

Foundations:

As shown on Structural Drawings

New foundations to be subject to ground suitability, depth of existing foundations and depth of existing drains.

The final depth of the excavations to be to the Approval of the Local Authority Building Control Officer.

Provisionally allow for 1000mm deep x 500mm wide trench fill foundations

C25 concrete to be used in foundation. Sulphate resistant concrete to be used if deemed necessary by the Local Authority. Eccentrically loaded foundations to be 500mm wide.

Where existing drain passes through walls/ foundations below ground, drains to be bridged with 2no. 145mm x 100mm reinforced concrete lintels (approx 1200mm length) lintels to be Hi-Spec range, Naylor Lintels or similar approved.

New Lintels

New lintels to be Catnic Lintels Ltd sized in accordance with the manufacturers load and span tables.

New Cavity Wall to achieve 0.3W/m2/K:

To be an overall thickness of 275mm and in accordance with BS5628 part 3: 1985.

New walls to be built off existing using 'Patent Wall Starter Strips'. Sawcut outer leaf of existing wall at abutment with new and insert vertical DPC

Below damp proof course to be constructed in semi-engineering bricks.

Cavity wall construction to comprise:
To be an overall thickness of 275mm and to be built in accordance with BS5628 part 3: 1985

External leaf of 103mm brickwork to have rendered finish, 75mm cavity filled with 75mm 'Crown Dritherm 32' or similar approved cavity filled insulation, with 100mm 'Thermalite Turbo' or equivalent lightweight concrete block inner leaf to receive 16mm light weight plaster and skim finish.

Hyload DPC to be inserted 150mm above ground level
Lean mix concrete cavity fill to 150mm below DPC
Cavity insulation to nbe taken down to finish same level as underside of floor slab

Cavity to be kept clear (except for insulation) for at least 225mm below DPC

Blockwork skins to be tied together across the cavity at 900mm centres horizontally and 450mm centres vertically staggered with stainless steel cavity ties. Ties to be doubled at all reveals. Wall ties to be twin-triangle or vertical-twist.

Cavities to be closed at all window and door reveals with insulated cavity closers, Thermabate or similar approved to be used.

Internal Wall construction to comprise:

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New Ground Floor Construction: to achieve U Value of 0.22W/m2/K

150mm C30 concrete floor slab. A242 Mesh to bottom and T10 Bars at 125mm c/c in top with T10 bars at 300mm c/c 40mm cover to all bars.
80mm Kingspan 'Thermafloor TF70' below slab on 1200 gauge polythene DPM. 125mm minimum well consolidated hardcore bed , sand blinding.
DPM to have minimum 300mm lapped and taped joints and turned up at perimeter to link with existing /new DPC's in walls, continue DPM across cavity and provide cavity 'DP tray' over, Provide weep hole ducts above cavity tray at maximum 900mm c/c.

Electrics and Heating:

Proposed radiators to be fitted with TRV's

The proposed extension are to be provided with a minimum of 25% energy efficient light fittings.
As a minimum 1 in every 4 light fittings to be energy efficient type.

Flat Roof Construction (warm roof) to achieve 0.2W/m2/K:

Roof to have a 1:40 fall
Three layer built up felt roofing utilising 3G felt base layer, partially bonded Kingspan Thermarroof TR21, comprising of a 15mm WBP exterior grade plywood upper facing bonded to a 96mm thick CFC free rigid urethane core with lower facing of low emissity composite foil manufactured to B.S EN ISO 9002 1994, with a further 25mm thick rigid kingspan insulation under. Materials by Kingspan and laid in accordance with manufacturers specification and instructions.

Felt roofing to be flat roof and method of laying to be to BS 747 and CP44.

Flat roof to be finished with solar reflective white spar chippings to be bedded in hot bitumen,

Flat roof joists to be supported in galvanised joist hangers, straps are to be drilled, plugged and screwed to brickwork to each end of every third or fourth joint.

Lateral Restraint

To be provided to proposed flat roof. Walls to be strapped to roof at 1.8m max centres using galvanised steel straps, straps to be 30mm x 5mm and a minimum of 1m in length. Straps to be built into the masonry jn accordance with Approved Document A and BS 5628.

ELECTRICAL: (competent person scheme)

All wiring and electrical work to be designed, installed and tested in accordance with the requirements of BS7671. The IEE 17th Edition Wiring Guidance & Building Regulation Part P (electrical safety) by a person who is a member of the Competent Person Scheme authorised by the Secretary of State and the person who is a member of the Competent Person Scheme is to send to the Local Authority a self-certificate within 30 days of the electrical works completion. The Client must receive both a copy of the the self-certification certificate and a BS7671 Electrical Installation Test Certificate.
Alternatively (not using the above scheme)

All wiring and electrical work to be designed, installed, inspected and tested in accordance with the requirements of BS7671; The IEE 17th Edition Wiring Guidance & Building Regulation Part P (electrical safety). On completion of the works a copy of the installers Electrical Installation Test Certificate compliance with BS7571 is to be provided to the Client and Local Authority.

Client to advise London Borough of Havering prior to any works commencing that an 'Alternative' arrangement, as detailed, is to be adopted rather than electrician being on a competent person scheme.

Installed appliances to comply with BS3495 and BS3955. Efficient lighting-number of efficient lights to be in accordance with approved document L1 of the Building Regulations Table 4. New housing, all switches to be a maximum 1200mm above finished floor level. Sockets, TV points and BT Points to be a min. 450mm above finished floor level.

