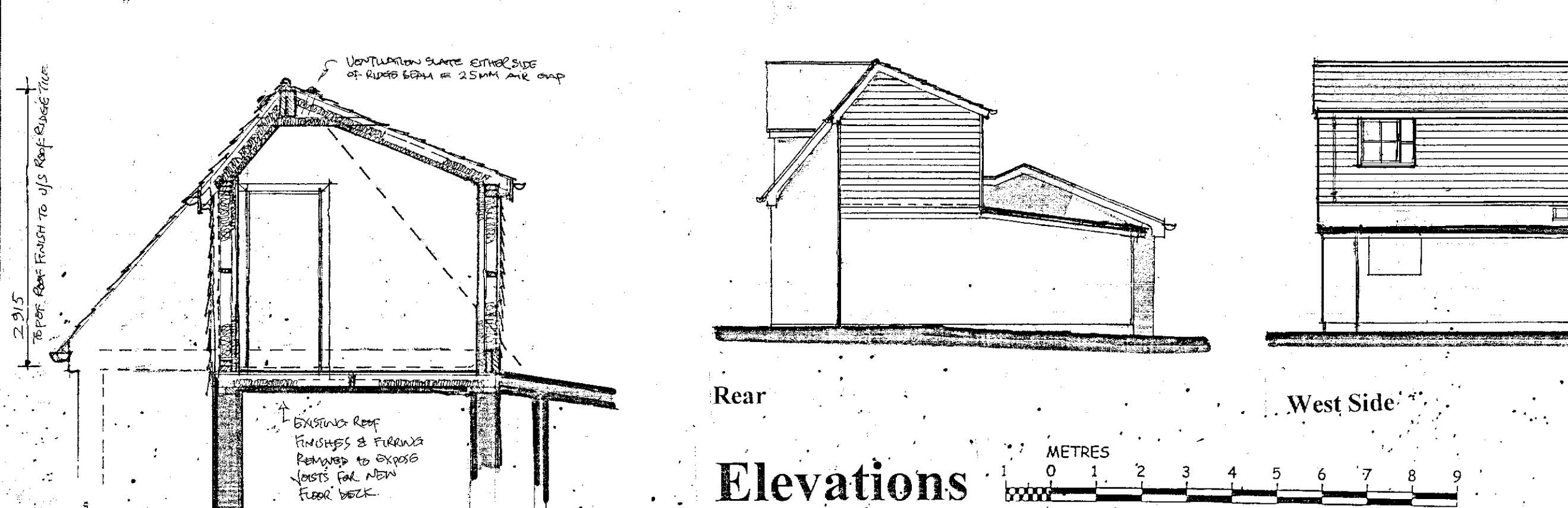
