

Note: The dimension deviation can be up to +/-75mm due to the tolerances and human errors as the dimensions are recorded manually.
All the dimensions must check on site by contractor and such dimensions to be their responsibility

Client Name

LUKASZ

Project Address

**74 DRYDEN ROAD, WELLING
DA16 3ND**

Section

REAR EXTENSION

Stage

PLANNING

Drawing Title

PROPOSED PLANS

Drawing Status

For Approval

Revisions and Notes

LEGEND	
	EXISTING STRUCTURE
	STRUCTURE TO BE DEMOLISHED
	PROPOSED STRUCTURE
	SHARED WALL

Project No. **2024-03-DA16 3ND**

Drawing No. **A-009**

Revision **00**

Scale at A3 **1:100**

Date **24/03/2024**

Designed **MI**

Drawn **MI**



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CAVITIES
PROVIDE CAVITY TRAYS OVER OPENINGS AND WHERE ROOFS ABUT WALLS. ALL CAVITIES TO BE CLOSED AT EAVES AND AROUND OPENINGS USING THERMABATE OR SIMILAR NON-COMBUSTIBLE INSULATED CAVITY CLOSERS. PROVIDE VERTICAL DPCS AROUND OPENINGS AND ABUTMENTS. ALL CAVITY TRAYS MUST HAVE 150MM UPSTANDS AND SUITABLE CAVITY WEEP HOLES (MIN 2) AT MAX 900MM CENTRES.

NEW RAINWATER PIPES TO BE CONNECTED TO THE EXISTING STORMWATER SYSTEM. WHERE THIS IS NOT POSSIBLE, NEW RAIN WATER SYSTEM TO BE CONNECTED TO A SOMAWAY LOCATED 5 METRES FROM ANY BUILDING AND SIZED AT 10UM PER 16.5SQM OF ROOF AREA DRAINED. ALL DETAILS TO BE AGREED WITH THE BUILDING CONTROL INSPECTOR PRIOR TO COMMENCEMENT.

WHERE NEW DRAIN PIPES ARE PROVIDED, ACCESS TO BE PROVIDED AT THE FOLLOWING POINTS:
* AT OR NEAR HEAD OF DRAIN RUN
* AT A BEND AND AT ANY CHANGE IN GRADIENT
* AT A CHANGE IN PIPE SIZE
* AT A JUNCTION (UNLESS EACH RUN CAN BE CLEARED FROM AN ACCESS POINT)
EXACT DETAILS TO BE CONFIRMED ON SITE.

WHERE AND IF AN INTERNAL MANHOLE IS REMOVED, ENSURE THERE IS ADEQUATE ROIDDING ACCESS. ANY NEW POLYPROPYLENE RODOODABLE INSPECTION CHAMBER TO BE INSTALLED ACCORDING TO MANUFACTURERS INSTRUCTIONS. NEW 150/100 BRANCH INSTALLED ON LINE WITH PROPRIETARY COUPLINGS AND EASY BEND CONNECTION FROM EXISTING SUP. EXACT DETAILS TO BE AGREED ON SITE.

PROVIDE A DERGO VALVE AND ROIDDING EYE SUB-STACK CONNECTED TO THE EXISTING FW SYSTEM. EXACT LAYOUT OF ALL EQUIPMENT, DRAINAGE AND POWER REQUIREMENTS ETC. TO BE FINALISED ON SITE.

ALL WORK WILL COMPLY WITH THE CURRENT BUILDING REGULATIONS AND WILL BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.

ALL STAGES OF WORK ARE TO BE CHECKED AND AGREED ON SITE WITH THE BUILDING INSPECTOR BEFORE COVERING OVER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE TEMPORARY WORKS. THE STABILITY OF THE EXISTING STRUCTURE, EARTHWORKS, EXCAVATIONS, ETC. THE CONTRACTOR WILL ENSURE THAT THE BUILDINGS WILL BE ADEQUATELY SUPPORTED AT ALL STAGES OF CONSTRUCTION, INCLUDING ANY EARTHWORK SUPPORTS MADE NECESSARY BY EXCAVATIONS AND GROUND CONDITIONS. THE SUPPORTS AND PROPS TO BE PROVIDED TILL THE FINAL RETAINING WALL IS IN PLACE.

FIRE DOORS

ALL DOORS TO HABITABLE ROOMS WITHIN STAIR ENCLOSURE TO BE FD30 DOORS FITTED WITH A PERFORMATIC SELF-CLOSING 25X30MM DOOR STOP, GULED AND SCREWED TO FRAME. THIS IS NOT REQUIRED FOR A TWO STORY (GROUND-FIRST FLOOR) BUILDING BUT STRONGLY RECOMMENDED. DOORS TO BE FULL PANEL DOORS WITH NO GLAZING.

SMOKE DETECTORS

L3 FIRE ALARM SYSTEM TO BS 5839 TO BE INSTALLED (PROTECTION OF ESCAPE ROUTES). MANS POWERED SMOKE DETECTOR(S), WITH BACKUP BATTERY, TO BE FITTED IN HALLWAY AND UPPER LANDINGS. ALL LINKED TO EACH OTHER AND ON AN INDEPENDANT CIRCUIT WITH A SEPERATE FUSE.

ALL SMOKE DETECTOR(S) & ALARMS (TO BS 5446-1) TO BE MANS POWERED, WITH BACKUP BATTERY AND TO BE FITTED IN THE CIRCULATION SPACE IN HALLWAY AND ALL UPPER LANDINGS. ALL LINKED TO EACH OTHER AND ON AN INDEPENDANT CIRCUIT WITH A SEPERATE FUSE. EXACT POSITIONS TO BE CONFIRMED ON SITE.

