

File Start

1839 - Sutton

File ID Barcode:



SUT005984

START

Ref: 7892

Address:

Prepared by Resolution Bureau Services

FILE START



Plan No: 7892		FP	Sutton
Applicant's Name: S Halaka			
Address: 39 Stratton Avenue, Wallington, Surrey SM6 9LJ			
Site Address		39 STRATTON AVENUE, WALLINGTON	
Description:		FIRST FLOOR EXT.	
Agents Name		C & C PLANNING PARTNERSHIP LTD.	
Agents Address		8 ASH ROAD Shirley SURREY SM6 9LJ	
Receipt No 124810		Insp Fee £ 0.00	5 week Date
Receipt Date 15/03/2005		Insp. VAT: £ 0.00	19/04/2005

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

7892

BUILDING CONTROL

BUILDING PLAN NUMBER

7892

NOTICE OF PASSING OF PLANS

Building Act, 1984 and the Building Regulations, 2000

JRH/CB

S Halaka
c/o C & C Planning Partnership Ltd
8 Ash Road
SHIRLEY
SM6 9LJ

The Council of the London Borough of Sutton hereby give you notice that they have passed the Plans deposited with them by you under the provisions of the Building Regulations in force at the date hereof in the said Borough relating to buildings and (if applicable) new streets showing the following proposed work within the said Borough


APPROVAL

First Floor Extension at 39 Stratton Avenue, Wallington

The passing of the plans operates as an approval thereof only for the purpose of the requirements of the said Regulations and of such sections of the Building Act, 1984, as are referred to in sub-section (1) of section 16 of that Act

- (a) All the building and work must be executed in strict conformity with the said Regulations. This approval is liable to be cancelled if the buildings are not commenced within three years of this date
- (b) The erection of new buildings must not be commenced before notice thereof is given as required by the Regulations
- (c) Under the requirements of Building Regulations you are required to notify the Authority at certain stages during the execution of the work
- (d) The Council's written consent may also be necessary under the Town and Country Planning Act, 1990 and regulations made thereunder

(signed)



21 April 2005

Building Control

ENVIRONMENT & LEISURE

24 Denmark Road Carshalton Surrey SM5 2JG
Telephone 020-8770 6268 Direct Line 020-8770 6279

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

Plan No. 7892	Invoice Raised
Address: 39 STRATTON AVENUE, WALLINGTON	
Description: FIRST FLOOR EXT	
Applicant: S HALAKA	

Ground Conditions:	Trees:
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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]

Area:
D

15/3

FULL PLANS

LONDON BOROUGH OF SUTTON

ENVIRONMENTAL SUSTAINABILITY

BUILDING REGULATION CASE SHEET

APPLICATION NO: 7892.....FP

ADDRESS 39 Stratton Avenue Wallington

DESCRIPTION OF WORK First Floor Extension.....

BUILDING CONTROL FEES

ACCOUNT SENT

PLANS £.....260 + 45.50 = 305.50.....

INSPECTION £.....NIL.....

ESTIMATED VALUE OF WORK £.....

FLOOR AREAUNDER 10 m².....

FIRE PRECAUTIONS
REG: B.I.M.O.E

Satisfactory PB 29/3/05

FIRE PRECAUTIONS ACT
CONSULTATION

N/A PB 29/3/05

ACCESS FOR FIRE BRIGADE

OK PB 29/3/05

STRUCTURES:

CHECKED BY JD:

PASS / REFUSE

SENT TO STRUCTURAL ENGINEER:

YES / NO

CALCULATIONS REQUIRED:

YES / NO

ACCESS AND FACILITIES FOR DISABLED PERSONS

SECTION 18 OF BUILDING ACT BUILDING OVER SEWERS

SECTION 21 OF BUILDING ACT PROVISION OF DRAINAGE

DECISION OF BUILDING REGULATION APPLICATION

APPROVED

CONDITIONAL / STAGE

REJECTED

PLANS EXAMINED

BY:

DATE

April 05

LONDON BOROUGH OF SUTTON
ENVIRONMENT AND LEISURE

124810

RECEIVED FROM

Planning Partnership

ADDRESS

THE SUM OF

Three hundred POUNDS *Fifty*
Five

PENCE

FOR	CODE	£	p
BUILDING APPLICATION FEE / NOTICE	S100 1060	<i>305</i>	<i>50</i>
T P COPY CHARGE	R121 1260		
FOOTWAY CROSSINGS	X460 1900 0810		
ABANDONED VEHICLES	R340 1205		
PLANNING APPLICATION FEE	S102 1260	<i>18</i>	<i>00</i>
SKIP LICENCE	S006 1205		
B C COPY CHARGE / COMPLETION CERT	R070 1060		
TOTAL		<i>323</i>	<i>50</i>

