

General Notes

1. All drawings to be read in conjunction with all relevant specifications, architect's drawings and services engineer's drawings.
2. For setting out refer to architect's drawings.
3. All dimensions are in millimetres unless noted otherwise.
4. Do not scale from the drawings or the computer digital data. Only figured dimensions to be used.

5. The contractor is to provide any temporary bracing necessary to maintain structural stability during construction.
6. The works have been designed and shall be constructed in accordance with the following codes. This list is not exhaustive and is only intended to list the principal codes:
 - a) BS EN 1991-1-1:2002, BS EN 1991-1-7:2006: Code of practice for dead and imposed loads.
 - b) BS EN 1991-1-4:2005+A1:2010: Code of practice for wind loads.
 - c) BS EN 1991-1-3:2003: Code of practice for imposed roof loads.
 - d) BS EN 1997-1:2004 : Code of practice for foundations.
 - e) BS EN 1992-1-1:2004: Structural use of concrete.
 - f) BS EN 1993-1-1:2005, BS EN 1993-1-5:2006, BS EN 1993-1-10:2005, BS EN 1993-5:2007, BS EN 1993-6:2007, BS EN 1993-1-8:2005: Structural use of steelwork in buildings.
 - g) PD 6697:2010, BS EN 1996-3:2006, BS EN 1996-2:2006, BS EN 1996-1-1:2005+A1:2012: Structural use of un-reinforced masonry.
 - h) BS EN 1995-1-1:2004+A1:2008: Structural use of timber.

7. The works have been designed for the finish state. The following superimposed loads have been used in the design:
 - Floor loads - See structural engineer's calculations.
 - Roof loads - See structural engineer's calculations.
8. All works shall comply with the Building Regulations and other relevant statutory notices e.g. Health and Safety Bylaws, COSHH etc
9. The client / appointed contractor must take their own assurances on:
 - a) Soil conditions on site and the gradient of land;
 - b) Suitability / existing methods of storm water drainage;
 - c) Trees (existing or removed) and their affect on foundations;
 - d) Position and condition of main sewer.
10. Extensions/alterations to existing structures are subject to revision depending upon such being fully exposed. The client/thier contractor must take their own assurances that any structure designated for demolition/removal are not load bearing or that alternative methods of permanent support are put in place prior to removal. Existing walls, lintels and foundations that are intended to take additional loads, must first be fully exposed and checked for adequacy prior to the commencement of works.

Foundations

1. The depth of the proposed foundations are subject to ground conditions and building control approval. These are to be minimum 1000mm deep subject to be founding in good ground of minimum 100kN/m² bearing stratum (based on London Clay).
2. The excavations should be free from any mature tree roots. If there are

- large trees in the vicinity then the foundations depth is to be in accordance with NHBC standards guidelines for building near trees.
3. Where new foundations are to abut existing foundations, a soft joint of 75mm is to be formed using 'Claymaster' or similar approved unless noted otherwise on the drawings.
4. Any foundations deeper than 1.5m should have suspended floors to avoid any heave. Where the foundations are cast within highly shrinkable soils, then anti-heave precautions such as compressible materials or void formers are to be applied to the foundations.

Notes for Timber

1. These notes are to be read in conjunction with relevant architect's and services engineer's drawings and specification.
2. All timber-work shall comply with BS EN 1995-1-1:2004+A1:2008.
3. Roof area:
 - a) Roof joists shall be grade C24. Evidence of grading shall be provided before work commences;
 - b) Blocking and battens shall be grade C24 softwood;
 - c) The sizes shown on the drawings are finished sizes;
 - d) In joint zones wanes, shakes and knots are not permitted;
 - e) Timber to be carefully cut and planed to ensure tight fit and continuous bearing against metalwork;
 - f) All gaps between timber and metalwork to be resin-grouted, to the approval of the engineer.

4. All connectors, bolts, nails etc. shall be galvanised to BS 7236.
5. Adhesive shall be to BS1204: Part 1: 1970, Type WBP.
6. All timber to be treated in accordance with the British Wood Preservative and Damp-proofing Association Commodity Specification C8 for 40 years desired service life.

Notes for Fire Resistance

1. These notes are to be read in conjunction with relevant architect's services engineer's drawings and specifications.
2. All habitable doors to stairs enclosure and the kitchen to be filled with self-closing doors.
3. Any glazing within the stair enclosure, including glazing to doors, to be fire-resistant.
4. Main powered interconnected smoke alarms to be provided to entrance lobby and all stairs landings.
5. Class 1 flame spread to be provided to all new walls and ceilings.

Notes for Masonry

1. These notes are to be read in conjunction with relevant architect's services engineer's drawings and specifications.
2. All brickwork shall comply with PD 6697:2010, BS EN 1996-3:2006, BS EN 1996-2:2006, BS EN 1996-1-1:2005+A1:2012 .
3. All bricks shall have a minimum crushing strength of 20N/mm².

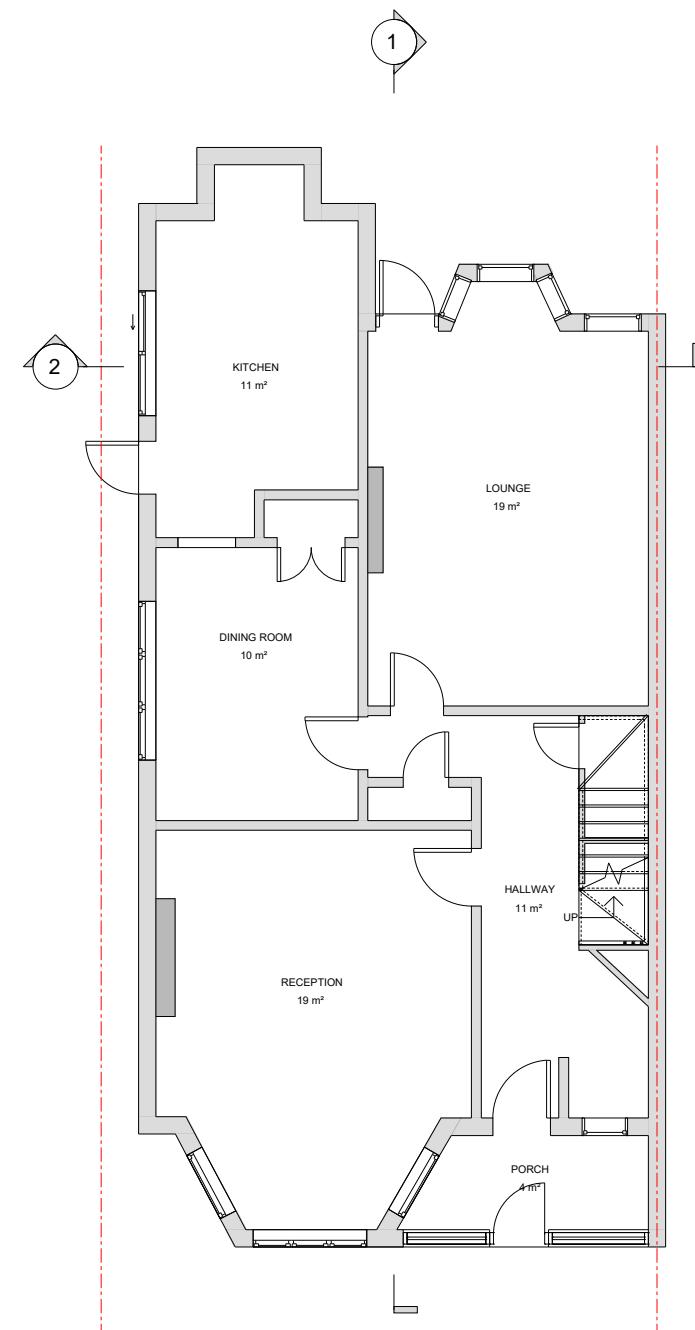
4. Blockwork shall have a minimum crushing strength of 7N/mm².
5. Mortar shall be a Class (ii) cement: lime putty: sand mix (1:1/2:4), unless indicated otherwise.
6. All vertical joints shall be completely filled. Bricks shall be laid frog up. The voids in perforated bricks shall be filled.
7. Fissured bricks or bricks with voids shall not be used.
8. Horizontal chases are prohibited. Vertical chases and builderswork holes shall be agreed with the architect.

Notes for Structural Steelwork

1. These notes are to be read in conjunction with relevant architect's and services engineer's drawings and specifications.
2. All steelwork shall comply with BS EN 1993-1-1:2005, BS EN 1993-1-5:2006, BS EN 1993-1-10:2005, BS EN 1993-5:2007, BS EN 1993-6:2007, BS EN 1993-1-8:2005.
3. Unless noted otherwise stipulated structural steelwork shall conform to BS EN: Weldable structural steels.
4. Unless noted otherwise all steel shall be grade S355. Steel grade shall conform with EC-3.
5. Unless noted otherwise all butt welds shall be full penetration.
6. Unless noted otherwise all fillet welds shall be full profile with a minimum leg length of 6mm.
7. Unless noted otherwise all ordinary bolt assemblies shall be Grade 8.8.
8. Unless noted otherwise all bolts shall be M16.
9. Unless noted otherwise all holding down bolts shall be M16 Grade 8.8 anchored a minimum of 200mm depth into the supporting concrete with a 100 x 100 x 8 thick washer plate at the embedded head of the bolt.
10. The clearance of base plates from supporting concrete shall be a minimum of 20mm and on completion of erection this shall be grouted solid under the full area of the base plate with 1:2 sand: cement grout.
11. Corrosion protection:
 - a) Surface protection - blast clean to SA 2.5 quality BS EN ISO 8501-1.
 - b) Prefabricator primer - epoxy zinc phosphate hb: 50 microns (DFT).
 - c) Finishing coat - see arch's spec.
 - d) See arch's specification for details on colour and texture.
12. Fire protection:
 - 30min - One layer of plasterboard and skim coat or intumescent paint to manufacturer's specification.
 - 60min - Two layers of plasterboard with joints staggered and skim coat or intumescent paint to manufacturer's specification.
13. Weather protection: Any steelwork exposed to external weather is either to be galvanized or stainless steel UNO.
14. All steel beams carrying load-bearing masonry walls wider than their flanges are to have 12mm thick top/bottom flange plates continuously welded along the length to suit the wall width UNO.

SAMPLE PROJECT

NOTE: - DRAWINGS NOT TO BE SCALED FOR CONSTRUCTION. - CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE ORDERING ANY STEEL WORK. - ALL MATERIALS AND WORKMANSHIP MUST FULLY COMPLY WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.	Client Name Michale & Caroline	Section Rear Extension	Drawing Title GENERAL NOTES	 PEARL ENGINEERS PLANNERS & PROJECT MANAGERS 02 TOWERFIELDS WESTERHAM ROAD BROMLEY, BR2 6HF Email: info@Pearlepp.co.uk Web: www.pearlepp.co.uk Phone No.: 02035763199	LEGEND  STRUCTURE TO BE DEMOLISHED  PROPOSED STRUCTURE	Project No. SE12 0BX
Project Address	Stage ARCHITECTURAL PLANNING	Drawing Status For Planning Approval	Designed		Drawing No. A-000	



GROUND FLOOR PLAN

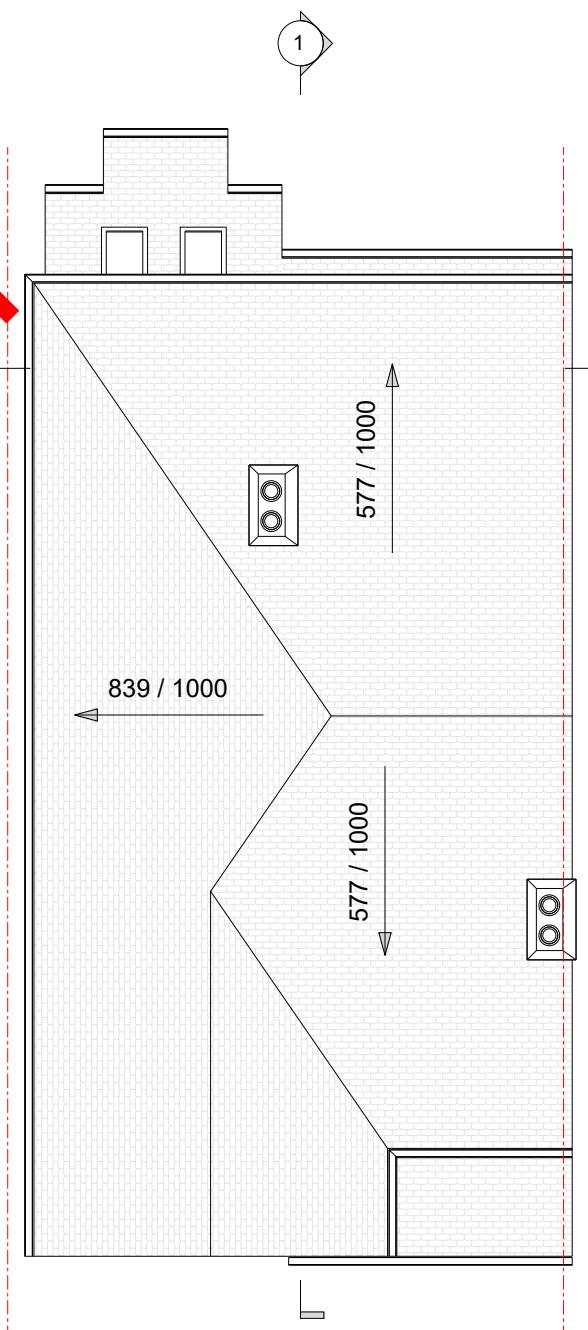
0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

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FIRST FLOOR PLAN



ROOF PLAN

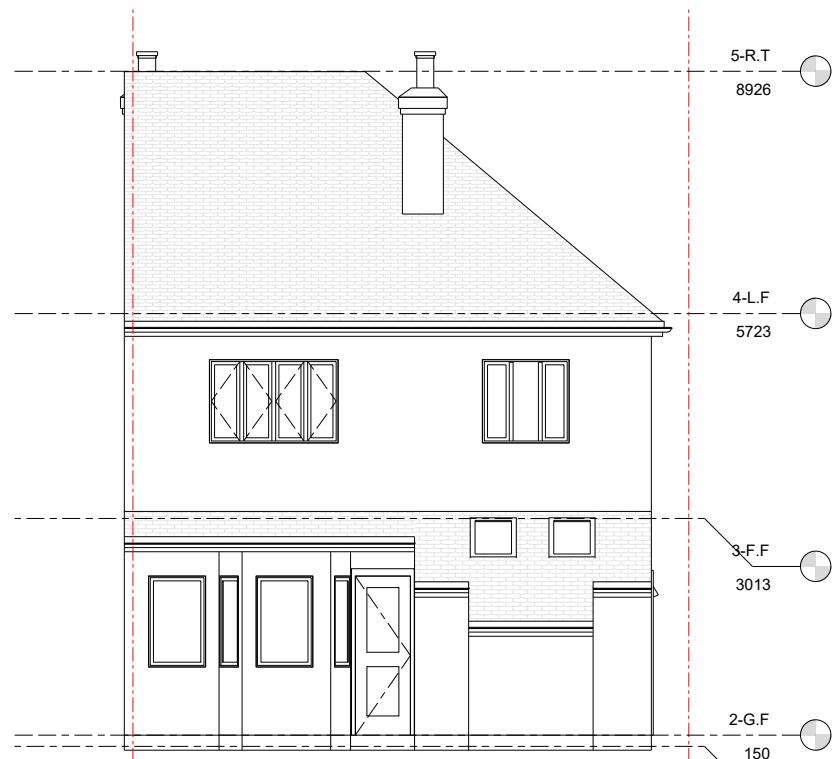
SAMPLE PROJECT



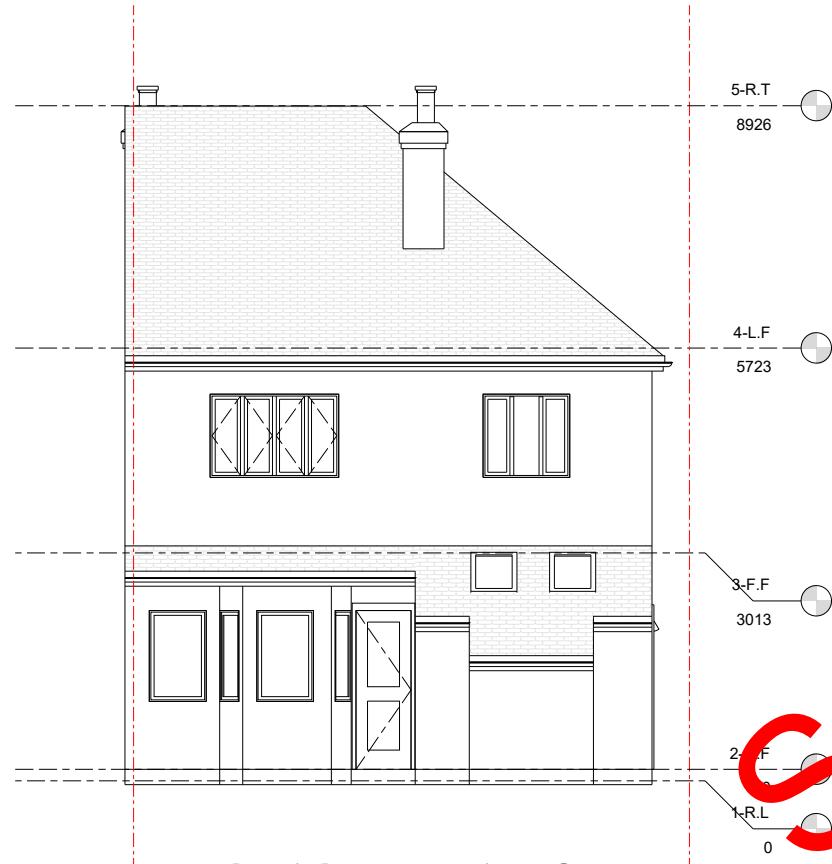
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LEGEND	STRUCTURE TO BE DEMOLISHED
	PROPOSED STRUCTURE

Project No.	SE12 0BX
Drawing No.	A-001
Revision	-
Scale at A3	1:100
Date	23/07/2024



FRONT ELEVATION



REAR ELEVATION

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

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Client Name
Michale & Caroline

