



Architectural Design And Planning Consultation
0044 7760143360

Client: Mrs Suzan Ataseven

Site Address:
2 Martins Close
Higham, Rochester, Kent
ME3 7HE

Project:
Erection of a single storey side extension
and a single storey rear extension.

Title: 01

Company: Architecture Way Ahead Limited

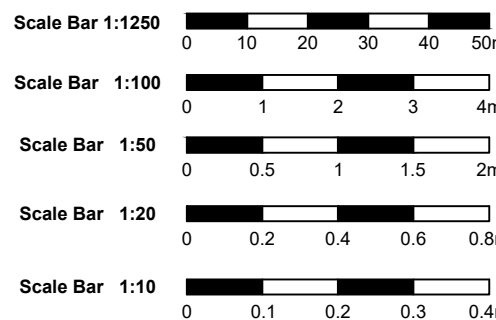
Drawing No.: AWA/1074/01

Scale: 1:50; 1:20; 1:10 & A1

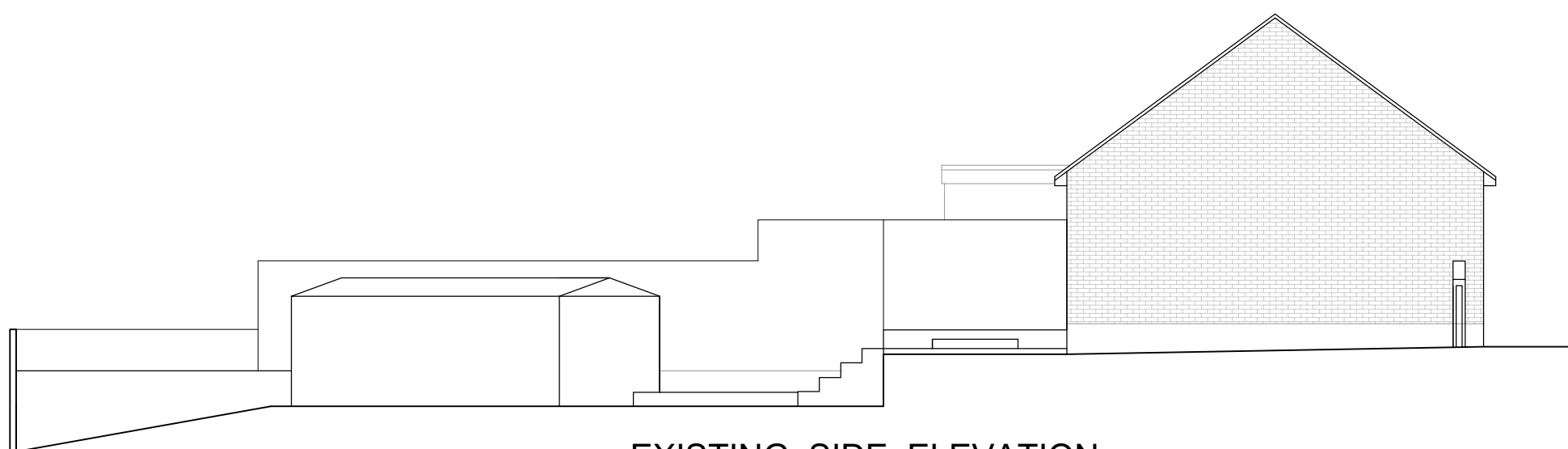
Date: 17 December 2021

General Notes:

1. Dimensions should not be scaled from the drawings where accuracy is essential.
2. Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to any necessary local authority approvals are entirely at the risk of the owner & builder.
3. Structural details are subject to exposure of existing construction and verification by L.A. Surveyor and any necessary revised details are to be agreed with the L.A. Surveyor prior to carrying out the affected works.
4. All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards Codes of Practice & Regulation 7 of Building Regs.
5. All works are to be carried out in accordance with Local Authority requirements.
6. The intended works fall within the Party Wall Act 1996 and any adjoining owners affected must be notified prior to commencement of any works.
7. Thames Water Authority permission to be obtained if building over or adjacent to sewers within 3 metres. (Tel: 08459 200 800)
8. No part of the extension to project into adjoining boundary lines.



