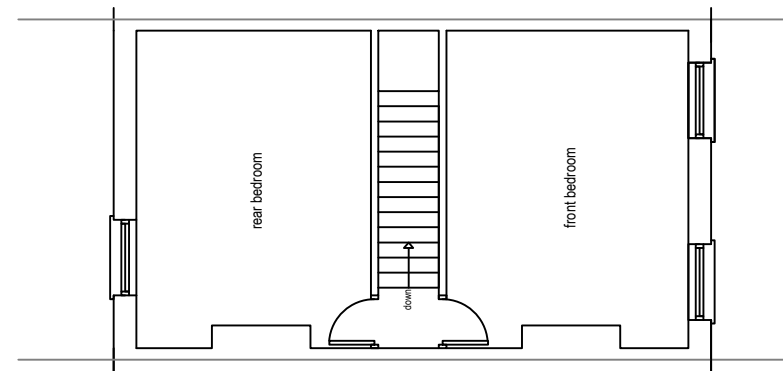


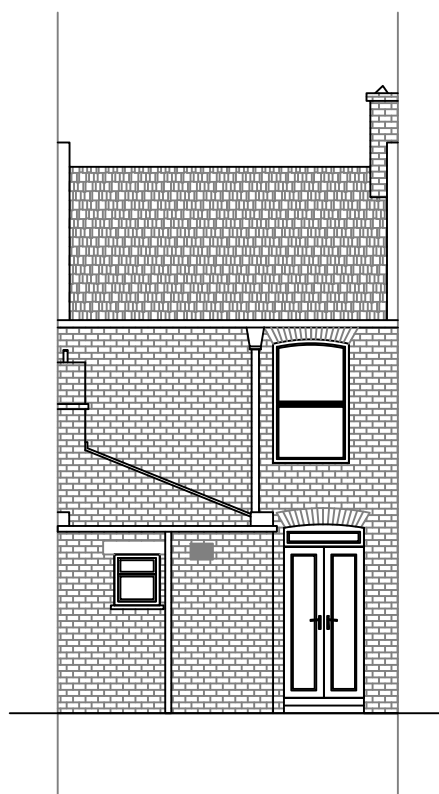
Existing Ground Floor Plan
Scale 1:100



Existing First Floor Plan
Scale 1:100



Existing Front Elevation
Scale 1:100



Existing Rear Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100

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Project: Proposed extension to 14 Fearon Street, SE10 0RS

Ref: H01FEB10-B1

Title: Existing Floor Plans, Existing Elevations

Date Drawn: 12th February 2010

Drawn By: DC

Size: A3

Stage: Building Regulations

Revisions:

