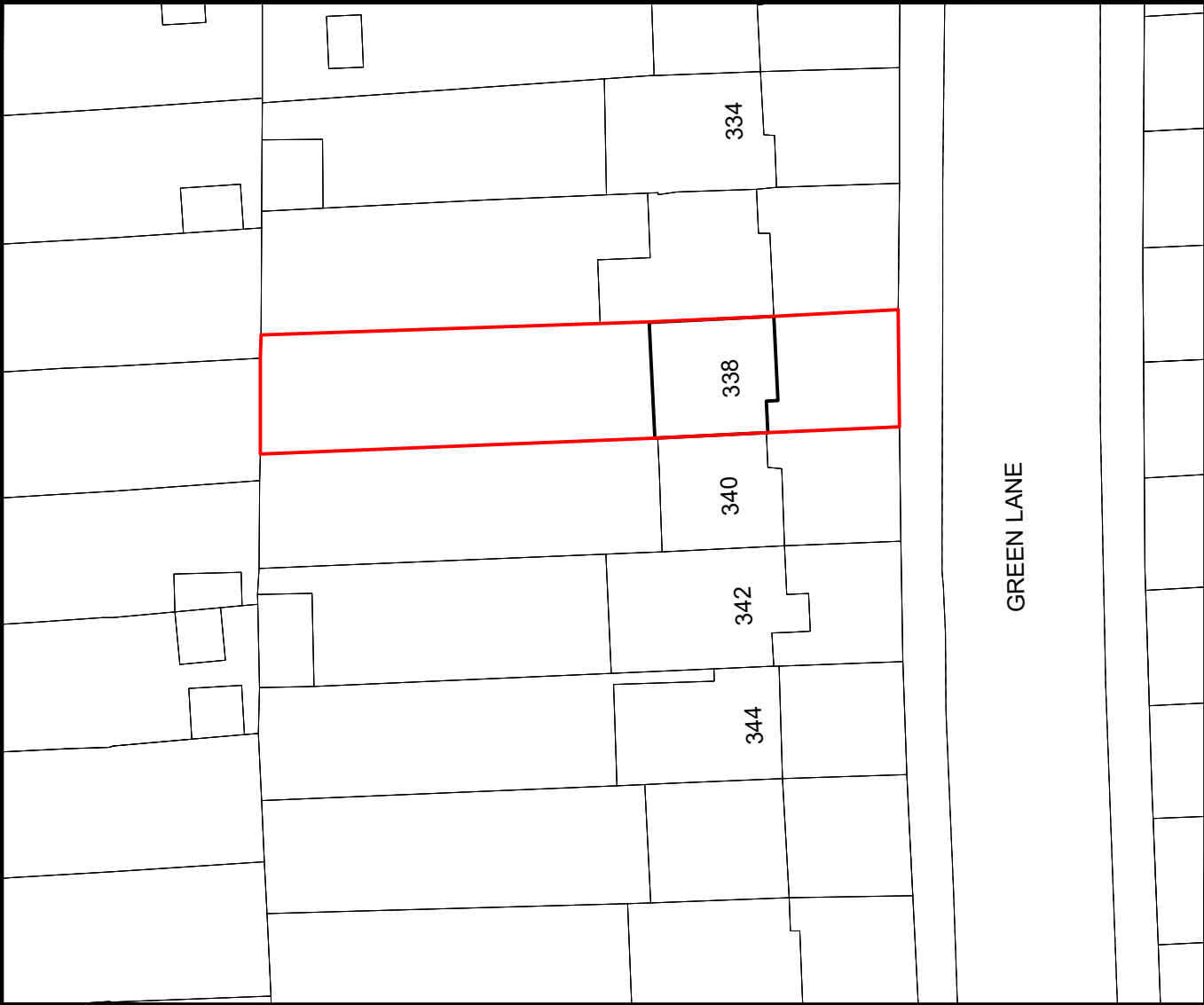
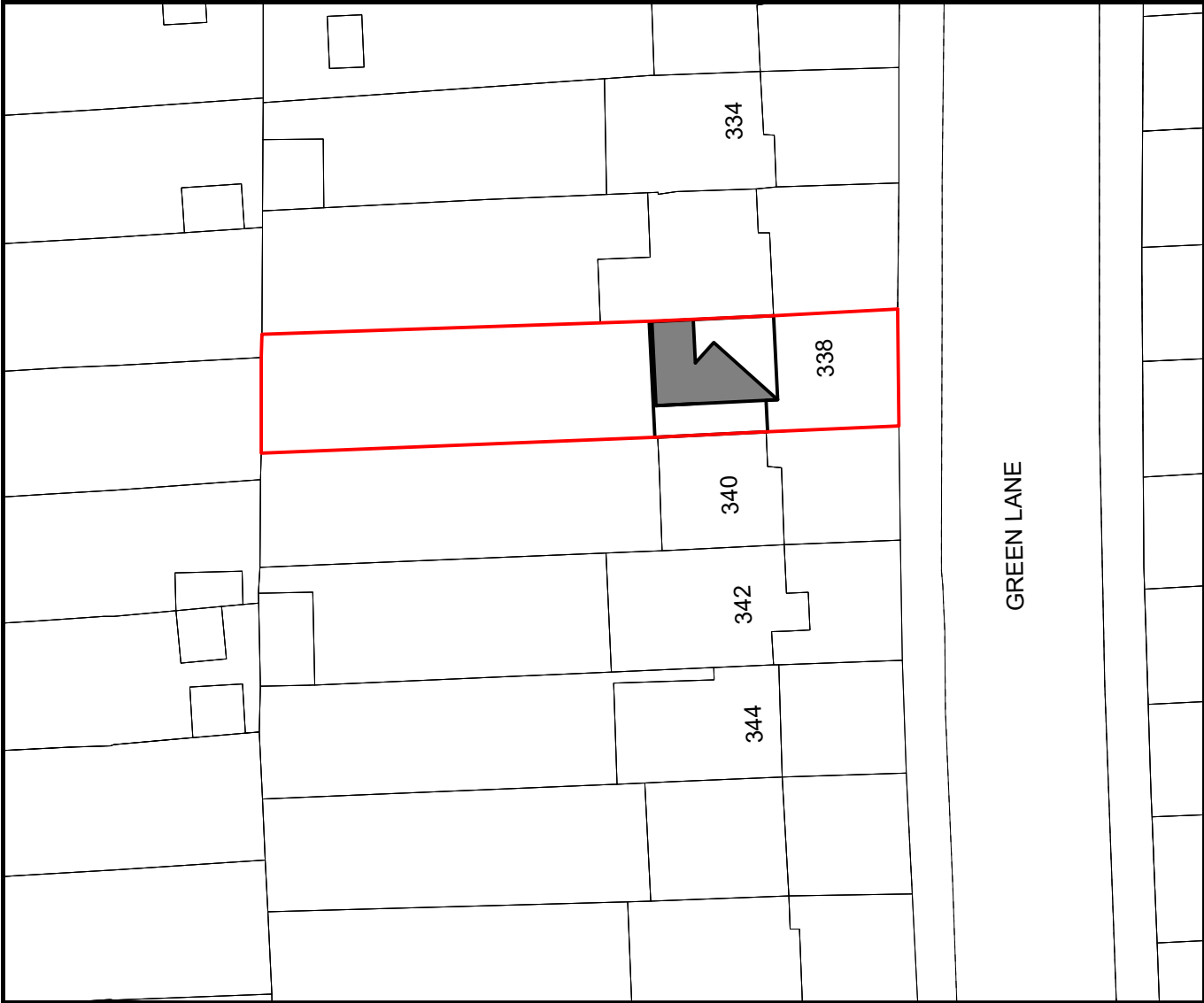
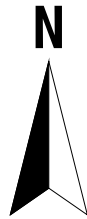