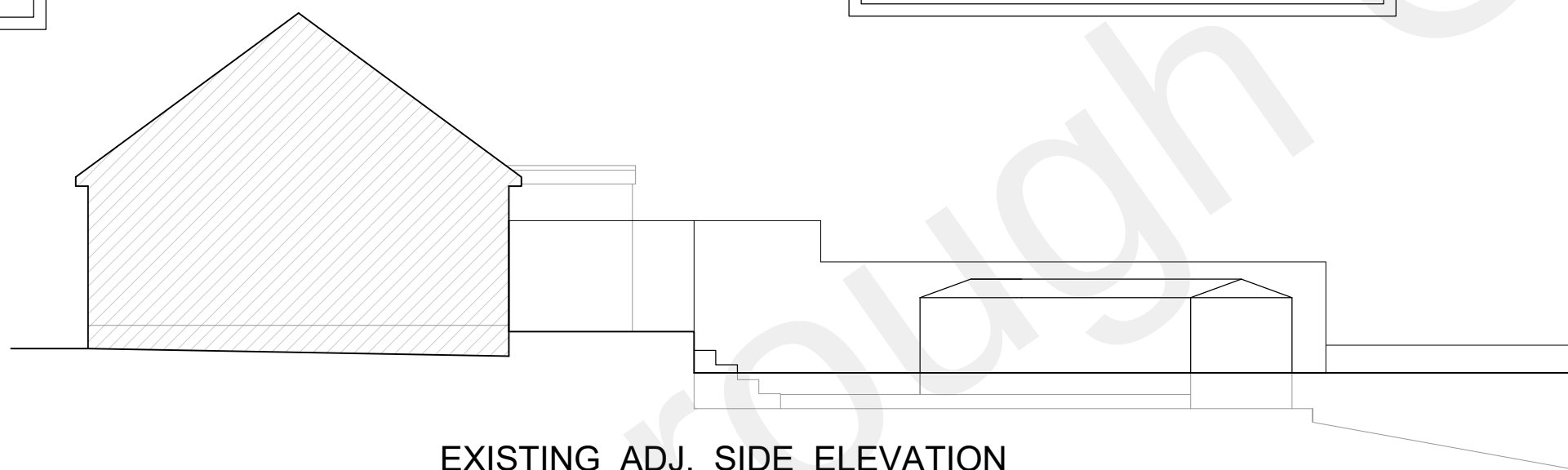
EXISTING FRONT ELEVATION
(scale 1:100)



EXISTING SIDE ELEVATION
(scale 1:100)



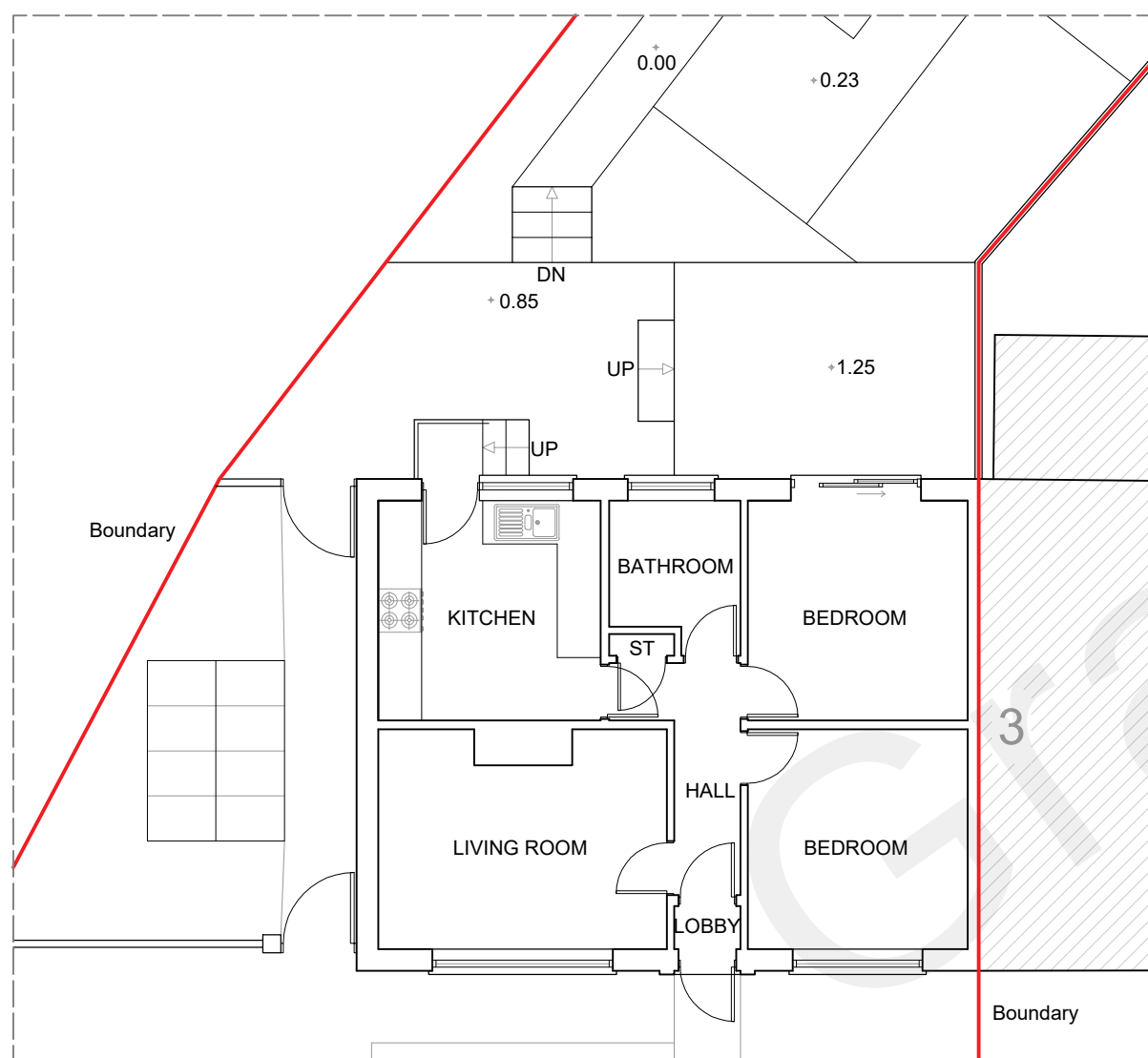
EXISTING REAR ELEVATION
(scale 1:100)



