

IMPORTANT NOTE: A Party Wall agreement may be required for these works. See information in the adjacent titleblock for further details

General notes:
 This drawing must be read in conjunction with the following:
 1289-01 Plans as Existing
 1289-02 Elevations as Existing
 1289-03 Elevations as Proposed
 1289-04 Ground Floor Plan as Proposed
 1289-05 Loft Plan as Proposed
 1289-06 Section as Proposed
 1289-07 B.R. Specification
 1289-08 Typical Drainage Details

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All work shall be carried out in strict accordance with the British Standard Codes of Practice and respective Manufacturers' Instructions.

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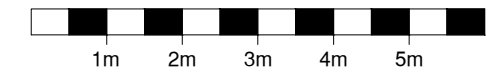
Construction (Design & Management) Regulations 2015:
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Rev	Date	Description
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 Planning & Design Consultants

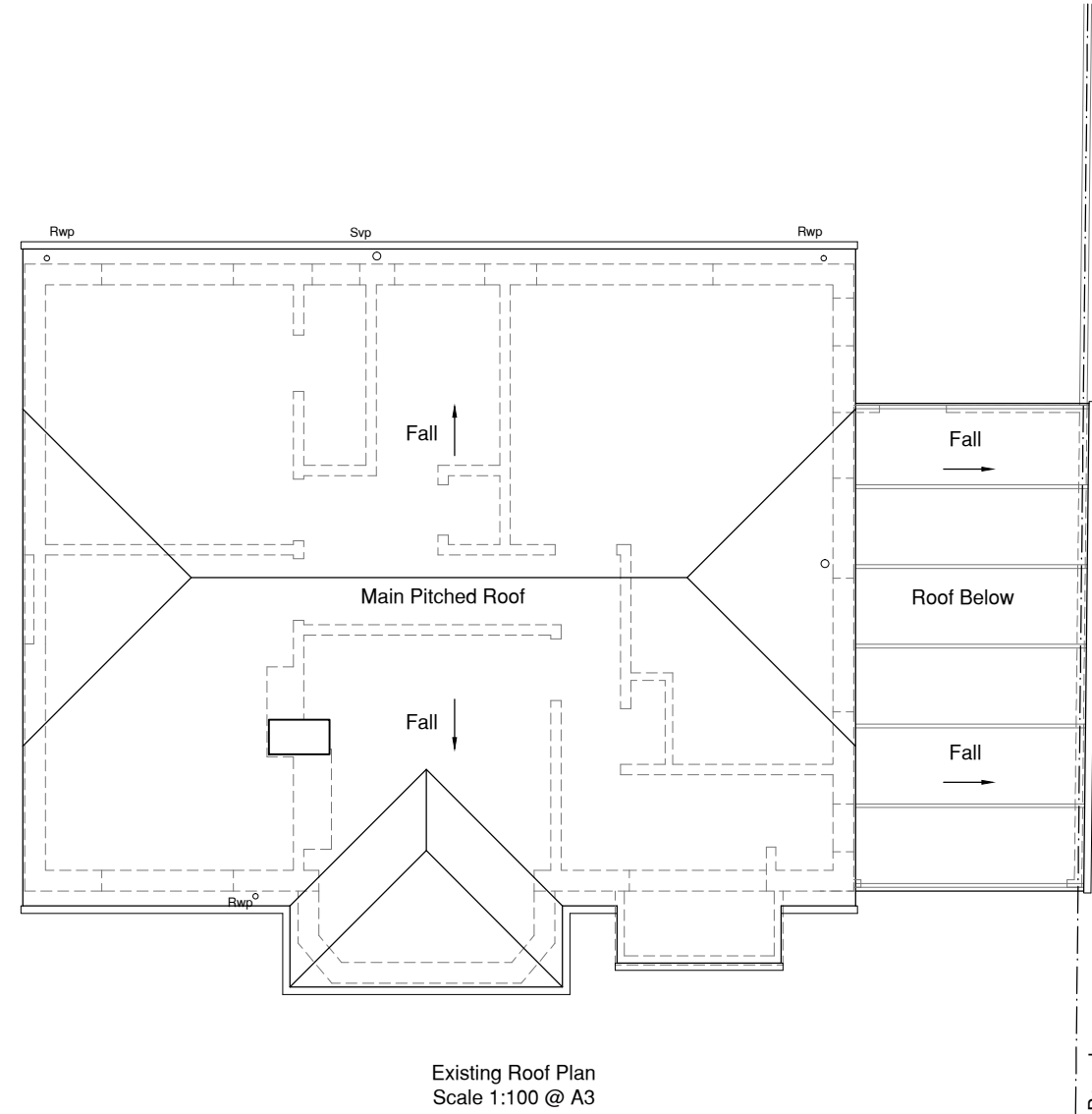
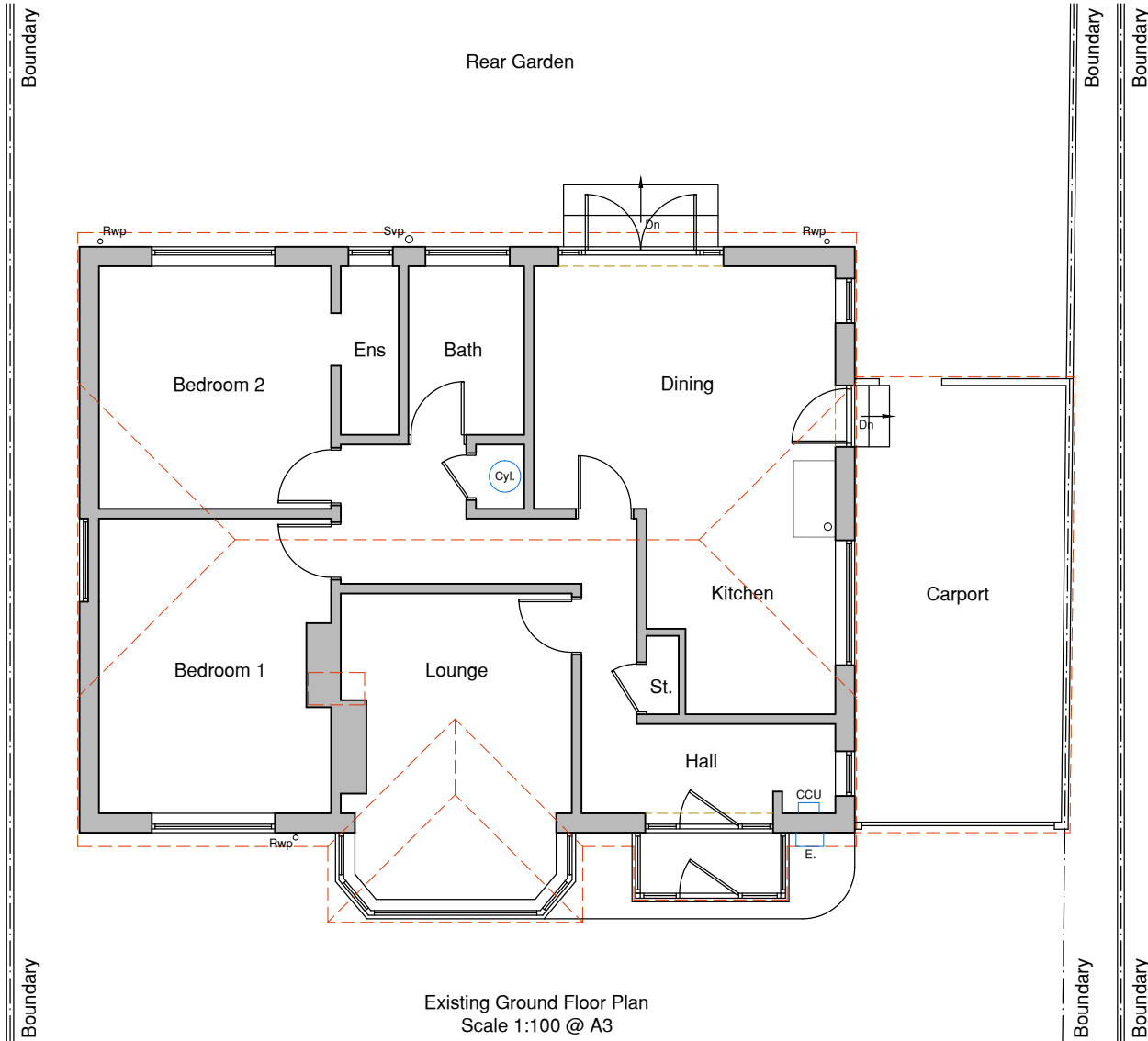
25 Leney Road, Watlington, Kent, ME18 5DQ
 Tel: 01622 296319 Email: info@ekplanning.co.uk
 Web: www.ekplanning.co.uk

