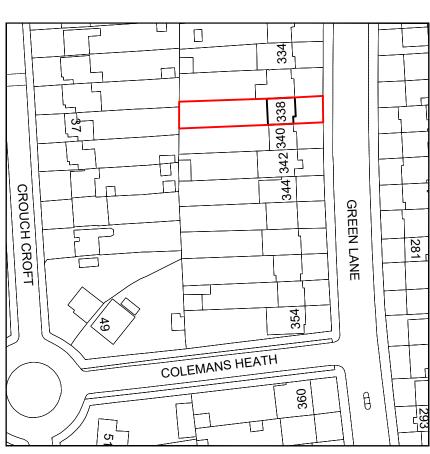
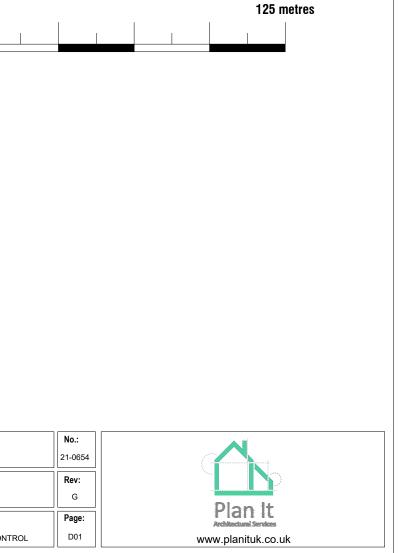


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Rev:	Date:	Notes:	FD	338 Green Ln, London	23.11.2021
001		The Contractor must carry out His/Her own measured survey prior to works commencing on site to verify site dimensions and to		SE9 3TH	Scale @ A3:
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		Contractor responsible for on site drainage layout/runs - to be agreed by Building Control prior to Construction starting on site.All		LOCATION PLAN	Issue:
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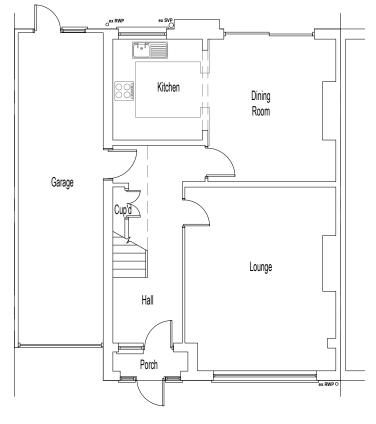




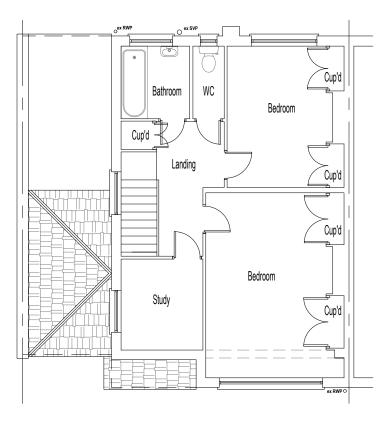


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		Contractor responsible for on site drainage layout/runs - to be agreed by Building Control prior to Construction starting on site.All		EXISTING BLOCK PLAN	Issue:
		Details to be approved by Building Control prior to construction starting on site.		PROPOSED BLOCK PLAN	BUILDING CONTROL