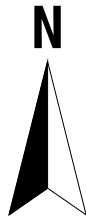
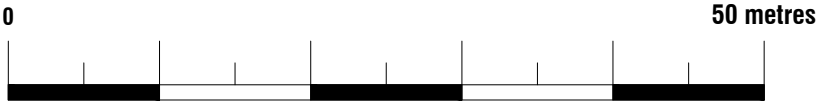
Revision notes:			Drawn by:		Project:		Date:	No.:	<div> Plan It Architectural Services www.planituk.co.uk</div>	
Rev:	Date:	Notes:	Client:		Drawing Title:		Scale @ A3:	Rev:		
001		The Contractor must carry out His/Her own measured survey prior to works commencing on site to verify site dimensions and to report any discrepancies to the Designer. Contractor to refer to Building Control Notes. Contractor is responsible for final on site design using on site dimensions.			LOCATION PLAN		1:1250	G		
		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.					BUILDING CONTROL	D01		



Existing Block Plan
Scale 1:500



Proposed Block Plan
Scale 1:500



Revision notes:		
Rev:	Date:	Notes:
001		<p>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 design using on site dimensions.</p> <p>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.</p>

Drawn by:
FD

Client:

Project:
338 Green Ln, London SE9 3TH

Drawing Title:
EXISTING BLOCK PLAN PROPOSED BLOCK PLAN

Date:
23.11.2021

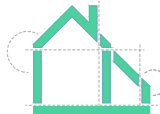
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Issue:
BUILDING CONTROL

No.:
21-0654

Rev:
G

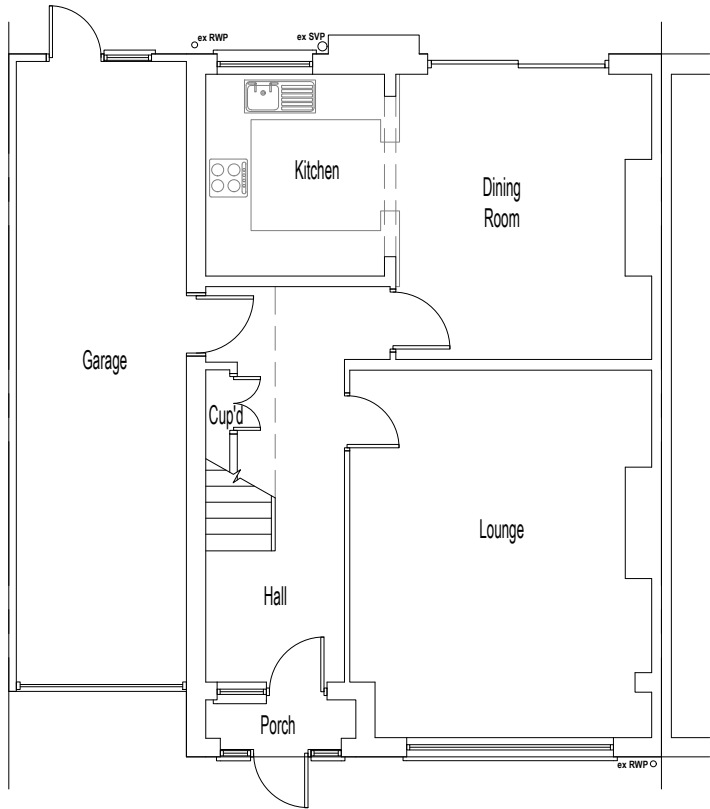
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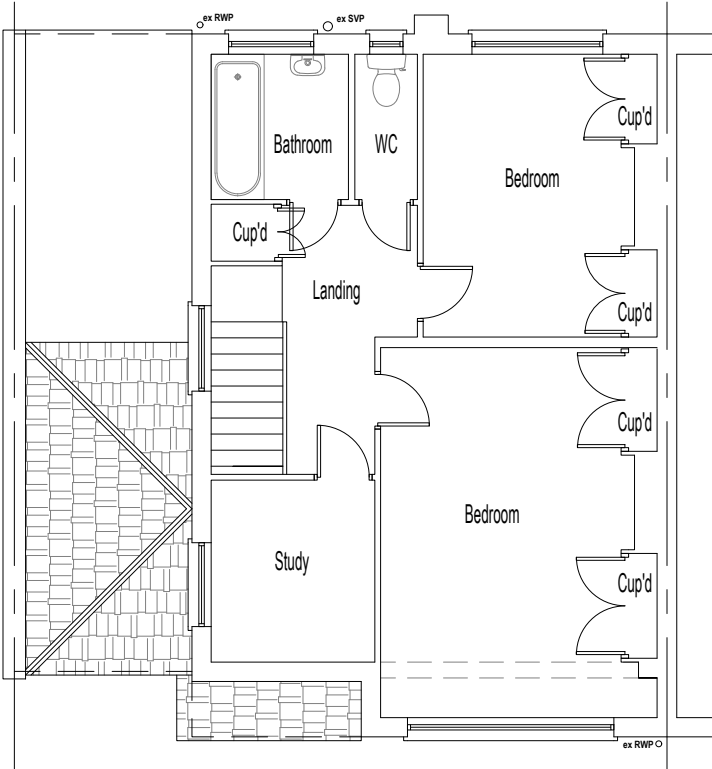
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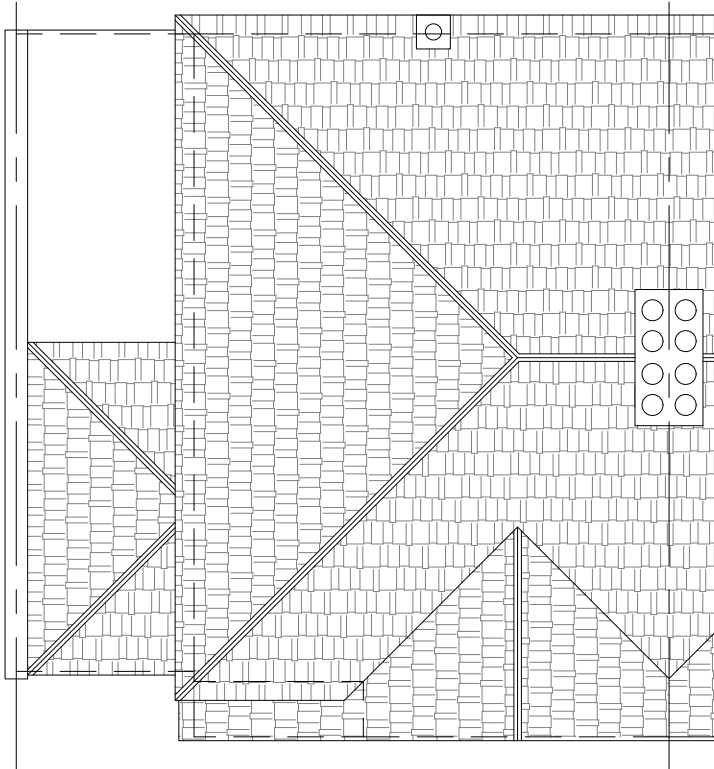
EXISTING



