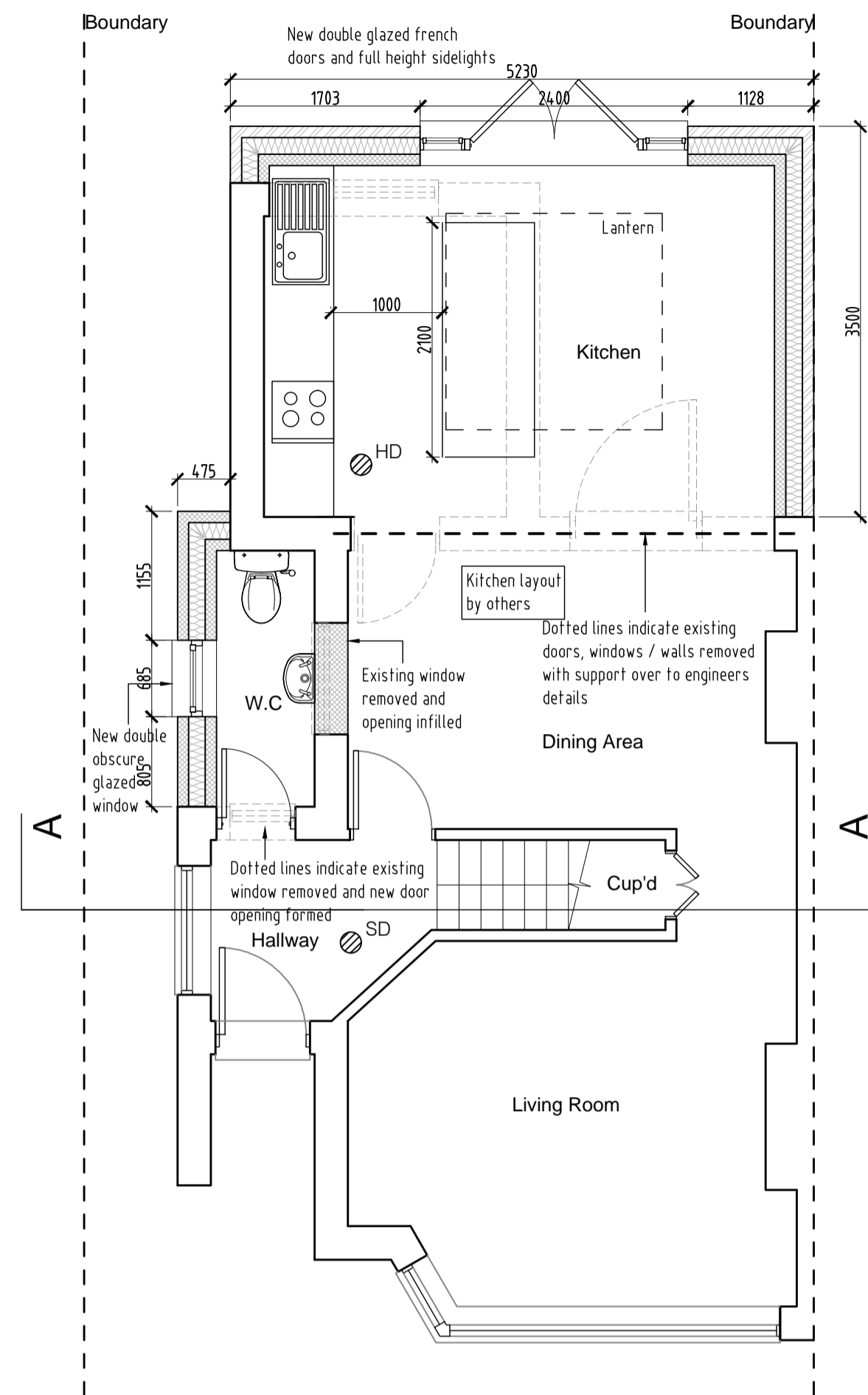