EXISTING



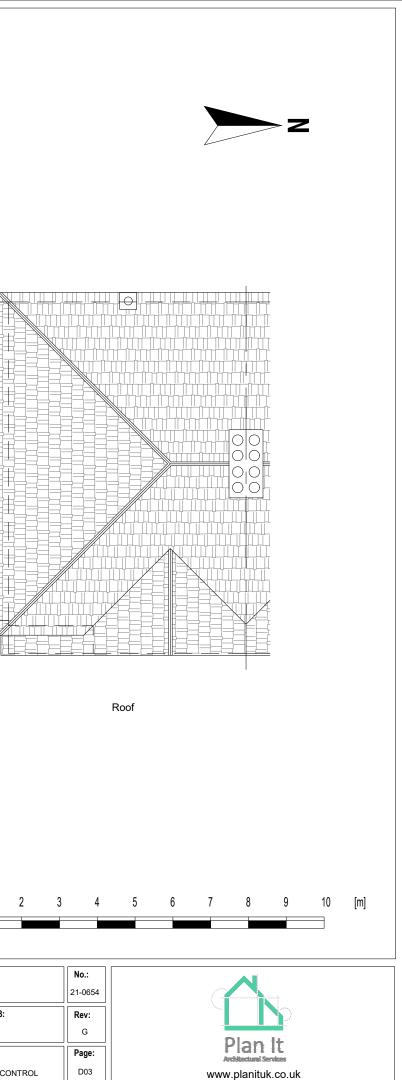
Ground Floor Area ca. 72,32 m²



First Floor Area ca. 50,10 m²

0 1 2

Revisi	on notes:		Drawn by:	Project:	Date:
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Revision notes:

Date:

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Project: Drawn by: Date: FD 338 Green Ln, London SE9 3TH 23.11.2021 Notes: The Contractor must carry out His/Her own measured survey prior to works commencing on site to verify site dimensions and to report any discrepancies to the Designer. Contractor to refer to Building Control Notes. Contractor is responsible for final on site Scale@A3: 1:100 design using on site dimensions. Client: Drawing Title: EXISTING ELEVATIONS Issue: Contractor responsible for on site drainage layout/runs - to be agreed by Building Control prior to Construction starting on site.All Details to be approved by Building Control prior to construction starting on site.

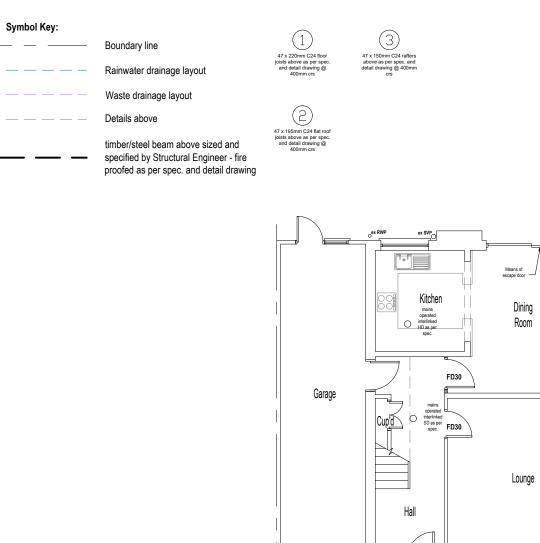


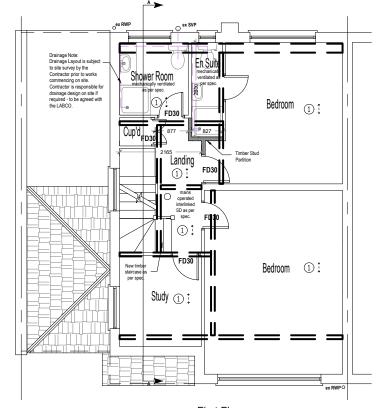
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PROPOSED





First Floor Area ca. 50,10 m²

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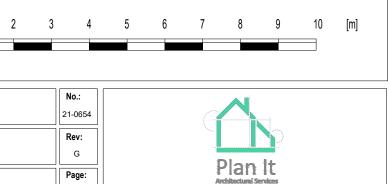
The contractor should carry out his/her own survey before starting works on site

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00)1		The Contractor must carry out His/Her own measured survey prior to works commencing on site to verify site dimensions and to report any discrepancies to the Designer. Contractor to refer to Building Control Notes. Contractor is responsible for final on site		SE9 3TH	Scale@A3:
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Porch

