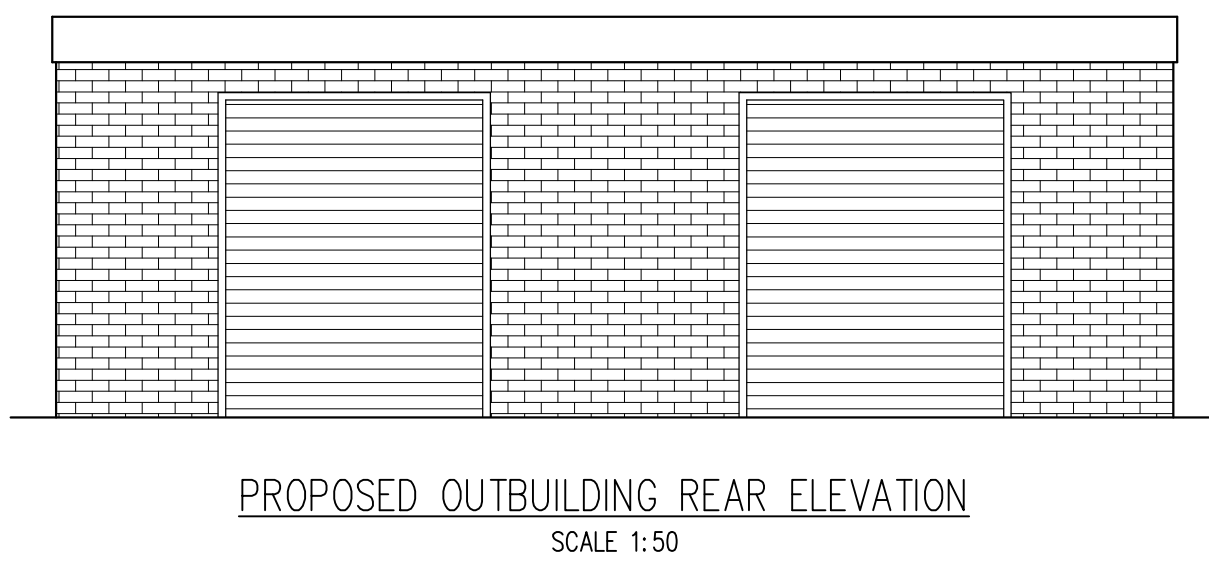
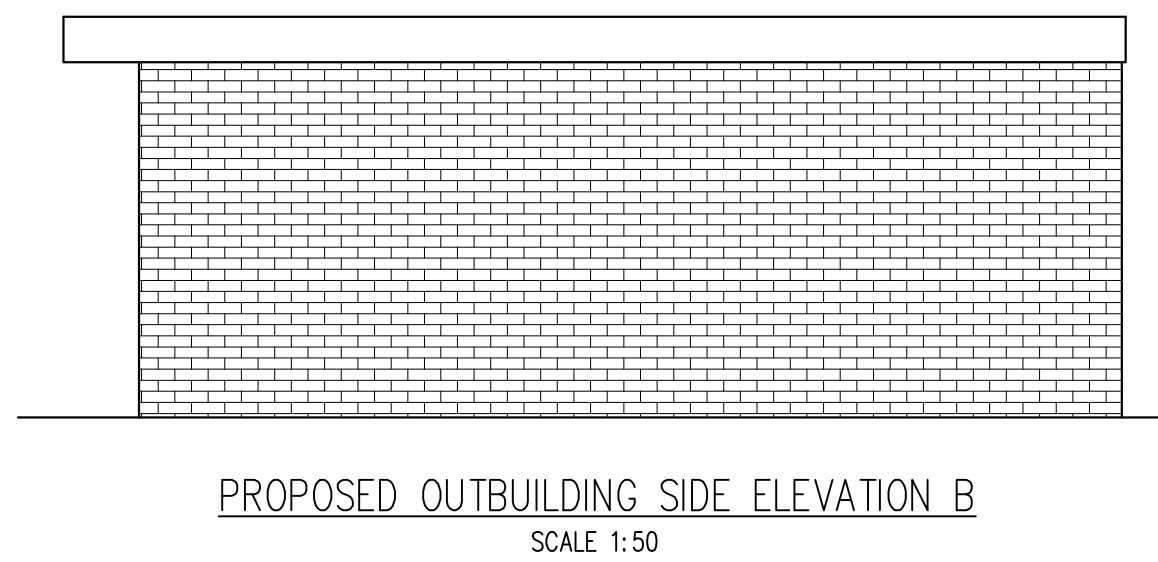
