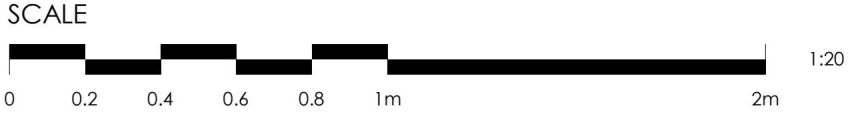
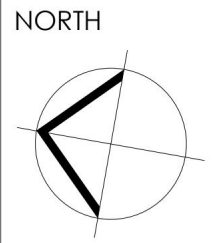
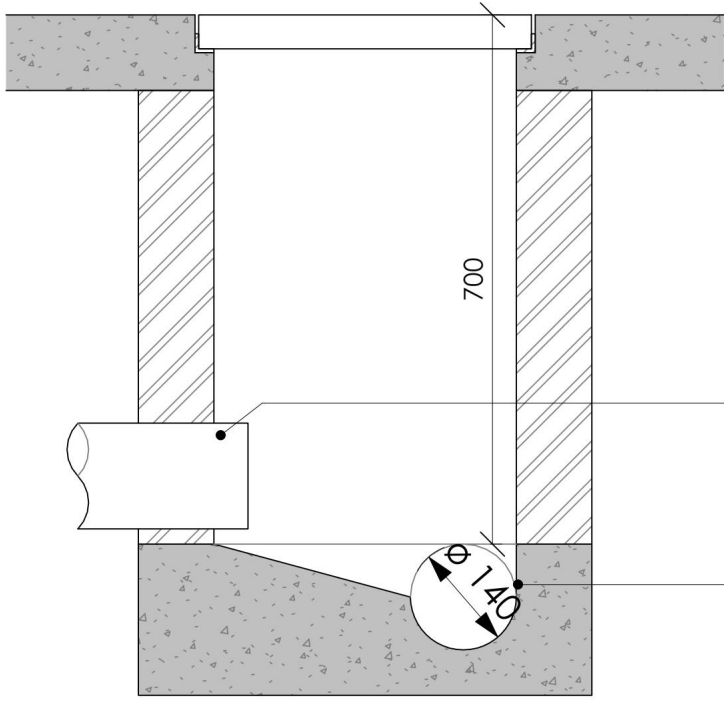


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REVISIONS		Issued By	Checked By
Rev.	Date		
P01	06.12.2024		NB
P02	07.03.2025		NB
C01	14.04.2025		NB
C02	12.05.2025		NB
		Description	
		Initial drawing issue.	
		Updated to suit feedback from Contractor.	
		Steelwork updated with SE details and issued for Building Control signoff.	
		Drainage details added.	



New $\phi 150\text{mm}$ pipe to connect into existing chamber. To be set above the existing drainage.

Existing pipe that runs under the proposed extension.

D Existing Manhole - Typical Section Detail

drainage channel across doorway.

Provide 225mm long wall ties (suitable for 100mm cavity). Ancon Teplo BF-2 or equal approved. Ties to openings to be at max. 300mm centres vertically and 225mm horizontally from the opening.

$\phi 100\text{mm}$ rainwater pipe.

Light switch.
- internal lights
- external lights.

External polymer render onto 100mm thick blockwork outer leaf, 10mm clear cavity with 90mm Ecotherm Eco-Cavity full fill PIR insulation and 100mm thick blockwork to inner leaf.
U-Value: 0.18W/m²K (0.18W/m²K min.)
Colour: TBC by Client

Gas and electricity to be routed below the screed to the island.

switch for oven fused spurs.

Ancon Staifix universal wall starter system - existing render removed prior to installation.
Back door replaced with new internal doorset.

Washing machine.

Vent in wall at high level.
(Bathroom style - this would prevent too much heat/moisture build-up which could impact on the pantry).
Full height ladder for ironing board, mop, and hoover.

Stud wall to separate rooms.
72mm 'C' studs at max. 600mm centres with 50mm thick 1200APR between studs.
1 layer of 12.5mm Gypsum Wallboard to each side.

Bi-fold double glazed doors.
Frame Colour: RAL 7016 Anthracite Grey.
U-Value: 1.40W/m²K

External polymer render onto 100mm thick medium dense blockwork outer leaf, 10mm clear cavity with 90mm Ecotherm Eco-Cavity full fill PIR insulation and 100mm thick blockwork to inner leaf.
U-Value: 0.18W/m²K (0.18W/m²K min.)
Colour: TBC by Client

Dashed line denotes rooflight overhead.

65mm thick cementitious screed laid with underfloor heating over 10mm thick acoustic separating layer on 90mm thick Ecotherm Eco-versal rigid insulation.
Laid over Visqueen 2000gauge DPM over 100mm thick concrete Beam & Block suspended floorslab.
U-Value: 0.18W/m²K

Assumed route of existing below ground drainage.

Red dashed line denotes steel beam overhead.
Concrete pad stones to be installed at the blockwork walls to bear steel beams.
102.5mm thick black/dark grey brick outer leaf to wall adjoining boundary with adjacent property extension.

External render to be removed.
All internal walls to be 12.5mm thick plasterboard on plaster picture frame dabs.

New steel to form enlarged opening. Steelwork to Engineer's details.

Build out this side of the opening with blockwork - to align the end of the ladder with the breakfast bar.

New ceiling height at 2.4m

Feature recess at 2.5m (existing ceiling height).
LED tape uplight to the recess will add to an illusion that this is another rooflight.

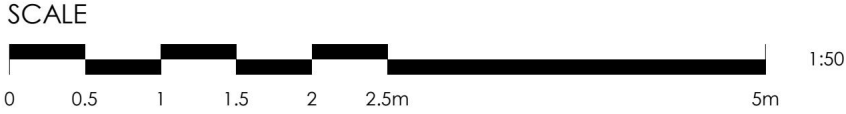
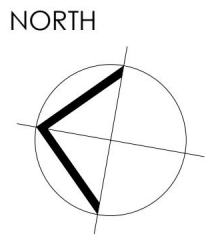
100mm medium dense concrete blockwork wall to infill.
Entire wall to be jointed and skimmed.

