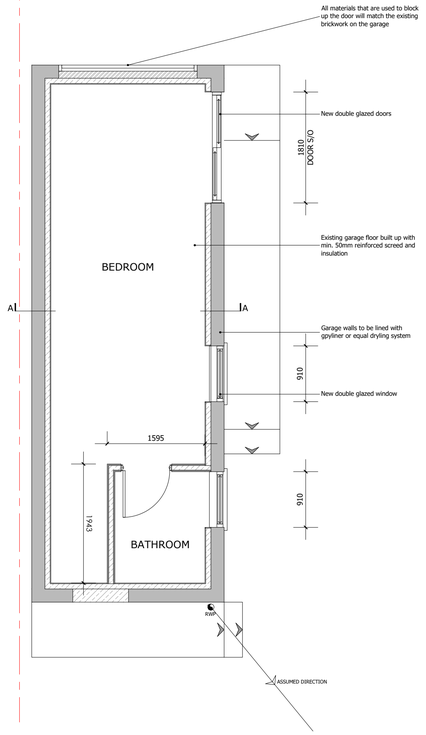
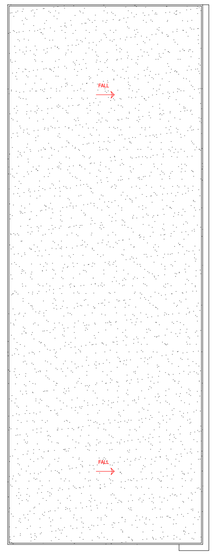
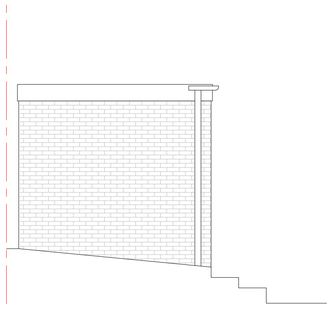


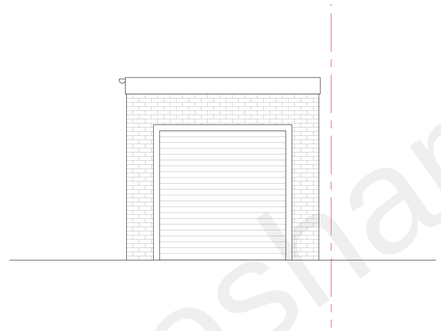
Proposed Ground Floor Plan
1:50



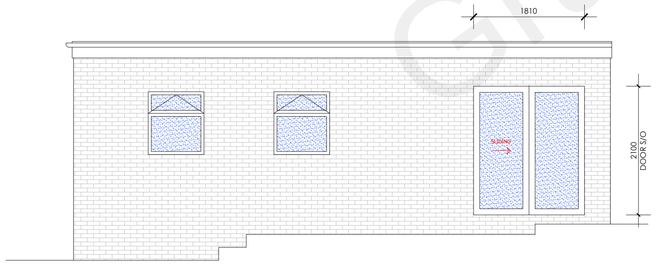
Proposed Roof Plan
1:50



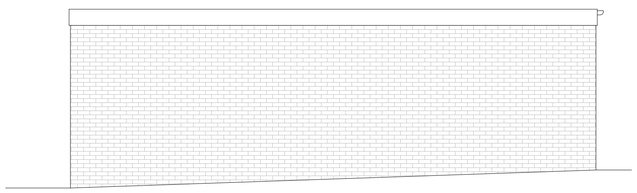
Proposed Rear Elevation
1:50



Existing Front Elevation
1:50



Proposed Side Elevation
1:50



Proposed Side Elevation
1:50

CONSTRUCTION NOTES

Ground Floor
Ground floor to be built up with minimum 50mm reinforced screed and insulation on top of DPM. Floor insulation to achieve a 'U' value of 0.22W/m²k.

Underground Drainage (where required)
Foul and surface water drainage to be 110mm uPVC drains to B.S. 4660:2000 laid in trenches to minimum depths and 1 in 40 falls with bedding for flexible pipes all as described in Diagram 10 of Approved Document Part H1 comprising 100mm bed of approved granular material to B.S.882 up to depth of pipe. 300mm min cover of selected fill, free from stones larger than 40mm.
Where drains pass through foundation walls lintel required, P.C. lintel or similar approved giving 50mm space all round pipe. Opening masked with rigid board to prevent entry of fill or vermin.

Plumbing for new WC
New SVP in position shown on plan. Wash hand basin's with 75mm deep seal anti syphonic traps connected to SVP via 40mm ø pipe. WC's connected to SVP as shown on plan via a 100mm manifold pipe.

Internal plumbing.
All appliances to be fitted with a trap, size specified below. Traps to be removable for cleaning.
Where branch pipes of 65mm dia or less are connected opposite each other to the stack the offset between them to be min 110mm. Where the WC is connected to stack, other pipes to be offset min 200mm via an angled connection or 50mm dia parallel junction. Lowest connection to stack to be min 450mm above invert of drain. Maximum length of 40mmø branch pipe for Sinks, washbasins and baths to be 3m max. Max length for a 50mmø branch pipe for sinks and baths is 4m max. Max length of pipe for a single WC is 6m max.

Soil and vent pipes to terminate min 900mm above any opening to the building which is within 3m horizontally. SVP to be fitted with perforated cover. Internal ventilated stub stacks to be fitted with an automatic air admittance valve (Durgo) which complies with prEN 12380. Stub stacks to be boxed in with removable top cover to allow access for cleaning blockages. Rodding points to be incorporated in the ventilated stack to allow access to all pipework for clearance of blockages.

