

Client Name

Mr Crown

Section

Loft Conversion & Rear Extension

Stage

Structural

Drawing Title

Notes

Drawing Status

For Approval

Revisions and Notes

Project No. 2024-04-DAS 3EA

Drawing No. BREG-0001

Revision 00

Scale at A3 N/A

Date 06-04-24

Designed MM Checked MM

Drawn MM Approved MM



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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. For all waterproofing details - see architect's drawings.
6. The contractor is to provide any temporary bracing necessary to maintain structural stability during construction.
7. 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.
8. 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.
9. All works shall comply with the Building Regulations and other relevant statutory notices e.g. Health and Safety Bylaws, COSHH etc
10. 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.
11. 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 729.
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 CS1 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 devices.
3. Any glazing within a stair enclosure, including glazing to doors, to be fire-resisting.
4. Mains powered interconnected smoke alarms to be provided to entrance lobby and all stairs landing.
5. Class 1 fire spread to be provided to all new walls and ceilings.

Note 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 8mm.
7. Unless noted otherwise all ordinary bolt assemblies shall be Grade 8.8.
8. Unless noted otherwise all bolts shall be M16. 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

EXISTING **DEMOLISHED** **NEW**

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Client Name

Mr Crown

Section

Loft Conversion & Rear Extension

Stage

Structural

Drawing Title

Existing Floor & Roof Plan

Drawing Status

For Approval

Revisions and Notes

Project No. 2024-04-DAS 3EA

Drawing No. BREG-0002

Revision 00

Scale at A3 1:100

Date 06-04-24

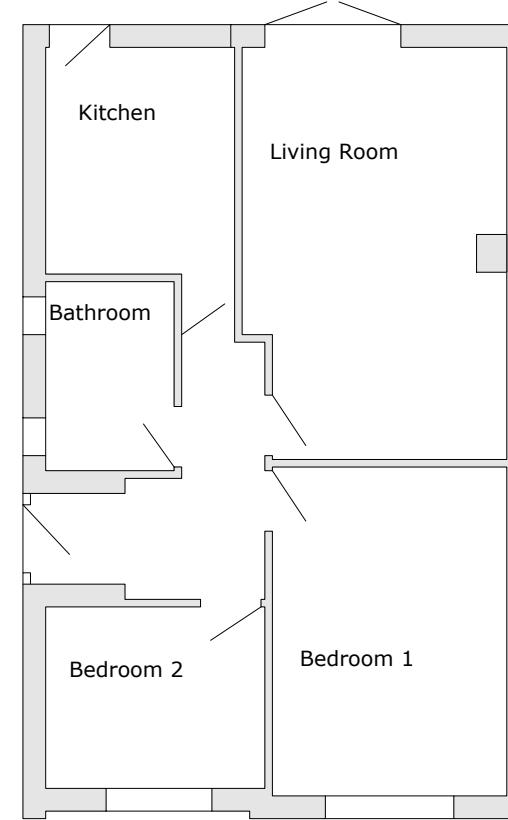
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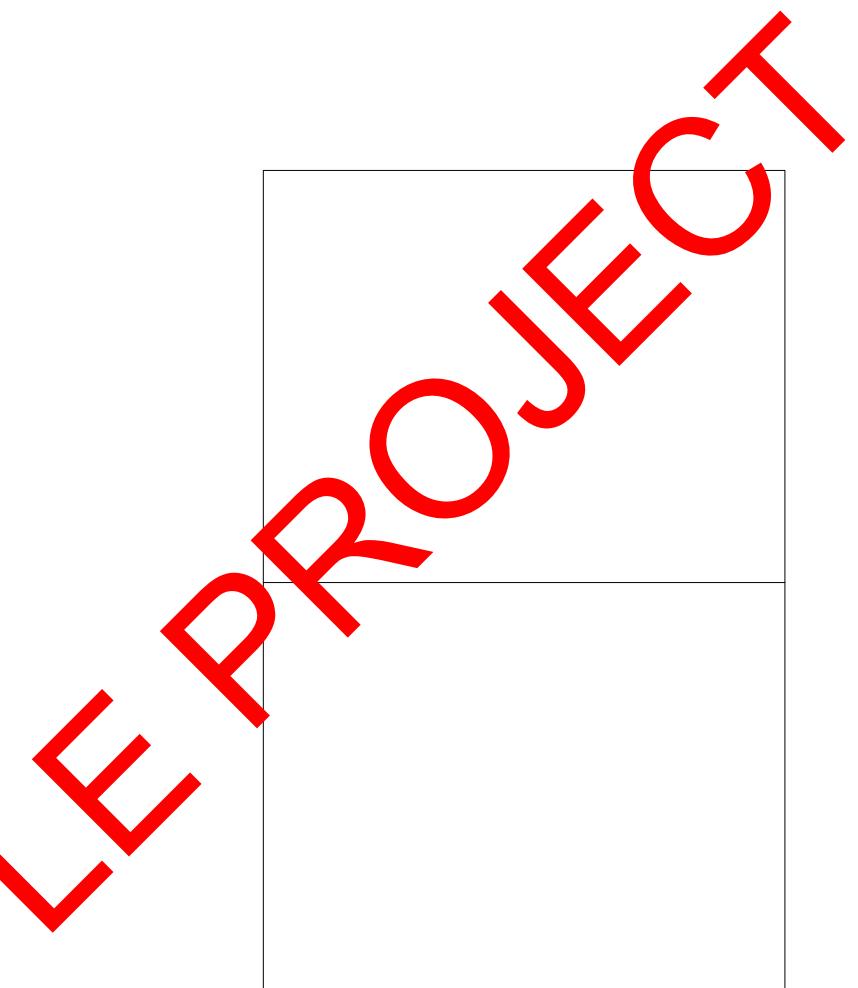