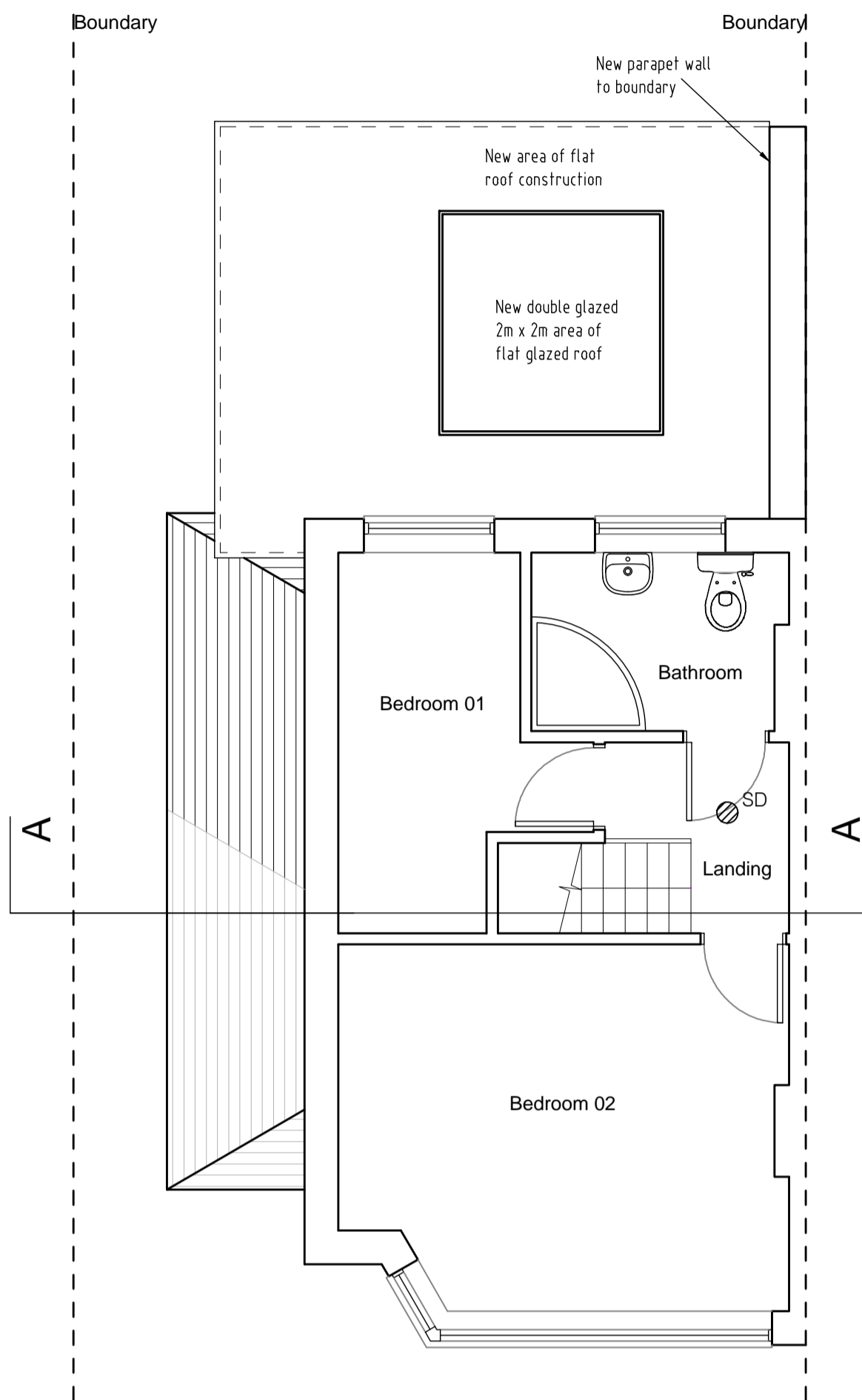


