

File Start

1839 - Sutton

File ID Barcode:



SUT005979

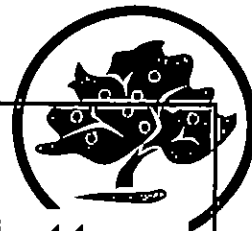
START

Ref: 7875

Address:

Prepared by Resolution Bureau Services

FILE START



Plan No:

7875**BN****Sutton**

Applicant's Name: Issac Gbogbo-Morthy

Address: 2 Willoughby Avenue,
Beddington, Surrey CR0 4QN

Site Address 2 WILLOUGHBY AVENUE, BEDDINGTON

Description: SINGLE STOREY EXTN

Agents Name

Agents Address

Receipt No 124493/123857

Insp Fee £ 442.55

5 week Date

Receipt Date 14/03/2005

Insp. VAT: £ 77.45

	Date	Initials
Approval		
Conditional Approval		
Rejection		
Completion Certificate		
Fire Certificate		
Conditions Discharge Letter		
Send To Structures		
Other:		

7875

Area:

28/1/05

DISPUTED LETTER
BUILDING NOTICE SENT

120

LONDON BOROUGH OF SUTTON

ENVIRONMENTAL SUSTAINABILITY

BUILDING REGULATION CASE SHEET

APPLICATION NO: 7875-BN

ADDRESS 2 Willoughby Avenue

DESCRIPTION OF WORK S/S EXT

FEES £442.55 VAT £77.45 = TOTAL £520
ESTIMATED VALUE OF WORK / FLOOR AREA
REQUEST FOR FURTHER DETAILS
DATE REQUESTED
DETAILS REQUIRED:

BUILDING ACT 1984

SECTION 18 BUILDING OVER SEWER	
SECTION 21 PROVISION OF DRAINAGE	
FIRE PRECAUTIONS B1 M.O.E.	Satisfactory 21/3/05
ACCESS FOR FIRE BRIGADE	O.K. 21/3/05
<u>STRUCTURES:</u>	
CHECKED BY JD:	PASS / REFUSE
SENT TO STRUCTURAL ENGINEER:	YES / NO
CALCULATIONS REQUIRED:	YES / NO

LONDON BOROUGH OF SUTTON
ENVIRONMENT AND LEISURE

124493

RECEIVED FROM **I K & A GREGG - MORTHY**
ADDRESS **2 WILLOUGHBY AVENUE BIRMINGHAM**

THE SUM OF **TWO HUNDRED & TWENTY** POUNDS — PENCE

FOR	CODE	£	p
BUILDING APPLICATION FEE / NOTICE	S100 1060	120	00
T P COPY CHARGE	R121 1260		
FOOTWAY CROSSINGS	X460 1900 0810		
ABANDONED VEHICLES	R340 1205		
PLANNING APPLICATION FEE	S102 1260		
SKIP LICENCE	S006 1205		
B C COPY CHARGE / COMPLETION CERT	R070 1060		
IN RESPECT OF _____	TOTAL	120	00

DATE **11/12/05** CASH ☐ CHEQUE ☒ PDQ CARD ☐


For STRATEGIC DIRECTOR OF FINANCE

From, 2 WILLOUGHBY AVENUE
BEDDINGTON
SURREY
CR0 4QN

LONDON BOROUGH OF SUTTON
ENVIRONMENT AND LEISURE

DISPUTED
123857

RECEIVED FROM

I. K. & A. GREGG. HEATH

ADDRESS

2 MILLINGTON AVE

THE SUM OF FOUR HUNDRED POUNDS

PENCE

FOR	CODE	£	p
BUILDING APPLICATION FEE / NOTICE	SS100 1060	4.00	
T P COPY CHARGE	SR121 1260		75
FOOTWAY CROSSINGS	SX460 1900 0810		
ABANDONED VEHICLES	SR340 1205		
PLANNING APPLICATION FEE	SS100 1260		
SKIP LICENCE	SS006 1205		
B C COPY CHARGE / COMPLETION CERT	SR070 1060		
IN RESPECT OF AS ABOVE	TOTAL		

DATE 08/11/05 CASH ☐ CHEQUE ☒ PDQ CARD ☐

For STRATEGIC DIRECTOR OF FINANCE

LONDON BOROUGH OF SUTTON
Environmental Sustainability
Building Control
24 Denmark Road
Carshalton Surrey SM5 2JG

BUILDING
NOTICE
Building Regulations
Plan Number:

Tel No: 020 8770 6267/8 Fax No: 020 8770 6270

*This form is to be filled in by the person who intends to carry out building works or their agent
If the form is unfamiliar, please read the notes on the reverse side or consult the Office
indicated above Please type or use block capitals*

1 **Applicant(s) Details** (see note 1)
Name **ISAAC CIBOLDO-MORTHY MR & MRS A**
Address **2 WILLOUGHBY AVENUE**
Postcode **CR0 4QN** Tel **020 8653 0431** Fax **020 8688 1436**

2. **Agent's Details** (if applicable)
Name
Address
Postcode Tel Fax

3. **Location of building to which work relates**
Address **2 WILLOUGHBY AVENUE**
Postcode **CR0 4QN** Tel **020 8653 0431** Fax **020 8688 1436**

4. **Proposed Work:**
Description **SINGLE EXTENSION DOMESTIC**
Number of storeys **ONE** Date of Commencement (if known, see note 6) **28/1/05**


5. **Does the work involve the installation of electrical circuitry?** **(YES) / NO**
This question must be answered otherwise the application will returned as invalid SEE OVER *

6. **Use of building:**
1 If new building or extension please state proposed use **RESIDENTIAL USE KITCHEN**
2 If existing building state present use **NONE**

7. **Charges** (see note 7 and separate Guidance Note of charges)
If New Dwellings please state number **N/A**
If Domestic Extension please state floor area m² **19m²**
If Other Work please state the estimated cost of work excluding VAT (see note 8) £ **—**

Building Notice Charge: £..... plus VAT: £..... Total: £.....
The Full Building Notice Charge must accompany this Notice, otherwise it will be deemed not to have been deposited and work may not commence.
NOTE THE FEE INCLUDES A CHARGE OF £50 FOR A COMPLETION CERTIFICATE THIS CERTIFICATE MAY BE REQUIRED SHOULD THE PROPERTY BE SOLD

PLEASE MAKE CHEQUES PAYABLE TO 'THE LONDON BOROUGH OF SUTTON'

8. **Statement**
This notice is given in relation to the building work as described, and is submitted in accordance with Regulation 11 (1) (a)
Name **I. Ciboldo-Morthy** Signature:  Date: **24-1-05**

General Enquiries
Building Control Manager – Christopher Newton

020 8770 6267/8
020 8770 6265

Please Note Building Control Officers are available in the office between 9 00am and 10 00am
Building Control Admin staff are available between 9 00am and 11 00am and 2 00pm and 4 00pm