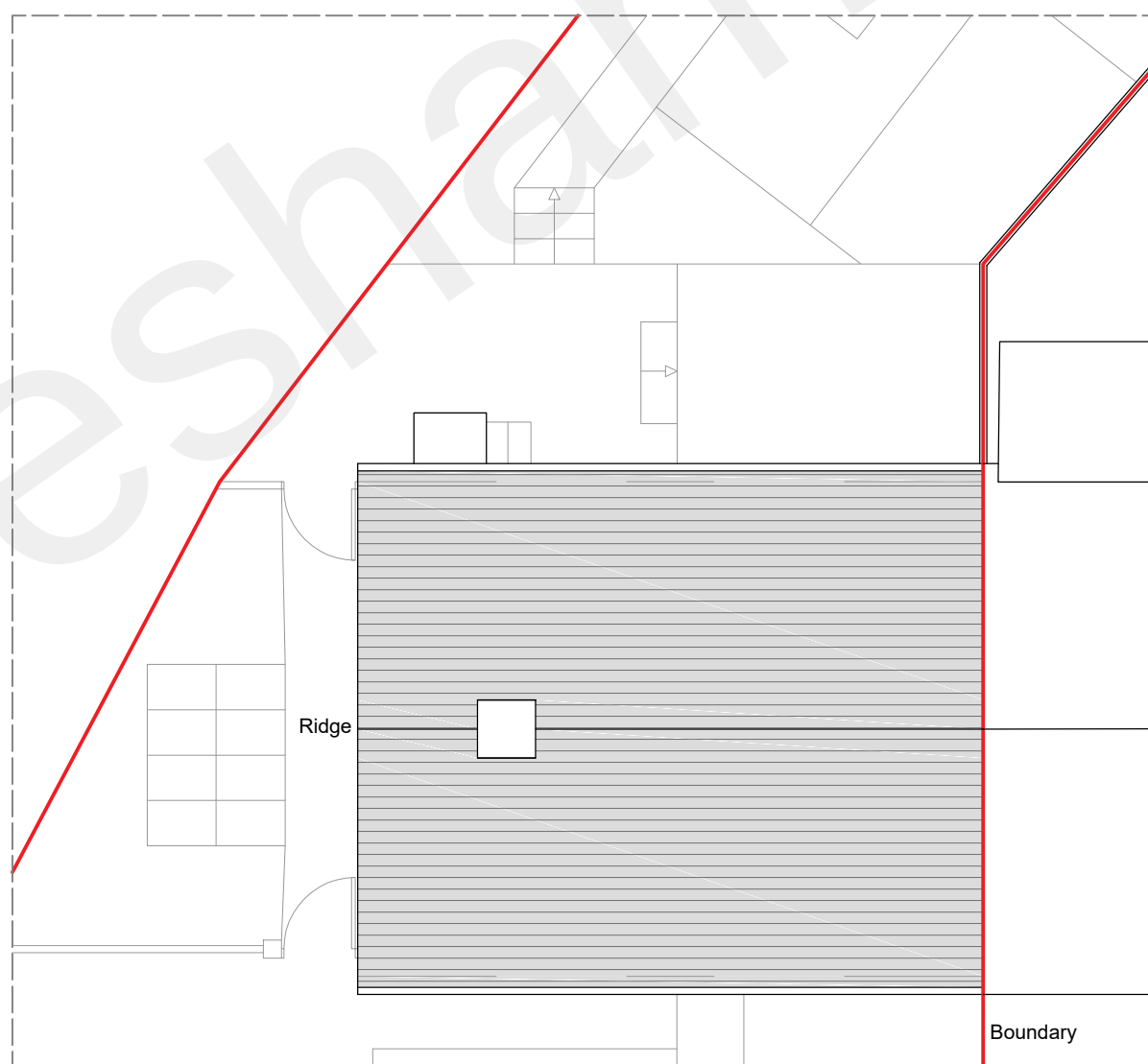
EXISTING ADJ. SIDE ELEVATION
(scale 1:100)

