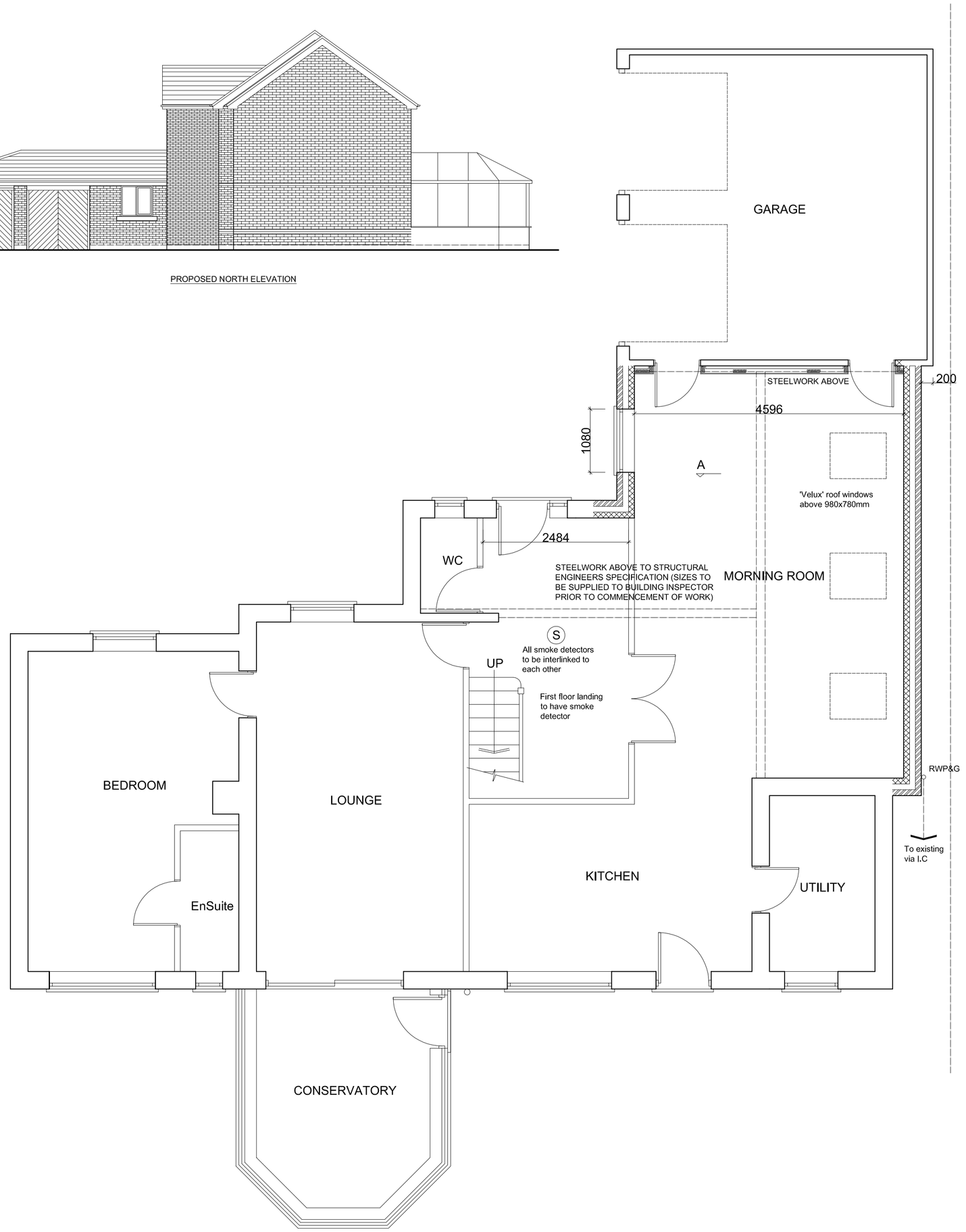
PROPOSED EAST ELEVATION

PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

PROPOSED NORTH ELEVATION



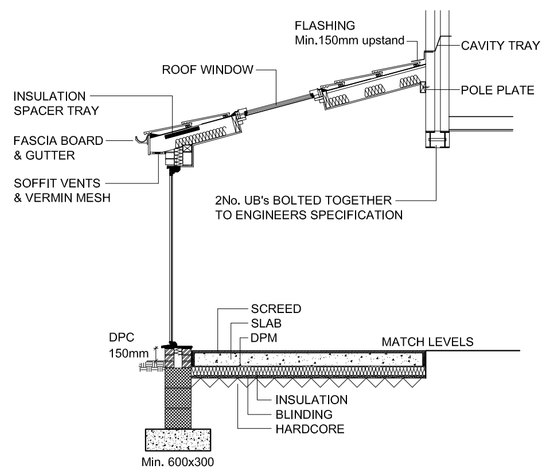
PROPOSED GROUND FLOOR PLAN
1:50

BUILDING REGULATIONS 2023
This drawing has been prepared by Simon Mason as Principle Designer appointed by the client to plan, manage and coordinate the planning and design work.

If any variations are made from what is shown or written on these plans, the principle designer must be notified at once and given the opportunity to amend the drawings and to reissue them to the building inspector.

The principle designer will not be acting as project manager or on site advisor. These drawing are to facilitate the planning and design process to ensure that if the project were to be built, it would comply with all relevant requirements of the Building Regulations and assist in the appointment of a principal contractor.

The client must plan, monitor and manage the project to ensure the design and building work is carried out in compliance with the relevant requirements. This should be maintained and reviewed throughout the project.



PROPOSED SECTION A-A
1:50

GENERAL :
DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. THIS DRAWING HAS BEEN PREPARED WITHOUT ANY KNOWLEDGE OF SITE GROUND CONDITIONS, EXISTING DRAIN CONDITIONS, OR ANY STRUCTURAL KNOWLEDGE OF EXISTING BUILDINGS. A COMPETENT BUILDING CONTRACTOR MUST BE ENGAGED TO ADVISE ON SUCH MATTERS, ALL WORKMANSHIP AND MATERIALS ARE TO CONFORM TO CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE AND