EXISTING FLOOR PLAN

Scale: 1:100 @ A3

EXISTING ROOF PLAN

Scale: 1:100 @ A3



EXISTING **DEMOLISHED** **NEW**

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Client Name

Mr Crown

Section

Loft Conversion & Rear Extension

Stage

Structural

Drawing Title
Demolition Floor & Roof Plan

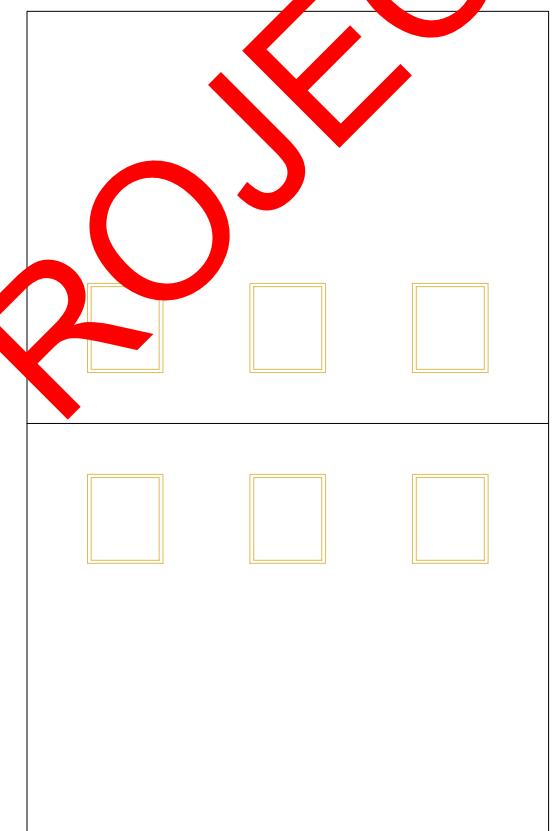
Drawing Status
For Approval

Revisions and Notes



DEMOLITION FLOOR PLAN

Scale: 1:100 @ A3



DEMOLITION ROOF PLAN

Scale: 1:100 @ A3

SAMPLE PROJECT

Project No. 2024-04-DAS 3EA

Drawing No. BREG-0003

Revision 00

Scale at A3 1:100

Date 06-04-24

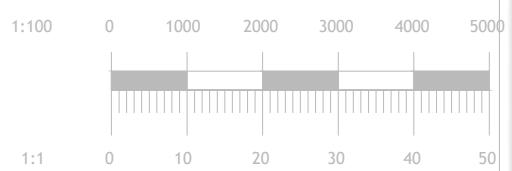
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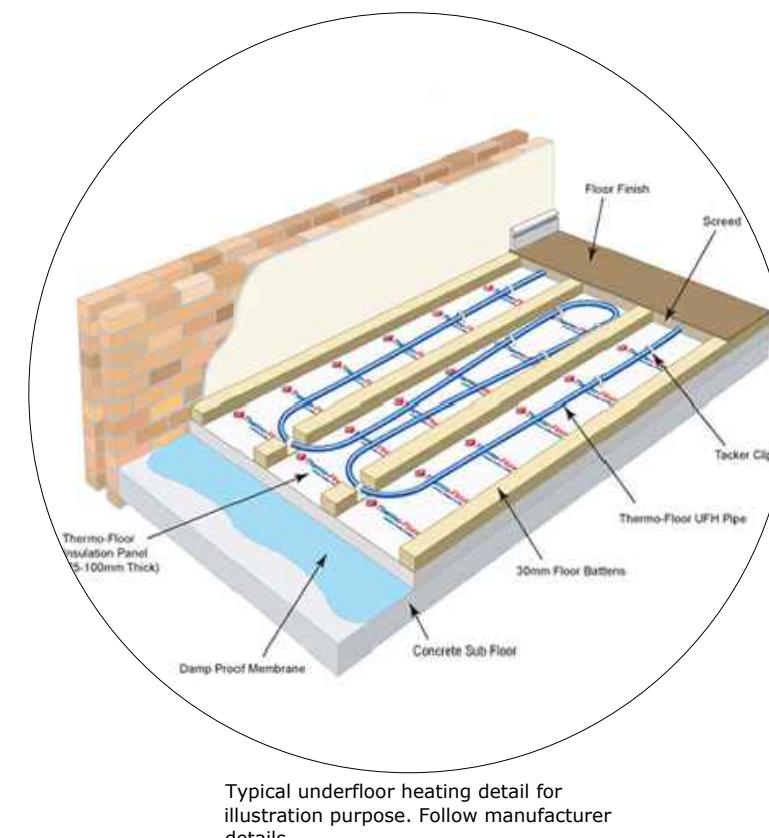
ALL WORKS ARE TO BE CARRIED OUT IN A WORKMAN LIKE MANNER. ALL MATERIALS AND WORKMANSHIP MUST COMPLY WITH BUILDING REGULATIONS CONTROL REGULATIONS.
ALL STRUCTURE WORKS IS TO START WHEN APPROVED BY BUILDING REGULATION