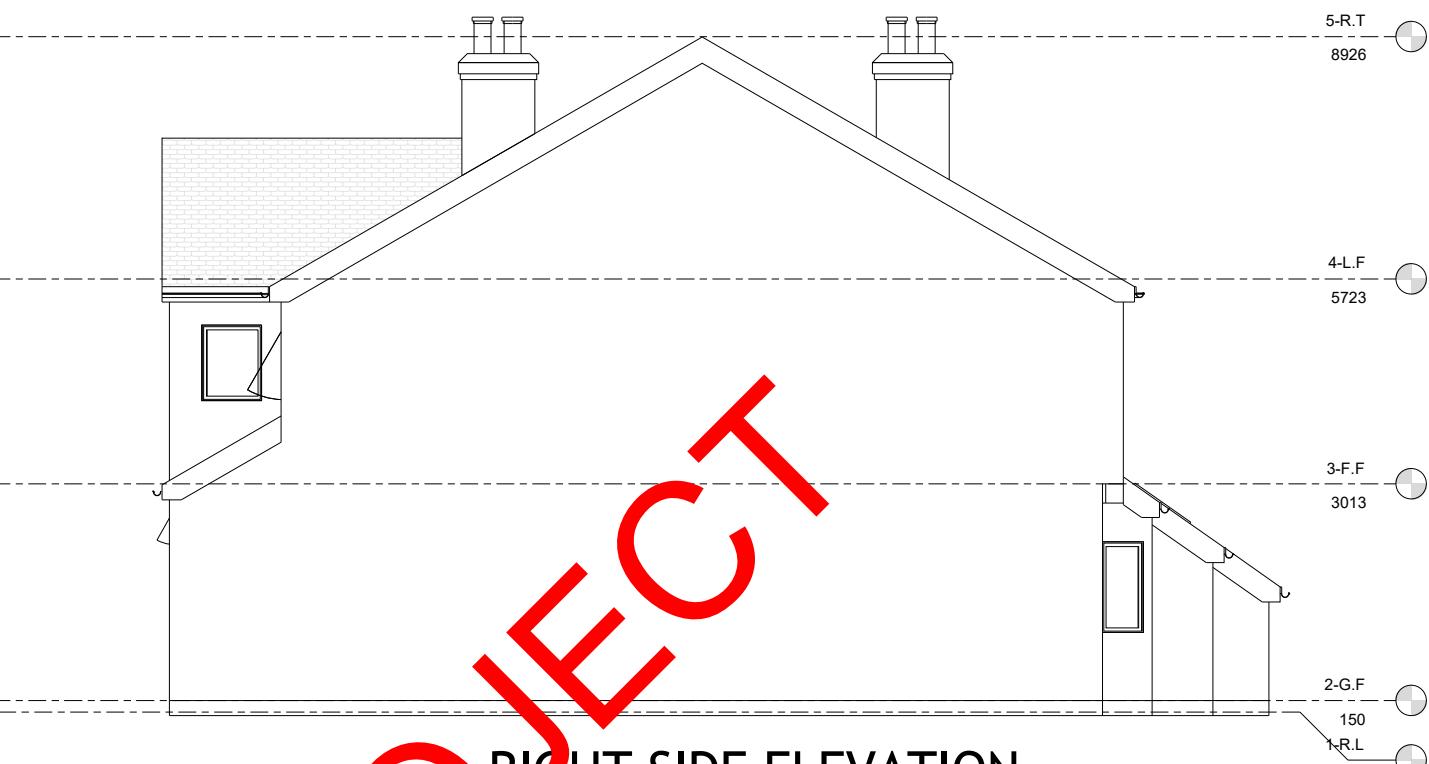
Section
Rear Extension

Drawing Title
EXISTING ELEVATIONS

Project Address

Stage
ARCHITECTURAL PLANNING

Drawing Status
For Planning Approval



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



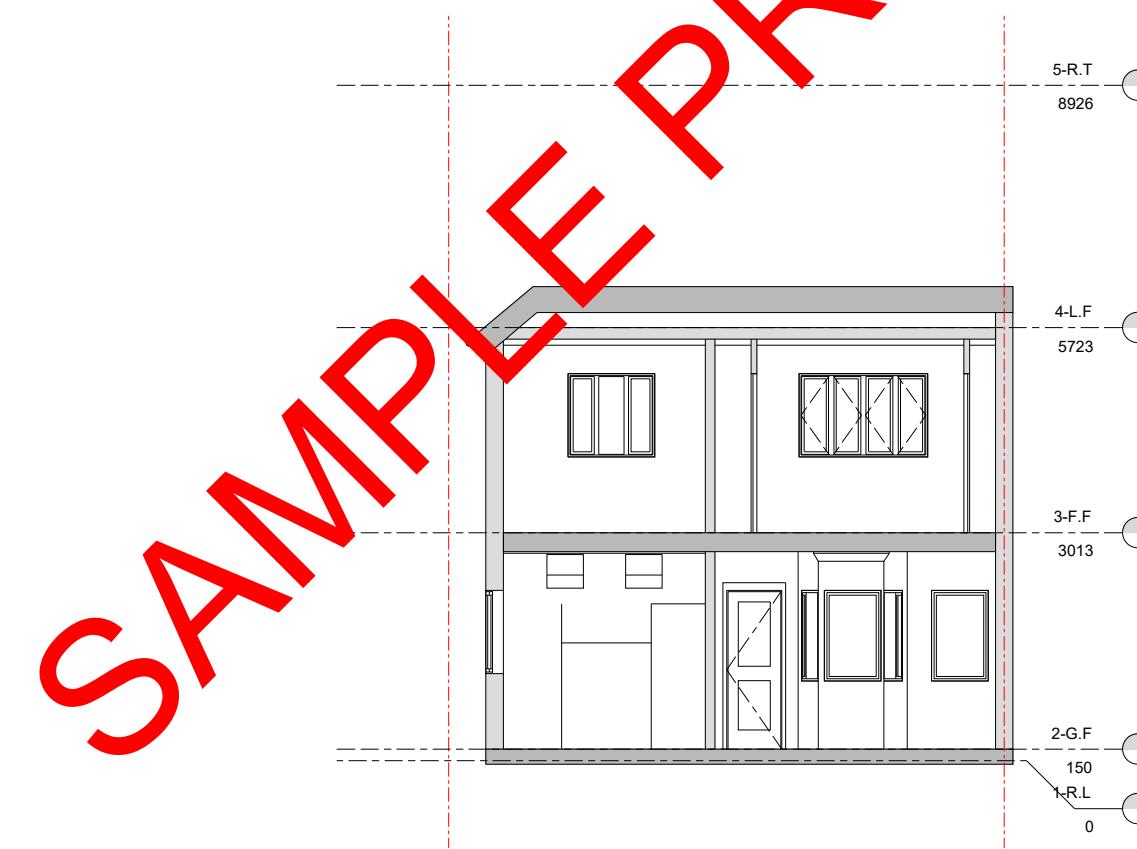
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LEGEND	STRUCTURE TO BE DEMOLISHED	PROPOSED STRUCTURE
Designed		
Drawn		

Project No.	SE12 0BX
Drawing No.	A-002
Revision	-
Scale at A3	1:100
Date	23/07/2024



SECTION 1



SECTION 2

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

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Client Name
Michale & Caroline

Section
Rear Extension

Drawing Title
EXISTING SECTIONS

Project Address
**6, Somertrees Avenue,
 London, Greater London
 SE12 0BX**

Stage
ARCHITECTURAL PLANNING

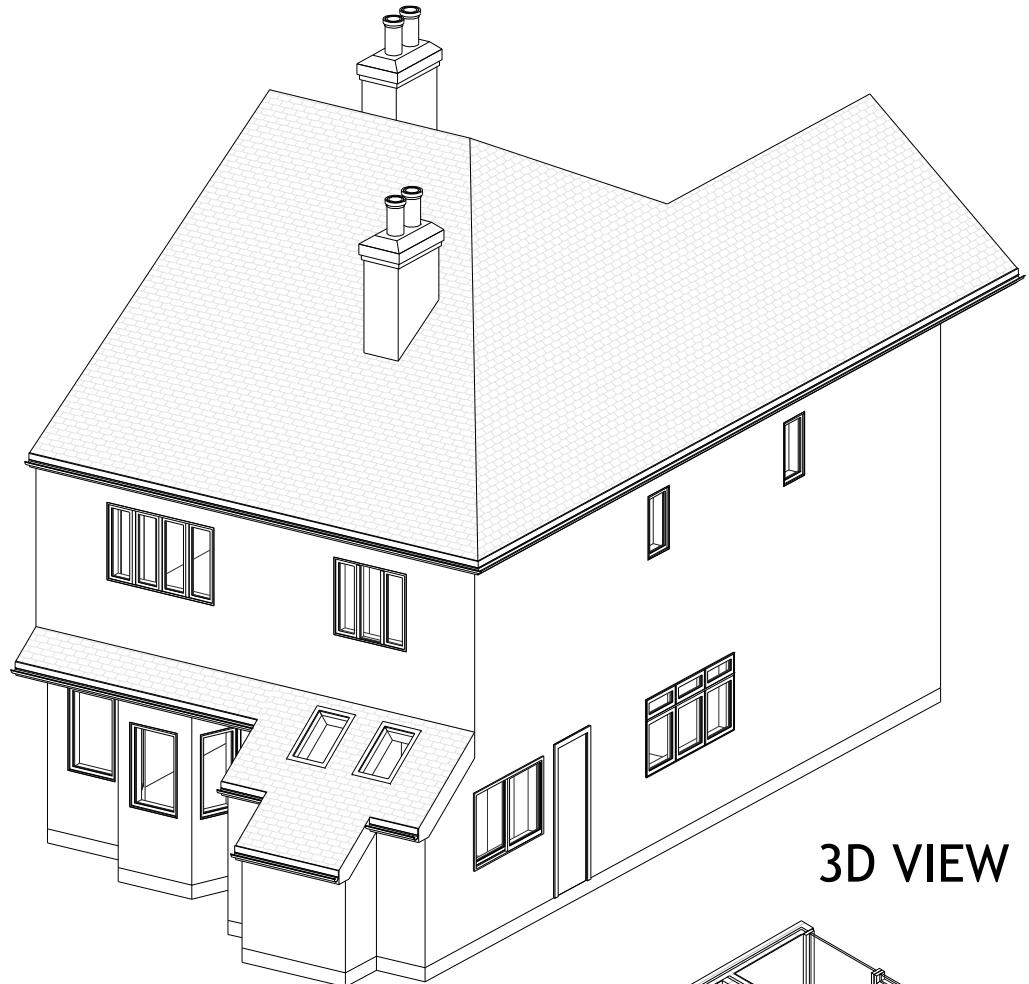
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LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE
 Designed
 Drawn

Project No.	SE12 0BX
Drawing No.	A-003
Revision	-
Scale at A3	1:100
Date	23/07/2024



3D VIEW 1



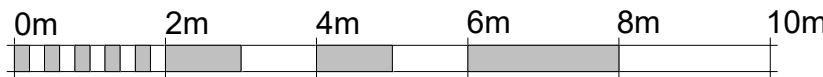
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3D SECTIONAL VIEW 3



3D SECTIONAL VIEW 4



SCALE 1:100 @ A3

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Client Name
Michale & Caroline

Section
Rear Extension

Drawing Title
EXISTING 3D VIEWS

Project Address
**6, Somertrees Avenue,
London, Greater London
SE12 0BX**

Stage
ARCHITECTURAL PLANNING

Drawing Status
For Planning Approval

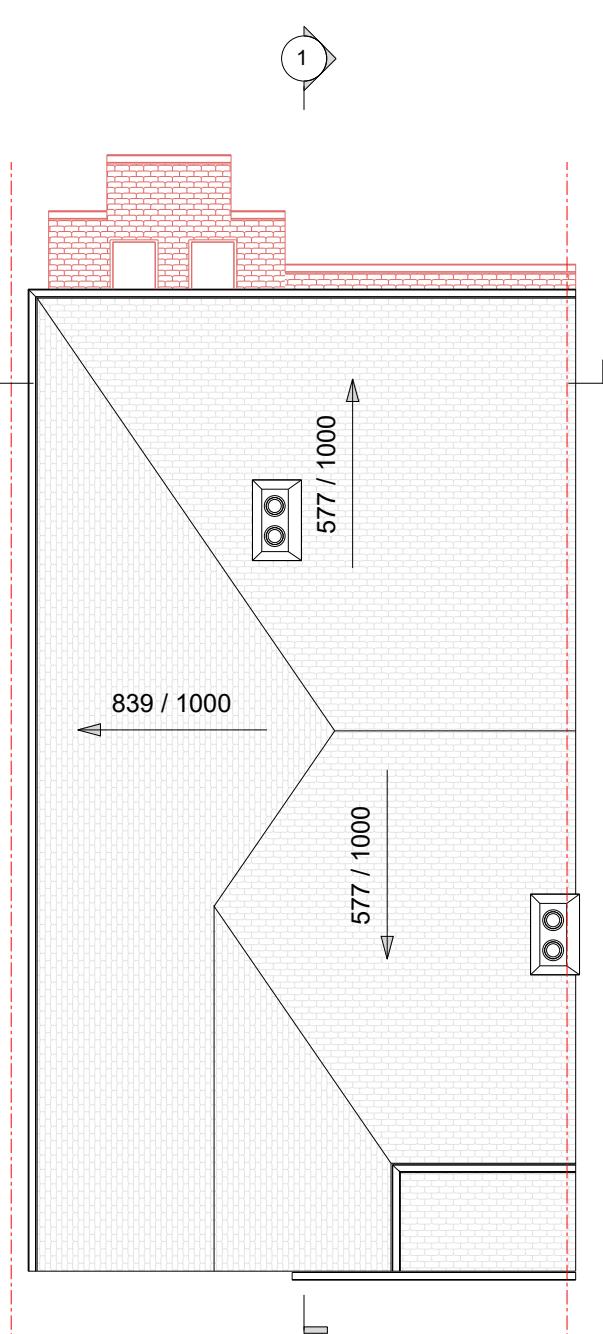
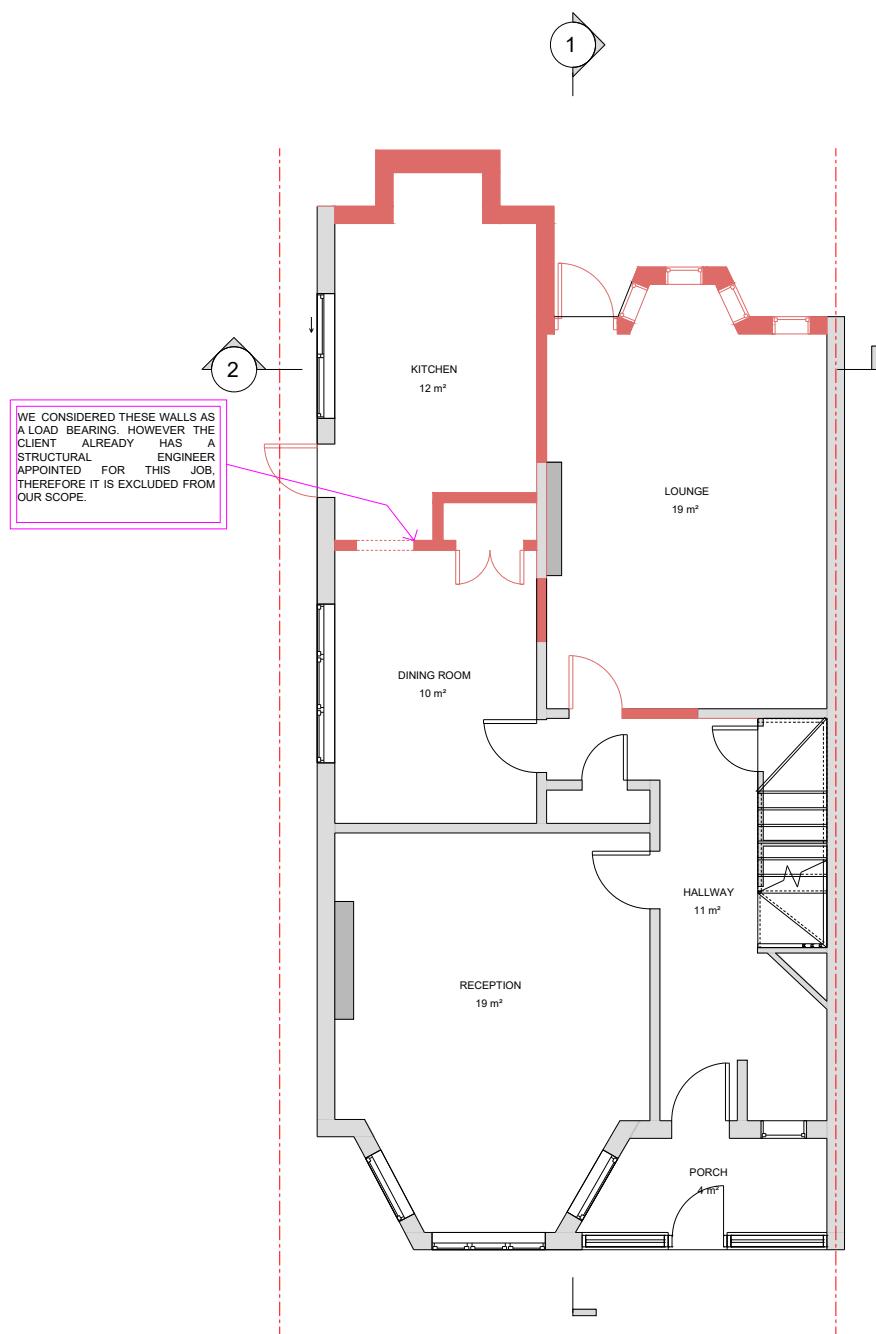


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LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE
Designed
Drawn

Project No. **SE12 0BX**
Drawing No. **A-004**
Revision **-**
Scale at A3 **1:100**
Date **23/07/2024**

SAMPLE PROJECT



SAMPLE PROJECT

SCALE 1:100 @ A3

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Client Name
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Section
Rear Extension

Drawing Title
DEMO PLAN

Project Address
6, Somertrees Avenue,
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SE12 0BX

