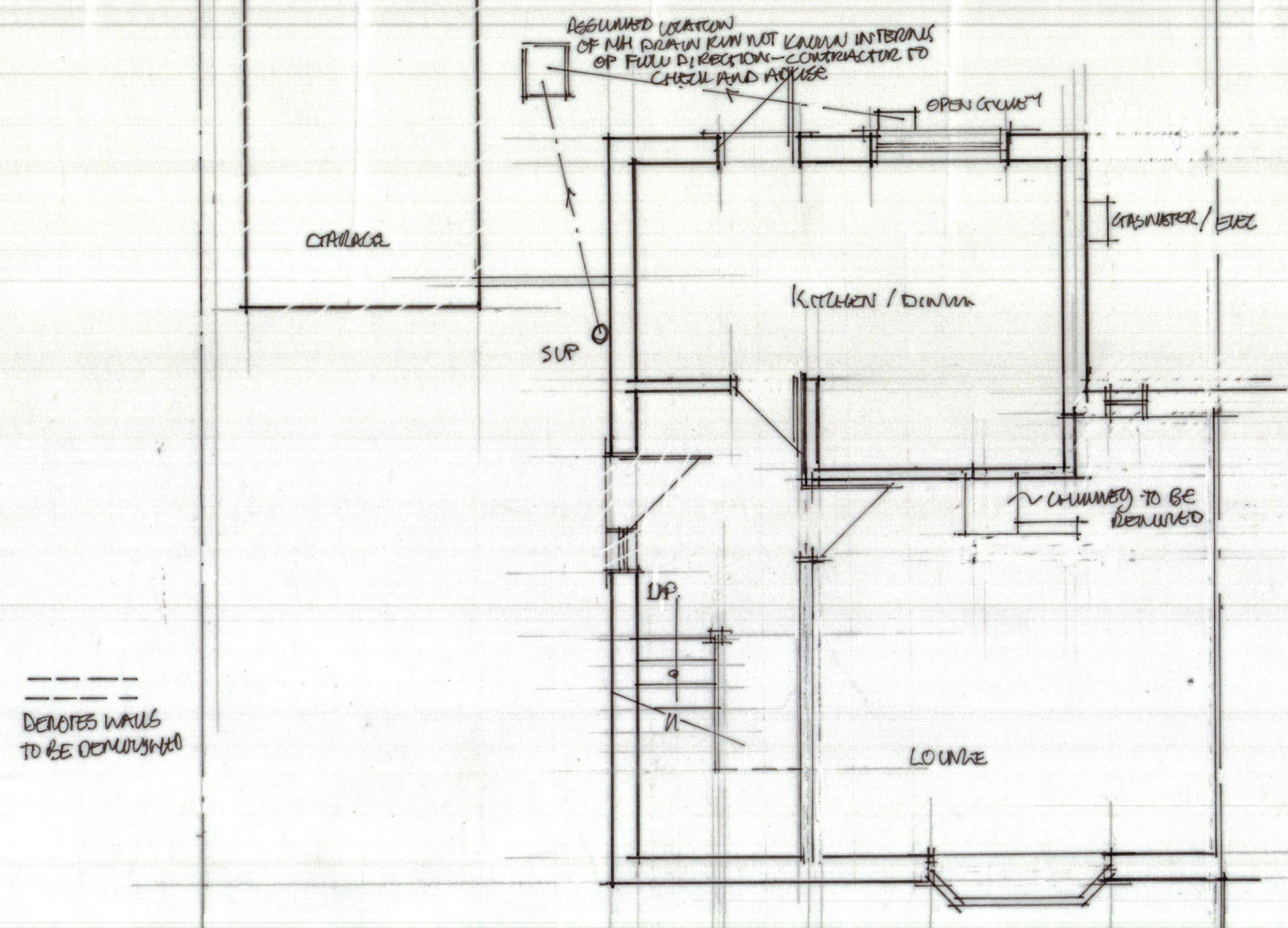
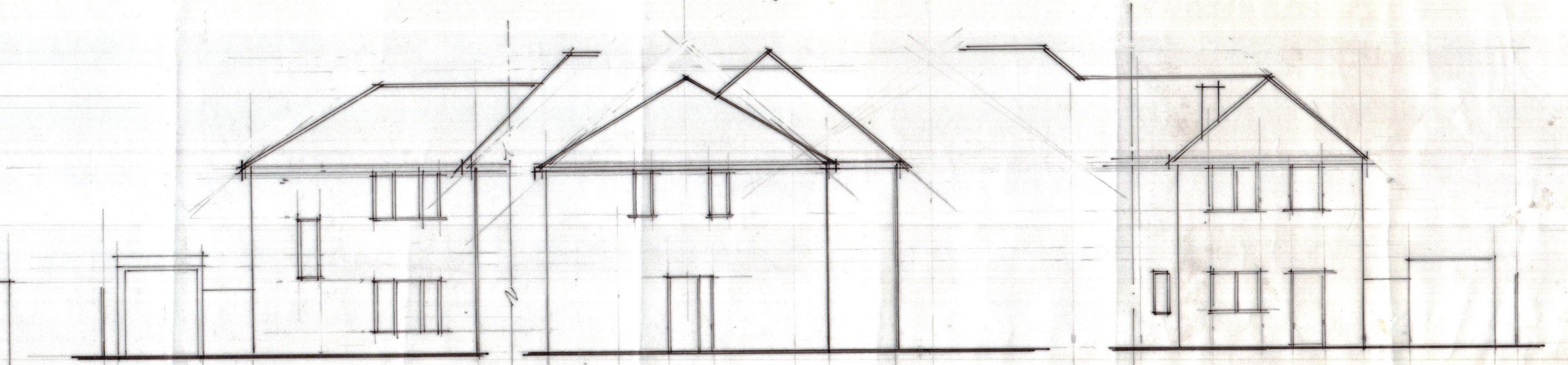


