

Standard items

Any key elements of the existing structure such as foundations &/or lintels, which by virtue of the proposed works, will be accepting greater loadings will need to be exposed for consideration by the building control surveyor and upgraded or replaced if found necessary.
 All measurements are to be checked on site prior to ordering any materials.
 The party wall act 1996 must be adhered to wherever relevant. Anderson North do not advise on Party Wall matters and do not claim to know in which circumstances the Party Wall award should be applied for. It is the client's responsibility to seek expert advice from a professional party wall surveyor to ensure full compliance with the regulations.
 Water board agreement must be provided in writing when necessary, prior to commencement of works.
 Heating, lighting and internal finishes are to be agreed between the owner and chosen builder.
 All structural timber members are to be grade c24 treated softwood marked KD (kiln dried) or Dry to ensure the timbers have been properly stored.
 All lead work should be fixed and installed in accordance with the Lead Development Associations Handbook - Lead sheet building - a guide to good practice.
 No works should commence on site until planning and building regulation permissions have been approved.
 Anderson North Ltd accept no responsibility for drawings until fully approved by planning or building regulations.
 Any works carried out by the client prior to approvals is fully at the clients risk.

Foundations

To be taken to a minimum depth of 1000mm or to invert level of drains within 1000mm or to the depth as agreed with the building control officer. The proximity of certain trees will also have an effect on the depth of foundations as directed on site by BCO.
 Width of trench to be 600mm to a mix of 1:2:4 mass filled to within 150mm of ground level.
 Drain bridging lintels to be 150 x 100mm pre-cast concrete lintels.

Drainage requirements

Drains to be laid to falls 1:40 minimum surrounded in pe shingle in Hepsleeve or similar approved 100mm pipe work. Any drainage with an invert level of 600mm or less must be capped with concrete. All new wastes to be provided with 75mm deep seal traps & rodding eyes at all cod's. WC wastes to be 100mm. Basin waste to be 40mm. Bath waste to be 40mm. Shower waste to be 50mm. Shower tray to be provided with a 150mm high access plinth. Stub stack to be 100mm dia. with a 200mm slow radius bend provided with a non return air valve discharging above the height of the sink overflow.

Electrics

All new light fittings are to have a low energy rating of 40 watts per circuit lumen. Any wiring run through fibreglass quilt to be fully ducted. All new, extended or modified electrical installations are to be designed, installed, inspected and tested in accordance with BS 7671:2001. Installation in special locations such as bathrooms, shall before being taken into service, be inspected and tested by a person competent to do so. A person competent to do so is a company or individual registered with a self-certification scheme, which has been approved by the office of the Deputy Prime Minister. A copy of the certificate issued showing full compliance shall be submitted to this office.

Ground floor

Where existing floors are timber allow to provide 225x75mm airbricks at 1200 centres with 2no 63mm pipes laid side by side. Provide cavity trays over airbricks with lap joints, stop ends and weep holes.

Walls

Below DPC to be 2 skins 102mm suitable below ground brickwork using cement mortar 1:3 with 100mm cavity lean mixed to within 225mm of DPC level. DPC to be Hyload or similar approved. DPC to be 150mm above external ground level lapped to existing DPC and new DPM. Walls above DPC to be 102mm facing brickwork with 100mm cavity filled with Earthwool Dritherm 32 Ultimate with inner skin of Celcon Solar blocks. Allow for 42.5mm Kooltherm K17 insulated plasterboard (12.5mm plasterboard internal finish) with 15mm plasterboard dabs. Cavity to be tied together using stainless steel vertical twist type ties at 750 centres horizontally & 450 vertically. Wall ties are to be spaced no more than 300mm apart within 225mm of unbonded jambs. Cavity to be closed at head. Cavity to be closed at reveals using Thermabite closers. Walls to be connected to existing using 3/8 Furris profiles. Provide a vertical DPC where new walls connect to existing for the outer leaf beneath the Furris profile. U Value achieved is 0.18. For cavity walls upto 600mm in length no EML or expansion joints are required, between 600-1200mm in length provide EML to every other course with no further expansion joint required, and for lengths exceeding 1200mm use EML every course to the blockwork with no further expansion joint required.
 Internal stud walls with 100x50mm studs at 600 centres with 100x100 posts at corners and reveals. Walls finished with 12.5mm plasterboard using wall board 10 or similar density with 100mm mineral wool (10KG/M3) quilt between studs. Walls to bathrooms to be provided with moisture resistant boarding.