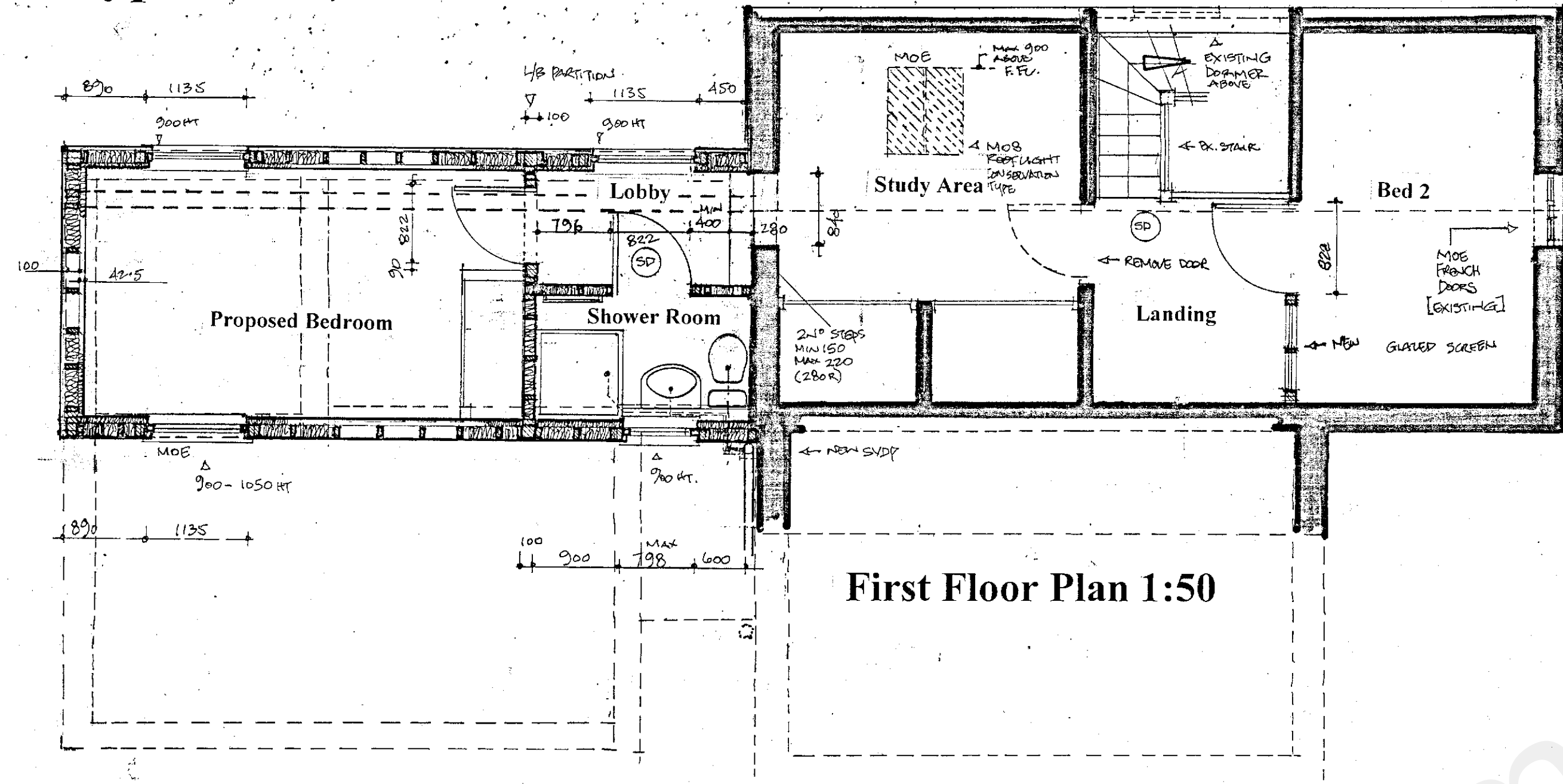