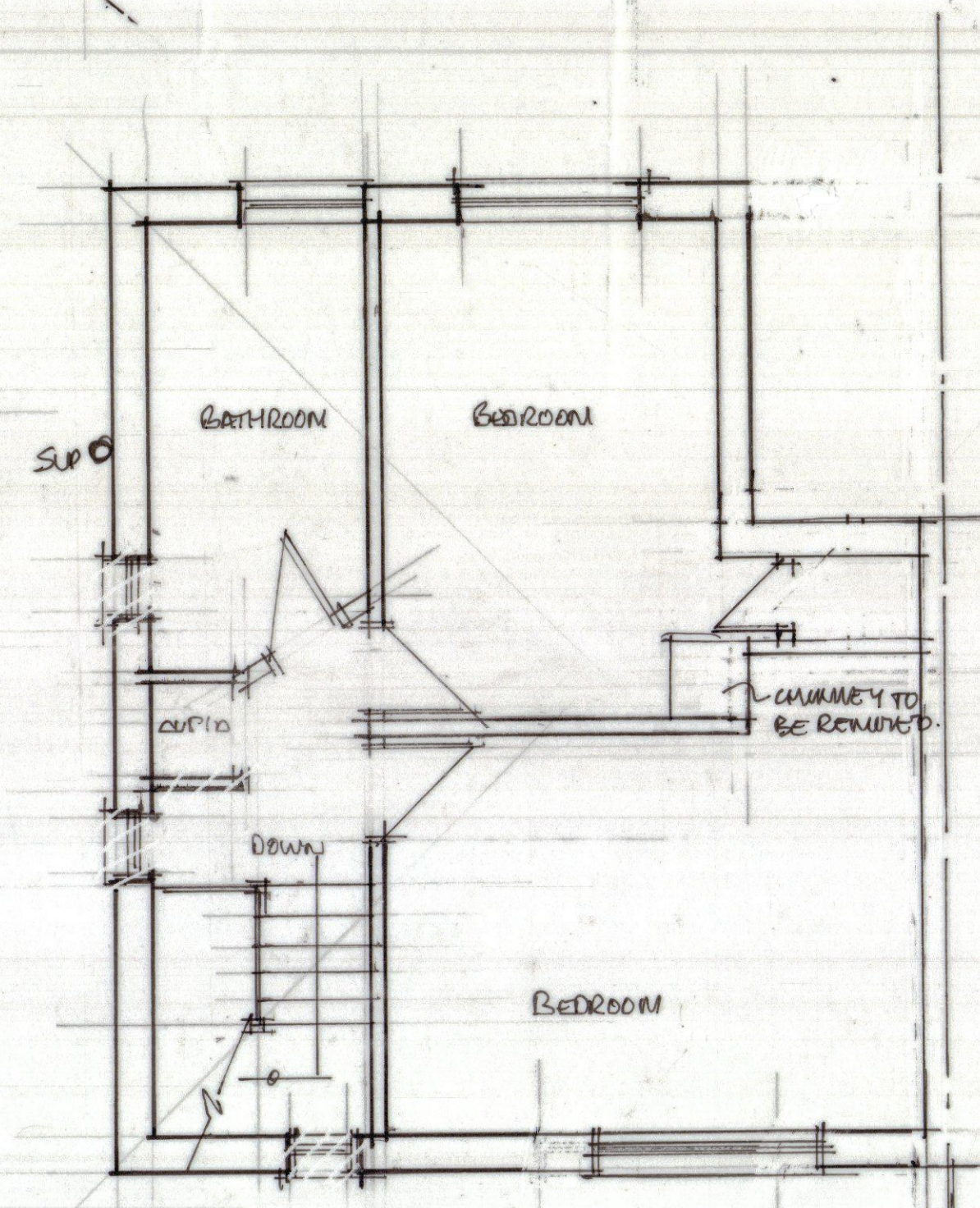


EXISTING GROUND FLOOR PLAN 1:50
SPACES ARCHITECTURE DUE: NO NHD-05
MARCH 20 20

EXT: NH
RAISED



EXISTING FRONT ELEVATION 1:100
EXISTING SIDE ELEVATION 1:100
EXISTING REAR ELEVATION 1:100



FIRST FLOOR

SOAKAWAY USING CRATES
Trench of soakaway to be provided slightly larger than designed depth after porosity test (if required) but just over 1m3 min from invert level of pipe. Provide suitable geotextile over the base and up the sides of the trench over 100mm level and compact bed of coarse sand. Install AquaCell crate units or equivalent as manufacturer's details. Geotextile to be wrapped around crates. Provide 100mm of coarse sand between the trench walls and over the AquaCell structure. Backfill with suitable material.

UNDERGROUND FOUL DRAINAGE
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1.

INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/C - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.

SOIL AND VENT PIPE
Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

PIPEWORK THROUGH WALLS
Where new pipework passes through external walls the pipe work is to be provided with 'rocker pipes' at a distance of 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a maximum length of 600mm.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

H4 BUILDING OVER OR NEAR PUBLIC SEWERS
The developer is to consult the Local Sewers Undertaker when constructing, extending or underpinning over a sewer or within 3m of the centreline of sewer shown on the sewerage undertakers sewer records and when the following applies:
- The building or extension is to be constructed over a manhole or inspection chamber or other access fitting on a sewer.