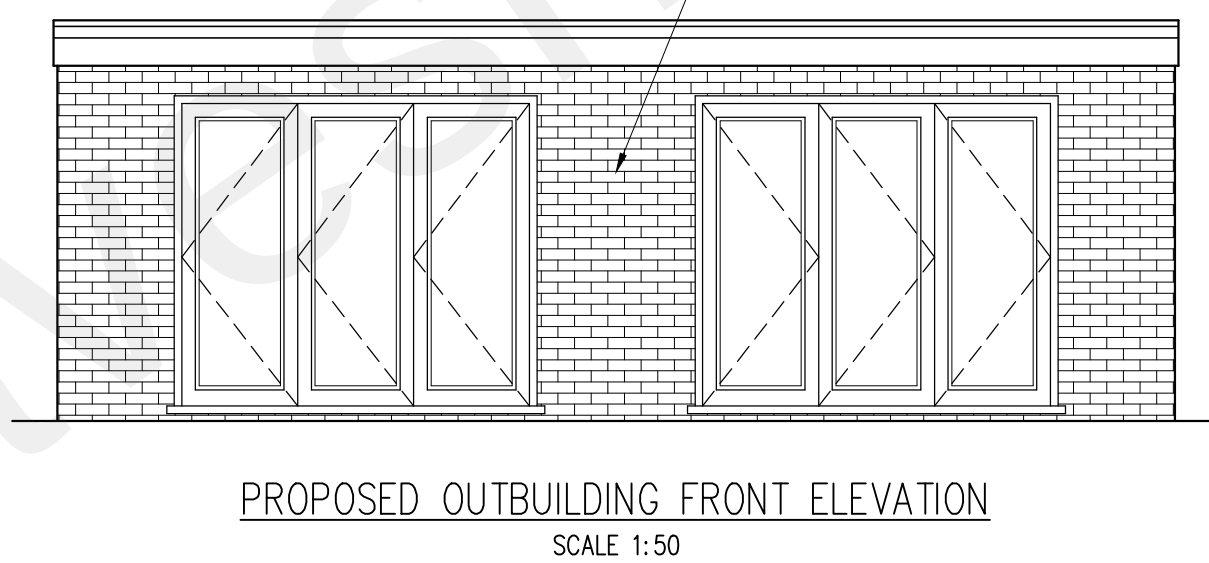