Ground Floor
Area ca. 72,32 m²



First Floor
Area ca. 50,10 m²



Roof

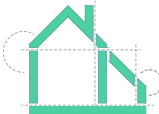


Revision notes:		
Rev:	Date:	Notes:
001		<p>The Contractor must carry out His/Her own measured survey prior to works commencing on site to verify site dimensions and to report any discrepancies to the Designer. Contractor to refer to Building Control Notes. Contractor is responsible for final on site design using on site dimensions.</p> <p>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.</p>

Drawn by: FD
Client:

Project: 338 Green Ln, London SE9 3TH
Drawing Title: EXISTING PLANS

Date: 23.11.2021	No.: 21-0654
Scale @ A3: 1:100	Rev: G
Issue: BUILDING CONTROL	Page: D03



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EXISTING



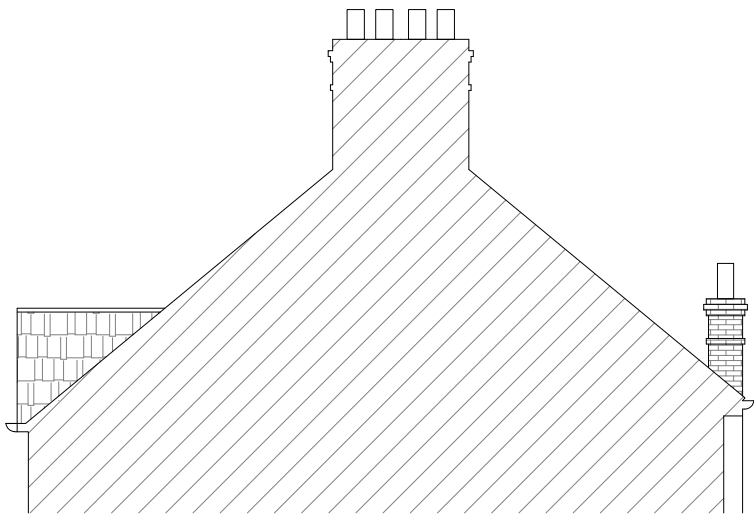
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

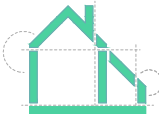


Revision notes:		
Rev:	Date:	Notes:
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Drawn by: FD
Client:

Project: 338 Green Ln, London SE9 3TH
Drawing Title: EXISTING ELEVATIONS

Date: 23.11.2021	No.: 21-0654
Scale @ A3: 1:100	Rev: G
Issue: BUILDING CONTROL	Page: D04



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PROPOSED

Symbol Key:

Boundary line

Rainwater drainage layout

Waste drainage layout

Details above

timber/steel beam above sized and specified by Structural Engineer - fire proofed as per spec. and detail drawing