Project Title:
**Mr & Mrs Tolhurst,
 Inglewood, The Common,
 Sissinghurst, Kent. TN17 2HU.**

Drawing:
**Loft Conversion & Side Extension
 Floor Plans
 Existing**

Date: 16/10/2021	Drawing Number:
Scale: 1:100 @ A3	1289 - 01
Drawn: G.J.O.	Revision: -
Checked: S.W.	

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All flashings, valleys, drips and soakers to the Lead Development Associations details

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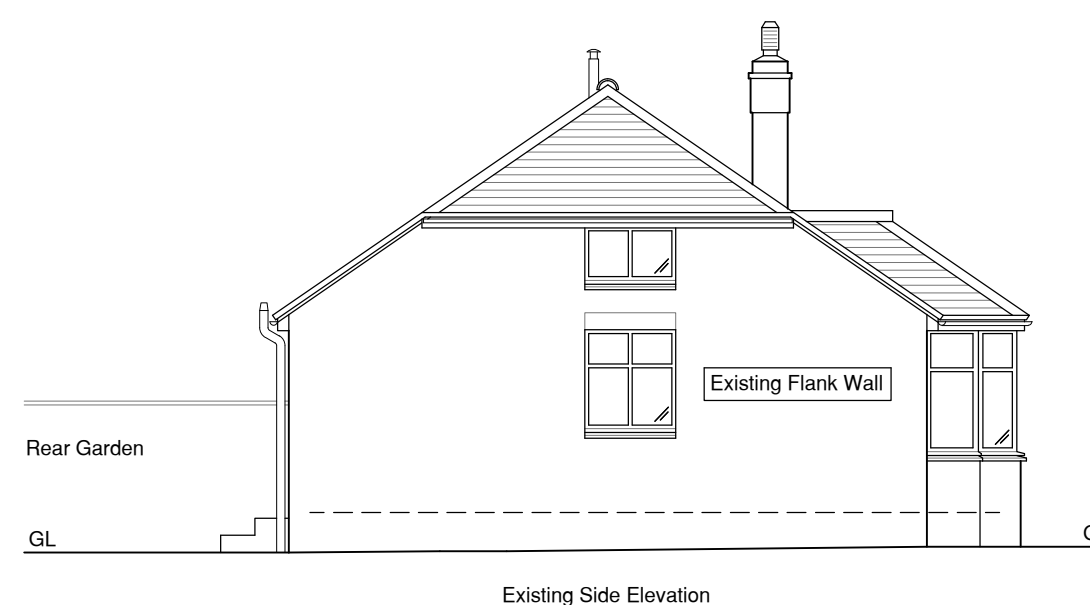
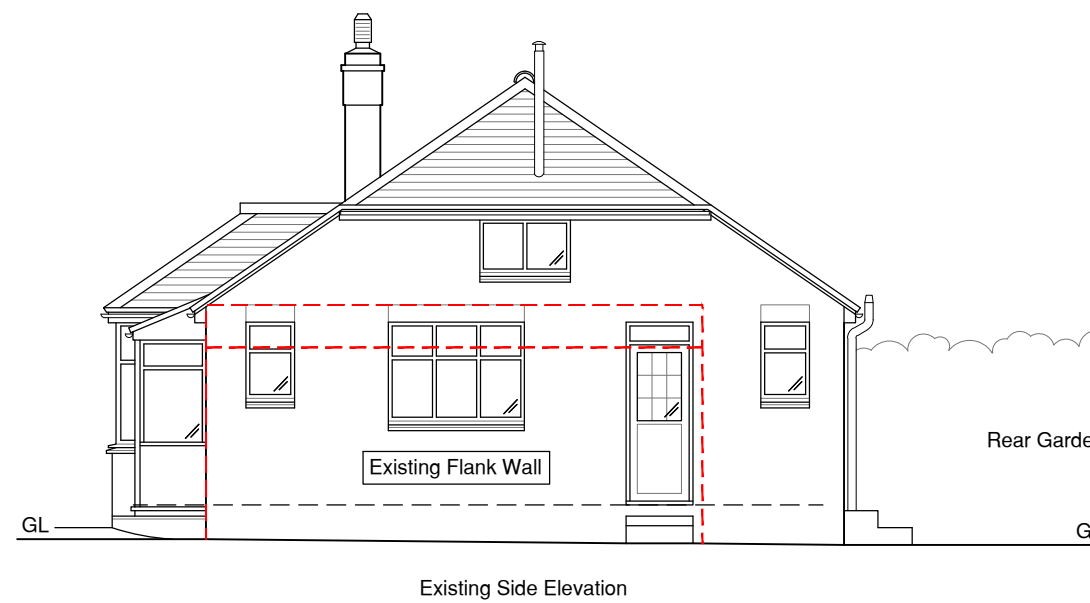
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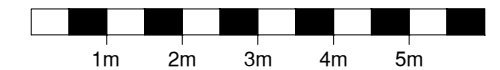
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Project Title:
**Mr & Mrs Tolhurst,
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Sissinghurst, Kent. TN17 2HU.**

Drawing:
**Loft Conversion & Side Extension
Elevations
Existing**

Date: 16/10/2021	Drawing Number:
Scale: 1:100 @ A3	1289 - 02
Drawn: G.J.O.	Revision: -
Checked: S.W.	