TO BE TO NHBC STANDARDS. PROVIDE SELF CONTAINED SMOKE ALARMS (S) INTERCONNECTED AND PERMANENTLY WIRED TO MAINS TO SEPARATE FUSE CIRCUIT AND BATTERY BACK UP, IN ACCORDANCE WITH BS.5446 and BS 5839 : Pt.6 : 1995, IN CIRCULATION AREAS. REINSTATE ALL DISTURBED EXTERNAL FENCES, PAVING AND FINISHES etc. AND ALL INTERNAL FITTINGS, FINISHES AND DECORATION ON COMPLETION OF WORKS.

ELECTRICAL INSTALLATION TO BE DESIGNED, INSTALLED, TESTED AND CERTIFIED ON COMPLETION TO BS 7671 BY A COMPETENT PERSON TO DO SO, ALL NEW LIGHTING TO BE ENERGY EFFICIENT TYPE.

WHERE NEW FOUNDATIONS ARE WITHIN 3m OF ADJACENT PROPERTIES FOUNDATIONS AND ARE TO BE FORMED AT A LOWER LEVEL, THE PARTY WALL etc. ACT 1996 MUST BE FULLY COMPLIED WITH.

FOUNDATIONS :
EXISTING FOUNDATIONS TO BE EXPOSED TO DETERMINE SIZE, TYPE AND BEARING GROUND CONDITION AND FOR INSPECTION AND APPROVAL BY BUILDING INSPECTOR AT COMMENCEMENT OF BUILDING WORK. ANY WORK NECESSARY TO UNDERPIN EXISTING FOUNDATIONS TO BE TO ENGINEERS DETAIL. NEW FOUNDATIONS TO SUIT LOCAL GROUND CONDITIONS AND TO BE APPROVED BY BUILDING INSPECTOR PRIOR TO FORMING. MIN. 300 Deep x 600 Wide 1:3:6 MASS CONCRETE ON 100KN/m sq. ALLOWABLE GROUND BEARING PRESSURE. IN POOR GROUND CONDITIONS PROVIDE A393 MESH IN TOP AND BOTTOM OF FOUNDATION. FOUNDATIONS TO COMMENCE AT MIN. DEPTH OF 1m BELOW REDUCED GROUND LEVEL AND AT LEAST AT DEPTH OF EXIST. FOUNDATIONS. FOUNDATIONS CLOSE TO TREES TO BE DESIGNED AS PER 'NHBC-Building near trees' FOUNDATIONS WITHIN 1m OF DRAIN TO BE TAKEN DOWN BELOW THE INVERT LEVEL AND ELSEWHERE TAKEN DOWN BELOW THE INFLUENCE OF THE ANGLE OF REPOSE.'