Notes

- 1 The applicant is the person on whose behalf the work is being carried out e.g. the buildings owner
- 2 One copy only of this notice should be completed and submitted
- 3 Where the proposed work includes the erection of a new building or extension this notice shall be accompanied by the following
 - 3 1 A block plan to scale of not less than 1:1250 showing
 - 3 1 1 The size and the position of the building, or the building as extended, and its relationship to adjoining boundaries
 - 3 1 2 The boundaries of the curtilage of the building, or the building as extended, and the size, position and use of every other building within that curtilage
 - 3 1 3 The width and position of any street on, or within the boundaries of the curtilage of the building as extended
 - 3 1 4 The provision to be made for the drainage of the building or extension
 - 3 2 Where it is proposed to erect a building or extension over a sewer or drain shown on the relative map of public sewers, the precautions to be taken in building over a sewer or drain
- 4 Where the proposed work involves the insertion of insulating material into the cavity walls of this building, the building notices shall be accompanied by statement as to
 - 4 1 The name and type of insulating material to be used
 - 4 2 Whether or not the insulating material is approved by the British Board of Agreement or conforms to a British Standard Specification
 - 4 3 Whether or not the installer is a person who is the subject of a British Institution Certificate of Registration or has been approved by the British Board of Agreement for the insertion of that material
- 5 Where the proposed work involves the provision of an unvented hot water storage system, this building notice shall be accompanied by a statement as to
 - 5 1 The name, make, model and type of hot water storage system to be installed
 - 5 2 The name of the body, if any, which has approved or certified that the system is capable of performing in a way which satisfies the requirements of Part G of schedule 1 to the Building Regulations 2000
 - 5 3 The name of the body, if any, which has issued any current registered operative identify card to the installer for proposed installer of the system
- 6 Persons carrying out building work must give written notice of the commencement of the works at least two days beforehand
- 7 The Building Notice Charge must accompany this notice otherwise it will be deemed as not to be deposited, and work may not commence
- 8 Estimated cost of work means an estimate accepted by the Local Authority, of such reasonable amount as would be charged for the carrying out of that work by a person in business to carry out such work
- 9 These notes are for general guidance only. Particulars regarding the submission of Building Notices are contained in Regulation 12 of the Building Regulations 2000 and in respect of charges, in the Building (Local Authority Charges) Regulations 1998
- 10 This Building Notice shall cease to have effect from three years after it is given to the Local Authority unless the work has been commenced before the expiry of that period

N.B.

In addition to Building Regulation permission you may also need approval under other legislation i.e. Planning Permission.

For further advice tel:

Planning	020 8770 6200
Environmental Health	020 8770 5527
Highways	020 8770 6060

***PART P – ELECTRICAL SAFETY**

Please note that a completion certificate can only be issued upon receipt of a certificate/test signed by a competent engineer stating that compliance with Part 'P' Electrical Safety has been achieved

**LONDON BOROUGH OF SUTTON
BUILDING CONTROL INSPECTION SHEET**

Plan No. 7875 BN	
Address: 2 WILLOUGHBY AVENUE, BEDDINGTON	
Description: SINGLE STOREY EXTN	
Applicant: ISSAC GBOGBO-MORTHY	

Ground Conditions:	Trees:
---------------------------	---------------

Site History:

EMAS FULL PLANS APPLICATIONS	DATE SIGNED
SOUND INSULATION	
THERMAL INSULATION	

Builder:	
Inspector:	Signature:
Date Approved.	Date Completed:

Statutory Inspections:	Commencement	Excavations	Found.Conc.
	D.P.C.	O/S Conc.	Drains
	Occupation	Completion	
Housing Returns.			
Site Notes Examined	Div. B.C.O.		

[illegible]

2 Willoughby Avenue Berdley

4956

7875

Date	Description	Signature
	File not made up	
1/2/05	Excavation 1m deep onto a sandy bottom.	
	Excavation to be a minimum of 600mm wide and later below crust of old scotterway	
3/2/05	Excavation onto a good sand bottom. Old scotterway removed after 2.5m deep.	
28/2	Builder phoned for DPC inspection - told to carry on by SRN	mh
9/3/05	DPC to be lapped into extg. Drain trough near corner to have lintols over (twice) Plank lintol used, told builder he must insulate around when he dry lines wall. Ertg also lintol to have another one alongside replacing solid concrete. Builder says 1st over main rear door spans onto extg wall / lintol (no inspection possible)	f
14/3/05	Hardcore ok	JH
6/7/05	G.I.	
5/4/06	Work forced complete, outstanding items are ① Electric fan reqd to utility room. ② Window to be made operable in W.C. ③ Door to be removed between dining room & kitchen ④ Test & cert reqd. ⑤ Final drain test.	JH

28. 6-26 No one in. Waste of time
29. 9-4:08. Work appears complete, no excess of

SPECIFICATION -

Rear Extension

At 2 Willoughby Avenue, Beddington, Surrey

<u>Demolition</u>	Demolish existing concrete path/patio ready for construction Demolish and re-built existing retaining wall to the same distance from the house as present along with the step path to the rear of the garden. Cart away all materials safely
<u>Foundations</u>	1:3:6 mix concrete depth and width to be determined subject to ground conditions and depth of and Building Control Approval Excavation to approx 1.2 metres. Trench to be filled with concrete up to lowest level of manhole (invert level) where applicable
<u>External walls</u>	<p><u>Brick external - Cavity wall Construction</u> 102.5mm External facing Brick to match existing + 50mm clear cavity + 48mm Celotex double-R cavity board insulation + 100mm Celcon 'Solar' or Thermalite 'Turbo' Aerated Concrete Block + 13mm plaster to meet U-value = 0.35 W/m²K or</p> <p><u>Rendered external -Solid Wall Construction</u> 16mm Render + 300mm Celcon 'Solar' or Thermalite 'Turbo' Aerated Concrete Block + 30mm Gyproc Thermal Board to meet U value of 0.35 W/m²K or</p> <p><u>Rendered external -Cavity wall Construction –</u> 16mm Render + 100mm Celcon 'Solar' or Thermalite 'Turbo' Aerated Concrete Block + 50mm clear cavity + 48mm Celotex double-R cavity board insulation + 100mm Celcon 'Solar' or Thermalite 'Turbo' Aerated Concrete Block to meet U value of 0.35 W/m²K</p> <p>Stainless steel Cavity Wall ties and retaining clips to be installed at 750mm centres horizontally, 450mm centres and doubled at to support insulation if applicable</p> <p>DPC to be Hyload 2 or similar approved 100 or 300mm wide</p> <p>Cavity to be closed with Thermabate or similar approved insulated cavity closer</p> <p>Timlock or similar approved wall weep holes at 450mm centres along cavity wall</p> <p>Below DPC to be erected with semi-engineering brick purpose made to be used below ground</p> <p>102.5mm Facing Brickwork to parapet wall to new roof where applicable</p>