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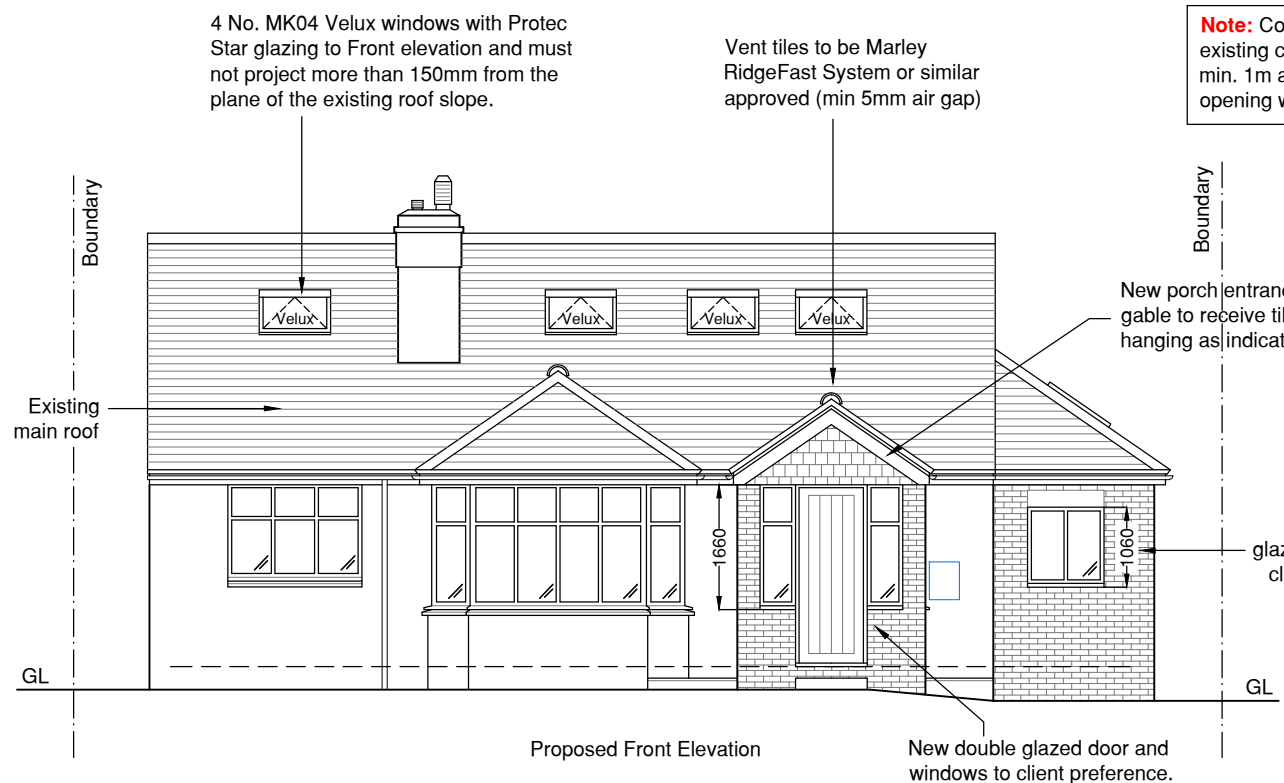
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