Lateral restraint

1200 long by 30 x 5 galvanised straps to be chased into walls at ceiling level at 1200 centres.
 Where rafters at right angles to ceiling joists allow for timber restraints 100 x 50 to be carried across 3no ceiling joists to every other rafter.

Rainwater disposal

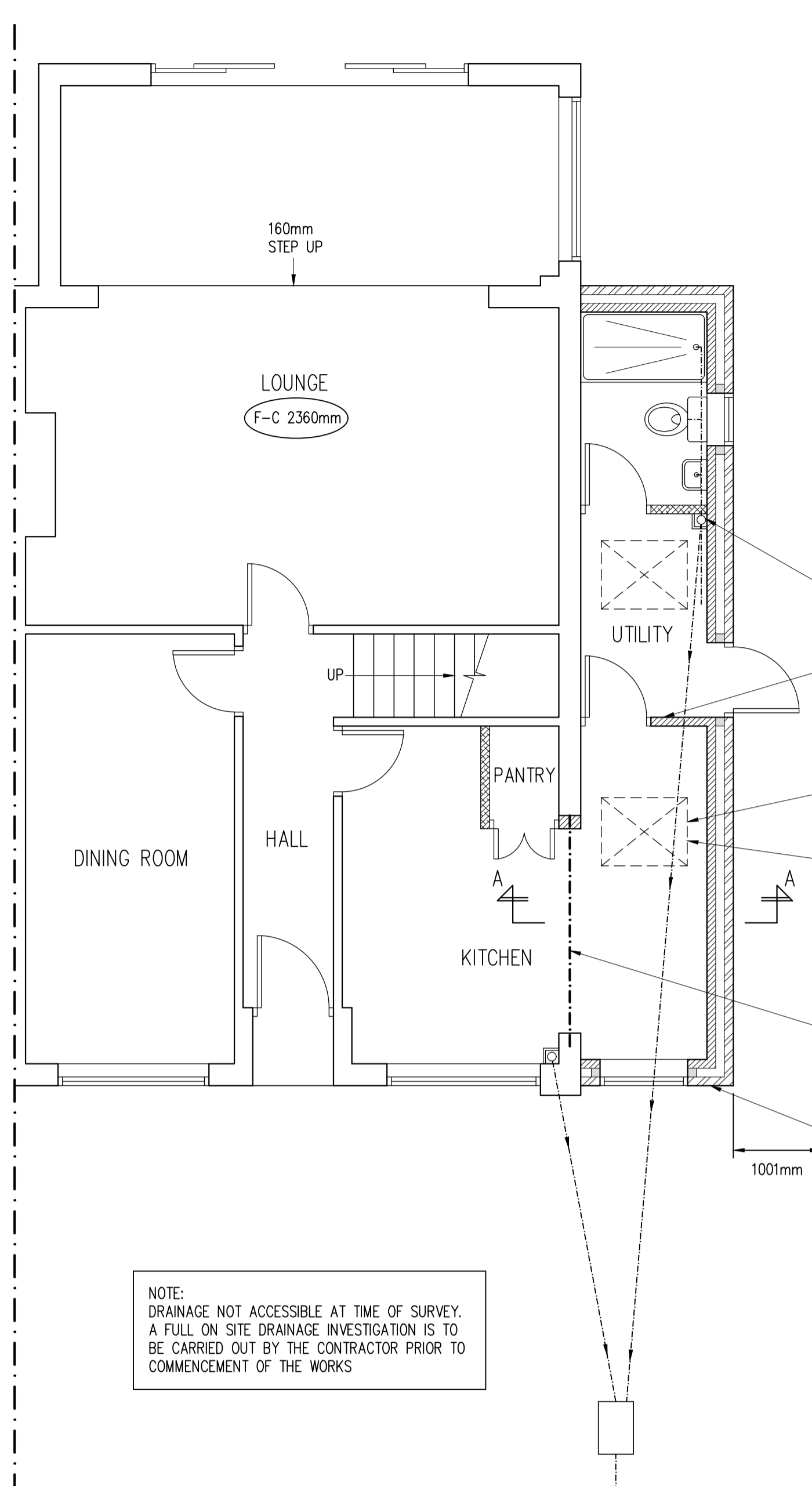
115mm half round guttering to be taken to down pipes to sizes as shown to discharge into 100mm below ground plastic pipe work laid to falls of 1 in 40 surrounded in pea shingle. Pipe to discharge to new honeycomb brick soakaways minimum 500mm from any other building. Soakaway chambers to be left clear with minimum internal dimensions of 1000mm x 1000mm and a depth of 1500mm. Soakaway may be subject to a soakage test dependant upon subsoil conditions.