IN RESPECT OF *34 STRATTON AVE*
WALLINGTON

DATE

15/3/05

CASH ☐

CHEQUE ☒

PDQ CARD ☐

K.M. Wilson

For STRATEGIC DIRECTOR OF FINANCE

LONDON BOROUGH OF SUTTON

Public Protection Division

FULL PLANS**SUBMISSION**

Building Regulations

Plan Number

24 Denmark Road

Carshalton Surrey SM5 2JG

Tel. No 0181. 770 6267/8

This form is to be filled in by the person who intends to carry out building work 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. Applicants Details (see note 1)

Name: S. HALAKA
Address: 39 STRATTON AVE WASHINGTON
Postcode: SM6 9LS Tel. 07786437399 Fax:

2. Agent's Details (if applicable)

Name: C & C PLANNING PARTNERSHIP LTD
Address: 8 ASH RD SHIRLEY SURREY
Postcode: CR0 8HU Tel. 0208 777 9999
Fax:

3. Location of building to which work relates:

Address: AS NR 1
Postcode: Tel:

4. Proposed Work

Description: FIRST FLOOR EXTENSION

5. Use of building:

- 1 If new building or extension please state proposed use:
2 If existing building state present use:
3 Is the building to be put, or intended to be put, to a use which is designated for the purpose of the Fire Precautions Act 1971 (see note 4) **YES/NO** NO

6. Conditions (see note 5)

Do you consent to the plans being passed subject to conditions where appropriate? **YES/NO** NO

7. Charges (see notes 3 and separate Guidance Note of charges for information)

If New Dwellings please state number
If Domestic Extension please state floor area: m² 7
If Other Work please state the estimated cost of work excluding VAT (see note 7) £ 395.50
Plan Charge: £ plus VAT: £ TOTAL: £

8. Completion Certificate

Do you require a Completion Certificate following satisfactory completion of the building work? **YES/NO** NO

9. Statement

This notice is given in relation to the building work as described, is submitted in accordance with Regulation 11(a)(b) and is accompanied by the appropriate charge. I understand that further charges will be payable by the Owner/Applicant following the first inspection by the Local Authority

Name: C A PARK Signature: [Signature] Date: 14.3.05

Notes

1. The applicant is the person on whose behalf the work is being carried out e.g. the building's owner.

2. One copy only of this notice should be completed and submitted with plans and particulars in duplicate in accordance with the provisions of Building Regulation 13.

Subject to certain exceptions where Part B (Fire Safety) imposes a requirement in relation to proposed building work, 2 further copies of plans which demonstrate compliance with the requirements should be deposited.

3. Subject to certain exceptions, a Full Plans Submission attracts charges payable by the person by whom, or on whose behalf, the work is to be carried out. Charges are payable in two stages. The first charge must accompany the deposit of plans and the second charge is payable after the first site inspection of work in progress. The second charge is a single payment in respect of each individual building, to cover all site visits and consultations which may be necessary until the work is satisfactorily completed.

The appropriate charge is dependent upon the type of work proposed. Scale of charges and methods of calculation set out in the Guidance Notes which are available on request.

4. Premises currently designated for the purpose of the Fire Precautions Act 1971 are:

- Premises within the Fire Precautions (Hotels and Boarding House) Order 1972
- Premises within the Fire Precautions (Factories, Offices, Shops and Railway Premises) Order 1989

5. Section 16 of the Building Act 1984 provides for the passing of plans subject to conditions. The conditions may specify modifications to the deposited plans and/or that further plans shall be deposited:

6. These notes are for general guidance only, particulars regarding the deposit of plans are contained in Regulation 13 of the Building Regulations 1991 and, in respect of charges in the Building (Local Authority Charges Regulations) 1998.

7. Estimated cost of work means an estimate 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.

In addition to Building Regulation permission you may also need approval under other legislation
For further advice e.g.

Planning	0181 770 6200
Environmental Health	0181 770 5527
Highways	0181 770 6060

39 Stratton Avenue, Wokingham, ref: H24/H.7892.

Please do an approval notice.

Thanks.

Joe H





C&C Planning Partnership Ltd

8 Ash Road
Shirley
Croydon
Surrey
CRO 8HU

Tel/Fax 0208 777 9999

Project at
39 STRATTON AVE WALLINGTON.
Proposed first floor extension

Date March 2005

Scale 1 50, 1 100

General Construction Details.

Notes for Contractor

Do not scale from drawings use only dimensions stated, if in doubt ask Contractor is to include within his price for everything that may reasonably be required to finish the project in a normal workmanlike manner whether shown on these drawings or not

These drawings are primarily for the purpose of obtaining LA Building Regulation Consent and therefore do not include details of Service supplies, heating pipe work, electrical services and decoration all of which are to be to the appropriate British Standard and the clients requirements All timber used in structural locations to be SC4 Grade Sewer to be exposed prior to starting work and the surveyor to be advised if alterations are required It should be noted that the extension should not contravene any gas or corgi regulations with regards to any adjoining boiler flues and should this be the case a surveyor is to be informed prior to commencement of works The client is to comply with the 1996 Party wall act where work is carried out to a party wall or to foundations that are within 6m of an adjoining properties foundations A 3m and a 6m notice where the proposed cut a 45deg line from an adjoining properties foundations No part of the extension is to encroach over boundary above or below ground