DIMENSION OF THE BEAM TO BE TAKEN ON SITE FOR FABRICATION

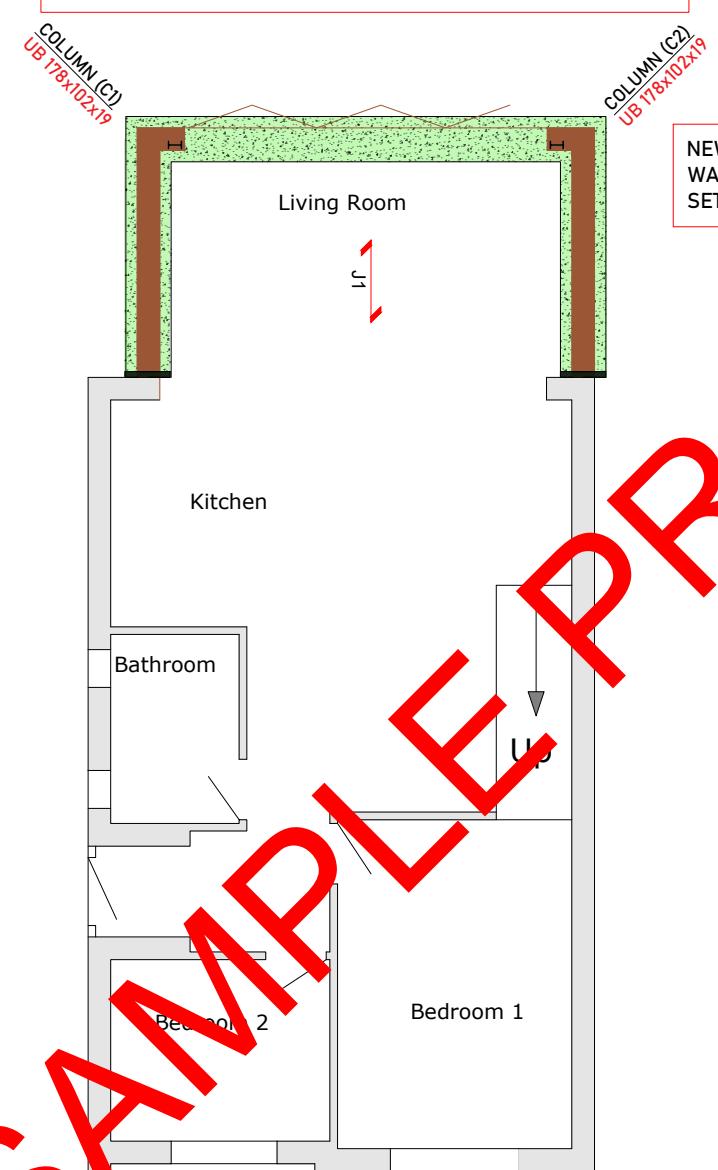
DPC
PROVIDE HORIZONTAL STRIP POLYMER (HYLOAD) DAMP PROOF COURSE TO BOTH INTERNAL AND EXTERNAL SKINS, DPC TO BE PLACED A MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL. NEW DPC TO BE MADE CONTINUOUS WITH EXISTING DPC'S AND WITH FLOOR DPM. VERTICAL DPC TO BE INSTALLED AT ALL REVEALS WHERE CAVITY IS CLOSED.