Stage
ARCHITECTURAL PLANNING

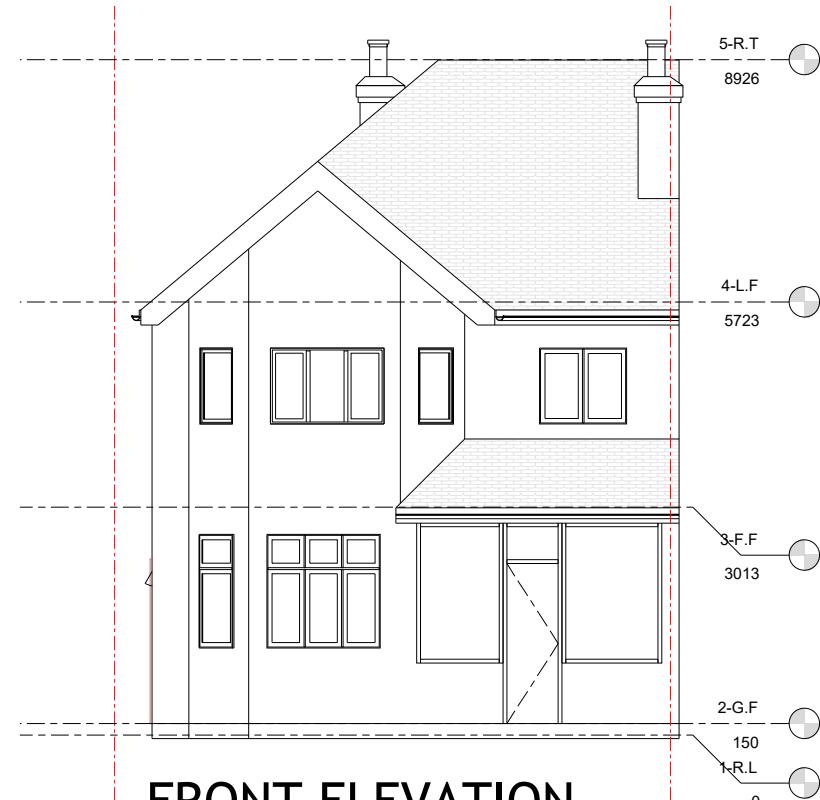
Drawing Status
For Planning Approval



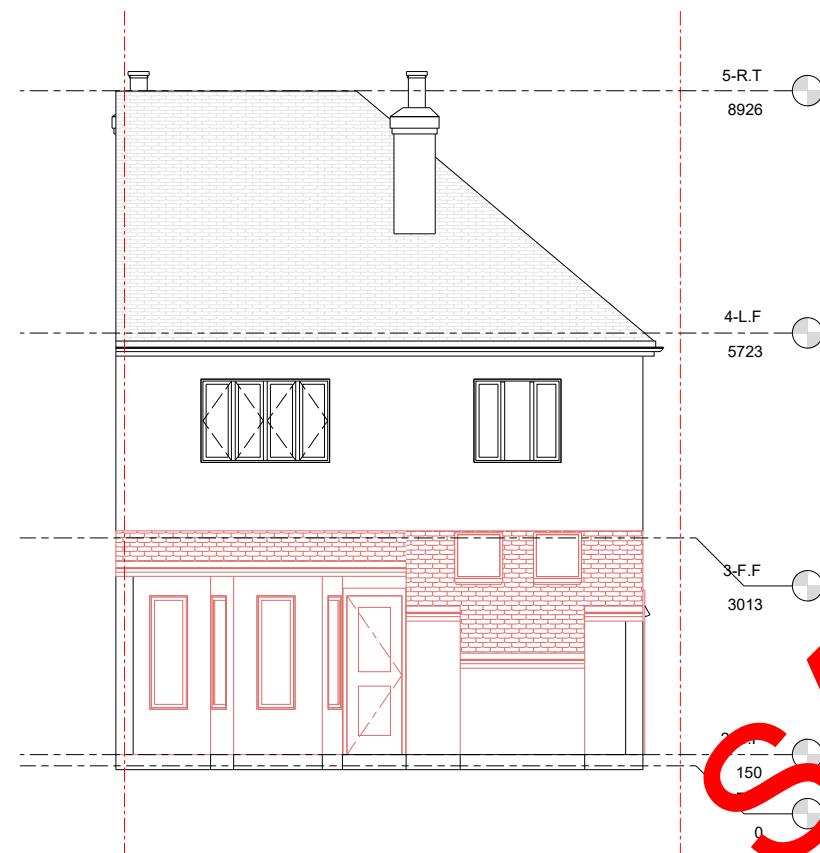
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LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE
 Designed
 Drawn

Project No.	SE12 0BX
Drawing No.	A-005
Revision	-
Scale at A3	1:100
Date	23/07/2024



FRONT ELEVATION



REAR ELEVATION

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

NOTE:
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Client Name
Michale & Caroline

Section
Rear Extension

Drawing Title
DEMO ELEVATIONS

Project Address
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SE12 0BX

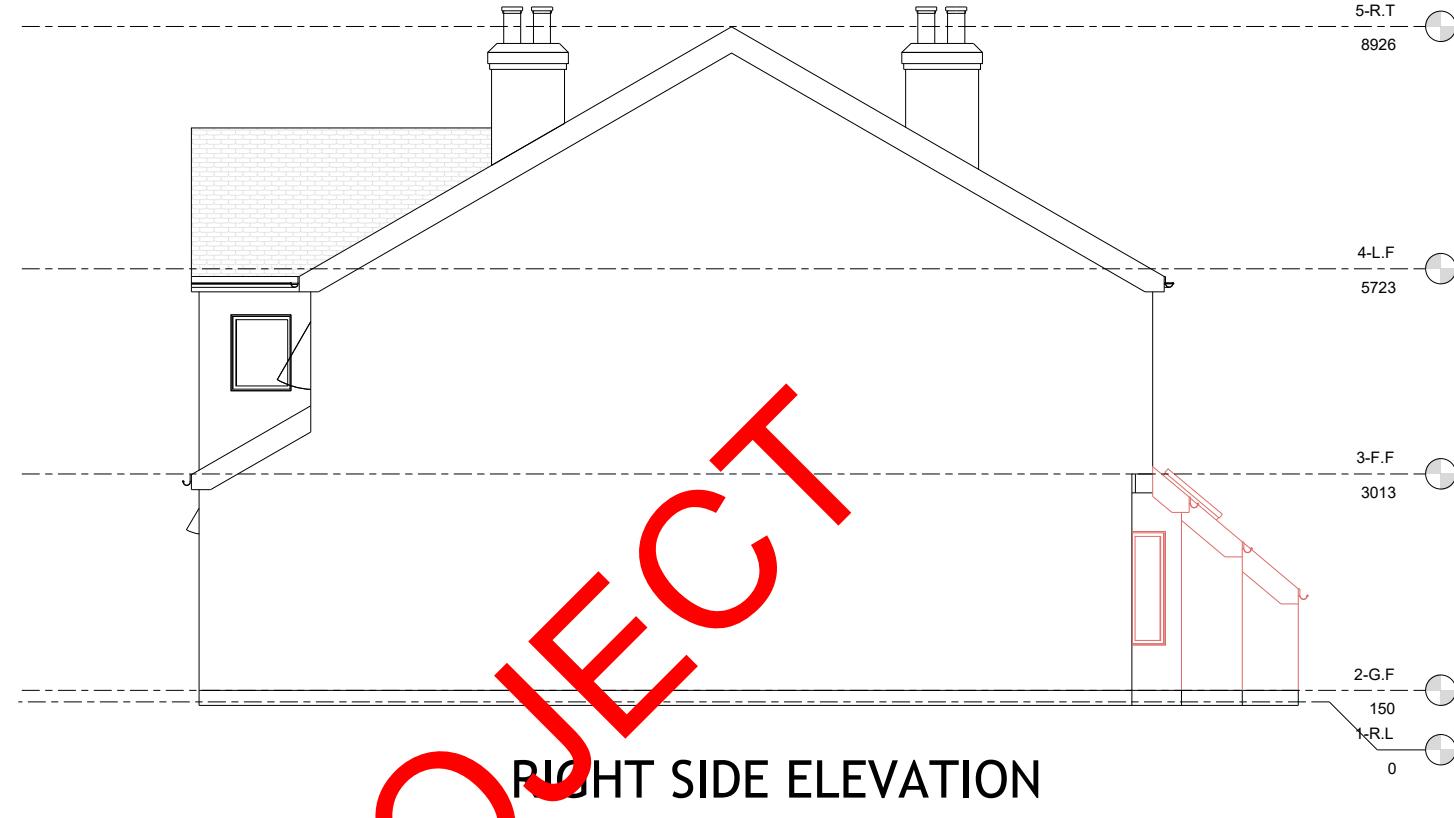
Stage
ARCHITECTURAL PLANNING

Drawing Status
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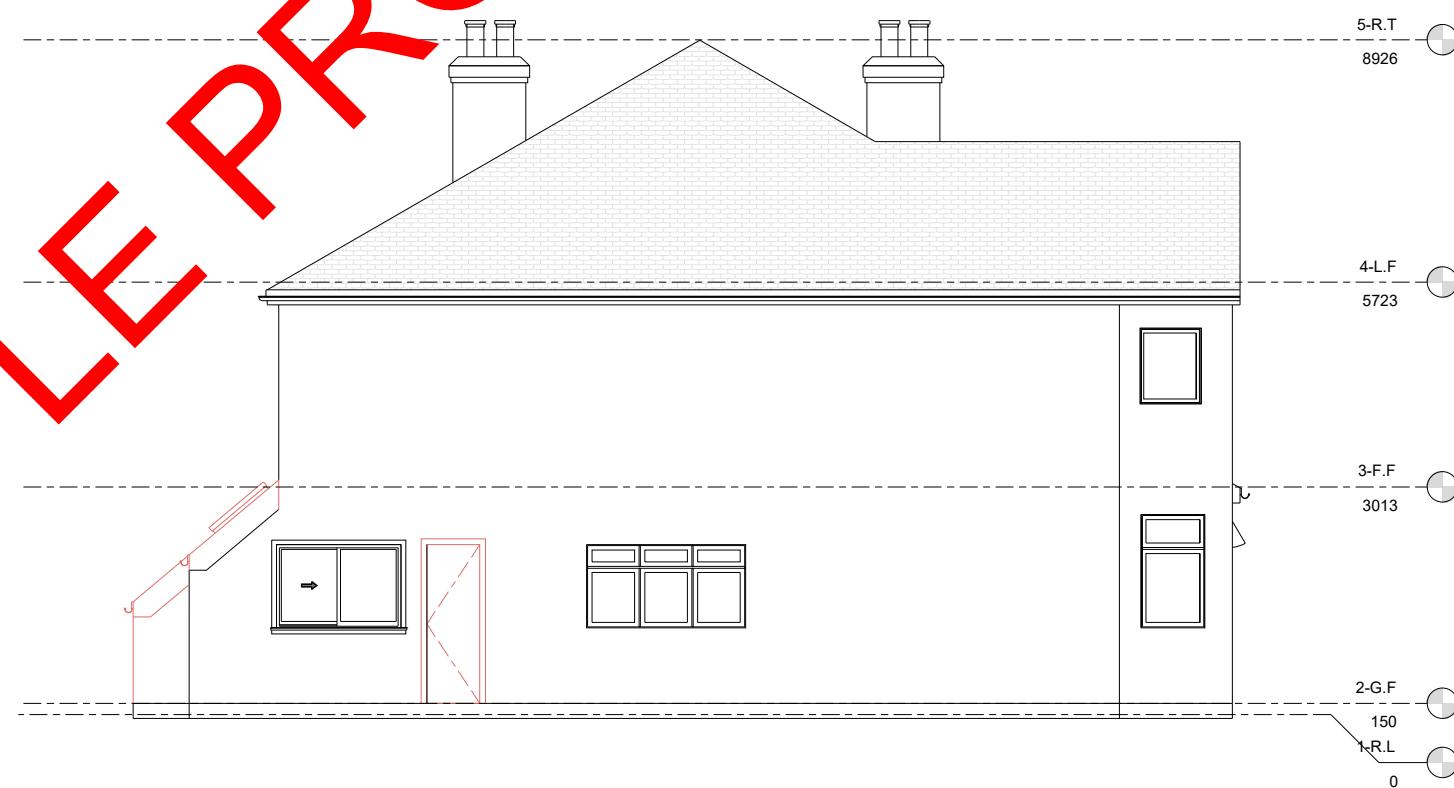


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LEGEND	STRUCTURE TO BE DEMOLISHED	PROPOSED STRUCTURE
Designed		
Drawn		



RIGHT SIDE ELEVATION

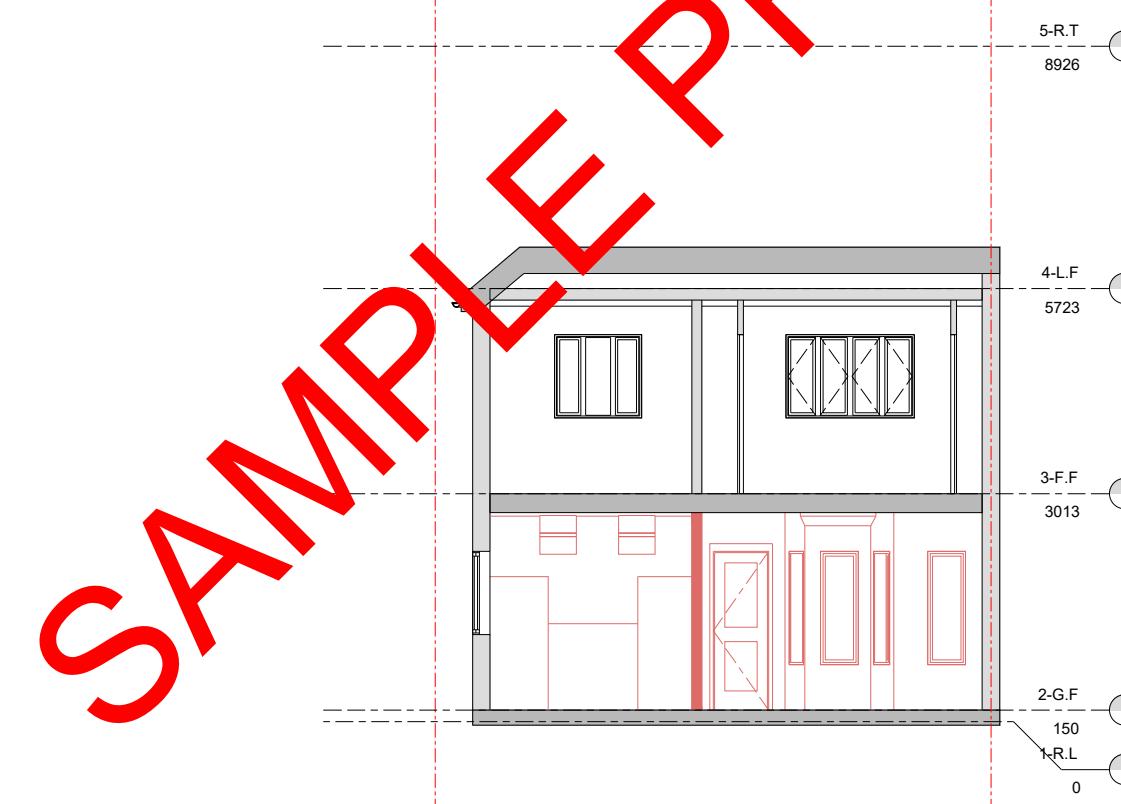


RIGHT SIDE ELEVATION

Project No.	SE12 0BX
Drawing No.	A-006
Revision	-
Scale at A3	1:100
Date	23/07/2024



SECTION 1



SECTION 2

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

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Client Name
Michale & Caroline

Section
Rear Extension

Drawing Title
DEMO SECTIONS

Project Address
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Stage
ARCHITECTURAL PLANNING

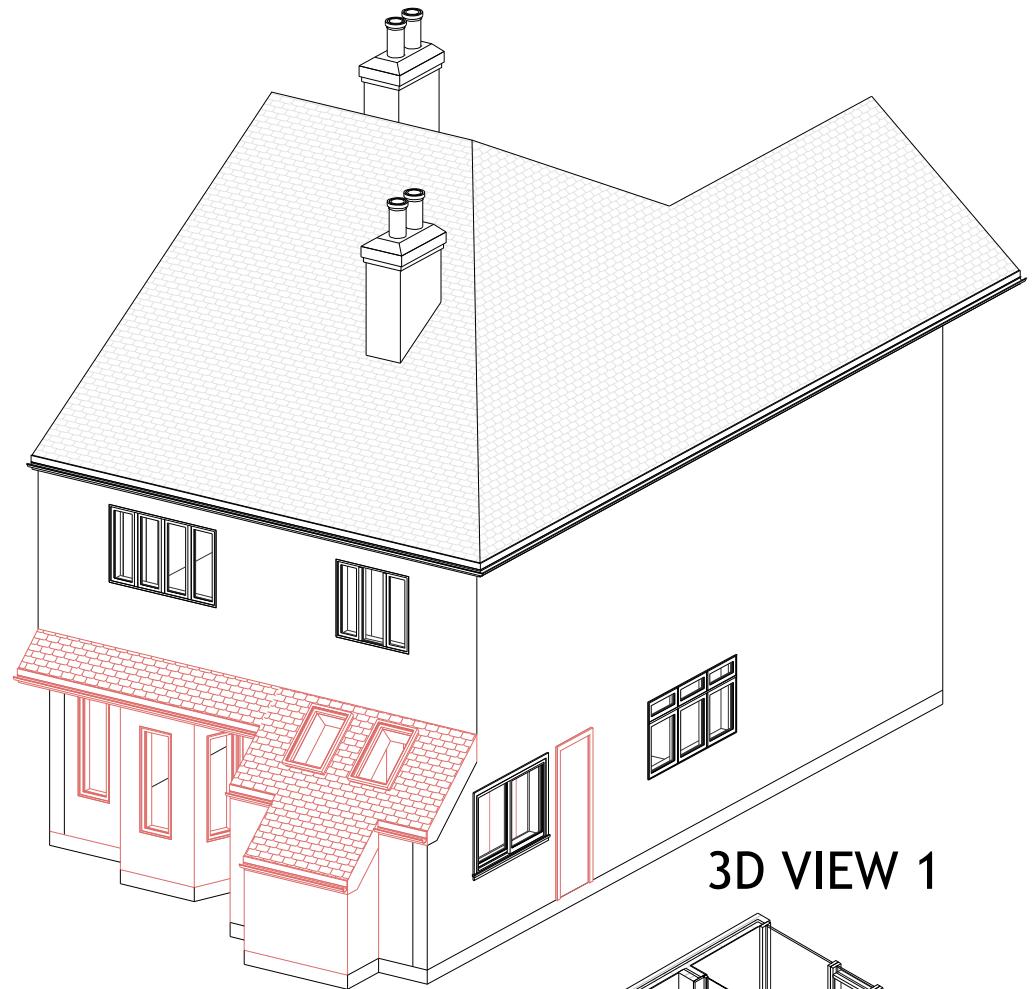
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LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE
 Designed
 Drawn

Project No.	SE12 0BX
Drawing No.	A-007
Revision	-
Scale at A3	1:100
Date	23/07/2024



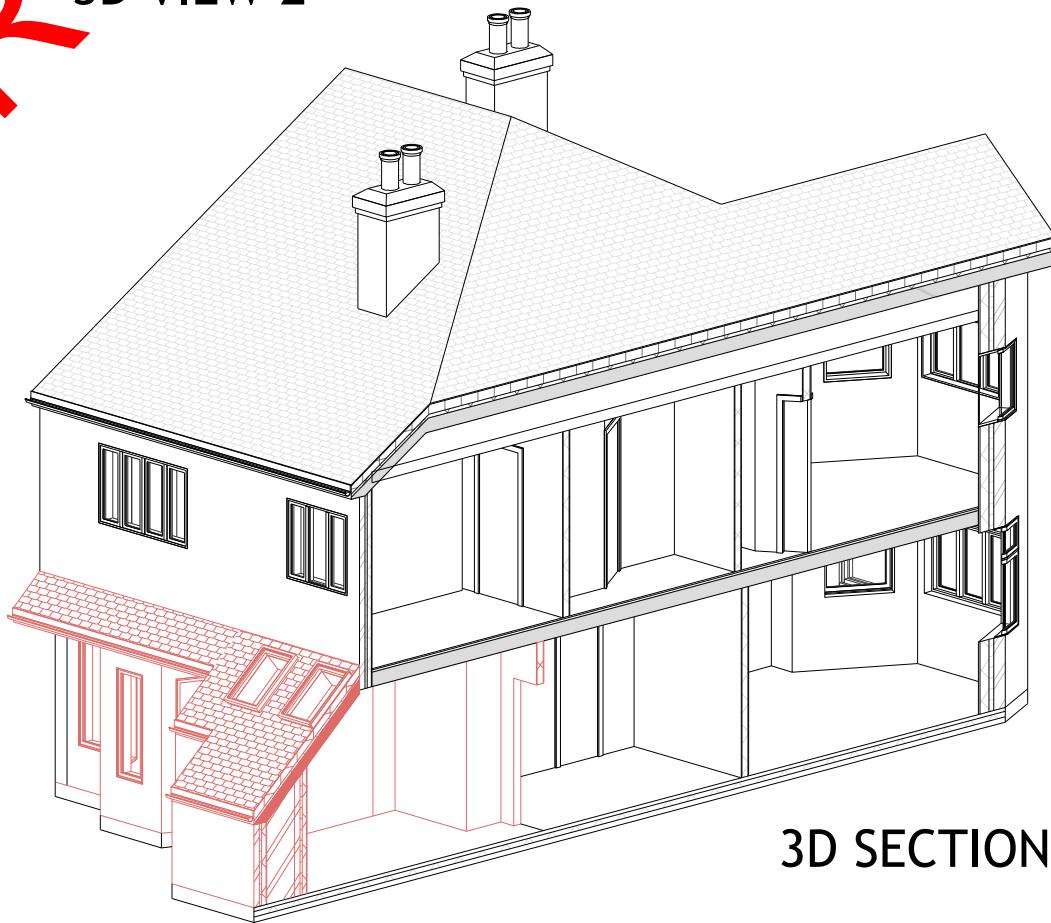
3D VIEW 1



3D VIEW 2



3D SECTIONAL VIEW 3



3D SECTIONAL VIEW 4

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

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Client Name
Michale & Caroline