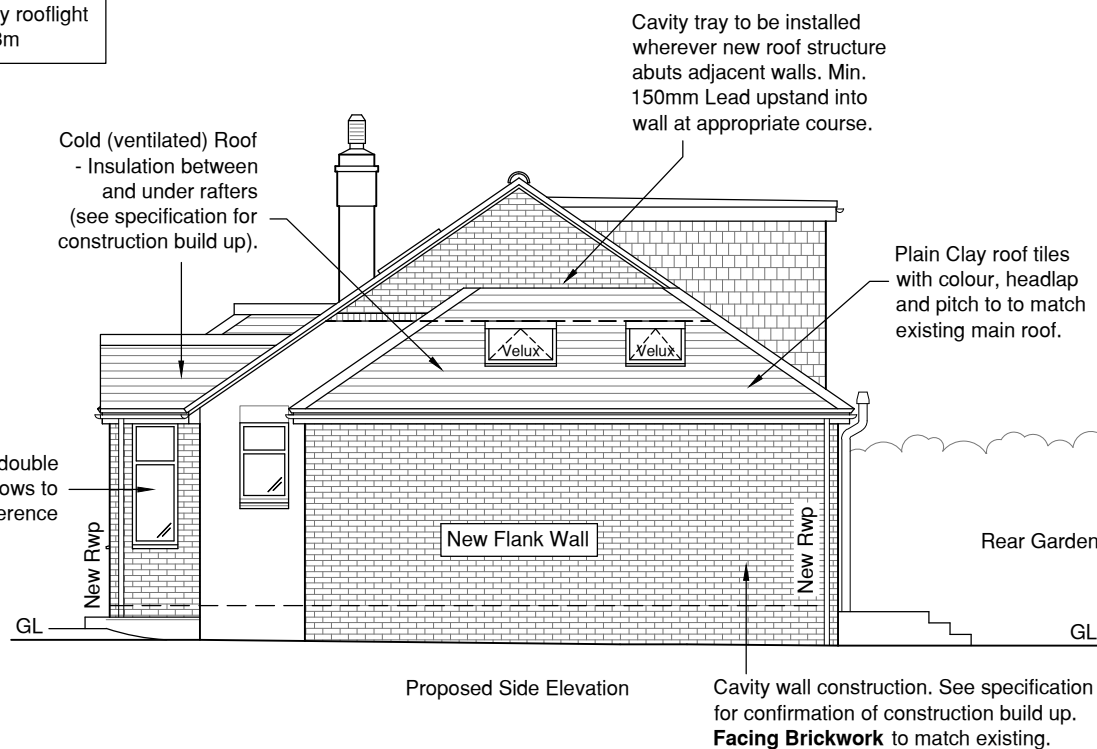
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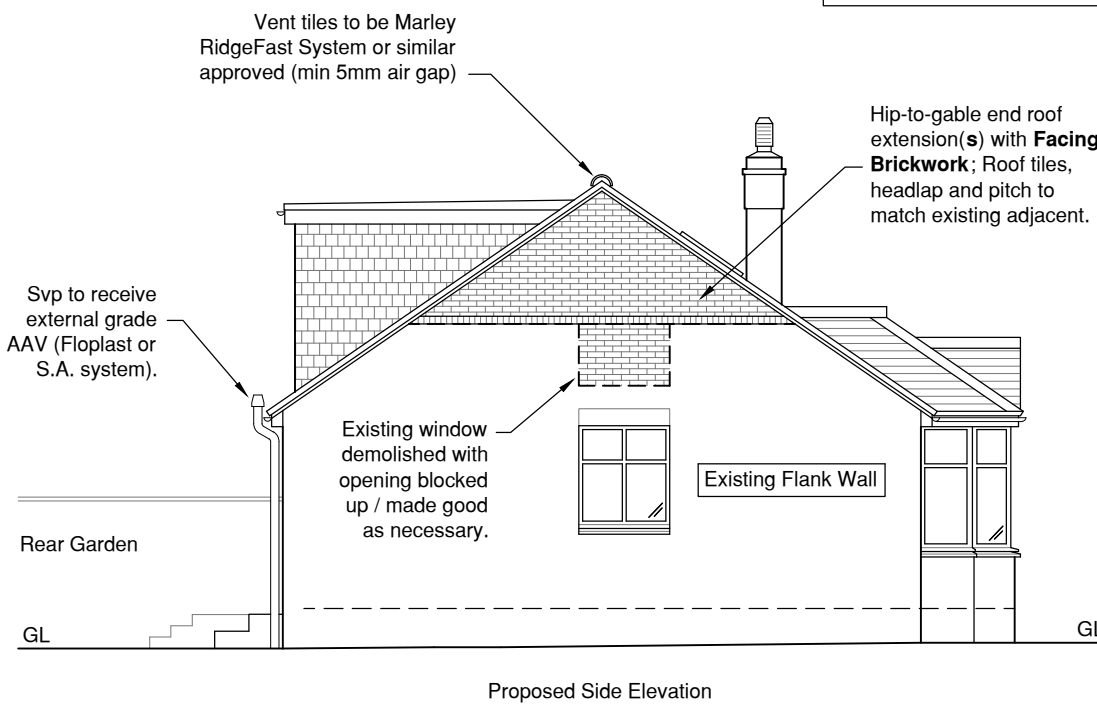
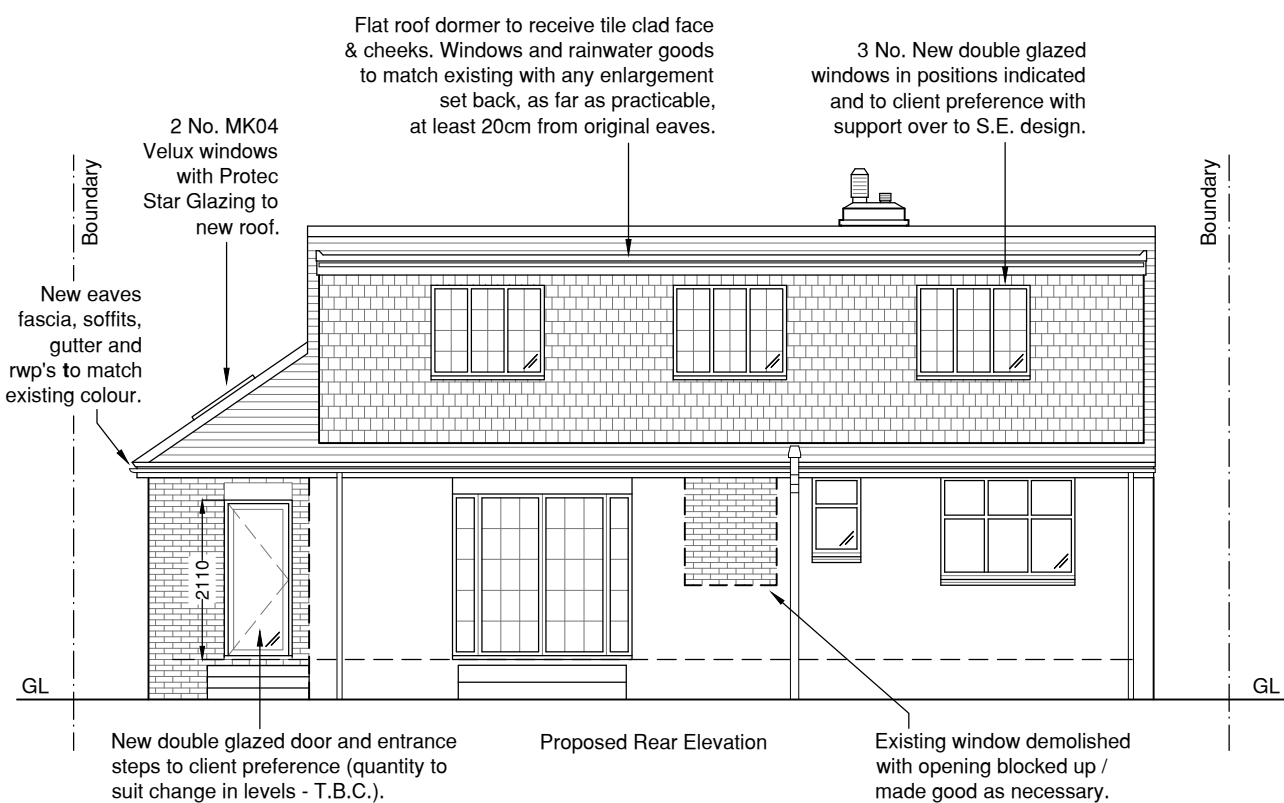