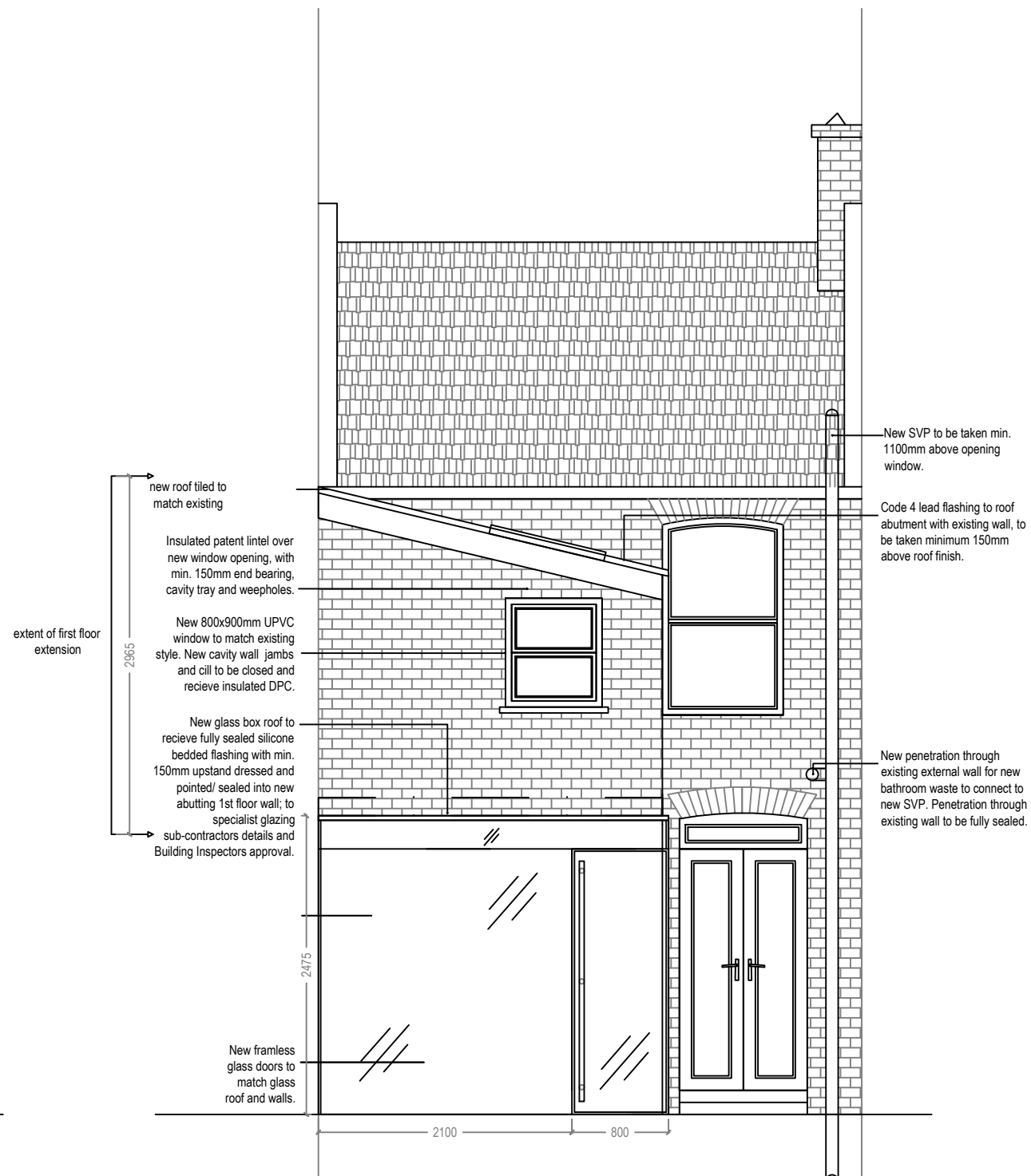


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Proposed Front Elevation
Scale 1:50



Proposed Rear Elevation
Scale 1:50

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Project: Proposed extension to 14 Fearon Street, SE10 0RS