Note:-

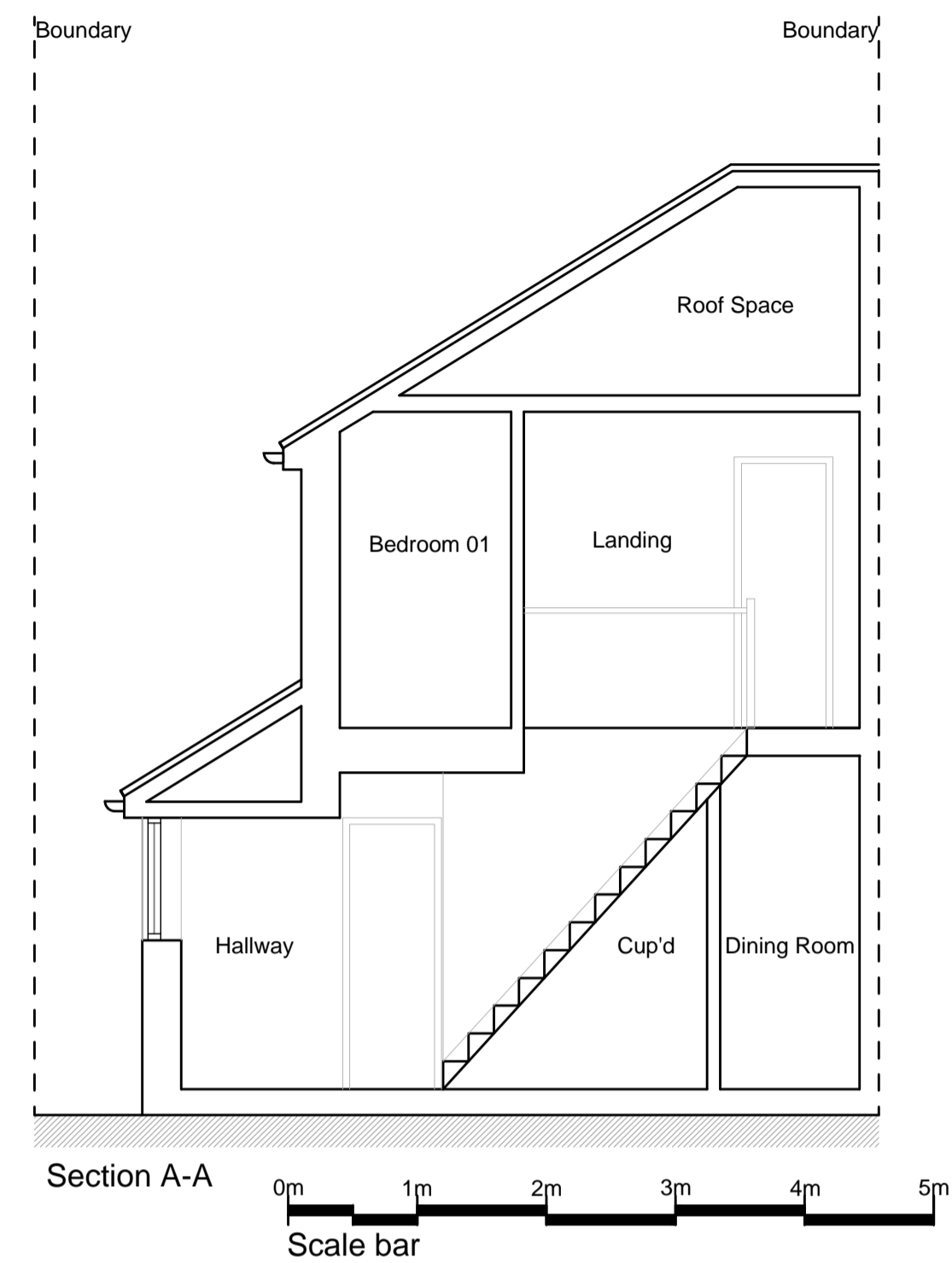
- All dimensions where indicated are approximate and are for guidance purposes only. Actual dimensions should be checked on site.
- For proposed elevations see drawing 2023/085 - 004.
- Contractor to assume design responsibility under CDM2015.
- Note, all structural information noted should be checked against detailed structural engineers information / calculation sheets.



Ground Floor Plan



First Floor Plan



CONSTRUCTION NOTES

Existing Floor Construction

Contractor to expose existing floor construction before commencement of works on site. Should the existing floor be of timber construction, ventilators to be provided under the new construction works to the external air.

Foundations

Foundations to be sized as per structural engineers information. Where note sized foundations to be a minimum on section of 1m deep, 600mm wide mass concrete. Foundation trench to be inspected by BCO prior to concrete pouring. Below ground brickwork with DPC lapped 150mm above ground level with inner DPC.

Ground Floor

75mm sand/cement screed on 500 gauge polythene separating layer over 150mm Thk Celotex insulation. 1200 gauge polythene DPM lapped and sealed with existing DPM over 150mm Thk beam and block floor unless otherwise specified by structural engineer. Floor insulation to achieve a 'U' value of 0.18W/m²K. Where the screed meets an external wall, a thin strip of insulation to be laid vertically to stop cold bridging.

