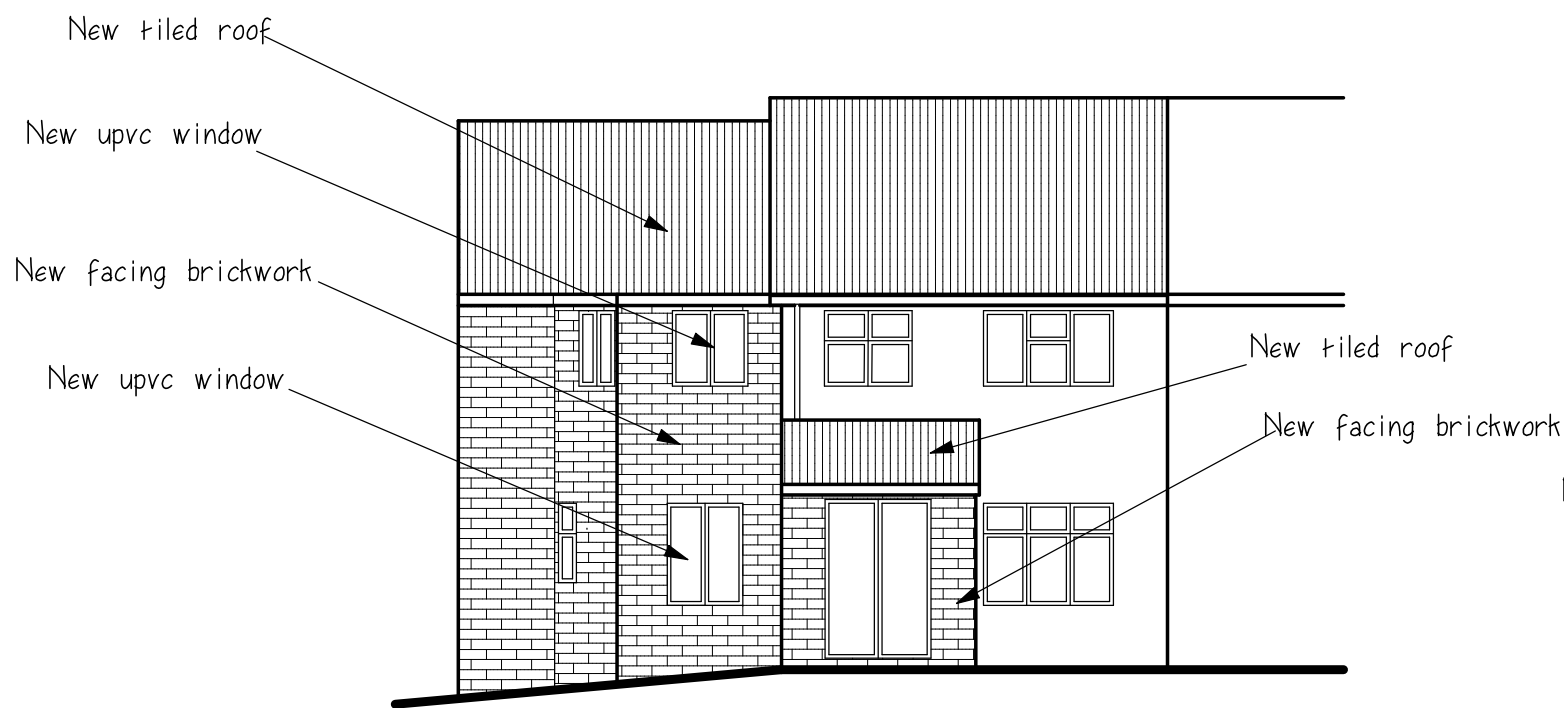