1

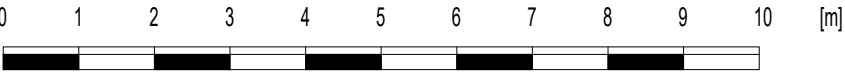
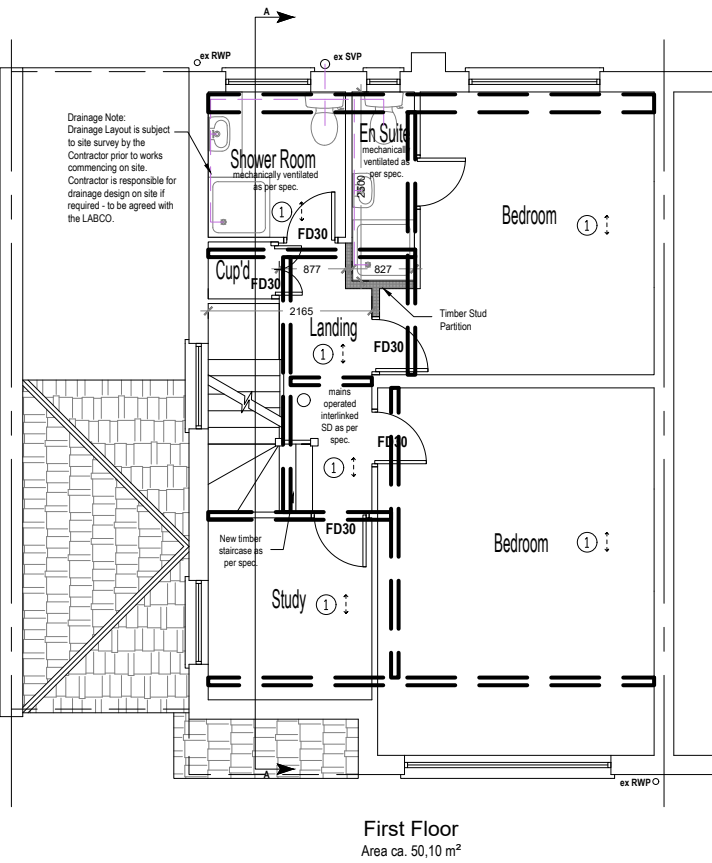
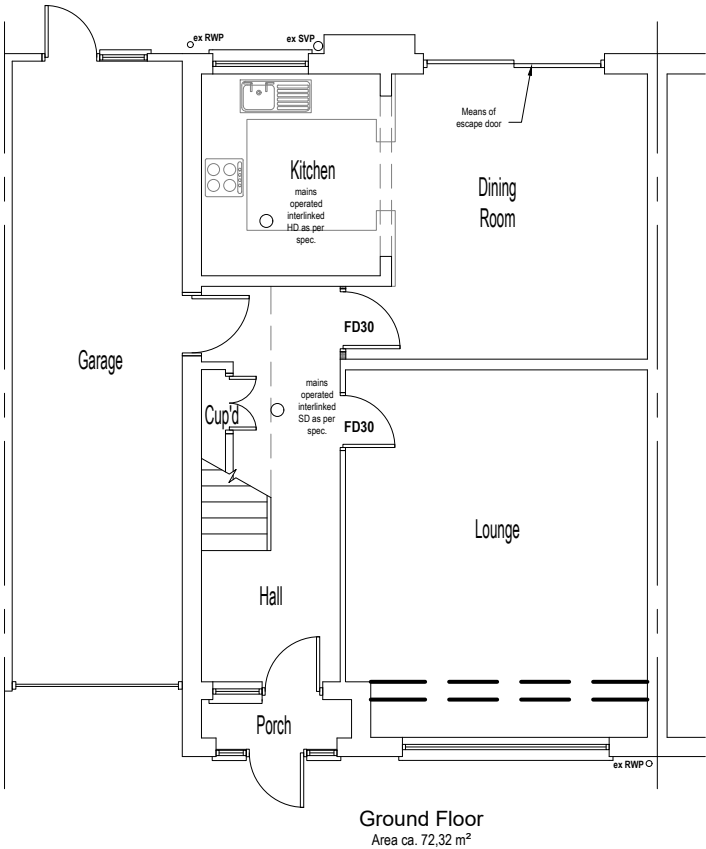
47 x 220mm C24 floor joists above as per spec. and detail drawing @ 400mm c/s

3

47 x 150mm C24 rafters above as per spec. and detail drawing @ 400mm c/s

2

47 x 195mm C24 flat roof joists above as per spec. and detail drawing @ 400mm c/s



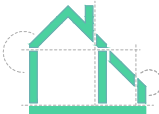
The contractor should carry out his/her own survey before starting works on site

Revision notes:		
Rev:	Date:	Notes:
001		<p>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 design using on site dimensions.</p> <p>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.</p>

Drawn by:
FD
Client:

Project:
338 Green Ln, London SE9 3TH
Drawing Title:
PROPOSED PLANS

Date:	No.:
23.11.2021	21-0654
Scale @ A3:	Rev:
1:100	G
Issue:	Page:
BUILDING CONTROL	D05



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PROPOSED

Symbol Key:

- Boundary line
- Rainwater drainage layout
- Waste drainage layout
- Details above
- timber/steel beam above sized and specified by Structural Engineer - fire proofed as per spec. and detail drawing

1

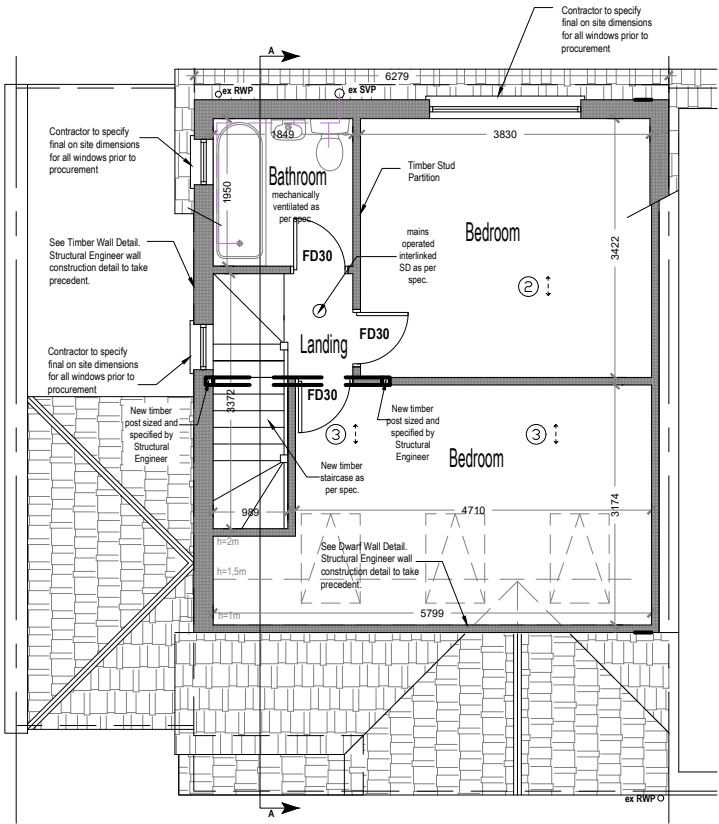
47 x 220mm C24 floor joists above as per spec. and detail drawing @ 400mm c/s