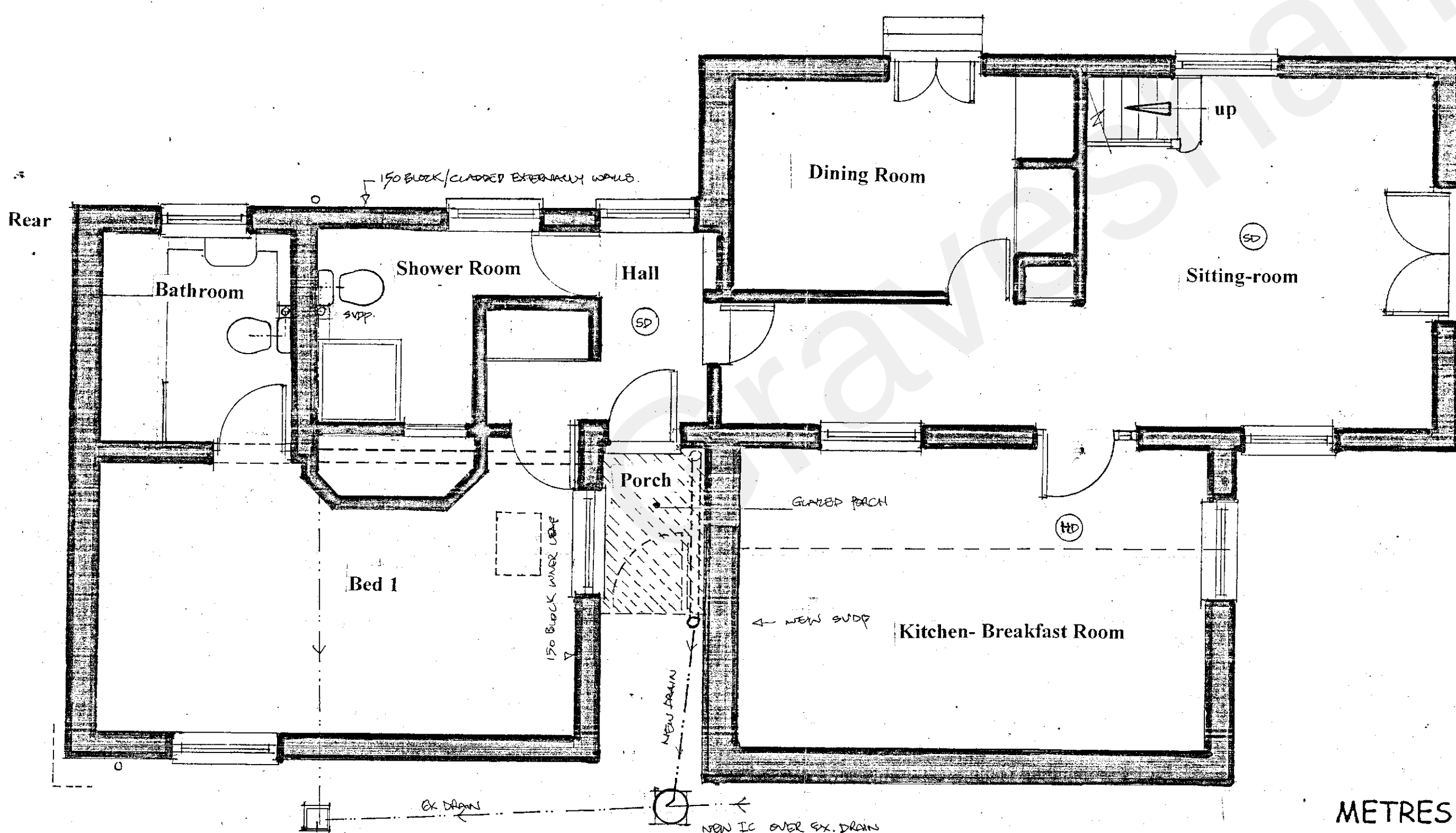