Ground Floor Extension Plan

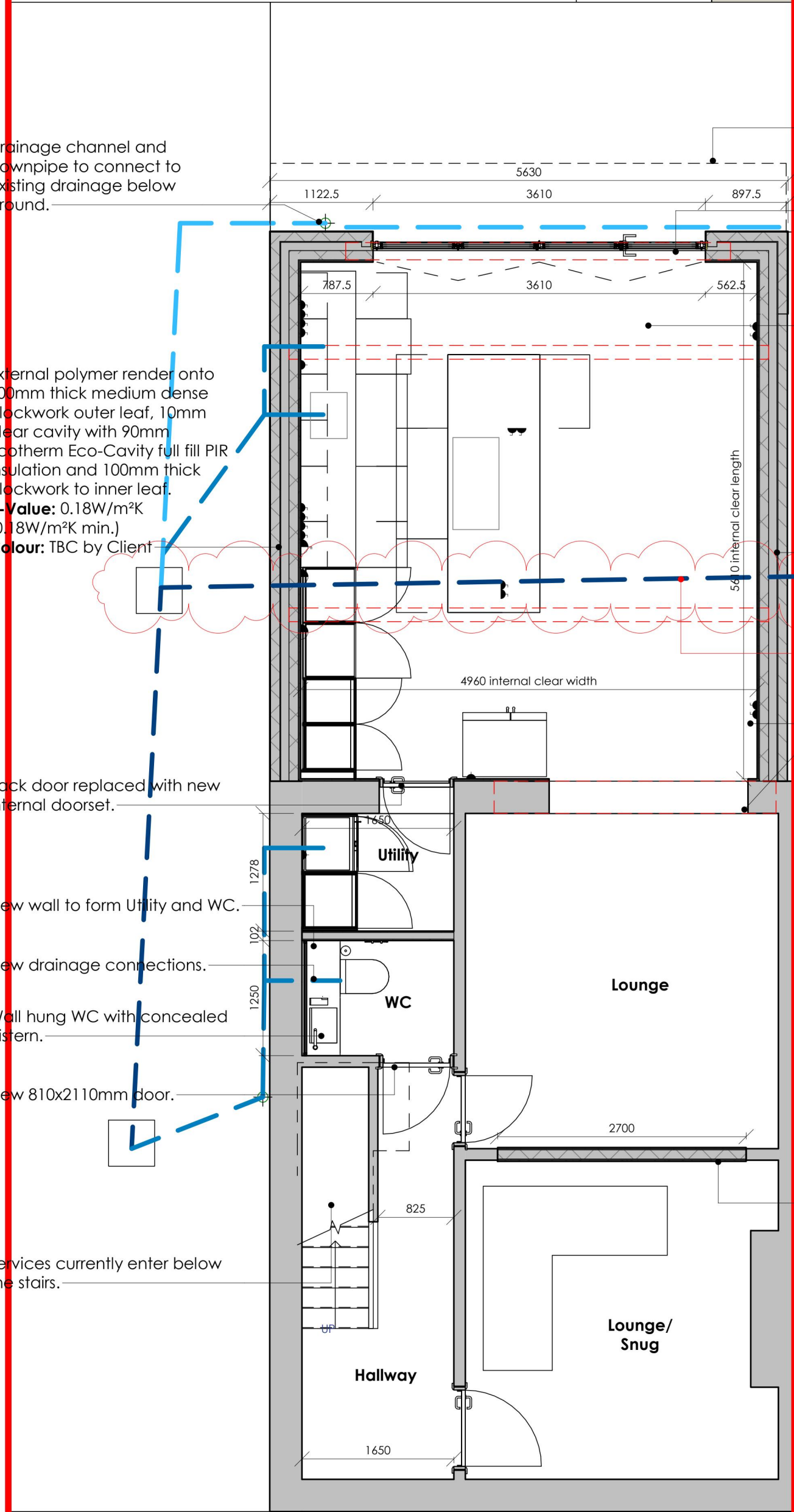
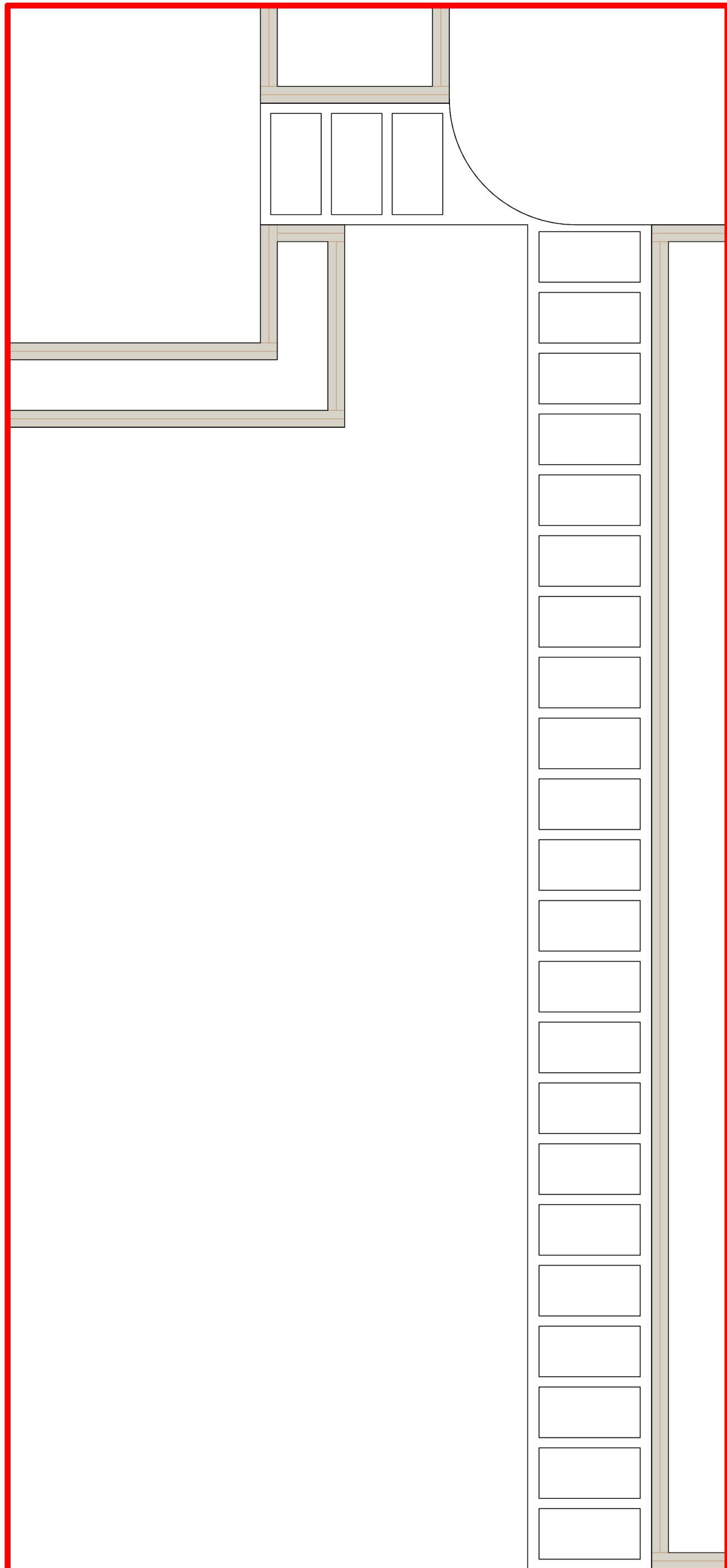
1 : 20

Client			
No17 Babington Road, Hornchurch			
Drawing Title		Scale @ A1	As indicated
Detail Ground Floor Plan		Date	20.10.2024
Drawing Status		Drawn by	NB
for Information		Checked by	n/a
Drawing Number			Revision
Project	Originator	Zone	Location Type
17BR - NB -	ZZ -	00 - DR -	A - 20002
			C02

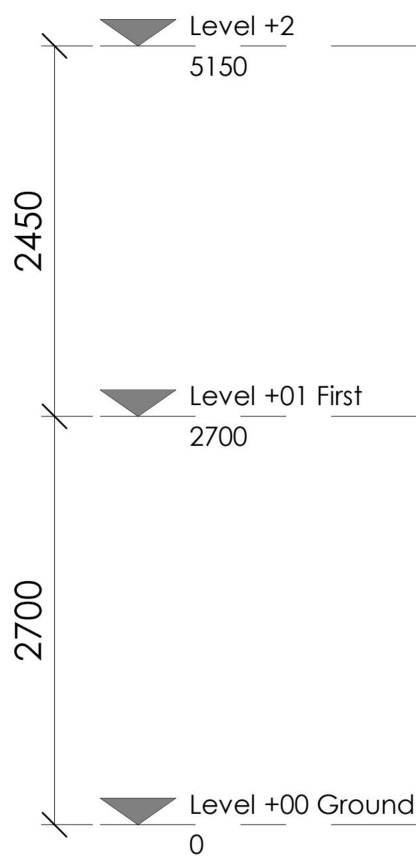
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P01	06.12.2024	Initial drawing issue.		NB
P02	07.03.2025	Updated to suit feedback from Contractor.		NB
C01	14.04.2025	Steelwork updated with SE details and issued for Building Control signoff.		NB
C02	12.05.2025	Drainage details added.		NB