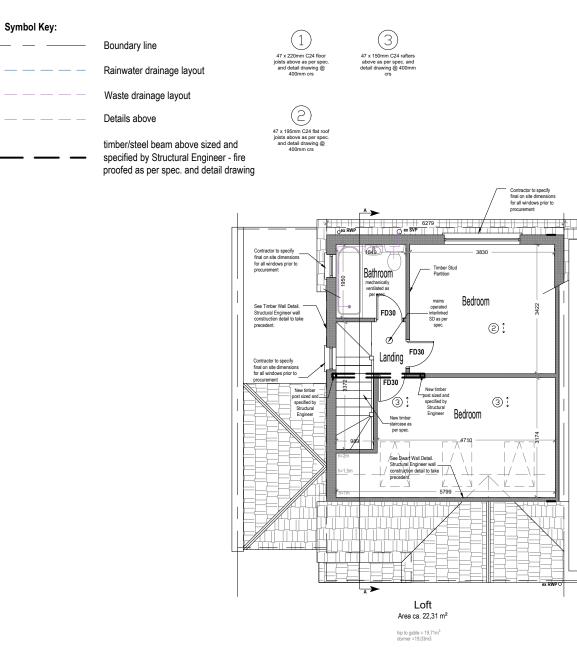
Ground Floor Area ca. 72,32 m²

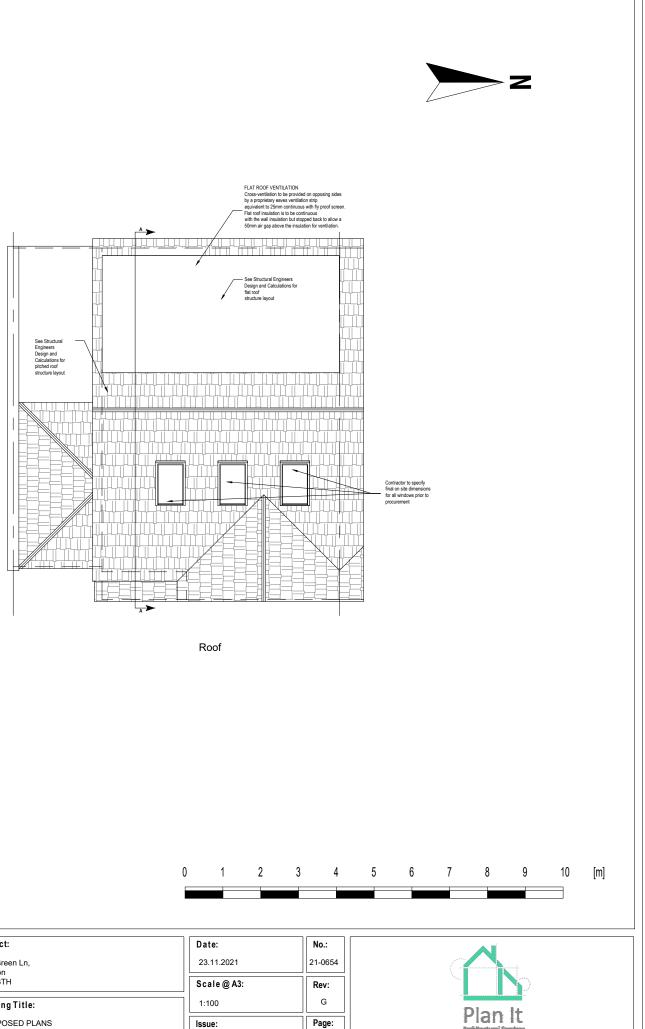




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PROPOSED

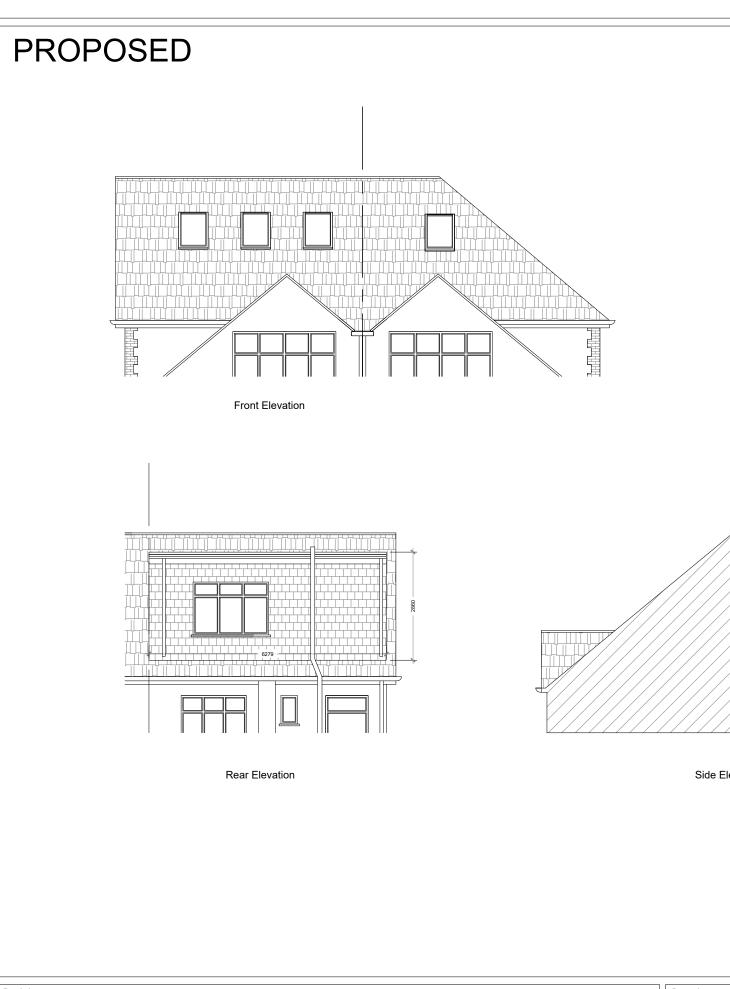


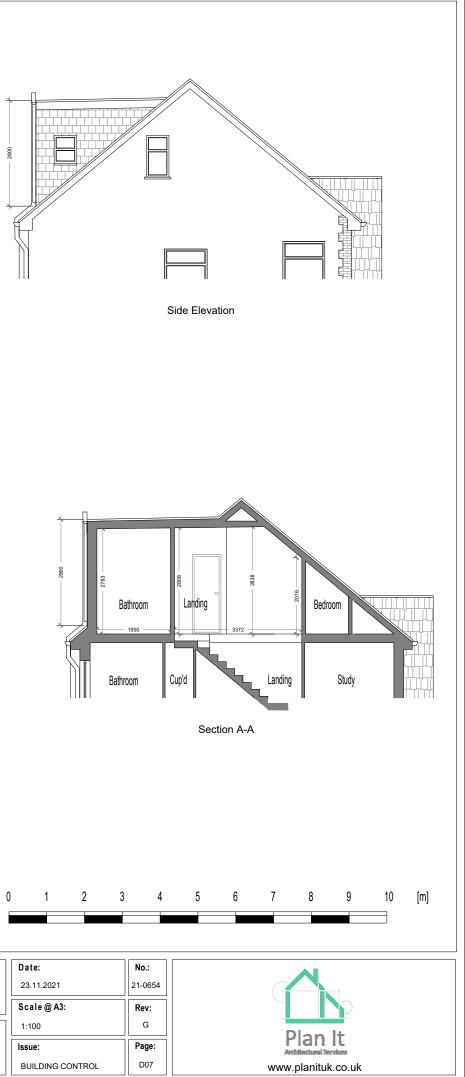


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Side Elevation

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BUILDING REGULATIONS NOTES

PLANNING NOTE

It is recommended that the Agent contact the local planning authority for advice on all matters concerning permitted development

A loft conversion for your house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions

A volume allowance of 40 cubic metres additional roof space for terraced houses' A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses*

No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway No extension to be higher than the highest part of the roof Materials to be similar in appearance to the existing house No verandas, balconies or raised platforms

Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor

Roof extensions not to be permitted development in designated areas

Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the eaves *Bear in mind that any previous roof space additions must be included within the volume allowances listed above. Although you may not have created additional space, a previous owner may have done so. (Ref - planningportal.gov.uk)

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning Insertion of lead flashings

Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining

A Party Wall Agreement is to be in place prior to start of works on site

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project)

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. (a)
- Exceeds 500 person days (h)

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

checked for adequacy prior to commencement of work and as required by the Building Control Offi

EXISTING STRUCTURE

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and

INTERNAL LIGHTING

Install owe encry light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide

HEATING

Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

OPENINGS AND RETURNS

An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally) construction for pier less than 550mm to be specified by engineer.

SAFETY GLAZING

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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 AND REPLACEMENT WINDOWS

New and replacement 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. The door and window openings should be limited to 25% of the extensi

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/rooflights 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

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with

UPGRADE OF EXISTING CEILINGS

Intermediate floor to be upgraded by the provision of 100mm Rockwool mineral fibre quilt insulation min 10kg/m² or equivalent between floors joists. Ceiling to be 12.5mm plasterboard with a minimum mass of 10 kg/m3 with skim plaster set and finish. Ensure the existing timber flooring of the room above has a minimum mass of 15 kg/m3.