General:
If the building work is carried out close to a public sewer then the sewage owner should be contacted and if required a build over agreement entered into before works commence on site.
The foundation depth stated on this drawing is the minimum depth you should excavate to. If there are any trees within 15m of the excavation site then they should be identified and checked against NHBC guidelines building close to trees thereafter a revised foundation depth/design may be required. If any doubt surrounds the exact species/type of any tree within the 15m zone of influence then a tree specialist should be employed.

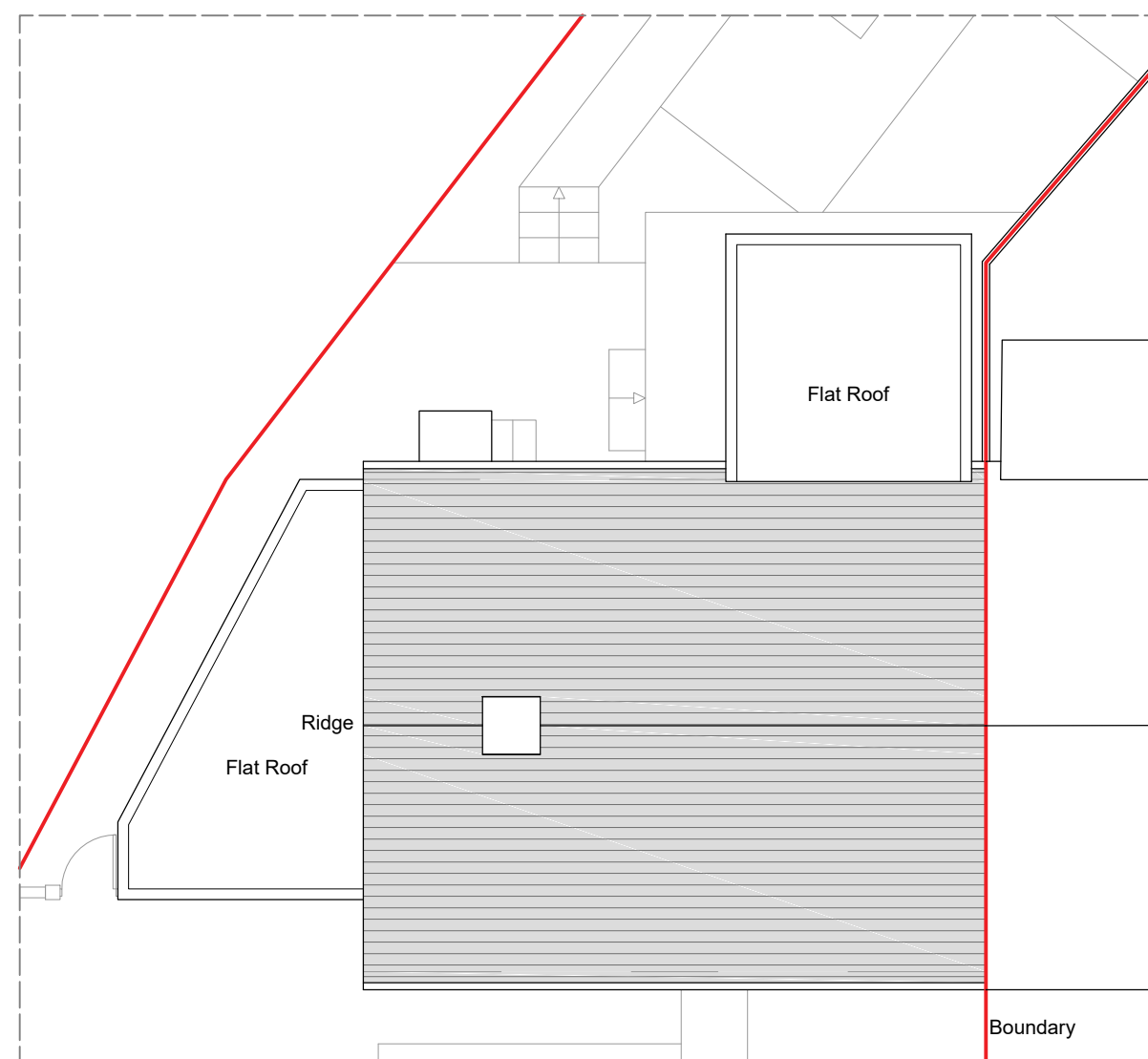
All new drainage and sanitary pipework, including layout, materials, bedding/surround etc, must be discussed and approved on site by a Building Control Surveyor prior to installation. Air and running tests will be required on completion of works.



