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Rev	Date	Amendment	Initials
A	07/05/23	INFORMATION ISSUE	JM
B	13/07/23	UPDATED DRAWINGS	JM



EXISTING BLOCK PLAN
 22 BIRCH GROVE
 POTTERS BAR
 EN6 1SY
 SCALE 1:200 @ A1

Client	JULIA		
Project			
Project Date	tbc		
Venue	22 BIRCH GROVE, POTTERS BAR		
Job No	801/EN6		
Subject			
Date	MAY 2023		
Design			
Drawn	JM		
Drawing No	PL00	Rev	D
Scale	AS SHOWN @ A1		


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NOTE.
REMOVAL OF GARAGE, TO
FACILITATE LARGER GARDEN
SPACE & EXTENSION BUILD

PROPOSED BLOCK PLAN
22 BIRCH GROVE
POTTERS BAR
EN6 1SY
SCALE 1:200 @ A1

Client	JULIA		
Project			
Project Date	tbc		
Venue	22 BIRCH GROVE, POTTERS BAR		
Job No	801/EN6		
Subject			
Date	MAY 2023		
Design			
Drawn	JM		
Drawing No	PL01	Rev	D
Scale	AS SHOWN @ A1		


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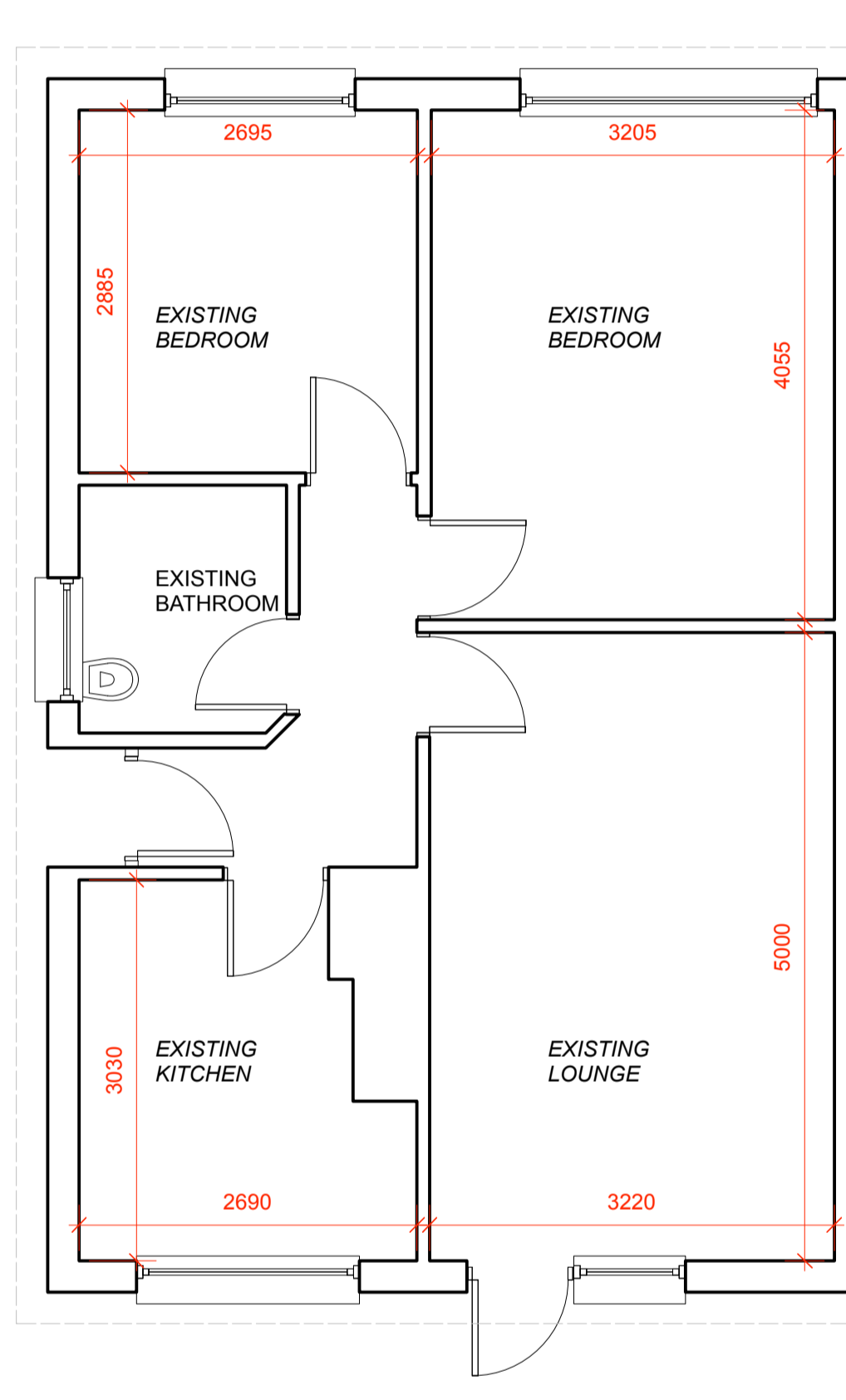
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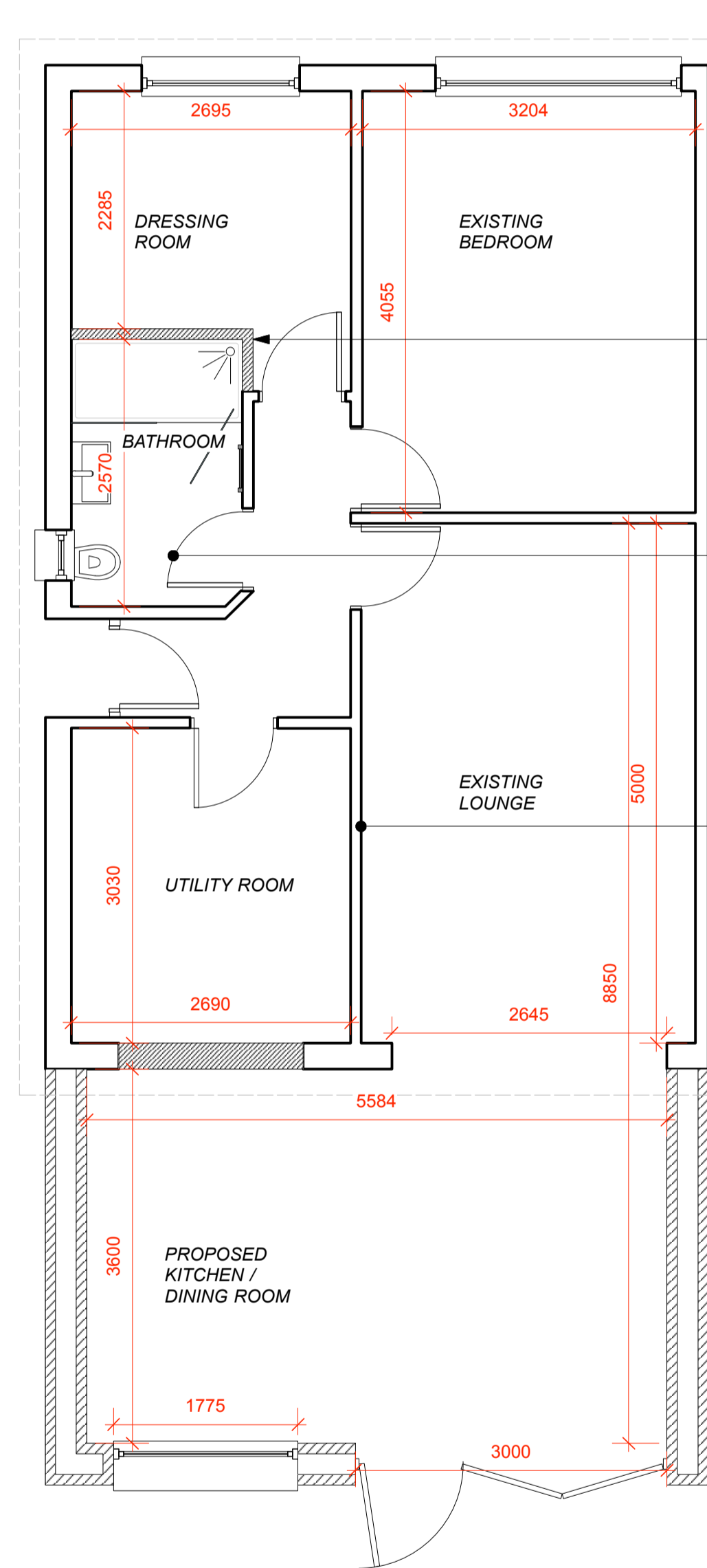
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**EXISTING
GROUND FLOOR PLAN**
SCALE 1:50 @ A1

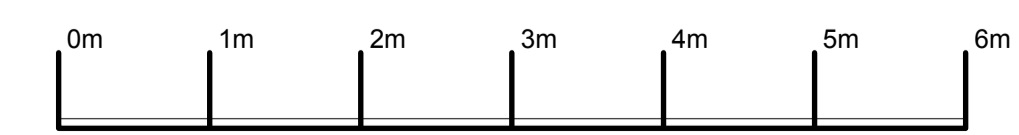


**PROPOSED
GROUND FLOOR PLAN**
SCALE 1:50 @ A1

BATHROOM EXTENDED INTO BEDROOM AREA TO FACILITATE LARGER SHOWER.

