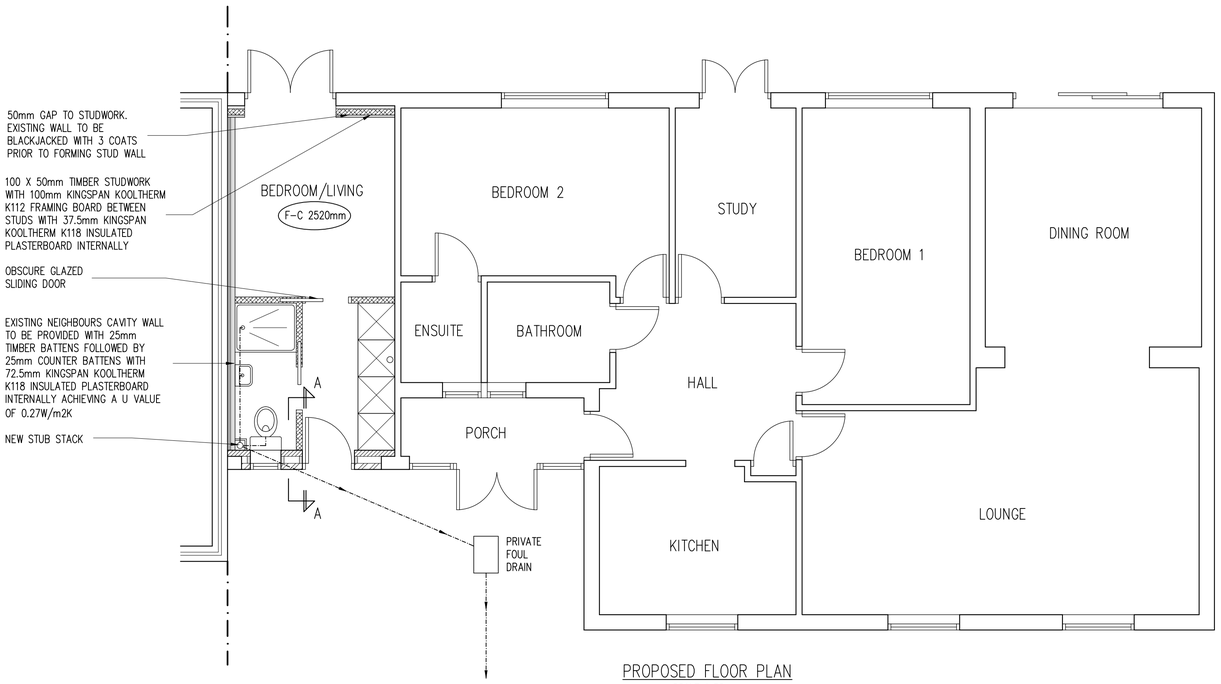
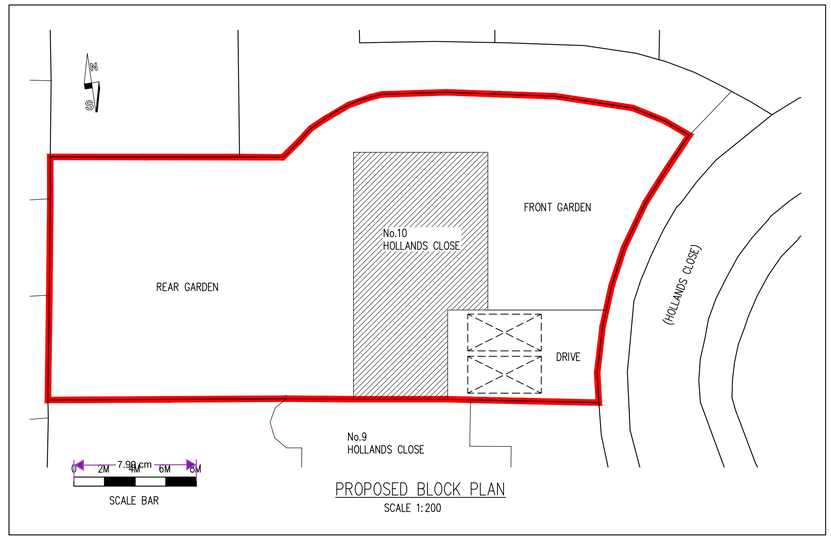