Lintels

To be Catnic insulated lintels with a minimum end bearing of 150mm to be installed in accordance with manufacturers literature. Cavity trays to be provided over all new openings with stop ends, lap joints and weep holes.

Glazing

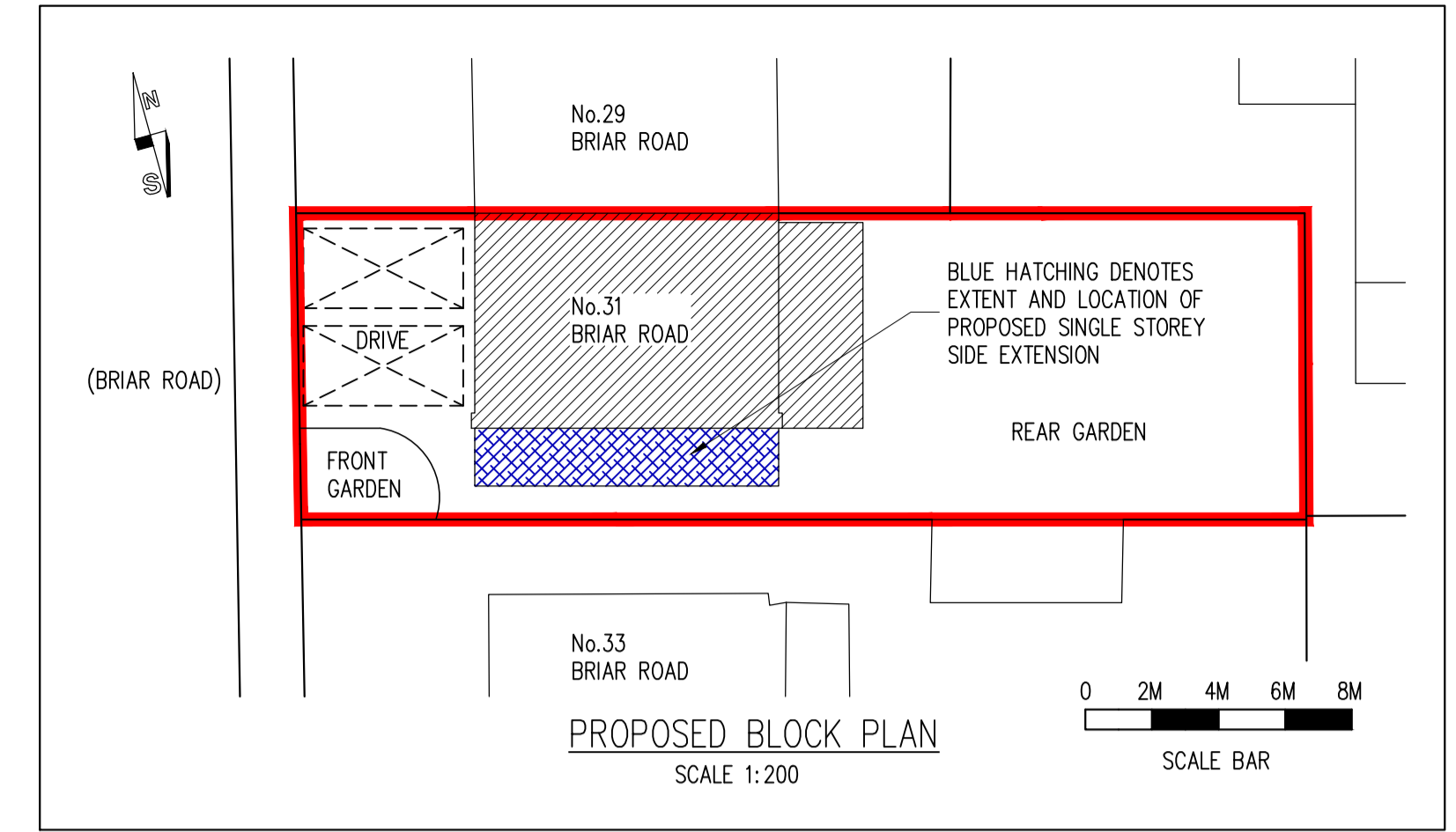
All units to be double glazed in white PVCU to match existing. Glazing to windows and doors to achieve a u-value of 1.4w/m2k. Glazing in critical locations (within 800mm of floor level for windows and 1500mm for doors including windows within 300mm of doors) to be safety glass in accordance with part K4 of the regulations and bs6206.