DOORS AND WINDOWS

Proposed doors and windows to achieve a U value of 0.18 W/m2/K.
To be double glazed sealed units UPVC
Glazing to be 'K' glass and to have a 16mm argon filled gap between panes

Glazing in critical locations:
Glazing to proposed doors and any side panels up to a maximum height of 1500mm from finished floor level is to be fitted with safety glazing to BS 6206: 1981

Glazing to windows up to a maximum of height of 800mm from finished floor level to be also fitted with safety glazing to BS 6206: 1981

EXTERNAL DRAINAGE

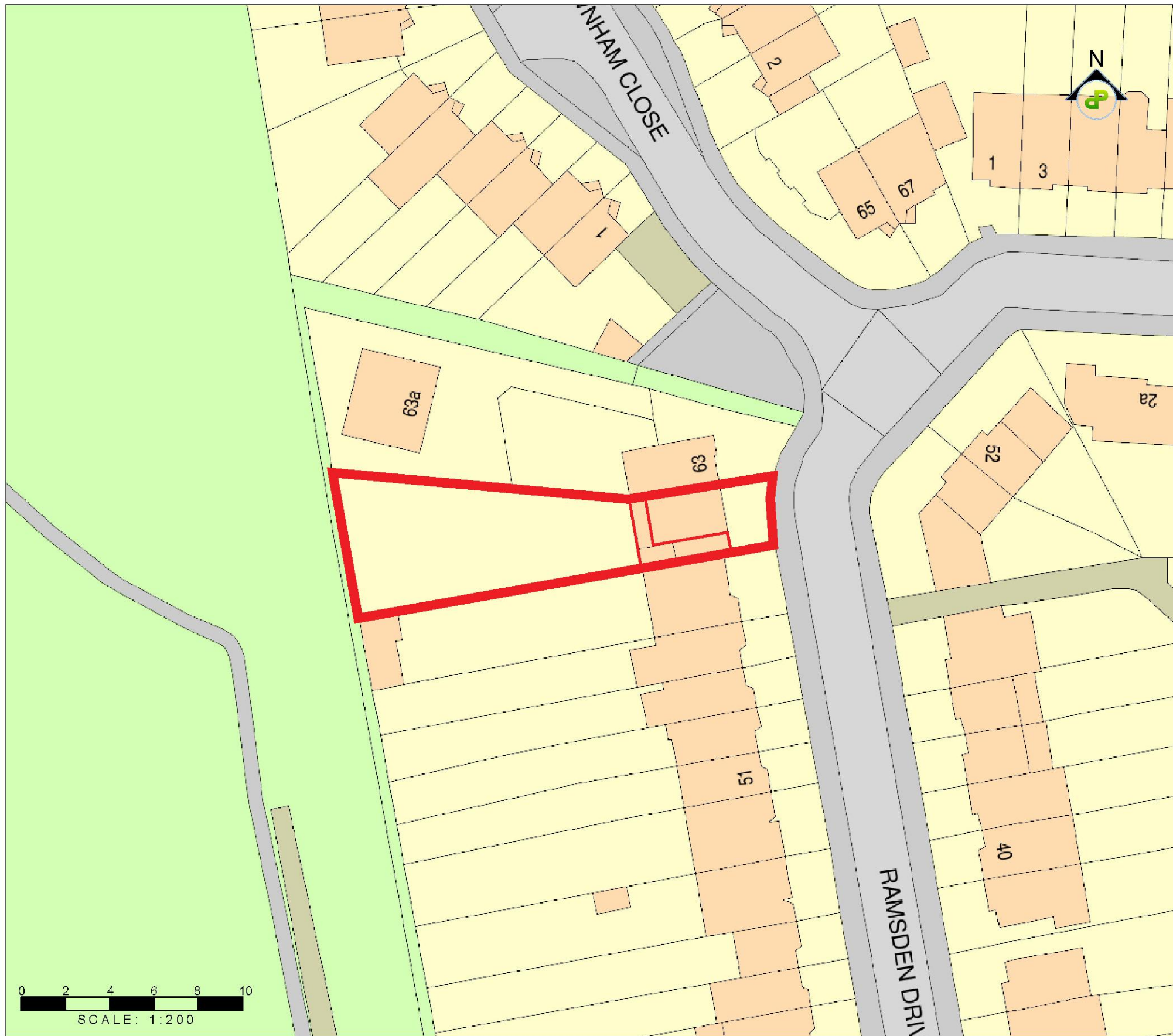
Rainwater to discharge into existing surface water drain if available on site, if not to existing foul water drain.

Proposed roofs to drain into:
100mm dia. UPVC gutter fixed to fascia board, connected to 75mm dia, UPVC down pipe, to discharge directly into rainwater back inlet gully.

PROPOSED DRAINAGE: (underground)

Drain pipes to be 100mm dia UPVC laid on a granular bed surround and backfill: drains to fall min 1:40. Pipes with less than 600mm cover to have min. 100mm concrete cover to surround or to be bridged with concrete paving slabs.
Pipes may pass through foundations or walls if either:
a) An opening is to give a minimum of 50mm clearance all around with sealing plate at each end, or:
b)A length of pipe is built in with a flexible joints, max. 150mm from face of wall connected to rocker pipes.
Wastes from sink to be 40mm dia, waste from basin to be 32mm dia, waste from shower to be 38mm dia. All wastes to have accessible anti-vac traps.
All wastes to have accessible rodding access to all changes of directions
Drains to be lintolled where passing through foundations or a wall.

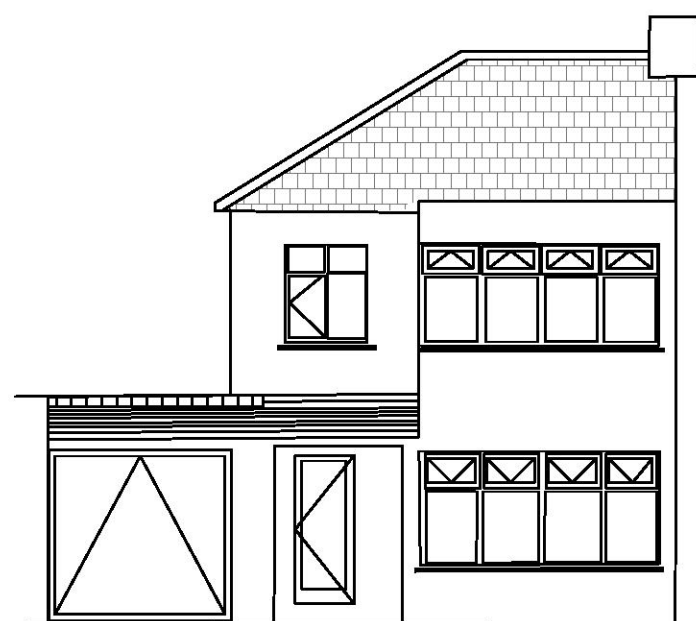
PROJECT:	Mr Daniel Ablitt 61 Ramsden Drive, Collier Row RM5 2NL		
DRAWING TITLE:	Design Notes		
SCALE:		SHEET SIZE:	A3
DRAWN:	TMcL	DATE:	July 2021
DRAWING NUMBER:	Notes - 001 A		