- The length of the drain or sewer under the proposed building or extension will exceed 6m.
- The Building or extension is to be constructed over or within 3m of any drain or sewer more than 3m deep or greater than 225mm in diameter.

PUBLIC SEWER REQUIREMENTS
Special measures may be required for the following:
- Soils easily eroded by ground water leaking into the drain or sewer, e.g., silty sands, saturated silts and peat.
- A rising main (except those used for the building only).
- Any sewer or drain constructed from brick or masonry.
- Drains or sewers in poor condition.
- Sites prone to subsidence
(Advise to be sought from the Sewerage undertaker).

UPGRADING PARTY WALL (warm adjoining space) within loft
The existing walls must be checked for stability and be free from defects as required by the Building Control Officer. Provide a scratch coat plaster to existing wall. Apply plasterboard with mass of 10kg/m2 or greater to the exposed face of the wall to ensure adequate sound insulation in accordance with Approved Document E. SEAL ANY GAPS WITH INTUMESCENT MASTIC

UPGRADING SOLID PARTY WALL (cold adjoining space)
The existing walls must be checked for stability and be free from defects as required by the Building Control Officer. Provide a scratch coat render to existing wall. Insulate wall on the warm side using 77.5mm Celotex PL4000 insulated plasterboard.
Plasterboard to be bonded, using dot and dab method, to the existing construction with proprietary adhesive at 300mm centres vertically/horizontally and in accordance with manufactures instructions. Tape joints and seal perimeter edges with mastic to provide a vapour control layer (VCL). All work in accordance with BS 8212: 1995 (Code of practice for dry lining).

