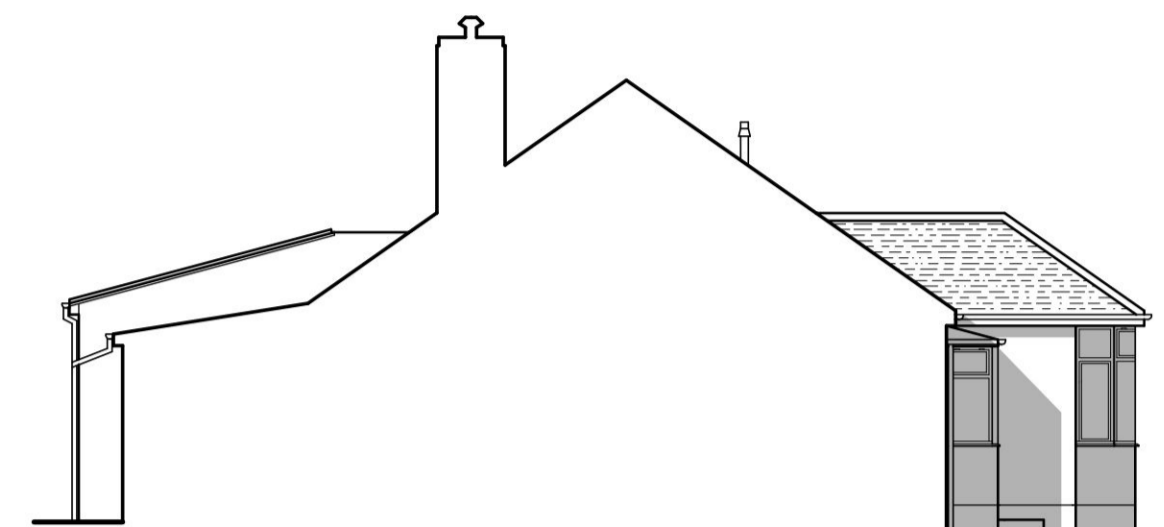
FRONT ELEVATION



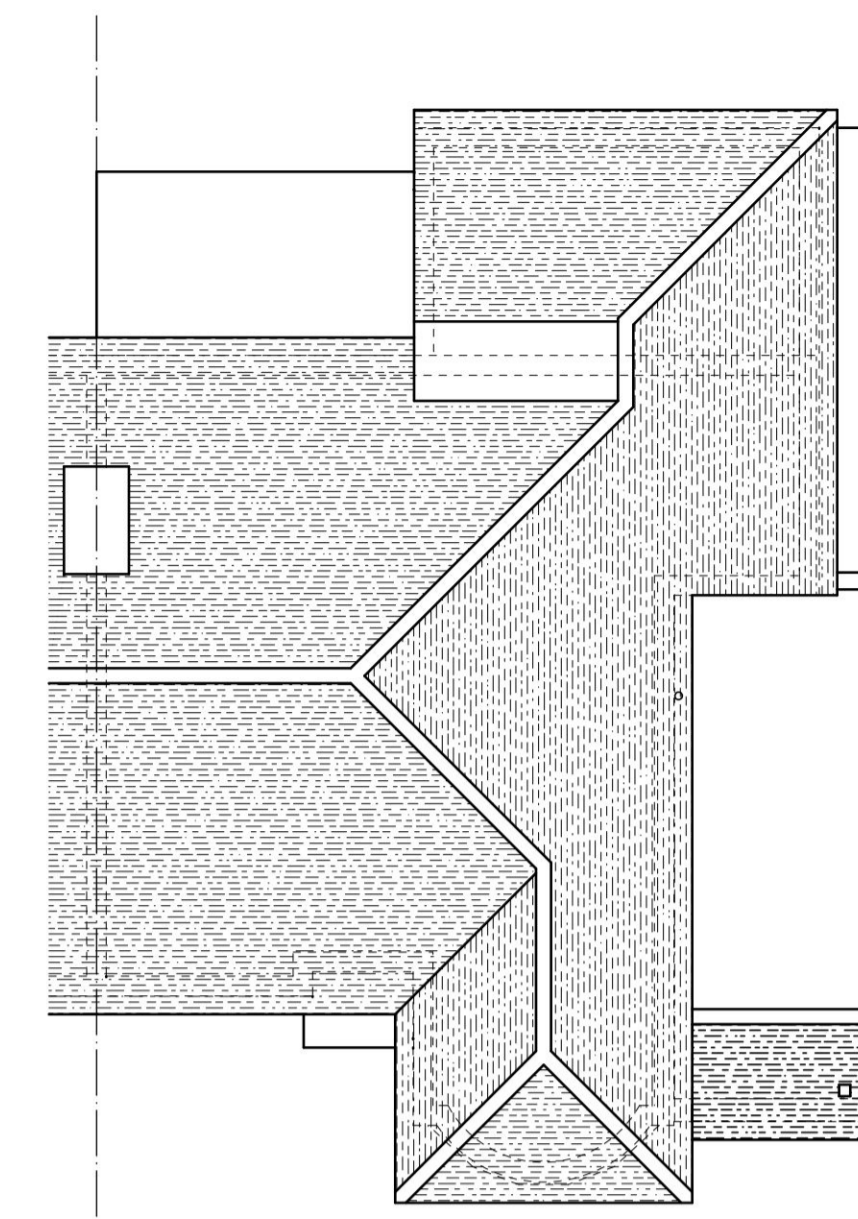
SIDE ELEVATION



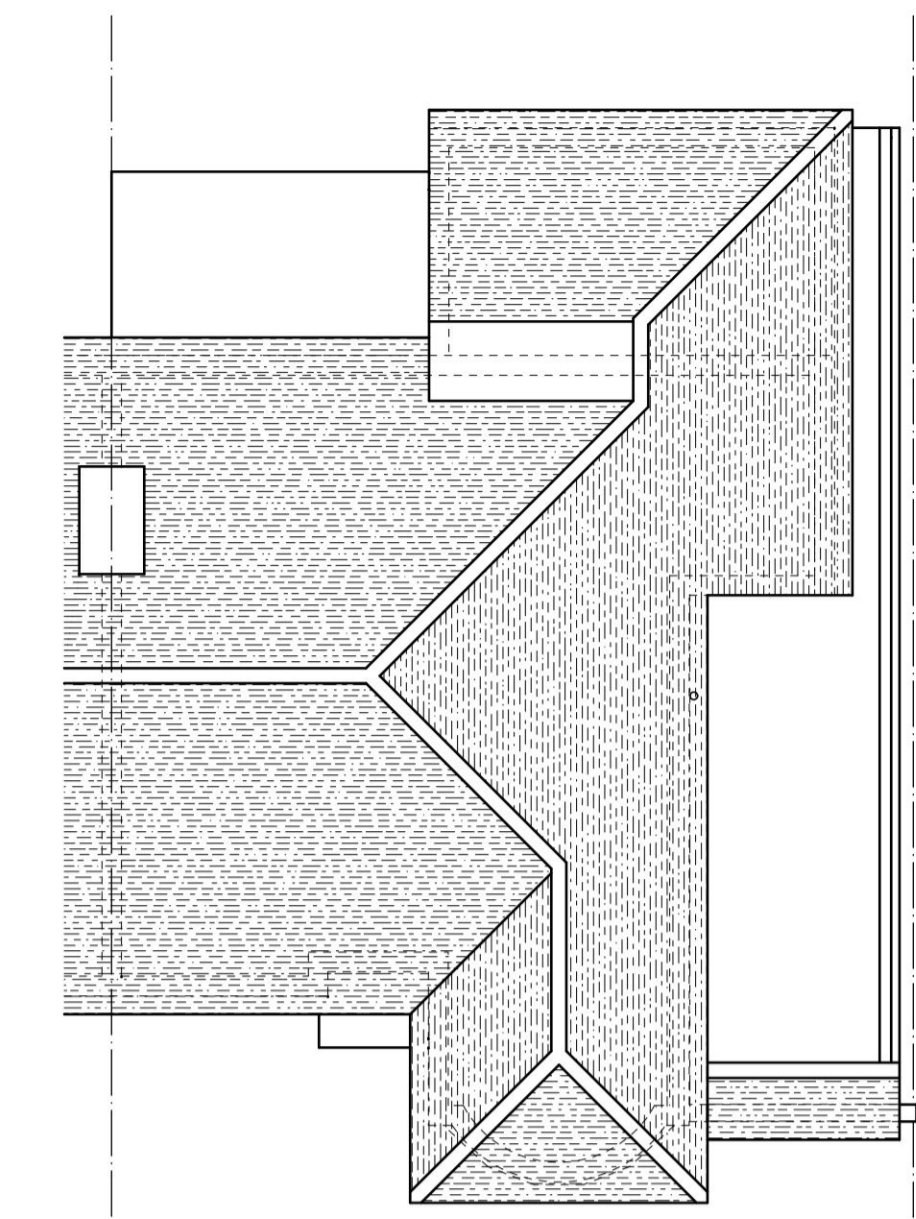