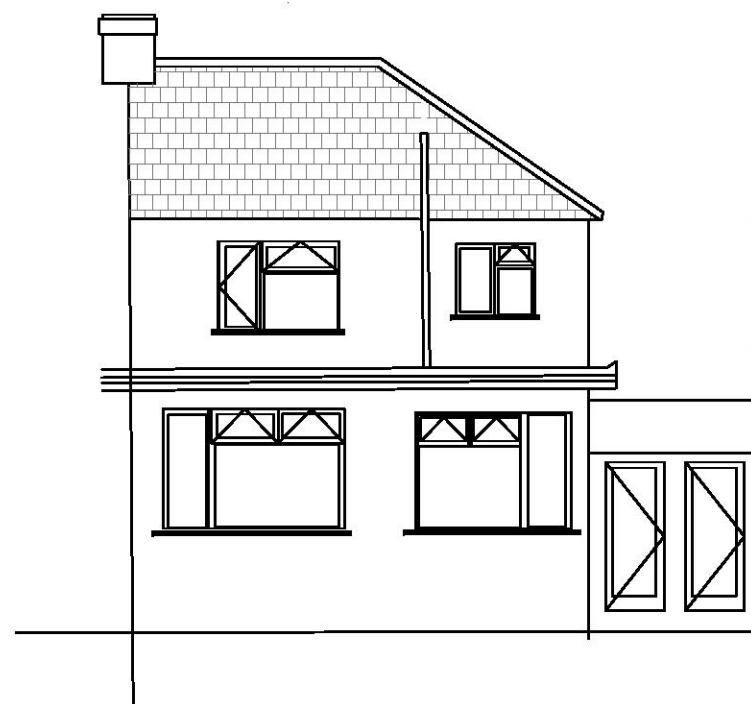
Block Plan

Application No: P1694.21

PROJECT: Mr Daniel Ablitt 61 Ramsden Drive, Collier Row RM5 2NL	
DRAWING TITLE Existing Block Plan	
SCALE: As Indicated	SHEET SIZE: A3
DRAWN: TMcL	DATE: Sept 2021
DRAWING NUMBER: PL-011	



Front Elevation
As Existing 1:100



Rear Elevation
As Existing 1:100



Picture of existing



IMPORTANT NOTES FOR ALL

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Do not scale from the drawings

The building contractor is responsible for checking and confirming all and any setting out prior to commencing work.

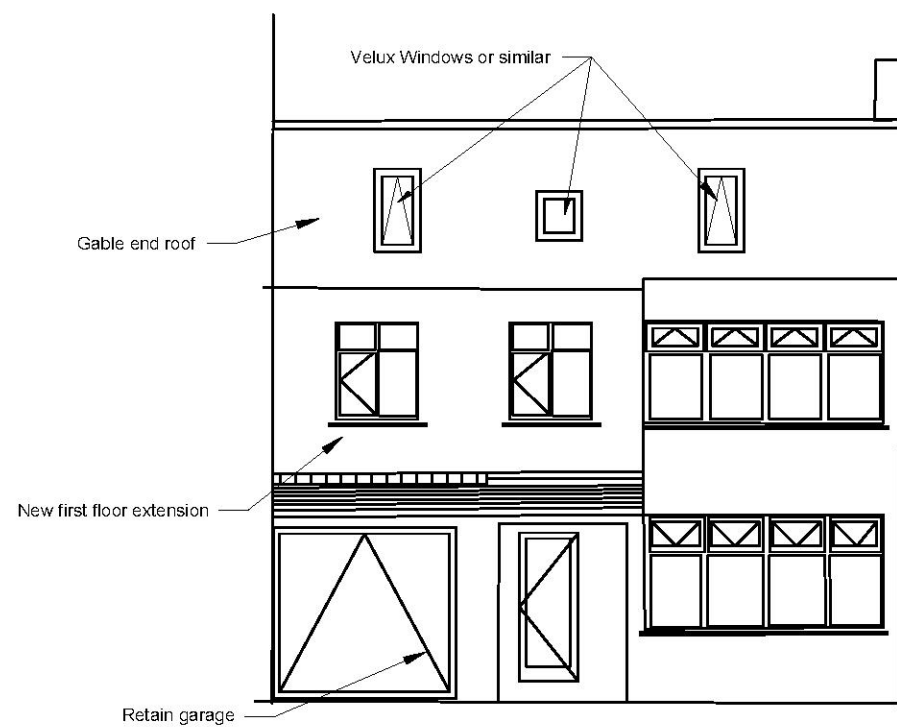
The building contractor is to be fully responsible for checking and verifying all dimensions on site. They are also responsible for setting out and positioning of all structural elements.

The Party Wall Act 1996 came into effect from 1st July 1997

The works proposed will involve work on existing party walls shared with adjoining properties.