New walls connected to existing with galvanised or stainless steel profile & loose fit connector ties, plugged and screwed to wall
Top of walls to be tied with restraint straps to roof structure

<u>Existing walls</u>	Protect existing foundation and waterproof (2 coats of RIW) external face of walls below FFL to receive new concrete floor
<u>Lintels</u>	Steel Insulated Cavity wall or Insulated Box Cavity or 'IG' Lintels over windows/doors openings of proposed extension with not less than four course of brickwork or one course blockwork over all lintels 150mm Lintel bearing and to manufacturer's recommendations
<u>Cills</u>	Precast concrete or timber cill to bottom of external Upvc doors with threshold
<u>Floor construction</u>	<p><u>Ground Floor</u> 75mm sand/cement screed with mesh reinforcement on 60mm Celotex double-R floor board insulation on 150mm thick 1 2 4 mix concrete on top of 1200 gauge Polythene Damp proof membrane (linked to horizontal DPC in walls) laid on 50 mm blinding on 150mm compacted hardcore to meet U-value = 0.25 W/m²K</p> <p>Allow for ventilation to existing Dining room timber floor by inserting two small plastic pipe in concrete slab to the external wall + vents in external wall</p>
<u>Roof construction</u>	<p><u>Flat roof</u> 3 Layer Marley Built-up bituminous roofing system -10 year guarantee or similar approved (to manufacturers Instructions and details) laid/dressed over 86mm Flat roof Rigid Celotex IR2000 Double-R insulation on 18mm WBP Plywood ext decking on timber firings to falls on 50 x 200mm sw timber joists at 400mm centres connected to existing wall by heavy duty joist hangers or fixed to 2x 50 x 200mm sw timber joist bolted together spanning across in front of the existing wall (subject to Building Control approval)+ 12.5mm foiled backed plasterboard underneath</p> <p>Allow for central row of struttings/hogging</p> <p>Joists to be anchored to new existing walls with horizontal and vertical restraint straps to meet Building Regulations</p> <p>Junctions/abutments between flat roof and external walls to be protected with Code 4 lead flashing & to Manufacturer's instruction and details</p>
<u>Ceiling finishes</u>	Ceiling clad/covered with 1 layers of 12.5mm square-edged plasterboard or foiled backed plasterboard and set with skim of plaster
<u>Wall finishes</u>	Finish internal blockwork walls with 13mm gypsum plaster and or 30mm Gyproc Thermal Board + approved paint

Provide and fix sw 19 x 100mm skirting plugged and screwed to masonry wall to match existing
Fix Ceramic wall tiles to Kitchen where applicable
Paint plastered walls with Vinyl Silk emulsion to be 2 mist coats + one top coat

Floor finishes

Lay Ceramic wall tiles with waterproof adhesive & grout to walls directly above worktops in Kitchen and to new Shower/WC
Lay slip resistant Ceramic or Quarry floor tiles with waterproof adhesive to concrete screed of Kitchen
Lay slip resistant Ceramic or Quarry floor tiles with waterproof adhesive over timber floor to Shower/WC Seal and protect floor prior to Tiling

All to manufacturer's instructions & recommendations

Ventilation

patio
ventilation in between

Kitchen to extension to be ventilated by Mechanical extractor at a rate of 60 litres per second and trickle ventilation of 4000m2 total in glazed window and door
The Dining room will be ventilated through the existing French doors to the Kitchen with 800m2 of background

The Shower/WC will ventilated by Mechanical extractor at a rate of 15 litres per second (15 min overturn) by a vent & duct through to external wall outside

Windows

White Upvc window (supplied by FENSA approved & regulated manufacturer/supplier) with trickle vent and opening restrictors to match existing window Side hung opening out with mechanical opening device and fixed pane

Glazing –Double glazed units – 4mm toughened clear glass internally and 6 4mm laminated safety glass externally Gap 16mm, air filled Type of Low E coating Pilkington K-glass U-value 2.0 to meet Part L1

Doors

External White Upvc doors (supplied by FENSA approved & regulated manufacturer/supplier

Glazing –Double glazed units – 4mm toughened clear glass internally and 6 4mm laminated safety glass externally Gap 16mm, air filled Type of Low E coating Pilkington K-glass U-value 2.0 to meet Part L1

Internal Internal quality ½ hr fire rated plywood faced solid core flush doors with hardwood lippings
Glazing see below

Glazing in risk areas is to be - Safety glass to Class C to BS6206
Any new internal glazed door(s), if required to Pilkington 6mm Pyroshield safety clear glass

Ironmongery

Fit all appropriate door furniture & locks to windows, doors and door frames to meet Building Regulations and provide adequate security to the Extension

Drainage
new

Surface water To be drain from new flat/sloping flat roofs area into Upvc rainwater guttering & downpipe into existing surface

water system or new soakaway or due to the nature of the soil
being clay an infiltration system over the rear garden by inserting
filter drains consisting of 100mm pipe with 10mm hole
perforations along its length bedded in pea shingle/gravel
underground All to Building Control approval

Foul water All new Foul water to be discharge down through new appropriate sized pipes into new 100mm diameter drain pipe runs into new manhole connected to main sewer using large radius sweeping bends where required

New manhole to be constructed of 150mm concrete bed, 200mm thick cement/sand mix 1 3 to benching and semi-engineering brick in English bond mix 1 3 or 450mm plastic inspection chamber

See drawings for detail construction of taking pipework through existing and new foundations

All pipe gradients, pipe joints, seal and traps to meet Building Regulations Part H

Sanitaryware Provide for WC Pan, cistern, washbasin , shower tray and shower outlet to Shower/WC

Mechanical
Plumbing All Mechanical Works to comply with the requirements of all related current edition of Statutory regulations including new Building Regulation Part L1
All information including Operation Manuals to be given to the householder for all works on completion

All gas works to be carried out to Gas Safety Regulations and by Corgi registered Installer/Contractor

Make allowance for new Boiler with permanent ventilation to the exterior either through wall or roof

is
plus
system
thermal
The thermostatic zone control for the extended space heating system by separate room thermostat for the Kitchen & Bathroom
thermostatic values to each radiator in each room
All non-insulated hot water pipework via hot water central heating in the new extension should be lagged with insulation having a conductivity not exceeding 0.035w/mk at 40 c

Make allowance for re-routing existing pipework and one external tap

All Mechanical/plumbing work to be carried out to BSI Regulations

Electrical All Electrical Works to comply with the requirements all related current Edition of Statutory Regulations including British Standards and new Building Regulation Part P
All information including Operation manuals to be given to the householder for all works on completion

All Electrical works to be carried out by approved Electrical IEE Registered Installer/Contractor

All light fittings are capable of accepting energy efficient lamps which are now easy accessible

Make allowance for stripping out and old wiring

All new electrical works/wiring to feed back to main switchboard and have proper earthing

All work to be carried out in accordance with and comply with Health & Safety, Building Regulations and CDM Regulations