3

47 x 150mm C24 rafters above as per spec. and detail drawing @ 400mm c/s

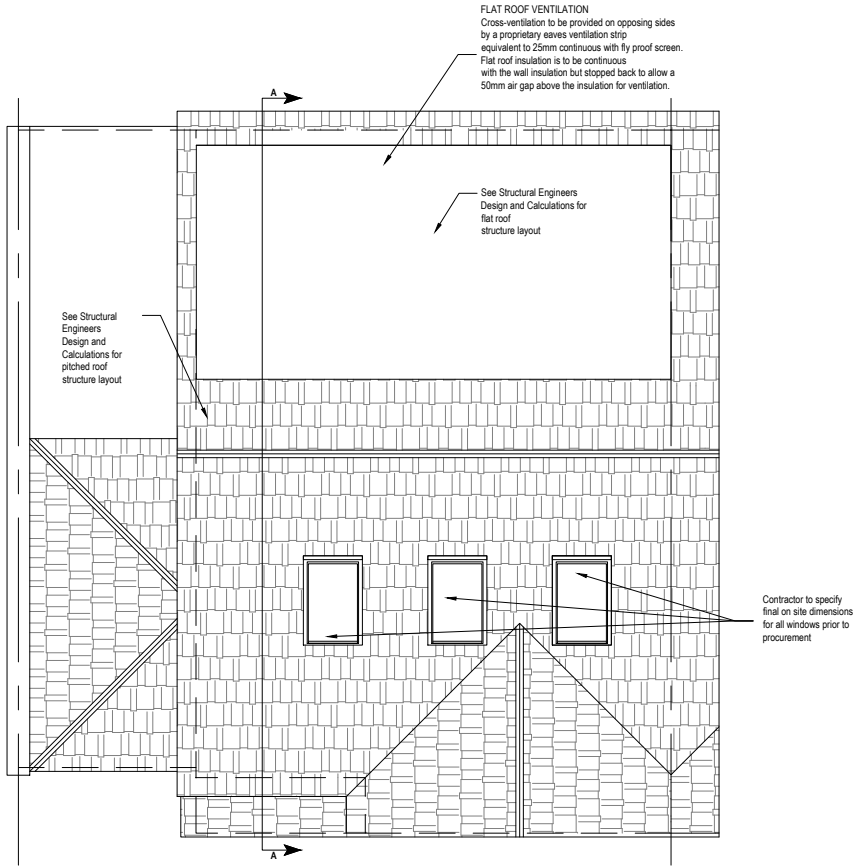
2

47 x 195mm C24 flat roof joists above as per spec. and detail drawing @ 400mm c/s

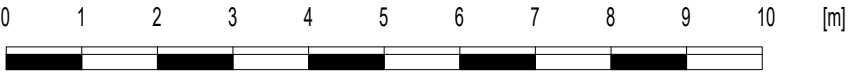


Loft
Area ca. 22.31 m²

hip to gable = 19,71m³
dormer = 19,03m³



Roof



Revision notes:

Rev:	Date:	Notes:
001		<p>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 design using on site dimensions.</p> <p>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.</p>

Drawn by:

FD

Client:

Project:

338 Green Ln,
London
SE9 3TH

Drawing Title:

PROPOSED PLANS

Date:

23.11.2021

No.:

21-0654

Scale @ A3:

1:100

Rev:

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Issue:

BUILDING CONTROL

Page:

D06



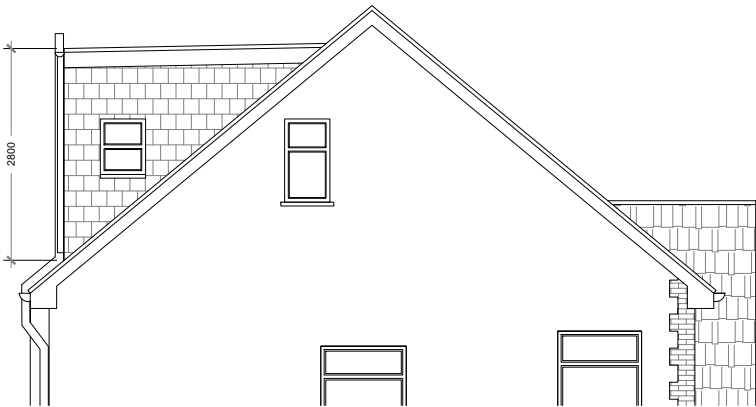
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PROPOSED



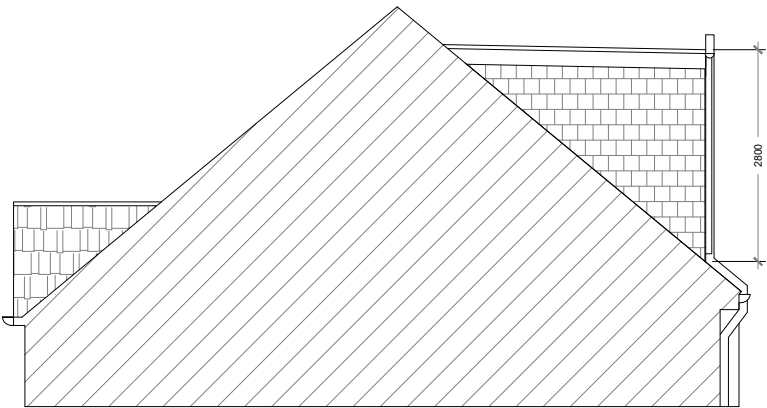
Front Elevation



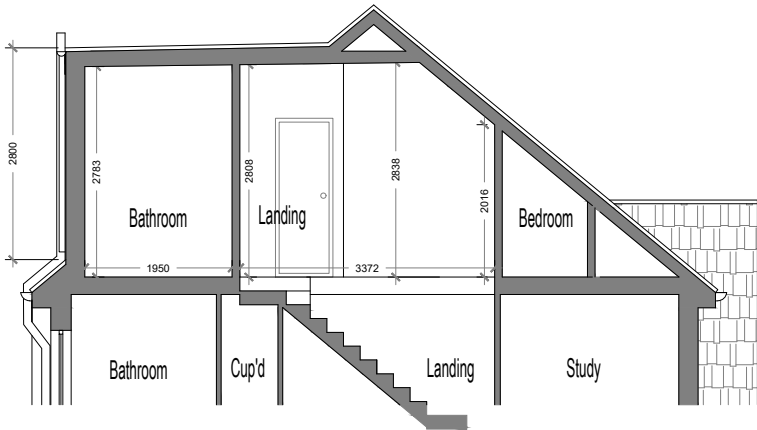
Side Elevation



Rear Elevation



Side Elevation



Section A-A



Revision notes:

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Drawn by:

FD

Project:

338 Green Ln,
London
SE9 3TH

Date:

23.11.2021

No.:

21-0654

Scale @ A3:

1:100

Rev:

G

Issue:

BUILDING CONTROL

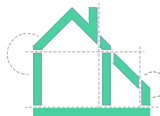
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D07

Client:

Drawing Title:

PROPOSED ELEVATIONS



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

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](https://www.planningportal.gov.uk))

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 foundations.

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

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.

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

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 extension floor area plus the area of any existing openings covered by the extension.

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.

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 studs constructed using 150mm x 50mm head & sole plates and vertical studs (with noggin) at 400mm ctrs or 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 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.