Note: Contractor to ensure existing chimney terminates min. 1m above any rooflight opening within 2.3m



Cavity wall construction. See specification for confirmation of construction build up. Facing Brickwork to match existing.

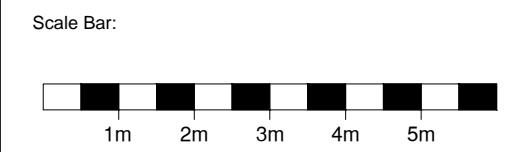
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1289-08 Typical Drainage Details



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A	08.05.22	Drawing adjusted to suit Client comments.
Rev	Date	Description

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Planning & Design Consultants
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Project Title:
**Mr & Mrs Tolhurst,
Inglewood, The Common,
Sissinghurst, Kent. TN17 2HU.**

Drawing:
**Loft Conversion & Side Extension
Elevations
Proposed**

Date:	16/10/2021	Drawing Number:	1289 - 03
Scale:	1:100 @ A3	Revision:	A
Drawn:	G.J.O.		
Checked:	S.W.		

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Important Note:
These dwg's to be read in conjunction with structural engineer's drawings/details and calculations

No work is to be commenced until site dimensions have been checked & discrepancies reported

Newly formed surface water drainage to be laid to the LABCO approval on site and is to be connected to a new soakaway sited minimum 5.0m from any building subject to site investigation by the contractor prior to the commencement of works.

Note - where new cavity wall abuts existing house either:

- 1) install new vertical damcor insulated dpc dressed into saw cut to existing wall; or
- 2) expose and join existing and new wall construction for continuation of cavity.

10mm movement joint between new wall and existing to be filled with fosroc expandfoam compressible filler and pointed with fungicidal silicone mastic to match brick colour.

New wall to be tied to existing external walls using ancon staiff universal wall starter system installed in accordance with manufacturers written instructions.

Note: Ensure interlinked smoke detectors are fitted within hallway & all landings with a heat detector installed within kitchen onto the same system. Carbon monoxide detector should be installed adjacent any new boiler.

Extract fans added to new Wc & Kitchen areas (wall or ceiling mounted with exhaust ductwork to external walls or via roof over) - should none be present. Positions and any duct route T.B.C. on site and agreed with client.

S.E. to confirm existing walls, beams and foundations can accept additional loading. LABCO to agree approach.

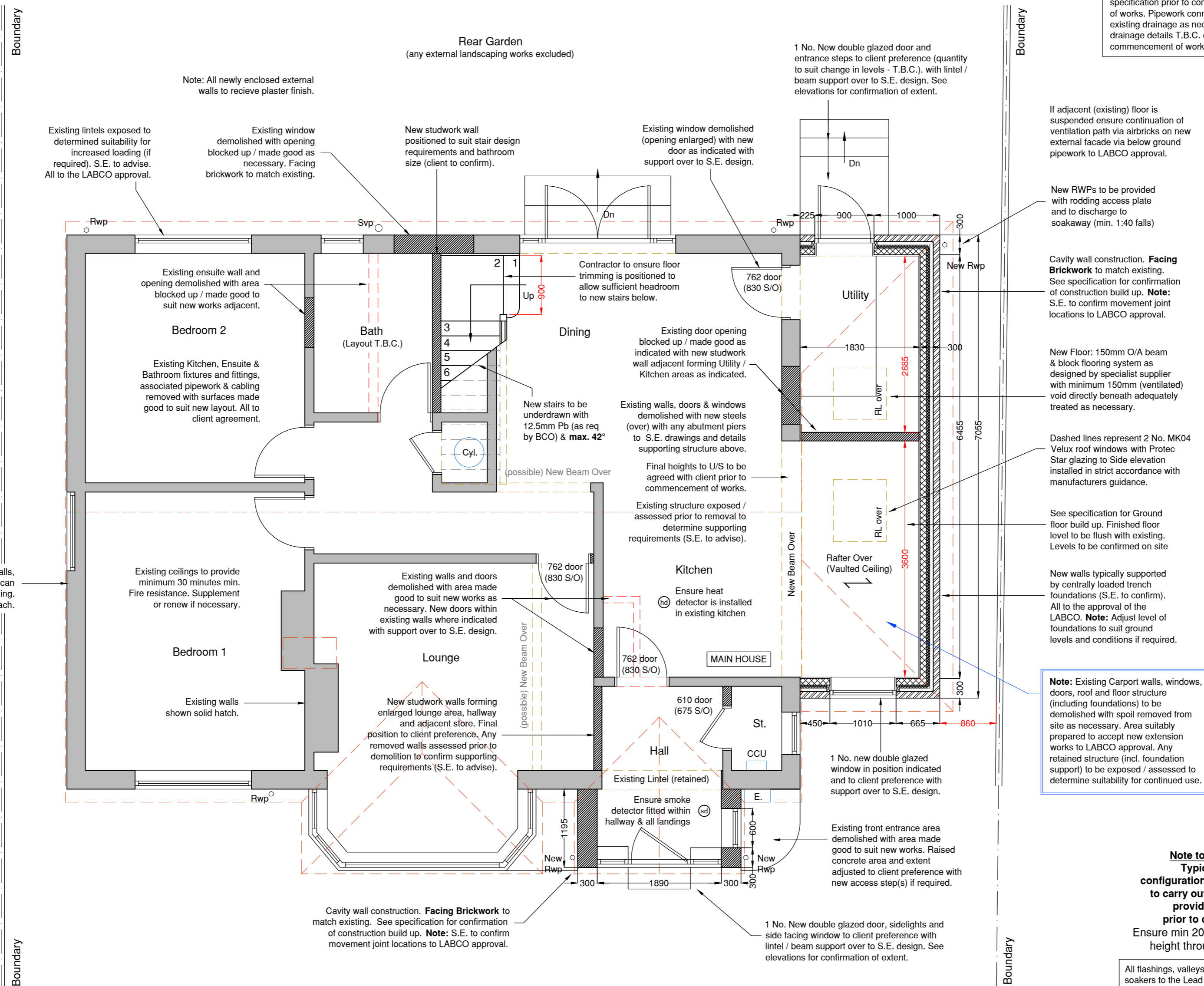
Note
Refer to S.E drawings for confirmation of all structural elements, sizing and positions