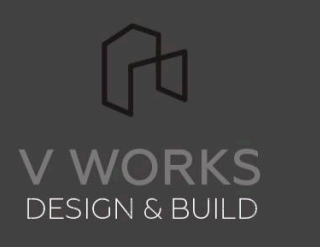
WINDOW RESIZED TO ENABLE MIRROR ABOVE VANITY UNIT.

EXISTING FIRE PLACE REMOVED. CHIMNEY REMOVED FROM ORIGINAL KITCHEN



Scale in Meters

Client	JULIA
Project	
Project Date	tbc
Venue	22 BIRCH GROVE, POTTERS BAR
Job No	801/EN6
Subject	
Date	MAY 2023
Design	
Drawn	JM
Drawing No	PL02 Rev D
Scale	AS SHOWN @ A1

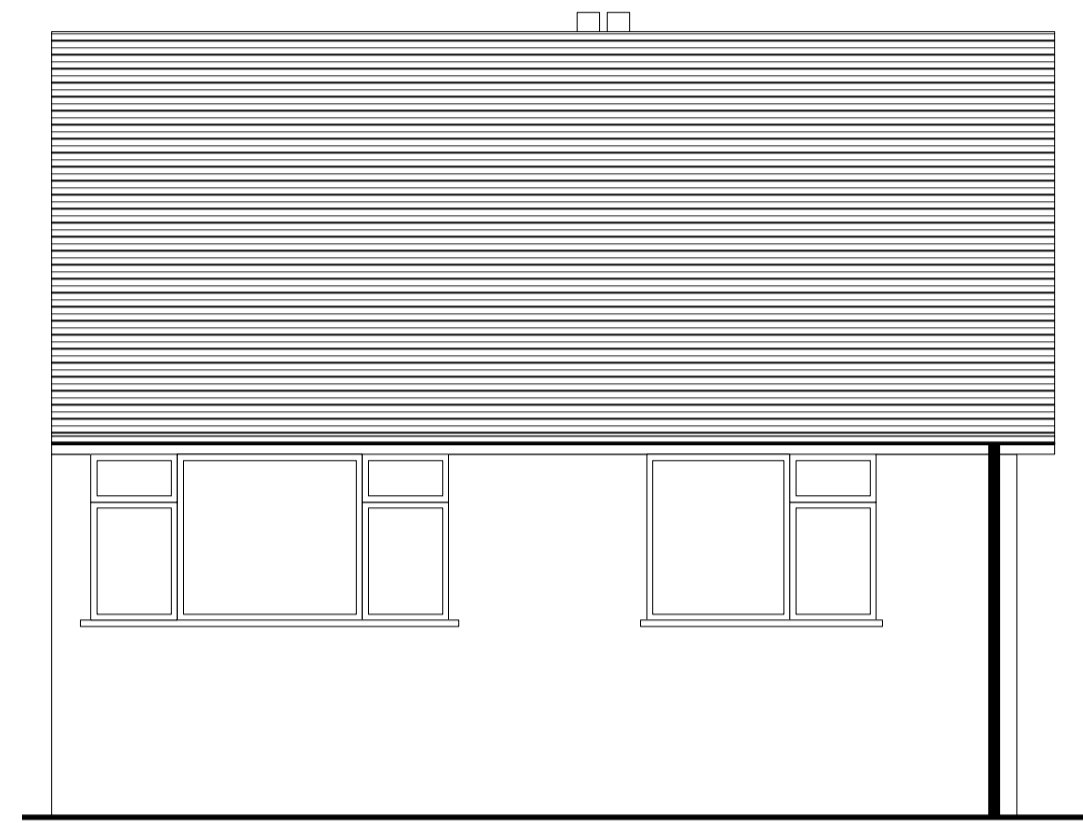


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**EXISTING
FRONT ELEVATION**
SCALE 1:50 @ A1



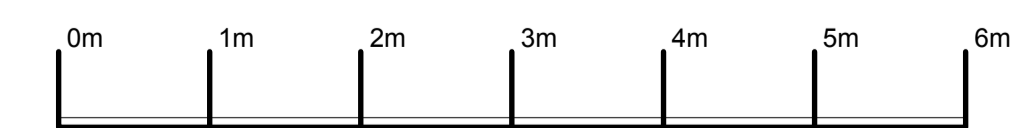
**PROPOSED
FRONT ELEVATION**
SCALE 1:50 @ A1



**EXISTING
REAR ELEVATION**
SCALE 1:50 @ A1



**PROPOSED
REAR ELEVATION**
SCALE 1:50 @ A1



Scale in Meters

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Project			
Project Date	tbc		
Venue	22 BIRCH GROVE, POTTERS BAR		
Job No	801/EN6		
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Design			
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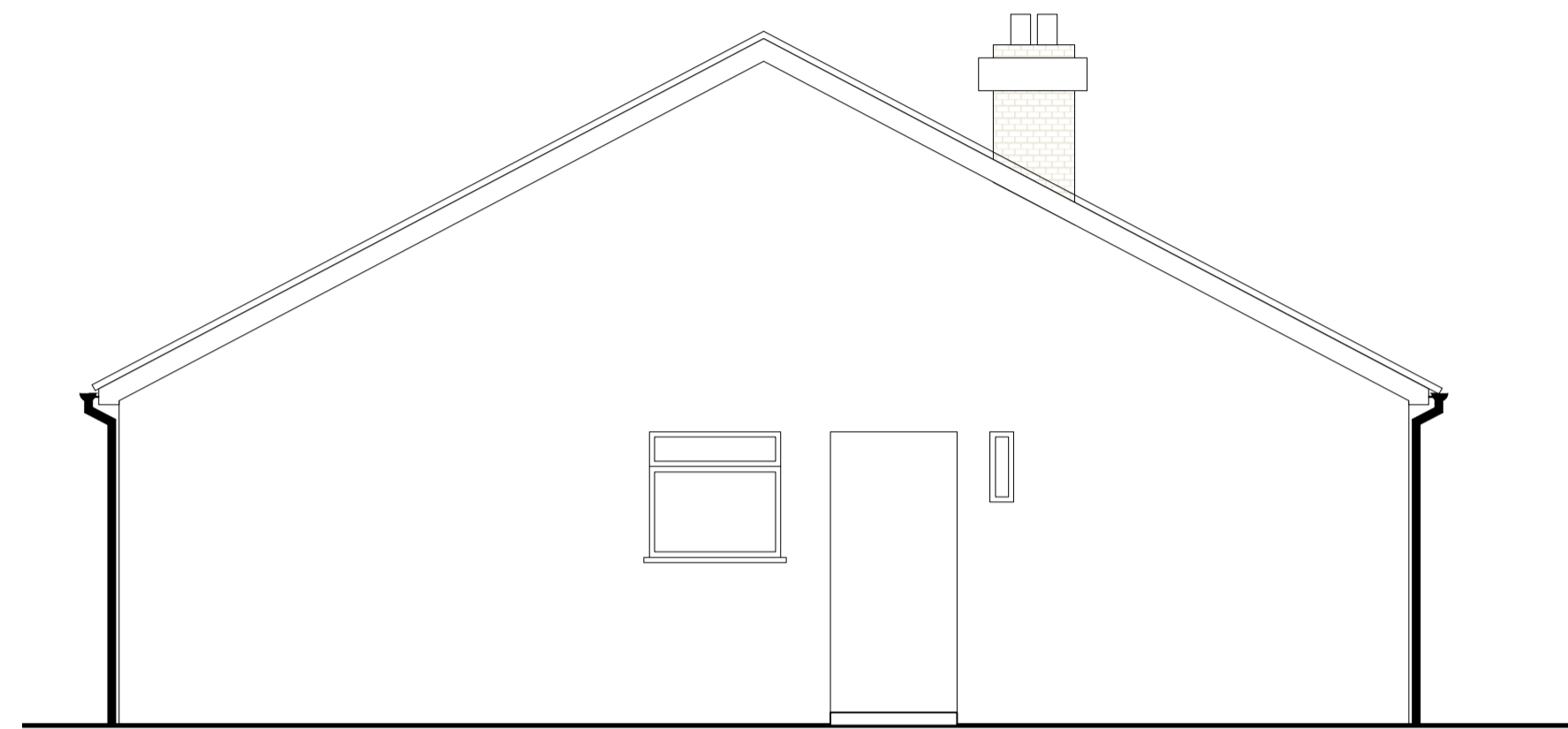


