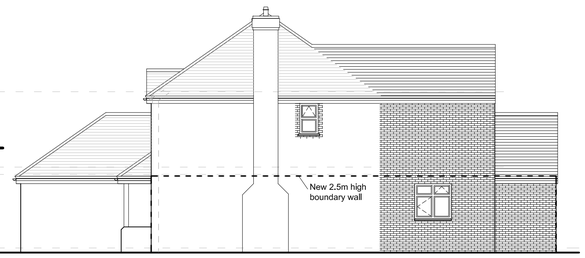
SCALE = 1 TO 100.
(Ex. plans & all elevations)
0m 2m 4m 6m

SCALE = 1 TO 50.
(Prop. plan & sections)
0m 1m 2m 3m

PROPOSED SECTION 1:50

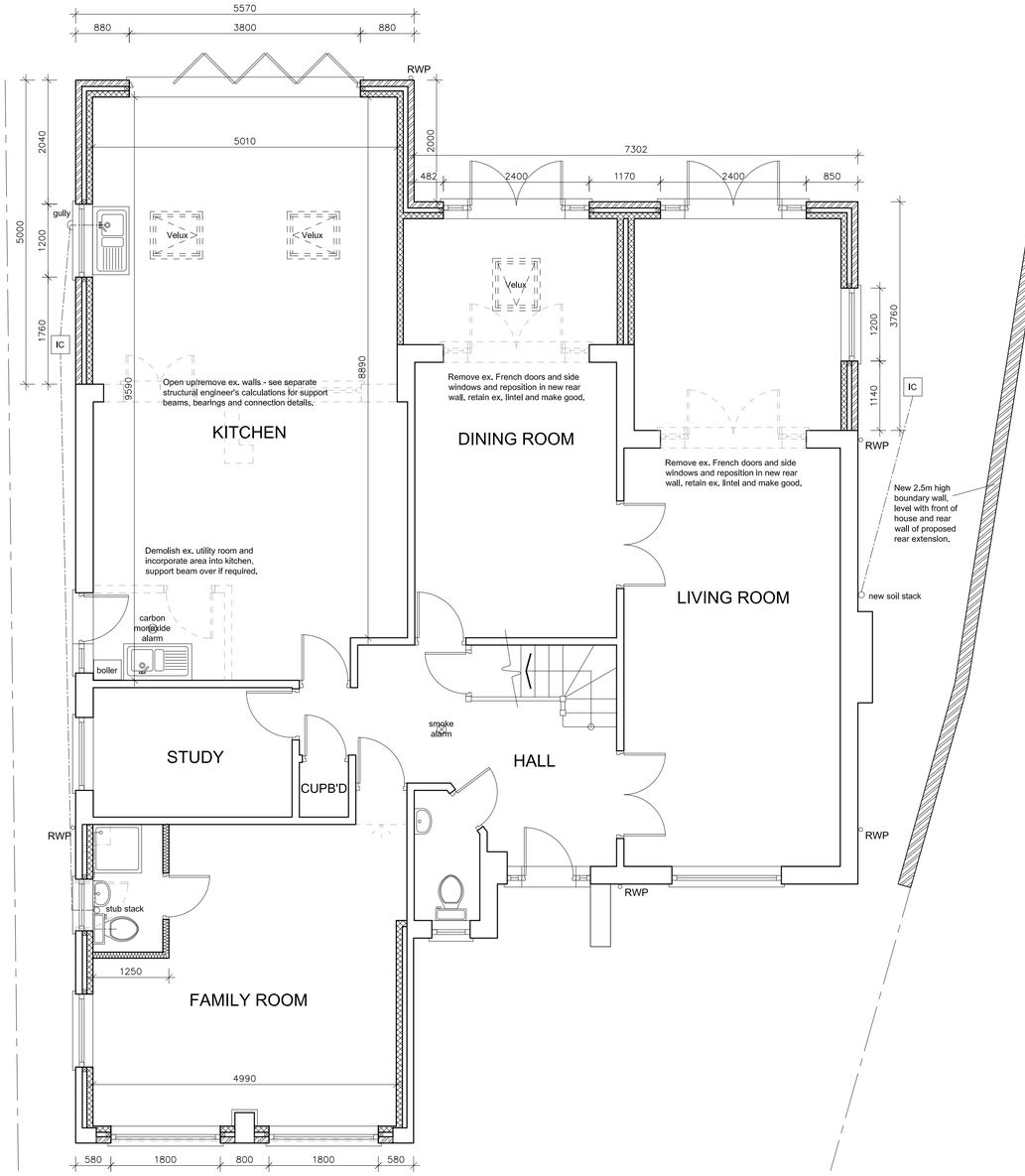
PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