EXISTING GROUND FLOOR PLAN
(scale 1:100)



EXISTING ROOF PLAN
(scale 1:100)



PROPOSED ROOF PLAN
(scale 1:100)

SPECIFICATION.
GENERAL:- Single storey extension to rear and side. Where building to boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. All dimensions must be checked on site and not scaled from this drawing. Any dimensions given are in millimetres. The Contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to AWA as soon as possible. Any construction work carried out prior to receiving all necessary approvals for Planning/Building Regulations is entirely at the householders / Clients risk. All building work to be completed to the satisfaction of the Local Authority Building Control Officer and in accordance with the current Building Regulations and as such additional unforeseen building works may be required on site. The Contractor shall inspect all adjoining properties which may be affected by the works prior to the commencement or works and record and report with the owner any defects. The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works. Drawings are produced for the purposes of obtaining Building Regulations Approvals only and DO NOT constitute full working drawings. All Drawings are the copyright of AWA. This drawings may not be copied or reproduced without prior written permission.

PART P BUILDING REGULATIONS ELECTRICAL SAFETY:-Where electrical work is required to comply with Schedule 1 of the Building regulations it will either:
a. Be carried out by an individual or company registered under the competent persons scheme.
b. Be carried out by an individual or company who will provide a certificate in accord with BS 7671 upon completion.
c. Where work is carried out by an individual or company not described above the installation will be tested by a person competent to do so under the provisions of BS 7671 and a certificate issued to the applicant in accordance with the testing requirements of the British Standard.

1. 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.

2. SITE PREPARATION :- Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

3. 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.

4. EXISTING STRUCTURE :- Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

5. BEAMS :- Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

6. EXISTING TO NEW WALL :- Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

7. EXTERNAL WALLS AND FOUNDATIONS :- The external walls are to be in a facing brickwork to match existing comprising of 103mm brickwork to the external leaf with 1.1.6 cement/lime/sand. 100mm cavity with 100mm Rockwool'Full-fill' Dritherm or other approved insulation material. 100mm thermal insulating blockwork Celcon or Thermalite on the inner leaf with mortar as before, 13mm thickness British Gypsum plaster, all to achieve a'U' value of 0.28. Cavity wall insulation carried below dpc and overlapped by 150mm with floor insulation and to meet with roof insulation at top of wall. Cavity insulation carried the full extent of gable walls. Cavity must not be closed at eaves with blockwork. All cavity closers to be insulated. Insulation in accord with 'robust construction details'. All external and internal leafs are to be securely retained by approved stainless steel wall ties to BS1243 positioned 450mm apart vertically and 750mm horizontally. Wall ties at openings spaced not more than 300mm vertically provided within 225mm. from sides of openings at unbonded jambs. Lean mix cavity fill to all cavity walling terminating min. 225mm below lowest DPC level. Cavity insulation to finish at same level as floor slab insulation. Below ground level both leaves shall be built in Trench-blocks or class 'b' engineering brickwork. All external walls adjoining timber floors should have airbricks to BS493 ensuring that vent. air will have a continuous path between opposite sides of all sub-floor voids. The air bricks shall allow the passage of 3000mm2 for each metre of running wall. Any trunking or pipes needing to carry ventilation air should be min. 100mm dia. Foundations in accordance with BS8004. All foundations subject to ground conditions to have at least 750mm cover below ground level.