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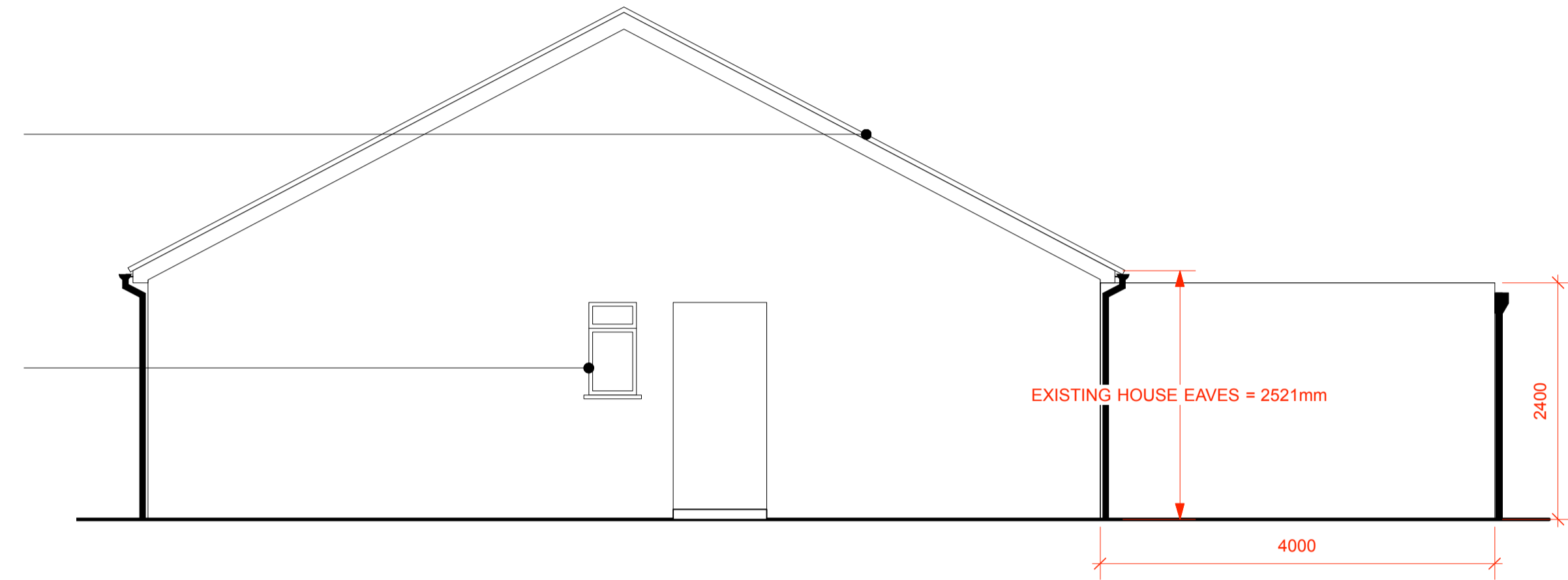
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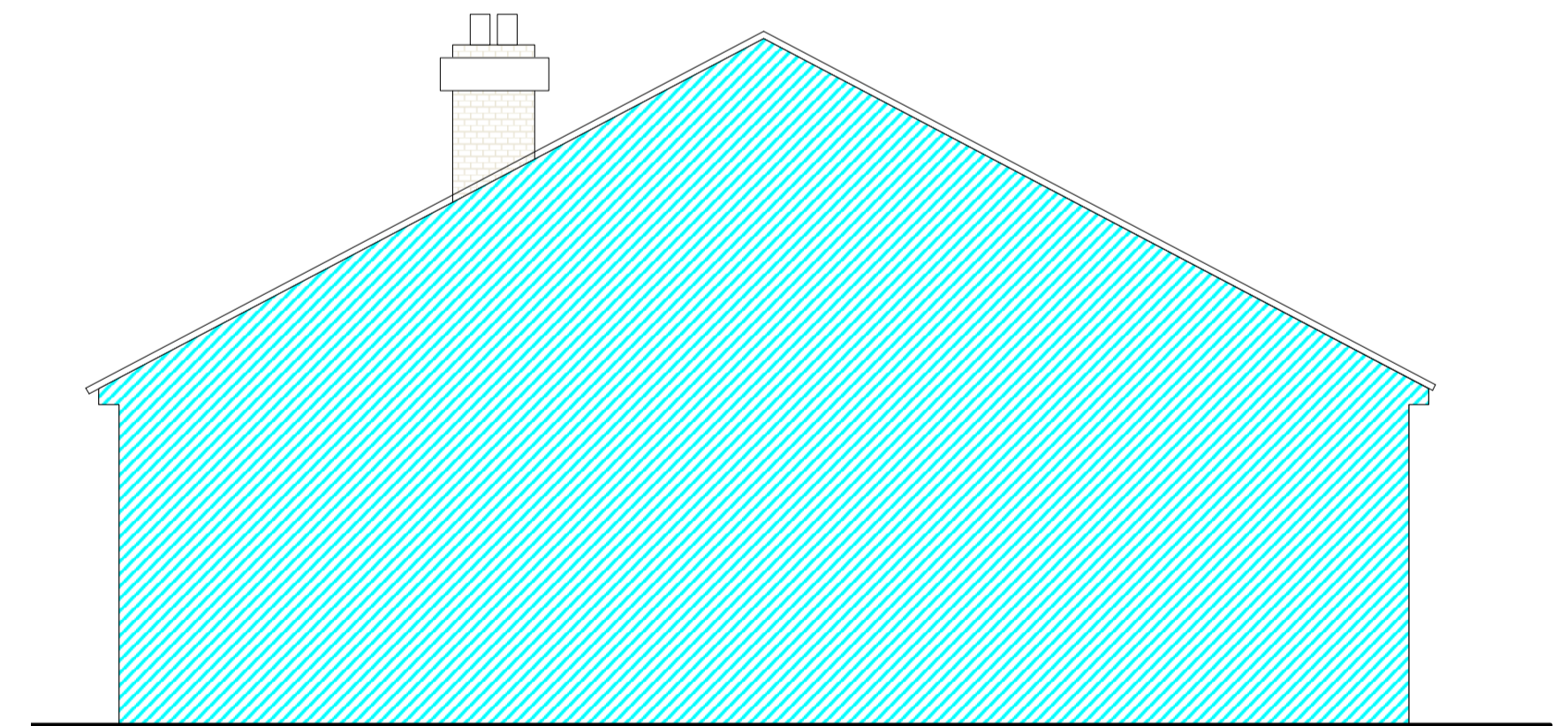
**EXISTING
FLANK WALL ELEVATION**
SCALE 1:50 @ A1

NOTE.
CHIMNEY STACK
REMOVED ABOVE ROOF
LINE. CONTRACTOR TO
MAKE GOOD.,

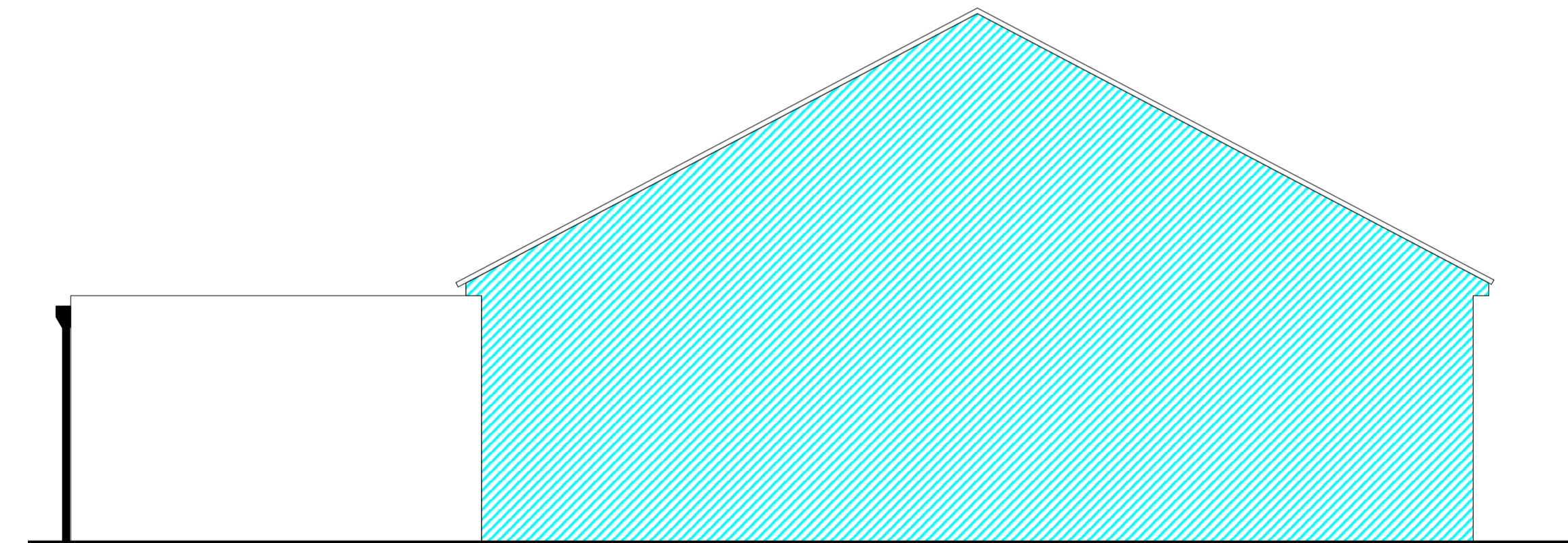
NOTE.
BATHROOM WINDOW
SIZE RESIZED.
BRICKWORK TO MATCH
AND TO BE KEYED IN.
CONTRACTOR TO ADVISE