Ref: H01FEB10-B2

Title: Proposed Elevations 1

Date Drawn: 2nd May 2010

Drawn By: DC/LM

Size: A3

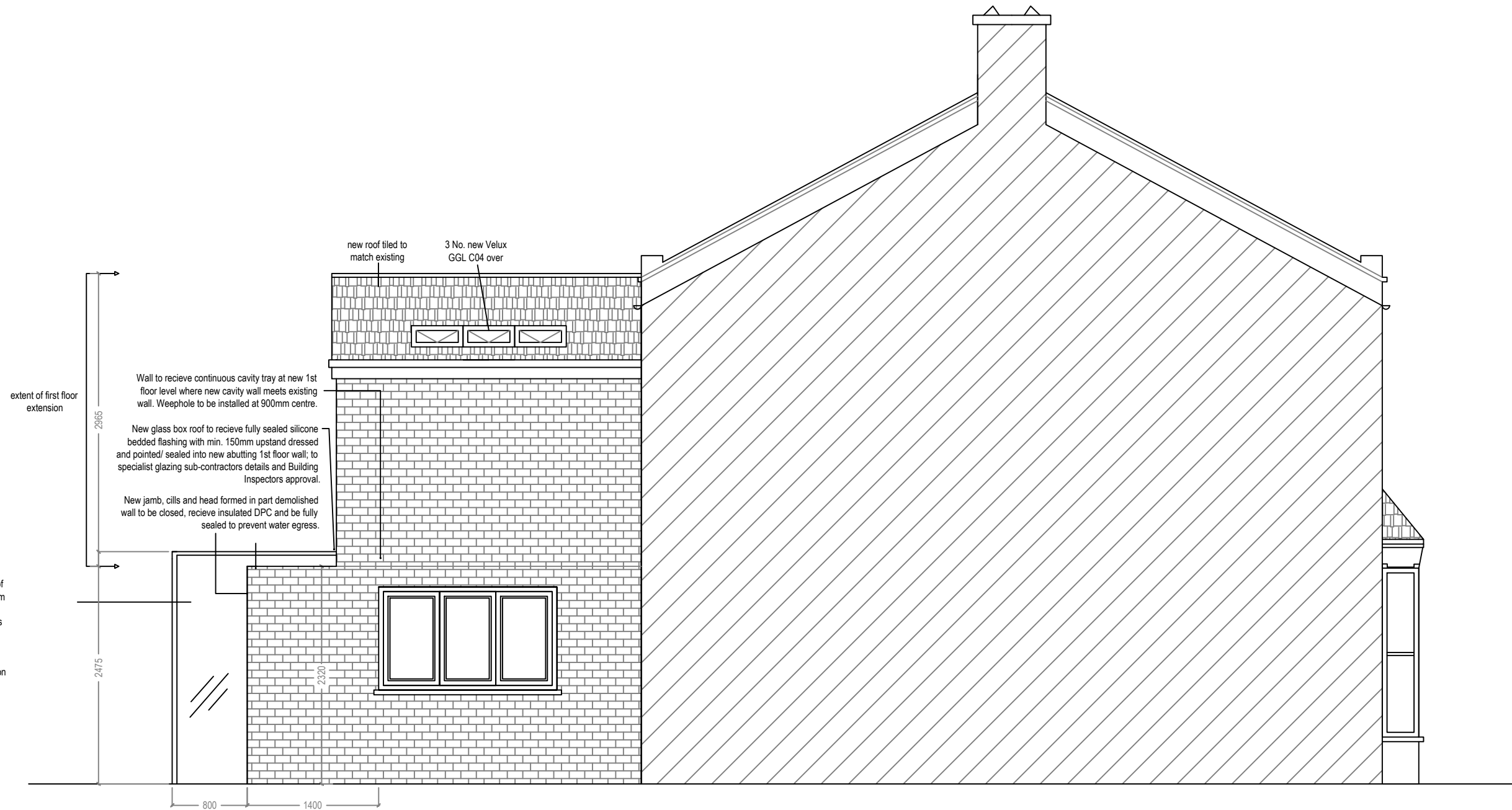
Stage: Building Regulations

Revisions:



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Proposed Side Elevation
Scale 1:50

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Project: Proposed extension to 14 Fearon Street, SE10 0RS