NOTE:
 DRAINAGE NOT ACCESSIBLE AT TIME OF SURVEY.
 A FULL ON SITE DRAINAGE INVESTIGATION IS TO BE CARRIED OUT BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF THE WORKS

PROPOSED GROUND FLOOR PLAN
 SCALE 1:50

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.



PROPOSED BLOCK PLAN
 SCALE 1:200

- NEW STUB STACK
- 100mm BLOCKWORK WALL ON FULL FOUNDATION FOR RESTRAINT PURPOSE
- 780 X 980mm VELUX ROOF LIGHTS TO ACHIEVE 1.4W/m2K
- PROVIDE DOUBLED UP TIMBERS TO TRIM ROOF LIGHTS
- STEEL BEAM TO STRUCTURAL ENGINEERS DESIGN AND CALCULATION
- REDUCED RETURN TO STRUCTURAL ENGINEERS DESIGN AND CALCULATION

Roofs

New tiles to be Redland Regent through coloured with 100mm headlap to owners choice on timber battens on one layer Tyvek membrane on 125mm x 50mm rafters at 400 centres. Ceiling joists to be 125x50mm at 400 centres with 1 no row of solid noggins. Loft void to be insulated with 150mm fibreglass quilt between joists and 200mm at right angles to achieve u value of 0.13. All tiles are to be laid to a lap and pitch in strict accordance with the tile manufacturers recommendations. Where roofs abut solid walls provide a 150mm high code 4 lead upstand flashing. Where roofs abut cavity walls provide a cavity tray with lap joints, stopends and weephole.
 All ceilings to be taped and sealed including services passing through them.