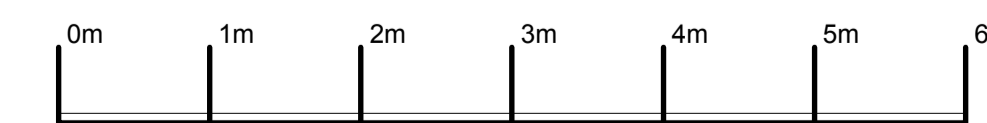
**PROPOSED
FLANK WALL ELEVATION**
SCALE 1:50 @ A1



**EXISTING
ADJOINING WALL ELEVATION**
SCALE 1:50 @ A1

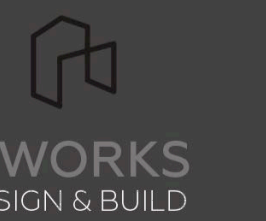


**PROPOSED
ADJOINING WALL ELEVATION**
SCALE 1:50 @ A1



Scale in Meters

Client	JULIA		
Project			
Project Date	tbc		
Venue	22 BIRCH GROVE, POTTERS BAR		
Job No	801/EN6		
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Design			
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Drawing No	PL05	Rev	D
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BLOCKWORK OUTER LEAF. RENDERED TO MATCH EXISTING HOUSE. CONTRACTOR TO ADVISE

AIR GAP REQUIRED FOR USE WITH KINGSPAN KOOLTHERM CAVITY BOARD TO EXPOSED MASONRY CAVITY WALLS.