2 WILLOUGHBY AVENUE
BEDDINGTON
SURREY
CR0 4QN

24TH January, 2005

THE LONDON BOROUGH OF SUTTON
BUILDING CONTROL


Dear Sir/Madam,

I have enclosed here the two plans, a cheque of FOUR HUNDRED POUNDS (£400 00),
forms partly filled and specification for our rear extension

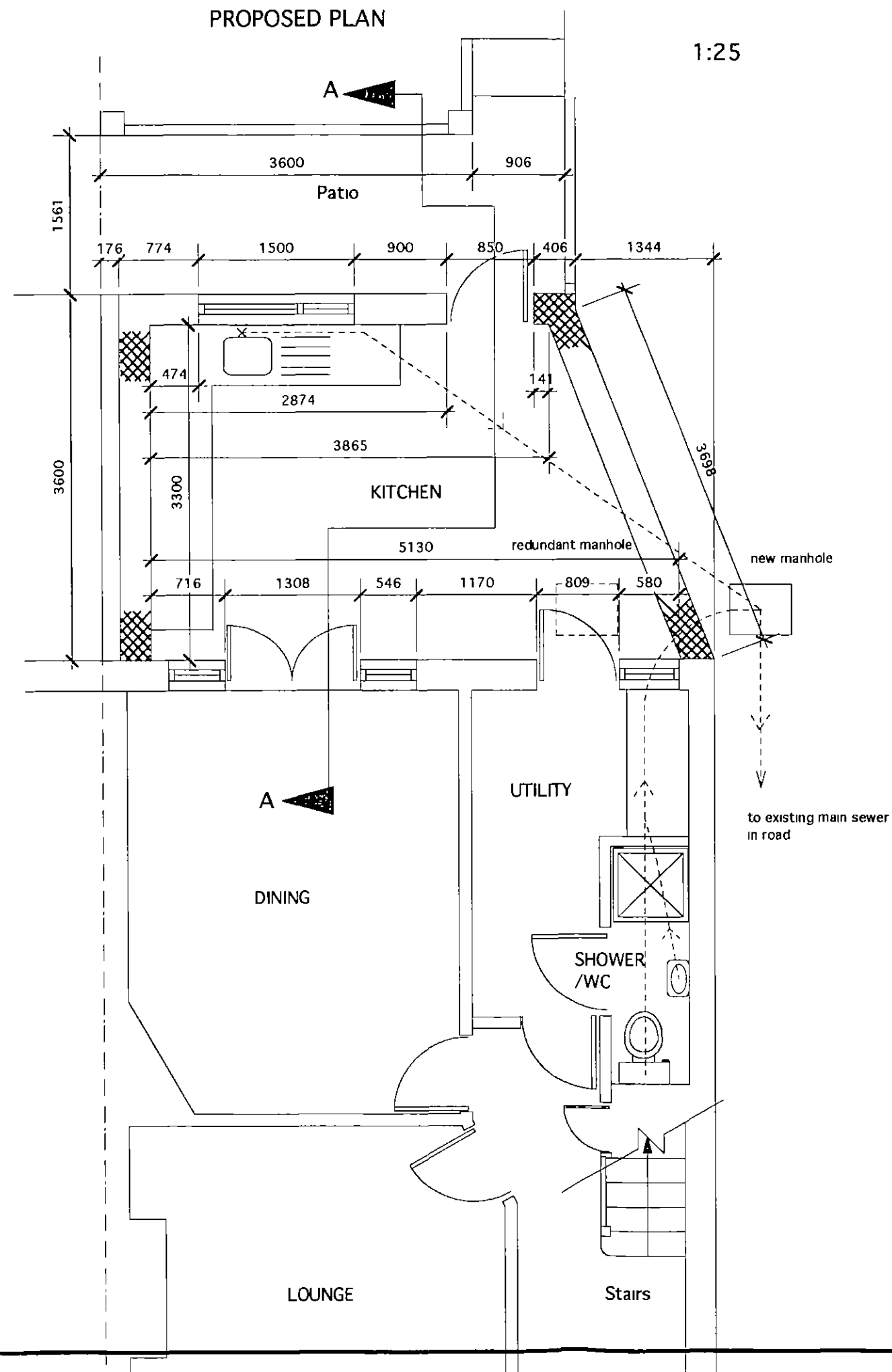
I do not know how to calculate the payment so I have enclosed just £400 until you let me
know the balance to pay you