Typical Section 1:50



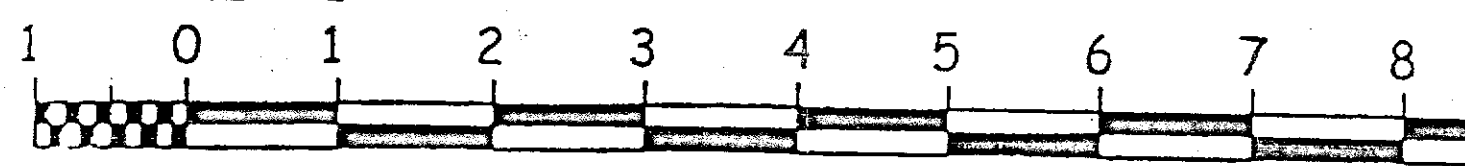
First Floor Plan 1:50



Plans

Ground Floor Plan 1:50

METRES



Rear

West Side

East Side

Elevations

Front

Windows: To be installed by approved installer registered under the FENSA scheme conforming to parts L1 and F1 of the 2000 Bldg Regs edition 2006 and details shown incl. sizes and locations to be checked on site by Contractor before ordering any units manufacture or supply. Units to be glazed/installed to BS 6375 part 1 for air/water permeability and wind resistance when tested to BS 5868 parts 1-3. Units to also achieve standards set out in BS 7950 for security performance and compliant to Part Q of the Building Regulations, and sealed to BS 5713. Frames to be approved timber joinery painted to match walls as per existing units, all related to receive min 24mm K glass type double glazed sealed units (Low-E, un-0.05) to achieve a min 1.4 U value unless otherwise agreed. Frames to be recessed in from elevation edge of wall with a min 30mm overlap to lintel/reveal insulation and sealed inside and outside to avoid air leakage prior to internal plastering. Ventilation openings to windows and doors to provide 1/20th floor area purge ventilation when open 30 degrees or more and 1/10th where they are less. Ventilation opening to include high level background/trickle ventilation equal to 800mm² area to habitable rooms and reduced to 500mm² to wet areas. Glazing within 800mm of floor level incl. stairs and doors within 1500mm together with adjacent areas termed critical locations described within Regulations, to be installed with toughened glass to BS 6206:1981. This will include the glazed partitioning to the new bedroom 2 separation from landing area within studwork similar to extension walls but more loadbearing. Contractor to install handrail across internal reveals of windows to first floor level, 900mm above floor level where opening window lights at base are within 800mm of finish floor level. Escape window (MOE) where indicated to new bedroom extension facing westward over existing flat roof to have min clear openable area of 0.33m² and to be at least 450mm clear height and 450mm width. This window is to be carefully installed between 900mm to 1100mm from finish floor levels, conforming to B1 of the Regs. Final window and any door where applicable and their locations to be clarified by Contractor with Client before ordering, and if not as specified on plans to be approved by BCO/LA before starting works. Doors and their furniture too not to exceed 20N pressure where positioned in accessible areas of the dwelling/building, and assessable thresholds installed to min entrances to Dwelling/Building.

Internal Walls: Load bearing partitions where indicated to be 100mm Studwork as per extension walls with 100x47mm-dried C16-24 studs @ 400c/c cross-braced with twin tie and sole plates. Walls to be insulated with compressed 100mm sound insulation quilt of min density of 10kg/m³ between studs to reduce sound transfer in excess of part F requirements. Stud wall's to be lining both sides with 9.5mm sheathing ply screw fixed @ 150mm c/c, similar to extension walls. These walls to be bolt fixed/stapled to external walls at 900mm c/c to provide restraint @ 600mm c/c vertically. Walling junctions to be over drawn with 12.5mm Gyproc duplex or similar plasterboard and set after scrimming joints and junctions. Final finish to be smooth set with 5mm Gyproc Thistle plaster protection to achieve min 1/2hr fire resistance and a min 10kg/m² mass in strict accordance with supplier's manual. BBA Certificate. Plastered surfaces within shower room to be installed with fully stone height tiling to client requirements unless otherwise agreed, with fungicide type silicon sealant to BS 5889 Type B pointing to all sanitary ware connections. Stud wall to be installed with triple joint member below bolt fixed at 450mm c/c. And all second fixing to be installed with matching moulded joinery and decorated to match unless otherwise stated including approved door furniture. These are to be extended to adjacent area including external wall positions, where all are to be treated with preservatives to BS 1186: Part 3. None Load bearing partitions to be similar construction as load bearing walls including plastering/finish/second fixing, but may be reduced in width to 75mm with compressed 75mm quilt between studs. Builder may omit 9mm ply linings but designer recommend ply lining behind plasterboard areas that is finished with tiling. (Shower room).

All walls to be laterally restrained in accordance with requirements previously outlined for external walls, and all openings to be clarified with Client/BCO by Carpenter/bricklayer before installing, as they will depend on the final type of joinery to be installed and tolerance for building in. Proposed door design and sizes to be subject to Clients requirements and agreed prior to starting works and furniture/opening of doors to not to exceed 20N pressure where positioned in accessible areas of the dwelling/building. Contractor to ensure that doors are fixed with a 10mm air gap at their base to provide air supply to any mechanical ventilated areas within building. Measurements to include similar apertures are indicated as structural-opening sizes where no tolerances have been allocated each side for building in namely 762mm door + 2no 30mm frame widths = 822mm. Wall dimensions do not include wall finishes such as plastering/linings and all internal mechanical ventilation provisions where possible have been described in brick course structural openings. Contractor to ensure that glazed areas to doors and adjacent partitions such as partition to new Bedroom 2 to be toughened to BS 6062 and manifestation to N2 of the Bldg Regs. (Solid lines; patterns; or logos 1500mm above FFI level). Final details to be submitted to Client/BCO for approval by glazing contractor prior to manufacture.