NEW TIMBER FLOOR TO MATCH THE EXISTING FLOOR. AND ALLOWANCE SHOULD BE KEPT FOR THE UNDERFLOW HEATING SYSTEM IF REQUIRED

WET UNDERFLOOR FLOOR HEATING
UNDERFLOOR HEATING INSTALLATION TO BE DESIGNED AND SPECIFIED AS AN INTEGRATED PACKAGE BY THE SYSTEM MANUFACTURER TO ENSURE COMPATIBILITY OF ALL THE COMPONENTS. PIPEWORK LOOPS DESIGN, LAYOUT AND SIZING OF THE SYSTEM TO BE IN ACCORDANCE WITH BS EN 1264[1-5]. THE MOST APPROPRIATE LAYOUT FOR A PARTICULAR APPLICATION SHOULD BE CONFIRMED BY THE SYSTEM MANUFACTURER. MAXIMUM FLOOR TEMPERATURE TO BE 29°C, OR 27°C WHERE FLOOR TILING OR RESILIENT FLOOR IS PROPOSED IN COMPLIANCE WITH BS EN1264-2[1]. INSULATION TO BE APPLIED TO THE FLOOR SLAB, THE INSULATION TYPE AND THICKNESS TO BE CONFIRMED BY CALCULATIONS, TAKING INTO ACCOUNT THE SPECIFIC SHAPE AND SIZE OF THE FLOOR. THE RESISTANCE VALUE OF THE INSULATION LAYER TO BE AT LEAST 10 TIMES THE RESISTANCE VALUE OF THE FLOOR FINISH. INTERMEDIATE FLOORS SHOULD HAVE A LAYER OF INSULATION TO REDUCE DOWNWARDS HEAT TRANSMISSION WITH A THERMAL RESISTANCE OF NOT LESS THAN 0.75(M² · K)/W.



NEW STRIP FOUNDATIONS TO BE 600W FORMED IN MASS CONCRETE (MIN CONCRETE GRADE C25/30). DEPTH IS SUBJECT TO BUILDING CONTROL'S APPROVAL AND GROUND CONDITIONS. FORM 75MM SOFT JOINT BETWEEN THE EXISTING AND NEW FOUNDATIONS USING 'CLAYMASTER' OR SIMILAR APPROVED.



PROPOSED GROUND FLOOR FOUNDATION PLAN

Scale: 1:100 @ A3

STEELWORK SCHEDULE

Note : All steel grade to be S355 U.N.O

Ref N°:	Section Size	Comments
STEEL BEAMS		
BEAM 'B1'	I UB 178x102x19	
BEAM 'B2'	IUC 203x203x46	
BEAM 'B3'	IUC 203x203x46	
BEAM 'B4'	IUC 203x203x46	
BEAM 'B5'	IUC 203x203x46	
BEAM 'B6'	IUC 152x152x30	
BEAM 'B7'	IUC 152x152x30	
COLUMN 'C1'	I UB 178x102x19	
COLUMN 'C2'	I UB 178x102x19	

TIMBER SCHEDULE

N.B All timber to be C24 Grade U.N.O

Ref N°:	Section Size
EXTG.	EXISTING FLOOR JOIST DIRECTION
J1	47 x 220 @ 400 c/c C24
R1	47 x 175 @ 400 c/c C24

PD PADSTONE SCHEDULE

Ref N°: Section Size

PD1	440(lg)x100(w)x215(dp) C40
PD2	300(lg)x300(w)x215(dp) C40

ALL STEEL BEAMS CARRYING LOAD-BEARING MASONRY WALLS WIDER THAN THEIR FLANGES ARE TO HAVE 12MM THK TOP/BOTTOM FLANGE PLATES CONTINUOUSLY WELDED ALONG THE LENGTH TO SUIT THE WALL WIDTH U.N.O

EXISTING DEMOLISHED NEW

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Client Name

Mr Crown

Section

Loft Conversion & Rear Extension

Stage

Structural

Drawing Title

Proposed Foundation Plan

Drawing Status

For Approval

Revisions and Notes

Project No. 2024-04-DA5 3EA

Drawing No. BREG-0004

Revision 00

Scale at A3 1:100

Date 06-04-24

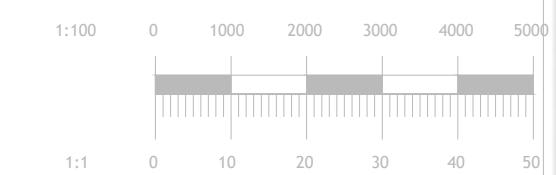
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ALL STRUCTURE WORKS IS TO START WHEN APPROVED BY BUILDING REGULATION

NEW STEEL BEAMS TO BE ENCASED IN 12.5mm GYPROC FIRELINE BOARD WITH STAGGERED JOINTS, GYPROC FIRECASE OR PAINTED IN NULLIFIRE S OR SIMILAR INTUMESCENT PAINT TO PROVIDE 1/2 HOUR FIRE RESISTANCE, AS AGREED WITH BUILDING CONTROL. ALL FIRE PROTECTION TO BE INSTALLED AS DETAILED BY SPECIALIST MANUFACTURER.