Flat roof to be single ply membrane roofing with aa fire rating as specialist specification, with a current BBA or WIMLAS Certificate on 22mm exterior grade plywood, laid on firrings to give a 1:40 fall on 47.195mm grade C24 joists at 400 ctrs max span 4.52m (see engineer's details for sizes). Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous ventilation, with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be 130mm Celotex XR4000 between joists and 37.5mm Celotex PL4000 insulated plasterboard over VCL under joists. Finish with a plaster skim. Provide cavity tray where pitched roof meets existing wall.

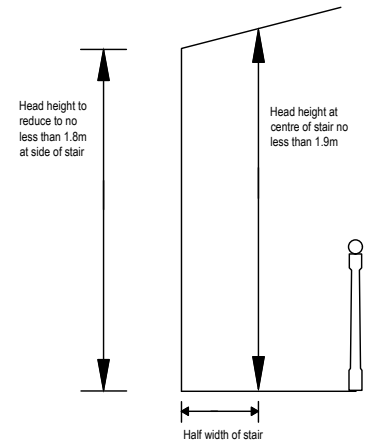
Ensure first floor achieves modified half-hour fire resistance.

New second floor joists—to be 50mm minimum from chimney breasts. (Joist size to structural engineer's details and calculations) Provide min 20mm t and g chipboard or timber board flooring. In areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312:2010). Identification marking must be laid upper most to allow easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation lay minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists and extended to eaves. Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE-Digest 208 (1988). Joists spans over 2.5m to be strutted at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x 4mm depth solid noggins between joists at strap positions.

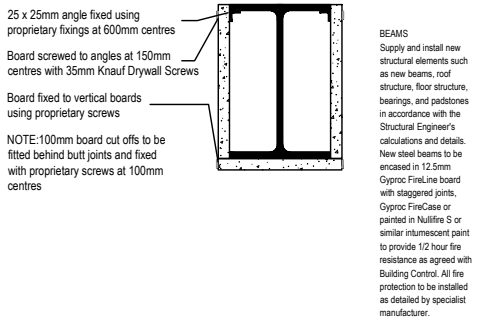


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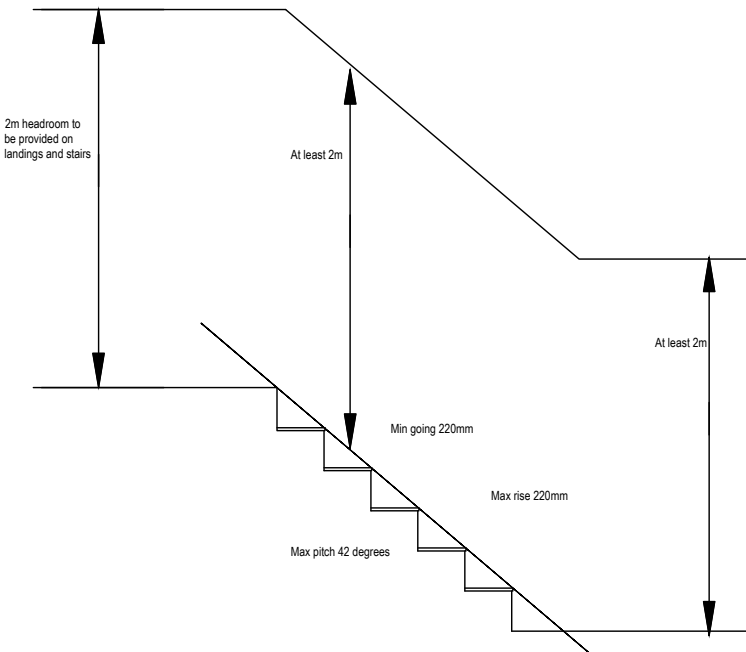
REDUCED HEADROOM FOR LOFT STAIRS



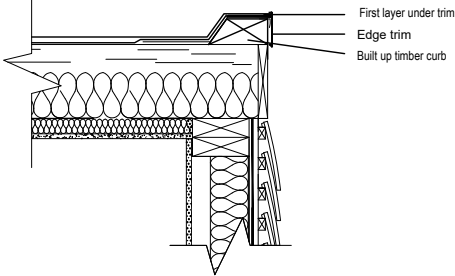
FIRE PROTECTION OF STEEL BEAM
(Knauf fire board - as section 6 :2012 of manufacturer's details)



HEADROOM FOR NEW STAIRS

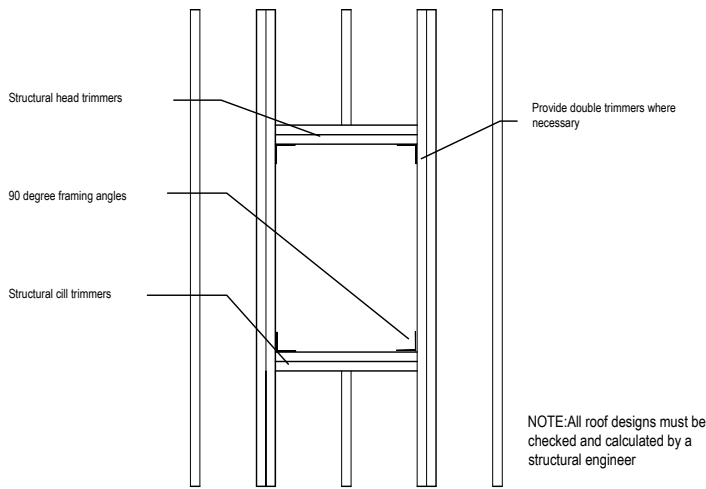


VERGE DETAIL



ROOFLIGHTS (STRUCTURE)