Roof Light: Proposed roof light to first-floor eastern side study area to be Conservation (MO8 size + 1400x780mm) Velux means of escape size roof unit namely top hung opening with a vertical glazing bar and white inner frames unless otherwise agreed, installed to supplier's details. This unit, to be installed within a trimmed opening with twin bolted rafters both sides as a minimum and similar trimmings above and below fixed with approved just ladders. Unit to be fitted with manufacturers lead-flashing kits appropriate to roof finishes and final location to be subject to rafter positions and client requirements including level. Designer Recommends unit to be within 1.5m from external gutter position max 1100mm call level above internal floor level. Glazing within 800mm of floor levels and units facing boundaries within 6000mm to be fitted with toughened glass to BS 6206:1981 and to achieve AA fire rating. Window opening to achieve min 1/20th floor area ventilation, and to incl. high level trickle vents min 8000 sq. mm and 1.4 U value for the unit area. Final type/size and locations to be clarified with Client by Contractor after checking details on site and before ordering units to be delivered, and where not as specified to be approved by BCO.

Roof Drainage: All rainwater goods to be installed to BS 6867:1967 with matching black PVC-u guttering and ogee down pipes. Guttering to be Marley Premier 112mm half round iron or equivalent approved system fixed level with brackets at max 750mm c/c. Gutters to be discharge 68mm dia ogee rainwater down pipes fixed at max 1800mm c/c into existing down pipes/roof drains with either shoe outlet or direct to nearest gutter with approved fixings. Down pipes to discharge at ground level into existing sealed top sw gullies all piped to existing/previously approved soakways. All details to comply with part H1 of the Bldg Regs on completion of works and conform to BS requirements.

Fire Precautions:

Fire Safety: Builder and Building Owner are to familiarise themselves with the RRO - Regulatory Reform (Fire Safety) Order more commonly known as the FSO - Fire Safety Order (2005), before carrying out any modifications or installation of new works. These carrying out any modifications or installation of new works. These regulations transfer the responsibility of the fire precautions and protection measures of the building and its occupants from the Fire Authority to the Builder/Building Owner.

Smoke Heat Detectors: To be installed within areas shown on floor plans if not already installed. Detectors to be applications, interconnected to each other to give early warning in case of fire/smoke. They are to be installed with approved wiring to mains electrical supply with separate fuse, and connected via approved wiring to BBA Certificate. Where detectors are to be installed secondary battery power supply in case of mains failure. All units to be installed to BS 5446: Part 1 and where applicable BS 5839 part 1 & 6:2004, final locations to be clarified with Client/Building Contractor before installing by approved specialist Contractors. Locations to be within 3m of doors to rooms and min 300mm away from ceiling perimeters, and installed and commissioned by approved installer to BBA Certificate of products used. Units to include sensor to sound where any integrated battery source is near to life span of functioning. Notice plates/instruction to be installed near to product where required under the appropriate Acts and BBA Certificates.