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.

STAIRCASE TO BE DESIGNED BY SPECIALIST AND IF SUPPORT FOR STAIRCASE IS FOUND IS INADEQUATE REPORT BACK TO 1SDB.

ALL EXISTING WALLS PROPOSED TO BE REMOVED/DEMOLISHED AND NO SUPPORTING STRUCTURE SHOWN ARE ASSUMED TO BE NON-LOADBEARING. CONTRACTOR IS TO CHECK AND CONFIRM TO SEE IF FOUND OTHERWISE PRIOR TO DEMOLITION

DIMENSION OF THE BEAM TO BE TAKEN ON SITE FOR FABRICATION



STEELWORK SCHEDULE

Note : All steel grade to be S355 U.N.O

Ref N°:	Section Size	Comments
STEEL BEAMS		
BEAM 'B1'	I UB 178x102x19	
BEAM 'B2'	IUC 203x203x46	
BEAM 'B3'	IUC 203x203x46	
BEAM 'B4'	IUC 203x203x46	
BEAM 'B5'	IUC 203x203x46	
BEAM 'B6'	IUC 152x152x30	
BEAM 'B7'	IUC 152x152x30	
COLUMN 'C1'	I UB 178x102x19	
COLUMN 'C2'	I UB 178x102x19	

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Client Name

Mr Crown

Section

Loft Conversion & Rear Extension

Stage

Structural

Drawing Title

Proposed Ground Floor Plan

Drawing Status

For Approval

Revisions and Notes

TIMBER SCHEDULE

N.B All timber to be C24 Grade U.N.O

Ref N°:	Section Size
EXTG.	EXISTING FLOOR JOIST DIRECTION
J1	47 x 220 @ 400 c/c C24
R1	47 x 175 @ 400 c/c C24

PD PADSTONE SCHEDULE

Ref N°:	Section Size
PD1	440(lg)x100(w)x215(dp) C40
PD2	300(lg)x300(w)x215(dp) C40

ALL STEEL BEAMS CARRYING LOAD-BEARING MASONRY WALLS WIDER THAN THEIR FLANGES ARE TO HAVE 12MM THK TOP/BOTTOM FLANGE PLATES CONTINUOUSLY WELDED ALONG THE LENGTH TO SUIT THE WALL WIDTH U.N.O

