

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 1986 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 Hepsleeve or similar approved 100mm pipe work. Any drainage with an invert level of 600mm or less must be capped with concrete. New manhole to be formed using 225mm semi engineering brickwork formed on a 150mm concrete slab base. For manholes up to an invert level of 1200mm minimum internal dimensions are to be 750x675 with the same size lid. New SVP to be in plastic with 200mm slow radius bends discharging 900mm above eaves level. No branch discharge pipes are to discharge into a stack lower than 450mm above the invert level of the bend at the foot of the stack. Opposed connections n/e 65mm should be offset by 110mm, or 200mm where larger than 65mm. All new wastes to be provided with 75mm deep seal traps & rodding eyes at all cods.

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 Thermabate closers. Walls to be connected to existing using s/s Furfix profiles. Provide a vertical DPC where new walls connect to existing for the outer leaf beneath the Furfix profile. U Value achieved is 0.18. For cavity walls upto 6000mm in length no EML or expansion joints are required, between 6000-12000mm in length provide EML to every other course with no further expansion joint required, and for lengths exceeding 12000mm use EML every course to the blockwork with no further expansion joint required. Where walls are shown with 2 skins 100mm blockwork use outer skin of standard block with inner skin of standard blockwork (1400kg/m3) and allow a 100mm cavity fill with 100mm Earthwool Dritherm. Allow for 42.5mm Kooltherm K17 Insulated plasterboard with 15mm Dabs. Allow for 20mm (2 coats) sand/cement render with a waterproof additive to the top coat. Provide a bead stop to ensure that the DPC is not bridged. U value achieved is 0.18.

Lateral restraint

1200 long by 30 x 5 galvanised straps to be chased into walls at ceiling level at 1200 centres, plus at 1000 centres along gables fixed back to 3 No rafters.

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 honeycombe 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.

Roofs

New tiles to be Redland Regent with 100mm headlap through coloured colour to suit existing to owners choice on timber battens on one layer Tyvek membrane on 200mm x 50mm rafters at 400 centres. 25mm continuous eaves vent plus the equivalent of 5mm permanent ridge level ventilation. 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, stop ends and weepholes. 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 60l/s or a cooker hood capable of 30l/s. All extract fans are to be ducted direct to external air.

Glazing

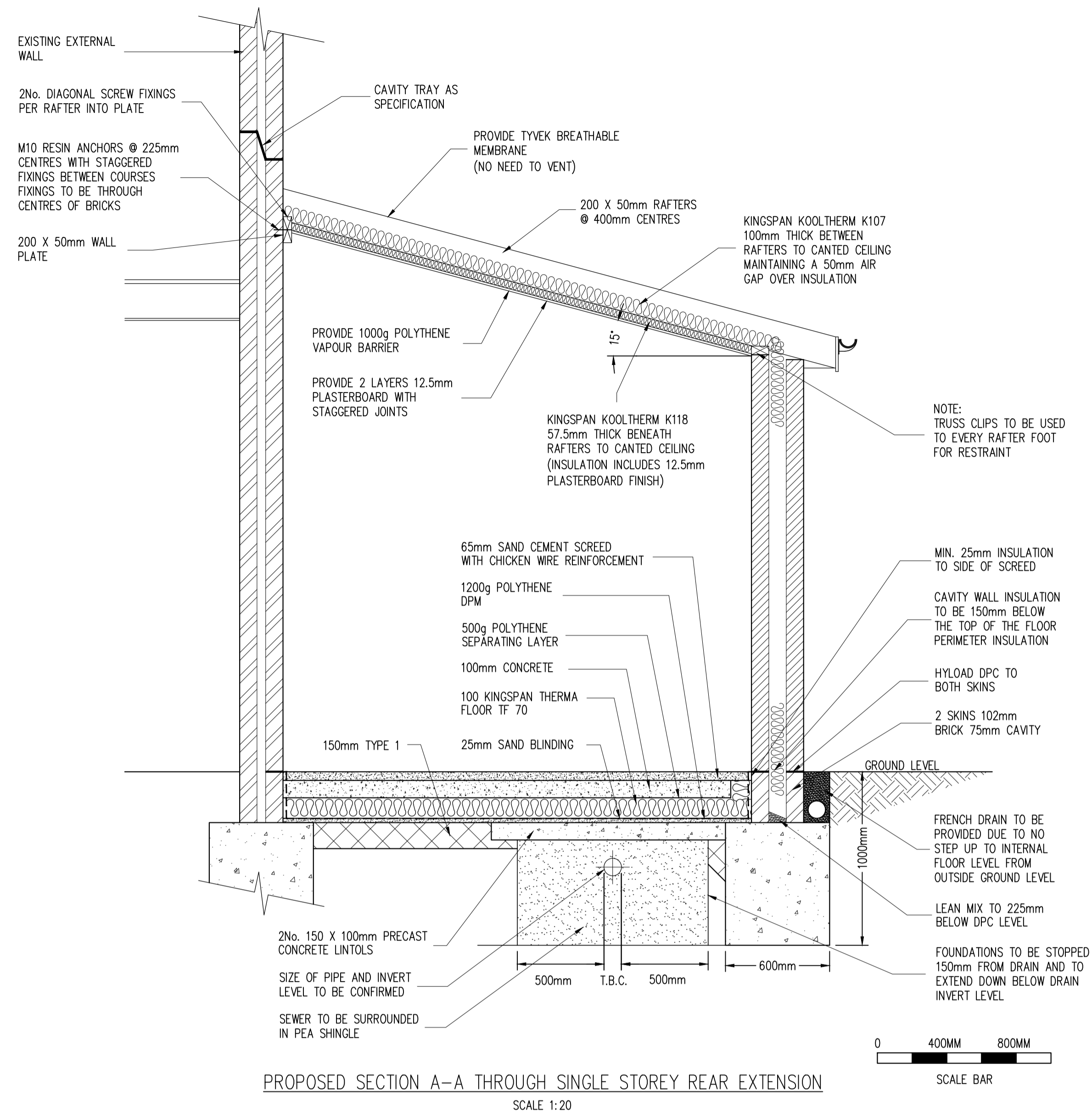
All units to be double glazed in white PVCU to match existing. Glazing to windows and doors to achieve a u-value of 1.4w/m2k. Glazing in critical locations (within 800mm of floor level for windows and 1500mm for doors including windows within 300mm of doors) to be safety glass in accordance with part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