PROPOSED FRONT ELEVATION



PROPOSED GROUND FLOOR PLAN 1:50

PROPOSED FIRST FLOOR PLAN 1:50

1. NOTE: This drawing has been prepared for submission to the local authority for approval under the Planning Act and Building Regulations. Assumptions may have been made and all relevant facts and dimensions must be taken by the builder when the drawing is used for construction purposes. This drawing should not be scaled, except for LA Planning Dept. purposes only. All work must comply with the 1996 Party Wall Act (notices served if applicable), current BS codes of practice and Building Regulations to the Building Inspector's satisfaction. Confirm with Thames Water prior to commencement whether permission is required for any work to (or which affects) the drains.

2. FOUNDATIONS: To be to local authority/BI requirements, min. 1000 deep, 550 wide for two storey extension and 450 wide for single storey extension, below level of any drains in the immediate area and to take into account all relevant site conditions e.g. type of soil and presence of any tree roots (if applicable). Existing foundations subject to additional loads are to be exposed and checked for adequacy. Any foundations excavated close to neighbour's walls are to be dug in bays to avoid undermining existing foundations.

3. GROUND FLOOR: To be level with existing. Check existing concrete and if suitable retain as base for new floor, otherwise break up ex. concrete & use as hardcore for new floor, remove all vegetable soil, min. 150mm. Lay well compacted hardcore to make up height as necessary, sand blinding, 1200g polythene DPM, continuous with DPC, 100mm concrete, 110mm 'Celotex GA4000', or equivalent rigid PIR insulation, 25mm perimeter insulation, 500g polythene separating layer, 75mm screed, reinforced with chicken wire. Max. 'U' value: 0.18 W/m2K. Maintain underfloor ventilation if applicable with 100mm pipes in new floor connecting to ex. air bricks. Provide channels or similar in solid floor so radiator pipes do not need to be above floor level. Alternative suspended timber floor construction, if preferred: break up any existing concrete. Lay min. 100mm oversite concrete, laid to fall to drainage outlet to prevent sub-floor water. Ensure min. 150 gap is maintained between concrete and suspended timber. Floor joists to be 47 x 147 at 400c/c, supported on G.I. joist hangers (and honeycomb sleeper wall(s) as required at change in direction or if span exceeds 3060) 21mm flooring grade T&G chip-board finish (moisture-resistant grade in kitchen/utility/bathroom areas). Provide solid or herringbone strutting at mid span. Maintain existing and new under floor ventilation equivalent to 3000mm2/metre with air bricks. Fit 150mm 'Celotex GA4000', or equivalent insulation between joists, supported on battens / galvanized nails to manufacturer's instructions.

