

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 1996 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 or 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 inspection chamber to be positioned on a 150mm concrete slab base. 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 100mm, or 200mm where larger than 65mm. All new wastes to be provided with 75mm deep seal traps & rodding eyes at all end's, WC wastes to be 100mm. Basin waste to be 40mm. Bath waste to be 40mm. Shower waste to be 50mm. Shower tray to be provided with a 150mm high access plinth. Stub stack to be provided with a non return air valve discharging above the height of the sink overflow.

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 lapjoints, 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 S2 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 up to 600mm in length no EML or expansion joints are required, between 600-1200mm in length provide EML to every other course with no further expansion joint required, and for lengths exceeding 1200mm 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. Internal stud walls with 100x50mm studs at 600 centres with 100x100 posts at corners and reveals. Walls finished with 12.5mm plasterboard using wall board 10 or similar density with 100mm mineral wool (10KG/M³) quilt between studs. Walls to bathrooms to be provided with moisture resistant boarding.

Lateral restraint

1200 long by 30 x 5 galvanised straps to be chased into walls at first floor level and at ceiling level at 1200 centres, plus at 1000 centres along gables fixed back to 3 No rafters. Where rafters at right angles to ceiling joists allow for timber restraints 100 x 50 to be carried across 3no ceiling joists to every other rafter.

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 150mm. 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 Eternit machine made slates on timber battens on one layer Tyvek membrane on 125/75mm x 50mm rafters at 400 centres. Ceiling joists to be 150x50mm at 400 centres with 1 no row of solid noggins. Loft void to be insulated with 150mm fibreglass quilt between joists and 200mm at right angles to achieve a value of 0.13. 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 lapjoints, stopends and weepholes. All ceilings to be taped and sealed including services passing through them. Where new roofs abut existing provide 175x50mm layboards.

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 800 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. Bathroom/ensuite/WC to be provided with an extract fan capable of 15l/s with a 20 mins. Overrun. Where no openable window is available fan to be operated intermittently from the light switch pull cord. All extract fans are to be ducted direct to external air.

Glazing

All units to be double glazed in black slimline frames. 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. First floor bedroom windows to have minimum openers of 450mm width with a clear escape area of at least 0.33m². Bottom of escape window to be between 800 - 1100mm from finished floor level.

Steels

To be protected to one hour using one layer of 15mm British Gypsum Glassrock 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.