REAR ELEVATION



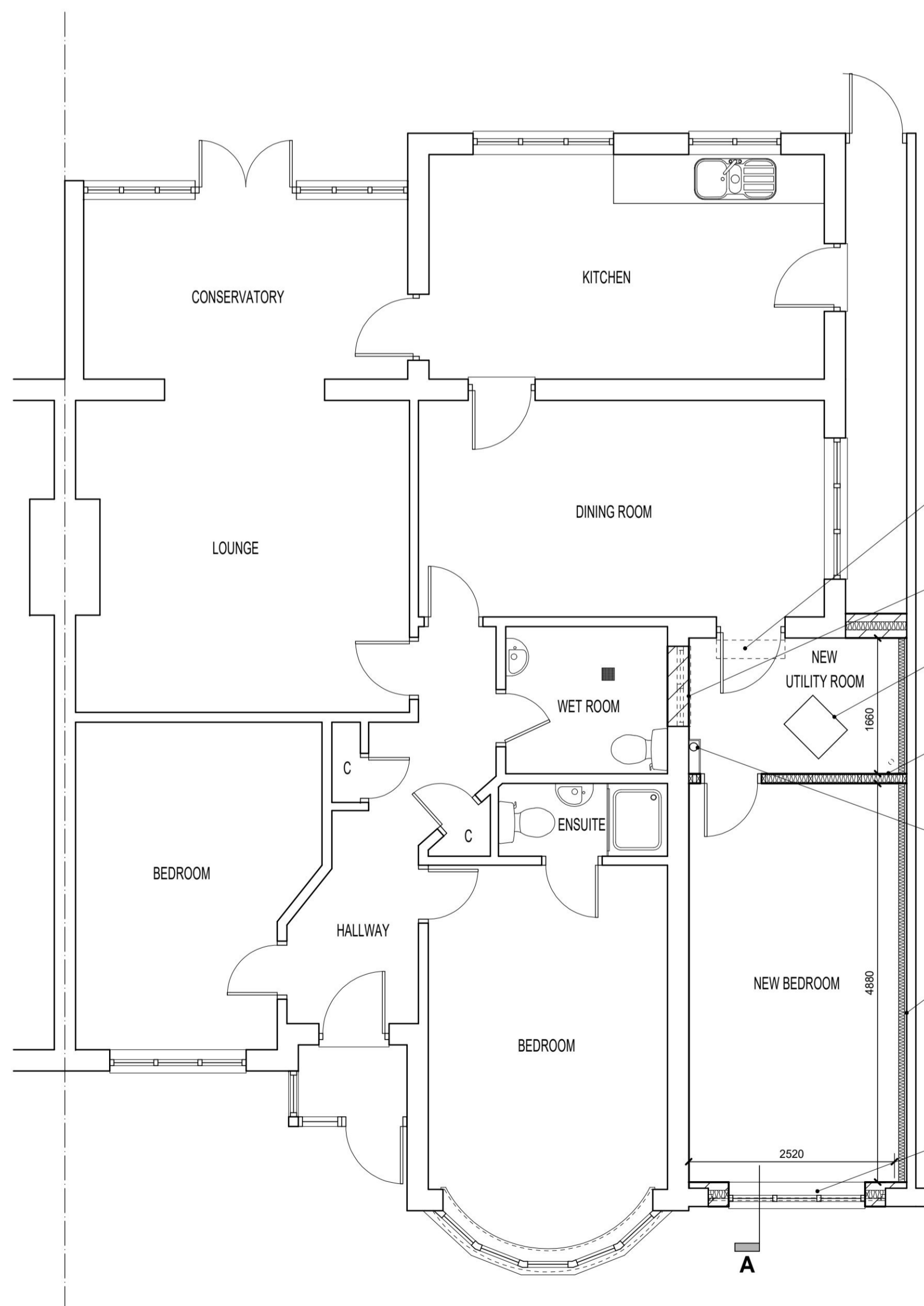
SIDE ELEVATION



PROPOSED ROOF PLAN



EXISTING ROOF PLAN



GROUND FLOOR PLAN

N.B. Builder to investigate on site prior to commencement of any work exact run and location of existing foul drain to ensure that new waste connections are possible maintaining a minimum 1:40 fall.