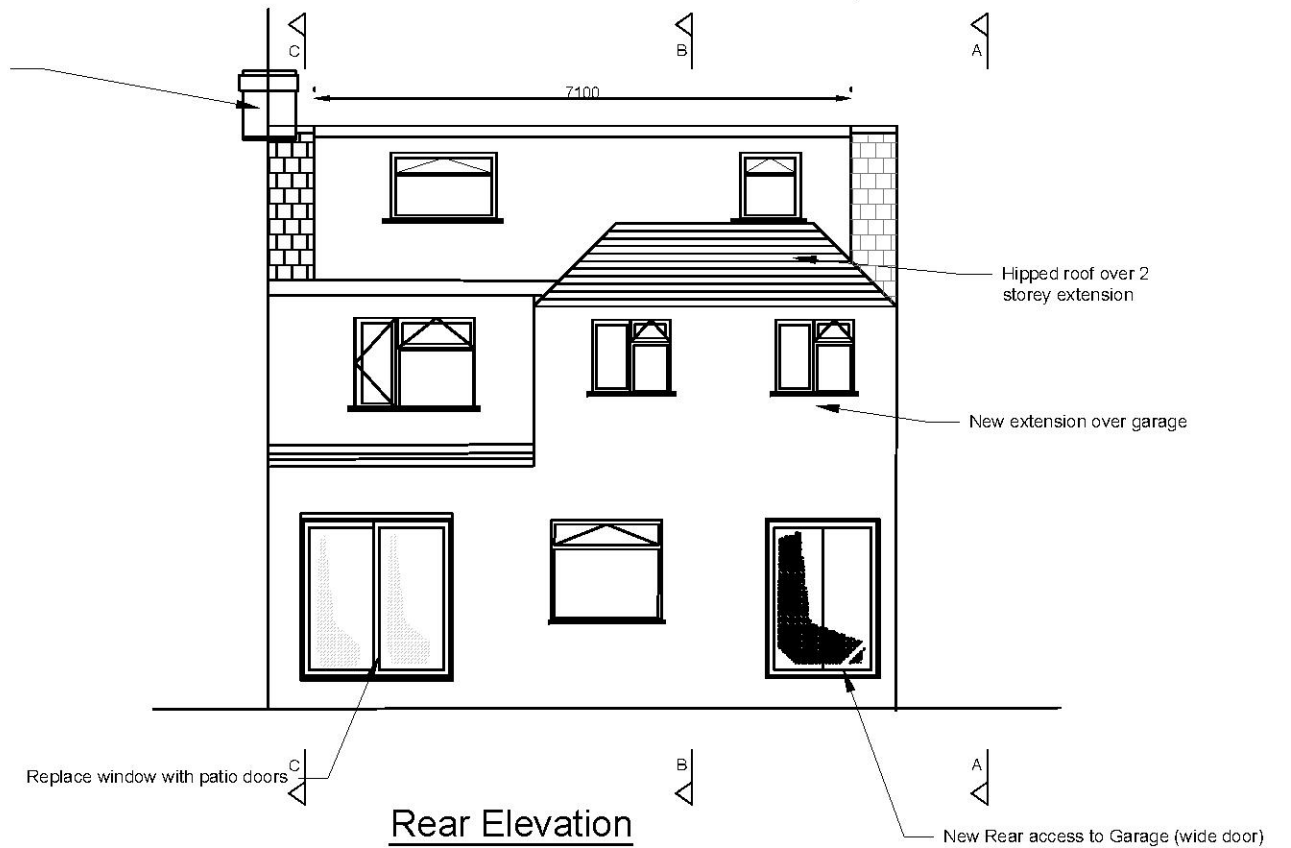
Client to advise and inform neighbours of your intention to carry out building work to the shared party walls and if necessary to serve the appropriate Statutory Notices in the form of Party Wall Agreement.

PROJECT: Mr Daniel Ablitt 61 Ramsden Drive, Collier Row RM5 2NL	
DRAWING TITLE: Existing Elevations	
SCALE: AS Indicated	SHEET SIZE: A3
DRAWN: TMcL	DATE: July 2021
DRAWING NUMBER: PL- 003	

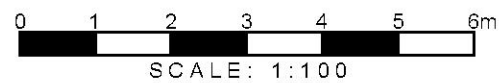


Front Elevation
As Proposed 1:100

Stack removed with breast
(neighbour also removing breast)