Electrical
Installations to be undertaken by a competent person and must issue the appropriate BS 7671 Electrical installation certificate and self certify compliance with the building regulations part P to the council. All electrical equipment must be inspected and tested on completion of the works.

75% of all new light fittings to only accept low energy efficient light bulbs. Wall mounted sockets, telephone and TV points to be mounted between 400mm and 1000mm above floor level and at least 350mm from corners.

No recessed lights to be fitted within the pitch roof construction.

Wall Construction
Existing wall to be upgraded to improve thermal efficiency as per Building Regulations Approved Document Part L. Existing wall to receive new internal drylining stud wall. New drylining wall to be formed from 25x50mm timber battens, with 72.5mm Kingspan Kooltherm K118 insulated plasterboard, with 3mm skim finish applied, left ready for decoration. All joints to be taped, and sealed. Where wall abuts an external wall, joints are to be mastic seal to provide an airtight construction.

Lintels
All lintels to be Catnic manufacture or equal and approved with min 150mm end bearings. All lintels over external openings to have voids filled with insulation to avoid cold bridging.

Internal walls
125mm wide internal timber partitions consisting of 75x50mm studs and noggins @ max 600mm C/C with 1no. layer plywood and 1no,. layer of 12.5mm plasterboard both sides and rockwool acoustic slab or equal approved between to achieve at least 40dB airborne sound insulation. Plasterboard to achieve a mass requirement of use 10 kg.sq.m (Wallboard Ten or equal). Studs to be covered with 9mm WBP ply where extra fixing strength is required on bathroom partitions.

Windows and doors
New specialist uPVC double glazed windows to match existing and achieve a 'U' value of 1.6W/m²K, with background ventilation in window heads provided by trickle ventilators to be controllable and secure. Window specification to be 24mm double glazed sealed units, (4,16,4) inner pane to be Pilkington K (low E) glass or similar with Argon gas filled cavity.

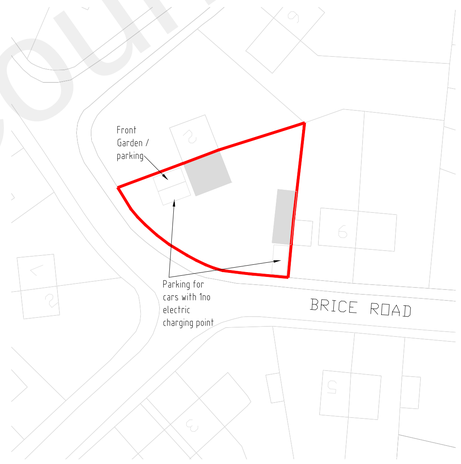
Glazing
All window glazing between the floor level and 800mm high, and door glazing between the floor level and 1500mm high including side glazed panels within 300mm from the door, to have toughened inner and outer panes and designed as safe breakage as defined in BS 6206: 1981.

Ventilation
Openable windows to all habitable rooms providing rapid ventilation of 1/20 total floor area. In addition background ventilation to habitable rooms of 8000mm sq to be provided by trickle ventilators in window heads, to be controllable and secure.

Roof Construction
Roof to remain as existing. Insulated plasterboard to be used to the underside of roof to ensure minimum u-value is met.



Site Location Plan
1:1250



Block Plan
1:500

1:500 Scale
0 10 20 30 40 50m

@ 1:50 @ 1:100
0 2.5m 5m

1:100 Scale
0 2 4 6 8 10m

1:1250 Scale
0 25 50 75 100 125m

NOTES:

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IMPORTANT NOTES
Contractor to assume design responsibility under CDM2015.

All structural information noted should be checked against detailed structural engineers information / calculation sheets.

All dimensions where indicated are approximate and are for guidance purposes only. Actual dimensions should be checked on site. all dimensions to be cross-checked on site prior to completing a building regulations package, structural engineering, the party wall process and construction.

PARTY WALL NOTICES
Please note that before any building work commences, it is the responsibility of the builder or owner to serve party wall notices to all neighbours

Dashed **red** line indicative of site boundary

REV:	DESCRIPTION:	BY:	DATE:
P07	Plans amended to suit pre-application advice from Gravesham Council Reference: PRE20220177	CH	16.8.22
P06	Revised to suit clients comments: - garage overall plan	CH	13.04.22
P05	Revised to suit clients comments: - Garage and parking amended	CH	17.12.20
P04	Revised to suit clients comments: - Classroom entrance door revised to be sliding - air conditioning unit location revised	CH	29.09.20
P03	Revised to suit clients comments: - WC door handing revised, wall location moved - Window to outside of study made bigger - existing handing of door corrected.	CH	24.09.20
P02	Revised to suit clients comments: - Internal layout revised (toilet location moved) - External double doors revised to bi-folding door - new proposed roof omitted, existing roof to remain	CH	20.09.20
P01	First issue	CH	16.09.20

STATUS: PLANNING

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8 BRICE ROAD, HIGHAM, ROCHESTER, ME3 7AG

ARCHITECT: Empire Architecture LTD

SITE: 8 BRICE ROAD

TITLE: Proposed Site Location, Floor Plans and Elevations

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
VARIES	SEP' 20	CH	DW
PROJECT NO:	DRAWING NO:		REVISION:
20.129	20.129.PL.003		P07

Gravesham Borough Council