WALL CONSTRUCTION :
CAVITY WALLS TO BE FORMED IN 102.5mm FACING BRICK TO OUTER LEAF, 100mm CAVITY FILLED WITH 100mm 'DRITHERM 37 STANDARD' FULL FILL INSULATION BATS' or similar approved AND 100mm 'CELCON STANDARD' or similar approved BLOCK TO INNER LEAF (10mm MORTAR JOINTS) WITH 12.5mm PLASTERBOARD ON DABS AND 2 No. COATS SKIM TO ACHIEVE 'U' Value 0.27 W/m.sq.K. ALL CAVITIES TO REMAIN CONTINUOUS. TRENCH BLOCKS TO BE USED BELOW GROUND LEVEL.

AUSTENITIC STAINLESS STEEL WALL TIES TO BE TO B.S.1243 PROVIDED AT 750 c/c HORIZONTAL, 450 c/c VERTICAL AND 250mm WITHIN 250mm OF OPENINGS TO SUIT CAVITY WIDTH. PROVIDE 'MARLEY AQUAGUARD' D.P.C AT MIN.150 ABOVE FINISHED GROUND LEVEL. NEW WALLS TO BE BONDED TO EXISTING MASONRY WITH ALL CAVITIES CONTINUOUS. A 1:1:6 CEMENT:LIME:SAND MORTAR IS TO BE USED ABOVE D.P.C AND A 1:4 CEMENT:SAND MORTAR IS TO BE USED BELOW D.P.C. FILL CAVITY BELOW GROUND LEVEL TO MINIMUM DEPTH OF 225mm BELOW DPC WITH A WEAK MIX CEMENT. PROVIDE 'MANTHORPE'S CAVITY CLOSERS' or similar approved TO CLOSE CAVITIES AT WINDOW AND DOOR OPENINGS USED IN ACCORDANCE WITH FULL MANUFACTURERS INSTRUCTIONS. S.W SKIRTING TO MATCH EXIST.

FLOOR CONSTRUCTION :
GROUND FLOOR TO BE FINISHED IN NOMINAL 50mm SAND/CEMENT SCREED WITH ANTI-CRACKING MESH AT SAME LEVEL AS EXISTING FLOOR ON 150 THICK 1:2:4 CONC. SLAB ON 120mm 'JABFLOOR 70' INSULATION OVERLAID WITH BUILDING PAPER AND IN ACCORDANCE WITH MANUFACTURERS FULL WRITTEN INSTRUCTIONS TO ACHIEVE MAX. 'U' Value OF 0.22 W/m sq.K. ON Min. 1200gauge POLYTHENE D.P.M. TO BE WELL LAPPED WITH D.P.C AND HAVE LAPPED AND TAPPED JOINTS, ON 150mm WELL CRUSHED AND CONSOLIDATED HARDCORE WITH 25mm SAND BLINDING. PROVIDE A393 MESH IN TOP OF SLAB. ALLOW FOR USE 25mm INSULATION UP-STAND AT SLAB EDGES.

PROVIDE PLASTIC PIPES TO VENT SUSPENDED TIMBER SUB-FLOOR TO OUTSIDE WALL.