UPGRADE OF PITCHED ROOF
(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
Vented roof - pitch 22-45°
To achieve U-value 0.18 W/m²K
Existing roof structure to be assessed by a structural engineer and any alterations to be carried out in strict accordance with structural engineer's details and calculations which must be approved by building control before works commence on site. The existing roof condition must be checked and be free from defects as required by the Building Control Officer any defective coverings or felt to be replaced in accordance with manufacturer's details.
NEW Roof rafters construction - Grade C24 rafters, span to engineer's details. Insulation to be 100mm Celotex GA4000 between rafters between and 52.5mm Celotex PL4000 insulated plasterboard under rafters or similar approved. For different spec contact Architect
Maintain an air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufactures details. Finish with 5mm skim coat of finishing plaster to the underside of all ceilings.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm², and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New Windows/rooftlights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
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.

EXTRACT FOR BATHROOM/SHOWER ROOM
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the 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. Cooker hoods to BS EN 13141-3. 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.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60/sec or 30/sec if adjacent to hob to external air, sealed to prevent entry of moisture. 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. Cooker hoods to BS EN 13141-3. 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.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD3 standard to be mains powered with battery back up to be placed on each storey with an additional interlinked heat detector at ceiling level in kitchens if required by BCO. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufactures instructions with rafters doubled up to sides and suitable flashings etc. - FLAT ROOF ROOFLIGHT WINDOWS SUGGESTED 600 X 600MM, can be reduced or removed if not required but would advise above staircase where area will be dark.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current building regulations. I.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW WINDOWS
New windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K.

NEW EXTERNAL DOORS
New external doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011.

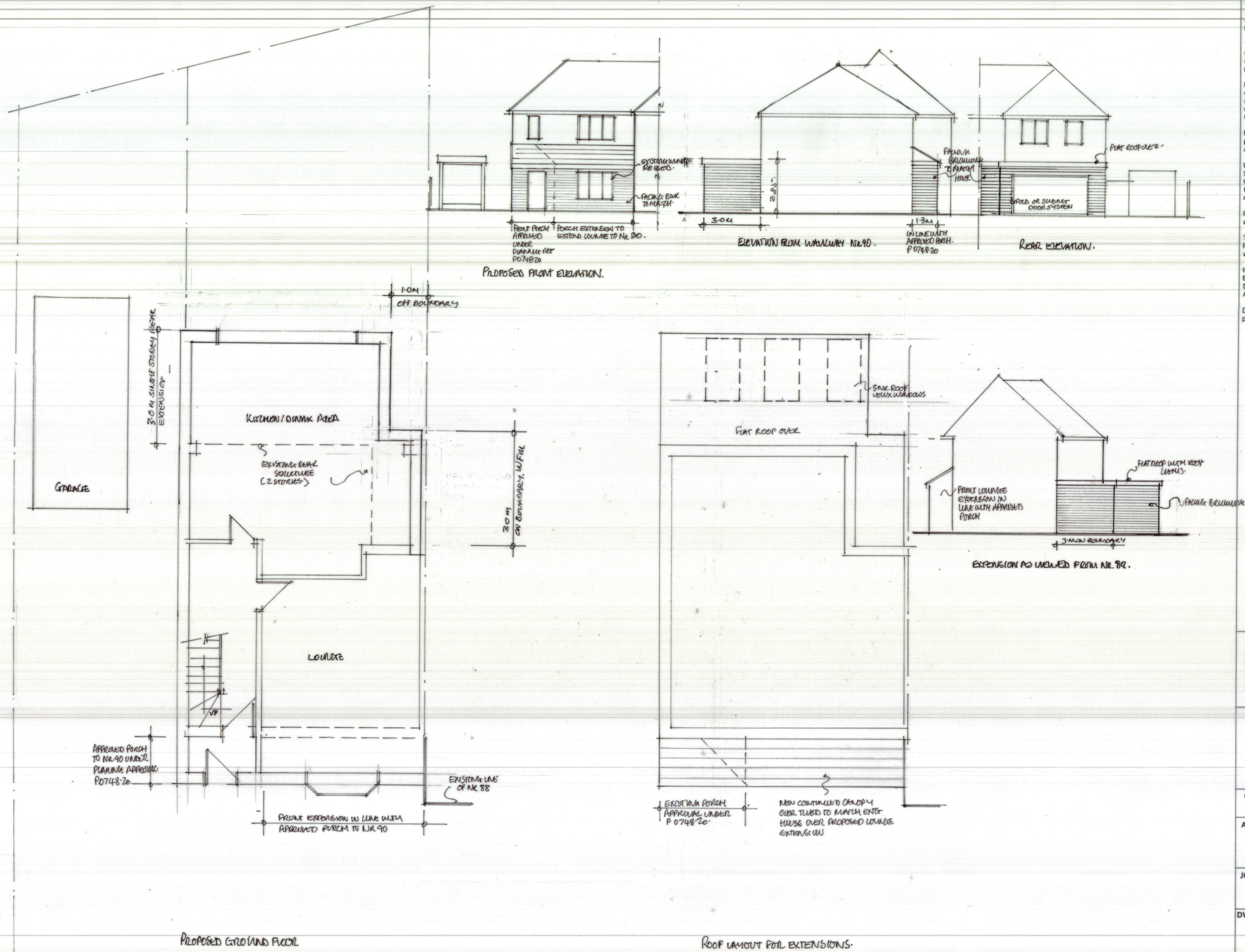
NOTE BUILDING REGULATIONS
DUE TO CHANGE JUNE 2022
WHICH WILL REQUIRE POSSIBLE
AMENDMENTS TO DUE