Rear Elevation
As Proposed 1:100



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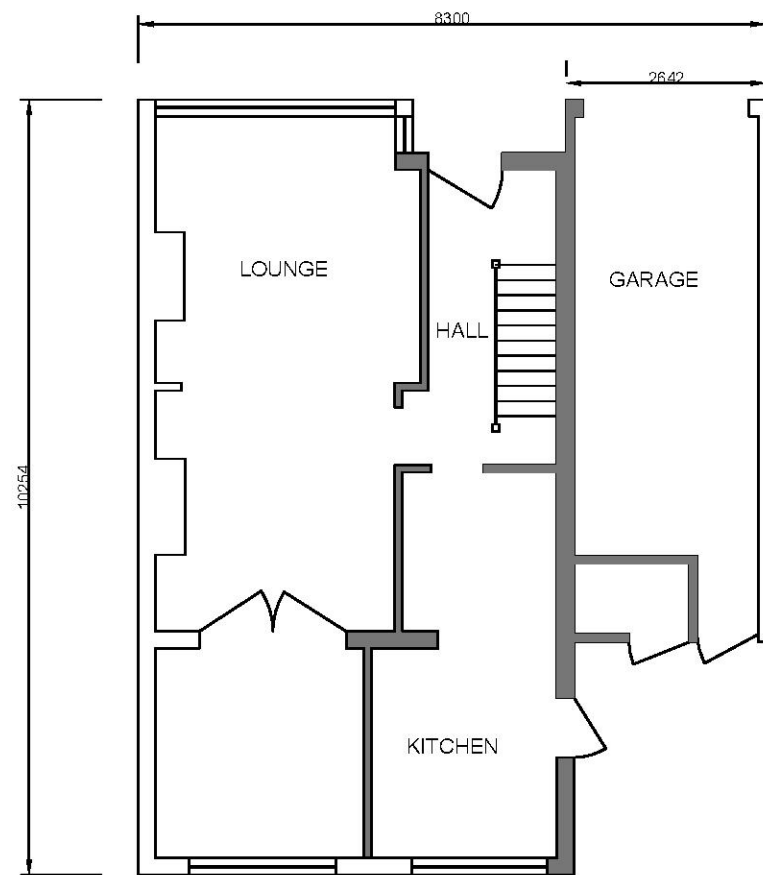
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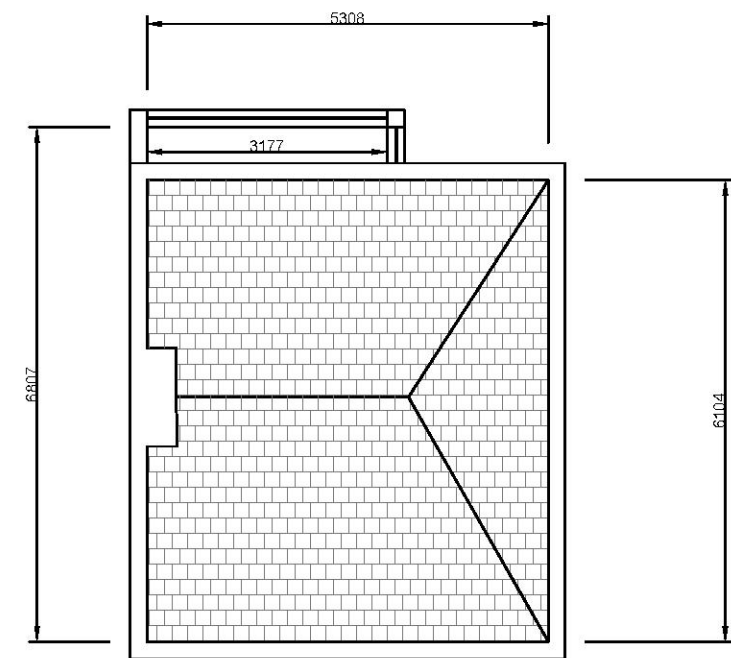
PROJECT: Mr Daniel Ablitt 61 Ramsden Drive, Collier Row RM5 2NL	
DRAWING TITLE: Proposed Elevations	
SCALE: As Indicated	SHEET SIZE: A3
DRAWN: TMcL	DATE: July 2021
DRAWING NUMBER: PL- 007 Rev C	



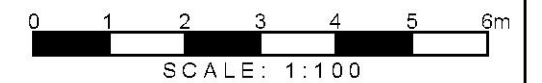
Ground Floor Plan
As Existing 1:100



First Floor Plan
As Existing 1:100



Roof Plan
As Existing 1:100



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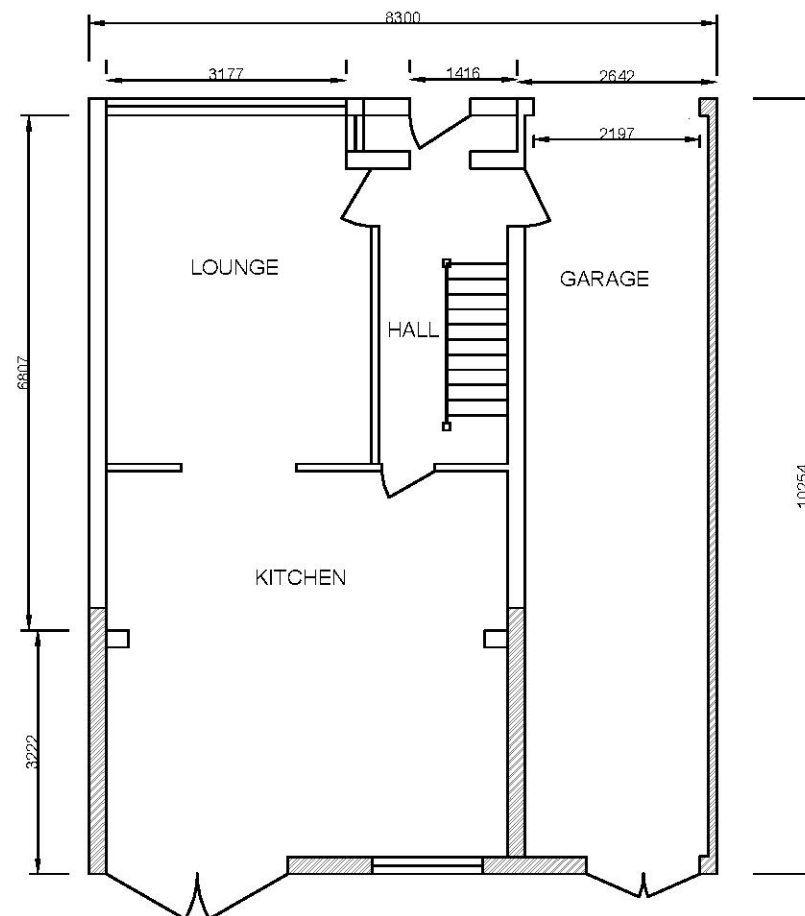
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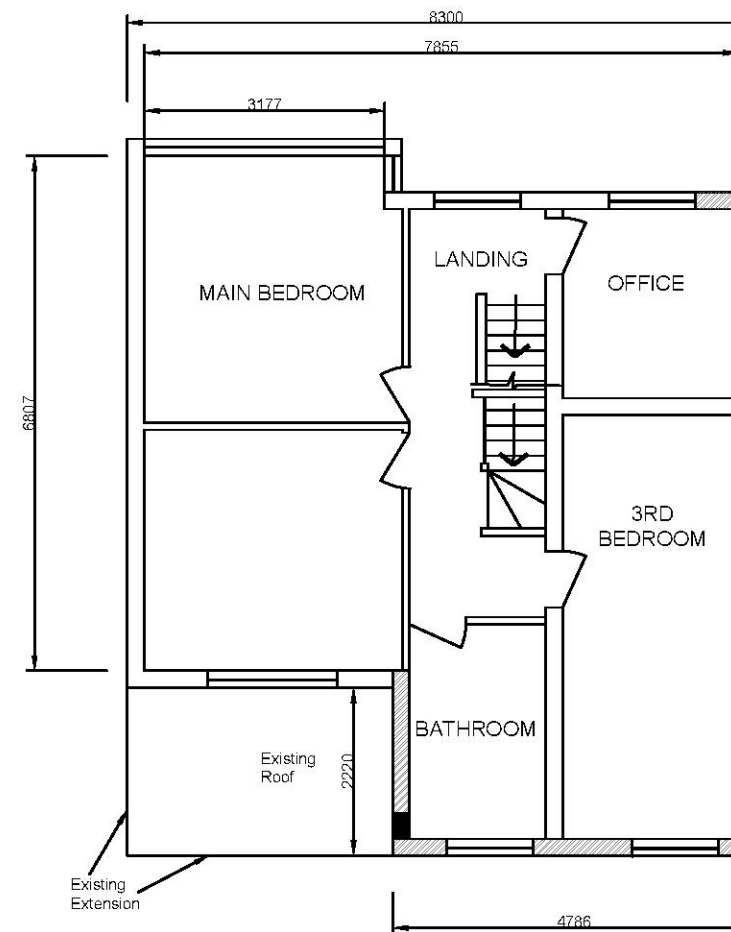
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PROJECT: Mr Daniel Ablitt 61 Ramsden Drive, Collier Row RM5 2NL	
DRAWING TITLE: Existing Layout Plans	
SCALE: AS Indicated	SHEET SIZE: A3
DRAWN: TMcL	DATE: July 2021
DRAWING NUMBER: PL- 002	