Any existing sub floor ventilation covered by the new works to be adequately ducted to the external air.

Wall Between Garage / Habitable Rooms (where required)

1hr fire resisting wall construction with 30min self closing, fire resisting door with smoke seals between garage and habitable rooms. 100mm min step to also be provided in floor levels.

D.P.C.

New dpc to be bitumen based or Hyload, or equal approved, to comply with BS6398-1983, BS743 and CP102 Part 2 1913. Horizontal dpc to be minimum 150mm above adjacent ground level and linked to existing dpc and with minimum 175mm laps.

Underground Drainage (where required)

Foul and surface water drainage to be 110mm uPVC drains to B.S. 4660:2000 laid in trenches to minimum depths and 1 in 40 falls with bedding for flexible pipes all as described in Diagram 10 of Approved Document Part H1 comprising 100mm bed of approved granular material to B.S.882 up to depth of pipe. 300mm min cover of selected fill, free from stones larger than 40mm.

Where drains pass through foundation walls lintel required, P.C. lintel or similar approved giving 50mm space all round pipe. Opening masked with rigid board to prevent entry of fill or vermin.

Surface water to discharge into a soakaway minimum 5.00 meters away from all buildings. Soakaway to be constructed of stein brickwork, concrete rings or plastic cells wrapped in geo tech material.

Plumbing for new En-suite

New SVP in position shown on plan. Wash hand basin's with 75mm deep seal anti syphonic traps connected to SVP via 40mm Ø pipe. WC's connected to SVP as shown on plan via a 100mm manifold pipe. Shower connected to the new SVP via a low back anti syphonic trap to 50mm Ø waste pipe.

Kitchen sink drainage

Sink connected to anti syphonic trap to 50mm pipework connected to existing drainage runs.

Internal plumbing

All appliances to be fitted with a trap, size specified below. Traps to be removable for cleaning. Where branch pipes of 65mm dia or less are connected opposite each other to the stack the offset between them to be min 110mm. Where the WC is connected to stack, other pipes to be offset min 200mm via an angled connection or 50mm dia parallel junction. Lowest connection to stack to be min 450mm above invert of drain. Maximum length of 40mm Ø branch pipe for Sinks, washbasins and baths to be 3m max. Max length for a 50mm Ø branch pipe for sinks and baths is 4m max. Max length of pipe for a single WC is 6m max. Soil and vent pipes to terminate min 900mm above any opening to the building which is within 3m horizontally. SVP to be fitted with perforated cover.

Internal ventilated stub stacks to be fitted with an automatic air admittance valve (Durgol) which complies with prEN 12380. Stub stacks to be boxed in with removable top cover to allow access for clearing blockages.

Rodding points to be incorporated in the ventilated stack to allow access to all pipework for clearance of blockages.

Electrical

Installations to be undertaken by a competent person and must issue the appropriate BS 7671 Electrical installation certificate and self certify compliance with the building regulations part P1 to the council. All electrical equipment must be inspected and tested on completion of the works and shall be installed and weathered in strict accordance with the manufactures recommendations.

75% of all new light fittings to only accept low energy efficient light bulbs. Wall mounted sockets, telephone and TV points to be mounted between 400mm and 1000mm above floor level and at least 350mm from corners.

No recessed lights to be fitted within the pitch roof construction.

Cavity wall construction

Waterproof through colour rendered outer 100mm block leaf to walls. 150mm cavity fully filled with 150mm Rockwool Cavity wall Batts installed as work proceeds. 100mm internal block skin to be Celcon standard block or equal approved with Compressive strength of 3.5N/mm² and thermal conductivity of 0.15W/mK. Internal finish to be 15mm dabs and 12.5mm plasterboard with a skim finish. Tie cavity leaves using stainless steel twist type ties spaced at 750 mm horizontally, 450mm vertically staggered ctrs, and 225mm centres around openings. Close cavity using proprietary insulated cavity closer Thermabafe 90 or similar at door and window openings. Weepholes to be provided at 450mm ctrs, min. 2 no. per opening. Insulation achieves a 'U' value of 0.21W/m²K through walls.

The total extent of unprotected area to the flank wall must not exceed 1.0 square metre.