New 63mm upvc rainwater downpipe connected to new 100mm upvc drain branch discharging into new hollow honeycomb brick constructed soakaway located minimum 5000mm from all buildings.

All new sanitary ware and kitchen units to be chosen by client supplied and fitted by builder.

Plumbing to British standard code of practice. Flexible WC connection with P trap. 75mm deep sealed Greval trap when wastes are longer than 1600mm for new hand basin and 2200mm for new sink. 40mm upvc waste to new hand basin. 50mm upvc waste to new sink. Provide anti-siphon valves to wastes in excess of 2400mm. Provide Balafix isolation valves to new appliances. All new pipework to comply with BS 5572.

Allow a pc sum to extend central heating system. Radiator positions to be determined on site and fitted with thermostatic rad valves.

Allow a pc sum for ceramic tiling to clients instruction.

Install expansion joint in accordance with manufacturers specification at maximum 6000mm ctrs.

Stainless steel Furfix profile wall starters to tie in new blockwork to existing walls.

Internal walls: New stud partition walls to be 50x100mm sw treated studs every 400mm ctrs on double joists/noggings or sw soleplate. Install 100mm Rockwool 23kg/m³ density sound insulation to wall void 12.5mm wallboard and plaster skim either side.

Minimum openable area of new emergency escape bedroom windows to be 0.33m with a clear unobstructed distance of 450mm in any direction to enable emergency egress. Maximum floor to sill height between 800mm - 1100mm.

Openable area of new windows to be the equivalent of 1/20th of the room's floor area for rapid ventilation.

See suggested electrical layout.

Double gang 13amp socket.

Mechanically ventilated extract fan wired to over run timer switch of 15 minutes to extract the equivalent of 30 litres of air per second from new WC and 60 litres of air from new utility room and kitchen vented via duct to airbrick. All extract ducts should end with a baffled terminal.

Part P electrical Safety: Confirmation that the electrician is capable of self certifying the work to BS 7671 or is registered under a competent person self certification scheme. A completion certificate must be provided to enable a completion certificate to be issued under the building regulations.

Smoke detectors are to be installed to new rooms and wired to mains distributary board with battery back up in accordance with BS5839-6 2004 where there is no final exit from the new room.

Key colour code:
Pink indicates new structural beams / trimmers - ■
Blue indicates new glazing - ■

Existing gutter box to fall to rear of property at abutment of new extension.

Existing steps down to be demolished.

Remove existing window and block up.

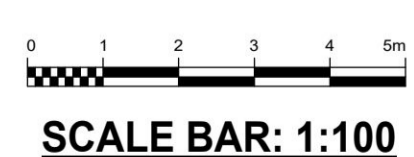
Existing inspection chamber to be fitted with double sealed and n/s screwed cast iron over.

Remove existing pier to allow for new stud partition to be installed.

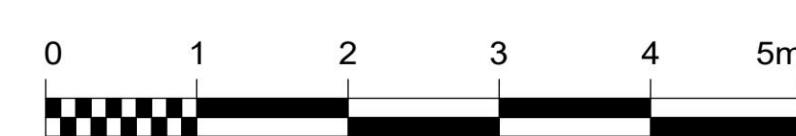
Provide collar and soaker through new roof to existing soil vent pipe with code 4 lead cover flashings dressed all around.

UPGRADING EXISTING EXTERNAL GARAGE WALL WITH INSULATED PLASTERBOARD: Apply DPC strip (if there is a risk of moisture penetration) Fix 25x47mm sw battens every 400mm ctrs to existing brick masonry wall. Install Kingspan 62.5mm Kooltherm K118 Insulated Plasterboard 3mm skim coated if wall is 215mm blockwork / facing brickwork. Install 72.5mm Kooltherm K118 Insulated Plasterboard 3mm skim coated if wall is 102.5mm single skin brickwork. Achieves refurbishment U value of 0.30W/m²K.