First floor

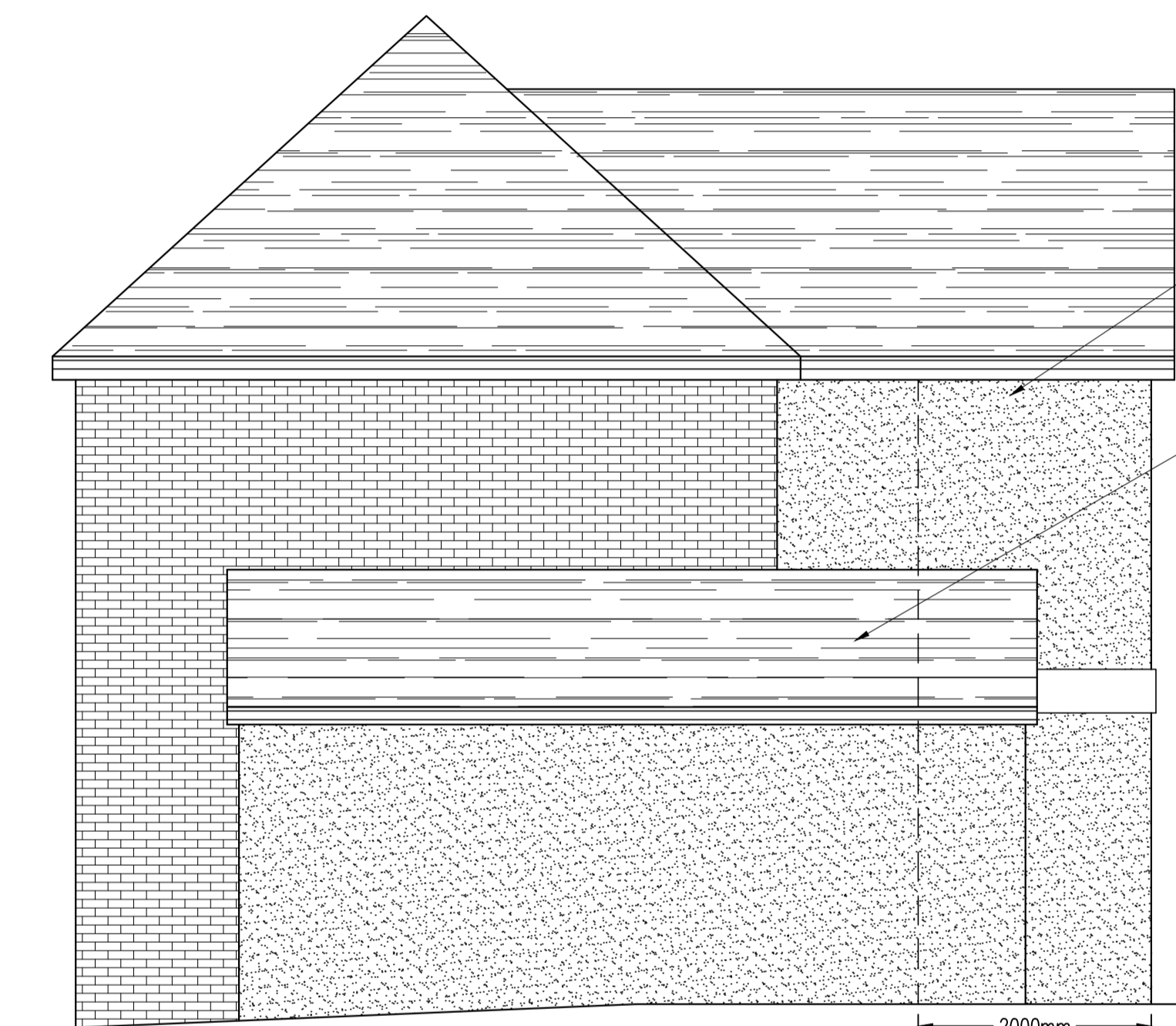
Provide 200x50 at 400 centres floor joists (to match existing height) supported with restraint type joist hangers with 22mm chipboard flooring screw fixed. Ceiling to be 12.5mm plasterboard (note Wall board 10 or similar density) with 100mm mineral wool quilt (10KG/M³) between joists. Floor joists with spans up to 4000mm to be provided with 1 no row of staggered solid noggins, over 4000 to receive 2 no rows at one third span positions. All ceilings to be finished with a 5mm plaster skim coat. Provide doubled up floor joists beneath timber stud partitions and beneath bath. Chipboard flooring to bathroom to be moisture resistant as specified in BS 7331:1996, laid and fixed in accordance with manufacturers recommendations, alternatively use floorboards or ply sheeting at 22mm or 19mm plus 5mm hardboard over.

Stairs

Handrails to be provided between the height of 900mm and 1000mm measured from the line of nosing. Balustrades to be positioned vertically with centres to ensure that a 100mm spherical object cannot pass through, height of balustrade minimum 900mm from finished floor level.

Heating

Existing boiler system to be extended once capability confirmed, with new radiators to be supplied with TRV's. 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 SIDE ELEVATION A
SCALE 1:50

PROVIDE SWIFT BOXES TO EAVES OF TWO STOREY FRONT EXTENSION

GREY ETERNIT SLATE ROOF TILES



PROPOSED FRONT ELEVATION
SCALE 1:50

FLAT ROOF TO BE PROVIDED WITH SINGLE PLY MEMBRANE ON 90mm KINGSPAN THERMAROOF TR26 ON VAPOUR CONTROL LAYER ON 18mm WB PLYWOOD ON FIRING PIECES FALLING 1:60 ON EXISTING FLAT ROOF JOISTS WITH 60mm KINGSPAN KOOLTHERM K107 INSULATION BOARD BETWEEN JOISTS TO ACHIEVE 0.14W/m²K