Steels

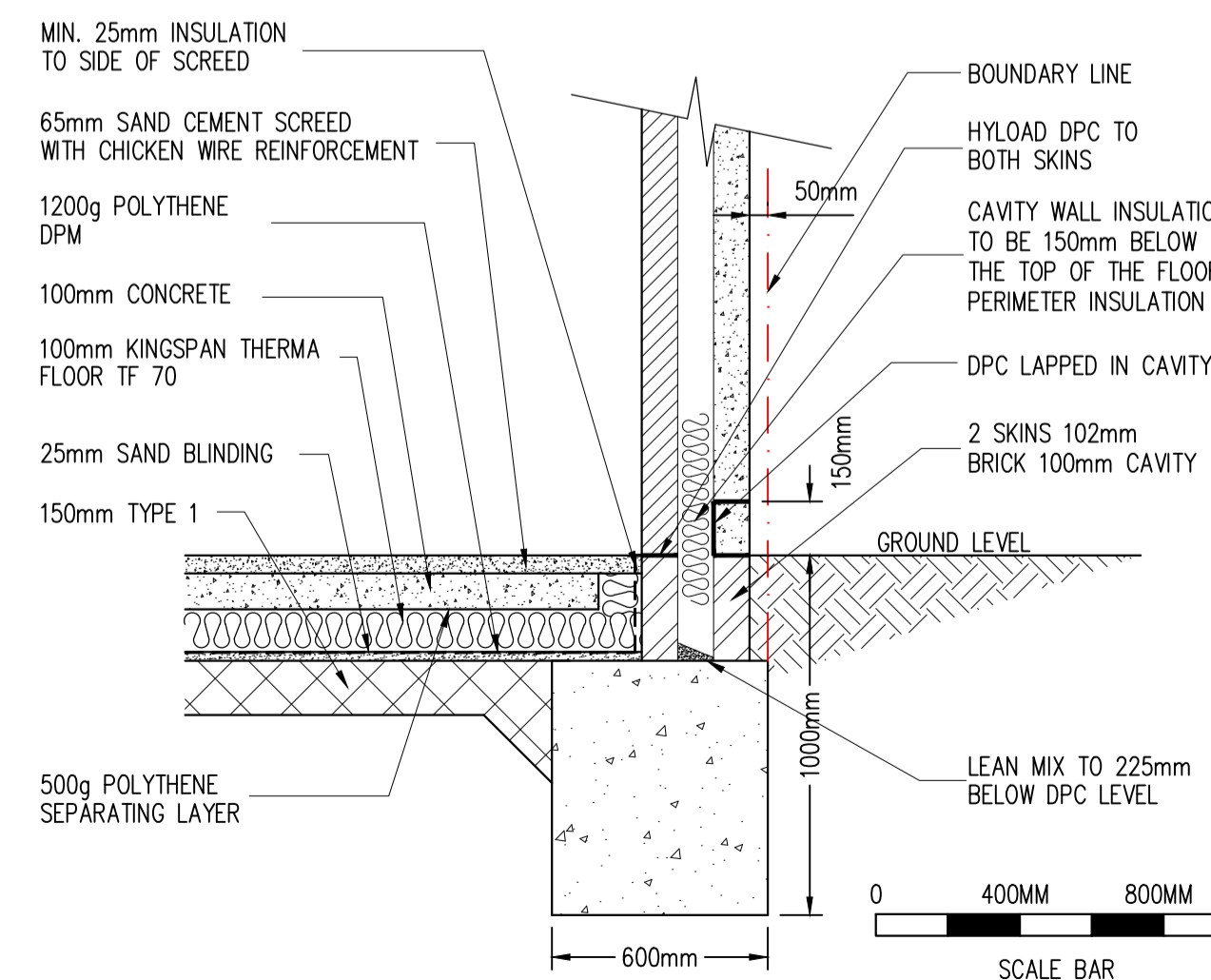
To be protected to one hour using one layer of 15mm British Gypsum Glasrock fire case shot fired direct to steel using Gyproc fire case screws. Steels to be bolted together at 600 centres with barrel spacers with tack weld to one side.

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 SECTION A-A THROUGH SINGLE STOREY REAR EXTENSION
SCALE 1:20



PROPOSED SECTION B-B THROUGH BOUNDARY FOUNDATION
SCALE 1:20

Rev	Date	By	Check	Revisions

Client
MS ANGELINE VERRILLO

Job Title
SINGLE STOREY REAR EXTENSION
AT 28 SEVENOAKS ROAD
CROFTON PARK
LONDON SE4 1RB

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Scale AS SHOWN @ A1 Date 22/02/24

Drawing Title
PROPOSED SECTIONS A-A & B-B
AND SPECIFICATION

Drawing No. 28-SEVENOAKS-ROAD-03 Rev. A