Ref: H01FEB10-B3

Title: Proposed Elevations 2

Date Drawn: 2nd May 2010

Drawn By: DC/ LM

Size: A3

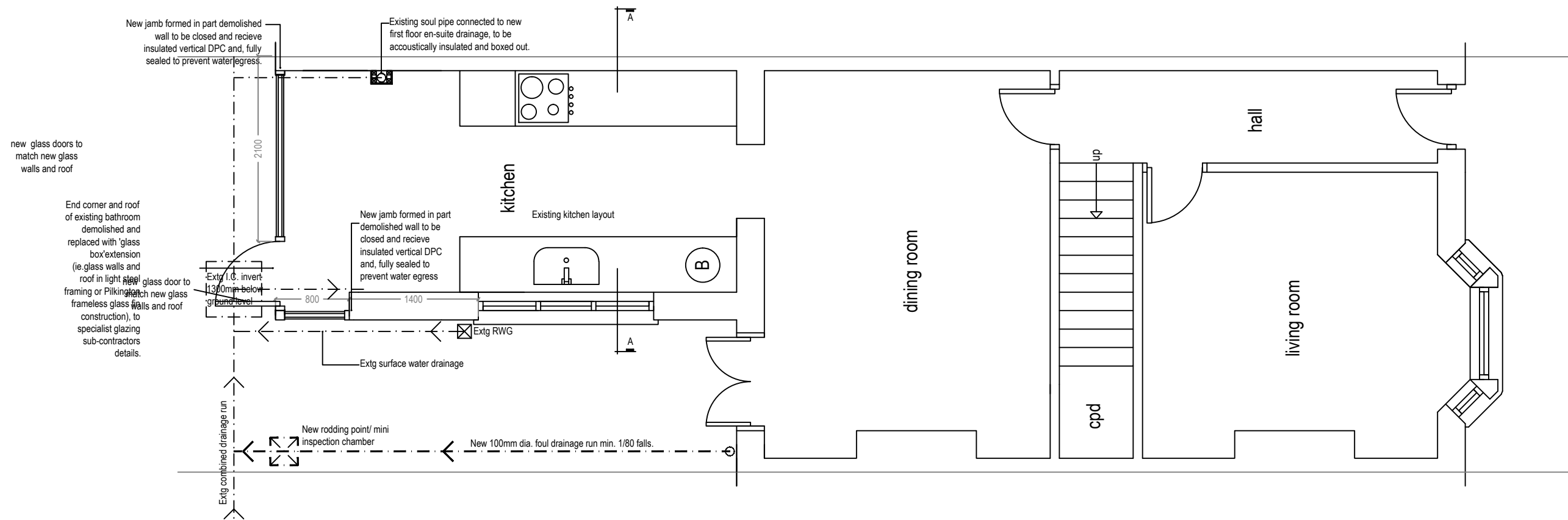
Stage: Building Regulations

Revisions:



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Proposed Ground Floor Plan
Scale 1:50

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Revisions:

Project: Proposed extension to 14 Fearon Street, SE10 0RS

Ref: H01FEB10-B4

Title: Proposed Ground Floor Plan

Date Drawn: 2nd May 2010

Drawn By: DC/ LM

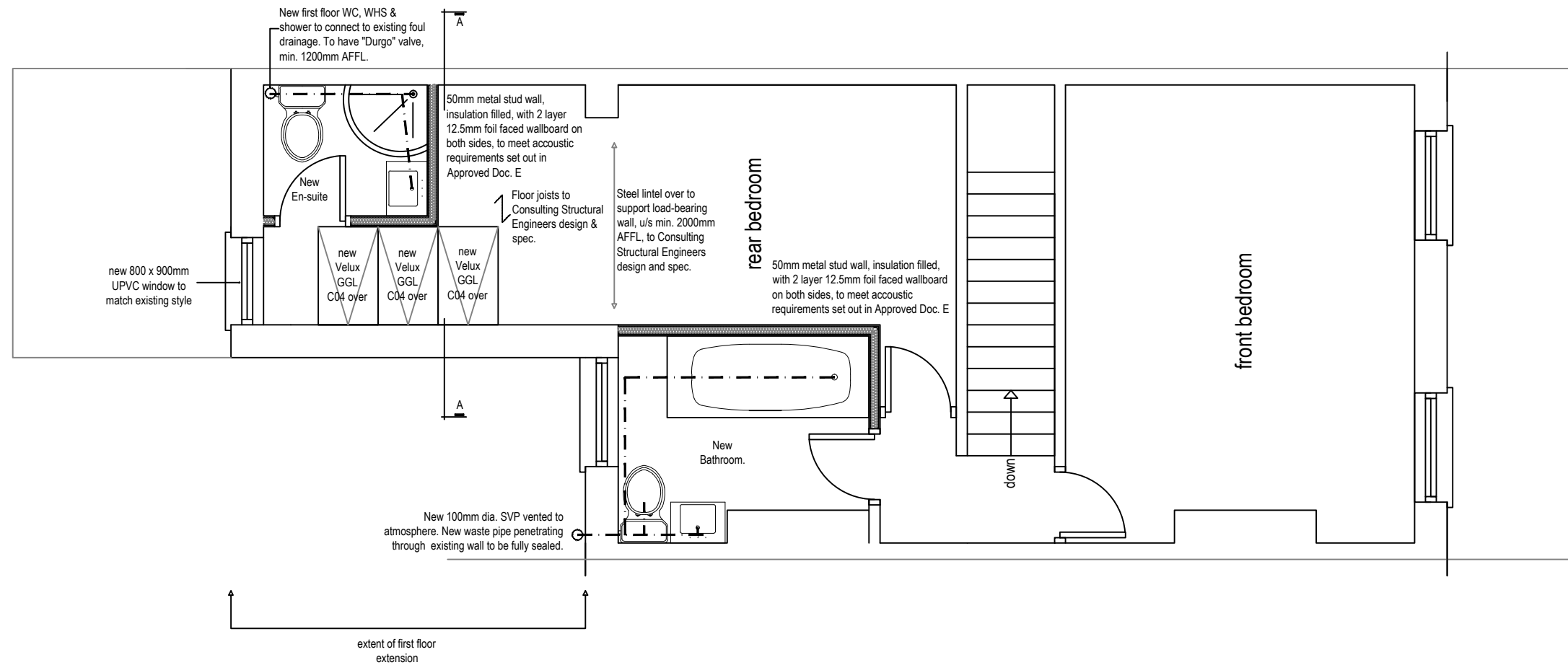
Size: A3

Stage: Building Regulations



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Proposed First Floor Plan
Scale 1:50

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Project: Proposed extension to 14 Fearon Street, SE10 0RS