General notes:
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1289-08 Typical Drainage Details

Note: All dimensions to structural frame / wall positions. Any dimensions shown **RED** are from internal finishes

Note:
It is the contractors responsibility to locate electrical cabling, drainage & mains gas pipework on site.

Original Drawing Size A2



Proposed Ground Floor Plan
Scale 1:50 @ A2

Note:
Should the new works be built near an existing drainage route. This is to be inspected PRIOR to commencement dates being agreed to allow sufficient time for any design adjustment to be approved by the LABCO or agreements put in place with the local water authority.

Kitchen & Wc room layouts indicative. Client to agree final design & specification prior to commencement of works. Pipework connected to existing drainage as necessary. All drainage details T.B.C. on site prior to commencement of works (Class G)

If adjacent (existing) floor is suspended ensure continuation of ventilation path via airbricks on new external facade via below ground pipework to LABCO approval.

New RWPs to be provided with rodding access plate and to discharge to soakaway (min. 1:40 falls)

Cavity wall construction. **Facing Brickwork** to match existing. See specification for confirmation of construction build up. **Note:** S.E. to confirm movement joint locations to LABCO approval.

New Floor: 150mm O/A beam & block flooring system as designed by specialist supplier with minimum 150mm (ventilated) void directly beneath adequately treated as necessary.

Dashed lines represent 2 No. MK04 Velux roof windows with Protec Star glazing to Side elevation installed in strict accordance with manufacturers guidance.

See specification for Ground floor build up. Finished floor level to be flush with existing. Levels to be confirmed on site

New walls typically supported by centrally loaded trench foundations (S.E. to confirm). All to the approval of the LABCO. **Note:** Adjust level of foundations to suit ground levels and conditions if required.

Note: Existing Carport walls, windows, doors, roof and floor structure (including foundations) to be demolished with spoil removed from site as necessary. Area suitably prepared to accept new extension works to LABCO approval. Any retained structure (incl. foundation support) to be exposed / assessed to determine suitability for continued use.

Note to Contractor:
Typical new stair configuration; contractor to carry out survey and provide full details prior to construction
Ensure min 2000mm head height throughout flight

All flashings, valleys, drips and soakers to the Lead Development Associations details

No new construction to exceed boundary line without neighbour agreement in place.

Central heating and electrical wiring and any other applicable services to be extended from main house into extension. Existing switches/sockets adjusted to suit new layout.

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Project Title:

**Mr & Mrs Tolhurst,
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Sissinghurst, Kent. TN17 2HU.**

Drawing:

**Loft Conversion & Side Extension
Ground Floor Plan
Proposed**

Date:	16/10/2021	Drawing Number:	1289 - 04
Scale:	1:50 @ A2	Revision:	A
Drawn:	G.J.O.		
Checked:	S.W.		

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Note - where new cavity wall abuts existing house either:

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- or
- 2) expose and join existing and new wall construction for continuation of cavity.

10mm movement joint between new wall and existing to be filled with fosroc expandfoam compressible filler and pointed with fungicidal silicone mastic to match brick colour.

New wall to be tied to existing external walls using ancon staifix universal wall starter system installed in accordance with manufacturers written instructions.

Note: Ensure interlinked smoke detectors are fitted within hallway & all landings with a heat detector installed within kitchen onto the same system. Carbon monoxide detector should be installed adjacent any new boiler.

Extract fans added to new Ensuite areas (wall or ceiling mounted with exhaust ductwork to external walls or via roof over) - should none be present. Positions and any duct route T.B.C. on site and agreed with client.

Note: Any existing loft plumbing, boiler, heat recovery unit, water tank and pressure vessel locations assessed on site prior to commencement of works and relocated (if necessary) to client preference (T.B.C.).

Note: New Ensuite rooms waste connected to existing drainage system. Route confirmed on site **PRIOR** to commencement and to the approval of the LABCO.

Note: Existing gable windows (both sides) demolished with area suitably prepared to accept new works.

Note: Existing Ridge position. New beam below ridge over - See Section.