A tray DPC should also be provided where first floor cavity construction is positioned over solid brick/block walls at ground floor level

Lintels

All lintels to be Catnic manufacture or equal and approved with min 150mm end bearings. All lintels over external openings to have voids filled with insulation to avoid cold bridging.

Internal walls

100mm wide internal timber partitions consisting of 75x50mm studs and noggins @ max 600mm C/C with 13mm plasterboard both sides and rockwool acoustic slab or equal approved between to achieve at least 40dB airborne sound insulation. Plasterboard to achieve a mass requirement of use 10 kg sq.m (Wallboard Ten or equal). Studs to be covered with 9mm WBP ply where extra fixing strength is required on bathroom partitions.

Windows and doors

New specialist uPVC double glazed windows to match existing and achieve a 'U' value of 1.6W/m²K, doors where 50% glass to achieve a 'U' value of 1.2W/m²K, with bi-fold doors achieving a 'U' value of 1.2W/m²K, all with background ventilation in heads provided by trickle ventilators to be controllable and secure. Window specification to be 24mm double glazed sealed units, (4.16 A) inner pane to be Pilkington K (low E) glass or similar with Argon gas filled cavity. Window to new bedrooms to be designed as escape windows with 90° hinges to provide a clear opening width and height of minimum 450mm and minimum area of 0.33m².

Glazing

All window glazing between the floor level and 800mm high, and door glazing between the floor level and 1500mm high including side glazed panels within 300mm from the door, to have toughened inner and outer panes and designed as safe breakage as defined in BS 6206: 1981.

Surface Water Drainage

Rainwater from the proposed extension is to be taken to a soakaway 5.00 metres from all buildings constructed of stein brickwork, concrete rings or plastic cells wrapped in geo tech material.

Rainwater goods

Gutters to be marley or equal with 68mm circular downpipes, colour / diameter match existing.

Faves system

Consisting of external timber or upvc fascia and soffit to match the existing house.

Ventilation

Openable windows to all habitable rooms providing rapid ventilation of 1/20 total floor area. In addition background ventilation to habitable rooms of 8000mm sq to be provided by trickle ventilators in window heads, to be controllable and secure.

-Kitchen to have opening window and background ventilation of 4000mm sq provided by trickle ventilators in window heads, to be controllable and secure. Extractor to be provided extracting at a rate of 30 litres/second adjacent to a hob or 60 litres/second elsewhere.

All background ventilation installed will be to comply with building regulations F.1

-Utility area to have an extractor providing extracting at a rate of 30 litres/second.

-Ensuites / Bathrooms to have an extractor providing extracting at a rate of 15 litres/second.

Main Roof

New roof to have pitch to match the existing house. Roof covering to be tiles to match existing, on 30mm x 25mm treated s/w battens set at gage to suit tiles, on Tyvek vapour permeable roof file underlay (suitable for use as a non-ventilated cold roof system), draped over rafters and laid parallel to eaves, fittings and overlaps to be as manufacturer's details and specification and BS 5534-1997 & BS 8000-6:1990, rafters and ceiling joists as per structural engineers details. Rafters fixed to 100mm x 50mm softwood wall plate bedded and half lapped or cleated where joining strapped to inner face of wall with 30mm x 5mm x 1m long galvanized mild steel anchor straps at 1800mm ctrs. A Tyvek or equal vapour barrier is to be used at the ceiling level.

Where cross ventilation required at pitches of 15° or less use eaves vents or low level file vents providing 25mm air gap. For pitches of greater than 15° use eaves vents or low level file vents providing 10mm air gap with the addition of ridge vents or high level file vents providing 5mm air gap. 100mm Rockwool roll batt or equal insulation laid between 170mm over rafters to achieve 'U' value of 0.10W/m²K.

Where new roofs abut existing walls cavity tray dpc to be provided.

B	Drawing updated to add side extensions.	16.10.23		
A	Drawing updated following client changes	01.06.23		
REV	DESCRIPTION	DATE	INT	CHKD
STATUS	FOR INFORMATION			

Client

Project
27 Bradenham Avenue, Welling,
Kent. DA 16 2JQ

Title
Proposed Floor Plans
& Section

Scale	Date	Drawn	Checked
1:50@A1	28.05.23	N/A	N/A
Project No:	Drawing No.	Revision	
2023-085	003	B	