Ref: H01FEB10-B5

Title: Proposed First Floor Plan

Date Drawn: 2nd May 2010

Drawn By: DC/ LM

Size: A3

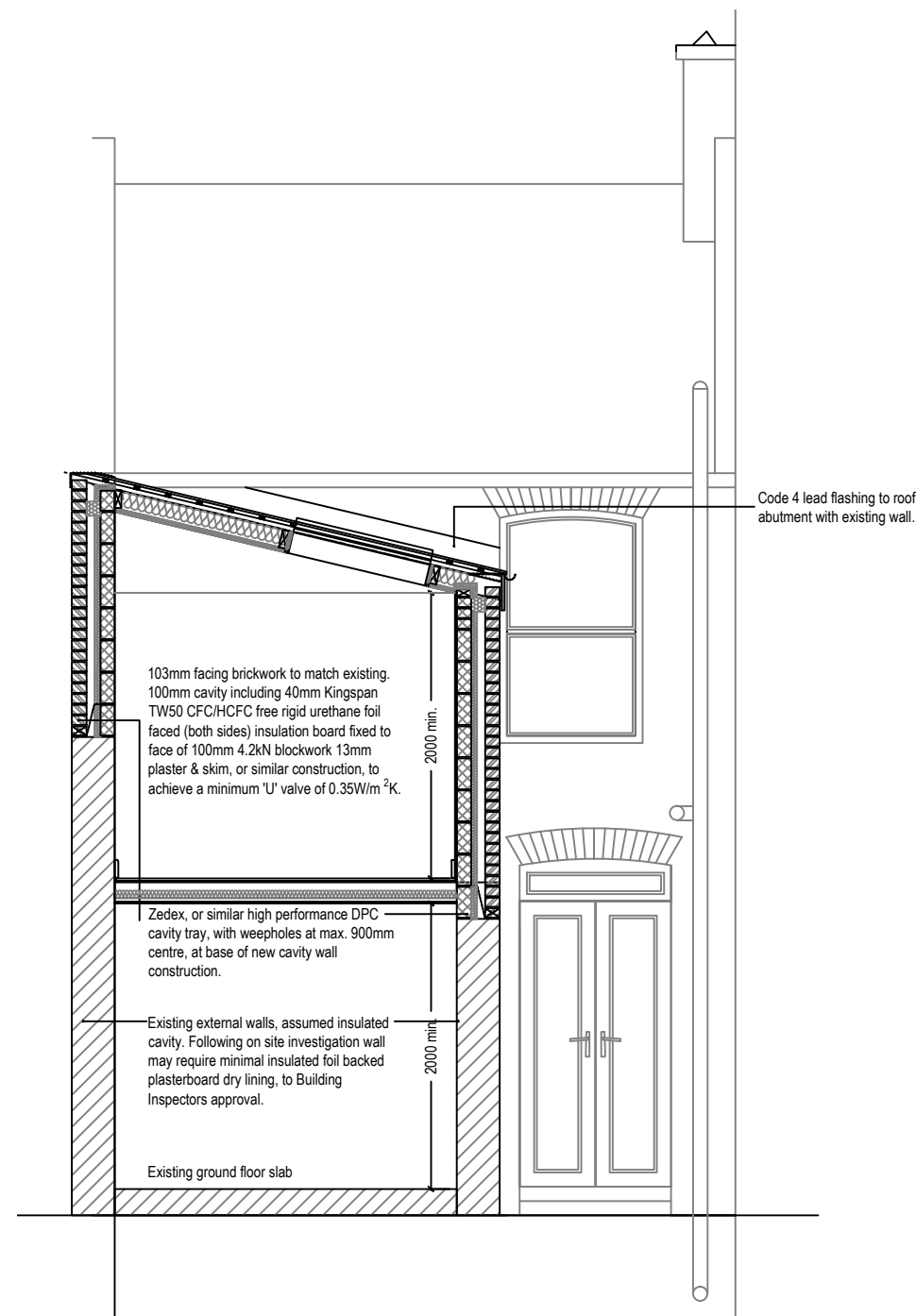
Stage: Building Regulations

Revisions:



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Proposed Section A-A
Scale 1:50

<p>Revisions:</p>

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Project:	Proposed extension to 14 Fearon Street, SE10 0RS	Ref: H01FEB10-B6
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Stage:	Building Regulations
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Title: Proposed Section A-A
Date Drawn: 2nd May 2010
Drawn By: DC/ LM
Size: A3


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1) GENERAL BUILDING REGULATION NOTES

a) All works to be in accordance with Building Regulations 1991 and 2000 amendments, current editions and amendments as applicable May 2010, and to the satisfaction of the Local Authority Building Inspector.

b) All works within the contract and by the contractor must be carried out in such a way that all requirements under the Health and Safety at Work Act are satisfied and maintained.

c) All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice etc, and with the requirements of all relevant and current Statutory Authority regulations.

d) All structural details and calculations to be submitted by the Consultant Structural Engineers prior to start on site and, upgraded as necessary as works proceed, to suit/ take into account any unexpected conditions or anomalies.

e) The contractor must ensure, and will be held responsible for, the stability of the building structure at all stages of the contract.

**2) APPROVED DOCUMENT A
STRUCTURE 2004 EDITION.**

a) All structural details and calculations to be designed by the Consulting Structural Engineer to the relevant Codes of Practice. Calculations to be submitted for approval to the Local Authority.

b) Foundations
Existing footings to be assessed and upgraded as necessary to safely carry and distribute the additional floor building load imposed. Any alterations designed to suit the prevailing ground conditions to Structural engineers design and specification.

c) First Floor Structure.
Timber floor joist size, centres and bearing to Structural Engineers design and specification. Joist to receive 22mm Weyroc moisture resistant chipboard, or similar.

d) Roof Structure.
Timber structure mon-pitch roof to Structural Engineers details and design.