Ventilation

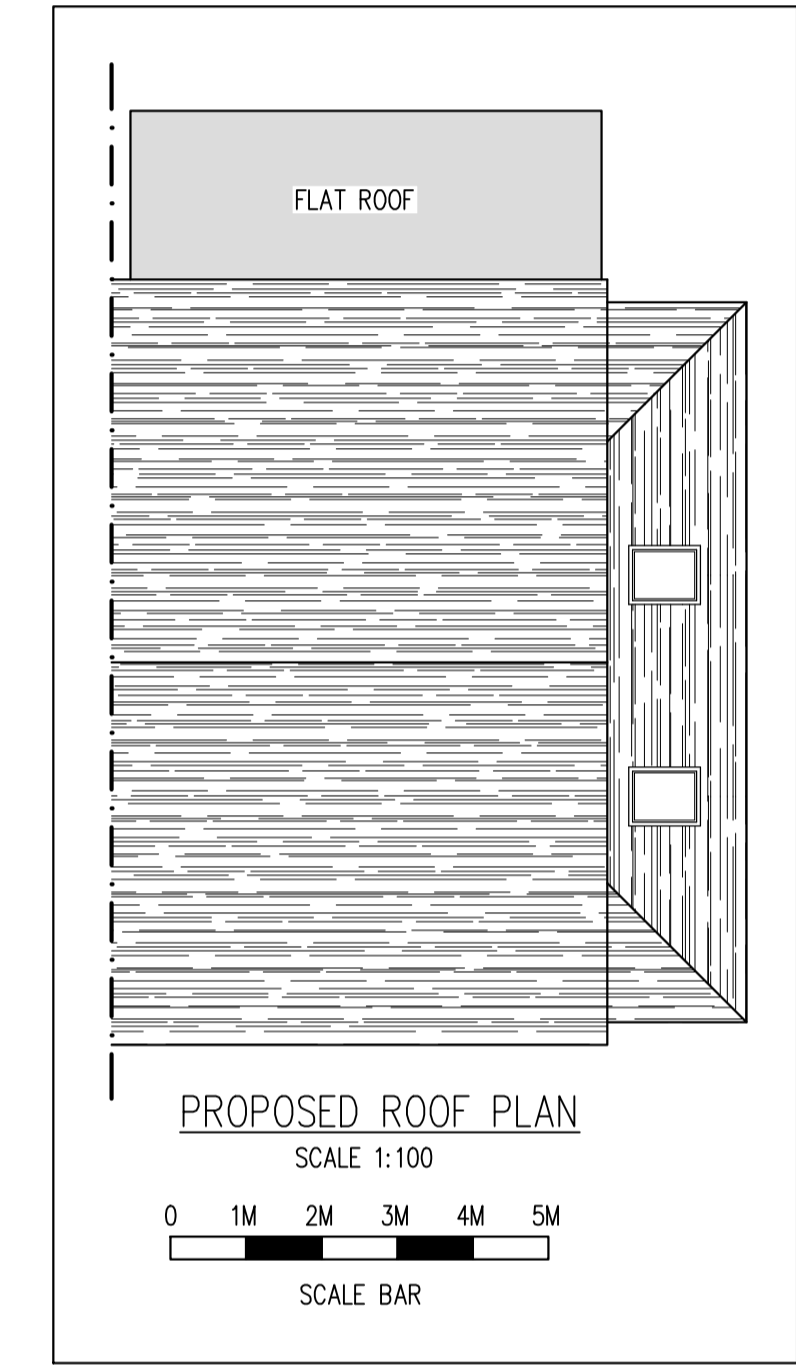
All rooms to be provided with 1/20th of the floor area for rapid ventilation with some part of the ventilation at least 1.75m high. All rooms to be provided with 8000 square millimetres of controllable trickle ventilation positioned 1700mm above finished floor level. Kitchen to be provided with an extract fan capable of 60/s or a cooker hood capable of 30/s. Utility room to be provided with an extract fan capable of 30/s. Bathroom to be provided with an extract fan capable of 15/s with a 20 mins. Overrun. All extract fans are to be ducted direct to external air.