Ground Floor Plan
As Proposed 1:100



First Floor Plan
As Proposed 1:100



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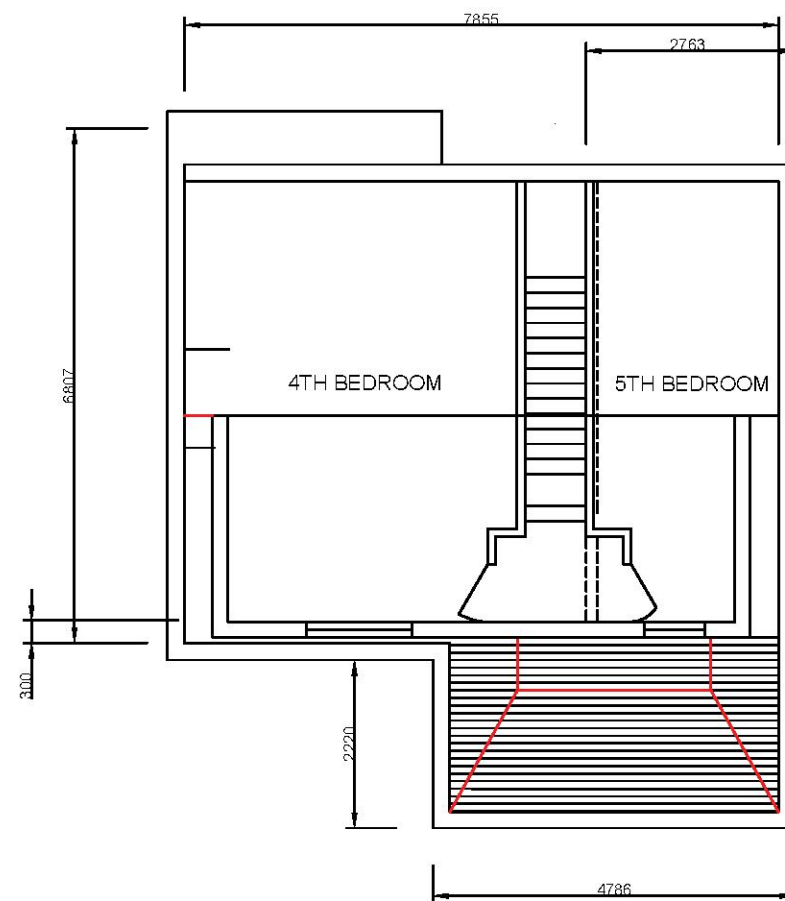
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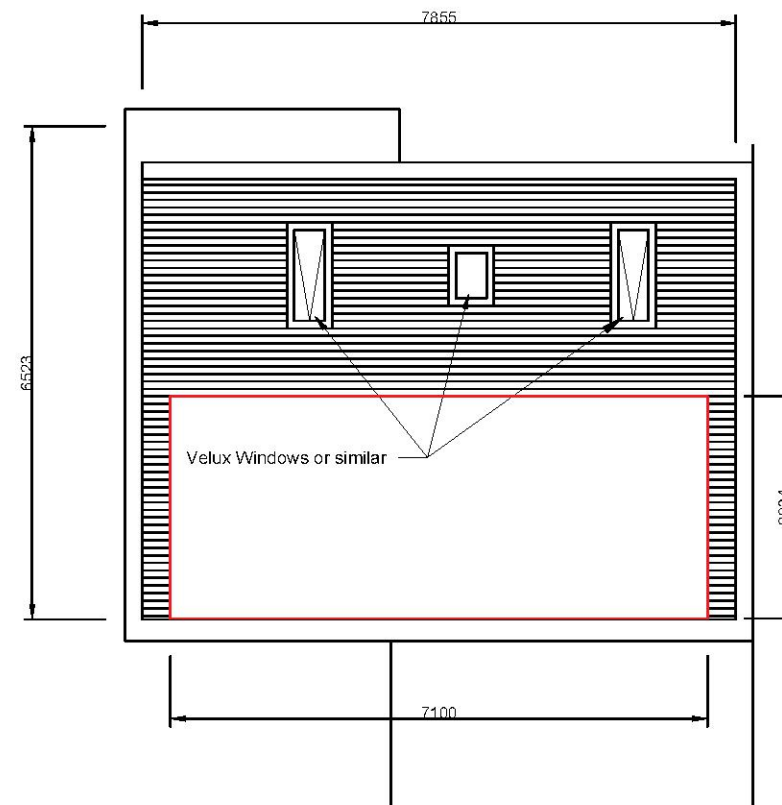
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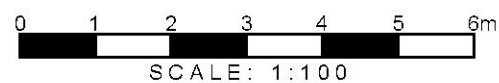
PROJECT: Mr Daniel Ablitt 61 Ramsden Drive, Collier Row RM5 2NL	
DRAWING TITLE: Proposed Ground and First Floor	
SCALE: AS Indicated	SHEET SIZE: A3
DRAWN: TMcL	DATE: July 2021
DRAWING NUMBER: PL- 005	