e) All masonry and brickwork to be in accordance with BS 5628 part 3, 2001. Wall ties to receive minimum 62.5-75mm embedment set out at 450mm vertical and 900mm horizontal centres, staggered. Ties to be positioned maximum 225mm from masonry opening edges at minimum 225mm centres. All ties etc to be stainless steel safety ties, location and details to be submitted to the Local Authority for approval.

f) Vertical and horizontal movement and construction joints in brickwork and blockwork, if required by Consulting Structural Engineer, to be in accordance with BRE Digest 123 and 178; BS 5628 part 3. Standard movement joints to be 10mm wide filled with non-absorbent closed cell polyethylene joint filler and pointed in 2 part polysulphide sealant.

**3) APPROVED DOCUMENT B1
FIRE SAFETY 2006 EDITION, EFFECTIVE APRIL 2007**

a) External walls with in 1000m of relevant boundary to be Class 0 or better.

b) All internal wall lining national classification to be Class 1.

c) Where a dwelling is extended smoke alarms should be provided and have a standby power supply. Fire detection and alarm system of grade B category LD3 to be installed and positioned in accordance with BS 5839-6: 2004. The occupant should receive the manufacturers instructions concerning the operation and maintenance of the alarm system.

d) All cavities are to be closed around doors and windows in external walls. All cavity walls are to be closed at top of wall with Lamatherm closers, or similar.

**4) APPROVED DOCUMENT C
SITE PREPARATION AND RESISTANCE TO MOISTURE 2004 EDITION**

a) Damp proof courses installed in external masonry wall construction, to generally be Visqueen Zedex a minimum of 150mm above outside ground level, with weep holes in walls at 900mm centres.

b) Damp proof courses to be provided around all openings vertically and with trays horizontally with weep holes at 450 centres over openings.

c) Code 4 lead flashings, to comply with all relevant British Standards and Codes of Practice, as detailed in the Lead Association handbook, to be installed at new roof abutting existing building and new "glass box" roof abutting new first floor cavity wall.

d) Any steelwork exposed within cavities to be either stainless steel or to be treated with high build bituminous paint to structural Engineers specification prior to being walled in.

**5) APPROVED DOCUMENT D
TOXIC SUBSTANCES 1992 EDITION, 2002 AMENDEMENT.**

No requirements.

**6) APPROVED DOCUMENT E
RESISTANCE TO THE PASSAGE OF SOUND 2003 EDITON, 2004 AMENDMENT**

a) First floor construction and internal walls to comply with minimum acoustic requirements as set out in Approved Doc. E.

b) All relevant required details to be Robust details, and to be issued to Building Control prior to commencement of any said works on site

**7) APPROVED DOCUMENT F
VENTILATION 2006 EDITION**

a) Window openings and trickle vents requirements to comply with BS 5925: 1991- Code of practice for ventilation principles & design for natural ventilation.

b) Window areas should have an opening area equivalent to 1/20th of floor area.

c) Kitchen extract ventilation to atmosphere to give 60l/s or, 30l/s if a cooker hood extract is adopted.

d) En-suite extract ventilation to atmosphere to give 15l/s. Door to have 10mm air gap/ undercut to aid ventilation.

**8) APPROVED DOCUMENT G
HYGIENE 1992 EDITION 2000 AMENDMENT**

Hot and cold water supply to minimum requirements set out in BS EN 7206: 1-5.

a) Sanitary provisions set out as required in G2

b) Hotwater supply and storage to comply with section G3, details to be supplied to Building Control when available.