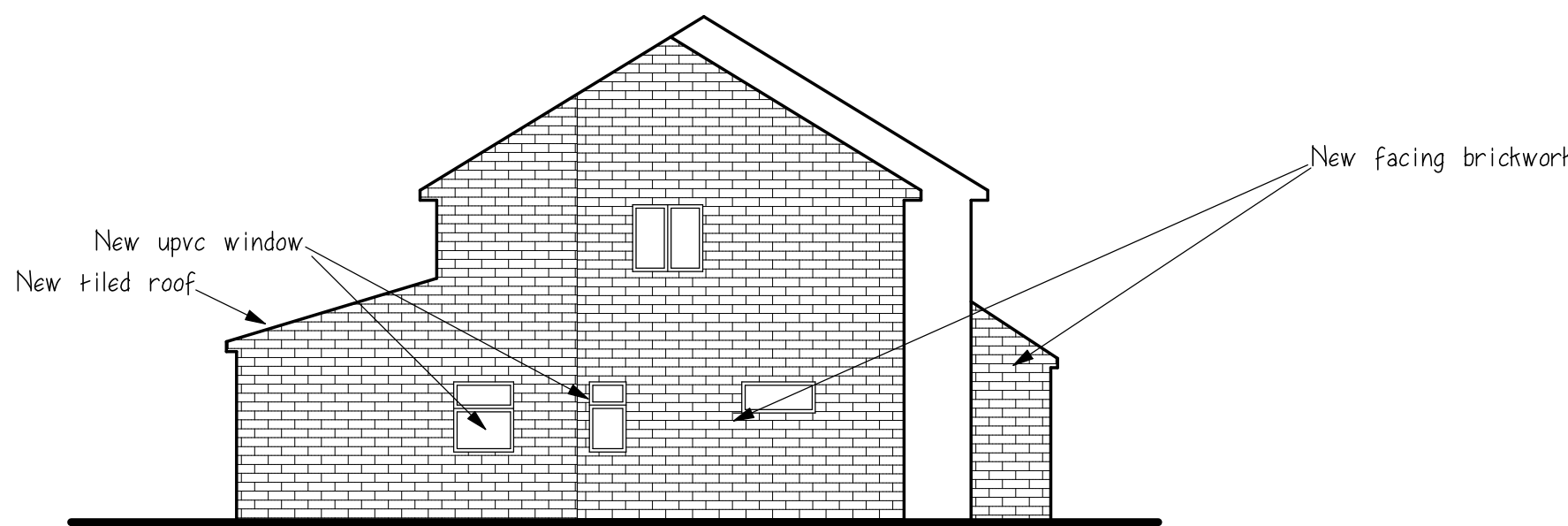