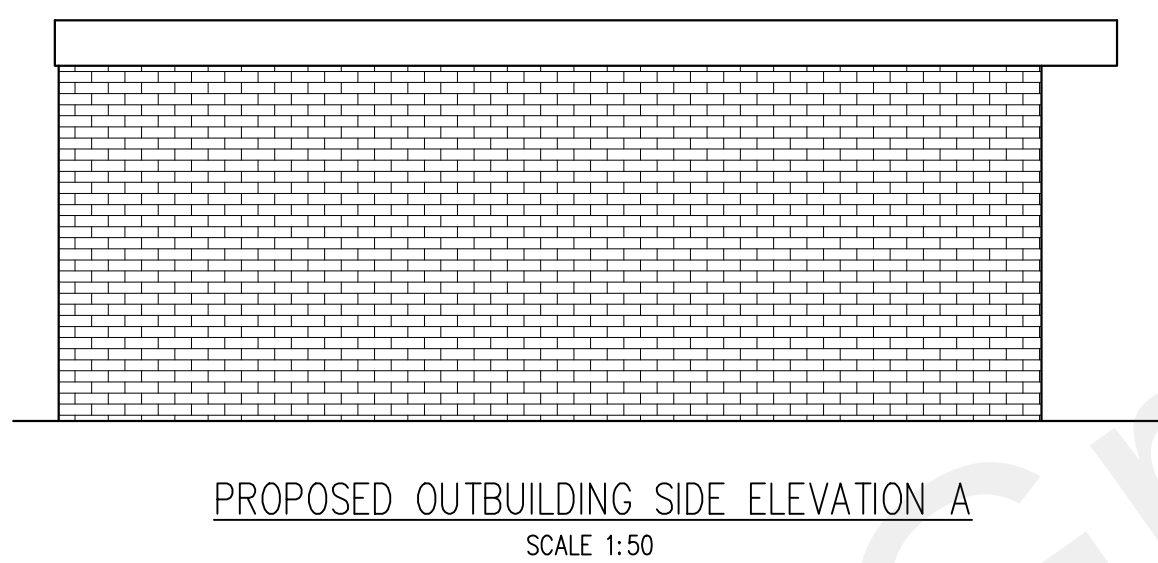
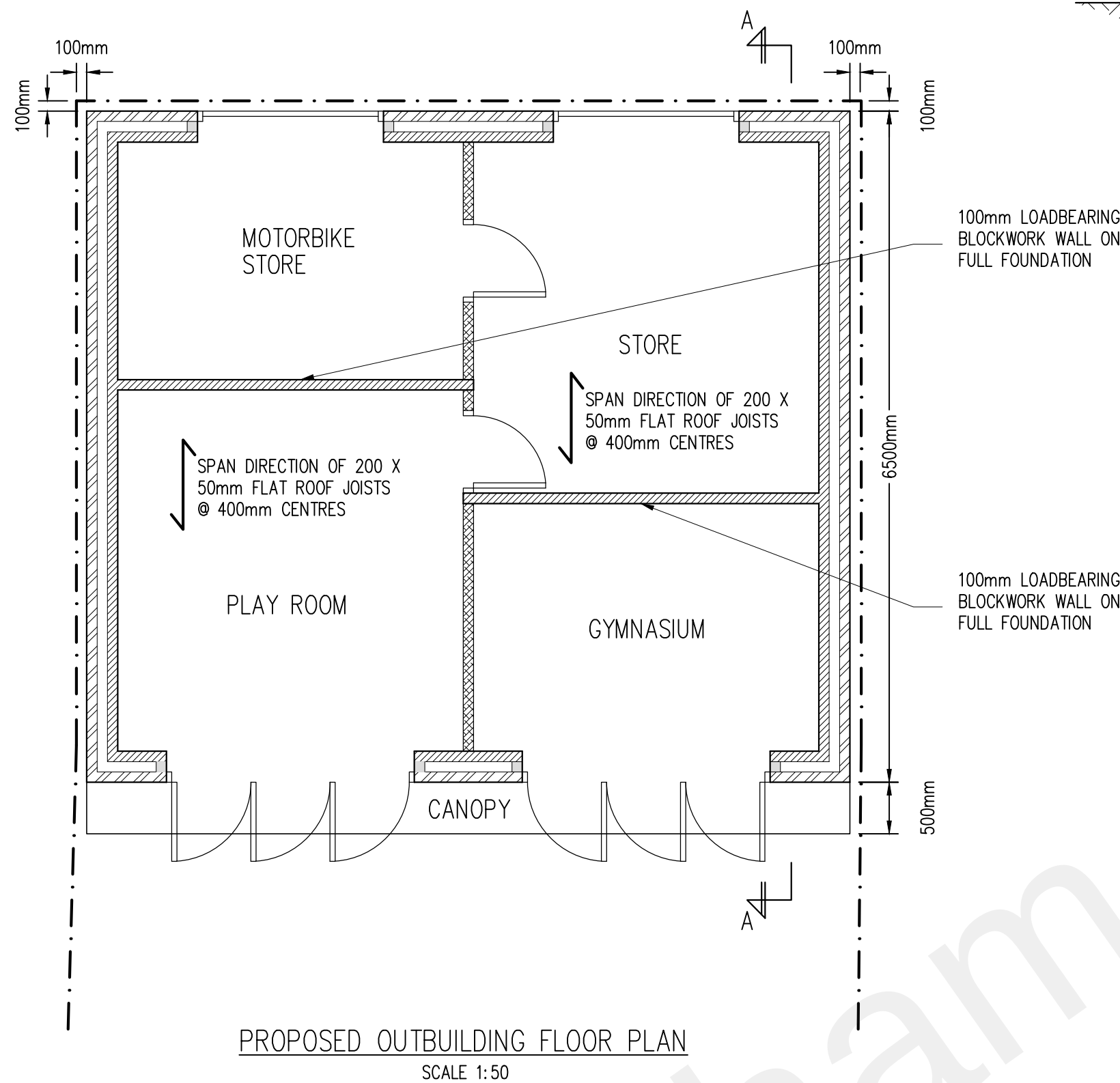