Section
Rear Extension

Drawing Title
DEMO 3D VIEWS

Project Address
**6, Somertrees Avenue,
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Stage
ARCHITECTURAL PLANNING

Drawing Status
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LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE
Designed
Drawn

Project No.	SE12 0BX
Drawing No.	A-008
Revision	-
Scale at A3	1:100
Date	23/07/2024

EXTRACT TO KITCHEN
KITCHEN TO HAVE MECHANICAL VENTILATION WITH AN EXTRACT RATING OF 60 L/S, OR 30 L/S IF ADJACENT TO HOB TO EXTERNAL AIR. INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AID AIR CIRCULATION. VENTILATION PROVISION IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE. INTERMITTENT EXTRACT FANS TO BS EN 13141-4. COOKER HOODS TO BS EN 13141-3. ALL FIXED MECHANICAL VENTILATION SYSTEMS, WHERE THEY CAN BE TESTED AND ADJUSTED, SHALL BE COMMISSIONED AND A COMMISSIONING NOTICE GIVEN TO THE BUILDING CONTROL BODY

CAVITIES
PROVIDE CAVITY TRAYS OVER OPENINGS AND WHERE ROOFS ABUT WALLS. ALL CAVITIES TO BE CLOSED AT EAVES AND AROUND OPENINGS USING THERMABATE OR SIMILAR NON COMBUSTIBLE INSULATED CAVITY CLOSERS. PROVIDE VERTICAL DPCS AROUND OPENINGS AND ABUTMENTS. ALL CAVITY TRAYS MUST HAVE 150MM UPSTANDS AND SUITABLE CAVITY WEEP HOLES (MIN 2) AT MAX 900MM CENTRES.

DETAILS OF ANY NEW BOILER AND PARTICULARLY THE VENTILATION AND FLUE PROVISION TO BE PROVIDED BY THE CONTRACTOR/CLIENT. ANY NEW GAS BOILER INSTALLATION WILL REQUIRE CERTIFICATION FROM A COMPETENT INSTALLER ON COMPLETION

CONDENSING COMBINATION BOILERS SUCH AS VAILLANT ECOTEC PLUS 937 POWER STORE CONDENSING COMBI BOILER, ALL CONNECTIONS TO CH AND HW SYSTEM, POWER SUPPLY, DRAINS, VENTS, ETC TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.

NEW RAINWATER PIPES TO BE CONNECTED TO THE EXISTING STORMWATER SYSTEM; WHERE THIS IS NOT POSSIBLE, NEW RAIN WATER SYSTEM TO BE CONNECTED TO A SOAKAWAY LOCATED 5 METRES FROM ANY BUILDING AND SIZED AT 1CUM PER 16.5SQM OF ROOF AREA DRAINED. ALL DETAILS TO BE AGREED WITH THE BUILDING CONTROL INSPECTOR PRIOR TO COMMENCEMENT.

WHERE NEW DRAIN PIPES ARE PROVIDED, ACCESS TO BE PROVIDED AT THE FOLLOWING POINTS:
 * AT OR NEAR HEAD OF DRAIN RUN
 * AT A BEND AND AT ANY CHANGE IN GRADIENT
 * AT A CHANGE IN PIPE SIZE
 * AT A JUNCTION (UNLESS EACH RUN CAN BE CLEARED FROM AN ACCESS POINT)
 EXACT DETAILS TO BE CONFIRMED ON SITE.

WHERE AND IF AN INTERNAL MANHOLE IS REMOVED, ENSURE THERE IS ADEQUATE RODDING ACCESS. ANY NEW POLYPROPYLENE RODDABLE INSPECTION CHAMBER TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. NEW 150/100 BRANCH INSTALLED ON LINE WITH PROPRIETARY COUPLINGS AND EASY BEND CONNECTION FROM EXISTING SVP. EXACT DETAILS TO BE AGREED ON SITE.

PROVIDE A DEROG VALVE AND RODDING EYE SUB-STACK CONNECTED TO THE EXISTING FW SYSTEM; EXACT LAYOUT OF ALL EQUIPMENT, DRAINAGE AND POWER REQUIREMENTS, ETC. TO BE FINALISED ON SITE.

EXTRACT TO UTILITY ROOM
TO UTILITY ROOM PROVIDE MECHANICAL VENTILATION DUCTED TO EXTERNAL AIR CAPABLE OF EXTRACTING AT A RATE OF 30 L/S. INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AID AIR CIRCULATION. VENTILATION PROVISION IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE. INTERMITTENT EXTRACT FANS TO BS EN 13141-4. ALL FIXED MECHANICAL VENTILATION SYSTEMS, WHERE THEY CAN BE TESTED AND ADJUSTED, SHALL BE COMMISSIONED AND A COMMISSIONING NOTICE GIVEN TO THE BUILDING CONTROL BODY

SD SMOKE DETECTOR
FD FIRE DOOR
FA FIRE ALARM
MEV MECHANICAL EXTRACT VENTILATION FAN
ALL DOORS TO BE FD30S

FIRE DOORS

ALL DOORS TO HABITABLE ROOMS WITHIN STAIR ENCLOSURE TO BE FD30 DOORS FITTED WITH A PERKOMATIC SELF CLOSER. 25X38MM DOOR STOPS GLUED AND SCREWED TO FRAME. THIS IS NOT REQUIRED FOR A TWO STORY (GROUND+FIRST FLOOR) BUILDING BUT STRONGLY RECOMMENDED. DOORS TO BE FULL PANEL DOORS WITH NO GLAZING.

SMOKE DETECTORS:

L3 FIRE ALARM SYSTEM TO BS 5839 TO BE INSTALLED (PROTECTION OF ESCAPE ROUTES). MAINS POWERED SMOKE DETECTORS(SD), WITH BACKUP BATTREY, TO BE FITTED IN HALLWAY AND UPPER LANDINGS, ALL LINKED TO EACH OTHER AND ON AN INDEPENDANT CIRCUIT WITH A SEPERATE FUSE.

ALL SMOKE DETECTORS(SD) & ALARMS (TO BS 5446-1) TO BE MAINS POWERED, WITH BACKUP BATTERY AND TO BE FITTED IN THE CIRCULATION SPACE IN HALLWAY AND ALL UPPER LANDINGS, ALL LINKED TO EACH OTHER AND ON AN INDEPENDANT CIRCUIT WITH A SEPARATE FUSE. EXACT POSITIONS TO BE CONFIRMED ON SITE

SMOKE DETECTION
 PROVIDE A LINKED SMOKE ALARM DETECTION SYSTEM TO BS EN 14604 AND BS 5839-6:2019 TO AT LEAST A GRADE D CATEGORY LD3 STANDARD. SYSTEM TO BE MAINS POWERED WITH BATTERY BACK UP. AT LEAST ONE SMOKE DETECTOR TO BE PROVIDED IN EACH HALLWAY AND LANDING. IN HALLWAYS EXCEEDING 7.5M IN LENGTH, NO POINT WITHIN THE HALLWAY SHOULD EXCEED 7.5M FROM THE NEAREST DETECTOR AND NO BEDROOM DOOR SHOULD BE FURTHER THAN 1M FROM THE NEAREST SMOKE ALARM. IF CEILING MOUNTED THEY SHOULD BE 300MM FROM THE WALLS AND LIGHT FITTINGS. WHERE THE KITCHEN AREA IS NOT SEPARATE FROM THE STAIRWAY OR CIRCULATORY SPACE BY A DOOR, THERE SHOULD BE AN INTERLINKED HEAT DETECTOR IN THE KITCHEN.
 MAINS POWERED, INTERLINKED, HEAT DETECTOR TO BE PROVIDED TO THE KITCHEN AND SMOKE DETECTORS TO PRINCIPAL LIVING ROOMS, IF REQUIRED BY BUILDING CONTROL.

DETAIL CABLEING FOR COMPUTERS AND NETWORKING, TELEPHONE, SECURITY SYSTEM, MUSIC SYSTEM, DOOR ENTRY AND CONTROL SYSTEM, ETC. TO BE AGREED SEPARATELY.



GROUND FLOOR PLAN

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

NOTE:
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Client Name

Michale & Caroline

Section

Rear Extension

Drawing Title

PROPOSED PLAN

Project Address
 6, Somertrees Avenue,
 London, Greater London
 SE12 0BX

Stage

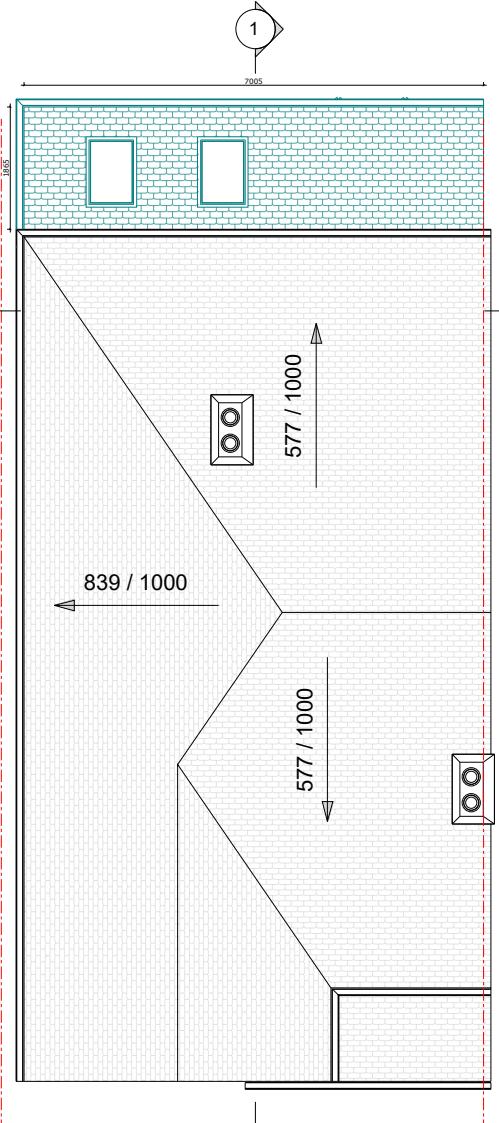
ARCHITECTURAL PLANNING

Drawing Status

For Planning Approval



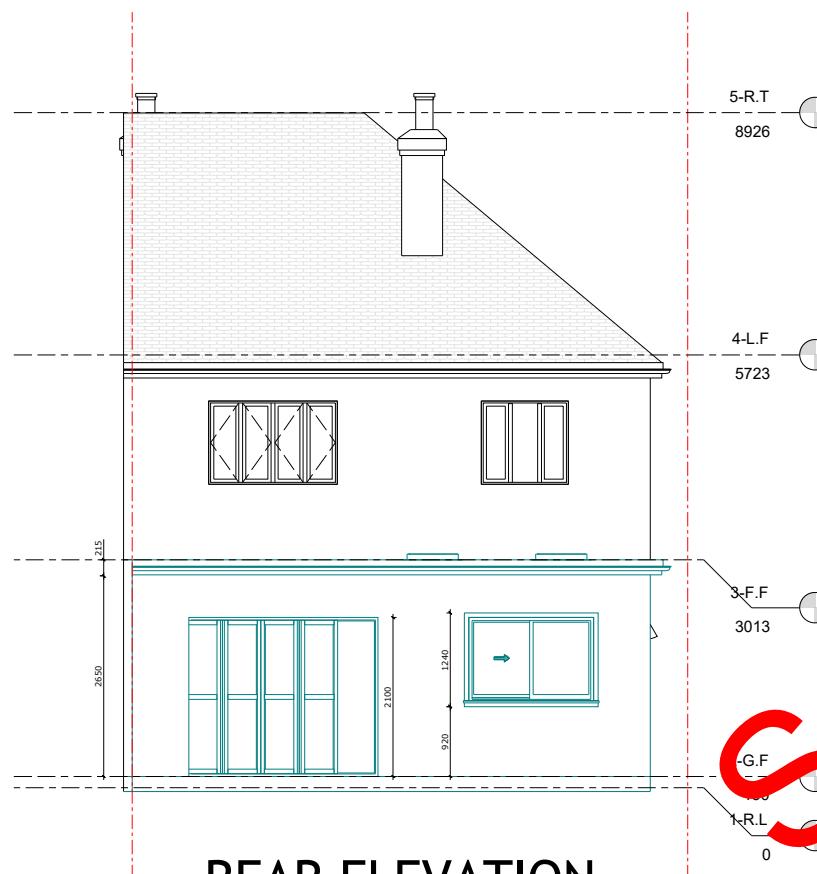
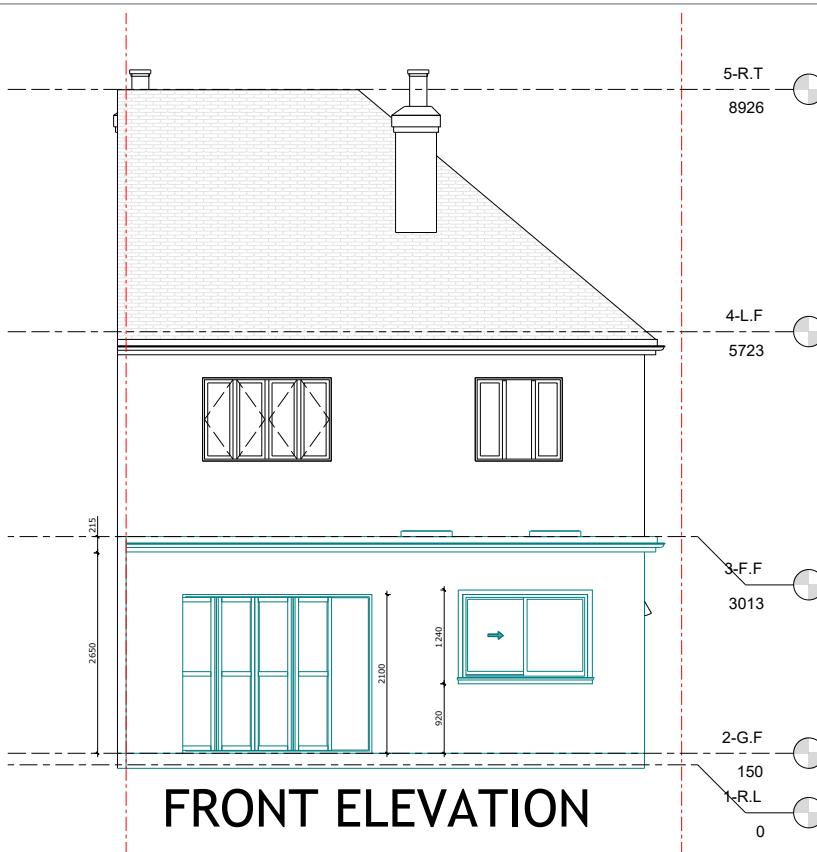
PEARL ENGINEERS PLANNERS &
 PROJECT MANAGERS
 02 TOWERFIELDS WESTERHAM ROAD
 BROMLEY, BR2 6HF
 Email: info@Pearlepp.co.uk
 Web: www.pearlepp.co.uk
 Phone No.: 02035763199



FIRST FLOOR PLAN

ROOF PLAN

LEGEND	STRUCTURE TO BE DEMOLISHED	PROPOSED STRUCTURE	Project No.	SE12 0BX
			Drawing No.	A-009
			Revision	-
			Scale at A3	1:100
Designed			Date	23/07/2024
Drawn				



0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

NOTE:
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Client Name
Michale & Caroline