Thanking you in advance

Yours Faithfully,



MR I & MRS A GBOGBO-MORTHY



NOTES

Contractor to check all dimensions prior to starting work

Description

Date

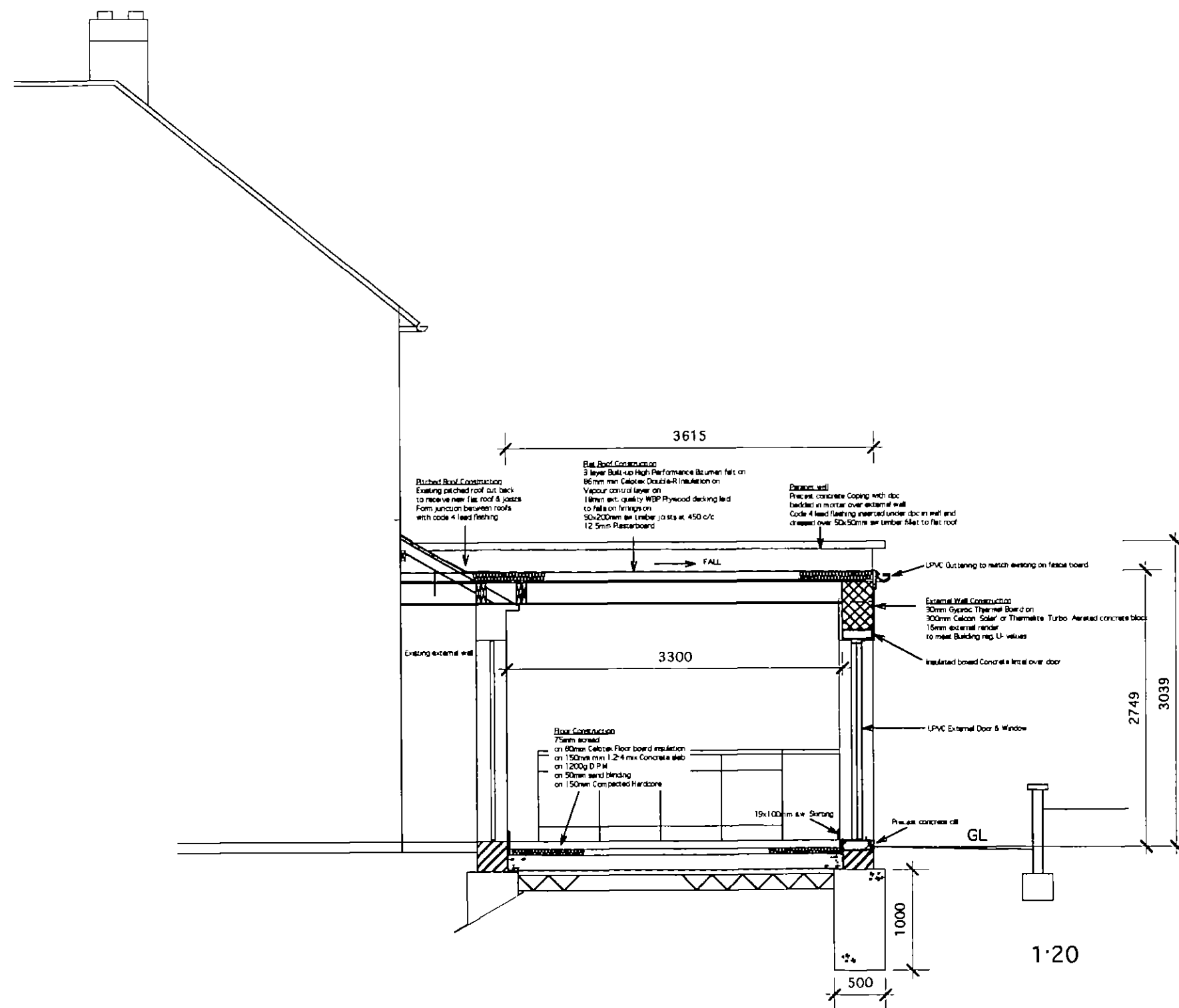
Title

DETAILED PART
GROUND FLOOR PLAN
2 WILLOUGHBY AVENUE
BEDDINGTON
SURREY, CRO 4QN

Scale 1:50 Date JAN 2005 Drawn MJM