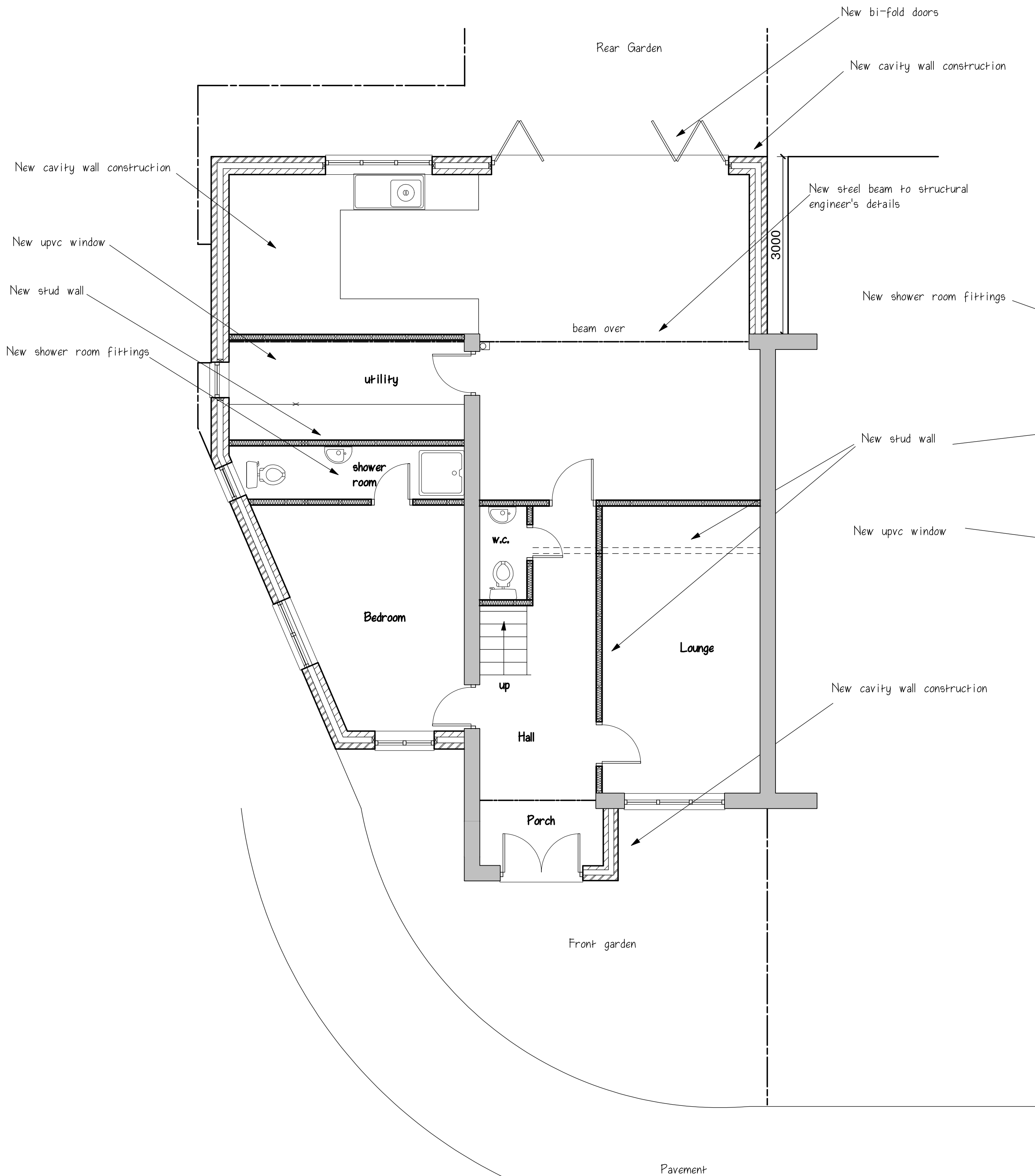
Proposed front elevation



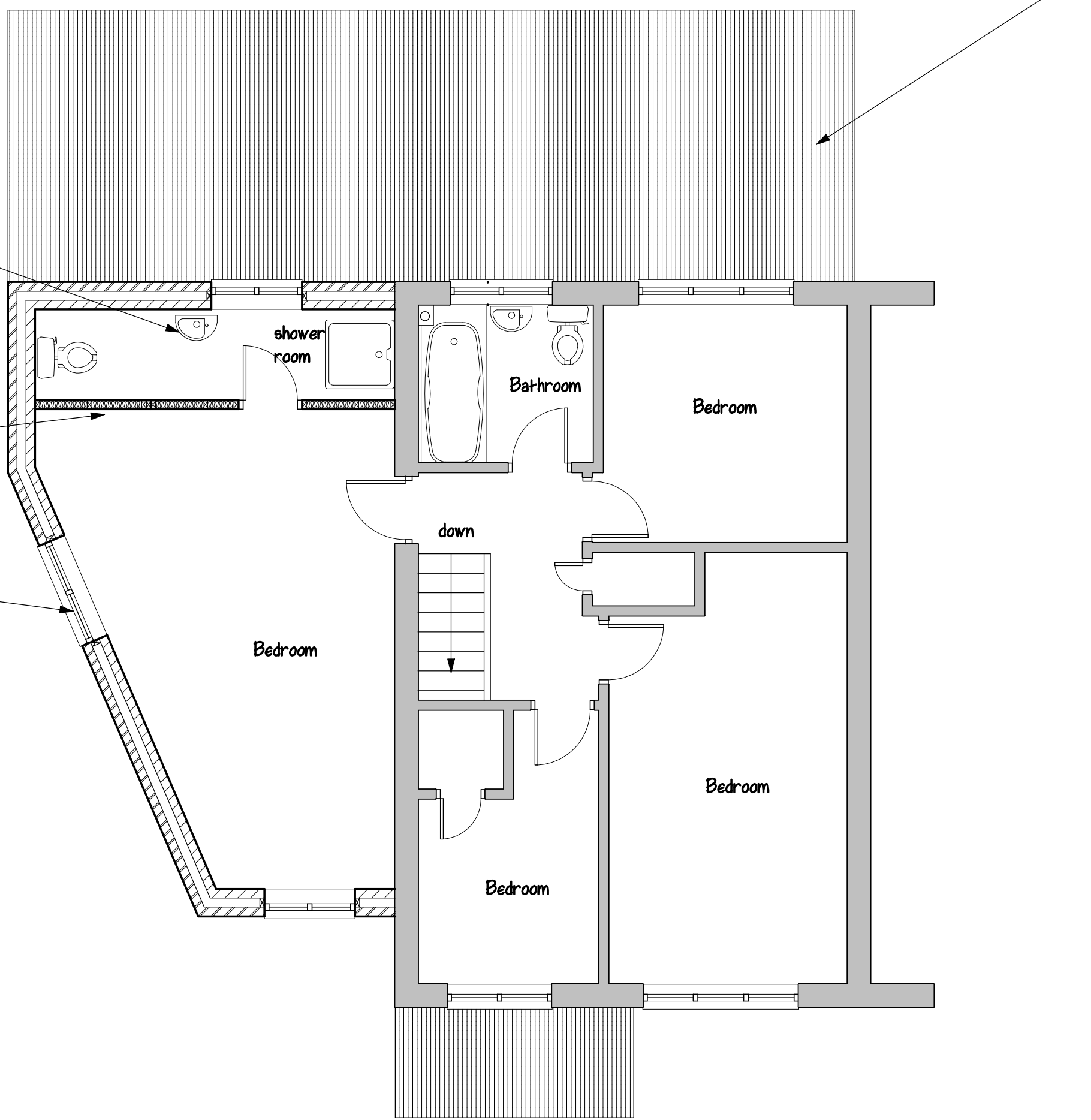
Proposed rear elevation



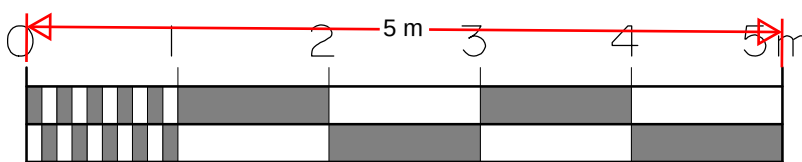
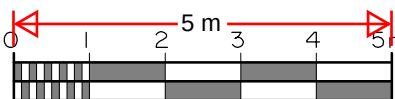
Proposed side elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