STAIRS

Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

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 and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storevs 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.

EXTRACT FOR 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. All fixed mechanical ventilation systems where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control

EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in 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. 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.

STRAPPING FOR PITCHED ROOF

Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres.

FLAT ROOF RESTRAINT

100m x 50mm C16 grade timber wall plates to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres fixed to internal wall faces.

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

AUTOMATIC AIR VALVE

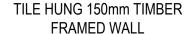
Ground floor fittings from WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

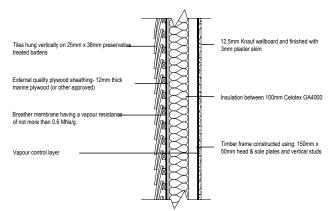
MEANS OF ESCAPE - 2 exits at ground floor

The first and second storeys should be served by a protected stairway, the structure forming this enclosure must have 30 minute fire resistance including floors and ceilings above and below rooms. The doors must be FD30 rated fire doors to BS 5839-6: 2019 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). The enclosure should lead to at least two alternative escape routes at ground level, which should be separated from each other by fire-resisting construction and fire doors. Where applicable, any glazing in walls or doors enclosing the protected stairs is to have 30 minutes fire resistance. (no inner rooms allowed)

ESCAPE WINDOWS / DOORS

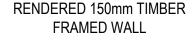
Provide emergency egress windows / doors to any newly created habitable inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

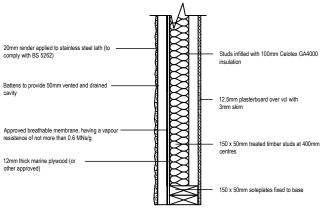




DORMER WALLS

To achieve minimum U Value of 0.28W/m²K Tiles hung vertically on 25 x 38mm preservative-treated battens (provide counter battens to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick WBP external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 150mm x 50mm head & sole plates and vertical studs (with noggins) at 400mm ctrs or to s/engineer's details & calculations. Insulation to be 100mm Celotex GA4000 plus 12.5mm Knauf wall board with VCL over. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. (An additional 15mm pur insulation to be provided over studs to prevent thermal bridging if required). Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.