Pitched Roof:

Main roof, tiles to match existing tiles on 38mm x 50mm tandalised battens on tyvek felt with 175X50mm rafters @ 400mm c/c fixed to wall plate to be strapped down at 1200mm c/c with mild steel anchor straps and truss clips to each rafter with binders mid height @ 400mm C/C, as shown on section The box gutter is to be formed with code 4 lead with 50mm steps with each step of a maximum length of 1.5m and to be constructed in accordance with the lead sheet association guide

Rain water Goods:

Use upvc gutters to match existing with new rwp's as required and in accordance with manufacturers details Allow one down pipe per 65 SqM of drained roof

Roof anchor straps:

Galv ms anchor straps to be provided all round at 1200mm c/c Provide lateral restraint to end wall @ 1200mm c/c with Galv MS anchors built into cavity and fixed over 3 ceiling joists with solid blocking between

Insulation:

Lay 2no 67mm thick 'Celotex' Double R (GA 2067) insulation between ceiling joists and first floor joists with 25mm thick 'Celotex' double R to ceiling joists prior to fitting plasterboard

Ceilings:

First floor ceilings to be lined on underside with 12.5mm plaster board and setting coat

First Floor:

21mm T&G floor boards on floor joists size 175x50mm at 400mm c/c with mild steel anchor straps at 1200mm c/c joists supported on mild steel joist hangers with 100mm Rockwool insulation between joists (existing to be exposed on site)

Lateral restraint:

To be provided by mild steel anchor straps at 1200mm c/c, where walls are parallel to ceiling joists, built into wall fixed across three joists with solid blocking under and between last and wall

New walls:

Walls to be 265mm Celcon Solar blocks lined internally 30mm thick 'Gyprock thermal board super' with Batt or catnic course reinforcing to every 3rd bed joint & two coat water proof rendering to match existing, plastered internally with 13mm lightweight plaster Expansion joints to be provided to walls in accordance with manufacturers requirements New walls to be bonded to existing with "firfix" profiles

Lintels.

Use insulated Catnic or IG lintels in accordance with manufactures specifications to match wall dimensions stated above

Windows:

All windows double glazed with Low 'E' glass 16mm void argon filled sealed units to match the existing house with a Min 1/20 of floor area to be openable some part of which must be 1750mm AFFL One window in each room to be fitted with a trickle ventilator giving a min of 8000 Sq mm controllable vent All openable windows and doors to be fitted with draught proofing strips The new ground floor and the first floor bedroom is to have an open able window with a minimum size of 750x450mm with a sill height between 800 and 1100mm above floor level Safety glass to be fitted to windows adjoining doors

Foundations for new walls:

To be exposed on site if required by BCO

Mechanical Ventilation:

Provide mechanical ventilation to existing shower room extract 60ltrs per second Provide 225x225mm airbricks with hit & miss covers to all new rooms (15min over run to shower room wired to light switch

Heating:

Existing gas fired hot water and central heating system to be extended to heat extension, new radiators to be fitted with thematically controlled valves

Internal partitions:

Internal partitions to be 100x50mm studwork @ 400mm c/c with 12.5mm plaster board with voids filled with 100mm rockwool

Toughened Glass:

To be provided IAW BS6206 to any glass within 800mm of the finished floor

Rain water:

Rain water to discharge via a back inlet gully to soakaways constructed with perforated concrete rings each & to be sited a minimum of 5M from the buildings or boundaries new soakaways to be constructed of adequate size to take half of existing main roof if existing soakaway is discarded and to be subject to a satisfactory percolation test If soakaway is not permitted, existing system is to be exposed on site and layout to be agreed with BCO on site

Electrical installation & lighting:

All works to be in accordance with part P of the building regulations and a NIC certificate to be forwarded to BCO prior to completion Rooms is to be installed with light fittings that will only take lamps with a luminous efficiency greater than 40 lumens per circuit – wall

Building over / near sewer agreement:

Owner to contact Thames Water Utilities and obtain agreement prior to starting works