EXISTING DEMOLISHED NEW

Project No. 2024-04-DAS 3EA

Drawing No. BREG-0005

Revision 00

Scale at A3 1:100

Date 06-04-24

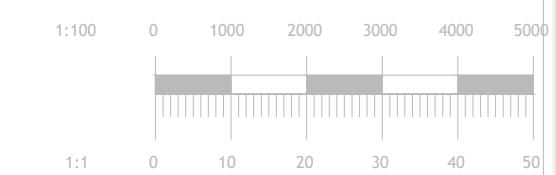
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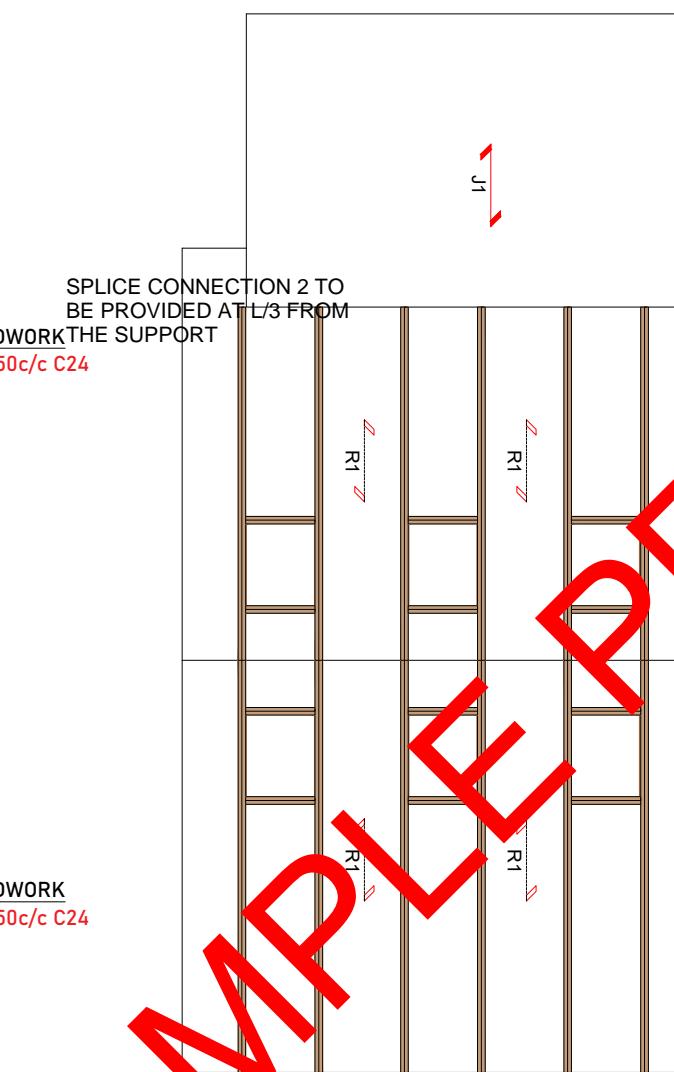
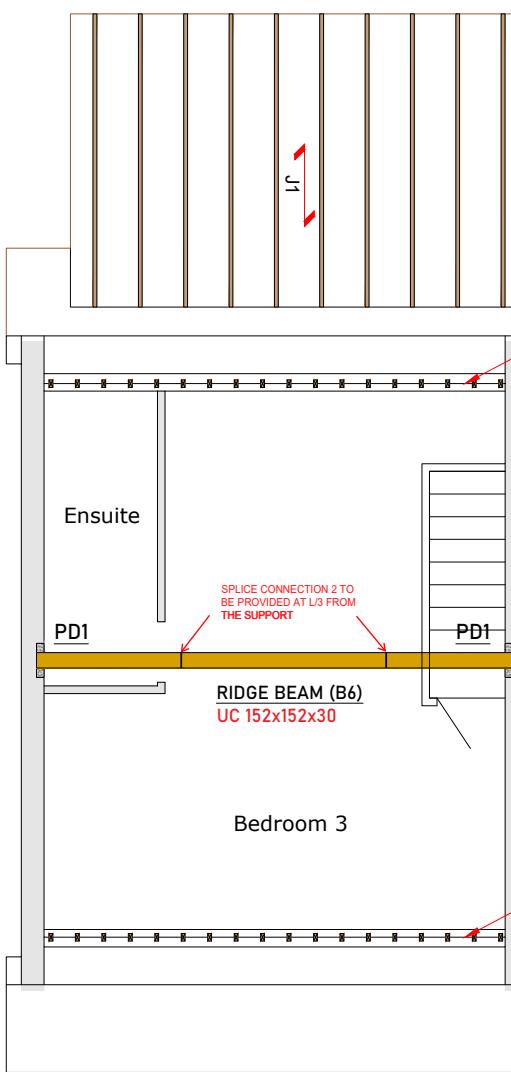
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DIMENSION OF THE BEAM TO BE TAKEN ON SITE FOR FABRICATION

ALL (R) RAFTERS/JOISTS WHICH ARE SHOWN TO BE DOUBLED / TRIPLED ARE TO BE BOLTED TOGETHER USING GRADE 8.8 M10 BOLTS @ 350mm CENTRES STAGGERED 55mm OFF THE CENTRE LINE, USING MIN. OFF 2 BOLTS @ SUPPORTING ENDS

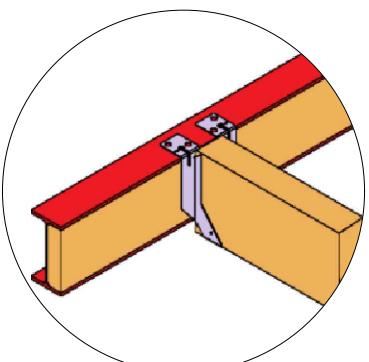


PROPOSED LOFT FLOOR PLAN

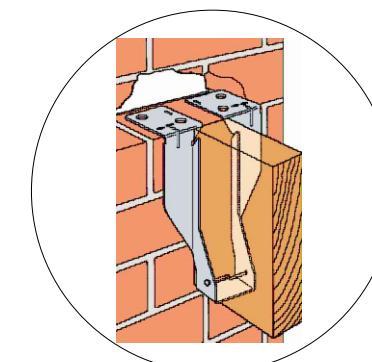
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PROPOSED ROOF PLAN