Ground Floor GA Plan
1 : 50

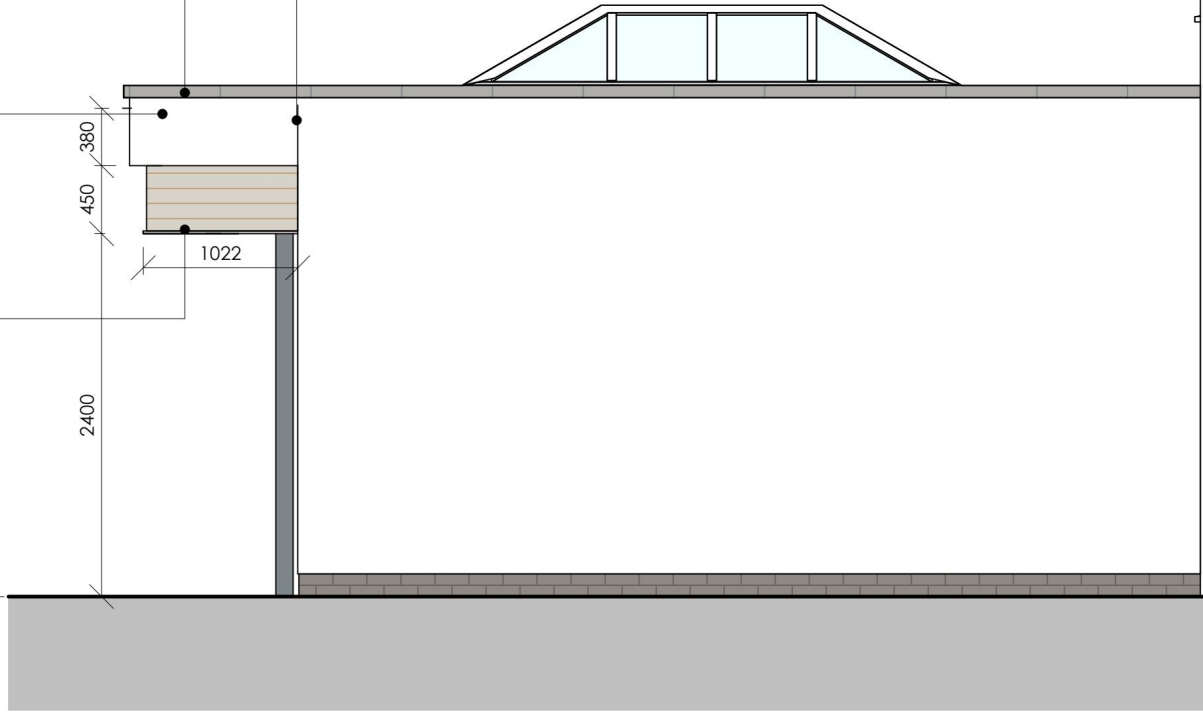
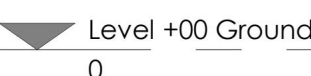


Rear Elevation
1 : 50

Expansion joint in render where upstand changes from blockwork to timber.
Concrete coping stones.
Colour: TBC by Client.

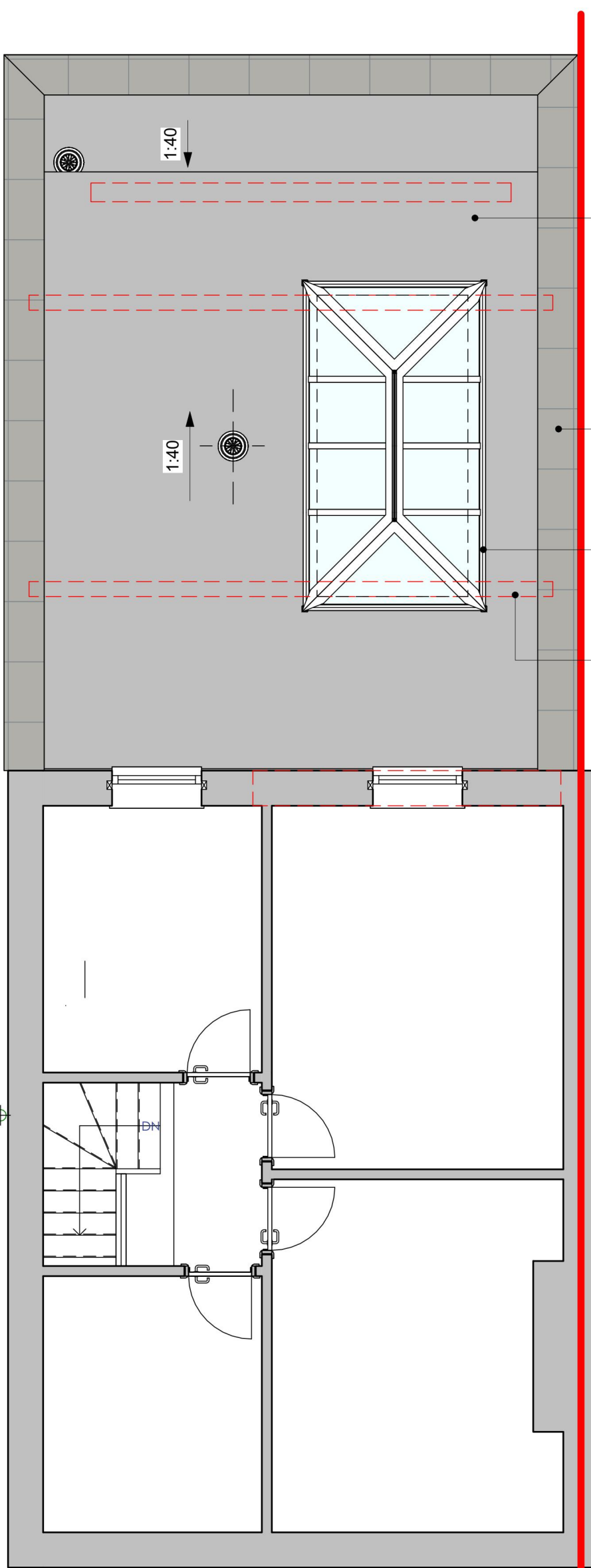
High level render band.
Colour: TBC by Client.

Timber effect fascia and soffit to overhang.



Side Elevation - Through Driveway
1 : 50

Site Boundary



Reinforced bitumen roof covering (by IKO or similar) laid over 170mm thick Kingspan Thermarof TR27 insulation on VCL onto 18mm thick plywood substrate. Timber joist frame to Engineer's details.

Concrete coping stones.
Colour: TBC by Client.

Velux double glazed lantern rooflight. Frame: RAL 7016 Anthracite grey.

Indicative steel frame layout. In accordance with Structural Engineer's details.

U-Values:
Roof 0.15W/m²K
Wall 0.18W/m²K
Floor 0.18W/m²K
Window 1.40W/m²K
Rooflight 2.20W/m²K
Door 1.40W/m²K