C&C Planning Partnership Ltd

8 Ash Road
Shirley
Croydon
Surrey
CRO 8HU

Tel/Fax 0208 777 9999

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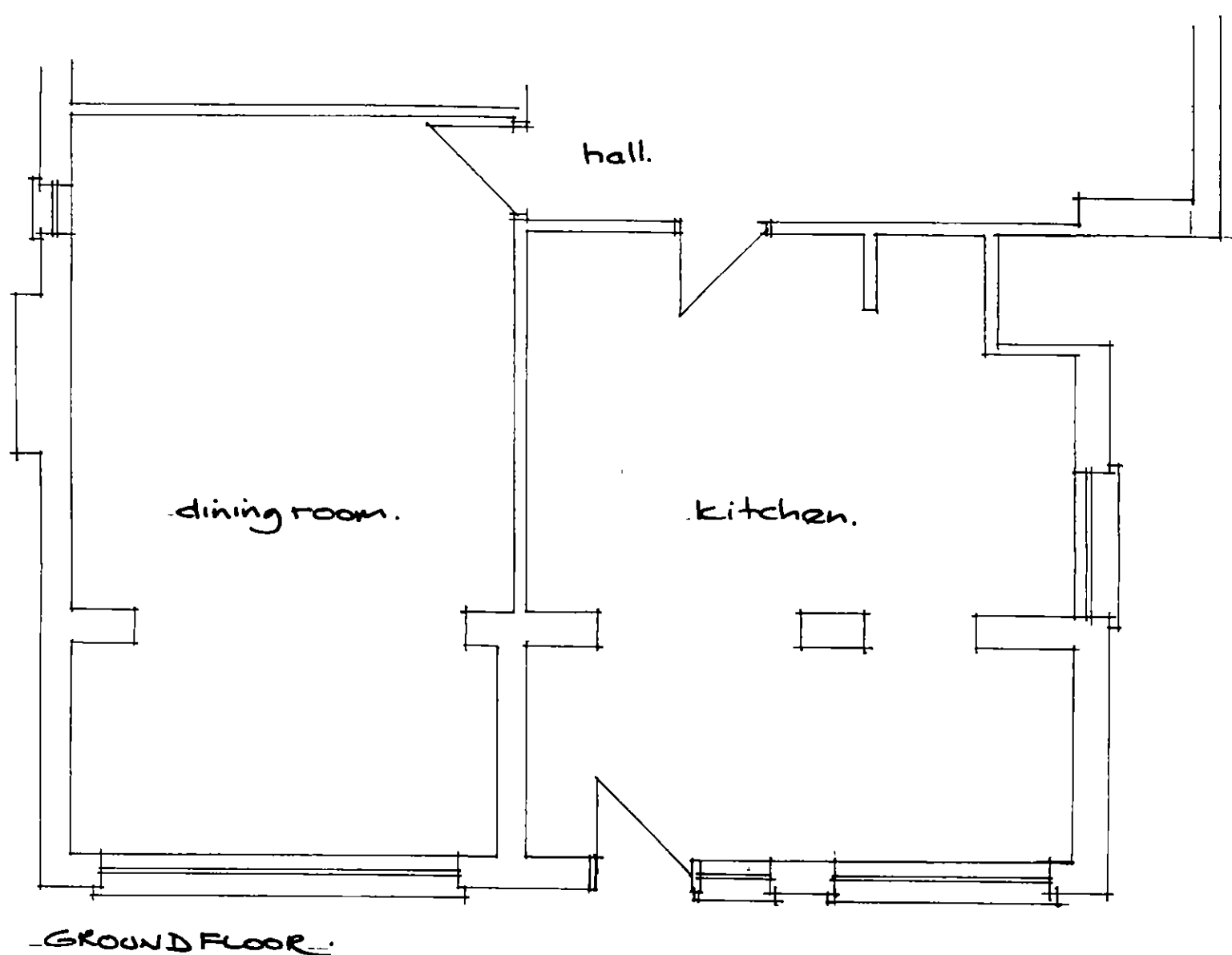
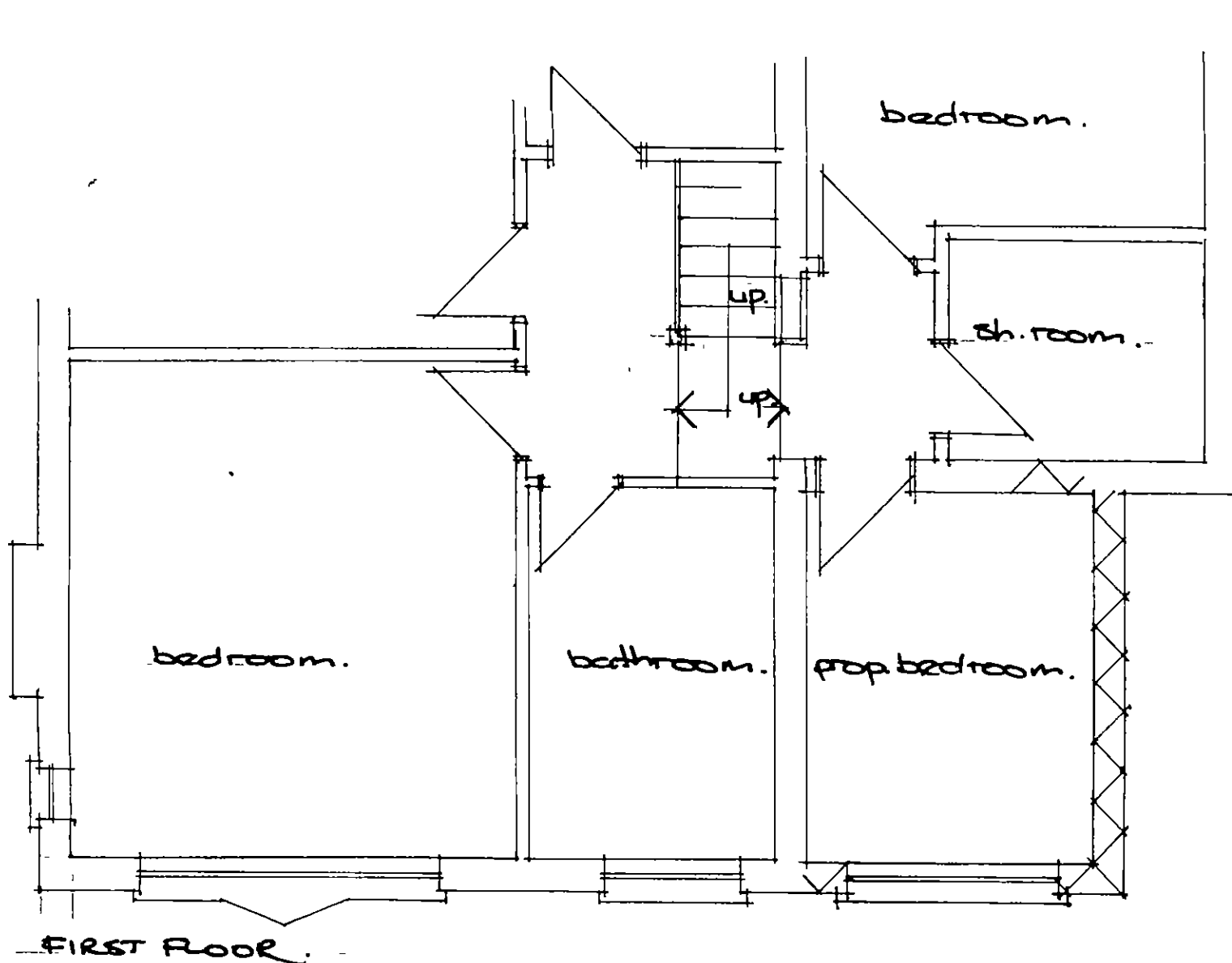