STRUCTURE :
ALL ELEMENTS OF STRUCTURE ARE TO BE MIN. 1/2 HOUR FIRE RESISTANT. ALL STEELWORK MARKED ON DRAWING TO BE DESIGNED BY QUALIFIED STRUCTURAL ENGINEER. ALL ENGINEERS SPECIFICATIONS, FIXING DETAILS AND POSITIONS OF BEAMS TO REPLACE ANY INFORMATION ON THIS DRAWING. NEW STEELWORK TO BE ENCASED IN 2 No. SKINS OF 12.5mm PLASTERBOARD & SKIM. ALL EXTERNAL JOINERY TO BE TREATED WITH AN APPROVED PRESERVATIVE. NEW LINTELS TO BE CATNIC CG90/100 AND TO BE APPROVED BY BUILDING INSPECTOR AND TO BE FULLY INSULATED WITH MIN.150mm BEARING EACH END. ALL TIMBER TO CONFORM TO BS.5268 Structural Use Of Timber. BUILDER TO CHECK SUITABILITY PRIOR TO USE.

WINDOWS :
ALL GLAZING IN CRITICAL AREAS TO CONFORM TO BS.6206. OPEN PLAN KITCHEN/DINER TO HAVE OPENING LIGHT AND Min. 3 TRICKLE VENTS EACH EQUIV. TO 8000 mm sq. TYPICALLY LOCATED AT 1.75m ABOVE FLOOR LEVEL TO AVOID DRAUGHTS.

DOUBLE GLAZING TO HAVE 'U' VALUE OF 1.4 W/m sq.K. USING PILKINGTON OPTITHERM GLASS WITH 16mm ARGON FILLED GAP AND LOW EMISSIVITY COATING. ALL OPENINGS TO BE SUITABLY DRAUGHT PROOFED.

NEW 'VELUX' ROOF WINDOWS TO HAVE STANDARD FLASHING ON ALL SIDES. WINDOWS TO BE FITTED AND USED IN ACCORDANCE WITH MANUFACTURERS FULL WRITTEN INSTRUCTIONS. RAFTERS TO BE DOUBLED UP ON EITHER SIDE OF OPENINGS AND TRIMMERS TO BE INSERTED AND SECURED WITH AN APPROPRIATE FIXING.

VENTILATION :
PROVIDE MECHANICAL EXTRACT FAN TO KITCHEN EQUIV. TO 30 l/sec. ABOVE COOKER OR 60 l/sec. IF ELSEWHERE, WITH 15min. OVERRUN CONNECTED TO LIGHT.

ROOF TO BE VENTED BY SOFFIT VENTS EQUIV. CONTINUOUS 10mm STRIP, WITH VERMIN MESH AND INSULATION SPACER TRAY AT EAVES AND TILE VENTS EQUIVALENT TO CONTINUOUS 5mm STRIP.

HEATING :
EXISTING HEATING SYSTEM TO BE EXTENDED AND ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC CONTROLS. NEW HEATING PIPES HAVE WRAP AROUND INSULATION. ANY EXISTING PIPES RUNNING THROUGH UNHEATED SPACES ARE TO BE INSULATED. NEW PIPES PASSING THROUGH OUTSIDE WALLS TO BE SEALED WITH MASTIC.

ROOF CONSTRUCTION :
NEW LEAN-TO ROOF TO BE FORMED USING 'MARLEY MENDIP-SMOOTH' CONCRETE TILES WITH Min. HEADLAP 100mm AND CLOAKED VERGE SYSTEM, USED IN ACCORDANCE WITH MANUFACTURERS FULL WRITTEN INSTRUCTIONS, WITH Min. 100mm HEAD LAP ON 38x25mm BATTENS WITH BREATHABLE MEMBRANE.

RAFTER SPAN - 2.4m (From Eurocode 5 span tables, page 62) USE 47x195mm C16 S.W. RAFTERS @ 400mm c/c (Max. span 3.63m).