Client
No17 Babington Road, Hornchurch

Drawing Title
GA Plans & Elevations

Drawing Status
for Information

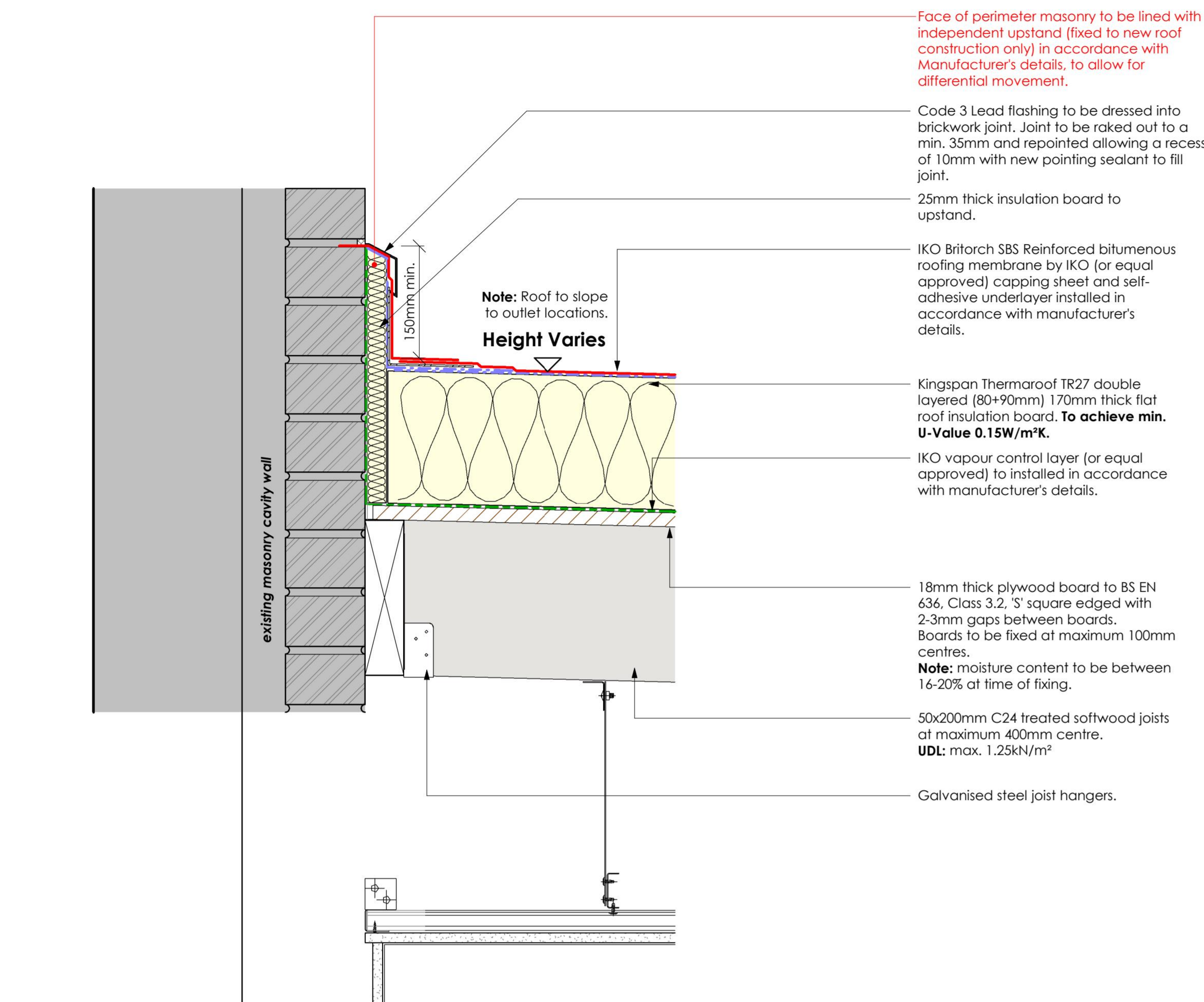
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17BR	NB	ZZ	ZZ	DR	A - 20001	C02

REVISIONS			Issued By	Checked By
Rev.	Date	Description		
P01	06.12.2024	Initial drawing issue.		NE
P02	10.03.2025	Updated to suit feedback from Contractor.		NE
C01	14.04.2025	Steelwork updated with SE details and issued for Building Control signoff.		NE
C02	12.05.2025	Drainage details added.		NE

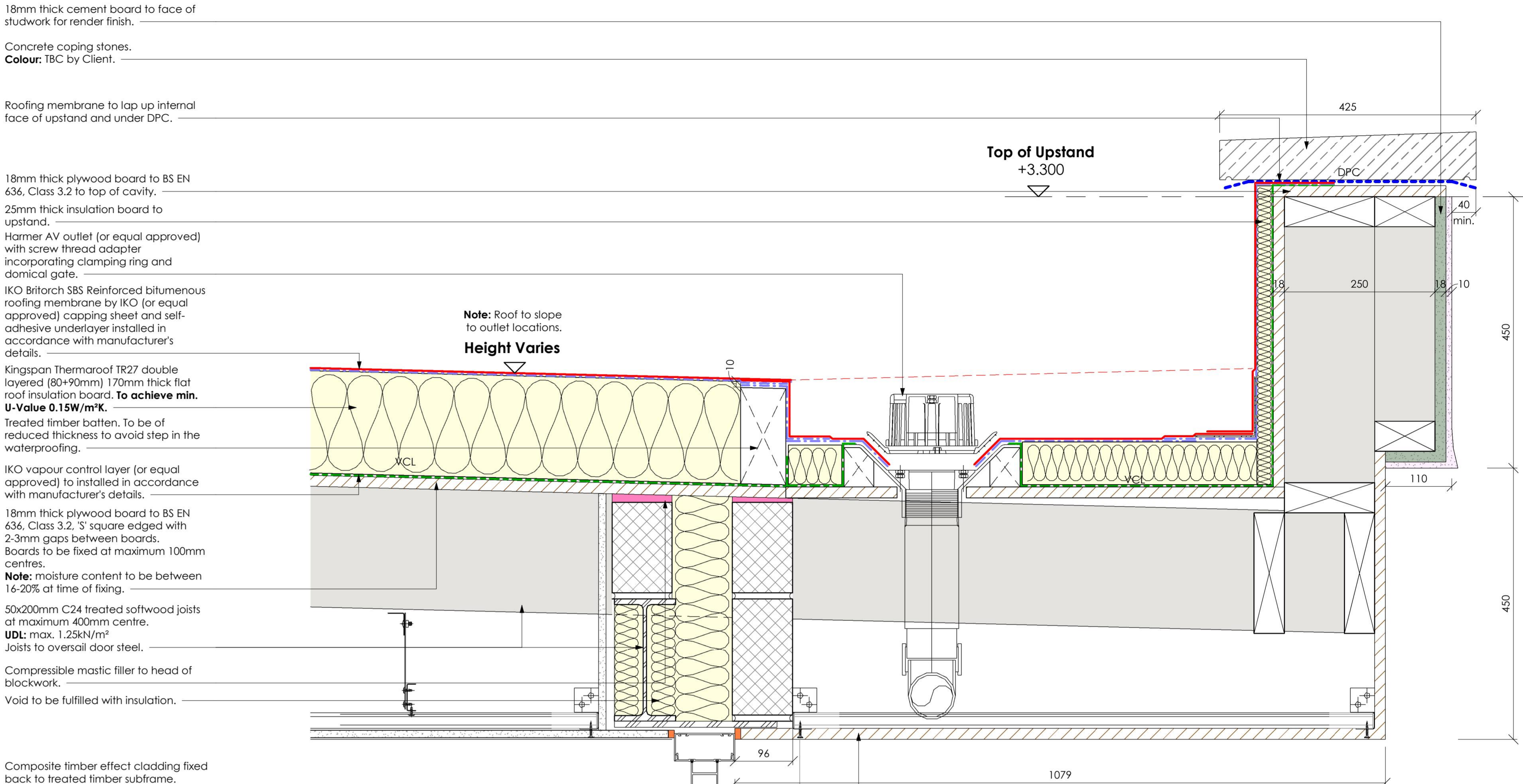


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No17 Babington Road, Hornchurch				
Project No		Project1		
XXXX		?		
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Drawing Status		Drawn by		NB
For information		Checked by		n/a
Drawing Number				
Project	Originator	Zone	Location Type	Rate Number
17BR	NB	ZZ	ZZ	DR - A - 20003
				Revision
				C02