WIL/059/05

Rev



PROPOSED SECTION AA

NOTES

Contractor to check all dimensions prior to starting work

Description

Date

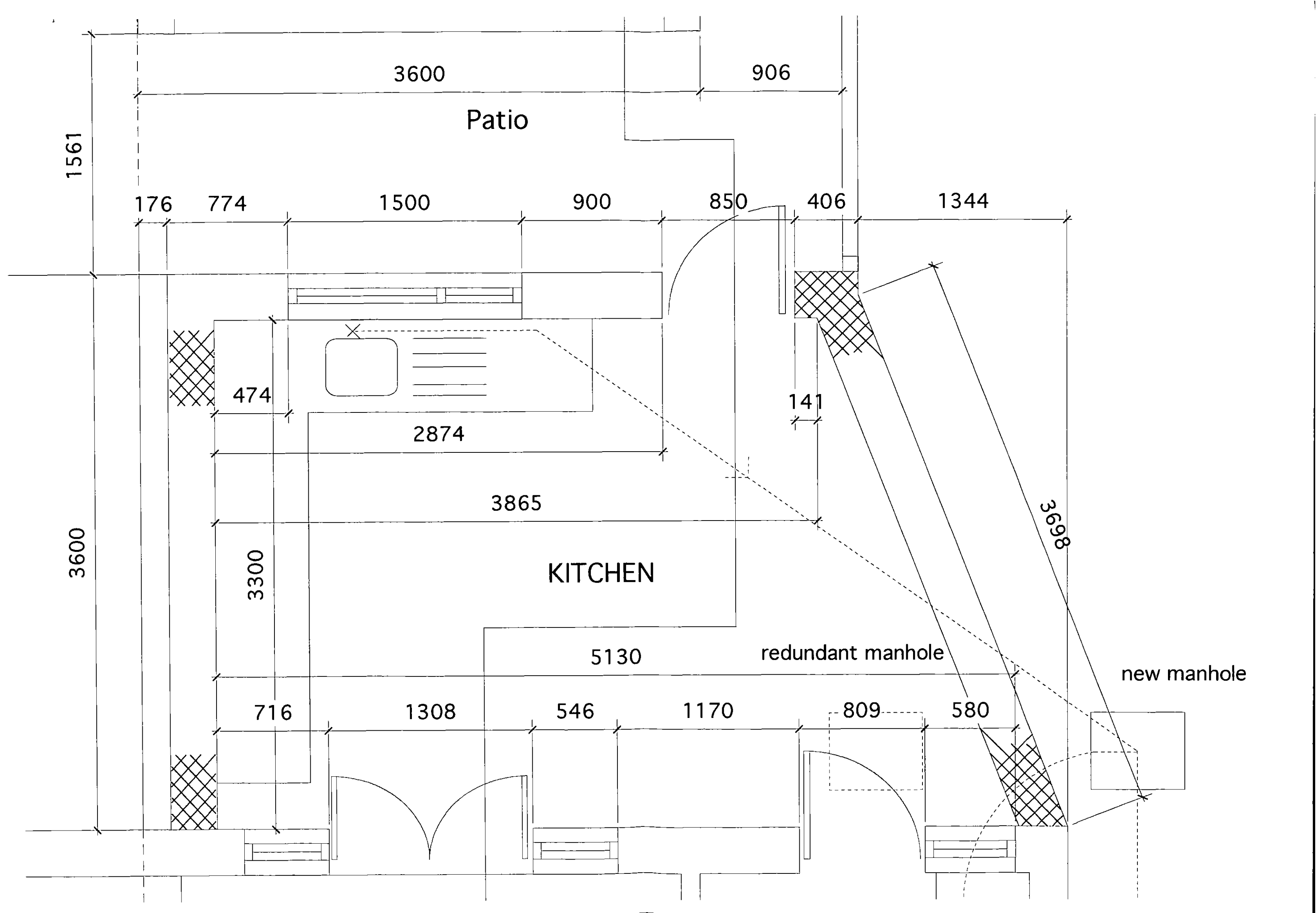
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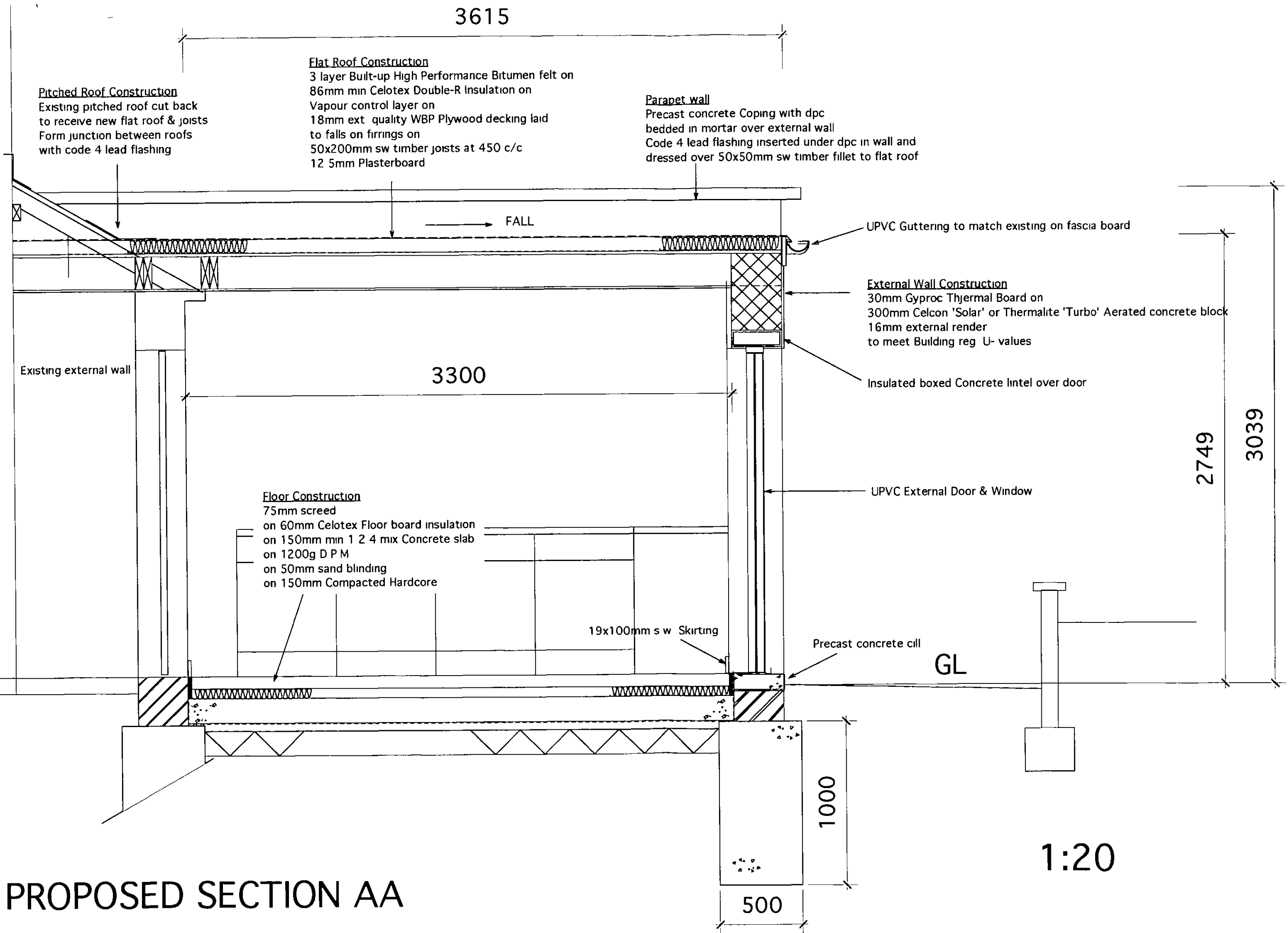
DETAILED
SECTION AA
2 WILLOUGHBY AVENUE
BEDDINGTON
SURREY, CRO 4QN