PROPOSED FLOOR PLAN

SCALE 1:50



PROPOSED BLOCK PLAN

SCALE 1:200

Standard items

Any key elements of the existing structure such as foundations &/or lintels, which by virtue of the proposed works, will be accepting greater loadings will need to be exposed for consideration by the building control surveyor and upgraded or replaced if found necessary.
All measurements are to be checked on site prior to ordering any materials.
The party wall act 1996 must be adhered to wherever relevant. Anderson North do not advise on Party Wall matters and do not claim to know in which circumstances the Party Wall award should be applied for. It is the client's responsibility to seek expert advice from a professional party wall surveyor to ensure full compliance with the regulations.
Water board agreement must be provided in writing when necessary, prior to commencement of works.
Heating, lighting and internal finishes are to be agreed between the owner and chosen builder.
All structural timber members are to be grade c24 treated softwood marked KD (kiln dried or Dry to ensure the timbers have been properly stored.
No works should commence on site until planning and building regulation permissions have been approved.
Anderson North Ltd accept no responsibility for drawings until fully approved by planning or building regulations.
Any works carried out by the client prior to approvals is fully at the clients risk.

Foundations

To be taken to a minimum depth of 1000mm or to invert level of drains within 1000mm or to the depth as agreed with the building control officer. The proximity of certain trees will also have an effect on the depth of foundations as directed on site by BCO.
Width of trench to be 600mm to a mix of 1:2:4 mass filled to within 150mm of ground level.
Drain bridging lintels to be 150 x 100mm pre-cast concrete lintels.

Drainage requirements

Drains to be laid to falls 1:40 minimum surrounded in pea shingle in Hepsleeve or similar approved 100mm pipe work. Any drainage with an invert level of 600mm or less must be capped with concrete. New stubstack to be in plastic with 200mm slow radius bends discharging above the height of the sink waste with a non return air valve. No branch discharge pipes are to discharge into a stack lower than 450mm above the invert level of the bend at the foot of the stack. Opposed connections n/e 65mm should be offset by 110mm, or 200mm where larger than 65mm. All new wastes to be provided with 75mm deep seal traps & rodding eyes at all cod's. WC wastes to be 100mm. Basin waste to be 40mm. Shower waste to be 50mm. Shower tray to be provided with a 150mm high access plinth.

Electrics

All new light fittings are to have a low energy rating of 40 watts per circuit lumen. Any wiring run through fibreglass quilt to be fully ducted. All new, extended or modified electrical installations are to be designed, installed, inspected and tested in accordance with BS 7671 2001. Installation in special locations such as bathrooms, shall before being taken into service, be inspected and tested by a person competent to do so. A person competent to do so is a company or individual registered with a self-certification scheme, which has been approved by the office of the Deputy Prime Minister. A copy of the certificate issued showing full compliance shall be submitted direct to the plan checking building control authority.

Walls

Below DPC to be 2 skins 102mm suitable below ground brickwork using cement mortar 1:3 with 100mm cavity lean mixed to within 225mm of DPC level. DPC to be Hyload or similar approved. DPC to be 150mm above external ground level lapped to existing DPC and new DPM. Walls above DPC to be 102mm facing brickwork with 100mm cavity filled with Earthwool Dritherm 32 Ultimate with inner skin of Celcon Solar blocks. Allow for 42.5mm Kooltherm K17 insulated plasterboard (12.5mm plasterboard internal finish) with 15mm plasterboard dabs. Cavity to be tied together using stainless steel vertical twist type ties at 750 centres horizontally & 450 vertically. Wall ties are to be spaced no more than 300mm apart within 225mm of unbonded jambs. Cavity to be closed at head. Cavity to be closed at reveals using Thermabate closers. Walls to be connected to existing using s/s Furfix profiles. Provide a vertical DPC where new walls connect to existing for the outer leaf beneath the Furfix profile. U Value achieved is 0.18.
Internal stud walls with 100*50mm studs at 600 centres with 100*100 posts at corners and reveals. Walls finished with 12.5mm plasterboard using wall board 10 or similar density with 100mm mineral wool (10KG/M3)quilt between studs. Walls to bathrooms to be provided with moisture resistant boarding.