Steels

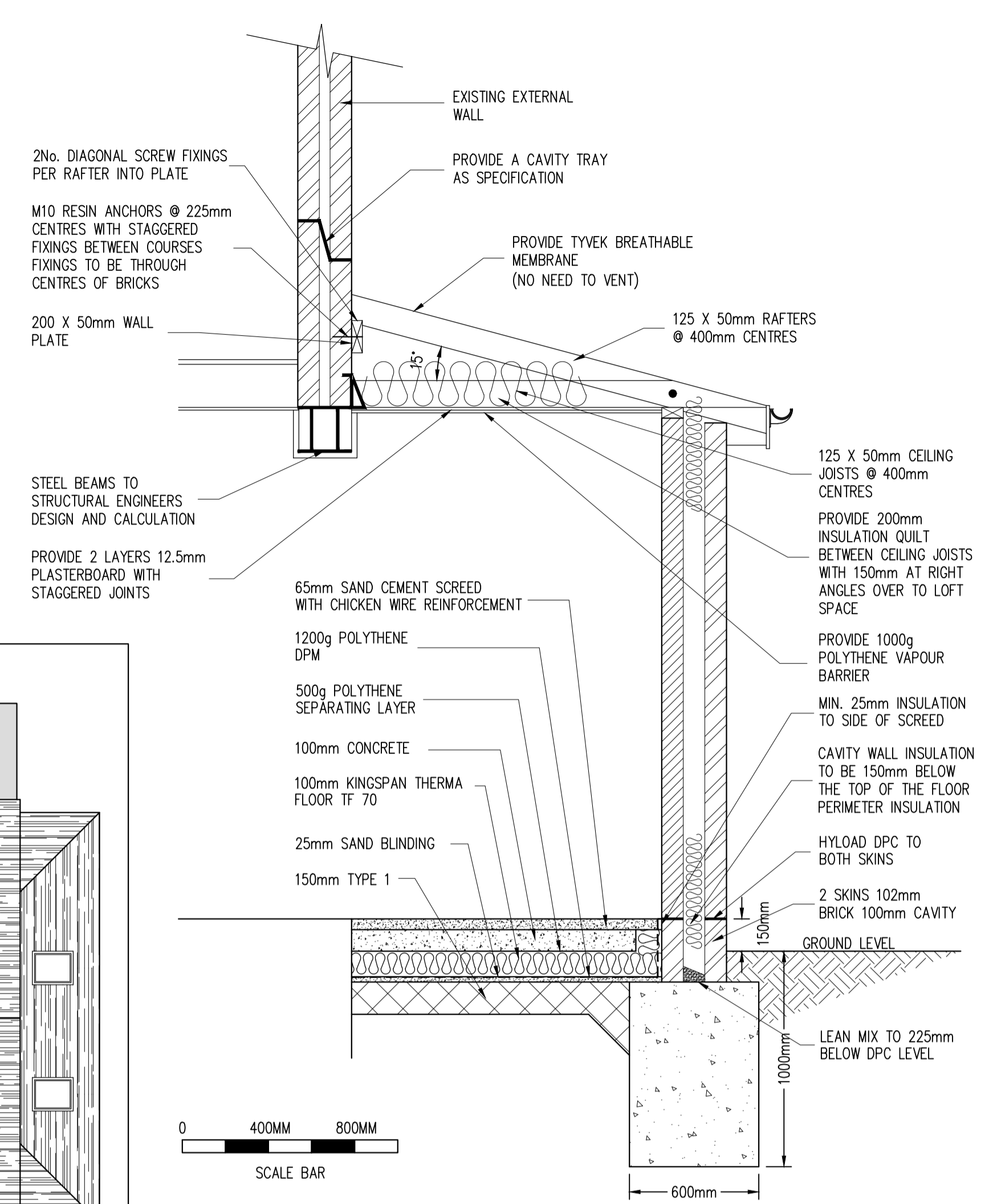
To be protected to one hour using one layer of 15mm British Gypsum Glassrock fire case shot fired direct to steel using Gyproc fire case screws. Steels to be bolted together at 600 centres with barrel spacers with tack weld to one side.