Note: Existing walls below roof covering (shown dashed)

Note
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1289-08 Typical Drainage Details

Note: All dimensions to structural frame / wall positions. Any dimensions shown **RED** are from internal finishes

Note: It is the contractors responsibility to locate electrical cabling, drainage & mains gas pipework on site.

Key (Indicative heights)
- - - 1500mm high position
- - - 1800mm high position
--- Skelling Line (See Section)

Note:
Should the new works be built near an existing drainage route. This is to be inspected **PRIOR** to commencement dates being agreed to allow sufficient time for any design adjustment to be approved by the LABCO or agreements put in place with the local water authority.

Ensuite room layouts indicative. Client to agree final design & specification prior to commencement of works.
Pipework connected to existing drainage as necessary. All drainage details T.B.C. on site prior to commencement of works (Class G)

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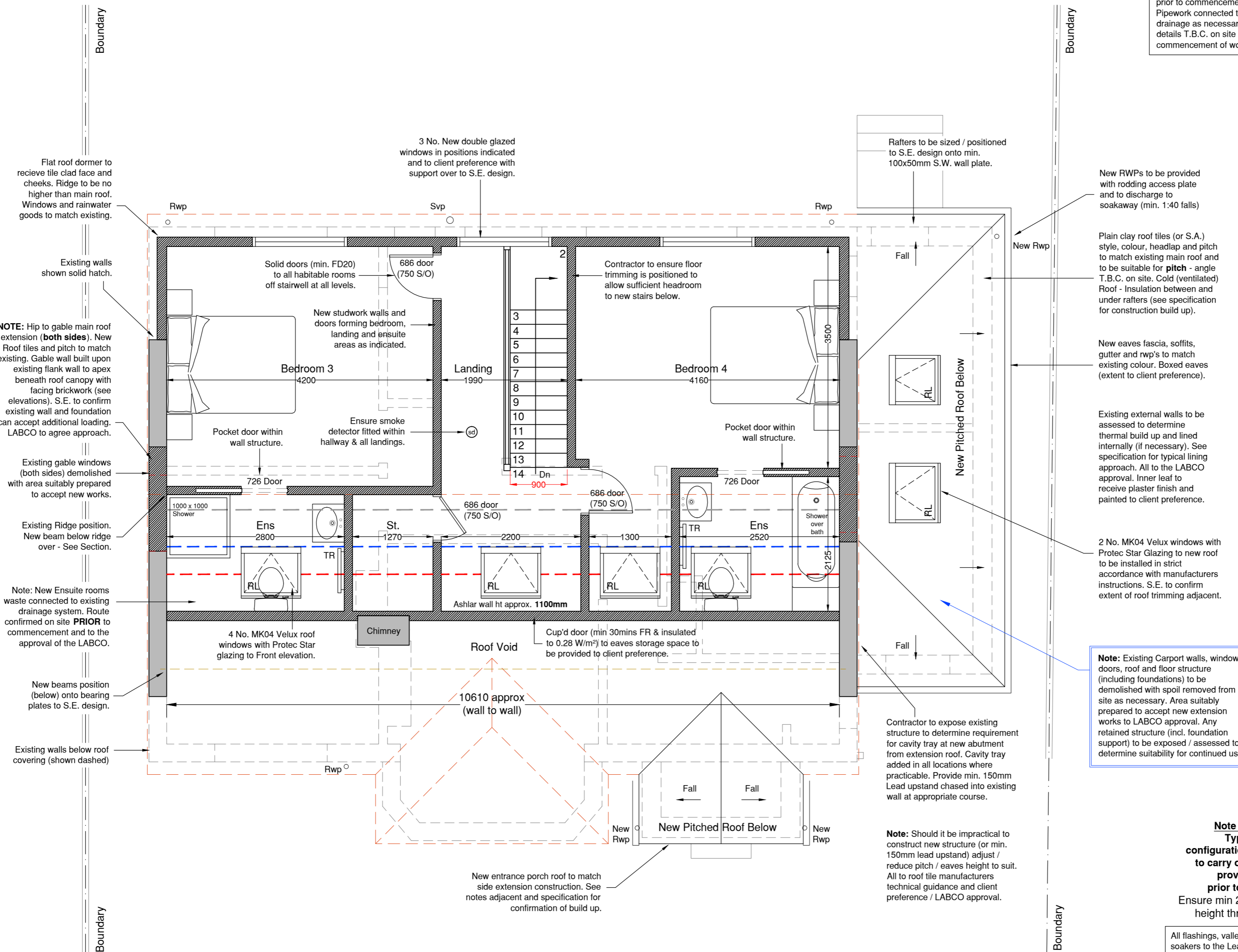
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Drawing:

**Loft Conversion & Side Extension
Loft Floor Plan
Proposed**

Date: 16/10/2021	Drawing Number:
Scale: 1:50 @ A2	1289 - 05
Drawn: G.J.O.	Revision: A
Checked: S.W.	

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**Proposed Loft Floor Plan
Scale 1:50 @ A2**

Note to Contractor:
Typical new stair configuration; contractor to carry out survey and provide full details prior to construction
Ensure min 2000mm head height throughout flight

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No new construction to exceed boundary line without neighbour agreement in place.

Central heating and electrical wiring and any other applicable services to be extended from main house into extension. Existing switches/sockets adjusted to suit new layout.

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