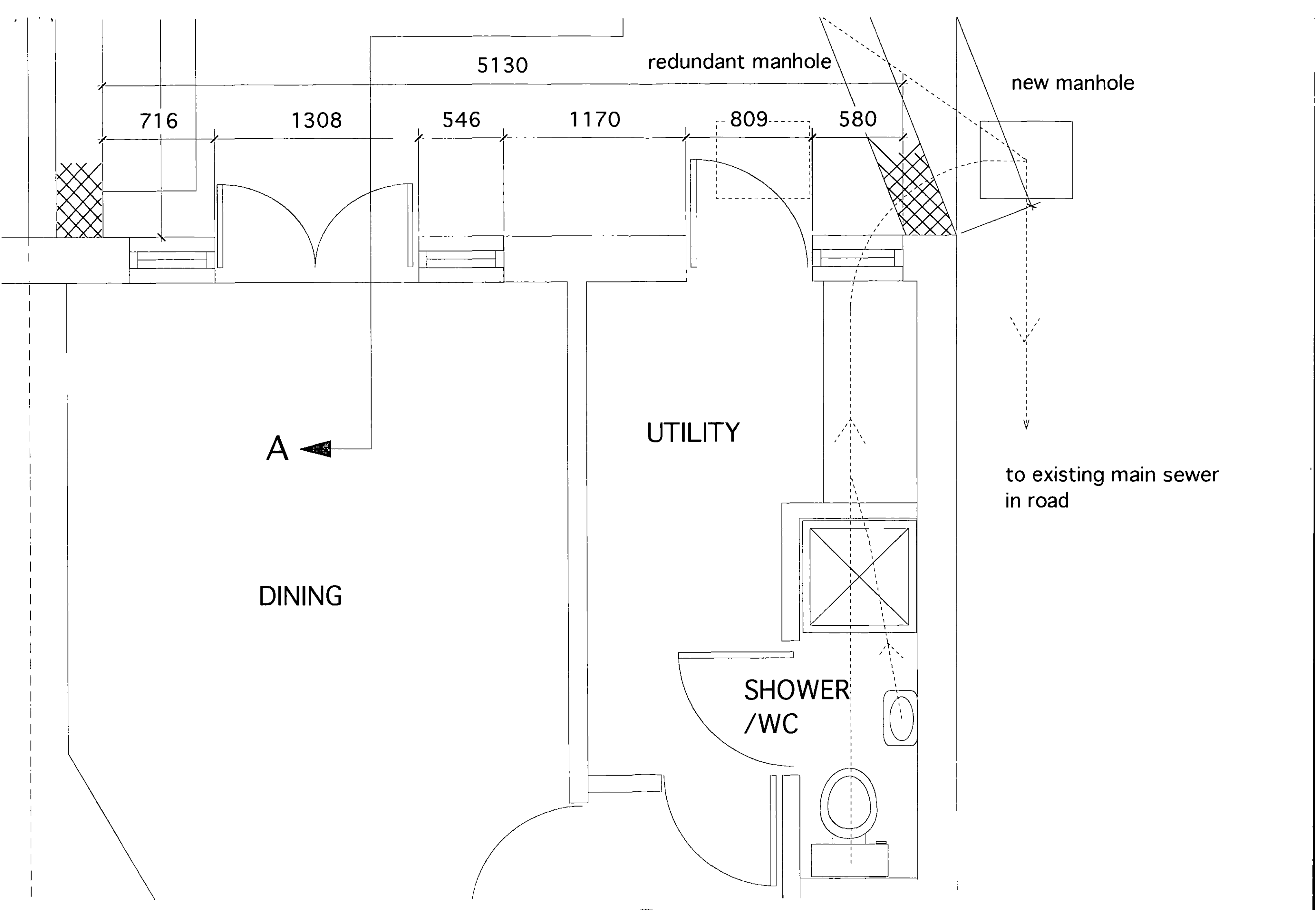
Scale 1:50 Date: JAN 2005 Drawn: MJM

WIL/059/06

Rev

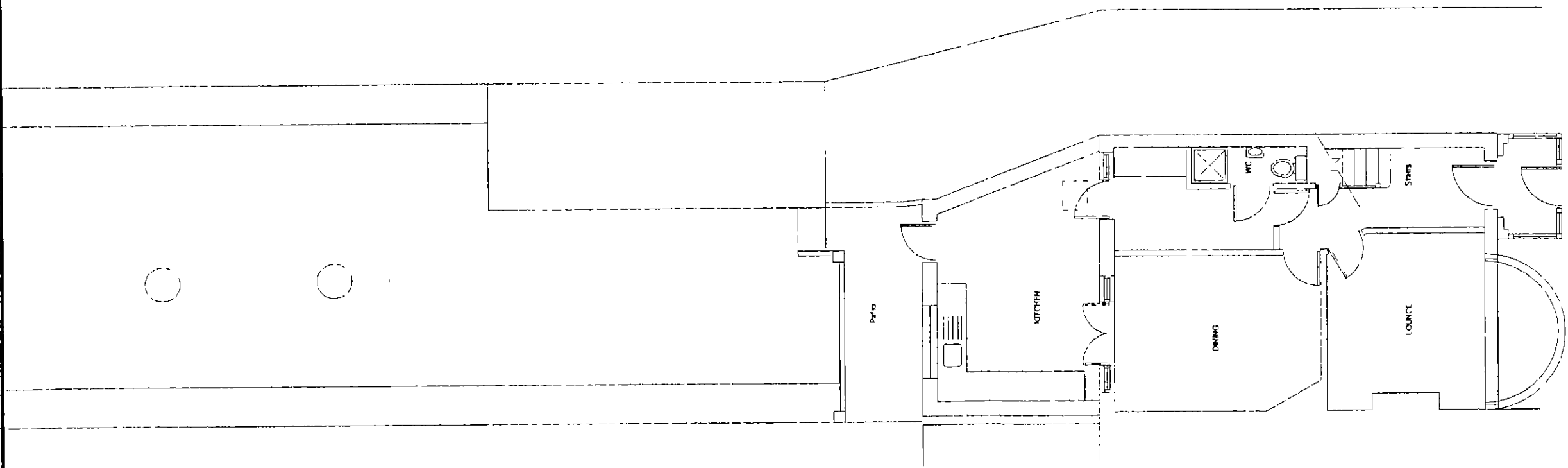
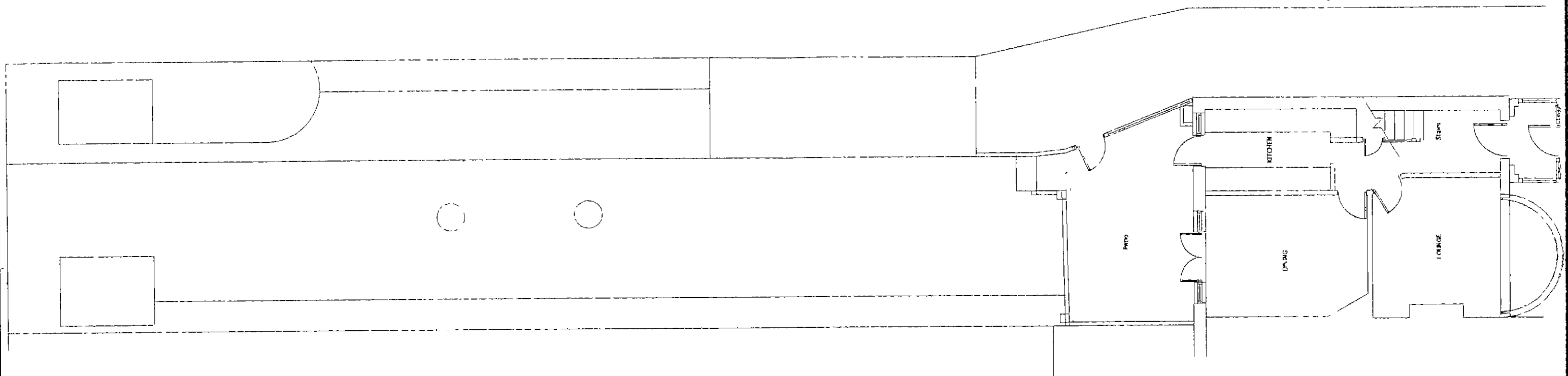