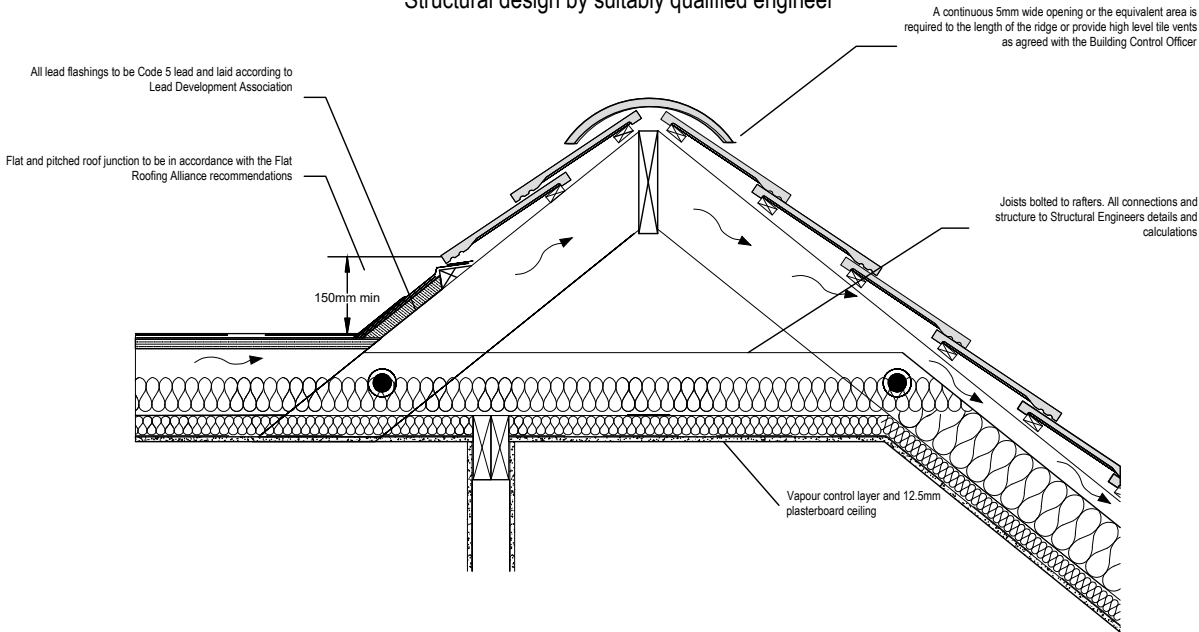
Rooflight installed in accordance with manufactures details



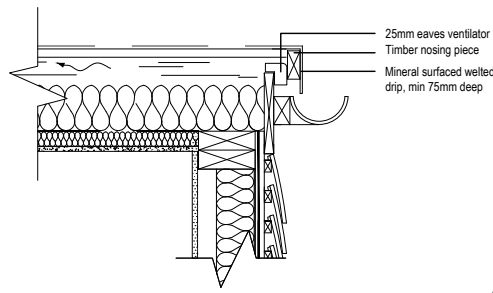
ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufactures instructions with rafters doubled up to sides and suitable flashings etc.

LOFT RIDGE DORMER
DETAIL

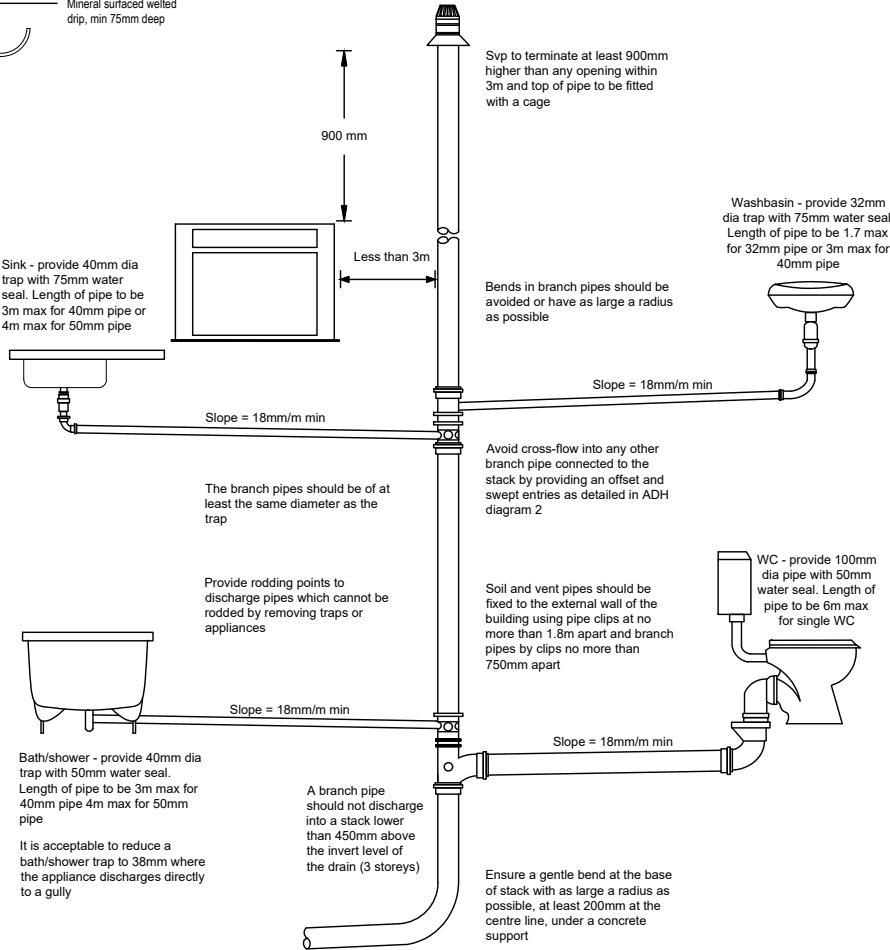
Structural design by suitably qualified engineer



WELTED DRIP TO EXTERNAL GUTTER



ABOVE GROUND DRAINAGE



ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 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.

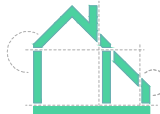
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
- Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
- Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
- W/C - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil 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.

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Drawn by: FD
Client:

Project: 338 Green Ln, London SE9 3TH
Drawing Title: BUILDING CONTROL NOTES / DETAILS

Date: 23.11.2021	No.: 21-0654
Scale @ A3: -	Rev: G
Issue: BUILDING CONTROL	Page: D09