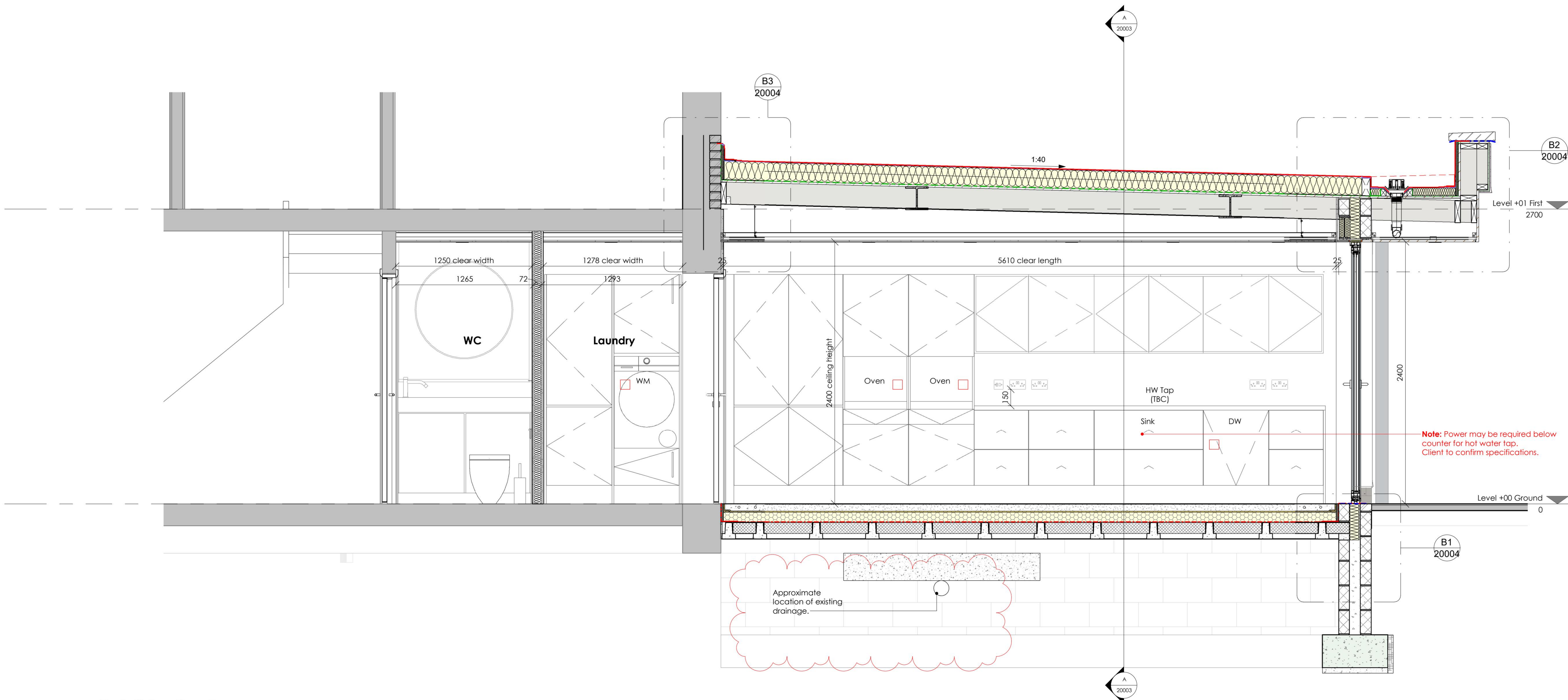
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C02	12.05.2025	Drainage details added.				NB