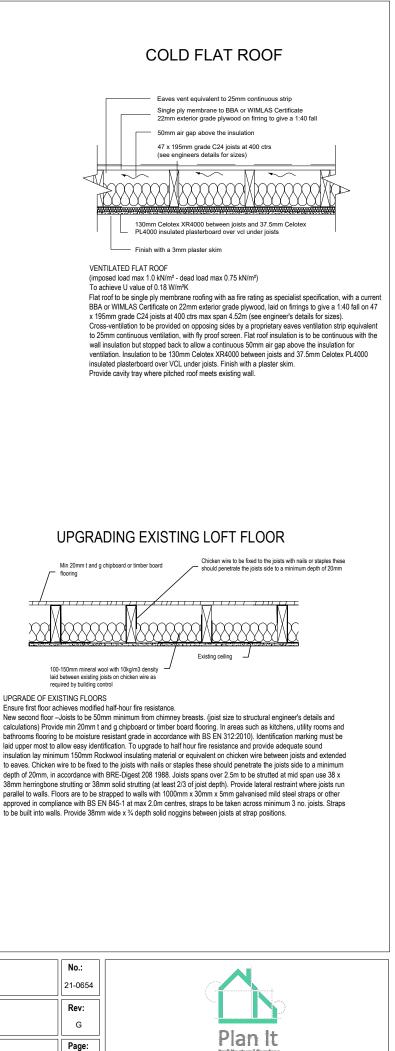


DORMER WALLS

To achieve minimum U Value of 0.28W/m²K

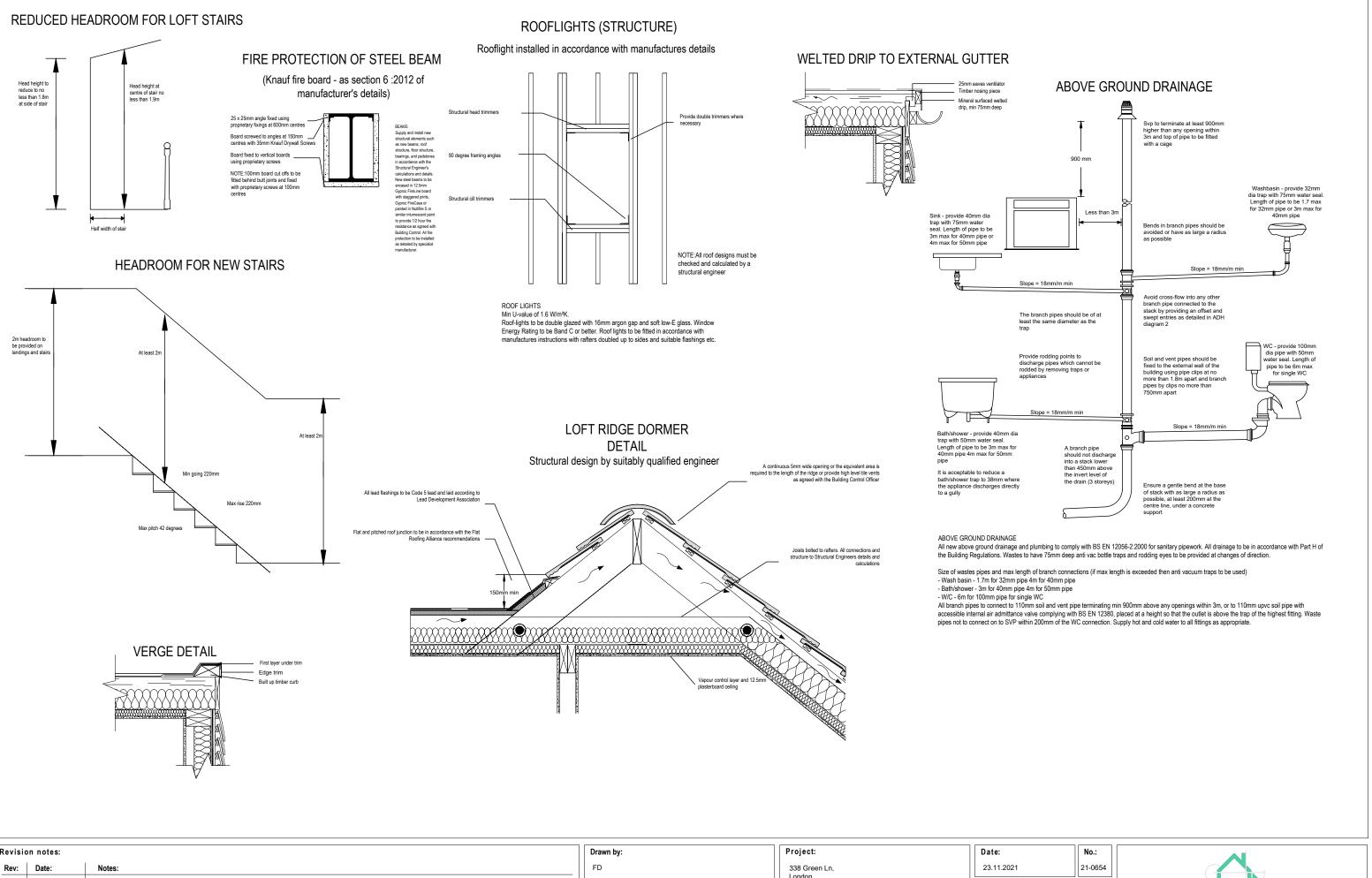
Render finish (to comply with BS EN 13914-1:2005) - applied in 3 coats at least 20mm thick to stainless steel render lath. Render should be finished onto an approved render stop. Render lath fixed to vertical 25 x 50mm preservative-treated battens to provide vented and drained cavity, battens fixed vertically to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick WBP external quality plywood sheathing (or other approved). Ply fixed to treated timber frame study constructed using 150mm x 50mm head & sole plates and vertical study (with noggins) at 400mm ctrs of to s/engineer's details & calculations. Insulation to be 100mm Celotex GA4000 between studs. Provide 12.5mm plasterboard with VCL over studs. Finish with 3mm coat of finishing plaster. All junctions to have water tight construction, seal all perimete joints with tape internally and with silicon sealant externally. (An additional 15mm pur insulation to be provided over studs to prevent thermal bridging if required). Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