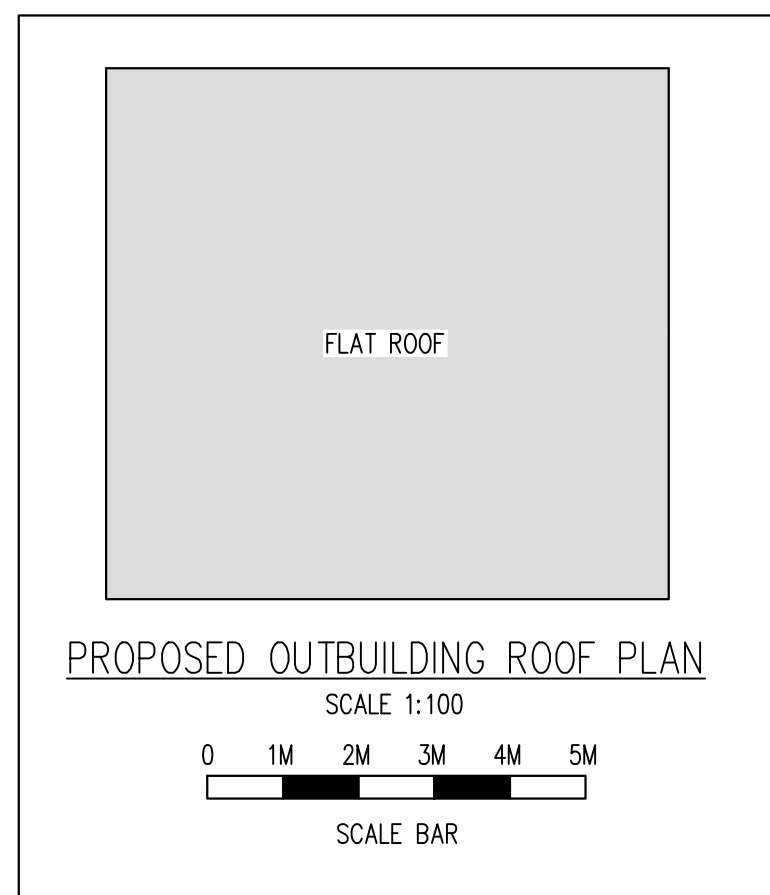