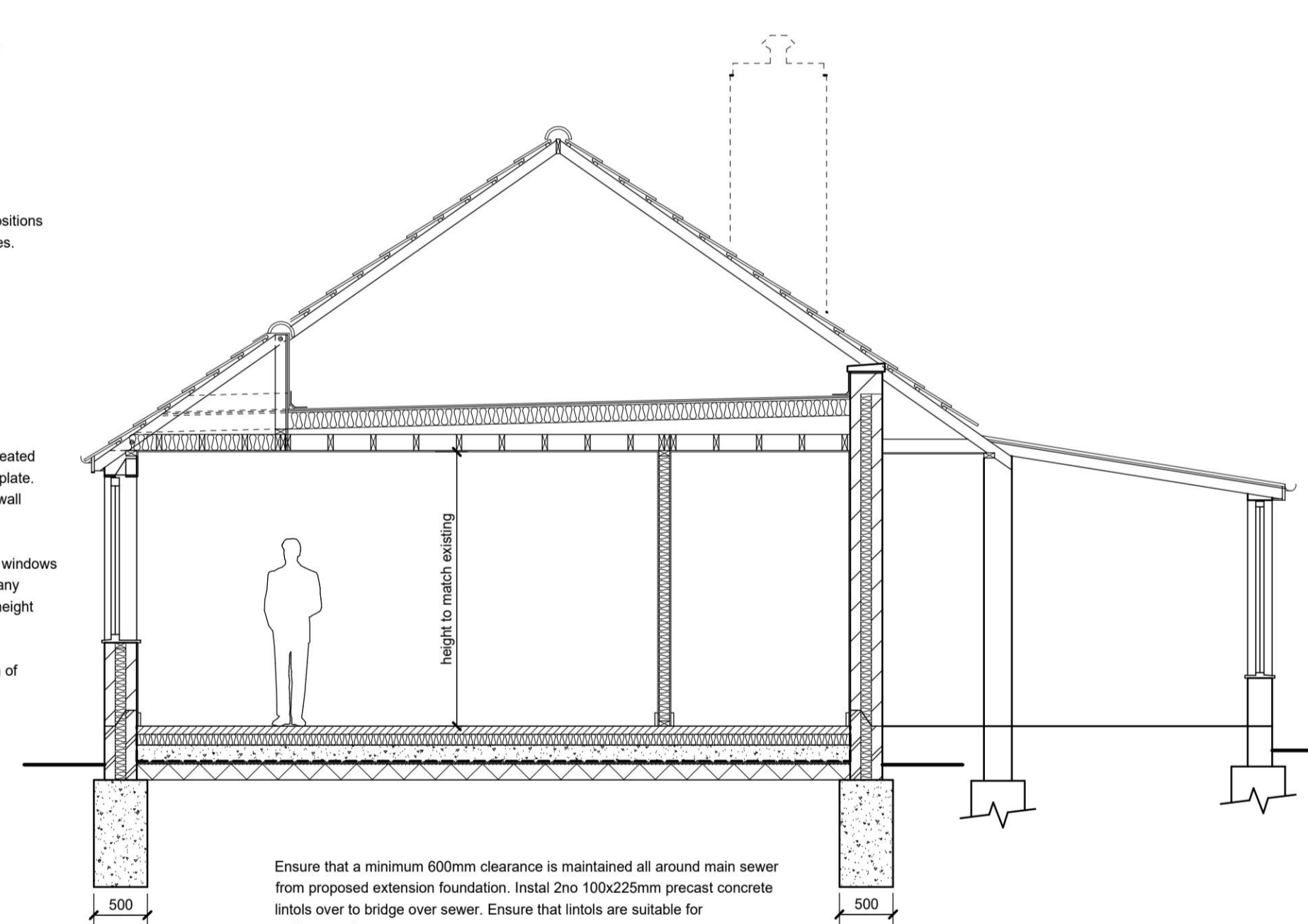
Trial hole to be dug to determine by building inspector that existing foundation is suitable to take additional loading.



SCALE BAR: 1:100



SCALE BAR: 1:50



SECTION A

1. Drawing are for Local Authority approval only.
2. Builder to check all dimensions on site.
3. Builder to measure all new steelwork, timber beams/joists and materials on site when ordering materials.
4. No responsibility is taken for checking legal ownership of site, covenants thereon and position of boundaries.
5. Appropriate party wall notice must be served in advance to, and any negotiation settlements prior to commencement of work in accordance with the 'Party Wall Act 1996'. (ARRANGED BY CONTRACTOR OR CLIENT)
6. All electrics to comply to IEE regulations.
7. All workmanship and materials to comply with the relevant British Standard Code of Practice, BBA certificate and manufacturers instructions.
8. Builder to investigate on site condition of existing party wall to provide adequate end bearing for new steelwork. Building inspector to approve on site.
9. Appointed Builder to investigate on site prior to commencement of any work exact run and location of existing foul drains to ensure that appropriate bridging of main drain branch is achievable if building close to or over existing main sewer. Alternatively owner to arrange for CCTV survey to be carried out by professional camera engineers

Single storey side extension notes:

Install code 4 lead cover flashing at abutment of wall and new flat roof. Bitumen felt cavity tray if existing wall is cavity. Minimum 150mm downstand between wall and flat roof.