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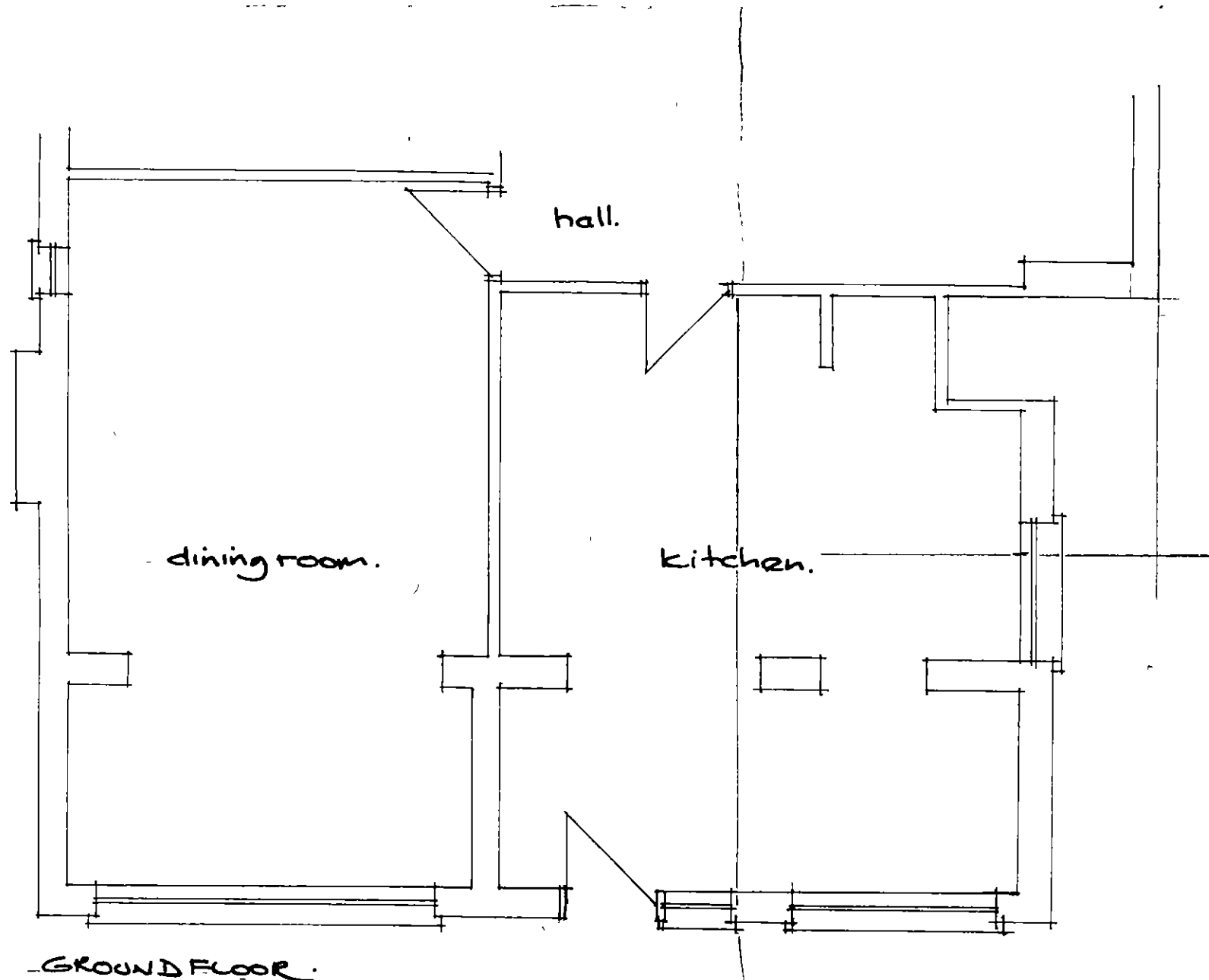
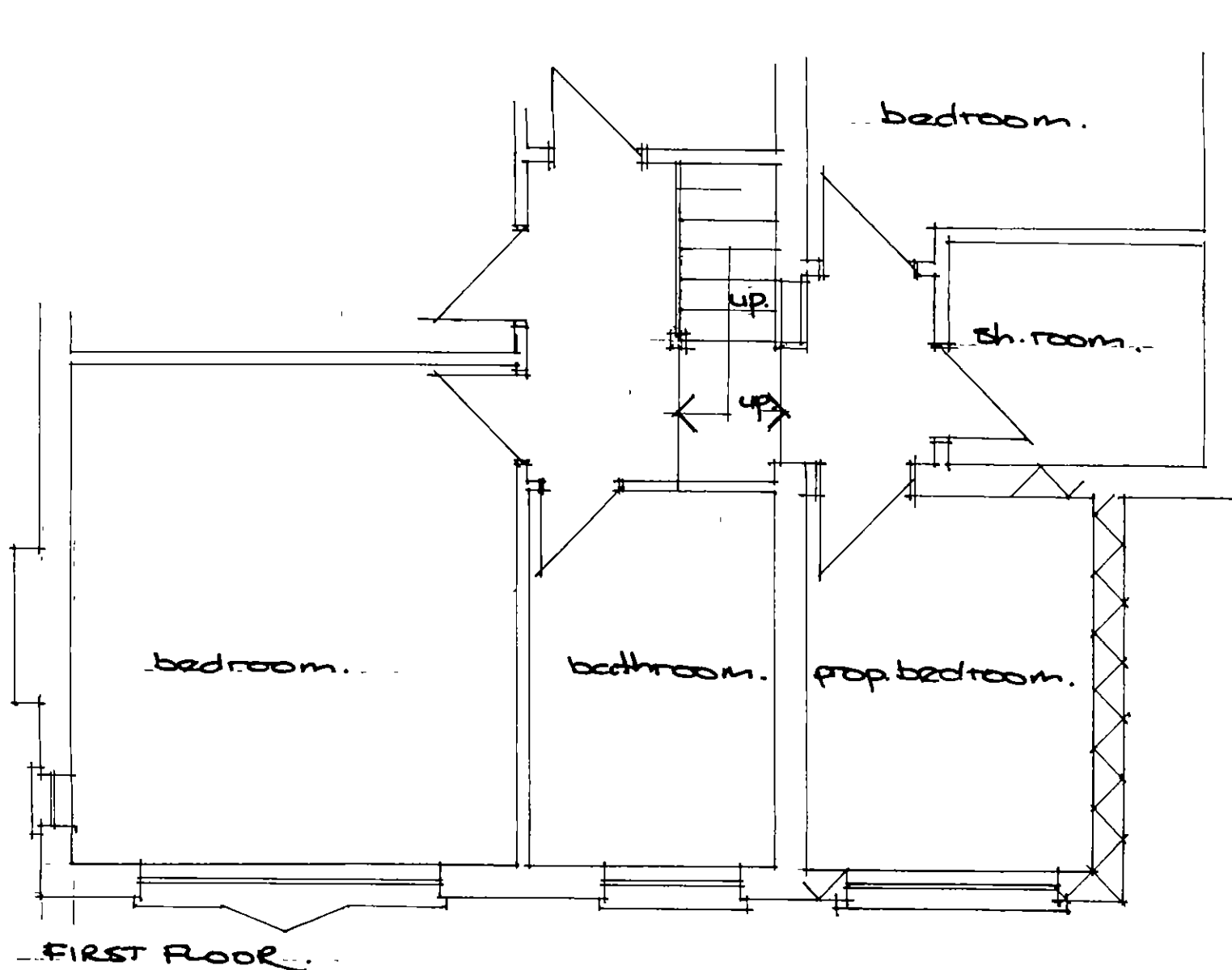