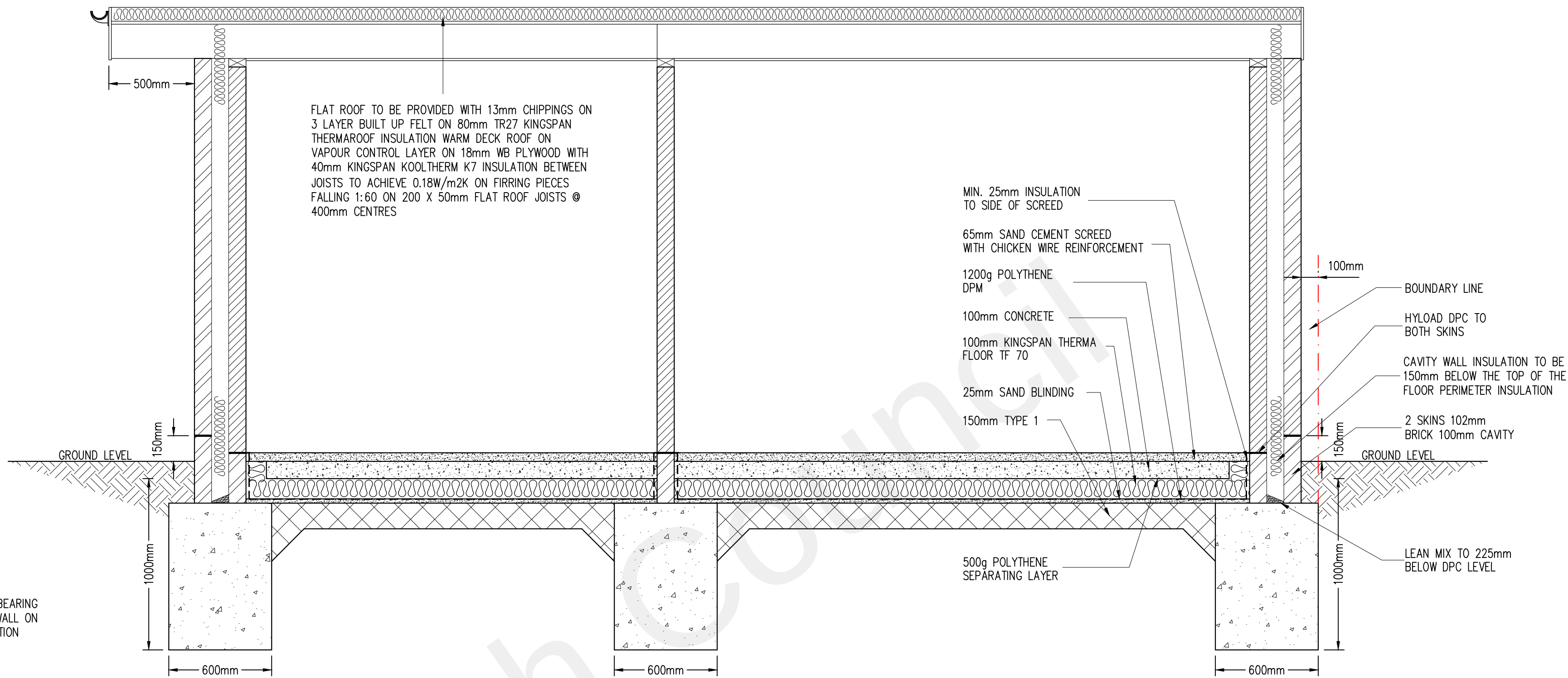
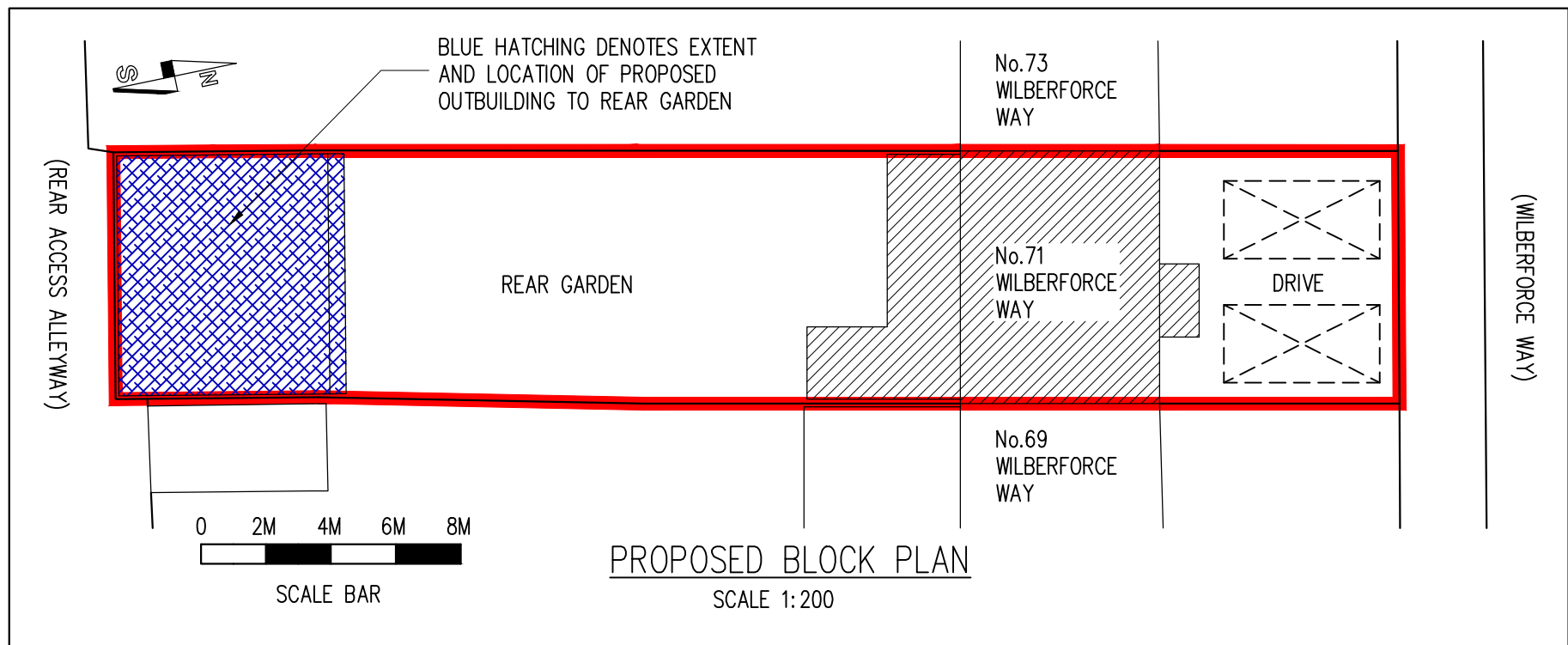