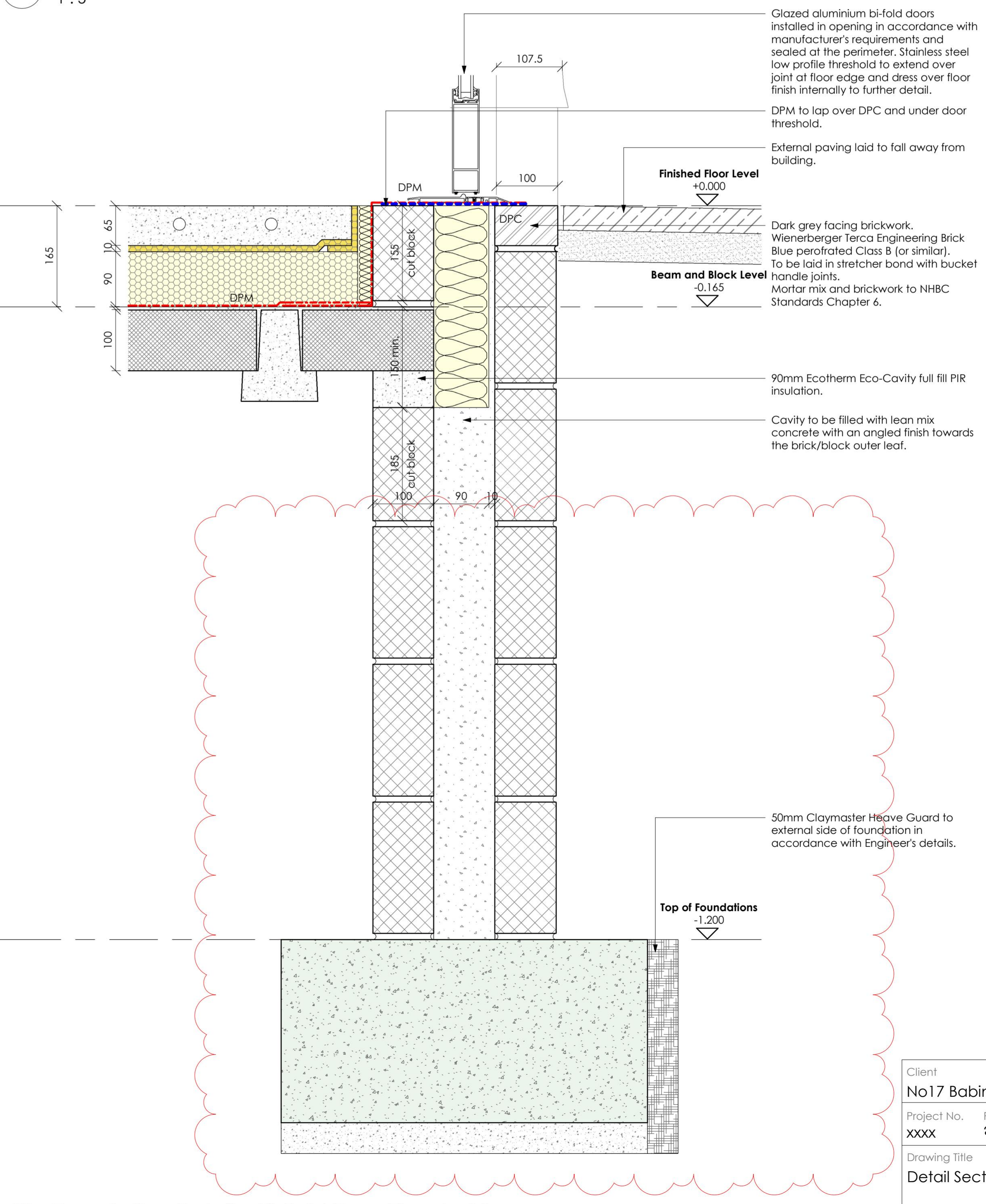
B3 Abutment Detail
1 : 5



B2 Parapet Detail - Oversailing Canopy
1 : 5



Detail Section B
1 : 20



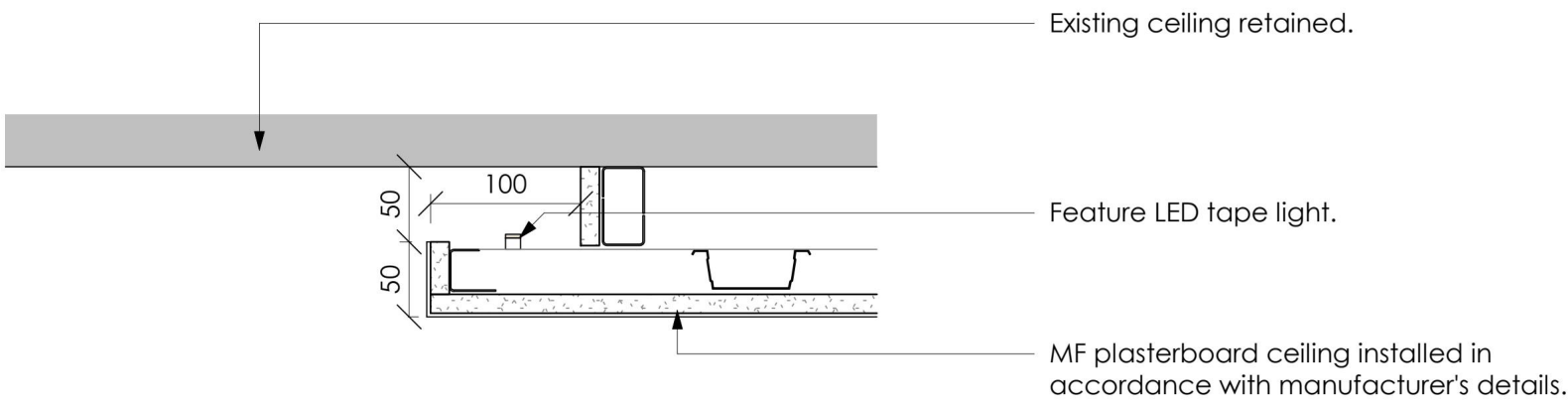
B1 Foundation Detail - Bi-Fold Door Threshold
1 : 5

Client		No17 Babington Road, Hornchurch	
Project No.	Project	Scale @ A0	As Indicated
xxxx	?	Date	20.10.2024
Drawing Title		Drawn by	NB
Detail Section B		Checked by	n/a
Drawing Status		for Information	
Drawing Number	Originator	Zone	Location type
17BR - NB -	ZZ - ZZ -	DR - A -	20004
Revision			C02

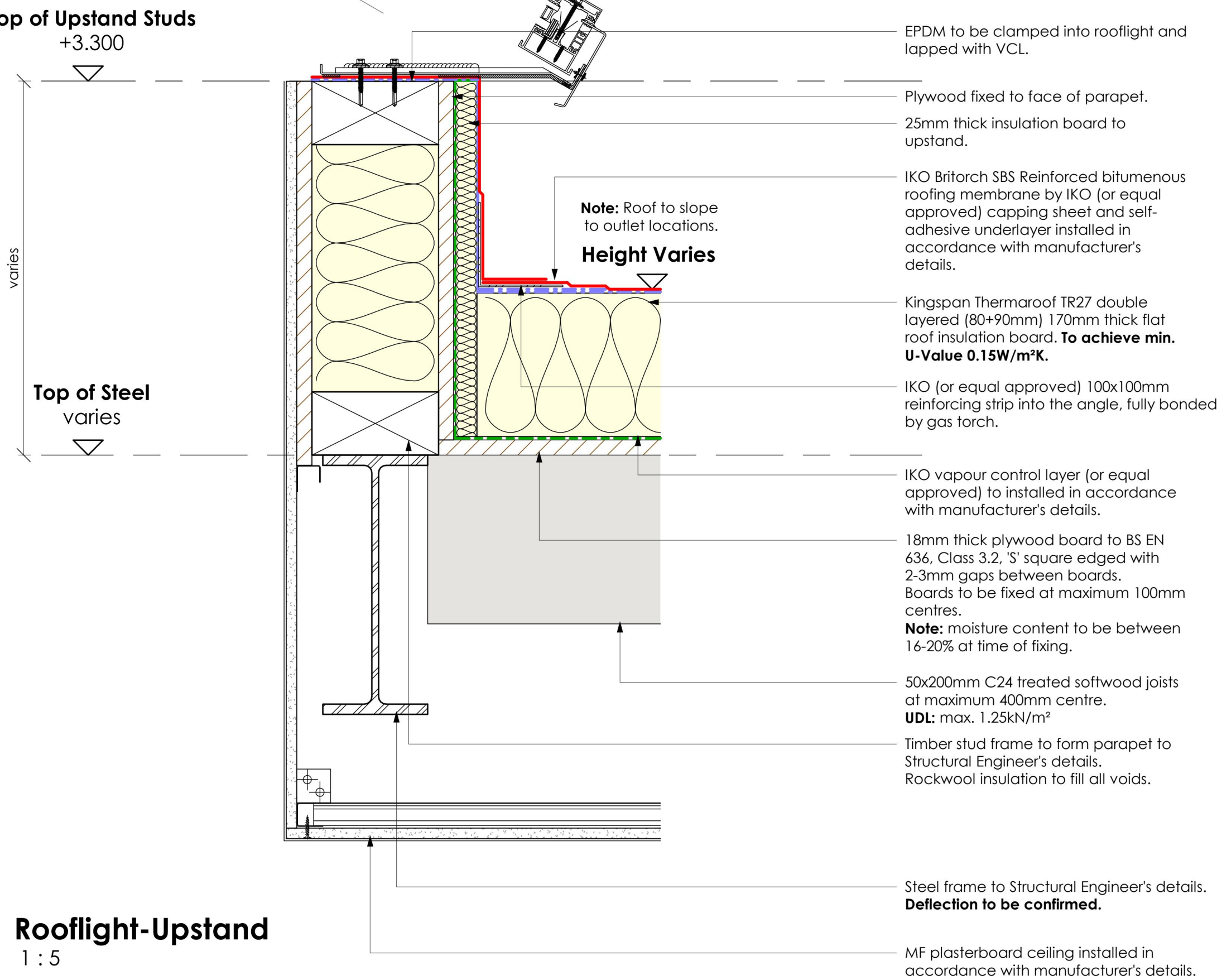
GENERAL NOTES	NORTH
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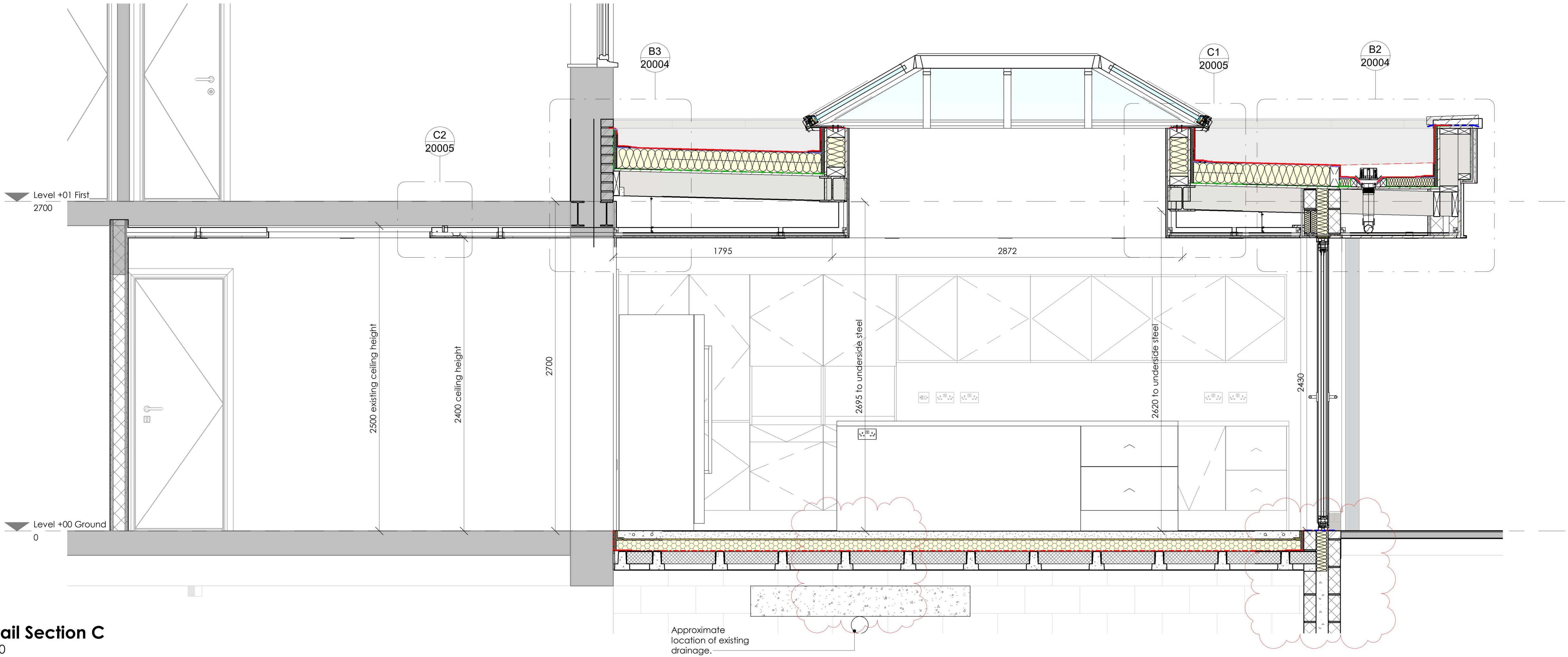
REVISIONS	Rev.	Date	Description	Issued By	Checked By
P01	10.03.2025	Updated to suit feedback from Contractor.			NB
C01	14.04.2025	Steelwork updated with SE details and issued for Building Control signoff.			NB
C02	12.05.2025	Drainage details added.			NB