4. WALLS: New external walls are to be brick cavity/rendered block construction as shown, rendered block walls are to comprise 215mm Thermalite Turbo, 20mm two coat waterproof external render (painted white or pebbledashed to match existing) 75mm Gyproc ThermaLine Super on dabs internally, skim finish. Brick cavity walls are to comprise facing brick to match existing as closely as possible, 110mm cavity with 85mm Celotex fitted to inner leaf, 25mm clear cavity, 100mm 'Thermalite Turbo' inner skin, 12.5mm plasterboard on dabs with skim coat finish internally. External wall maximum 'u' value 0.18 W/m2K. Note: front brickwork piers are to be tied into each other. Provide horizontal DPC, min. 150mm above ground level, continuous with DPM and with ex. house DPC, not bridged by render, to BS 5262:1976 with stainless steel or similar bell drip for rendered walls and provide vertical DPC at any junctions of brick and block – use e.g. Thermabate to avoid cold bridging. Provide stainless steel wall ties to BS 1243 at max. 750c/c horizontally and 450c/c vertically. Incorporate expansion joints at maximum 6000c/c, first joints to be max. 3000 from corners. Use 'Furfix Expansion Profiles' at junctions of new & existing walls. Internal partitions are to be 100 x 50 softwood studs at 400c/c, 100mm 'Rockwool Acoustic' sound ins. quilt fill, 12.5mm plasterboard & skim finish (with double floor joists under if suspended timber floor). Note: partitions enclosing bedrooms and/or bathrooms are to have additional sound insulation to comply with the 2003 Regs (part E) use proprietary sound-resisting wall-board and acoustic fill, tape edges to avoid flanking transmission. Fit cavity trays as/if required.

5. FIRST FLOOR: Lay 21mm flooring grade T&G chipboard (moisture-resistant in bathroom areas) on 47 x 195 joists at 400c/c, side to side supported on GI joist hangers, line underside of joists with 12.5mm plasterboard and skim. Provide 30 x 5 galv. MS restraint straps at max. 2000c/c and solid or herringbone strutting at mid-span. Provide double joists under partitions, feet of bath and to trim around chimney(s) leave min. 40mm gap between chimneys & new floor/roof timber (existing chimney height is to be built up as shown). New floor is to comply with 2003 Sound Regs, with resilient layer (e.g. 25mm mineral wool) above joists / below floor finish to reduce impact sound & fill between joists with min. 150mm 'Rockwool Acoustic' quilt. Provide restraint straps to tie floor joists to gable wall where applicable

6. ROOF: First floor roof to match and line through with existing main roof. Use matching plain tiles, laid at approx. 35–40° (to match and line through with existing) to manufacturer's instructions. Lay tiles on preservative treated battens, on reinforced roofing felt to BS 747. New rafters to be 47 x 100 at 400c/c birdsmouthed and spiked to 75 x 50 wall plates, span approx. 2200. Joists are to be 47 x 170 at 400c/c side to side, span 3400. Join timbers using 12mm diameter bolts and dog tooth connectors. Note: check structural engineer's specification sheets and if at variance then structural engineer's calculations take precedence. Line underside of joists with 12.5mm foil backed plasterboard, skim coat finish. Provide 300mm Rockwool insulation between and across joists, following manufacturer's installation recommendations. max. 'U' value 0.16 W/m2K.) Ensure a 25mm continuous ventilation gap is maintained at eaves and the equivalent of a continuous 5mm gap at high level, fit proprietary continuous ridge ventilation system, or preferably use a proprietary breathable membrane in place of standard roofing felt, which will not then require additional ventilation measures. Strap roof to walls at perimeter using vertical 30 x 5 galvanized mild steel straps at max. 2000c/c, with additional lateral restraint straps where joists run parallel to walls. Provide code 5 lead at roof-wall junctions where applicable. Ground floor roofs: Use matching concrete interlocking tiles laid at approx. 15° to manufacturer's instructions. Remove tiles from ex. roof as necessary, all existing roof timbers are to be retained, extension roof is to be built off existing using lay boards, etc. Lay tiles on preservative treated battens, on reinforced roofing felt to BS 747. New rafters to be 47 x 150 at 400c/c or as specified by structural engineer (if different then engineer takes precedence) birdsmouthed and spiked to 75 x 50 wall plates. Ceiling joists are to be 47 x 147, at 400c/c (or as specified by structural engineer) fixed to wall plates and rafters. Provide double 47 x 220 binders in opposite direction to ceiling joists, to prevent spread. Join timbers using 12mm diameter bolts and dog tooth connectors. Line underside of joists with 12.5mm foil backed plasterboard, skim coat finish. Lay 300mm 'Rockwool' between and across joists, with insulation suppressors to maintain ventilation at eaves. Provide a 10mm continuous ventilation gap to all eaves and 5mm abutment ventilation at high level, to ensure full cross ventilation, or preferably use a proprietary breathable membrane in place of standard roofing felt. Strap roof to walls at perimeter using vertical 30 x 5 galvanized mild steel straps at max. 2000c/c, with additional lateral restraint straps where joists run parallel to walls. Provide code 5 lead at all roof-wall junctions. (Alternative: insulated rafters with 'open' ceiling: insulate rafters with 150mm 'Celotex GA4000' rigid urethane foil faced insulation board. Fit timber backstops to rafters – min. 50mm ventilation gap above ins. Fit 70mm insulation between and 80mm below rafters to manufacturer instructions, ensuring tight fit. Fix 12.5mm plasterboard to rafters, max. 'U' value 0.15 W/m2K.) Ensure a 10mm continuous ventilation gap is maintained at eaves (25mm if insulation is applied to rafters rather than joists) and the equivalent of a continuous 5mm gap at high level, fit proprietary continuous ridge ventilation system, or use proprietary breathable membrane in place of standard roofing felt. Join roof timbers using 12mm bolts and dog tooth connectors. Strap roof to walls at perimeter using vertical 30 x 5 galvanized mild steel straps at max. 2000c/c, with additional lateral restraint straps where joists run parallel to walls. Provide 150mm code 5 lead flashing at roof-wall junction, taken up 150mm.