Section
Rear Extension

Drawing Title
PROPOSED ELEVATIONS

Project Address
**6, Somertrees Avenue,
London, Greater London
SE12 0BX**

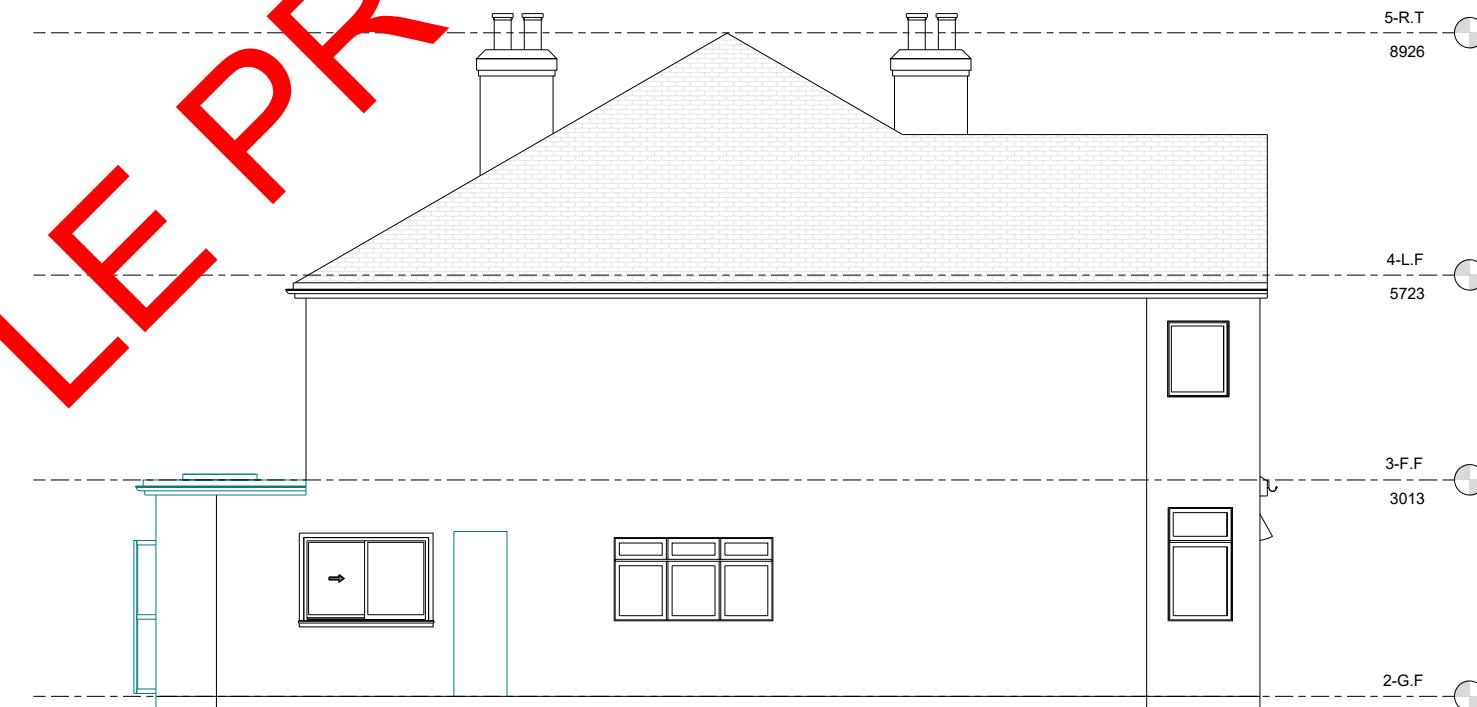
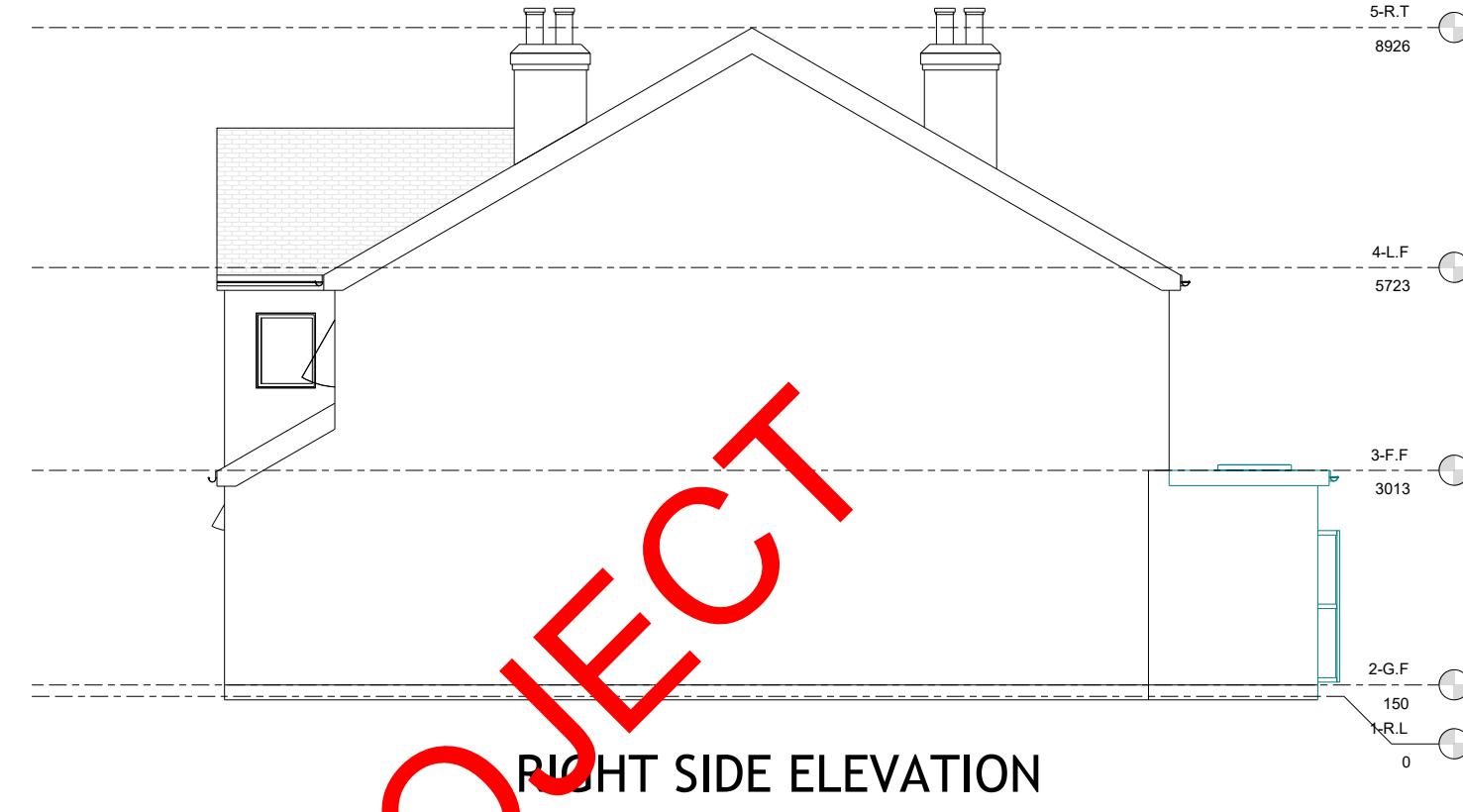
Stage
ARCHITECTURAL PLANNING

Drawing Status
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LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE
Designed
Drawn



Project No.	SE12 0BX
Drawing No.	A-010
Revision	-
Scale at A3	1:100
Date	23/07/2024



SECTION 1



SECTION 2

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

NOTE:	PROPOSED SECTIONS		
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Client Name	Michale & Caroline	Section	Rear Extension
Project Address	6, Somertrees Avenue, London, Greater London SE12 0BX	Stage	ARCHITECTURAL PLANNING

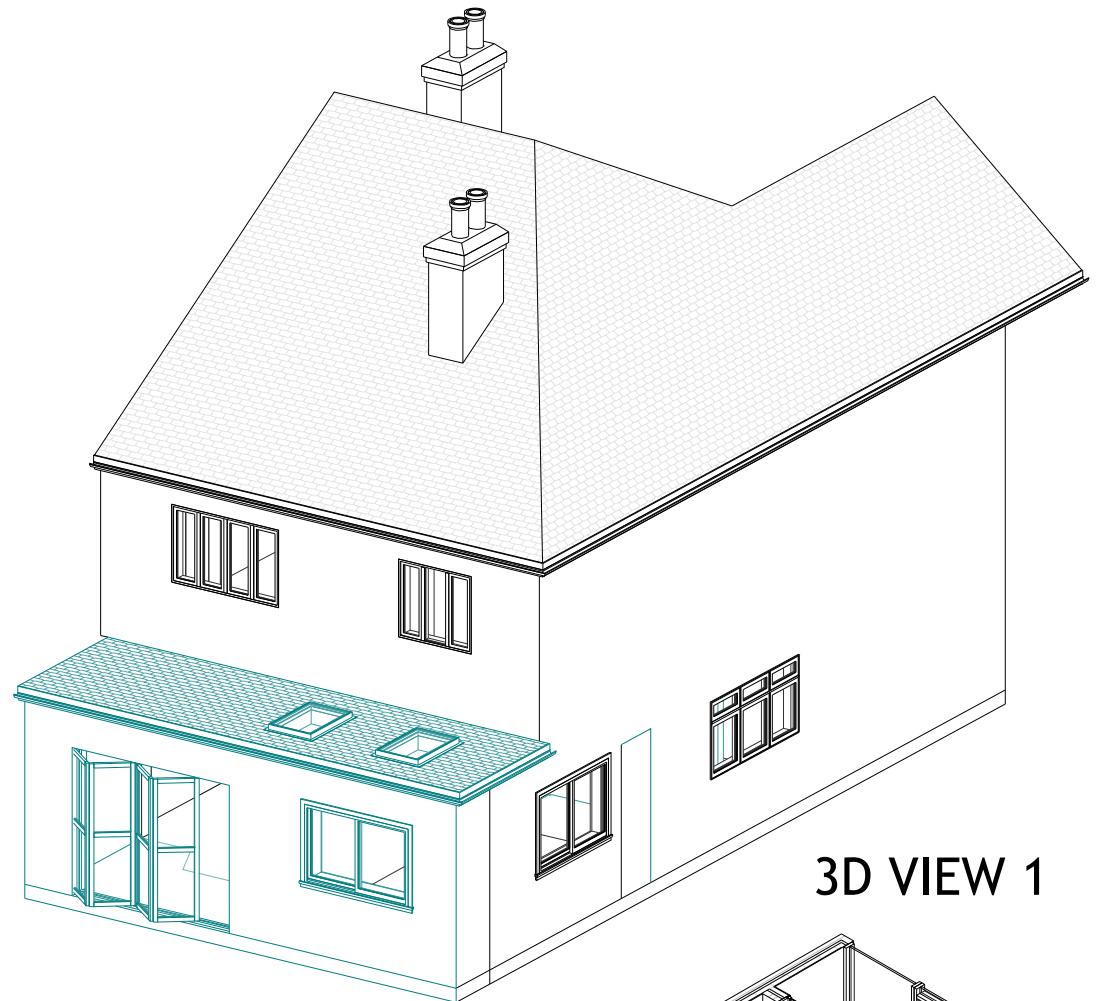
Drawing Title	PROPOSED SECTIONS
Drawing Status	For Planning Approval



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BROMLEY, BR2 6HF
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LEGEND	STRUCTURE TO BE DEMOLISHED
	PROPOSED STRUCTURE
Designed	
Drawn	

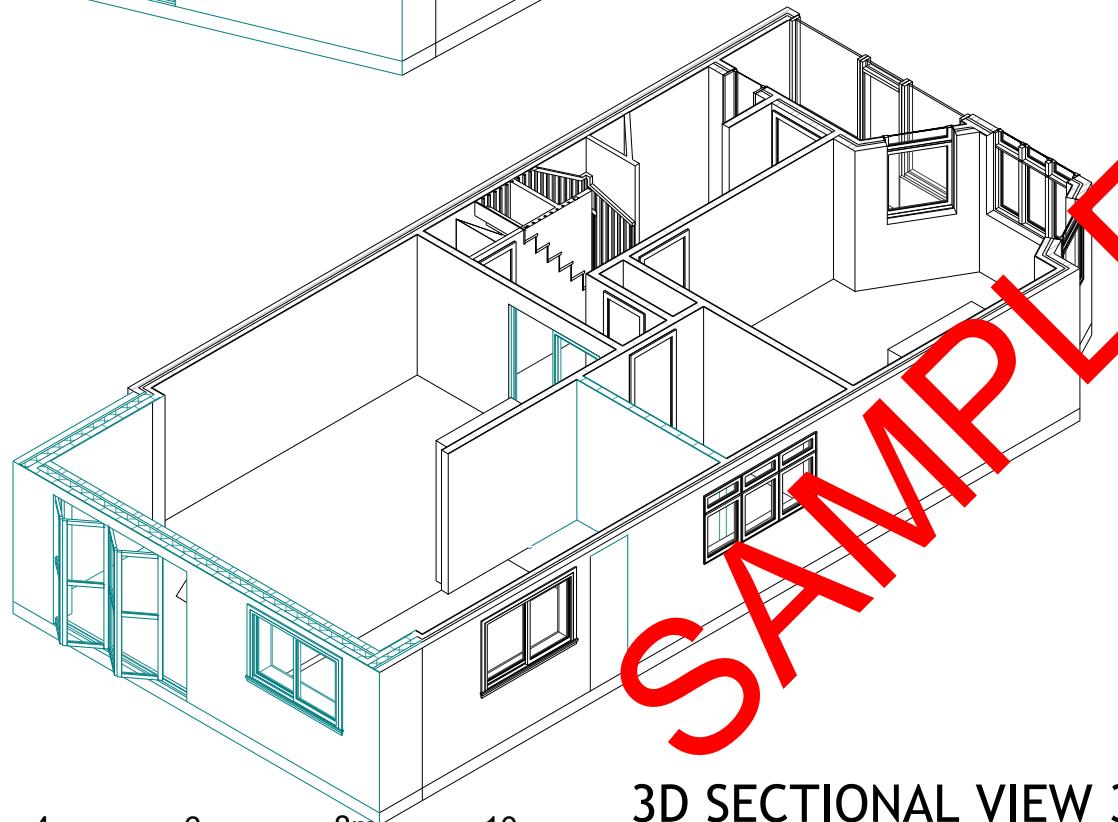
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Drawing No.	A-011
Revision	-
Scale at A3	1:100
Date	23/07/2024



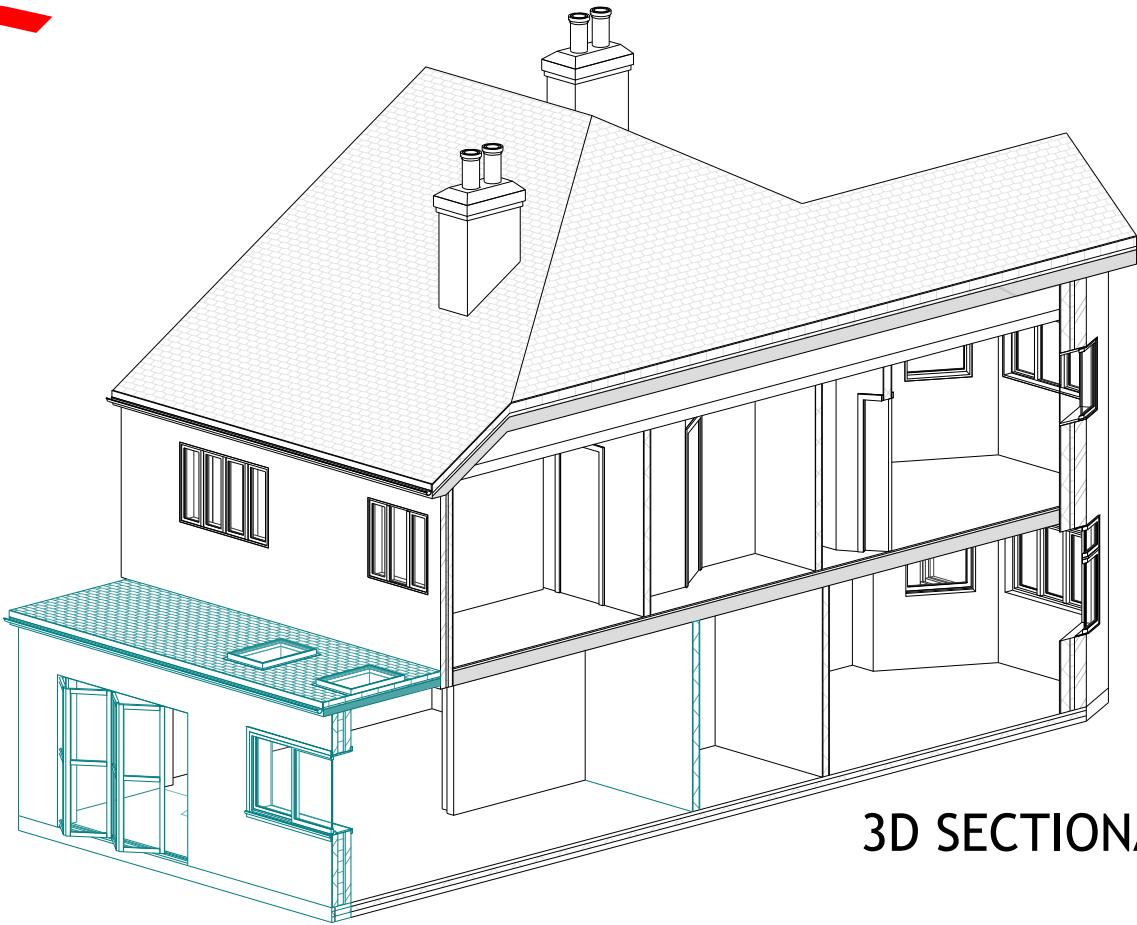
3D VIEW 1



3D VIEW 2



3D SECTIONAL VIEW 3



3D SECTIONAL VIEW 4

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

SAMPLE PROJECT

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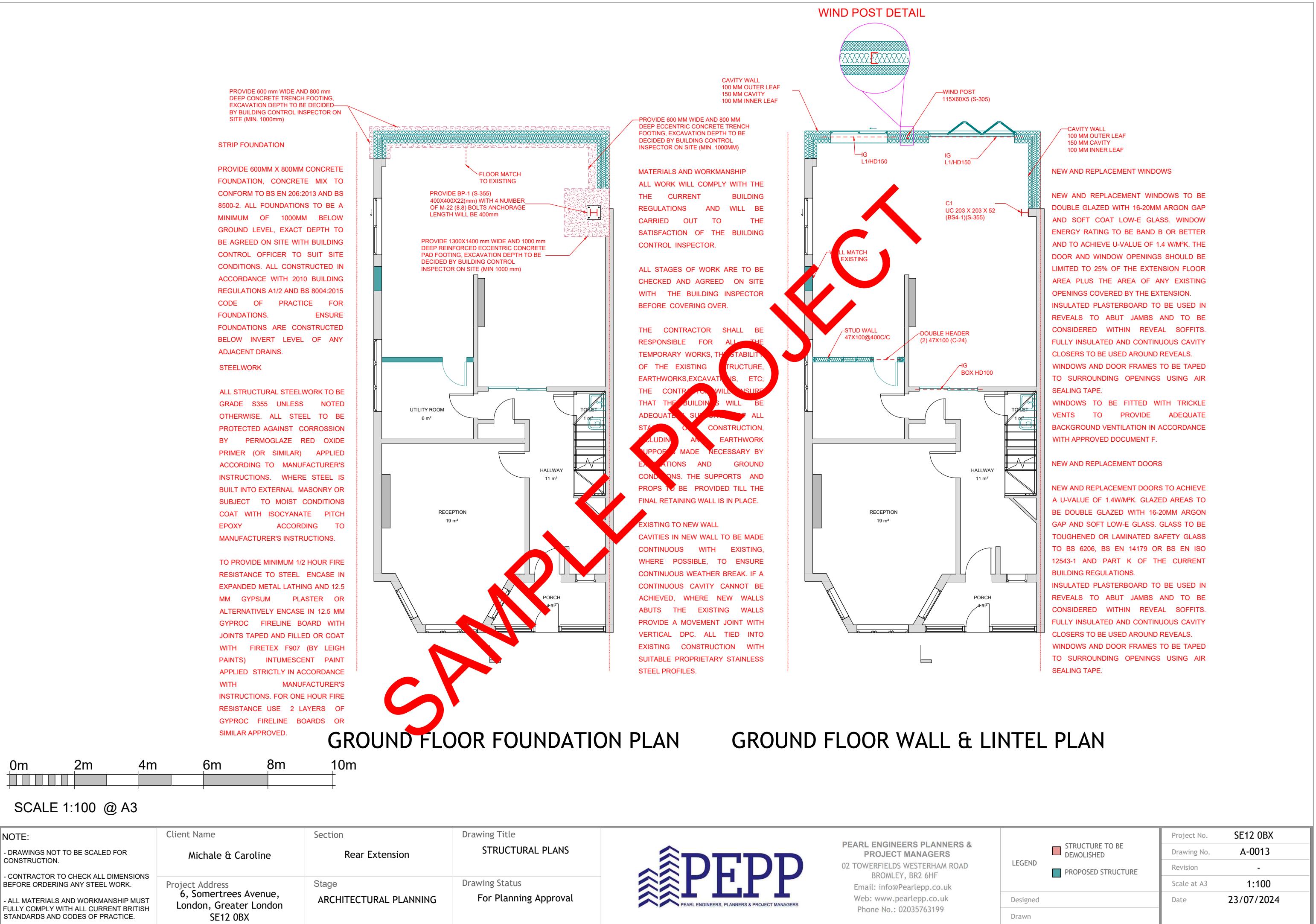
Client Name	Section	Drawing Title
Michale & Caroline	Rear Extension	PROPOSED 3D VIEWS
Project Address 6, Somertrees Avenue, London, Greater London SE12 0BX	Stage ARCHITECTURAL PLANNING	Drawing Status For Planning Approval