SCREED TO FLOOR LEVEL OF EXISTING DWELLING

UNDER FLOOR HEATING WET SYSTEM

KINGSPAN THERMAFLOOR TF70

HYLOAD DPC OR SIMILAR. CONTRACTOR TO ADVISE

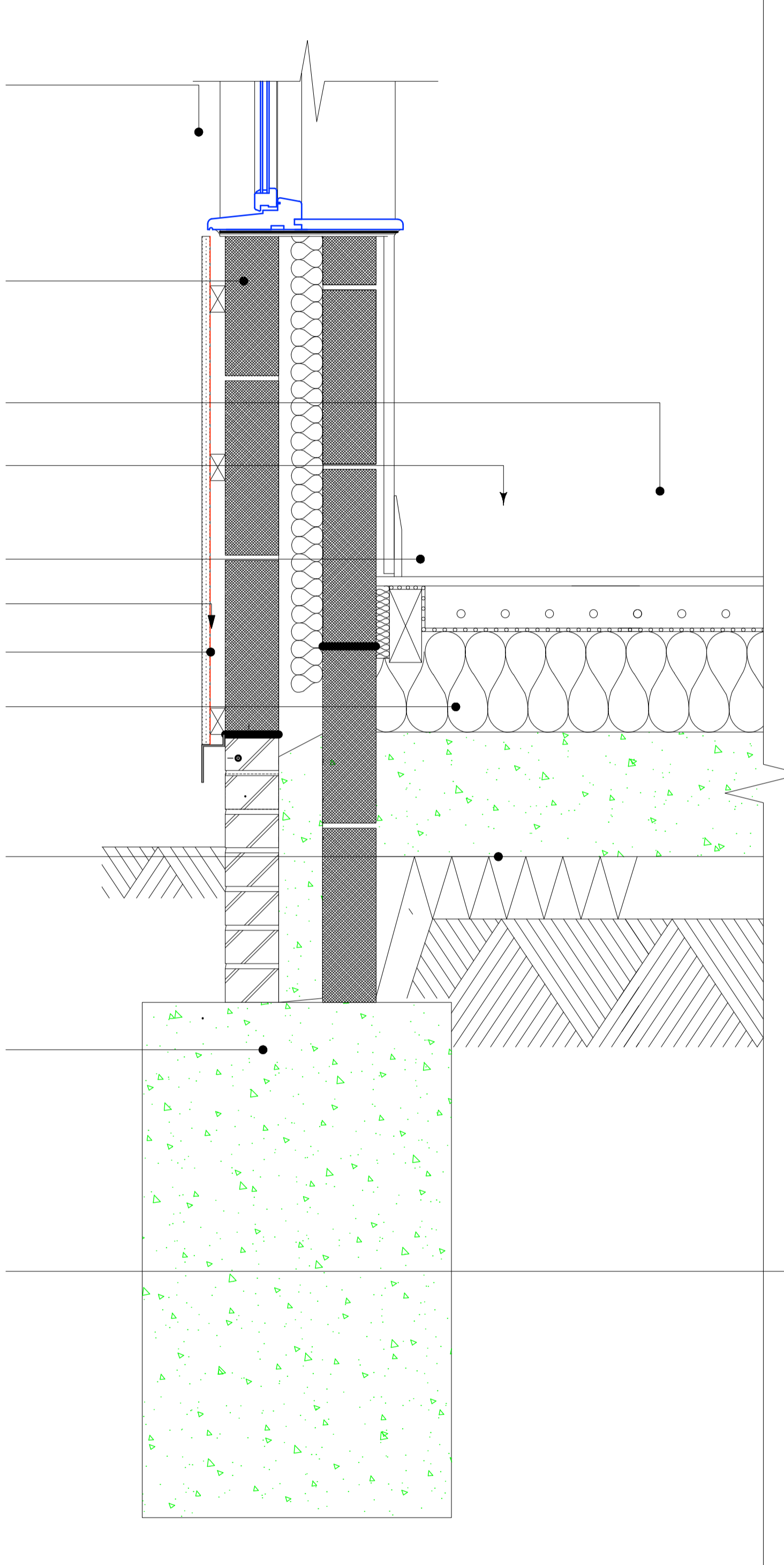
ENGINEERING BRICK

REINFORCED CONCRETE SLAB

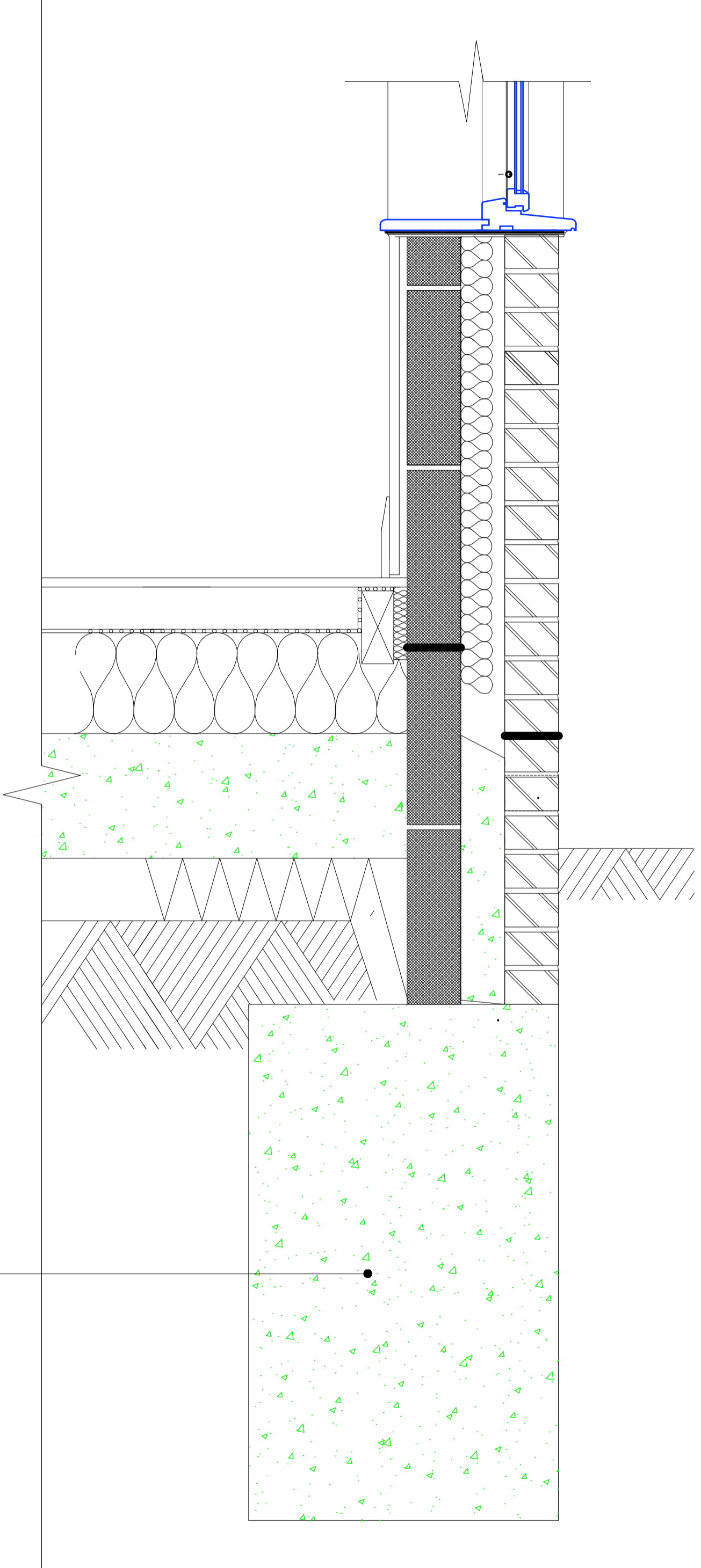
SUBSOIL

FOUNDATIONS
MASS CONCRETE FOUNDATIONS. TRENCH FILLED

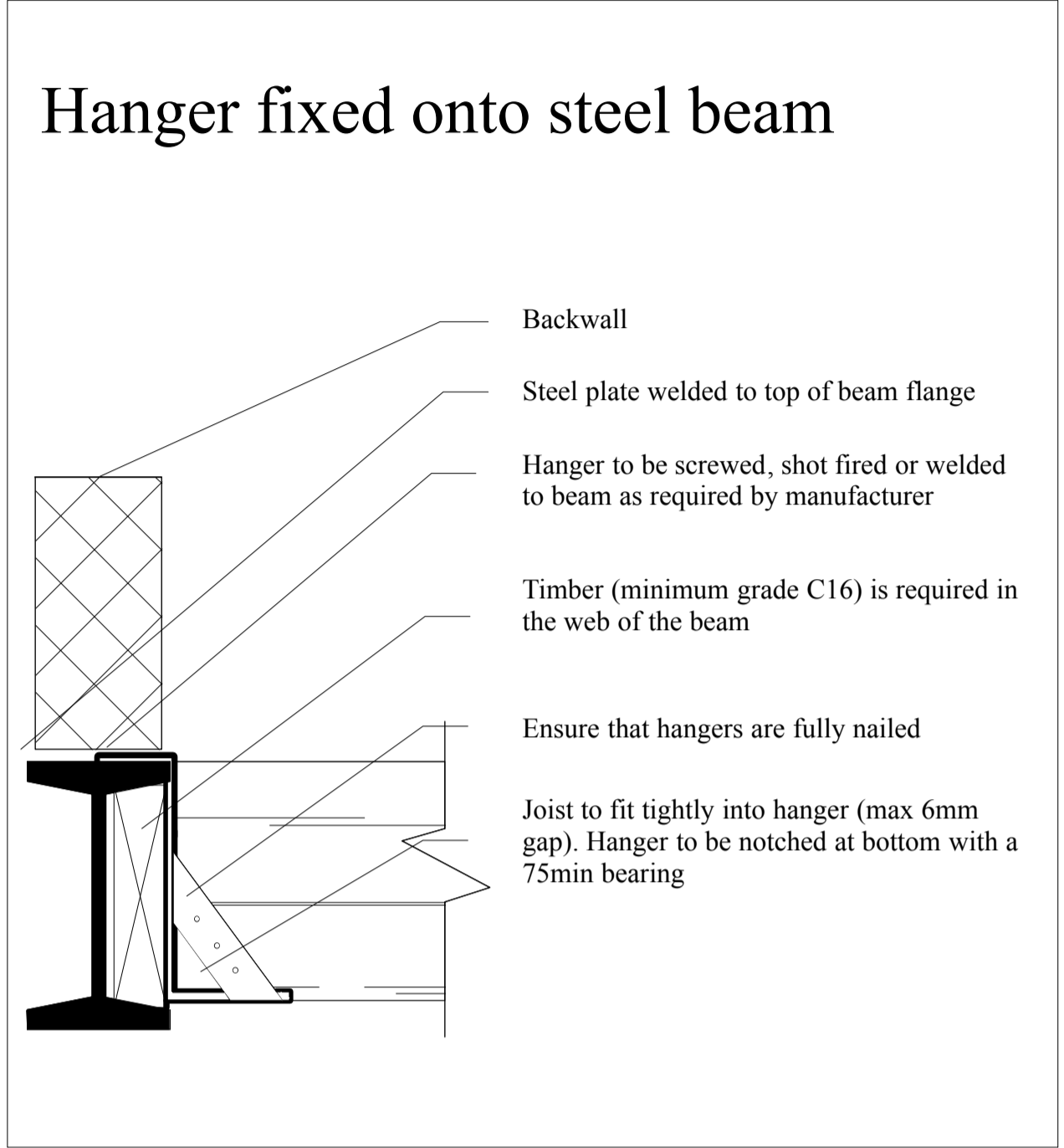
ASYMETRIC FOUNDATIONS ON BOUNDARY TO ENABLE CONSTRUCTION RIGHT UP TO BOUNDARY. CONTRACTOR TO ADVISE



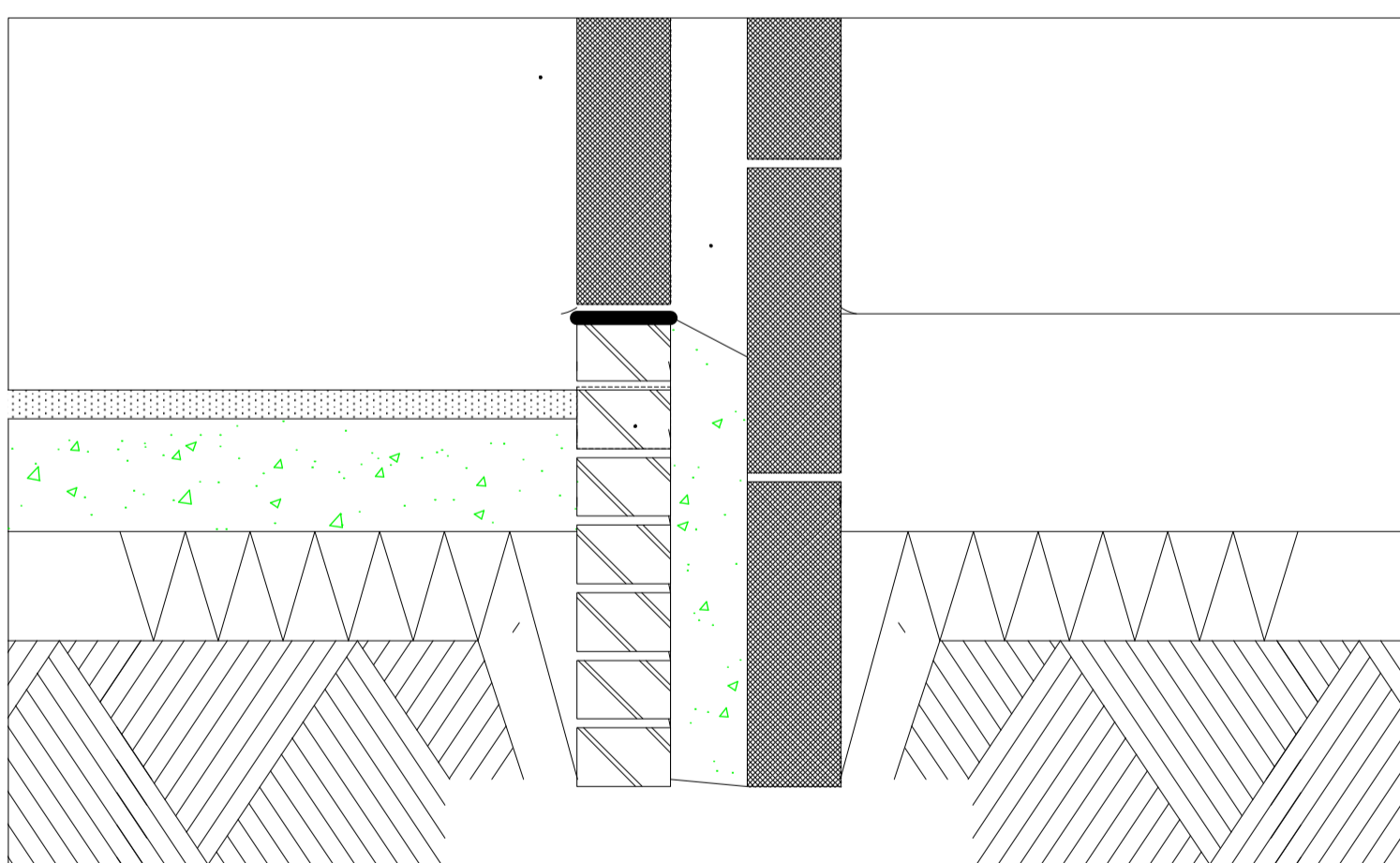
PROPOSED CONCRETE FOUNDATIONS
Scale; NTS.