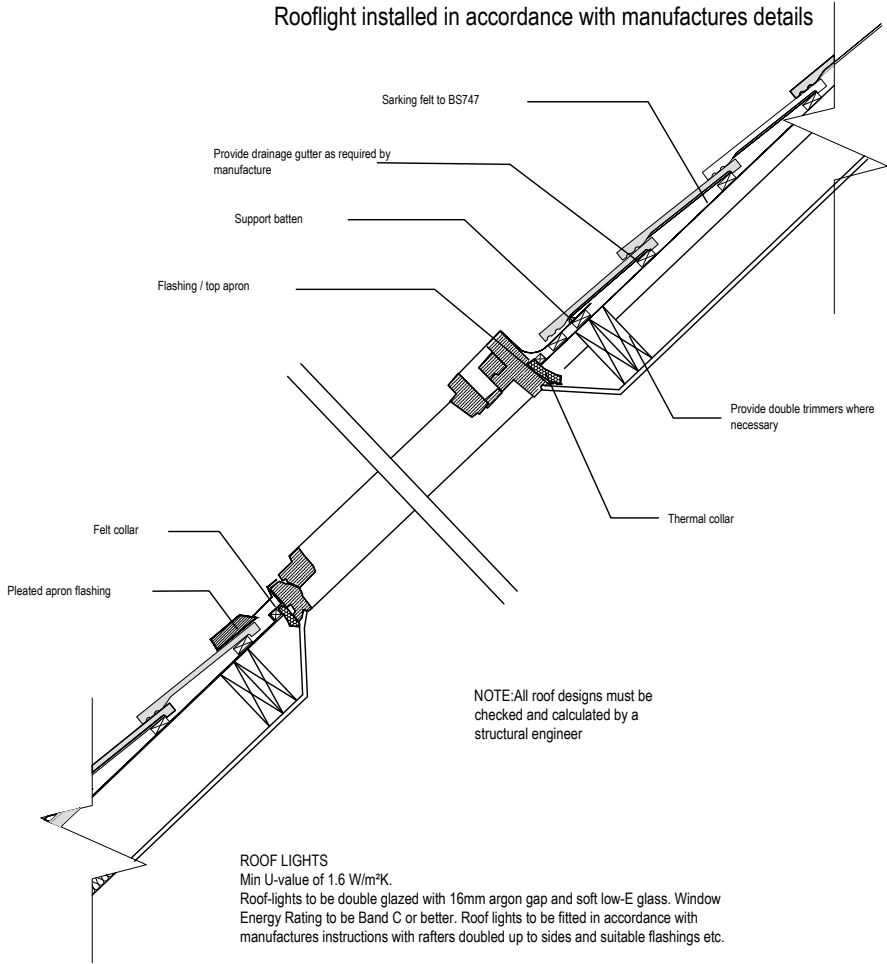


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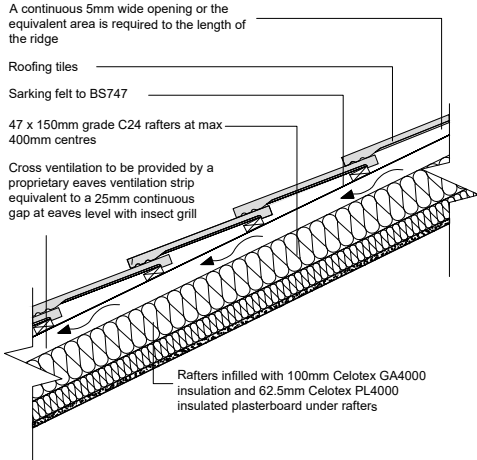
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ROOFLIGHTS (SECTION)

Rooflight installed in accordance with manufactures details

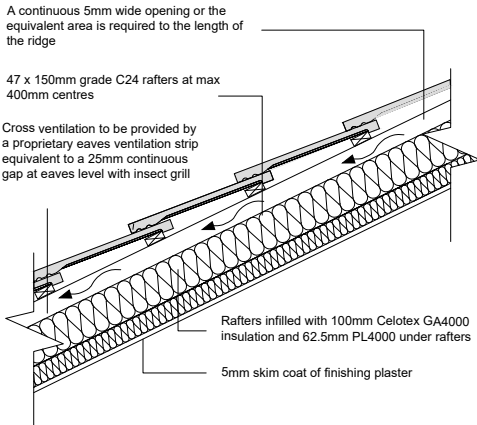


ROOF DETAIL



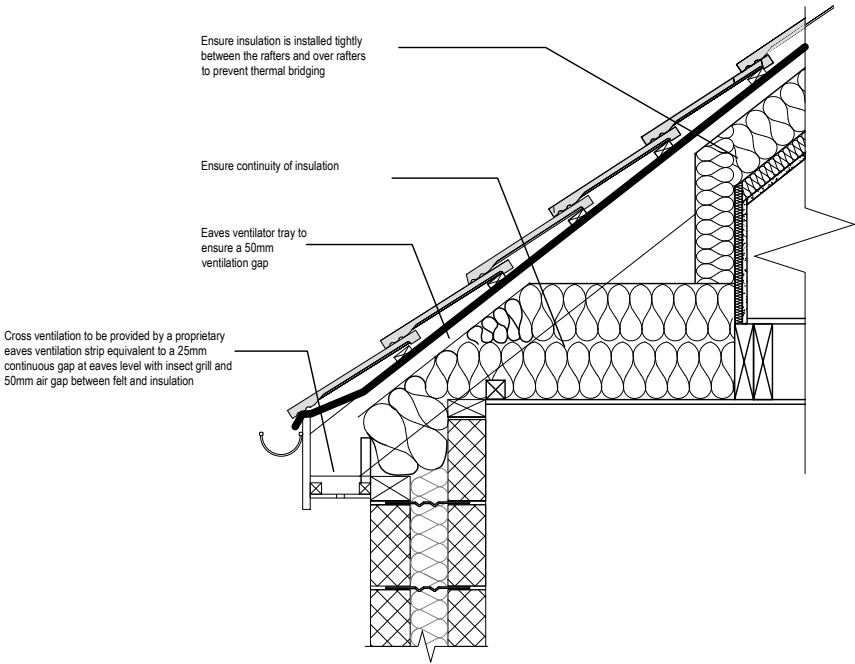
PITCHED ROOF
(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
To achieve U-value 0.18 W/m²K
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Roofing tiles to match existing on 25 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.

UPGRADE OF PITCHED ROOF

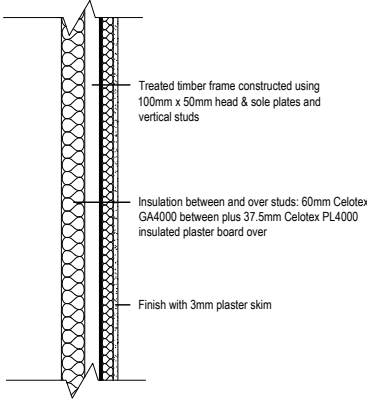


UPGRADE OF PITCHED ROOF
(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
Vented roof – pitch 22-45°
To achieve U-value 0.18 W/m²K
Existing roof structure to be assessed by a structural engineer and any alterations to be carried out in strict accordance with structural engineer's details and calculations 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 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.

EAVES DETAIL FOR LOFT CONVERSION



ASHLAR/DWARF WALLS



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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Client:

Project: 338 Green Ln, London SE9 3TH
Drawing Title: BUILDING CONTROL NOTES / DETAILS

Date: 23.11.2021	No.: 21-0654
Scale @ A3: -	Rev: G
Issue: BUILDING CONTROL	Page: D10



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