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BROMLEY, BR2 6HF
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LEGEND	STRUCTURE TO BE DEMOLISHED	PROPOSED STRUCTURE
Designed		
Drawn		

Project No.	SE12 0BX
Drawing No.	A-012
Revision	-
Scale at A3	1:100
Date	23/07/2024



RAINWATER DRAINAGE

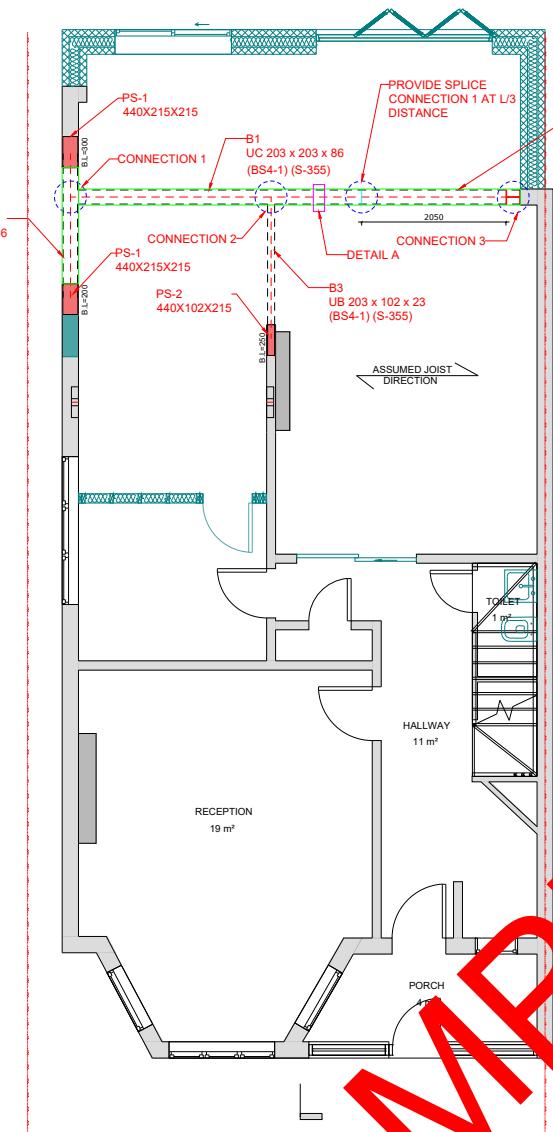
NEW RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED INTO 68MM DIA UPVC DOWNPIPES. RAINWATER TAKEN TO NEW SOAKAWAY, SITUATED A MIN DISTANCE OF 5.0M AWAY FROM ANY BUILDING, VIA 110MM DIA UPVC PIPES SURROUNDED IN 150MM GRANULAR FILL. SOAKAWAY TO BE MIN OF 1 CUBIC METRE CAPACITY (OR TO DEPTH TO LOCAL AUTHORITY APPROVAL), FILLED WITH SUITABLE GRANULAR FILL AND PROVIDED WITH GEOTEXTILE SURROUND TO PREVENT MIGRATION OF FINES. IF NECESSARY CARRY OUT A POROSITY TEST TO DETERMINE DESIGN AND DEPTH OF SOAKAWAY.

RAINWATER DRAINAGE
B2 UC 203 x 203 x 46 (BS4-1) (S-355)

NEW RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED INTO 68MM DIA UPVC DOWNPIPES. RAINWATER TAKEN TO NEW SOAKAWAY, SITUATED A MINIMUM DISTANCE OF 5.0M AWAY FROM ANY BUILDING, VIA 110MM DIA UPVC PIPES SURROUNDED IN 150MM GRANULAR FILL.

SOAKAWAY USING CRATES

TRENCH OF SOAKAWAY TO BE PROVIDED SLIGHTLY LARGELY THAN DESIGNED DEPTH AFTER POROSITY TEST (IF REQUIRED), BUT A MINIMUM OF JUST OVER 1 CUBIC METRES FROM INVERT LEVEL OF PIPE. LINE THE TRENCH WITH SUITABLE GEOTEXTILE AND PROVIDE A COMPACTED BED OF COARSE SAND TO BASE. INSTALL AQUACELL CRATE UNITS OR EQUIVALENT AS MANUFACTURER'S DETAILS. GEOTEXTILE TO BE WRAPPED AROUND CRATES. PROVIDE 100MM OF COARSE SAND BETWEEN THE TRENCH WALLS AND OVER THE AQUACELL STRUCTURE. BACKFILL WITH SUITABLE MATERIAL.



GROUND FLOOR BEAM PLAN

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

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Client Name
Michale & Caroline

Section
Rear Extension

Drawing Title
STRUCTURAL PLANS

Project Address
6, Somertrees Avenue,
London, Greater London
SE12 0BX

Stage
ARCHITECTURAL PLANNING

Drawing Status
For Planning Approval



UNDERGROUND FOUL DRAINAGE

UNDERGROUND DRAINAGE TO CONSIST OF 100MM DIAMETER UPVC PROPRIETARY PIPEWORK TO GIVE A 1:10 FALL. SURROUND PIPES IN 100MM PEA SHINGLE. PROVIDE 600MM SUITABLE COVER (900MM UNDER DRIVES). SHALLOW PIPES TO BE COVERED WITH 100MM REINFORCED CONCRETE SLAB OVER COMPRESSIBLE MATERIAL. PROVIDE RODDING ACCESS AT ALL CHANGES OF DIRECTION AND JUNCTIONS. ALL BELOW GROUND DRAINAGE TO COMPLY WITH BS EN 1401-1.

INSPECTION CHAMBERS

UNDERGROUND QUALITY PROPRIETARY UPVC 450MM DIAMETER INSPECTION CHAMBERS TO BE PROVIDED AT ALL CONNECTIONS, CHANGES OF LEVEL, CHANGES IN DIRECTION, AND EVERY 45M IN STRAIGHT RUNS. INSPECTION CHAMBERS TO HAVE BOLT DOWN DOUBLE SEALED COVERS IN BUILDINGS AND BE ADEQUATE FOR VEHICLE LOADS IN DRIVEWAYS.

ABOVE GROUND DRAINAGE

ALL NEW ABOVE GROUND DRAINAGE AND PLUMBING TO COMPLY WITH BS EN 12056-2 FOR SANITARY PIPEWORK. ALL DRAINAGE TO BE IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS. WASTES TO HAVE 75MM DEEP ANTI-VAC BOTTLE TRAPS AND RODDING EYES TO BE PROVIDED AT CHANGES OF DIRECTION.

SIZE OF WASTES PIPES AND MAX LENGTH OF BRANCH CONNECTIONS (IF MAX LENGTH IS EXCEEDED THEN ANTI-VAC TRAPS TO BE USED).

WASH BASIN - 1.7M FOR 32MM PIPE 3M FOR 40MM PIPE. BATH/SHOWER - 3M FOR 40MM PIPE 4M FOR 50MM PIPE. WC - 6M FOR 100MM PIPE FOR SINGLE WC.

ALL BRANCH PIPES TO CONNECT TO 110MM SOIL AND VENT PIPE TERMINATING MIN 900MM ABOVE ANY OPENINGS WITHIN 3M.

OR TO 110MM UPVC SOIL PIPE WITH ACCESSIBLE INTERNAL AIR ADMITTANCE VALVE COMPLYING WITH BS EN 12380, PLACED AT A HEIGHT SO THAT THE OUTLET IS ABOVE THE TRAP OF THE HIGHEST FITTING.

WASTE PIPES NOT TO CONNECT ON TO SVP WITHIN 200MM OF THE WC CONNECTION.

SUPPLY HOT AND COLD WATER TO ALL FITTINGS AS APPROPRIATE.

SOIL AND VENT PIPE

SVP TO BE EXTENDED UP IN 110MM DIA UPVC AND TO TERMINATE MIN 900MM ABOVE ANY OPENINGS WITHIN 3M. PROVIDE A LONG RADIUS BEND AT FOOT OF SVP.

AUTOMATIC AIR VALVE

WC TO BE CONNECTED TO NEW 110MM UPVC SOIL PIPE WITH ACCESSIBLE INTERNAL AIR ADMITTANCE VALVE COMPLYING WITH BS EN 12380. AIR ADMITTANCE VALVE TO BE PLACED AT A HEIGHT SO THAT THE OUTLET IS ABOVE THE SPILL OVER LEVEL OF THE HIGHEST FITTING.



STRUCTURAL ROOF PLAN

PARTY WALL ACT

SHOULD THEY NEED TO DO SO UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1996, THE OWNER HAS A DUTY TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER IF THE BUILDING WORK INVOLVES ANY OF THE FOLLOWING TO A PARTY WALL:

- SUPPORT OF BEAM
- INSERTION OF DPC THROUGH WALL
- RAISING A WALL OR CUTTING OFF PROJECTIONS
- DEMOLITION AND REBUILDING
- UNDERPINNING
- INSERTION OF LEAD FLASHINGS

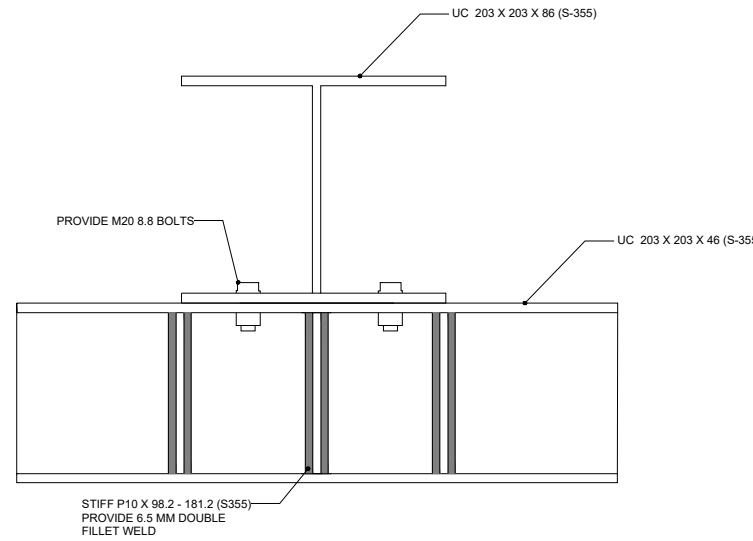
A PARTY WALL NOTICE IS ALSO REQUIRED FOR:

- ANY EXCAVATIONS WITHIN 3 METRES OF ANY PART OF A NEIGHBOURING OWNER'S BUILDING OR STRUCTURE, WHERE ANY PART OF THAT WORK WILL GO DEEPER THAN THE NEIGHBOUR'S FOUNDATIONS; OR
- ANY EXCAVATIONS FOR A NEW BUILDING OR STRUCTURE, WITHIN 6 METRES OF ANY PART OF A NEIGHBOURING OWNER'S BUILDING OR STRUCTURE, WHERE ANY PART OF THAT WORK WILL MEET A LINE DRAWN DOWNTOWARDS AT 45° IN THE DIRECTION OF THE EXCAVATION FROM THE BOTTOM OF THE NEIGHBOUR'S FOUNDATIONS.

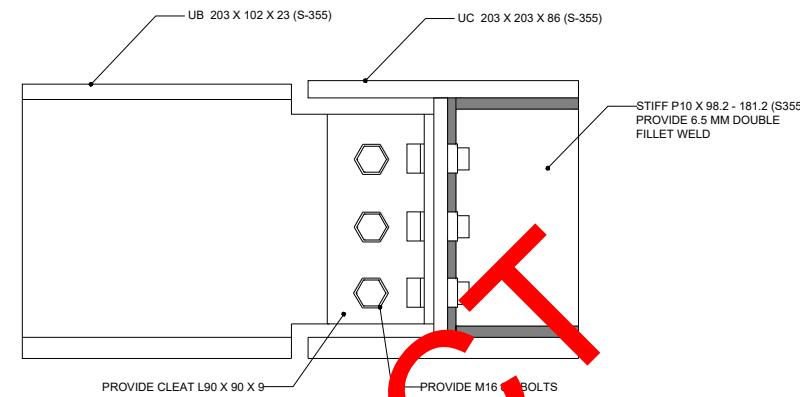
A PARTY WALL AGREEMENT IS TO BE IN PLACE PRIOR TO START OF WORKS ON SITE

BUILD OVER AGREEMENTS ARE REQUIRED FOR ANY BUILDING WORKS TO EXISTING PROPERTIES WITHIN 3 METRES OF A PUBLIC SEWER, OR WITHIN 1 METRE OF A PUBLIC LATERAL DRAIN. THIS IS TO PREVENT DAMAGE TO THE SEWER NETWORK, AND ENSURES WE HAVE SUITABLE AND SAFE ACCESS TO CARRY OUT MAINTENANCE AND REPAIRS.

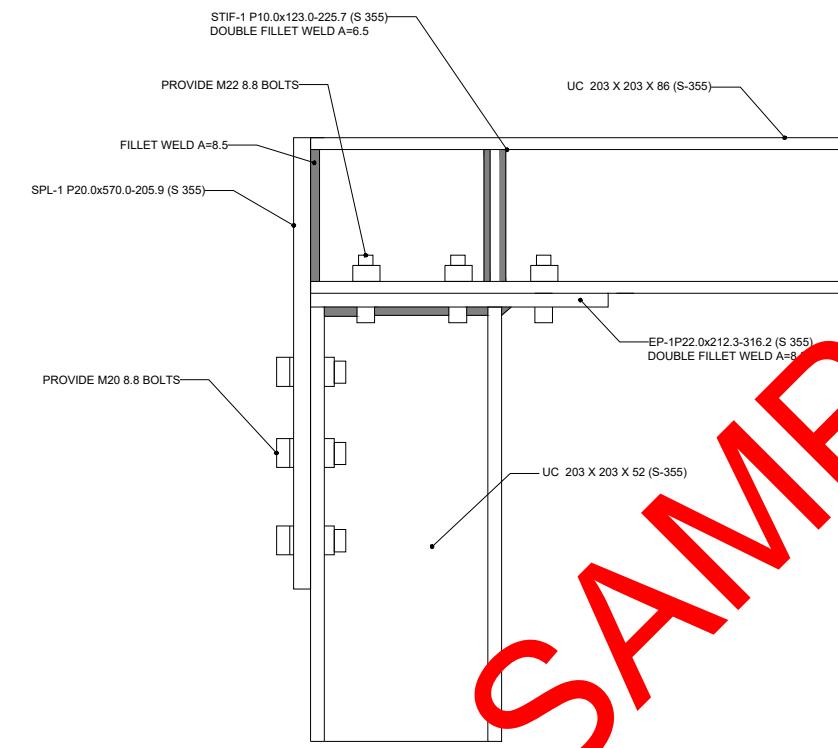
NOTE:	Client Name	Section	Drawing Title	PEARL ENGINEERS PLANNERS & PROJECT MANAGERS 02 TOWERFIELDS WESTERHAM ROAD BROMLEY, BR2 6HF Email: info@Pearlepp.co.uk Web: www.pearlepp.co.uk Phone No.: 02035763199	LEGEND	Project No.
- DRAWINGS NOT TO BE SCALED FOR CONSTRUCTION. - CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE ORDERING ANY STEEL WORK. - ALL MATERIALS AND WORKMANSHIP MUST FULLY COMPLY WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.	Michale & Caroline	Rear Extension	STRUCTURAL PLANS		STRUCTURE TO BE DEMOLISHED	SE12 0BX
	Project Address 6, Somertrees Avenue, London, Greater London SE12 0BX	Stage ARCHITECTURAL PLANNING	Drawing Status For Planning Approval		PROPOSED STRUCTURE	Drawing No. A-0014 Revision - Scale at A3 1:100 Date 24/07/2024



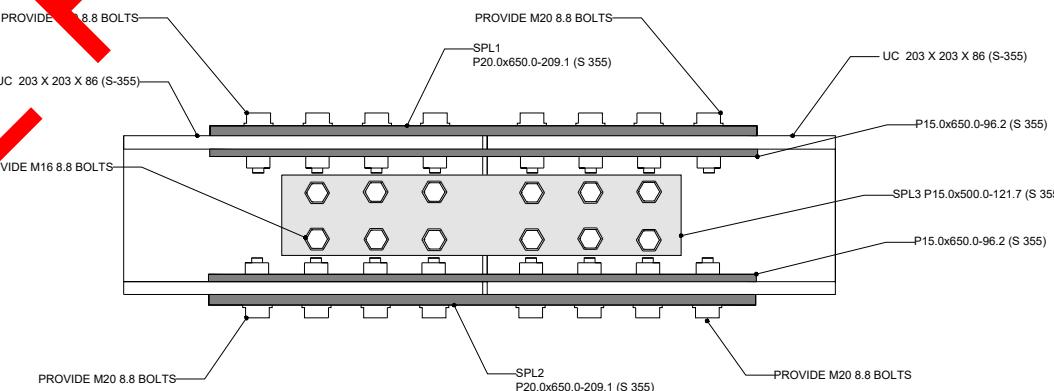
CONNECTION 1



CONNECTION 2



CONNECTION 3



SPICE CONNECTION 1

SAMPLE PROJECT

NOTE
FOR
CONNECTION
FABRICATION
DETAIL SEE
STRUCTURE
REPORT.