PROPOSED CONCRETE FOUNDATIONS ASYMETRIC
Scale; NTS.



PROPOSED STEELBEAM SECTION
Scale; NTS.



PROPOSED PATIO SECTION DETAIL
Scale; NTS.

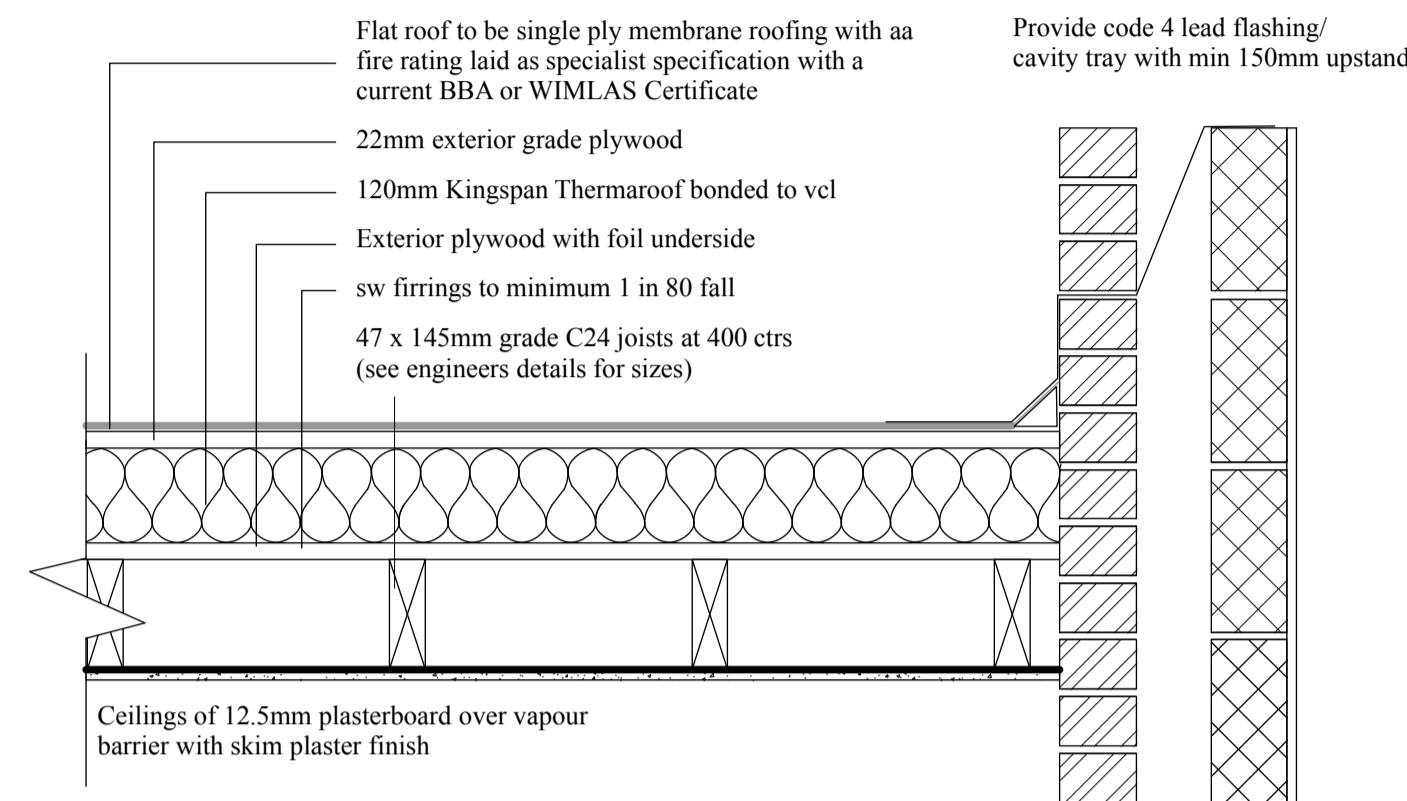
Client	JULIA		
Project			
Project Date	tbc		
Venue	22 BIRCH GROVE, POTTERS BAR		
Job No	801/EN6		
Subject			
Date	MAY 2023		
Design			
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Drawing No	PL06	Rev	D
Scale	AS SHOWN @ A1		

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WARM FLAT ROOF



WARM FLAT ROOF

(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)

To achieve U value 0.18 W/m²K

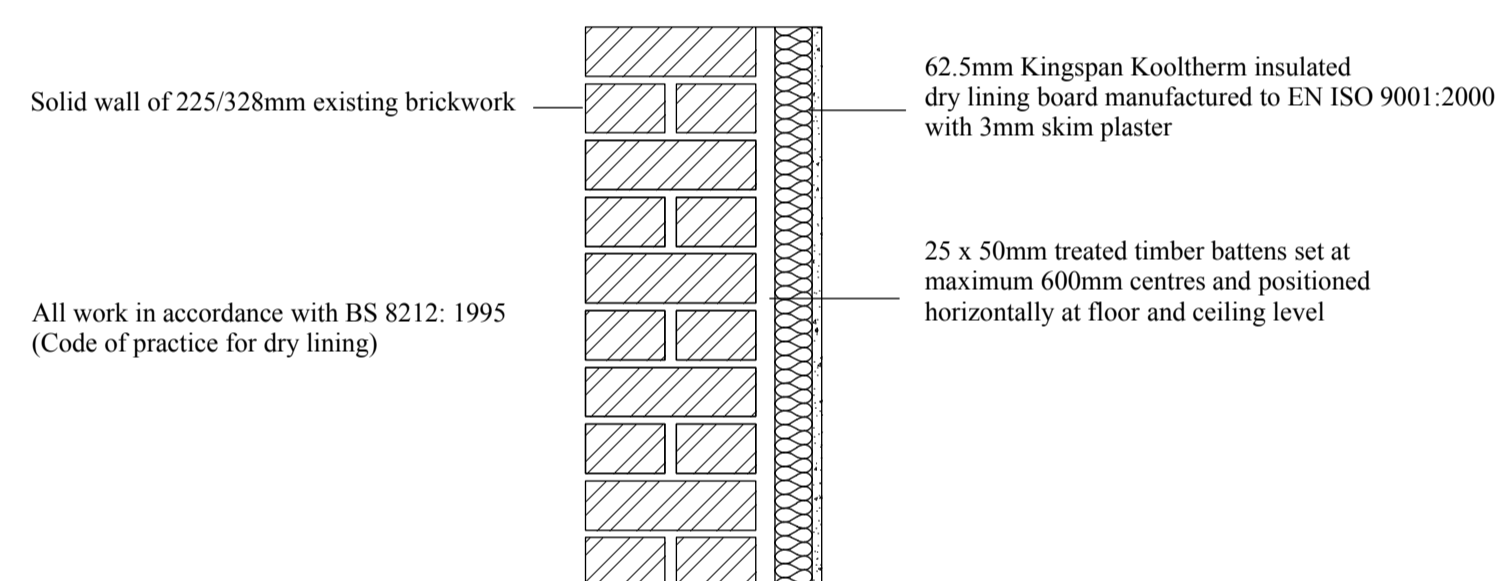
Flat roof to be single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood over 120mm Kingspan Thermaroof.