Loft Plan
As Proposed 1:100



Roof Plan
As Proposed 1:100



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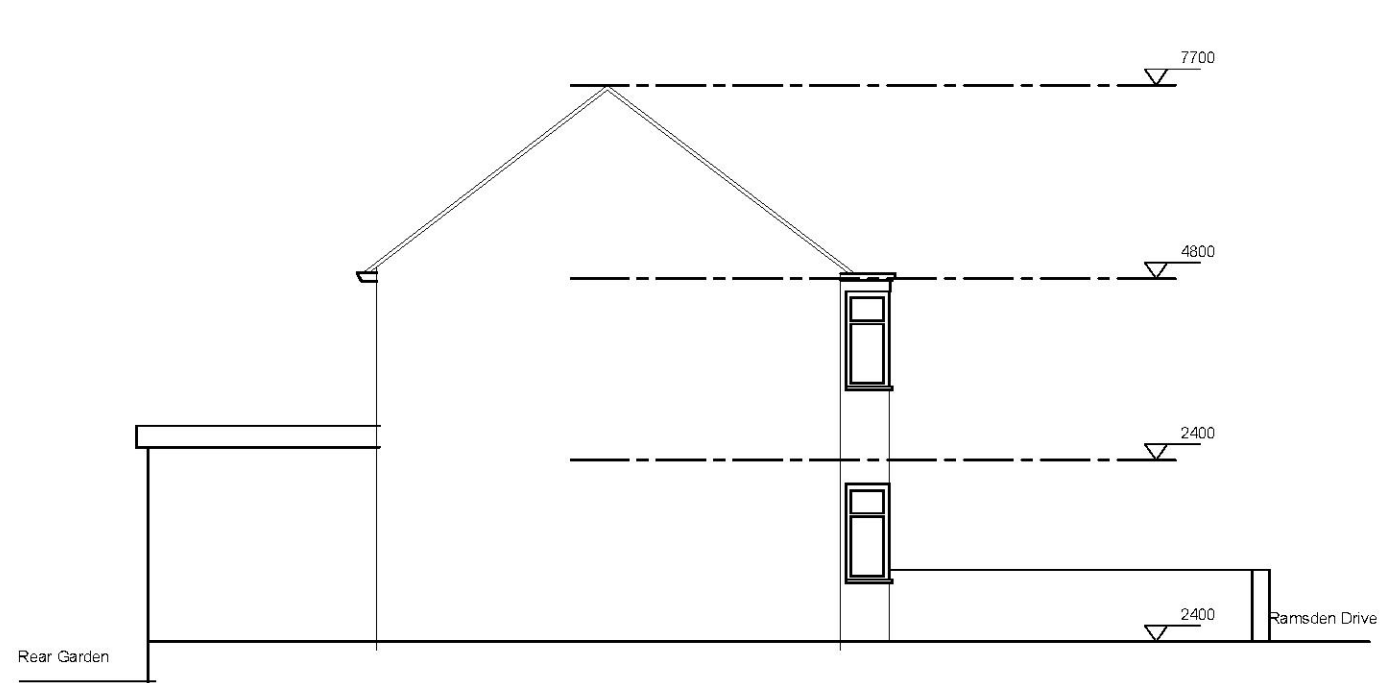
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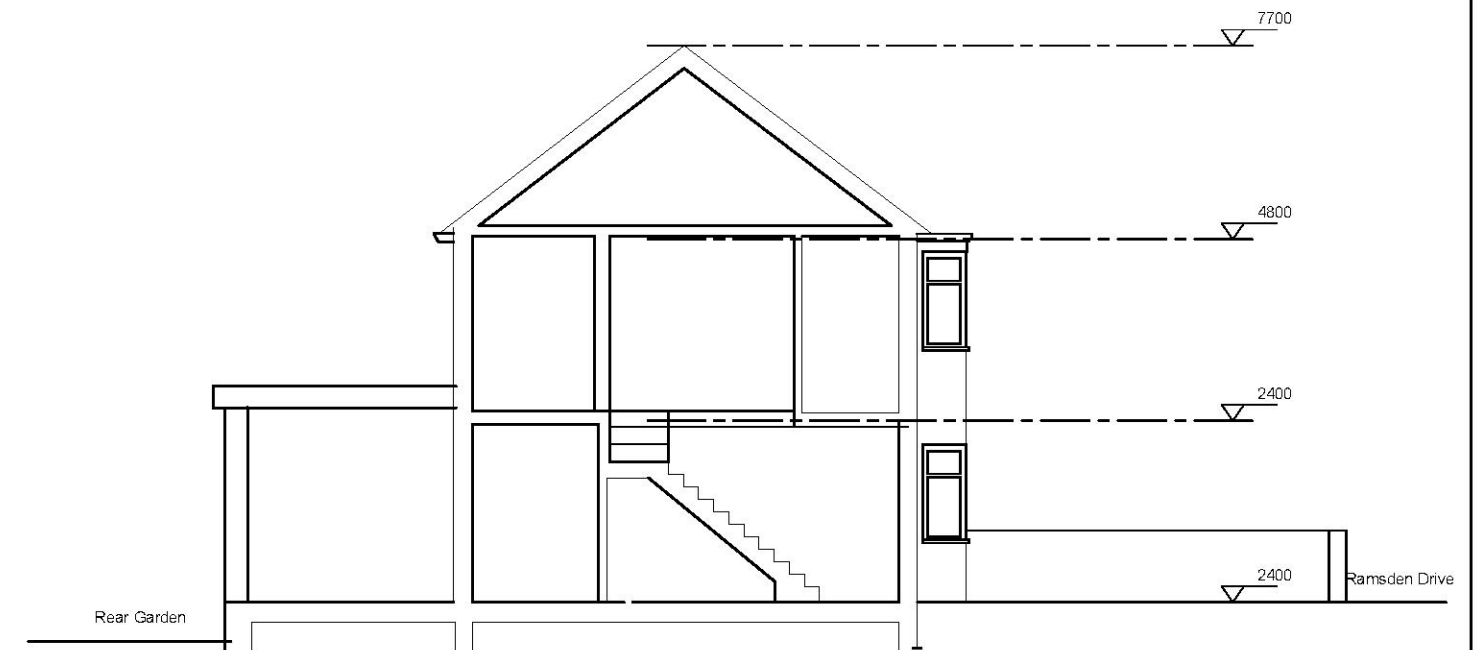
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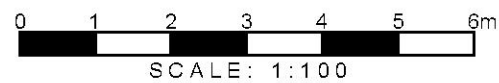
PROJECT: Mr Daniel Ablitt 61 Ramsden Drive, Collier Row RM5 2NL	
DRAWING TITLE: Proposed Loft and Roof	
SCALE: AS Indicated	SHEET SIZE: A3
DRAWN: TMcL	DATE: July 2021
DRAWING NUMBER: PL- 006 Rev B	