C & C Planning Partnership Ltd.
 8 ASH RD
 CROYDON.
 SURREY CRO 8HU
 Tel 0208 777 9999

Project at
 39 STRATTON AVE
 Proposed first floor extension
 SCALE
 DATE
 DRN/NO

1 50, 1 100
 March 2005
 PEI/TI





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 PEI 77



Special Document Placeholder

Special Document ID Barcode:



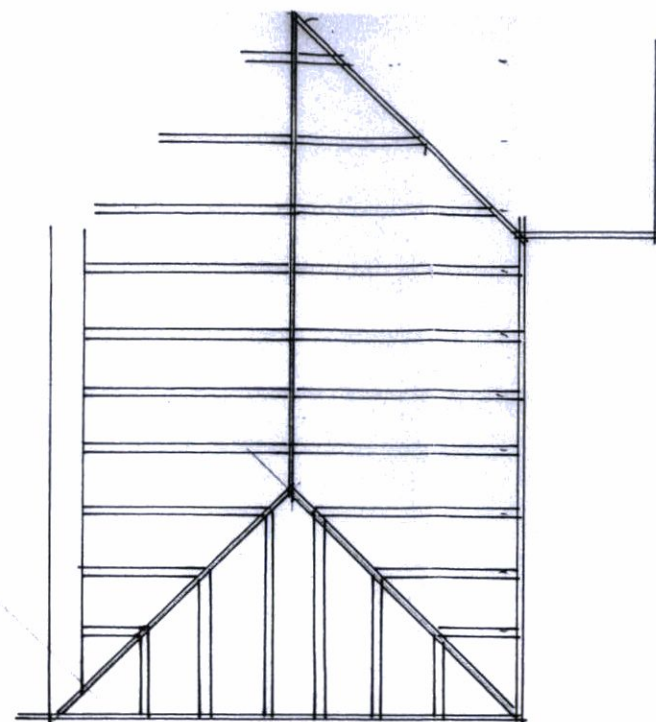
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PLACEHOLDER

Prepared by Resolution Ltd

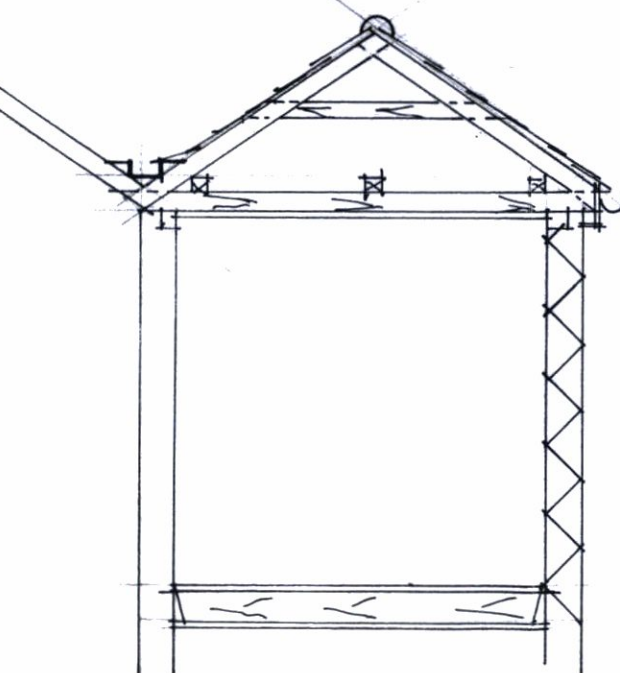
PLACEHOLDER



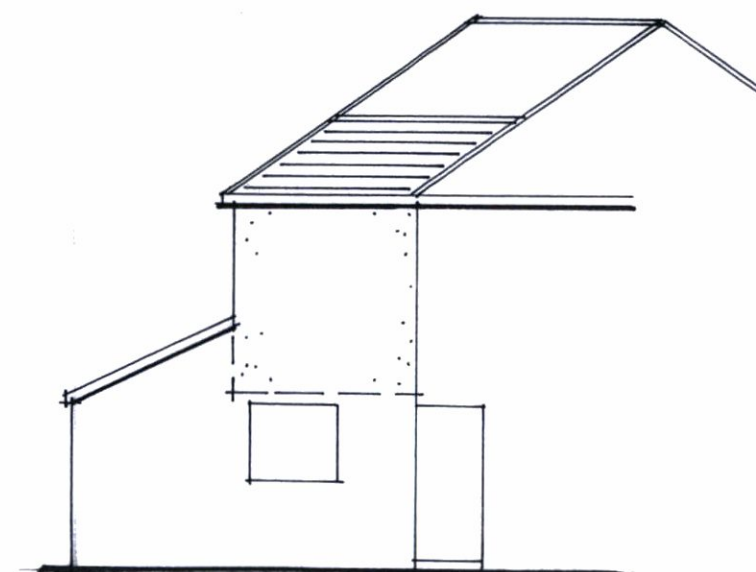
ROOF PLAN.