Insulation bonded to vcl on 22mm external quality plywood decking or similar approved on sw firings to minimum 1 in 80 fall on sw treated 47 x 145mm flat roof C24 timber joists at 400mm ctrs to give a max span of 3.22m or as Structural Engineer's details and calculations. Underside of joists to have 12.5mm foil backed plasterboard and skim. Provide cavity tray to existing house where new roof abuts existing house.

Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.

UPGRADING EXISTING SOLID WALL



UPGRADE OF SOLID EXTERNAL WALL

To achieve min U-value 0.30W/m²K

Existing wall to be exposed and checked for its suitability. Insulate existing wall on the inside using 62.5mm Kingspan Kooltherm K118 insulated dry lining board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation.

Fix a vapour control layer under the insulation. Finish with a plaster skim. All work in accordance with BS 8212 (Code of practice for dry lining).

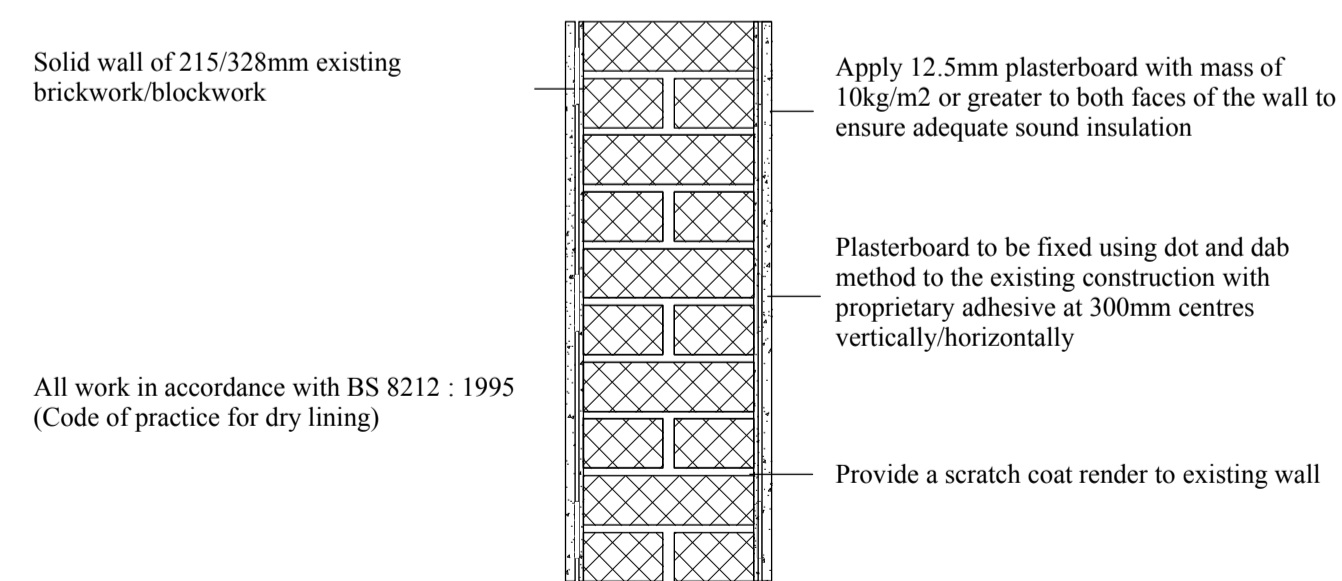
INTERNAL STUD PARTITIONS (within flat)

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 ctrs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 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. Walls faced throughout with 12.5mm Gyproc FireLine board with skim plaster finish. Taped and jointed complete with beads and stops.

PIPES PASSING THROUGH SEPARATING WALLS

Provide adequate fire stopping where pipes pass through walls using proprietary systems including acoustic intumescent sealant, intumescent collars and fire sleeves to ensure the appropriate level of fire and sound resistance is maintained.

UPGRADING SOLID PARTY WALL



UPGRADING SOLID PARTY WALL

As detailed in Approved Document E Wall Type 1.1

The existing walls must be checked for stability and be free from defects as required by the Building Control Officer. Wall to be a minimum 215mm thick with a minimum block density of 1840kg/m³. Provide a scratch coat render to existing wall. Apply plasterboard with mass of 10kg/m² or greater, e.g. Gyproc Soundbloc, to the both wall faces to ensure adequate sound insulation in accordance with Approved Document E.

Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme).

IT IS THE DESIGNERS RESPONSIBILITY IS TO CONSULT WITH AN ACOUSTIC ENGINEER TO ENSURE THE COMPLIANCE ALL ASPECTS OF APPROVED DOCUMENT E

THIS CONSTRUCTION HAS THE POTENTIAL TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS WHEN FORMING A SEPARATING FLOOR FROM AN EXISTING FLOOR BY MATERIAL CHANGE OF USE. COMPLIANCE CAN ONLY BE DEMONSTRATED BY A PACKAGE OF SOUND TESTING AGREED WITH BUILDING CONTROL.

Client	JULIA		
Project			
Project Date	tbc		
Venue	22 BIRCH GROVE, POTTERS BAR		
Job No	801/EN6		
Subject			
Date	MAY 2023		
Design			
Drawn	JM		
Drawing No	PL07	Rev	D
Scale	AS SHOWN @ A1		



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CONSTRUCTION

All brickwork shall comply with BS 5628

All bricks shall have a minimum crushing strength of 20N/mm²

Blockwork shall have a minimum crushing strength of 7N/mm²

Mortar shall be a class (ii) cement: Lime putty: Sand mix (1:1/2:4), unless indicated otherwise

FOUNDATIONS

Foundations to be 600mm wide, 1:2:4 concrete, trenchfilled type. 1100 minimum below ground to invert level of any adjacent drains, or 600mm minimum between any tree roots found in trench, whichever is deeper. exact final depth of foundations to be agreed with building inspector.

STRUCTURAL WORK

Any structural works installed as indicated in drawings, and shall be specified and calculated by the Structural Engineer and be adequately fire protected to ensure resistance to allow safe escape within 30 minutes

BEAMS AND STRUCTURE

Engineer's Structural calculations and details are to be provided for all beams, roof, lintels, joists, bearings, padstones and any other load bearing elements before works commence on site. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

INTERNAL STUD PARTITIONS (within flat)

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 ctrs. Provide min10kg/m² density acoustic soundproof quilt tightly packed (e.g. 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. Walls faced throughout with 12.5mm Gyproc FireLine board with skim plaster finish. Taped and jointed complete with beads and stops.

DPC's and DPM's

Dpc's will be provided in the following locations:

- Base of walls
- Base of wall built oversite where there is no dpm
- Base of wall built off beam/slab etc.
- At window levels
- At the horizontal abutment of all roofs over enclosed areas
- At sloping abutments of all roofs over enclosed areas to cavity walls
- Door steps, cills and jambs in cavity walls

HEATING AND ENERGY SAVING

Boiler to be located to External wall in family bathroom unit. Flue outlets from this gas burning appliance to meet with requirements of J2. Boiler to be enclosed within 30minute fire resisting construction.

Any hot water cylinders to be insulated with factory applied insulation that restricts the heat loss to 1W/Litre or less

Hot water storage systems to be provided with a thermostal which shuts off the supply of heat when the storage temperature is reached, or a timer which enables the supply of heat to be shut off for the periods when water heating is not required.

Gas boiler to be condenser type, Sedbuk band A or B with minimum 86% efficiency. Condensate to be discharged to suitable outlet in accordance with manufacturers specification. If fitted externally pipe to be insulated where exposed.

Heating system to incorporate timing device, in order to control the periods when the heating system operates. Systems controlled by room thermostats should fire only when a space or a cylinder thermostat is calling for heat. Systems controlled by thermostatic radiation valves should be fitted with flow control or other device to prevent unnecessary boiler cycling.

All pipework not within habitable rooms or space (ie. roof space, under floor etc.) shall be insulated with a material having a thermal conductivity not exceeding 0.045w/mk and a thickness equal to the outside diameter of the pipe, upto a maximum of 40mm. Hot pipes connected to hot water storage vessels shall be insulated for atleast 1m from their points of connection, or upto the point where they become concealed.

Material to have a conductivity as above and be 15mm minimum thick.

GLAZING

Windows & external glazed doors to be double glazed, in Low 'E', class b toughened, safety glass with 16mm gap between panes (argon filled).

All new windows to achieve a minimum of 1.6W/m²K or window energy rating band C or better. All new doors are achieveing 1.8W/m²K where glazed area to its internal face exceeds 50%

LATERAL RESTRAINT TO WALLS

Provide 30mm x 5mm galvanised mild steel restraint straps at least 1m in length @ 2m centres to walls and roof levels. Lateral restraint straps hooked across walls and fixed across noggins to 3no. floor joists that are parallel to walls at a maximum of 2m, and across noggins to ceiling joists and rafters parallel to walls.