7. SMOKE ALARM: An approved mains wired interlinked smoke detector is to be provided in hallways at all levels complying with building regulations Part B1, 2000. Fit a mains wired carbon monoxide alarm between 1m and 3m from the boiler.

8. VENTILATION: Habitable rooms to have trickle vent background ventilation, min. 8000mm2. Kitchen, utility and WC/bathrooms to have similar, but 4000mm2 and extractor fans, direct to open air, capable of extracting min. 15 litres/sec. (WC/ bathroom), 30 litres/sec. (utility) and 60 litres/sec in kitchen (30 l/s/sec in a cooker hood), capable of intermittent operation. Any rooms without opening windows are to have fans linked to light switch with a minimum 15 minute overrun and a 10mm air gap under the door. Ducts or vents passing through floor or walls are to be fire stopped with proprietary collar, access panels at branches and base to BS 476. Ventilation systems should be installed & commissioned in accordance with the guidance given in the 2010 edition of the Domestic Ventilation Compliance Guide. Sufficient information about the ventilation system should be given to the building owner upon completion of the building work, so that the ventilation system can be operated to provide adequate air flow.

9. DRAINAGE: To comply with BS 8301 and 5572. Surface water is to fall to rainwater gutters to match and unite (where possible) with existing, discharging into new/ex. RWPs as shown, connecting below ground to new hollow brick honeycomb construction soakaway, min. 5000 from any building. Note: if an available separate surface water sewer is discovered on excavation, then surface water may be taken to this, subject to agreement with the building inspector. If rainwater capacity is added to the existing soakaways, then they are to be located and opened up to determine if suitable and upgraded as necessary. WC to have 100mm pipe & 50mm seal, basin: 32 pipe & 75 seal (max. 1700 pipe run – increase to 40mm pipe if over 1700), bath/shower/sink: 40mm pipe & 75mm seal. Note: the only external waste receptacles discovered on initial measured survey were two rear inspection Chambers as indicated. New ground floor wc waste is to discharge into 100mm stub stack with air admittance valve venting above flood level, discharging into IC as shown and main foul water system. New first floor en-suite waste is to discharge into stub stack as above with new external soil stack discharging into existing inspection chamber and foul water waste as shown. Kitchen sink waste is to discharge into new sealed BI gully, with 100mm below ground connecting pipe to IC as above. Note: manhole invert depth is to be checked on commencement of work, if excavation reveals an better alternative, then foul waste may discharge into this, subject to agreement with the BI on site. Insulate any 'in-room' connecting pipes against sound transmission. Any manhole found falling inside the proposed extension is to be fitted with a double seal bolt down cover, or repositioned outside the extension, if possible. Provide rodding eyes at drainage junctions. Bridge soil pipes passing under new walls with concrete lintels. Drains are to have a minimum fall of 1 in 40 and are to be surrounded in pea shingle. A suitable supply of 'wholesome' water is to be provided to all new washing and food preparation areas, in accordance with Approved Document G1–G3. Any Thames Water IC or MH found within the footprint of the new extension is to be grubbed and made good using clayware and remote rodding access installed.