Walls: To be constructed with 100x47mm tanalised dry C24 s/w studs @ 400 c/c cross braced where required and installed with similar twin screw bolted members at head and sole plate locations. Studwork to be insulated unless otherwise agreed with BCO with approved equivalents with 100mm Kingspan Kooltherm K112 insulation board (2no layers of 50mm) to in case of min 0.18 U value. Internal lining to be installed with Kingspan 42.5 Kooltherm K118 insulation board - there after skimmed with Gypsum plaster finish smooth ready for decoration. External studwork to be installed with 9mm sheathing ply or OSB equivalent screw fixed at 150mm c/c. Walls to be supported above existing 150mm loadbearing blockwork to ground floors to eastern side and rear walls with existing plates below roof plates. Roof joists to be cut back to within the proposed external wall alignments to provide matching ship lap finishes above the existing ground floor elevation walls. This may include a small over-sill joint projection to allow new construction to be formed correctly - please refer to sheet 7 where new trimmer is installed to support ridge beam landing via new bedroom wall beam and trimmer is required. Western side wall can be installed as required dependant on external face of wall to ground floor bedroom/bathroom wall bearing for the required fixed beam alignment below extension wall. Walls to be finished externally unless otherwise stated with treated timber weatherboarding cladding painted cream to match the existing external finishes of the property.

Cladding fixed to 50x50mm vertical battens to vertical stud positions at 400mm c/c to achieve required 50mm air gap in front of 9mm sheathing ply or OSB layer with a 5mm Kingspan Nilvent breathable layer between lapped into any adjoining dpm's. Builders Note: Walls facing boundaries within 1.0m to the site unless otherwise agreed with Building Control Contractor is to be constructed with 12.5mm Super-lux sheathing (BBA Certified/Tested) to provide a 1/2hr fire resistance construction, and also a further layer internally behind the 42.5mm Kooltherm layer fixed to studwork as per the test certificate documentation. Final details to be agreed on site at the initial Building Control inspection / Commencement of work visit.

Mechanical Ventilation: The following proposed areas to be mechanically ventilated to the specified rates stated, with approved extractor fans and ducts to F1 of the Bldg Regs.

Bathrooms/ Shower rooms: min 15 litres/second

Where rooms do not have the benefit of window ventilation complying with the regulations (incl. habitable rooms). Contractor to install mechanical ventilation to provide min 3 air changes per hour. These units to be operated by approved light switch, connected to automatically control overrun timer, to extend fan operation by min 15 minutes after turning light off. Contractor to ensure that doors are fixed with a 10mm air gap at their base to provide air supply to any mechanical ventilated areas. Ducting over 1500mm run to be changed from flexible to rigid pipe work unless otherwise agreed with BCO or in conformity with BBA Certificate of fan/ducting suppliers. All exhausts to be extended to external air by approved ducts and external terminals. Final locations of mechanical ventilation to be agreed with Client/BCO prior to installing on site. Fans to be subject to a flow testing in accordance with approved procedures and results submitted to Client on Completion of work and all back ground ventilation to be in accordance with table 1.2a of part F1 of the Regulations.

Planning Details:**Proposals:**

Erection of a first floor extension to create additional bedroom and adjacent shower room to the first floor as a whole. First floor layout to be modified to provide 2 separate bedrooms and relocation of open study area.

All works to be installed to match existing finishes to the property.

There are to be no changes to the ground floor areas or outbuildings and existing boundary treatment will be retained as it presently exists.

Roofs: To match the existing pitched roofs with slate finishes including gables/soffits details supporting matching rainwater goods.

Walls: Proposed walls to be installed with traditional matching Feather edge weatherboarding painted cream. Proposed windows to match the design of the existing glazed areas (double glazed) with timber frames /glazing bars painted cream to match the adjoining cladding.

Demolition Work incl. Alterations: Any existing Structures shown to be removed to be subject to a type 1, 2 or 3 asbestos survey which ever is applicable to site conditions or type of building being worked upon, to ensure that asbestos or other harmful materials are removed safely before demolition or alteration. All these measures are to be in accordance with C.A.N.R. (2002) updated to 2006 (requirements) regulations and reports are to be of MDHS 100 standard.

All structures to be removed carefully by trained competent persons after temporary supporting existing construction/ building to current approved practices. Contractor to agree with Client a schedule of protection and screening to existing building prior to demolition. Existing materials where agreed with Client/LA or BCO are found to be suitable for reuse within new works, to be carefully removed and stored for reuse. These materials are to be cleaned and treated where necessary before re fixing to current standards/BBA Certificates.