	and to contract of the third of and window optimings should be initial to 25% of the sea of any existing openings covered by the extension.			
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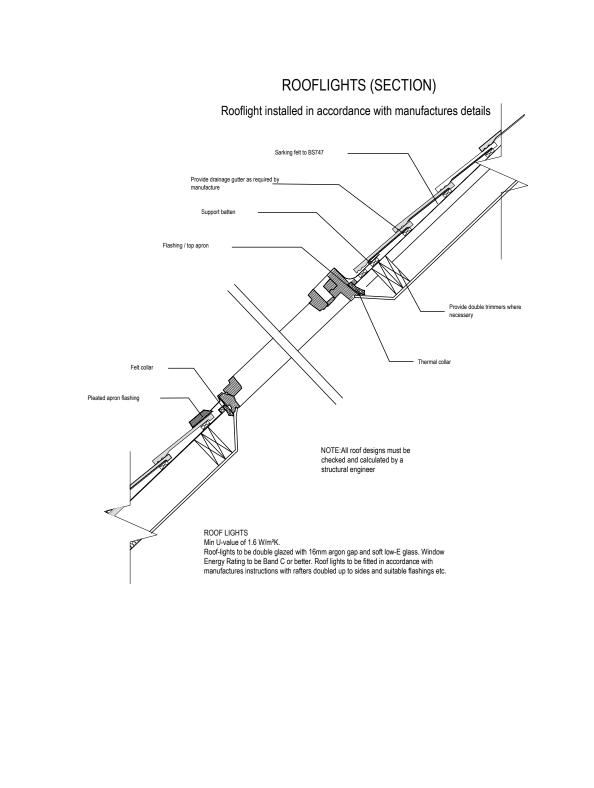


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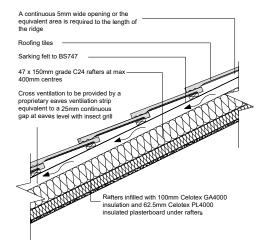
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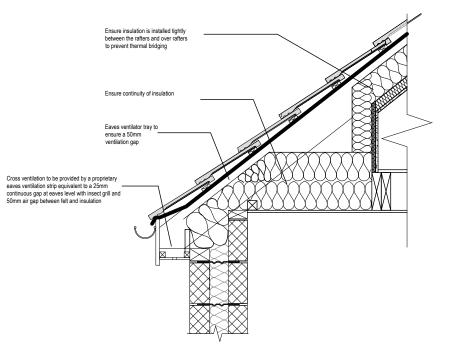
ROOF DETAIL



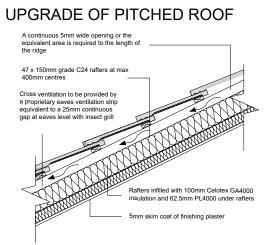
PITCHED ROOF (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²) To achieve U-value 0.18 W/m²K

Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on sarking felt to relevant BBA Certificate. Supported on 47 x 150mm grade C24 rafters at max 400mm centres max span 3.47m. Rafters supported on 100 x 50mm sw wall plates. Insulation to be 100mm Celotex GA4000 between rafters and 62.5mm Celotex PL4000 insulated plasterboard under rafters. Provide 5mm skim coat of finishing plaster to the underside of all ceiling.

EAVES DETAIL FOR LOFT CONVERSION



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UPGRADE OF PITCHED ROOF

(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)

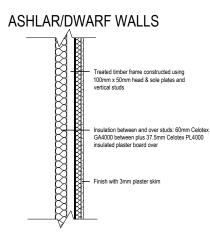
Vented roof - pitch 22-45°

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.

Roof construction - 47 x 150mm Grade C24 rafters at max 400mm centres. Insulation to be 100mm Celotex GA4000 between rafters and 62.5mm Celotex PL4000 insulated plasterboard under rafters. Finish with 5mm skim coat of finishing plaster to the underside of all cellings.

plaster to the underside of all ceilings. Maintain a 50mm 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.



STUD ASHLAR/DWARF WALL To achieve minimum U Value of 0.28W/m²K

Construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. Insulation between and over studs; 60mm Celotex GA4000 between plus 37.5mm Celotex PL4000 insulated plasterboard with VCL. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

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