GENERAL SPECIFICATION NOTES: All dimensions, levels, boundaries, drainage etc to be checked on site by the Building Contractor prior to commencement of work.
All relevant planning and Building Regulation approvals to be obtained prior to commencement of work.
All party wall notices to be served on the adjoining owners by the Building Owner prior to commencement of work.
All health and safety regulations to be implemented on site by the Building Contractor during the building contract.
Where applicable these drawings are to be read with the structural engineers calculations and details.
FOUNDATIONS: Foundations to be min 1m deep dependant on sub-soil conditions and any trees within 30m of the works. If any tree within 30m then foundations should be designed in accordance with NHBC tables or if in close proximity of the works to be designed by the Structural Engineer.
Final depths of foundations to be agreed on site with the Building Inspector.
Concrete used for foundations to be sulphate resisting.
DAMP PROOF COURSE: New damp proof course to be positioned min 150mm above external paving level and lapped with existing and dpm proof membrane all to BS743.
CAVITY WALL CONSTRUCTION: Construct cavity wall above dpc level with 102mm facing brickwork external skin, 150mm cavity and 100mm solar blockwork minimum 0.28 or lower K value inner skin. Fill cavity with drithern32 insulation and fix wall ties at 900mm centres horizontally and 450mm centres vertically staggered. Line internally with 12mm plasterboard on dabs.
Below dpc level two skins of 102mm semi-engineering brickwork with 100mm cavity. Fill cavity at base with weak mix concrete min 150mm below dpc level.
Provide insulated cavity closers at all window and door reveals.
New cavity walls to be bonded to existing structure using stainless steel profile ties.
Where walls exceed 6m in length provide expansion joints using flexcell or similar material with mastic joint externally.
EXTERNAL BLOCKWORK CAVITY WALL: Above dpc level construct two skins of 100mm solar blockwork with a 150mm cavity. Fill cavity with drithern32 insulation and fix wall ties at 900mm centres horizontally and 450mm centres vertically staggered. Below dpc level two skins of 102mm semi engineering brickwork with a 100mm cavity. Fill cavity at base with weak mix concrete min 150mm below dpc level. Provide insulated cavity closers at all window and door reveals.
New cavity walls to be bonded to existing structure using stainless steel profile ties.
Where walls exceed 6m in length provide expansion joints using flexcell or similar material with mastic joint externally.
SOLID GROUND FLOOR CONSTRUCTION: New floor to be laid level with existing using 65mm sand and cement screed to top on 100mm concrete ground slab on 120mm celotex or similar insulation on damp proof membrane 1200g polythene linked to dpc's on sand blinding on min 150mm well consolidated hardcore fill.
INTERNAL TIMBER PARTITIONS: Construct partitions with 100mm x 50mm S.W. timber studs at 400mm centres vertically with head and sole plate including noggins. Line both sides with 12mm plasterboard socrim and set. Provide 100mm sound quilt within void. Provide double joints bolted together under where constructed parallel to floor span.
FLAT ROOF CONSTRUCTION: Provide 13mm solar reflective chippings hot bedded on 3 layers roofing felt, top layer mineralised and taken up under tiles min. 450 to BS 7477 on 120 kingspan celotex insulation on S.W. Fittings to fall min. 1 in 60 on 150x50 S.W. joists at 400 cts.
LATERAL RESTRAINT: Provide lateral restraint to new flat roof by means of 1200mmx32mmx6mm galvanised mild steel straps fixed to timber joists and walls at 1800mm max. cts.
STEEL WORK: New steel work to be pre-treated with paint protection to provide half hour fire protection.
WINDOWS: New windows to be upvc triple glazed with opening lights equal to min. 1/20th of floor area. New glazing K glass min. 1.6mm cavity. Fix trickle vents within frame 8,000mm 2.
SMOKE DETECTORS: Provide smoke detectors within hallways and corridors at each floor level, electrically wired on separate circuit to mains supply and fitted with back-up battery system. All smoke detectors to be interlinked.
BOILERS: All new boilers are to be gas combi condensing type with balance flue, with setback rating of a min. 87% efficiency, and gas installation to be carried out by a registered gas safe engineer.
New central heating radiators to be fitted with thermostatically controlled radiator valves.
ELECTRICAL: All new electrical wiring to be carried out by a competent person registered under part P of the Building Regulations. Test and installation certificates are to be provided upon completion of works.
All new switches and sockets are to be positioned within a zone between 450mm and 1200mm above finished floor level.
25% of all new electrical light fittings are to be energy efficient.
PLUMBING: New plumbing above ground to comply with codes of practice. All fittings to have 75mm deep seal traps. Provide rodding access to all waste pipes at change in direction.
New drains to be 100mm dia. Upvc with flexible joints laid to fall min. 1 in 40, bedded and surrounded with 150mm pea-shingle.
New soot-away to be sited min. 6m from building. Soot-away min. 1m³ capacity constructed with brick honeycomb chamber left empty as void with man-hole cover and frame to top. Size of pit to be subject to percolation test carried out on site.

project: Proposed Two Storey Side Extension and Single Storey Rear Extension

address: 23 Harroby Gardens, Gravesend, DA11 86H

client:

date: May 2024

drg. no.: 9406/2

scale: 1:50 & 1:100

revisions

HUTTON ENTERPRISES Ltd
ARCHITECTURAL & SURVEYING
CONSULTANTS
tel: 01277 - 233041
07836 - 277167