Heating

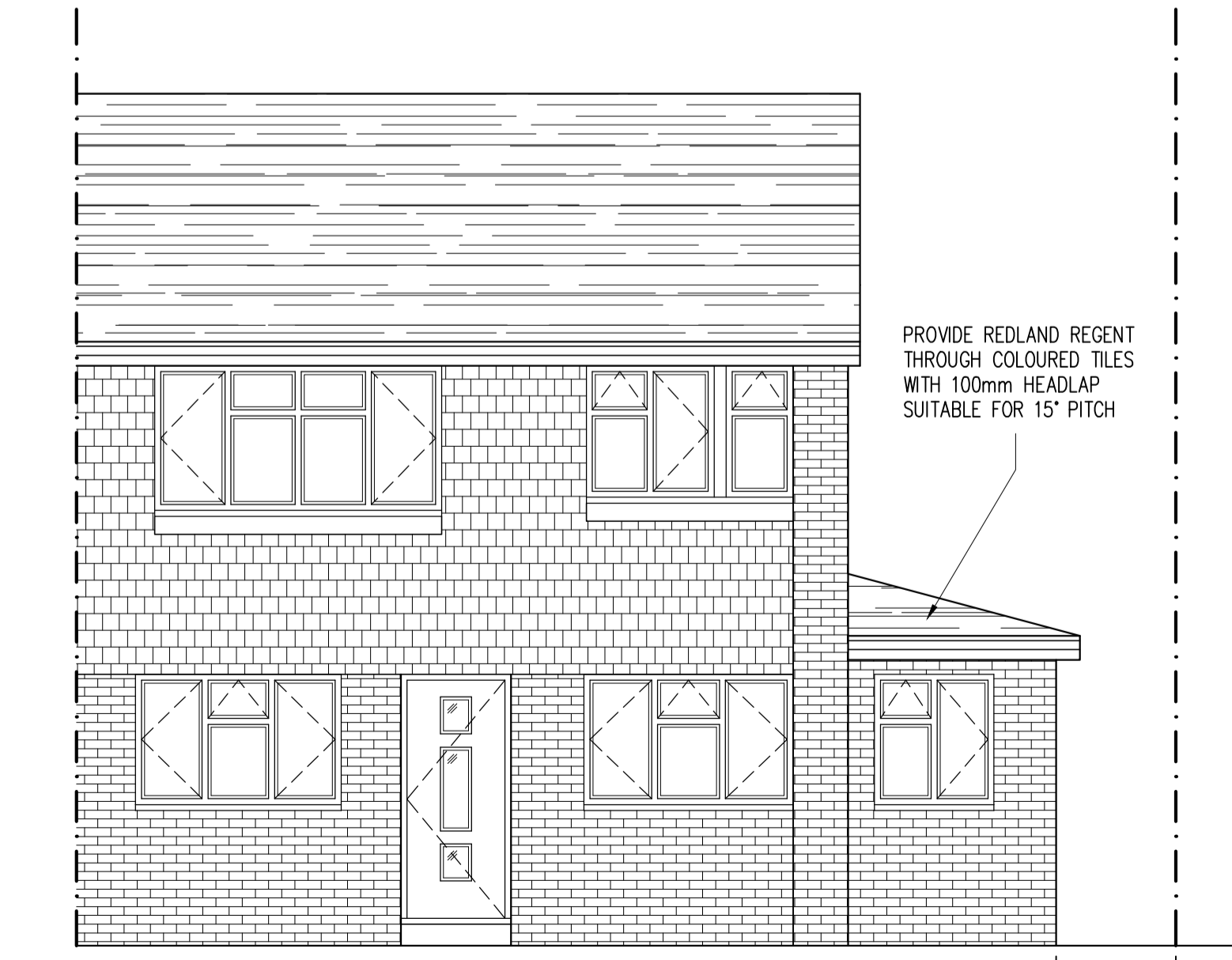
Existing boiler system to be extended once capability confirmed, with new radiators to be supplied with TRVs. Entire plumbing system to be designed and installed by a GAS SAFE registered engineer. Existing boiler to have a minimum SEDBUK rating of 86%.