REAR ELEVATION.



SECTION.



SIDE ELEVATION.



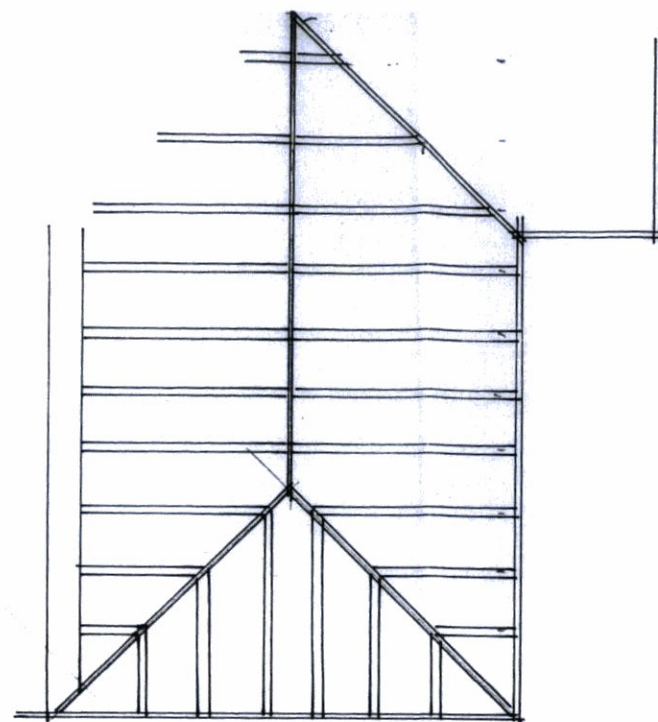
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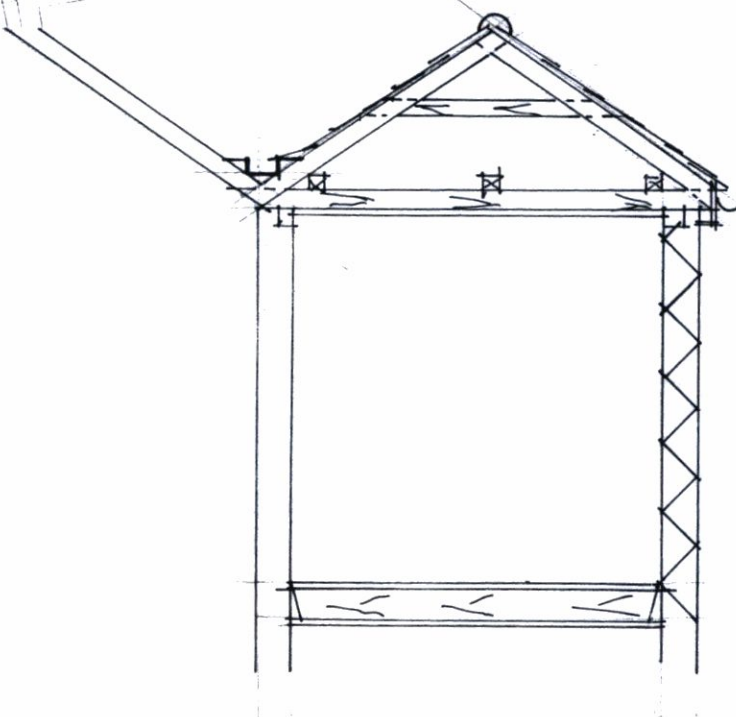




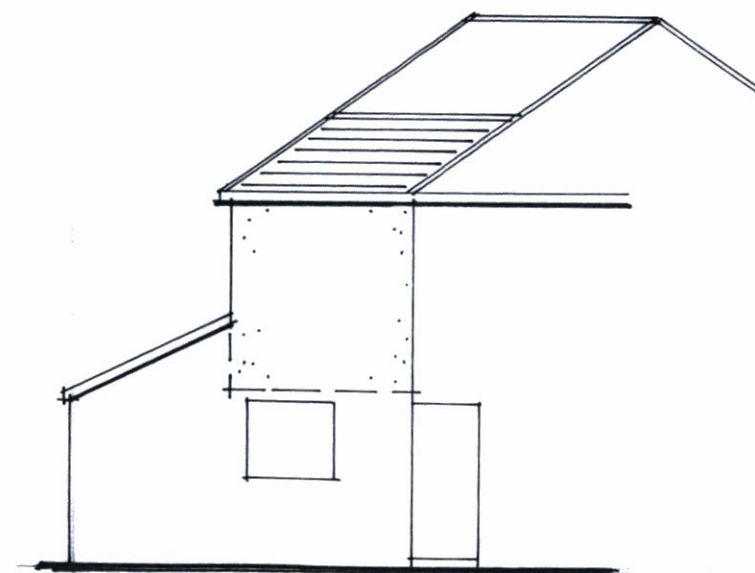
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File End

1839 - Sutton



END

Prepared by Resolution Bureau Services

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