10. OPENINGS: Expose and check any existing lintels subject to additional loads for adequacy. Existing walls subject to additional loads are to be checked for adequacy and proved by calculation or foundations exposed if required by BI. Glazing less than 800mm above finished floor level in walls/partitions, or 1500mm in doors/adjacent side panels, to be toughened or laminated glass to BS 6206:1981. New escape windows (i.e. all new windows to habitable rooms) should have an unobstructed openable area of at least 0.33m2, with neither width nor height less than 450mm, bottom of opening sections to be min. 800mm/max. 1100 above floor level and max. 1700 from eaves. All beams/lintels are to have a minimum end bearing of 150mm. Any existing lintels subject to additional loads are to be exposed and checked for adequacy. Beams are to be encased in 12.5mm 'Gyproc fireline' plasterboard for half hour fire resistance. All new glazing is to be latest spec. 'Pilkington K', or equivalent low E glass, max. 'U' value 1.4 W/m2K - e.g. double glazed, low-E, ε_s = 0.1, argon filled, 16mm gap if uPVC frames or triple glazed, low-E, ε_s = 0.1, argon filled, 16mm gap if metal frames. New windows to be similar style and to line through as much as possible with existing. New rooflights are to be fitted to manufacturer's instructions, with code 5 lead and double trimmers all around, note: 'Velux' in roof pitches lower than than 15° will require an upstand kit. Light well walls are to be insulated with 90mm Celotex or similar, where applicable. Any new rooflights are to achieve a Class 1 or AA fire rating. Manufacturers details are to be supplied to the Building Inspector to show compliance. Low energy lighting is to be provided to three out of four fixed light fittings, in the areas affected by the building work (cupboards & wardrobes etc are excluded). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lumens per circuit–Watt and a total output greater than 400 lamp lumens; more information can be found in the Domestic Building Services Compliance Guide 2010, to comply with Regulation L1B. Provide coving, skirting and all joinery to match existing. Electrical installation is to be in accordance with IEE standards and Approved Document P - to be designed and installed in accordance with that document; inspection and testing of works to be undertaken by a competent person (i.e. a registered electrical engineer) and an appropriate BS 7671 electrical installation certificate is to be issued prior to completion of works. All new and extended rooms are to have additional radiators to match existing fitted with thermostatic rad valves, connected to existing gas central heating system, check position and capacity of existing central heating boiler and if required replace with new 'condensing' balanced flue boiler installed by an approved/GasSAFE registered plumber (SEDBUK rating to be better than 92%), suitably ventilated and positioned on external wall (note: extract duct to be min. 300mm from external doors or windows). If the boiler is replaced, appropriate controls must be provided for the particular type of appliance and heat distribution system. Any fixed building service provided, replaced or extended should follow the guidance in the Domestic Building Services Compliance Guide.

7, Ascot Mews, Wallington, Surrey

Proposed one/two storey rear extension & alterations

Scale: 1 to 100 & 1 to 50 | *Date: 12th April 2023*

Andrew Kenfield Associates
20, Tulyar Close, Tadworth, Surrey, KT20 5LA. Tel: 07506 104696

amendments:
09-06-23: 'A' - BLDG REGS CONDITIONS AMENDS.
23-06-23: 'B' - REAR EXTENSION ENLARGED.
13-07-23: 'C' - MISSING CHIMNEY/GABLE ADDED.
05-10-23: 'D' - UPDATED FOR B REG COMPLIANCE.
30-01-24: 'E' - FF REAR EXTENSION ADDED.

drawing number:
15582E
(A1)