NOTE:
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Client Name
Michale & Caroline

Section
Rear Extension

Drawing Title
STRUCTURAL DETAILS

Project Address
**6, Somertrees Avenue,
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SE12 0BX**

Stage
ARCHITECTURAL PLANNING

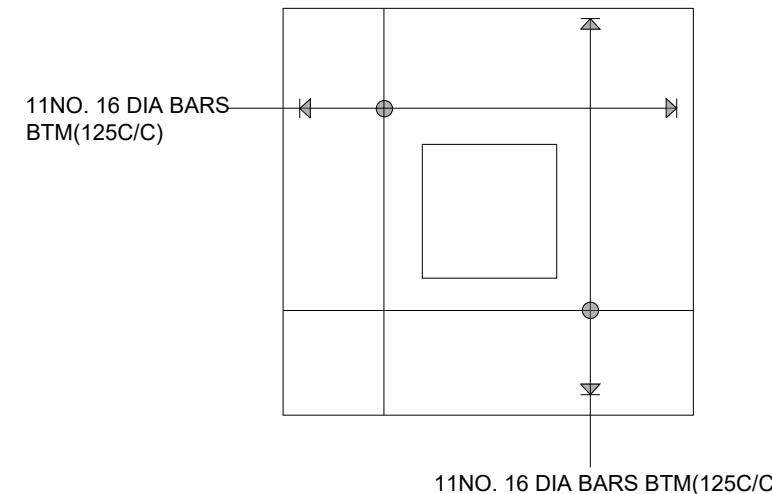
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For Planning Approval



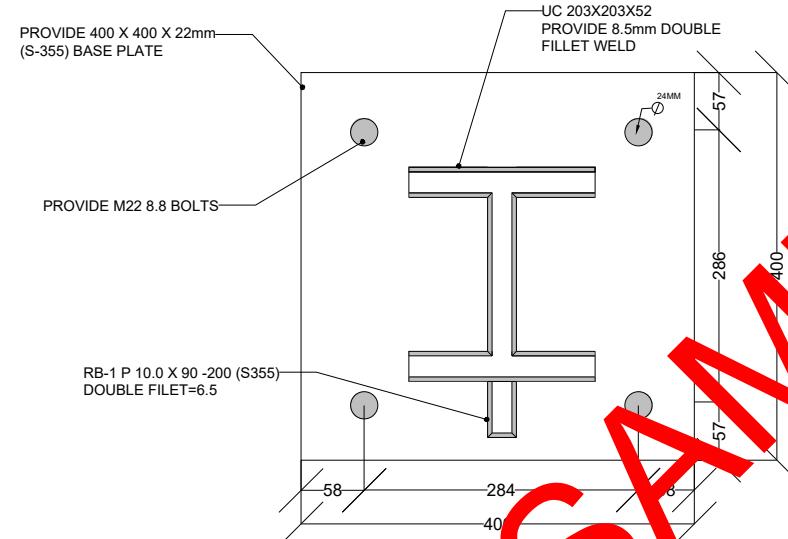
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BROMLEY, BR2 6HF
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Web: www.pearlepp.co.uk
Phone No.: 02035763199

LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE
Designed
Drawn

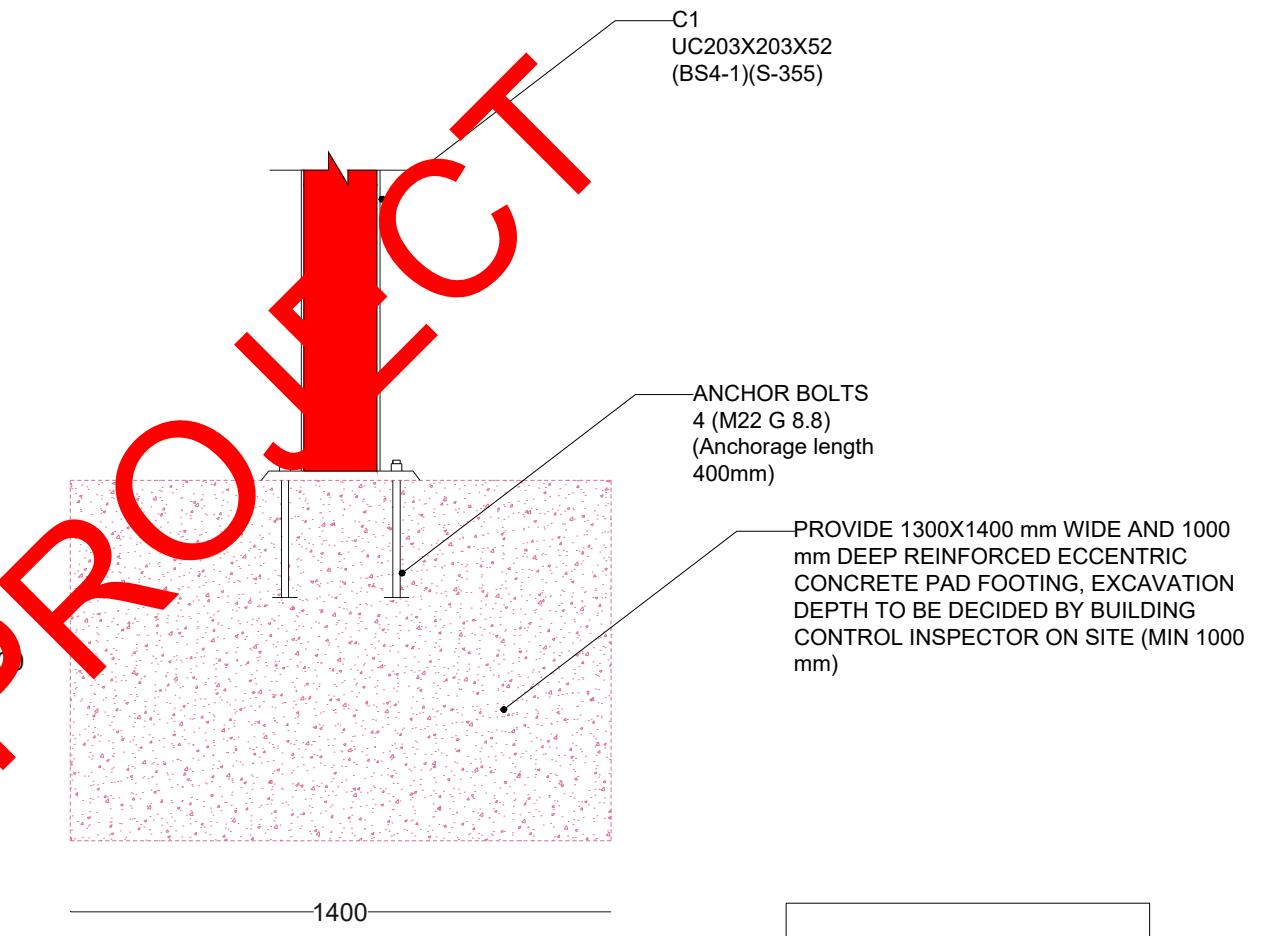
Project No. **SE12 0BX**
Drawing No. **A-0015**
Revision **-**
Scale at A3 **N/A**
Date **23/07/2024**



CONCRETE PAD REINFORCEMENT DETAIL



CONNECTION BP-1



NOTE
FOR CONNECTION FABRICATION DETAIL SEE STRUCTURE REPORT.

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Client Name
Michale & Caroline

Section
Rear Extension

Drawing Title
STRUCTURAL DETAILS

Project Address
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SE12 0BX**

Stage
ARCHITECTURAL PLANNING

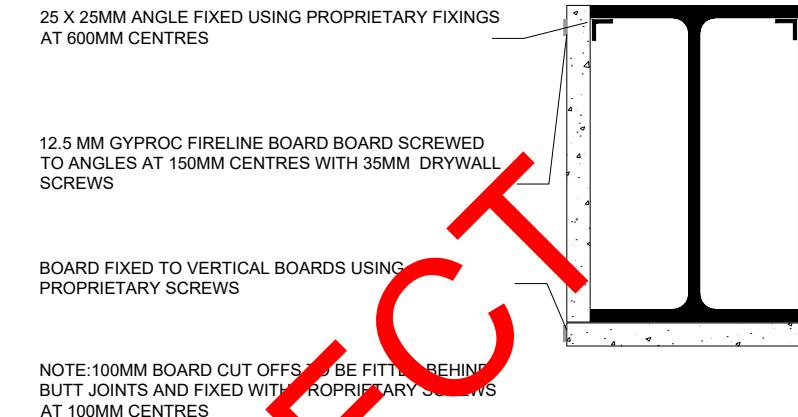
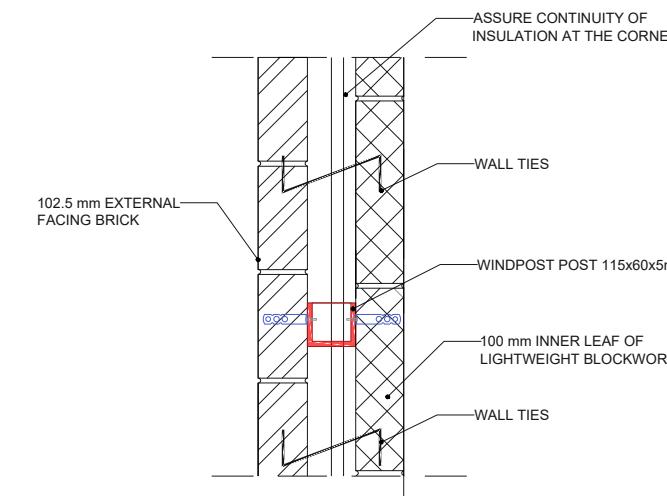
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For Planning Approval



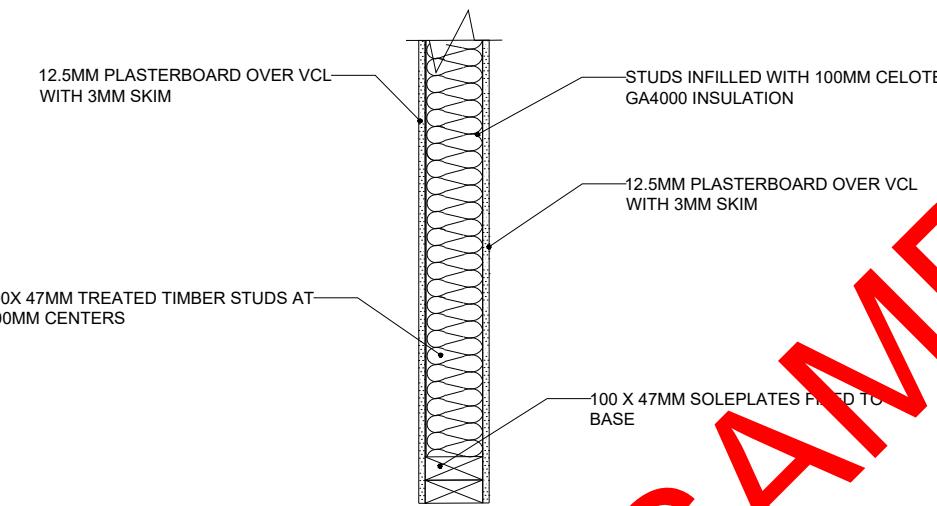
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LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE
 Designed
 Drawn

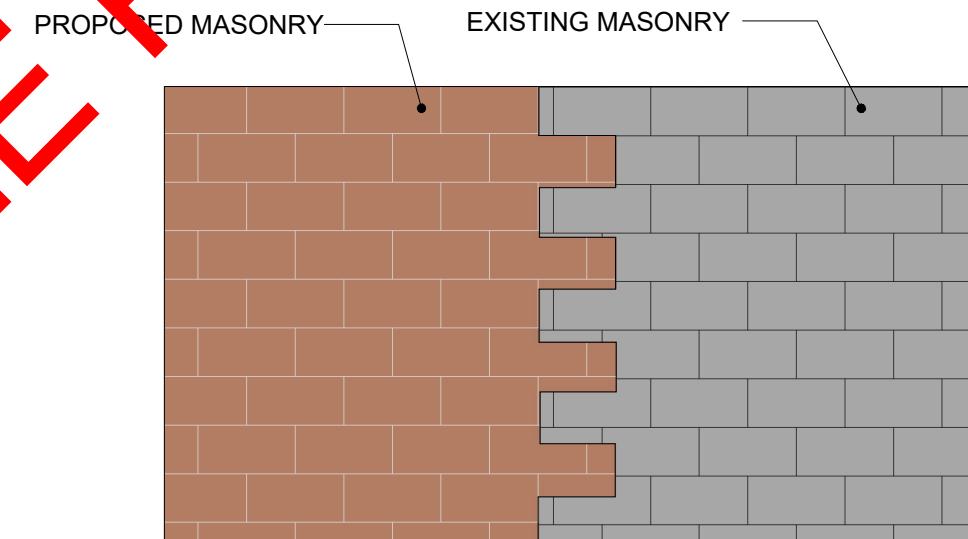
Project No.	SE12 0BX
Drawing No.	A-0016
Revision	-
Scale at A3	N/A
Date	23/07/2024



WALL FIXING TO WIND POST



STUD WALL
U-value 0.18 W/m²k



TOOTHING OUT DETAIL

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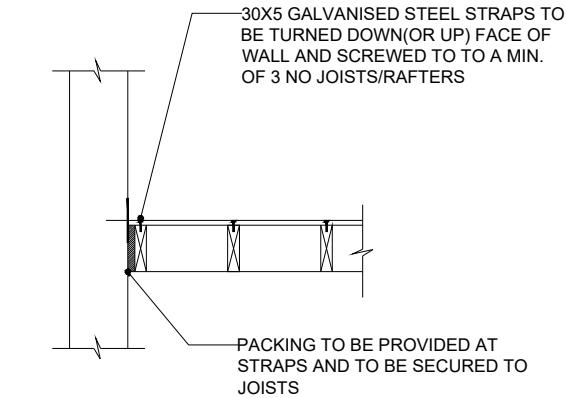
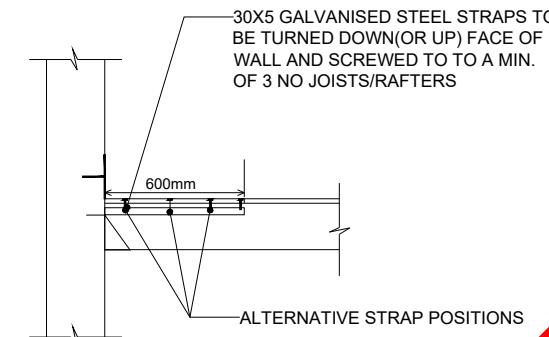
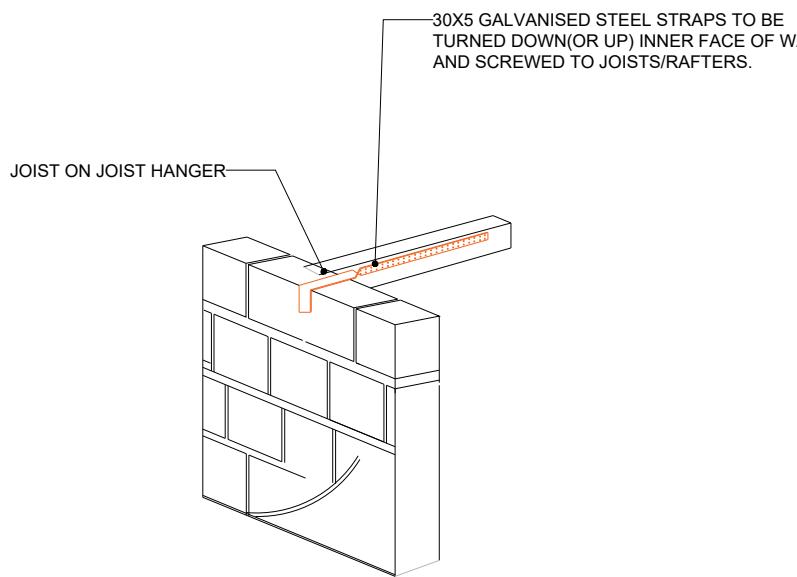
Client Name Michale & Caroline	Section Rear Extension	Drawing Title STRUCTURAL DETAILS
Project Address 6, Somertrees Avenue, London, Greater London SE12 0BX	Stage ARCHITECTURAL PLANNING	Drawing Status For Planning Approval



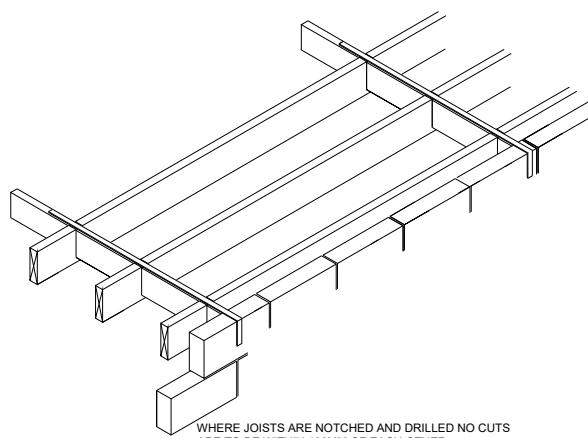
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LEGEND
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 Designed
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Project No. SE12 0BX	Drawing No. A-0017
Revision -	Scale at A3 N/A
Date 24/07/2024	



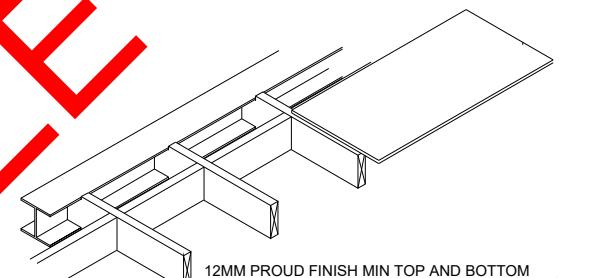
STRAP DETAIL FOR WALL



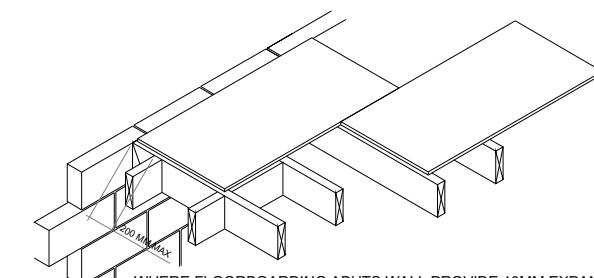
WHERE JOISTS ARE NOTCHED AND DRILLED NO CUTS
ARE TO BE WITHIN 100MM OF EACH OTHER
WHERE JOISTS ARE PARRALLEL TO WALL PROVIDE STRAPS
30 X 5 X 150 MM OVER 3 JOISTS 2 M APART AND NOTCHED
INTO JOISTS WITH SUPPORTING NOGGINS 150MM DEEP

RESTRAINT STRAPPING - NHBC 6.4 - S10

JOIST PERPENDICULAR TO WALL



12MM PROUD FINISH MIN TOP AND BOTTOM
WHERE JOISTS ARE NOTCHED INTO STEEL PROVIDE



WHERE FLOORBOARDING ABUTS WALL PROVIDE 10MM EXPANSION GAP
PROVIDE NOGGINS TO PERIMETER OF FLOOR BOARDING AT A MAX
OF 200 MM FROM EDGE AND AT ALL SQUARE EDGE JOINTS

STEELWORK - NHBC 6.4 - S8

CHIPBOARD FLOORING -NHBC 6.4 - S18

SAMPLE PROJECT

NOTE:
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Client Name
Michale & Caroline

Section
Rear Extension

Drawing Title
STRUCTURAL DETAILS

Project Address
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Stage
ARCHITECTURAL PLANNING