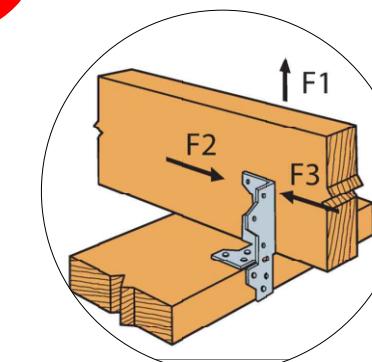
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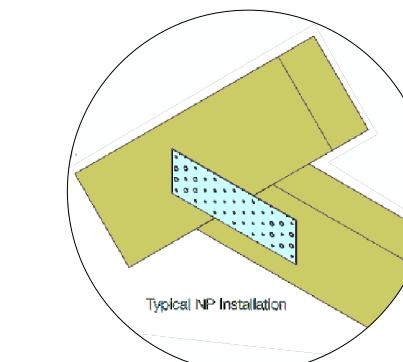
Use 'Simpson JHM' or similar approved joist hanger for timber joists to steel beam connection



Use 'Simpson JHM' or similar approved joist hanger for timber joists to masonry wall connection



Use 'Simpson A35' or similar approved connection for timber joists to wall plate



Use 'Simpson NP100/200' or similar approved plates, one on each side of the timber connection. Angle to suit the site dimensions. Min 20 nails 3.75x30

STEELWORK SCHEDULE

Note : All steel grade to be S355 U.N.O

Ref N°:	Section Size	Comments
STEEL BEAMS		
BEAM 'B1'	I UB 178x102x19	
BEAM 'B2'	IUC 203x203x46	
BEAM 'B3'	IUC 203x203x46	
BEAM 'B4'	IUC 203x203x46	
BEAM 'B5'	IUC 203x203x46	
BEAM 'B6'	IUC 152x152x30	
BEAM 'B7'	IUC 152x152x30	
COLUMN 'C1'	I UB 178x102x19	
COLUMN 'C2'	I UB 178x102x19	

TIMBER SCHEDULE

N.B All timber to be C24 Grade U.N.O

Ref N°:	Section Size
EXTG.	EXISTING FLOOR JOIST DIRECTION
J1	47 x 220 @ 400 c/c C24
R1	47 x 175 @ 400 c/c C24

PD PADSTONE SCHEDULE

Ref N°:	Section Size
PD1	440(lg)x100(w)x215(dp) C40
PD2	300(lg)x300(w)x215(dp) C40

ALL STEEL BEAMS CARRYING LOAD-BEARING MASONRY WALLS WIDER THAN THEIR FLANGES ARE TO HAVE 12MM THK TOP/BOTTOM FLANGE PLATES CONTINUOUSLY WELDED ALONG THE LENGTH TO SUIT THE WALL WIDTH U.N.O