**9) APPROVED DOCUMENT H
DRAINAGE AND WASTE DISPOSAL AMENDED 2002 EDITION**

a) All new internal drainage to minimum requirements set out in BS EN 12056.

b) Below ground drainage to be 100mm dia. vitrified clay with flexible joints, ie Hepworths, Naylors, or similar approved, suitably encased to suit location.

c) A ll below ground drainage components to be manufactured to BS EN 295-1. 1991 and installed in accordance with BS EN 752.

d) New en-suite WC to connect to 100mm dia. UPVC soil and vent pipe at first floor en-suite. To be connected to existing foul waste on ground floor, to terminate internally with a BBA certified automatic "Durgo" air admittance valve, at min. 1200mm AFFL.

e) New 100mm dia. UPVC SVP to BS 4514, vented to atmosphere at the head of the system with approved cage or perforated cover, minimum 1100mm from opening windows, connecting new WC, WHB & bath to existing foul drainage via new foul drainage run with rodding point and minimum 1/80 falls with WC connected.

f) New WHB to have 32mm bottle traps, with 75mm depth seal, and 40mm dia. UPVC waste connected to SVP.

g) New shower and bath to have 40mm bottle trap, with 50mm depth seal, and 40mm dia. UPVC waste connected to SVP.

h) No connection to be made with in 450mm of drain invert.

i) All branches to be accessible at change in direction for maintenance

j) All roof surface water drainage to be designed to cater for a flow capacity with a downfall intensity of 75mm per hour. Existing rain water gully to be used; no new rainwater drainage required.

**10) APPROVED DOCUMENT J
COMBUSTION APPLIANCE AND FUEL STORAGE SYSTEMS-2002 EDITION.**

g) All pipework to be insulated. Systems to be thermostatically controlled . Details/ specification of boiler/heating system to be submitted to Building Control for approval as soon as available.

**11) APPROVED DOCUMENT K.
PROTECTION FROM FALLING COLLISION AND IMPACT 1998
EDITION. 2000 AMENDMENT**

All glazing below 800mm above finished floor level to be toughened safety glass to BS 6206 : 1981.

**12) APPROVED DOCUMENT L1B
CONSERVATION OF FUEL AND POWER 2006 EDITION.**

a) All windows and glazed screens to be clear double glazing and thermally broken frames. Glass and frame to give minimum 'U' Value 2.2W/m²K

b) All masonry openings to have proprietary thermal closers to prevent any thermal bridging.

c) New Roof Construction.
slate/tiled roof finish to match existing on 38x25mm ssw battens on 38x38mm sw counter battens over Kingspan Nilvent, or similar, breathable sarking membrane, on approx. 47x125mm C24 sw rafters at 450mm centres (to Consulting Structural Engineers design and Spec.) with 100mm Kingspan Kooltherm K7 pitched roof board insulation between with Kingspan Kooltherm K18 insulated dry lining board under rafter, or similar roof construction, to achieve a minimum 'U' value of 0.25W/m²K.

d) New External Cavity Wall Construction.
103mm facing brickwork to match existing.
100mm cavity including 40mm Kingspan TW50 CFC/HCFC free rigid urethane foil faced (both sides) insulation board fixed to face of 100mm 4.2kN blockwork 13mm plaster & skim, or similar construction, to achieve a minimum 'U' value of 0.35W/m²K.

**13) APPROVED DOCUMENT M
ACCESS AND FACILITIES FOR DISABLED PEOPLE 2004 EDITION.**

a) Step into dwelling via new double doors at rear, if necessary, to be no greater than 150mm.

**14) APPROVED DOCUMENT N
GLAZING - SAFETY IN RELATION TO IMPACT, OPENING AND CLEANING 1998 EDITION. 2000 Amendment.**

a) All glass to be toughened if less than 800mm above floor level and doors and side panels 1.500mm high as diagram 1.

**15) APPROVED DOCUMENT P
ELECTRICAL SAFETY-2006 EDITION**

a) Electrical installation to be carried out in accordance with BS 7671 2001, by competent electrician.

b) Completed and signed certificates to be issue by the electrician on completion, and issued to Building Control.

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Revisions:

Project: Proposed extension to 14 Fearon Street, SE10 0RS

Ref: H01FEB10-B7

Stage:

Building Regulations

Title: Building Regulation Notes

Date Drawn: 2nd May 2010

Drawn By: DC/ LM

Size: A3



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