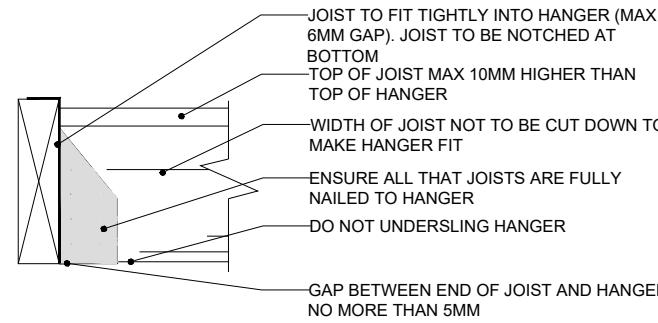
Drawing Status
For Planning Approval



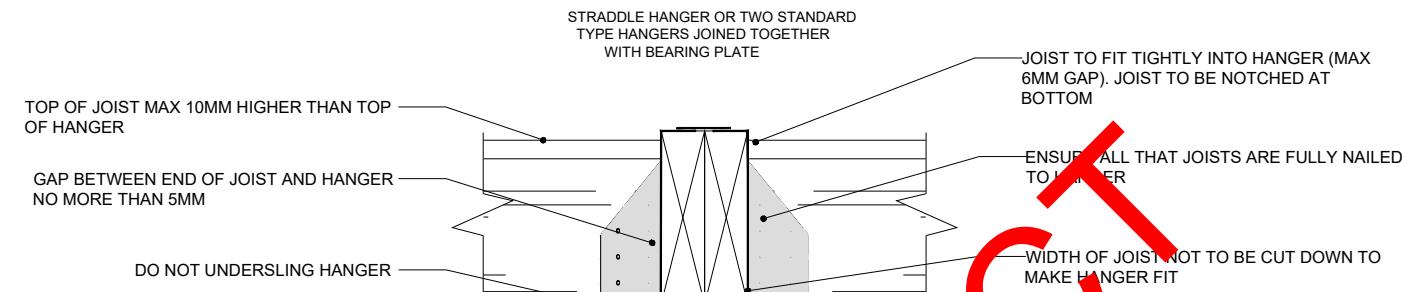
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LEGEND
 STRUCTURE TO BE DEMOLISHED
 PROPOSED STRUCTURE
Designed
Drawn

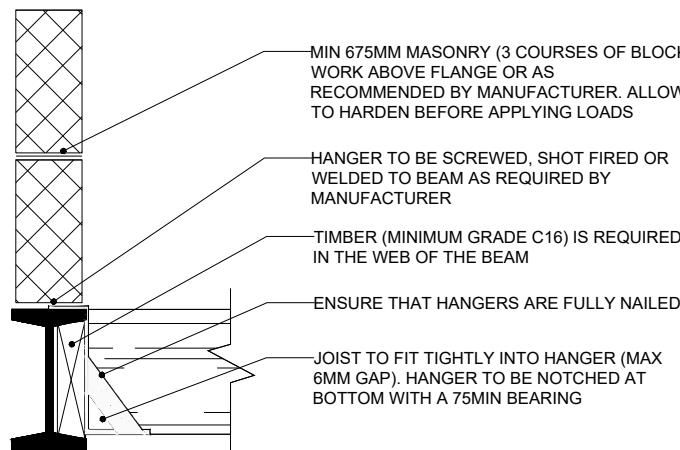
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Drawing No.	A-0018
Revision	-
Scale at A3	N/A
Date	23/07/2024



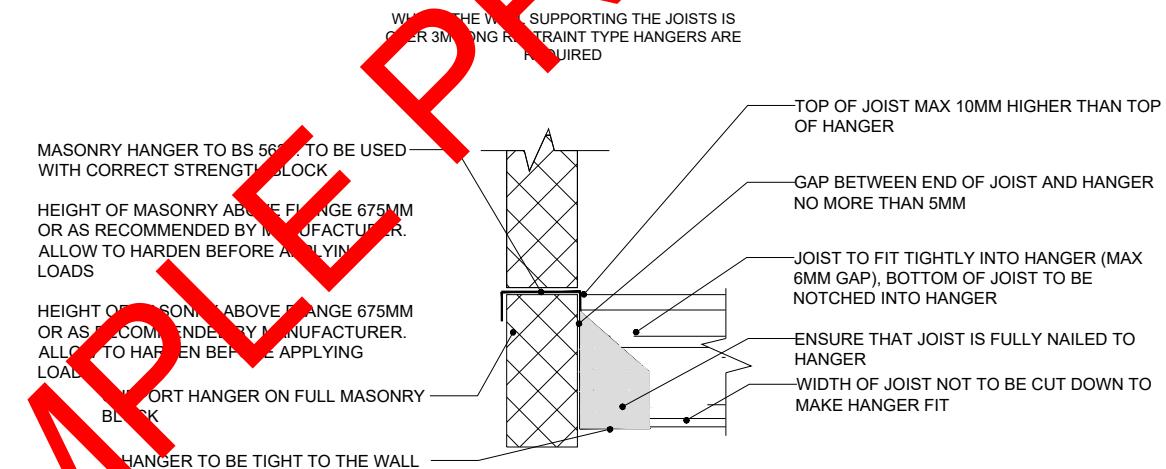
STANDARD TIMBER HANGER



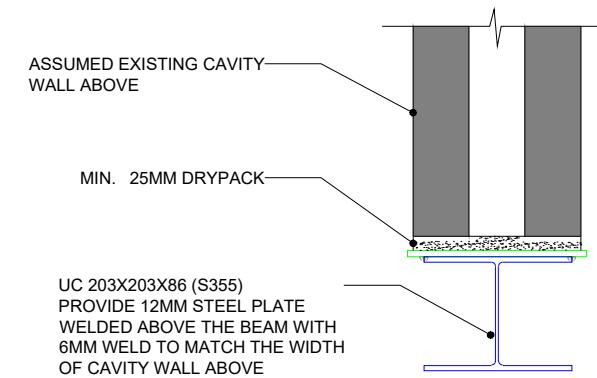
STRADDLE TIMBER HANGER



HANGER FIXED ONTO STEEL BEAM



RESTRAINT MASONRY HANGER



DETAIL - A

SAMPLE PROJEKT

NOTE:
- DRAWINGS NOT TO BE SCALED FOR CONSTRUCTION.
- CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE ORDERING ANY STEEL WORK.
- ALL MATERIALS AND WORKMANSHIP MUST FULLY COMPLY WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

Client Name
Michale & Caroline

Section
Rear Extension

Drawing Title
STRUCTURAL DETAILS

Project Address
**6, Somertrees Avenue,
London, Greater London
SE12 0BX**

Stage
ARCHITECTURAL PLANNING

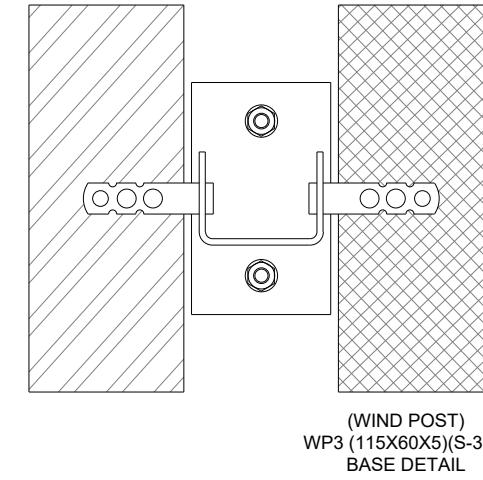
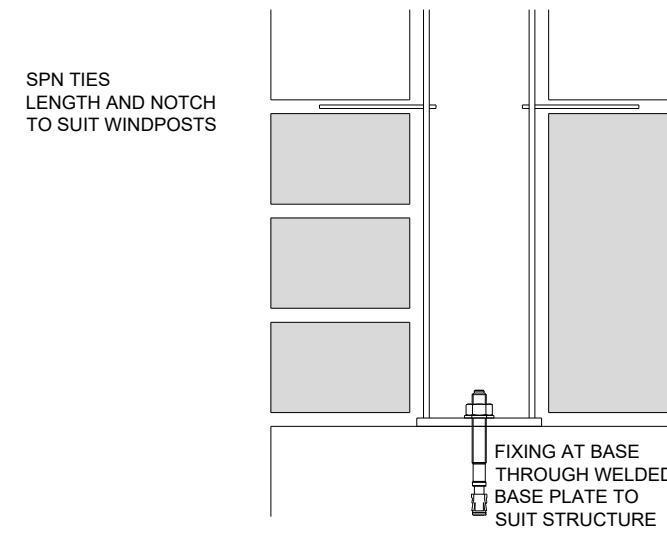
Drawing Status
For Planning Approval



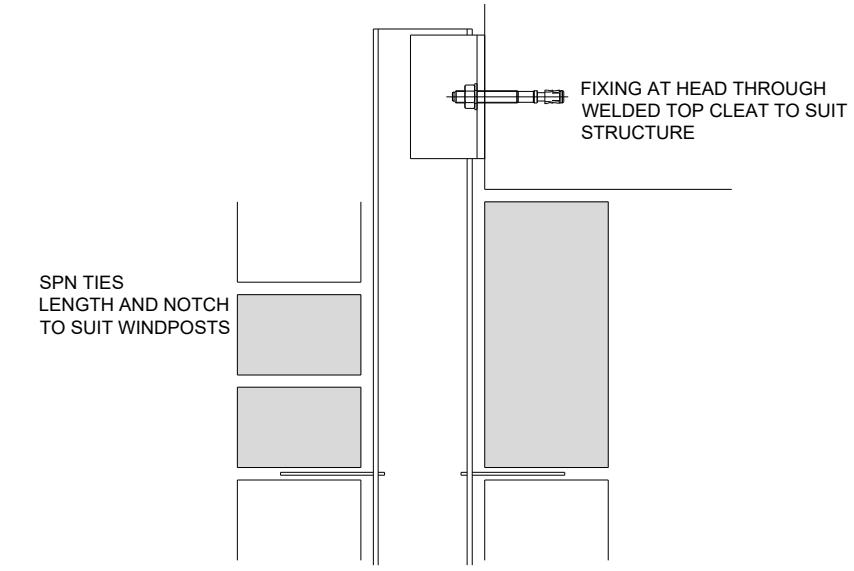
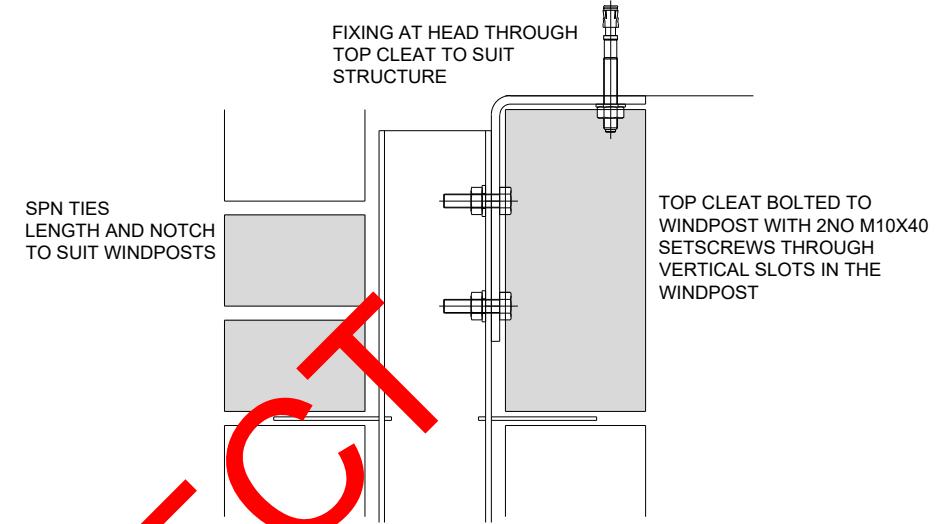
PEARL ENGINEERS PLANNERS & PROJECT MANAGERS
02 TOWERFIELDS WESTERHAM ROAD BROMLEY, BR2 6HF
Email: info@Pearlepp.co.uk
Web: www.pearlepp.co.uk
Phone No.: 02035763199

LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE
Designed
Drawn

Project No. **SE12 0BX**
Drawing No. **A-0019**
Revision **-**
Scale at A3 **N/A**
Date **23/07/2024**



WIND POST BOTTOM CONNECTION DETAIL



WIND POST TOP CONNECTION DETAIL

SAMPLE PROJECT

NOTE:
 - DRAWINGS NOT TO BE SCALED FOR CONSTRUCTION.
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Client Name Michale & Caroline	Section Rear Extension	Drawing Title STRUCTURAL DETAILS
Project Address 6, Somertrees Avenue, London, Greater London SE12 0BX	Stage ARCHITECTURAL PLANNING	Drawing Status For Planning Approval



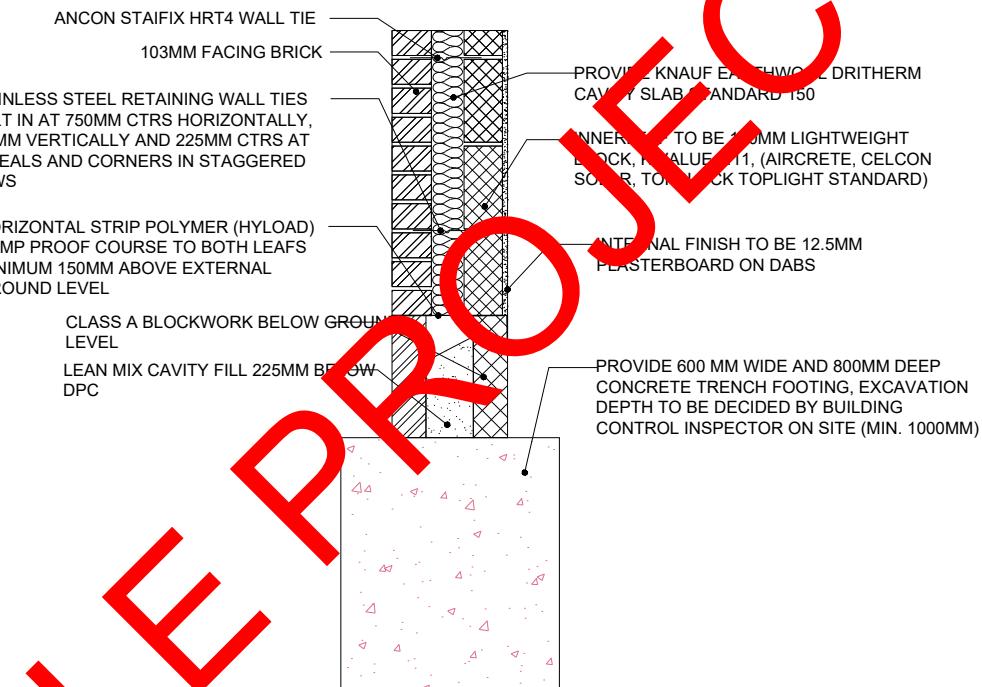
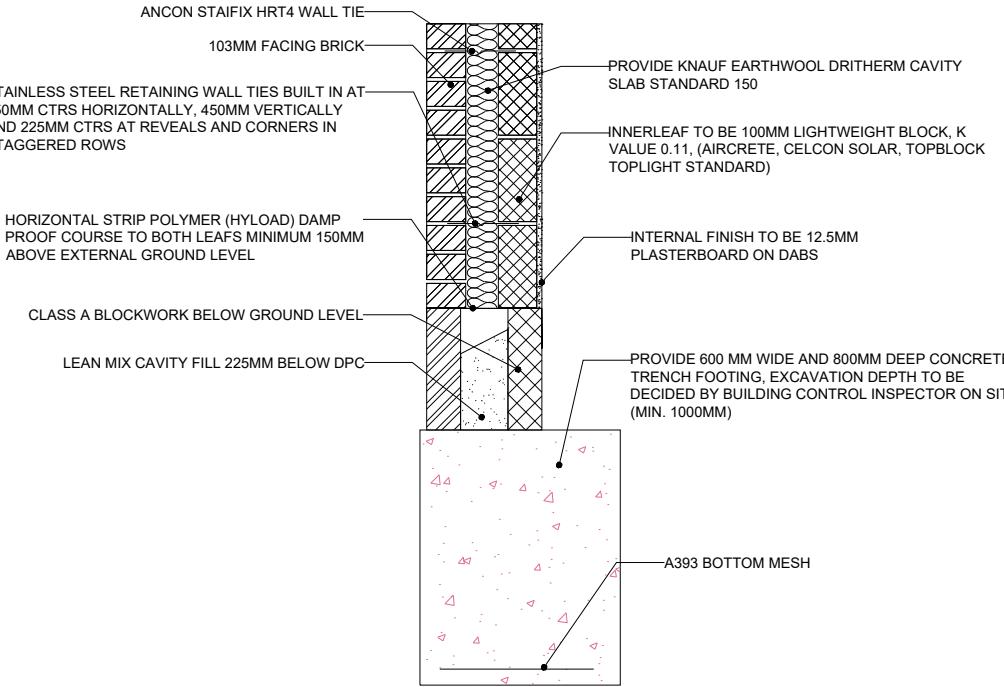
PEARL ENGINEERS PLANNERS &
PROJECT MANAGERS
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Email: info@Pearlepp.co.uk
Web: www.pearlepp.co.uk
Phone No.: 02035763199

LEGEND	STRUCTURE TO BE DEMOLISHED	PROPOSED STRUCTURE
Designed		
Drawn		

Project No.	SE12 0BX
Drawing No.	A-0020
Revision	-
Scale at A3	N/A
Date	23/07/2024

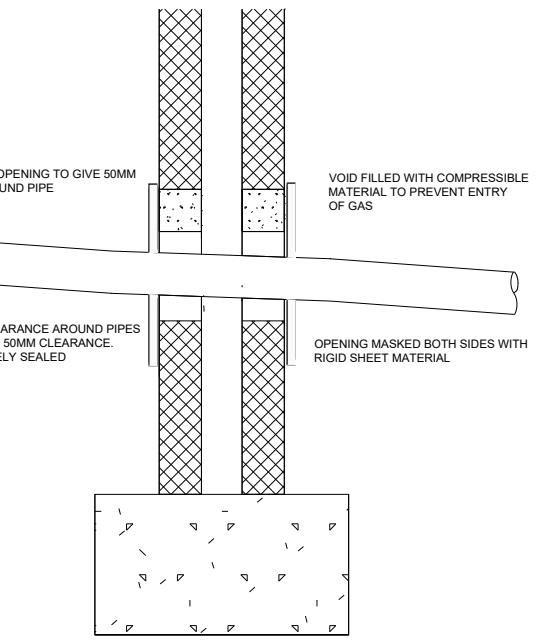
FULL FILL CAVITY WALL FOOTING(ECCENRIC)

U-value 0.17 W/m²k



FULL FILL CAVITY WALL FOOTING

U-value 0.17 W/m²k



PIPES PASSING THROUGH
WALL (LINTEL)

SAMPLE PROJECT

NOTE:	Client Name		
- DRAWINGS NOT TO BE SCALED FOR CONSTRUCTION.	Michale & Caroline		
- CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE ORDERING ANY STEEL WORK.			
- ALL MATERIALS AND WORKMANSHIP MUST FULLY COMPLY WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.	Project Address	Section	Drawing Title
6, Somertrees Avenue, London, Greater London SE12 0BX	Rear Extension	Rear Extension	STRUCTURAL DETAILS
	Stage	Drawing Status	
	ARCHITECTURAL PLANNING	For Planning Approval	



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LEGEND	STRUCTURE TO BE DEMOLISHED	Project No. SE12 0BX
	PROPOSED STRUCTURE	Drawing No. A-0022
		Revision -
		Scale at A3 N/A
Designed		Date 23/07/2024
Drawn		