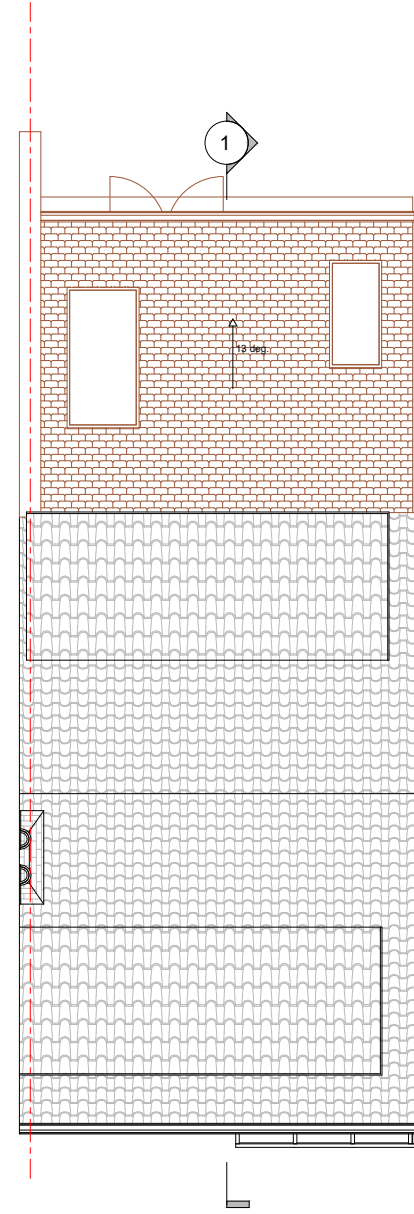
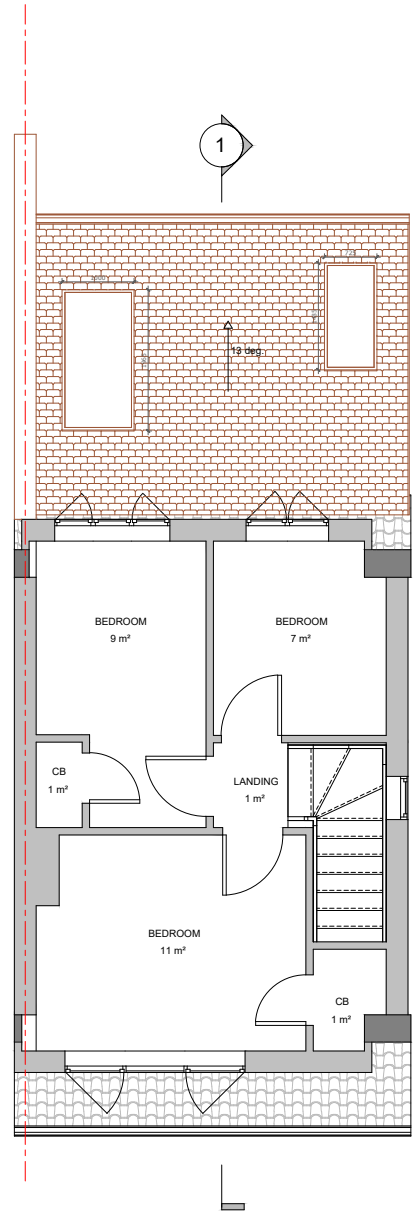
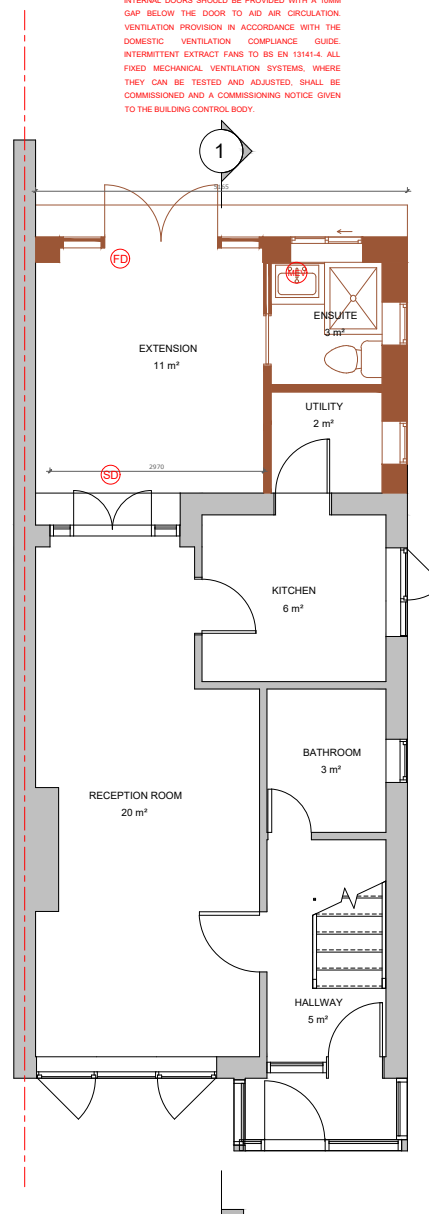
 SMOKE DETECTOR

 FIRE DOOR

 MECHANICAL EXTRACT VENTILATION FAN

EXTRACT TO BATHROOM

BATHROOM TO HAVE MECHANICAL VENT DUCTED TO EXTERNAL AIR TO PROVIDE MIN 15 L/S EXTRACTION VENT TO BE CONNECTED TO LIGHT SWITCH AND TO HAVE 15 MINUTE OVER RUN IF NO WINDOW IN 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.



PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

PROPOSED ROOF PLAN

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3