All works to be carried out to current Statutory Authority requirements including demolition notices (incl. min remedial works under the said notices and Health and safety at work requirements. Contractor to leave works with all adjacent areas made good to match existing finishes, or otherwise agreed with Client/LA/BCO.

Prepared details do not include any specialist items or the testing for environmental issues in regard to pollution or contamination matters to the site and existing buildings found, including adjoining structures and conditions below ground in and around site. Where these issues require substantiation Client or the Contractor under investigation to engage specialist surveyors for this purpose and adopt all necessary, controlled removals and precautions within approved reports to render the site safe for intended works and occupation.

Conditional Approvals:

1. All Existing construction taking new loads to be fully investigated by contractor prior to commencing work including foundations. These works to be included within final quotation for the project, and where necessary covered by preliminary agreed sums. Construction required to be exposed for verification, to be agreed with Building Control before starting works and left open for their inspection.

Pitched Roofs: To be pitched to match existing slopes incl. finishes fixed in strict accordance with current British Standards, and suppliers HBA Certificates. Pitch to the western-side of the extension 9mm sheathing ply or OSB equivalent screw fixed at 150mm c/c. Walls to be supported above existing 150mm loadbearing blockwork to ground floors to eastern side and rear walls with existing plates below roof plates. Roof joists to be cut back to within the proposed external wall alignments to provide matching ship lap finishes above the existing ground floor elevation walls. This may include a small over-sill joint projection to allow new construction to be formed correctly - please refer to sheet 7 where new trimmer is installed to support ridge beam landing via new bedroom wall beam and trimmer is required. Western side wall can be installed as required dependant on external face of wall to ground floor bedroom/bathroom wall bearing for the required fixed beam alignment below extension wall. Walls to be finished externally unless otherwise stated with treated timber weatherboarding cladding painted cream to match the existing external finishes of the property.

Roof finishes to be supported on traditional construction with 175x47mm grade C24 pre-treated tanalised/impregnated kiln dried common rafters @ 400c/c, birds mouthed over 2no 100x47mm treated s/w wall plates screw fixed together above similar single studs at 400mm c/c, and fixed either side of rafters with approved Simpson Strong Tie Clips /Anchors down to wall plates to provide required restraint. All wall plates to be level and fixed to walls with approved clips straps at 1600mm c/c or straps to A1/2 Diagram 20 and fixed to 2C32 2C35 & 2C36 of the Bldg Regs @ the same centres including verge/gables.

Roofs to be insulated with a min 120mm Kingspan Kooltherm K107 K112 board fixed between rafters on approved treated battens and a further layer directly below in the opposite direction of rafters of 42.5mm Kooltherm K118 insulation layer provide 0.15 U value for construction detail. Insulation layer to be installed with a 55mm-air void above and fixed level with underside of roof joists ready to receive soffit. Soffit (12.5mm Plasterboard) to be taped/sealed to all joints and junctions before applying 3.5mm Gypsum smooth plaster set. Areas within wet rooms/kitchens to be also being installed with 500g polythene vapour barrier behind plasterboard soffit should the BCO require it under the Building Acts. Final finish to be agreed with Client/BCO incl. coves to perimeter before installing. Proposed eaves to be formed with similar treated materials to match the existing roofs including design and depth Painted to match the cladding below. Roofs to be cross ventilated to C2(C) of the Bldg Regs 2006 by installing min 25mm-air gap or equivalent within soffit/facade's incl. PVC-u fly screen covers. Contractor to ensure that min 50mm-air gap will be provided above all insulation layers, including eaves with approved rafters ventilators fixed above/between rafters where required.

Roofs abutting walls including existing flat roofs and pitched roofs at ridge level to be ventilated to the same standard (25mm continuous gap) by approved abutment ventilators or concealed pitched slate roof vents to be agreed with the Client/BCO.

Notes:

All dimensions, levels and existing construction including drainage and their inverts to be checked or ascertained before ordering of materials and commencement of relevant area of work.