PLASTERWORK AND FINISHES

All plasterboard will be manufactured to BS1230, and will be finished with 3mm plaster skim (to BS1191) single coat to ceilings to provide a crack free surface. Provide all necessary galvanised metal lath and angle beads to BS1369 to arisses.

All ceilings shall be 12.5mm plasterboard with 3mm plaster skim finish. Existing masonry walls where alterations are required are to be made good in lightweight base coat and skim finish to blend in with existing plasterwork. Allow for skim work to all kitchen area.

Walls and ceilings generally are to be finished in emulsion paint to client choice of colour and manufacture, with a watered down mist sealing coat follow by a minimum of 2 full coats of paint to complete.

SMOKE DETECTION

Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard to be mains powered with battery back up to be placed in the hall way of each flat with an additional interlinked heat detector at ceiling level in kitchens if required by BCO. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings.

Interlinked smoke detection to be provided in the common ways if required by Building Control in accordance with Approved Document B and the Regulatory Reform (Fire Safety) Order 2005.

Grade D2, LD2 standard alarms to be provided if required by BCO.

Units are to be fitted atleast 300mm away from any wall or light fitting fixed to the ceiling, between 150mm and 300mm below the ceiling if designed to be wall mounted, in a position accessible for maintenance.

ELECTRICAL WORKS

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 the certificate to be given to Building Control on completion of the work.

Provide switches and socket outlets for lighting and other equipment in habitable rooms at heights between 450mm and 1200mm FFL to comply with Requirement M1.

ENERGY EFFICIENT LIGHTING

Energy efficient lighting shall be provided in a minimum of one per four new fittings. The energy efficient lamps will be installed in fittings which comply with the requirement of only accepting lamps with a luminous efficacy in excess of 40 lumens per circuit watt. Lamps which achieve this rating shall be those such as fluorescent tubes and compact fluorescent lamps are NOT GLS tungsten lamps with a bayonet cap or Edison screw base.

FIXED EXTERNAL LIGHTING

External light fittings to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide.

Light fitting to be either:

a. lamp capacity not greater than 100 lamp-watts per light fitting and provided with automatic movement detecting devices (PIR) and automatic daylight sensors ensuring lights shut off automatically when not required.

Or

b. lamp efficacy greater than 45 lumens per circuit-watt; fitted with manual controls and automatic day light out-off sensors so that lights switch off when daylight is sufficient.

BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²

Purge ventilation - Windows/rooftlights to have openable area in excess of 1/20th of the floor area, if the window opens more than 30° or 1/10th of the floor area if the window opens less than 30°

Internal doors should be provided with a 10mm gap below the door to aid air circulation.

Ventilation provision in accordance with the Domestic ventilation compliance guide.

RAINWATER DISPOSAL

Provide 100mm dia PVC half round guttering, connected to 63mm PVC diameter downpipes, discharging to roddable back inlet gullies and connected to existing surface water drains. The position of the surface water drains is to be located on commencement of work.

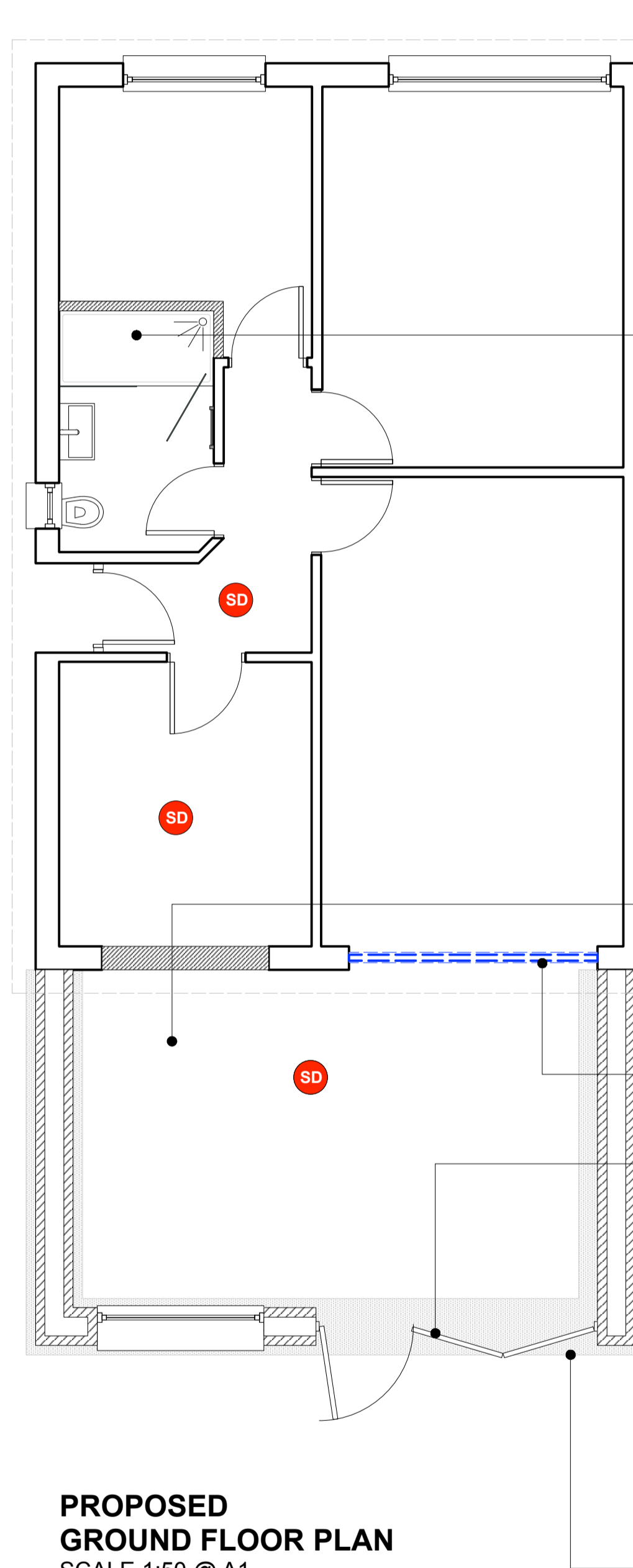
DRAINAGE

Above ground drainage: New soil and vent pipes to BS5572. 100mm PVC taken 1m above any window within 3m and fitted with wire cage.

SVP to be 100mm diameter to BS5572

In new toilets/shower provide 40mm diameter wastes to bath, shower and basins all with 75mm deep seal straps, connected to existing SVP provide rodding access at all changes in directions

No waste connections to be made within 200mm of WC pan connections into the SVP stub stack.



PROPOSED GROUND FLOOR PLAN SCALE 1:50 @ A1

DETAIL.
NEW DOORS TO
ACHIEVE 1.8W/m²K
WHERE GLAZED
AREA EXCEEDS 50%

NOTE.
A MINIMUM RESIDUAL
CAVITY OF 25mm REQUIRED
FOR KINGSPAN KOOLTHERM
WALLBOARD. CONTRACTOR
TO ENSURE.

EXTRACT FOR SHOWER ROOM

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

NOTE.
ALL RSJ AND STRUCTURAL DETAILS TO BE CONFIRMED
BY ENGINEER.

BI FOLD / SLIDING DOOR
NOTE. INSULATED CAVITY
CLOSERS @ REVEALS

NOTES.
ALL OPENING SIZES ARE NOMINAL
ALL WINDOWS TO MEET BS6206. ALL GLAZING UNITS TO
BE KITEMARKED. ONE WINDOW IN EACH ROOM TO HAVE
8000sqm TRICKLE VENT.
ALL DOUBLE GLAZED WINDOWS TO BE ARGON FILLED
AND TO BE LOW E GLASS. TO HAVE 16mm AIR GAP
ALL GLAZING IN CRITICAL LOCATIONS TO COMPLY WITH
BUILDING REGULATIONS PART N (SAFETY GLASS TO
MEET BS6206)
ALL LOW LEVEL WINDOWS TO COMPLY WITH BUILDING
REGULATION PART K

FOUNDATION OUTLINE.
600mm WIDE. FOUNDATIONS
BELOW GROUND LEVEL
REFER TO BR03 FOR
DETAILS

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Rev	Date	Amendment	Initials
A	07/05/23	INFORMATION ISSUE	JM
B	13/07/23	UPDATED DRAWINGS	JM

Client	JULIA	
Project		
Project Date	tbc	
Venue	22 BIRCH GROVE, POTTERS BAR	
Job No	801/EN6	
Subject		
Date	MAY 2023	
Design		
Drawn	JM	
Drawing No	PL08	Rev D
Scale	AS SHOWN @ A1	



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