Half round ridge tile bedded on sand and cement over dummy pitched upstand. Form new upstand with 50x100mm sw treated studs every 400mm ctrs with 18mm ply sheathing taken down to form seal between cold and warm roof construction. EPDM Lapped up and under ridge tile.

Install wier outlets with code 4 lead cover flashings dressed all around to allow for rainwater to be discharged

New extension warm flat roof: EPDM fully adhered roofing system by approved installer in accordance with BS EN 13707 on 18mm roofing grade ply on 150mm Kingspan Thermafloor TR27 insulation on polythene 1000 gauge VCL on 18mm roofing grade ply on sw firings laid to fall 1:60 minimum on sw treated joists 50x150mm C24 Grade every 400mm ctrs on joist hangers fully nailed to full depth fixed to 50x200mm wallplate bolted to existing wall at 900mm ctrs / bolted to new rafters. Provide Herring bone strutting at 1/3rd and 2/3rd ctrs. Achieves U value of 0.15W/m²K.

50x100mm sw collars bedded every 3rd rafter.

30x5mm ms strapping every 1800mm ctrs all around to provide lateral restraint at junction of wall, joists and rafters.

Install new velux with double trimmers and preformed lead cover flashing dressed all around.

Catnic insulated lintels over new window and door openings.

50x100mm sw wallplate bedded on sand and cement / mechanically fixed to wall.

Form new render stop bell drip to provide a stop to the render above reveals to produce a straight edge, provide protection against impact and deflect rain water.

New windows to be double glazed Low E glass with a 23mm Argon gas injected cavity to achieve a U value of 1.4W/m²K. Provide toughened safety glass in accordance with BS 6206 to glazing in critical areas i.e bi-folding door set and glazing below 800mm from floor level. Provide trickle vents to head of each new upvc frame to provide a continuous air flow of 8000mm³.

EXTENSION WALL CONSTRUCTION: Smooth white painted (to match existing) silicone based render (K Rend or equivalent) on 100mm Thermalite Aircrete Turbo blockwork with a 100mm cavity fully filled (10mm residual cavity) with Kingspan Kooltherm K106 Cavity Board abutting 100mm Thermalite Aircrete Turbo blockwork. Spot and dab 12.5mm Gyproc wallboard and plaster skim finish. Thermabate cavity closers to all reveals. Achieves a U value of 0.18W/m²K. Stainless steel wall ties every 450x900mm ctrs.

Ground floor construction: Floor finish to clients instruction on 75mm sand and cement screed finish with wire reinforcement mesh on 1000 gauge polythene separation layer on 100mm Kooltherm K103 insulation with slabs lapped up minimum 150mm around perimeter on 150mm C35 sulphide resistant ground bearing slab with A252 mesh in top and bottom of slab on Bituthene 4000 damp proof membrane on sand blinded well consolidated hardcore. Achieves a U value of 0.18W/m²K.

Bitumen felt damp proof course minimum 150mm above ground level. Excavate ground levels to suit.

Ensure that semi-engineering brickwork is used below DPC level.

75x225mm airbricks all around every 1800mm ctrs to provide sub floor ventilation to new and existing floor, if timber via 100mm upvc ducts. Vent through oversite.

Foundation depth to suit soil condition and to Building Inspector's approval. Allow a depth of 1000mm for quotation purposes. The foundations should be taken down to a minimum depth of 1m below ground level if in a clay subsoil and a minimum 150mm below any drainage within 3m which ever is the deeper. Where localised trees are within the zone of influence the foundation depth will be required in accordance with "LABC foundation calculator" requirements.

Encase all drains under building in 100mm peashingle (20mm). Precast concrete lintels to be provided where drains pass through walls.

<p>PROPOSED CONVERSION OF GARAGE TO FORM 2no ROOMS AND REPLACEMENT OF ROOF 99 BENFLEET CLOSE, SUTTON, SM1 3SD SHEET SIZE: A1 SCALE: 1:50 (PLAN) & 1:100 (ELEVATIONS) CLIENT: JOB NUMBER: 4748 DRAWN: XXXXXXXXXX</p>		<p>REVISIONS: REV.</p> <p>DATE: OCT 2023</p>
<p>www.lpr-design.co.uk info@lprdesign.co.uk</p> <p>LPR DESIGN TEL: 01883 627 634</p>		