Side Elevation
As Existing 1:100



Longitudinal Section
As Existing 1:100



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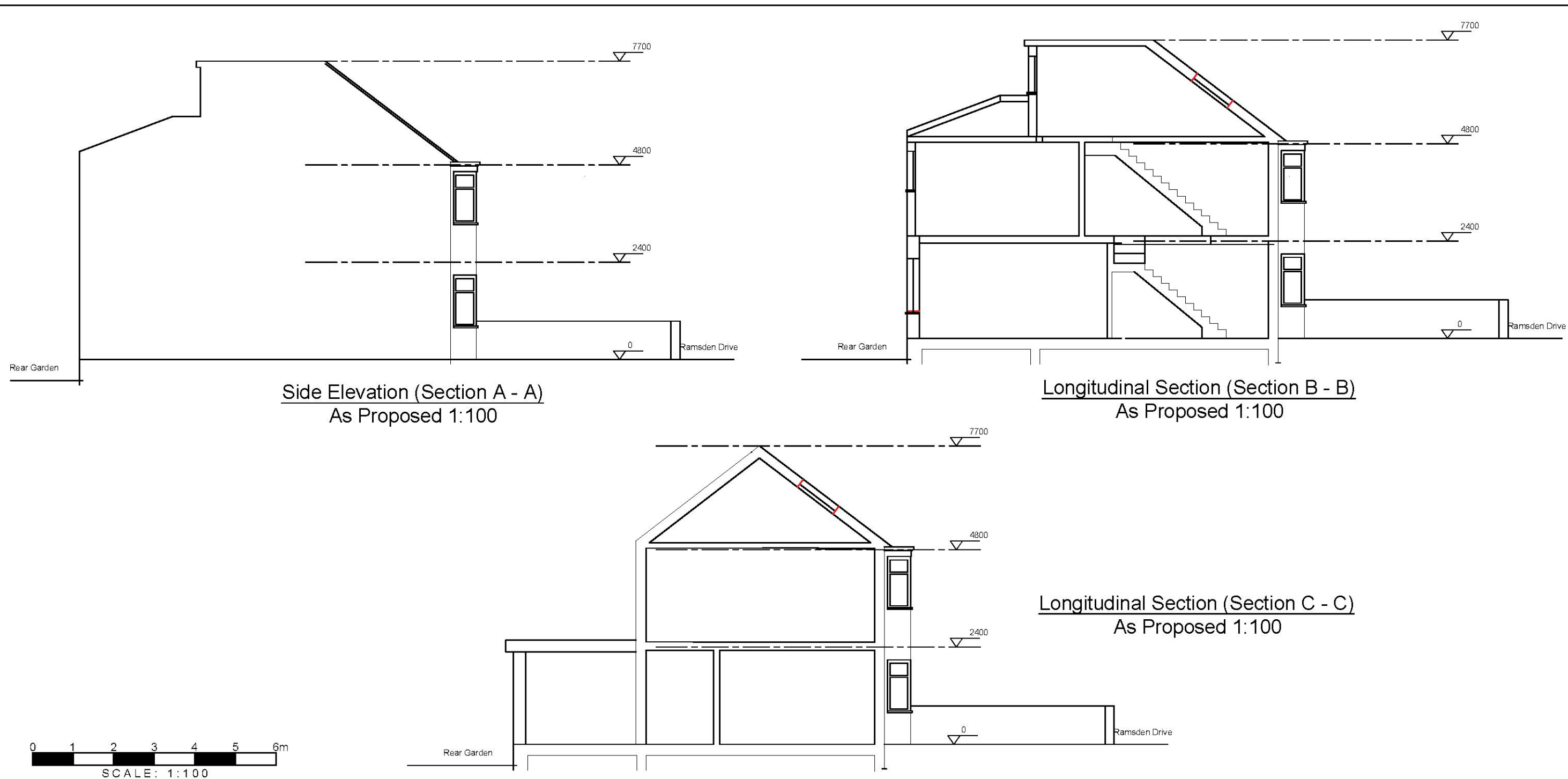
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PROJECT: Mr Daniel Ablitt 61 Ramsden Drive, Collier Row RM5 2NL	
DRAWING TITLE: Existing Sections	
SCALE: AS Indicated	SHEET SIZE: A3
DRAWN: TMcL	DATE: July 2021
DRAWING NUMBER: PL- 004	



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PROJECT: Mr Daniel Ablitt 61 Ramsden Drive, Collier Row RM5 2NL	
DRAWING TITLE: Proposed Sections	
SCALE: AS Indicated	SHEET SIZE: A3
DRAWN: TMcL	DATE: July 2021
DRAWING NUMBER: PL- 008 Rev B	