Spaces
Architecture

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Client	MR J. LOVELL		
Address	90 NORTH HILL DRIVE HAROLD HILL ROMFORD		
Job title	BUILDING CONTROL		
Drg title	EXISTING PLANS AND ELEVATIONS / NOTES		
Dwg No	NHD-01	Size	A1
Dated	APRIL 2022	Scale	1:50 1:100
Dwg by	MB	OS by	OS by



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This drawing must be read and checked against all other standard specifications and any structural drawings provided. Any discrepancies are to be notified to Spaces Architecture immediately prior to works progressing.

Principal/Contractor(s) to ensure all materials and workmanship complies with Regulation 7 of the Building Regulations whether or not specifically stated on these drawings. It is the Principal/Contractor(s) duty to ensure all works on site are approved by an appointed Building Control body.

Principal/Contractor(s) to ensure dimensions are taken on site before procurement of any materials/ works proceeding. Structural members are not to be ordered scaling from this drawing.

It is the duty of the Principal/Contractor(s) to ensure all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Principal/Contractor(s)/Client to ensure full compliance with the amended CDM Regulations (2015) if the project requires.

This drawing unless noted does not represent compliance with the Party wall act 1996. If required all agreements are to be in place before works commence.

It is the Principal/Contractor(s) responsibility to ensure planning / Building control approvals are in place prior to works commencing. Should works commence prior to relevant approvals Spaces Architecture accepts no responsibility.