C2 Ceiling Bulkhead Detail
1 : 5

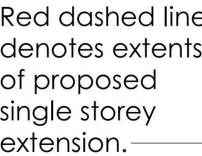


C1 Rooflight-Upstand
1 : 5



Detail Section C
1 : 20

Client No17 Babington Road, Hornchurch						
Drawing Title				Scale @ A1	As indicated	
Detail Section C				Date	20.10.2024	
Drawing Status				Drawn by	NB	
for Information				Checked by	n/a	
Drawing Number						
Project	Originator	Zone	Location	Type	Role	Number
17BR - NB -	ZZ - ZZ -	DR - A -	20005			
						Revision
						C02



BABINGTON ROAD

SCALE

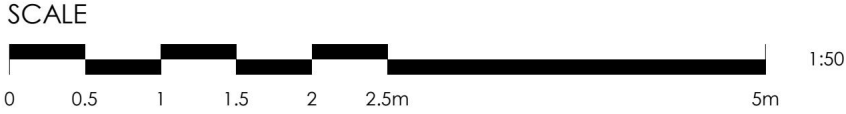
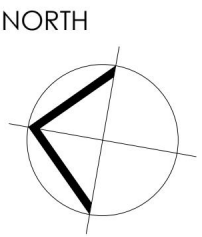


0 2 4 6 8 10m 1:200

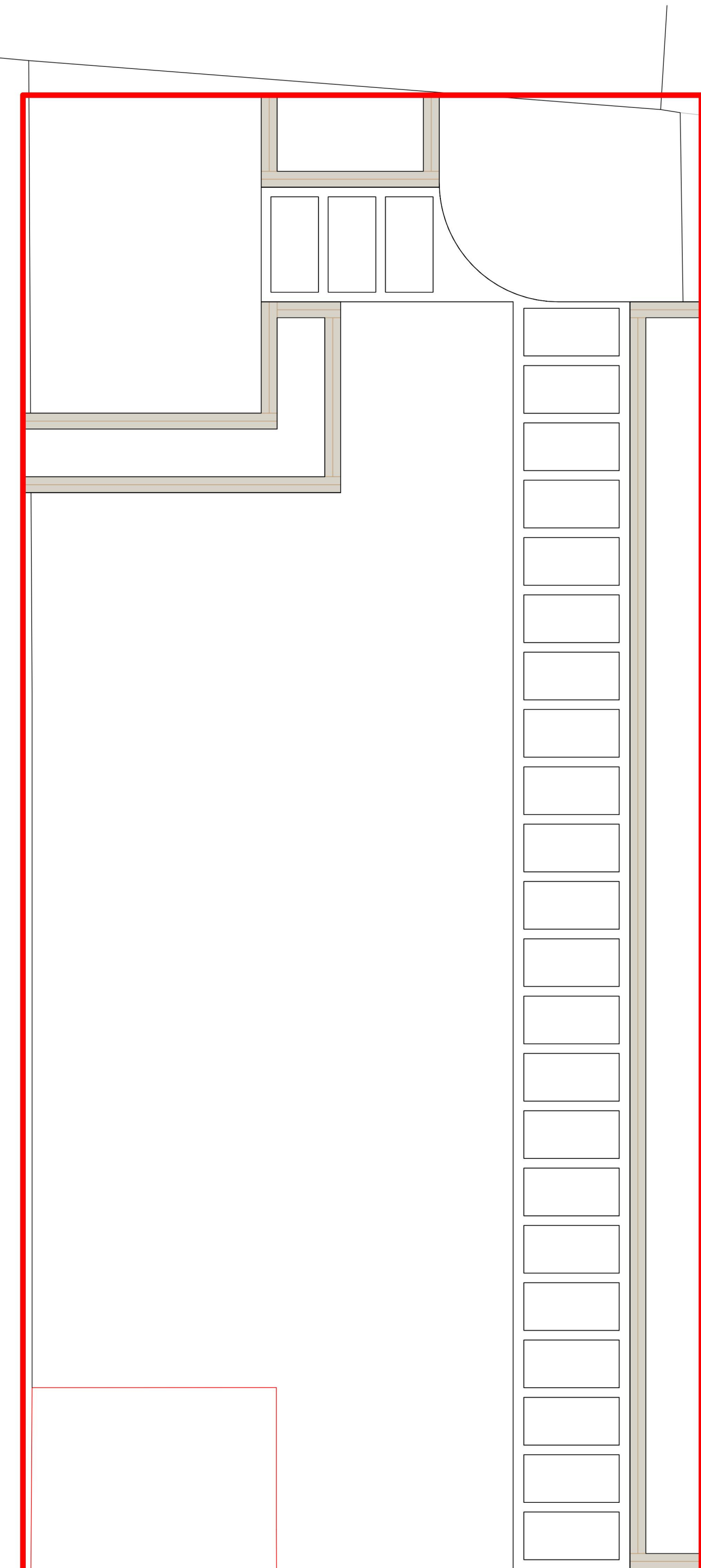
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Client No17 Babington Road, Hornchurch							
Drawing Title Site Plan As Proposed				Scale @ A2 1 : 200			
Date 04.06.2025							
Drawing Status For Information				Drawn by NB			
Checked by JB							
Drawing Number Project Originator Zone Location Type Role Number 17BR - NB - ZZ - ZZ - DR - A - 20006							Revision

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C02	12.05.2025	Drainage details added.		NB
C03	25.07.2025	Updated to suite LA comments.		NB
C04	28.07.2025	Updated to suit LA SPD Section 5.4 guidance.		NB



Ground Floor GA Plan

1 : 50

Level +00 Ground
0

Rear Elevation

1 : 50

Expansion joint in render where upstand changes from blockwork to timber.
Concrete coping stones.
Colour: TBC by Client.

High level render band.
Colour: TBC by Client.