Standard items

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.

All lead work should be fixed and installed in accordance with the Lead Development Associations Handbook - Lead sheet building - a guide to good practice.

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.

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 Drytherm insulation batts with 100mm inner leaf block work of Celcon solar. Allow for 12.5mm plasterboard on dabs with minimum 10mm 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 25mm 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 Furrif profiles. Provide a vertical DPC where new walls connect to existing for the outer leaf beneath the Furrif profile. U Value achieved is 0.25. For cavity walls upto 600mm in length no EML or expansion joints are required, and for lengths exceeding 1200mm use EML every course to the blockwork with no further expansion joint required.

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.

Lateral restraint

1200 long by 30 x 5 galvanised straps to be chased into walls at ceiling level at 1200 centres.

Rainwater disposal

115mm half round guttering to be taken to down pipes to sizes as shown to discharge into 100mm below ground plastic pipe work laid to falls of 1 in 40 surrounded in pea shingle. Pipe to discharge to new honeycombe brick soakaways minimum 5000mm from any other building. Soakaway chambers to be left clear with minimum internal dimensions of 1000mm x 1000mm and a depth of 1500mm. Soakaway may be subject to a soakage test dependant upon subsoil conditions.

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 to this office.

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.

Ventilation

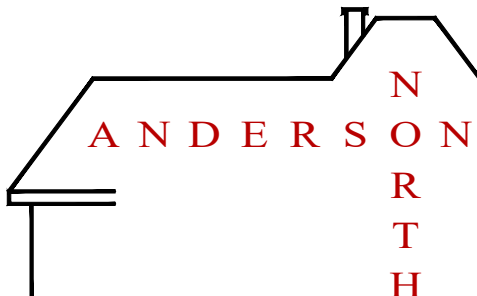
All rooms to be provided with 1/20th of the floor area for rapid ventilation with some part of the ventilation at least 1.75m high. All rooms to be provided with 8000 square millimetres of controllable trickle ventilation positioned 1700mm above finished floor level.

Glazing

All units to be double glazed in white PVCU to match existing. Configuration of units to be 4:16:4. Glass to have an e value of 0.05 to achieve a u-value of 1.6w/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

New electric storage economy 7 style electric heaters.

B	06/07/22					PLANNING AMENDMENTS			
Rev	Date	By	Chd	Revisions					
Client									
MR & MRS JOE SIMMONS									
Job Title									
PROPOSED OUTBUILDING TO REAR GARDEN AT 71 WILBERFORCE WAY GRAVESEND KENT DA12 5DJ									
ARCHITECTURAL CONSULTANTS									
									
ANDERSON NORTH LIMITED									
Glen Lodge Priory Close, East Farleigh Kent ME15 0EY Tel: 01732 522 455 Mob: 07957 627 440									
Scale		Date							
AS SHOWN @ A1		09/05/22							
Drawing Title									
PROPOSED FLOOR PLAN AND ELEVATIONS									
Drawing No.								Rev.	
71-WILBERFORCE-WAY-GR-02								B	