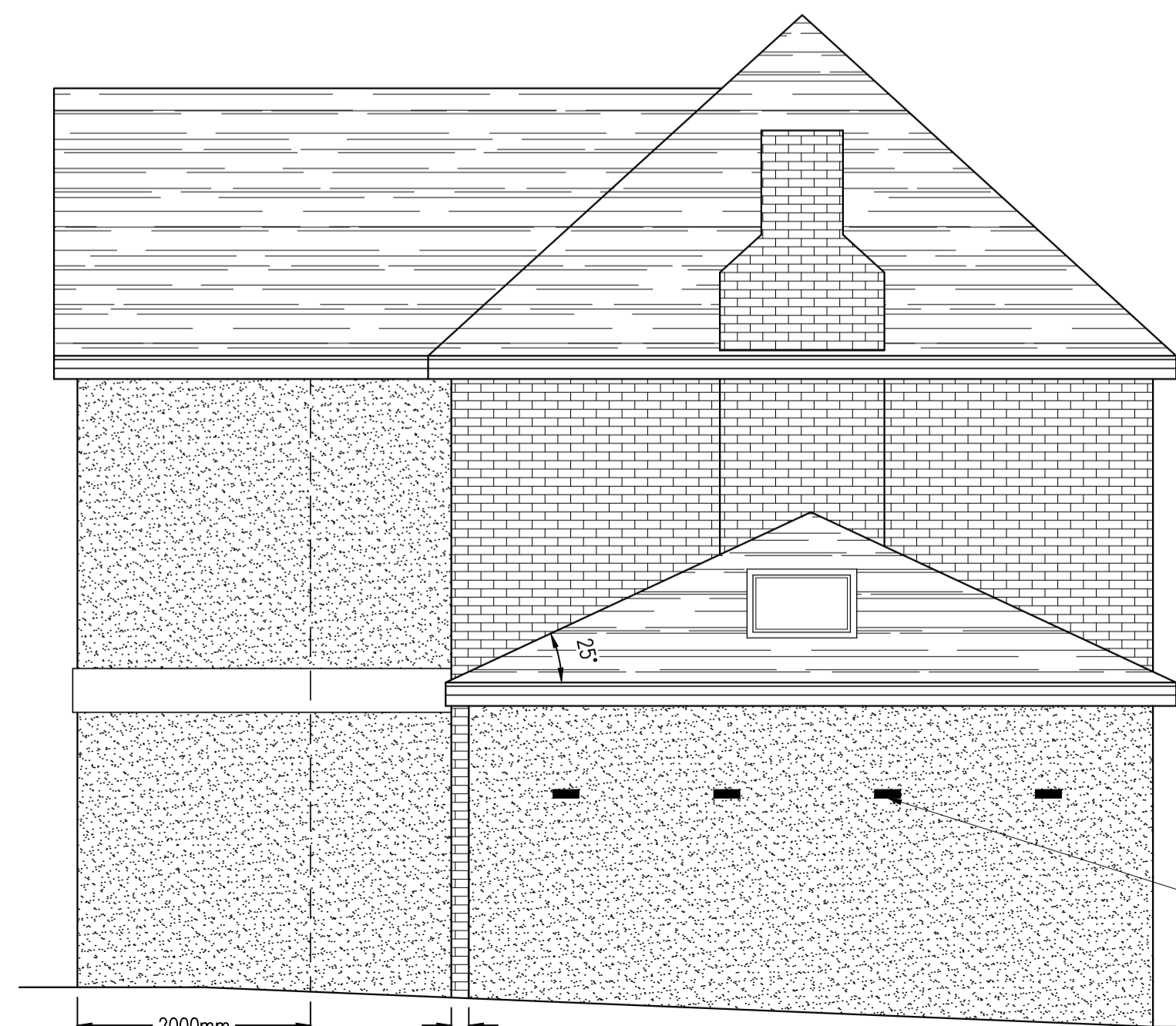
PROVIDE ESCAPE WINDOW TO B1

SMOOTH WHITE RENDER FINISH

ORIGINAL BRICKWORK TO BE EXPOSED

SMOOTH WHITE RENDER FINISH

ORIGINAL BRICKWORK TO BE EXPOSED



PROPOSED SIDE ELEVATION B
SCALE 1:50

PROVIDE 4no. BEE BRICKS 2M FROM GROUND LEVEL TO SIDE ELEVATION OF PROPOSED SINGLE STOREY EXTENSION

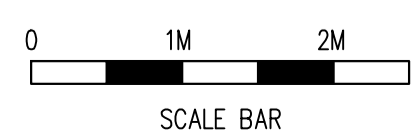


PROPOSED REAR ELEVATION
SCALE 1:50

FELT TO BE TAKEN BEHIND TILES A MINIMUM 450mm

JUNCTION BETWEEN FLAT AND PITCHED ROOF TO BE PACKED WITH INSULATION TO AVOID COLD BRIDGE

PROVIDE TYVEK BREATHABLE MEMBRANE TO GARAGE ROOF (NO NEED TO VENT)



C	06/12/23			PLANNING AMENDMENTS
B	13/09/23			CLIENT AMENDMENTS
Rev	Date	By	Chkd	Revisions

Client
MR & MRS DARYL HILL

Job Title
PROPOSED GARAGE & LEAN-TO CONVERSION, SINGLE STOREY SIDE EXTENSION, TWO STOREY FRONT EXTENSION & INTERNAL & EXTERNAL ALTERATIONS AT 9 TOWER LANE BEARSTEAD MAIDSTONE KENT ME14 4JJ

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Scale AS SHOWN @ A1 Date 19/06/23

Drawing Title
PROPOSED ELEVATIONS & SPECIFICATION

Drawing No. 9-TOWER-LANE-04 Rev. C