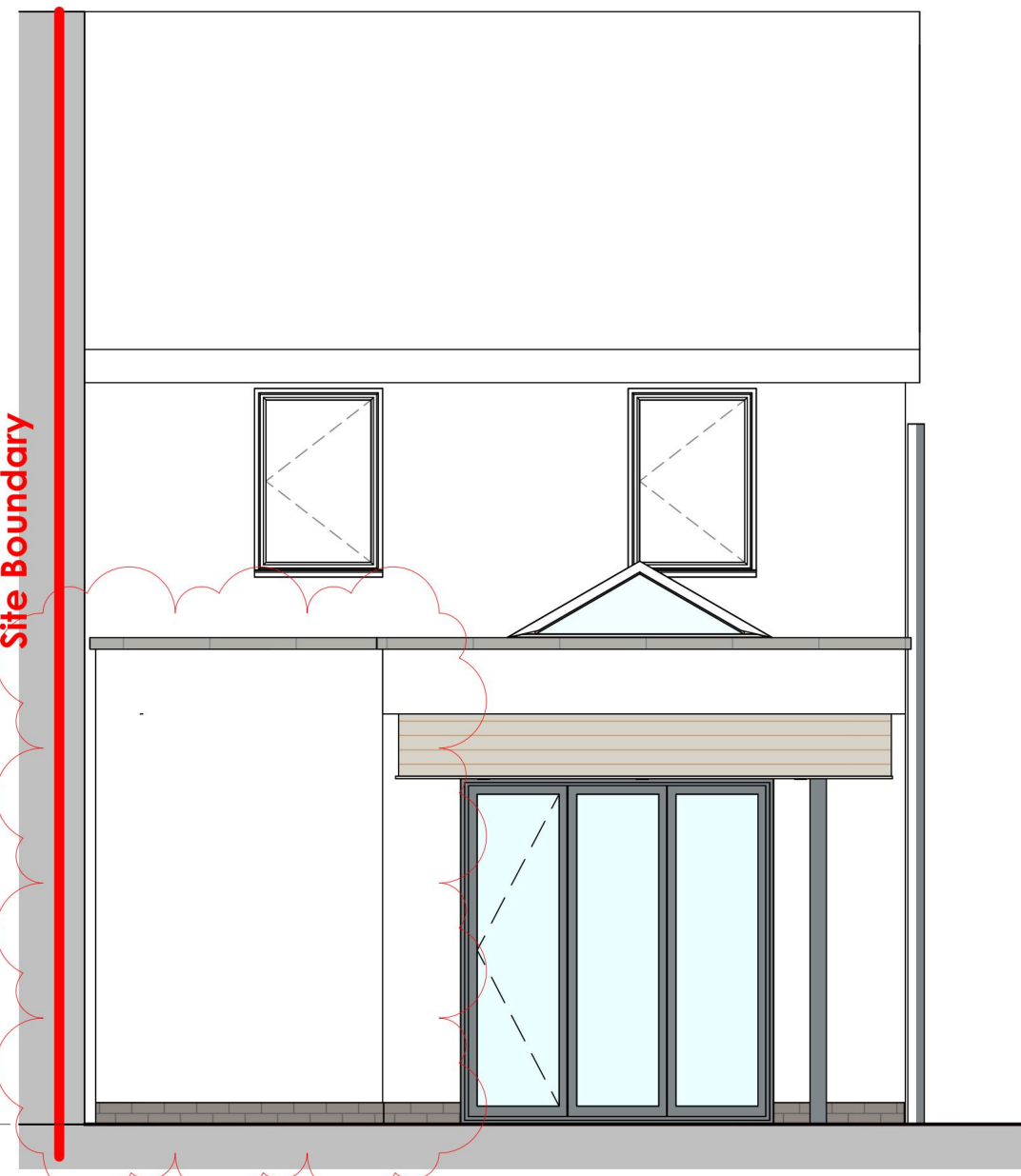
Timber effect fascia and soffit to overhang.

Level +00 Ground
0

Side Elevation - Through Driveway

1 : 50

Site Boundary



Extents of canopy.

Bi-fold double glazed doors.
Frame **Colour:** RAL 7016 Anthracite Grey.
U-Value: 1.40W/m²K

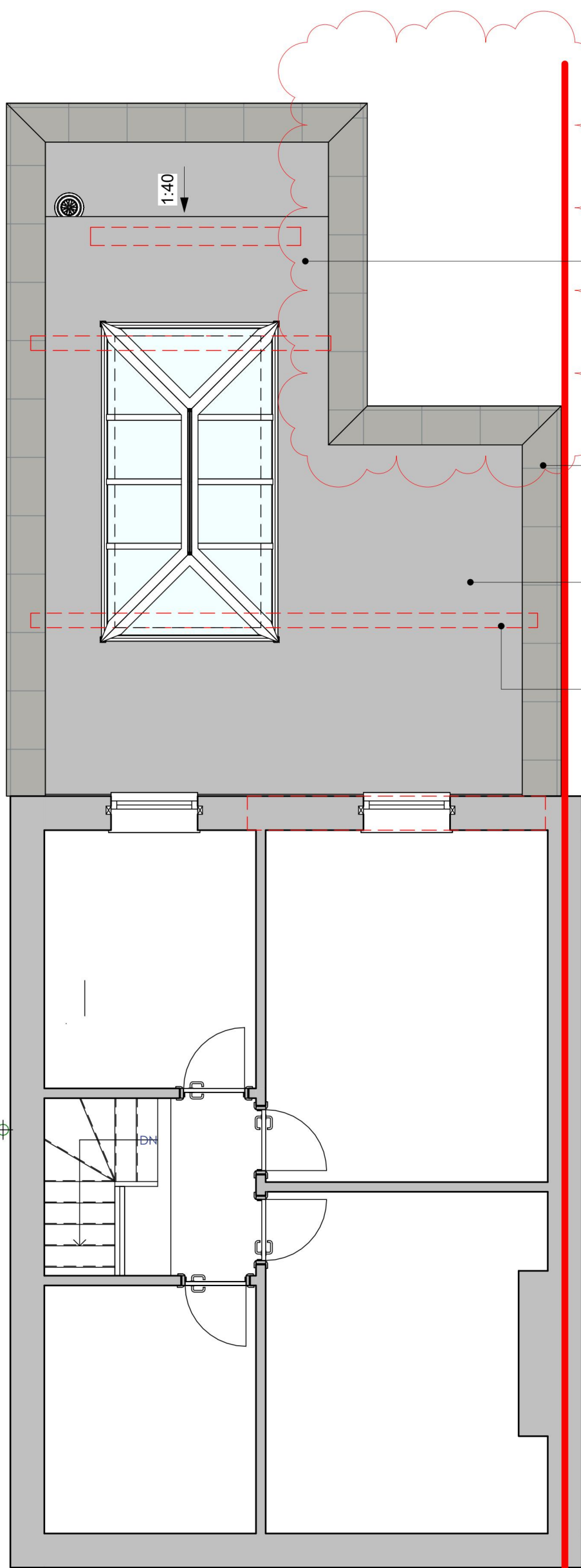
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Laid over Visqueen 2000gauge DPM over 100mm thick concrete Beam & Block suspended floor slab.
U-Value: 0.18W/m²K

102.5mm thick black/dark grey brick outer leaf to wall adjoining boundary with adjacent property extension.

Assumed route of existing below ground drainage.

All internal walls to be 12.5mm thick plasterboard on plaster picture frame dabs.

Opening to be infilled with new wall.



Reinforced bitumen roof covering (by IKO or similar) laid over 170mm thick Kingspan Thermarof TR27 insulation on VCL onto 18mm thick plywood substrate.
Timber joist frame to Engineer's details.

Concrete coping stones.
Colour: TBC by Client.

Velux double glazed lantern rooflight. Frame: RAL 7016 Anthracite grey.

Indicative steel frame layout. In accordance with Structural Engineer's details.

U-Values:
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Wall 0.18W/m²K
Floor 0.18W/m²K
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Rooflight 2.20W/m²K
Door 1.40W/m²K

Client
No17 Babington Road, Hornchurch

Drawing Title
GA Plans & Elevations

Drawing Status
for Planning

Drawing Number
Project Originator Zone Location Type Role Number Revision
17BR - NB - ZZ - ZZ - DR - A - 20001 C04