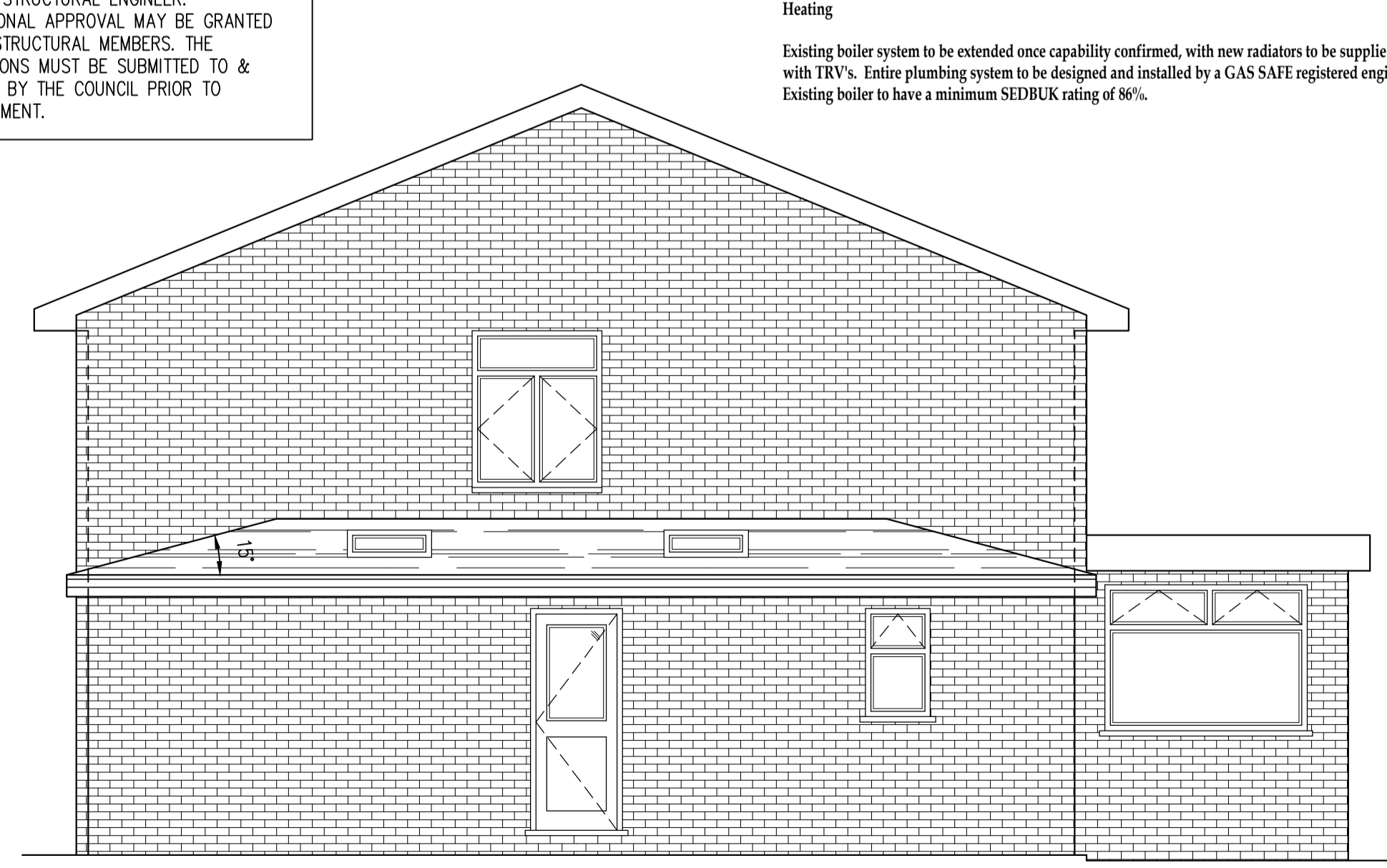
PROPOSED ROOF PLAN
 SCALE 1:100



PROPOSED SECTION A-A THROUGH SINGLE STOREY SIDE EXTENSION
 SCALE 1:20



PROPOSED FRONT ELEVATION
 SCALE 1:50



PROPOSED SIDE ELEVATION
 SCALE 1:50



PROPOSED REAR ELEVATION
 SCALE 1:50

Rev	Date	By	Chd	Revisions

Client
 MR & MRS BARRY GEORGE

Job Title
 SINGLE STOREY SIDE EXTENSION
 AT 31 BRIAR ROAD
 JOYDENS WOOD
 KENT DA5 2HW

ARCHITECTURAL CONSULTANTS

ANDERSON NORTH

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Scale AS SHOWN @ A1 Date 23/11/23

Drawing Title
 PROPOSED FLOOR PLAN AND ELEVATIONS

Drawing No. 31-BRIAR-ROAD-02 Rev. A