Lintels

To be Catnic insulated lintels with a minimum end bearing of 150mm to be installed in accordance with manufacturers literature. Cavity trays to be provided over all new openings with stop ends, lap joints and weep holes.

Roofs

Loft void to be insulated with 150mm fibreglass quilt between joists and 200mm at right angles to achieve u value of 0.13. Provide 25mm continuous eaves vent plus the equivalent of 5mm permanent ridge level ventilation.

Ventilation

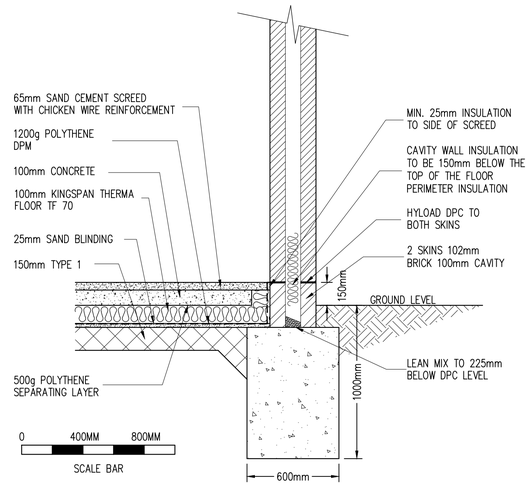
All rooms to be provided with 1/20th of the floor area for rapid ventilation with some part of the ventilation at least 1.75m high. All rooms to be provided with 8000 square millimetres of controllable trickle ventilation positioned 1700mm above finished floor level. Kitchen to be provided with an extract fan capable of 60l/s or a cooker hood capable of 30l/s. Shower room to be provided with an extract fan capable of 15l/s with a 20 mins. Overrun. All extract fans are to be ducted direct to external air.

Glazing

All units to be double glazed in white PVCU to match existing. Glazing to windows and doors to achieve a u-value of 1.4w/m2k. Glazing in critical locations (within 800mm of floor level for windows and 1500mm for doors including windows within 300mm of doors) to be safety glass in accordance with part K4 of the regulations and bs6206.

Heating

Existing boiler system to be extended once capability confirmed, with new radiators to be supplied with TRV's. Entire plumbing system to be designed and installed by a GAS SAFE registered engineer. Existing boiler to have a minimum SEDBUK rating of 86%.



PROPOSED SECTION A-A
THROUGH NEW WALL/FLOOR TO GARAGE CONVERSION

SCALE 1:20



PROPOSED FRONT ELEVATION

SCALE 1:50



PROPOSED REAR ELEVATION

SCALE 1:50

Rev	Date	By	Chkd	Revisions

Client
MR & MRS RONALD BARDOE

Job Title
CONVERSION OF EXISTING GARAGE TO AN ANNEXE
AT 10 HOLLANDS CLOSE
SHORNE
GRAVESEND KENT DA12 3EH

ARCHITECTURAL CONSULTANTS

ANDERSON NORTH

ANDERSON NORTH LIMITED
Glen Lodge
Priory Close, East Farleigh
Kent ME15 0EY
Tel: 01732 522 455
Mob: 07957 627 440

Scale
AS SHOWN @ A1

Date
08/11/24

Drawing Title
PROPOSED FLOOR PLAN AND ELEVATIONS

Drawing No.
10-HOLLANDS-CLOSE-02

Rev.
A