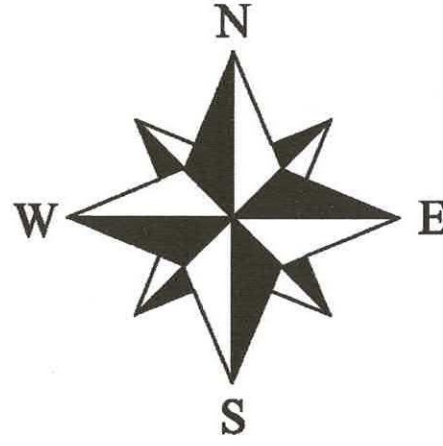
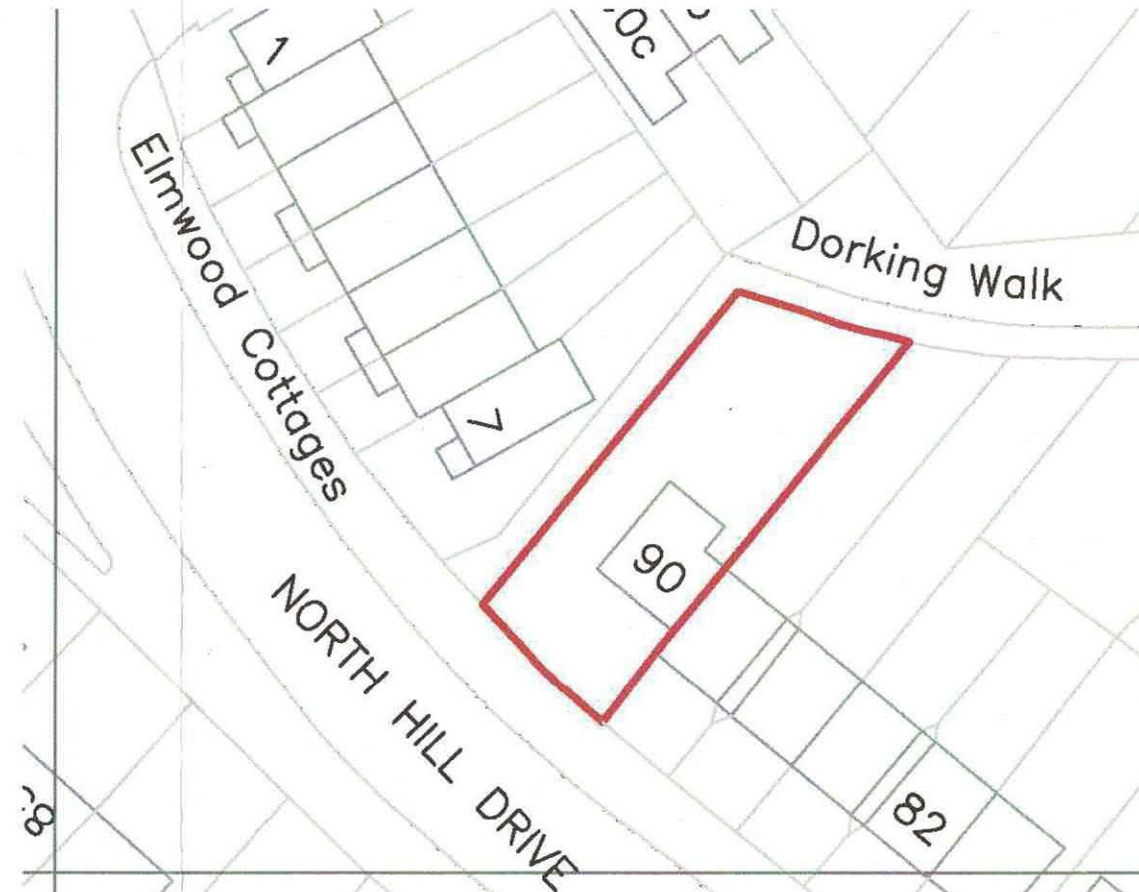
Do not scale from this drawing except from purpose of local authority planning department



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RM11 1SU

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CLIENT	MR. I LOVELL.		
ADDRESS	90 NORTHMAN DRIVE HAROLD WOOD ROMFORD.		
JOB TITLE	PROPOSED 4M SINGLE STOREY REAR AND EXTENDED FRONT LOUNGE EXTENSIONS		
DWG TITLE	PROPOSED PLANS AND ELEVATIONS		
REVISION	REVA EXTENSION REDUCED FROM 4M TO 3M.		
DWG NO	NHD-03A	SIZE	A1
DATE	APRIL 2022	SCALE	1:100 1:50
DWG BY	MRB		



Do not scale from this drawing except from purpose of local authority planning department

PLANNING ISSUE
RIBA STAGE 3



Spaces
Architecture

Client	c/o Spaces Architecture		
Address	90 North Hill Drive Harold Hill Romford Essex, RM3 9AG		
Job title	Proposed works		
Drg title	site plans		
REV (A)	A		
REV (B)	N/A		
REV (C)	N/A		
Dwg No	SP16NHDSP1	Size	A3
Dated	OCT16	Scale	NOTED
Dwg by	MJ	OS by	OS by