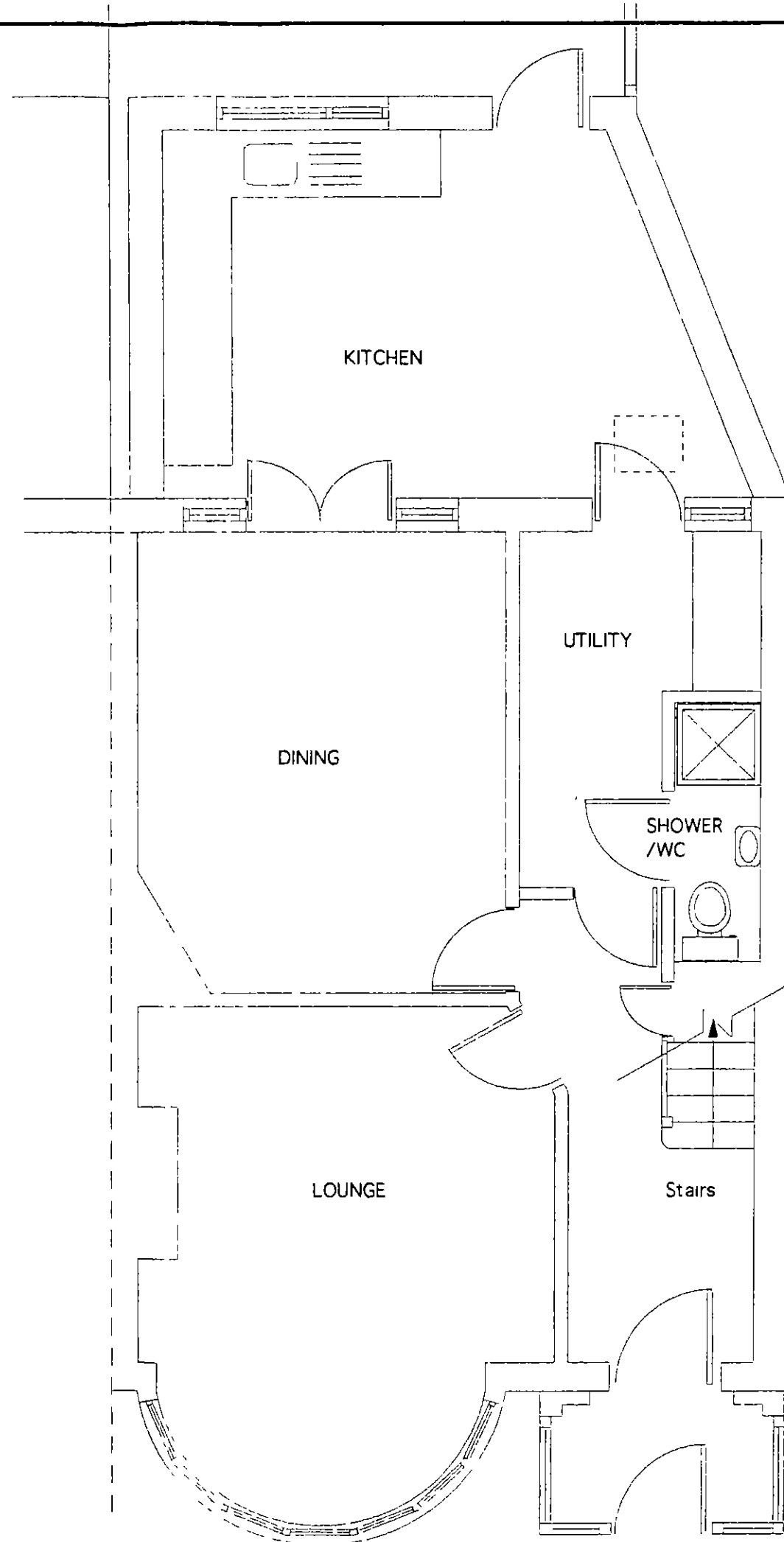
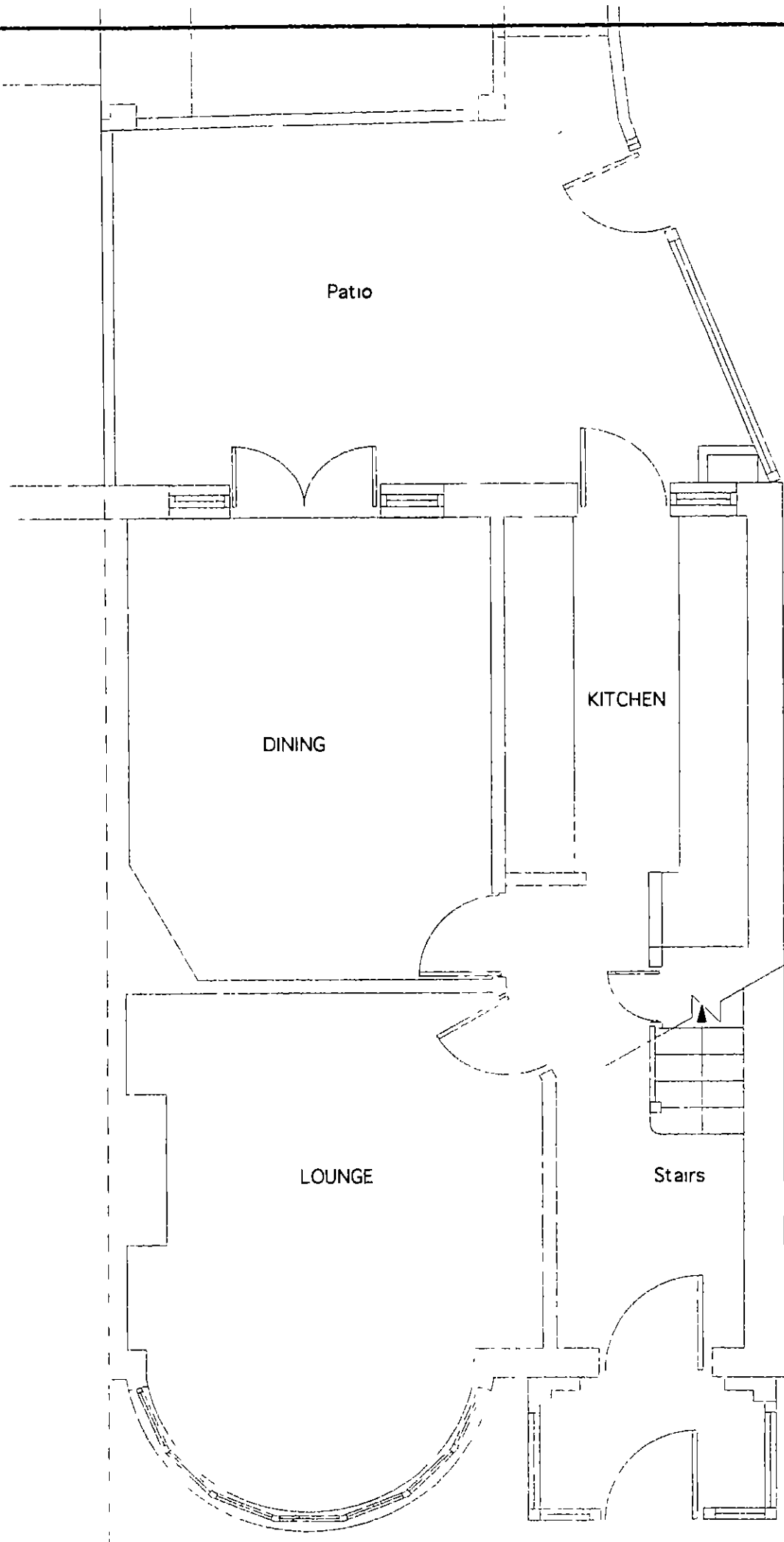


NOTES

Contractor to check all dimensions prior to starting work



Rev	Description	Date
<p>Title</p> <p>EXISTING & PROPOSED SITE PLANS 2 WILLOUGHBY AVENUE BEDDINGTON SURREY</p> <p>Scale 1:100 Date MAR 2003 Drawn MJM</p>		
WIL/059/01		



NOTES	
Contractor to check all dimensions prior to starting work	
Description	Date
Title EXISTING & PROPOSED GROUND FLOOR PLAN 2 WILLOUGHBY AVENUE BEDDINGTON SURREY, CRO 4QN	
Scale 1 50 Date MAR 2003 Drawn MJM	
WIL/059/02	Rev



EXISTING REAR ELEVATION

PROPOSED REAR ELEVATION

NOTES

Contractor to check all dimensions
prior to starting work

Description

Date

Title

EXISTING & PROPOSED
REAR ELEVATIONS
2 WILLOUGHBY AVENUE
BEDDINGTON
SURREY, CRO 4QN

Scale 1:50 Date MAR 2003 Drawn MJM

WIL/059/03

Rev



NOTES

Contractor to check all dimensions
prior to starting work

Rev	Description	Date

Title

OS MAP PLAN
2 WILLOUGHBY AVENUE
BEDDINGTON
SURREY
CRO 4QN

Scale 1:1250 Date JUL 2003 Drawn MJM

WIL/059/04

Rev



EXISTING REAR ELEVATION

PROPOSED REAR ELEVATION

NOTES

Contractor to check all dimensions
prior to starting work

Description

Date

Title

EXISTING & PROPOSED
REAR ELEVATIONS
2 WILLOUGHBY AVENUE
BEDDINGTON
SURREY, CR0 4QN

Scale 1/50 Date MAR 2003 Drawn MJM

WIL/059/03

Rev

File End

1839 - Sutton



END

Prepared by Resolution Bureau Services

FILE END