General:

Contractor to work from dimensions shown on plans after taking on site measurements, and where discrepancies are found, to be verified with Client/BCO/LA before starting works. Designer details has been purely prepared from previously prepared plans (approved) and Client Survey/dimensions and photography's supplied. Details specified showing unintentional errors are not to be taken advantage of, and implied contractor to be installed to good building practices in strict accordance with BS 8000 & ISO 9000.

Contractor to visit site to check dimensions and existing construction incl. foundations/drainage prior to issue of final quotation for the works. Contractor to approach Building Control / Local Authority / Southern Waste Services and other Statutory Undertakers/Service providers regarding the site and surrounding area that could be affected by the works, to avoid damage or injury from those services shall carry out adequate location markings of these services.

Dimensions not to be scaled from plans in any circumstances but to be agreed with Client/BCO/LA on as works progresses. These items will include all levels in the building works and surrounding site together with drainage levels existing and proposed.

Contractor to carry out works in strict accordance with current Health & Safety at Work Acts incl. C.A.N.R. 2006 requirements and full compliance with the current "The Construction (Design & Management) Regulations 2013. It will be the duty of the Contractor to submit Plans/Data and method statement incl. risks assessments to the appointed CDM Coordinator (where applicable) for their proposed work/project. Unless otherwise advised the Owner/Client is to appoint a CDM Coordinator for the works described on these plans before starting works. These requirements are to also extend to good working practices by approved qualified operatives, and include any temporary support to existing structures whilst works are being removed or installed.

Prior to commencement of the works including demolition, Contractor to submit to the client agreed programme for the work, which should also include protection measures to existing buildings and personnel incl. operatives, client or visiting public. Dust from operations to be kept to a reasonable level, and all operatives and visitors to site incl. client wear PPE equipment (e.g. Protective helmet/goggles/footwear & mask where required) and inclusive of Covid recommendations. Schedule of valuation/payment scheme and appropriate insurance certificates to be submitted to client prior to agreeing final quotation.

All fixtures, fittings, and finishes to be fully agreed with Clients and approved by Building Control/LA prior to starting works and to be installed to match those of the existing buildings. Where these are subject to conditions under Council Planning /Building Control approval it will be the sole responsibility of the Contractor to submit samples and details to enable written discharge of conditions before starting works or ordering materials.

Contractor is reminded that all materials and construction described within plans and accompanying details are to be installed in strict accordance with Current British & European Standards (Codes of practices, and relevant BBA Certificates for all materials. All structural timber to be stress graded C24 unless otherwise stated and treated i.e. (Impregnated and Kiln dried) and all to BS 5268, and Steelwork to be S355 grade to BS 5950 and all to BS 8110 for Reinforced Concrete - i.e. Eurocode 3 Design of Steel Structures

Drawings and accompanying details have been solely prepared for Council submissions under the Building and Planning Acts Only. Where discrepancies are found they are to be reported by Contractor/Client to the relevant authority before proceeding with works to agree modifications.

Plans to be read in conjunction with accompanying Drawings (08/01/20) & (08/03/21) and December 2022 Calculation Sheets/Additional Specification Notes not able to be included on the plans in addition to Revised Material Details. Contractor to check before starting works with Building Control / LA Planning Office and others, that all approvals have been issued for the described work and outstanding conditions discharged, and they are in process of current revision of details.

Prepared details do not include any specialist items or the testing for environmental issues such as General pollution/contamination found within the site. I confirm the plans and designs incl. accompany calculations, if applicable are the sole ownership of Robert A Clayton, and should not be modified/traced or copied by any means what ever, unless expressly authorised in writing after full payment of any outstanding fees.

amendments	
Project:	
Site:	Meadow Cottage School Lane Higham Kent ME3 7JG
Client:	Mr G. Mrs A Loft
contractor:	

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scale:	1:50; 1:100	revision:	drawn:
date:	November 2022	drawing no.:	08.03.02/6

Proposed Elevations & Aspects