FINISH CEILING IN 12.5mm 'GYPROC' PLASTERBOARD & SKIM. SUPPORT ROOF ON 75x100mm WALL PLATE TO INNER LEAF OF WALL HELD DOWN BY 30x5mm MILD STEEL STRAPS @ 2m c/c. BIRDSMOUTH RAFTERS OVER AND MECHANICALLY FIX WITH GLIDE SHOES. PROVIDE 125x50mm S.W POLE PLATE RAWL BOLTED TO MASONRY @450mm c/c WITH RAFTERS BIRDS MOUTHED OVER. Min PITCH OF ROOF TO BE 15° AS PER DATA SHEET (APPROX. PITCH OF ROOF-18°). PROVIDE 30x5 M/S GALVD. ROOF RESTRAINING STRAPS AT ROOF LEVEL @ 2m c/c. TO PROVIDE LATERAL SUPPORT. USE DRY VERGE SYSTEM AND CLIP PERIMETER TILES IN ACCORDANCE WITH BS 5534. PROVIDE CAVITY TRAYS AT ROOF-WALL JUNCTIONS IN ACCORDANCE WITH MANUFACTURERS FULL WRITTEN INSTRUCTIONS AND LAP WITH CODE 4 LEAD FLASHING Min.150mm UPSTAND AND WELL DRESSED OVER TILES. ALLOW FOR STEPPED FLASHING AT INCLINED ROOF-WALL JUNCTION.

IF STRUCTURAL ENGINEER REQUIRES, FORM PLYWOOD DIAPHRAM ROOF BY SCREW FIXING 12mm PLYWOOD SHEETS TO TOP OF RAFTERS WITH 60mm WOOD SCREWS. PROVIDE 4 FIXINGS PER RAFTER/BOARD. ALLOW FOR COUNTER BATTENS OVER PLY SHEETING. PROVIDE CONTINUOUS VENTILATION AT EAVES AND LEAN ABUTMENT.

ROOF INSULATION :
VAULTED ROOF TO HAVE 125m 'KINGSPAN KOOLTHERM K7' INSULATION BETWEEN RAFTERS WITH 37.5mm 'KINGSPAN K18' INSULATED PLASTERBOARD TO UNDERSIDE TO ACHIEVE Max. 'U' VALUE OF 0.18 W/m sq.K. PROVIDE BREATHABLE FELT OVER RAFTERS ('KINGSPAN NILVENT' or slm. approved) AND COUNTER BATTEN OVER. ALLOW FOR 50mm AIR GAP ABOVE INSULATION AND PROVIDE EAVES VENTS EQUIV. TO A CONTINUOUS 25mm OPENING AND RIDGE or TILE VENTS EQUIV. TO A CONTINUOUS 5mm OPENING.

DRAINAGE :
EXISTING DRAINS TO BE EXPOSED ON COMMENCEMENT OF WORK TO DETERMINE LAYOUT AND INVERTS. NEW DRAIN LAYOUT TO BE FINALISED AND AGREED WITH BUILDING INSPECTOR ON SITE. NEW ROOF TO DISCHARGE TO 112mm GUTTER TO 65mm OUTLET TO GULLY CONNECTED TO EXISTING DRAIN. ALL NEW GULLIES TO BE BACK INLET TYPE & FULLY RODDABLE. CONNECT TO EXISTING TRADITIONAL PIPES BY MEANS OF 'HEPWORTH S.A. SOCKET ADAPTER.' PROTECT PIPES LAID AT SHALLOW DEPTHS AS PER DETAIL.

PROVIDE CAVITY TRAYS WITH WEEP HOLES OVER STEELWORK AND WHERE NEW ROOF MEETS EXISTING MASONRY. ENSURE THAT INSULATION IS TAKEN UP TO UNDERSIDE OF CAVITY TRAYS TO PREVENT COLD BRIDGE.

ANY DRAINS OWNED OR CONTROLLED BY 'UNITED UTILITIES' THAT WILL BE AFFECTED BY THE PROPOSED WORKS MUST BE TREATED IN ACCORDANCE WITH THE CONDITIONS LAID OUT IN 'UNITED UTILITIES BUILDING CONSENT - SCHEDULE A' AND WITH WRITTEN PERMISSION OF UNITED UTILITIES.

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APPLICANT
MR A KOMURAVELLI
12 DULWICH CLOSE
SALE
M33 4ZP

PROPOSED
SINGLE STOREY EXTENSION
TO FRONT AND SIDE

DATE	SCALE
August 2022	1:100 or as shown @ A1

DRAWING NO.
54/22/3