EXISTING DEMOLISHED NEW

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Client Name

Mr Crown

Section

Loft Conversion & Rear Extension

Stage

Structural

Drawing Title

Proposed Loft & Roof Plan

Drawing Status

For Approval

Revisions and Notes

Project No. 2024-04-DA5 3EA

Drawing No. BREG-0006

Revision 00

Scale at A3 1:100

Date 06-04-24

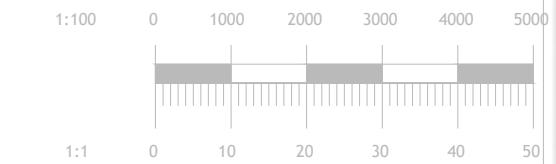
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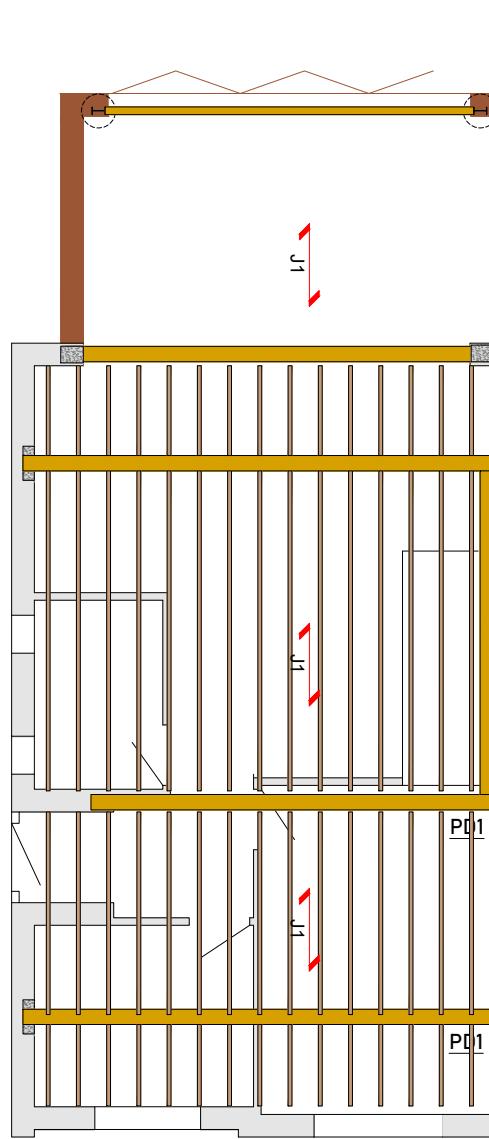
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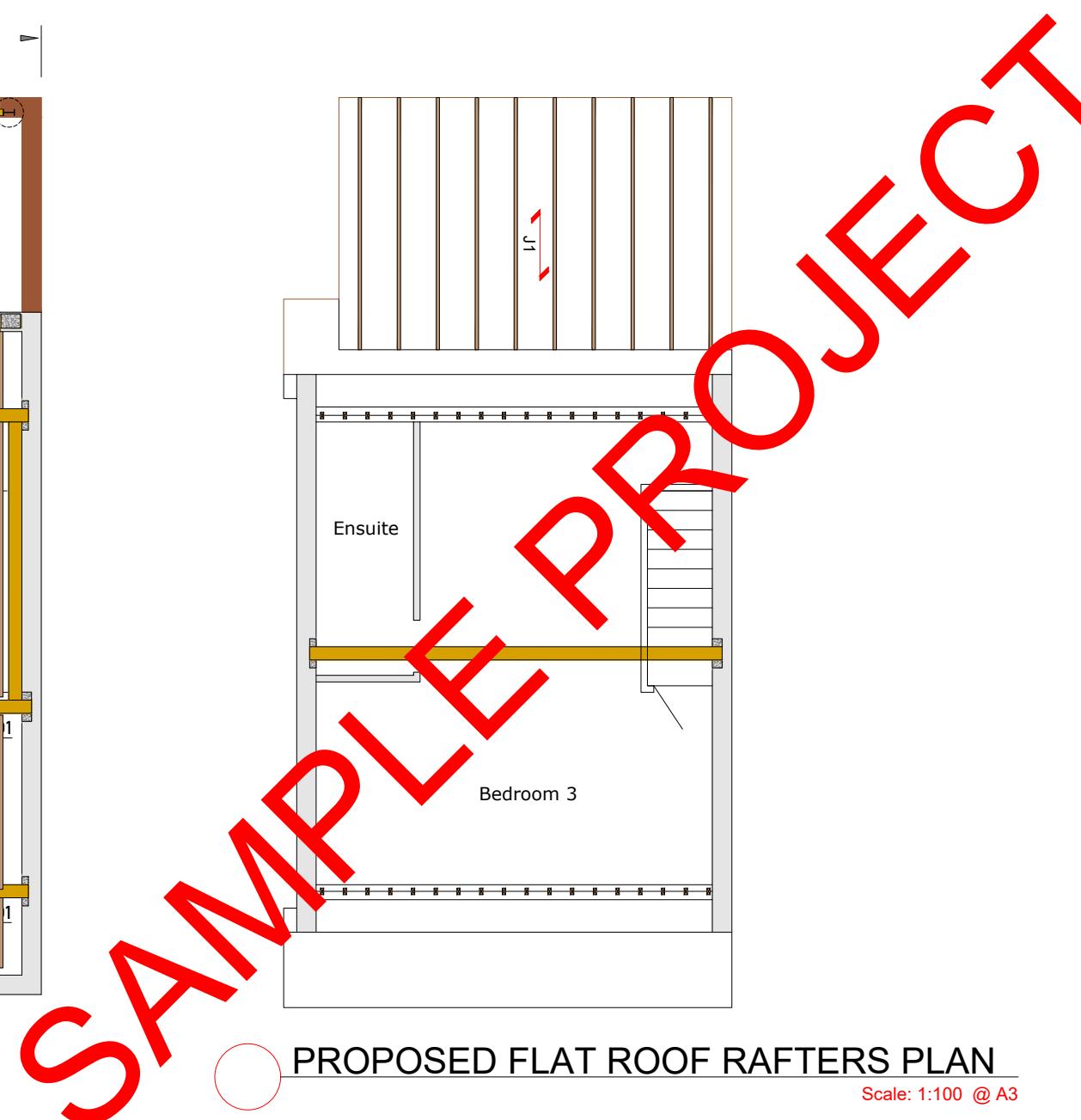


PROPOSED JOIST PLAN

Scale: 1:100 @ A3

PROPOSED FLAT ROOF RAFTERS PLAN

Scale: 1:100 @ A3



STEELWORK SCHEDULE

Note : All steel grade to be S355 U.N.O

Ref N°:	Section Size	Comments
STEEL BEAMS		
BEAM 'B1'	I UB 178x102x19	
BEAM 'B2'	IUC 203x203x46	
BEAM 'B3'	IUC 203x203x46	
BEAM 'B4'	IUC 203x203x46	
BEAM 'B5'	IUC 203x203x46	
BEAM 'B6'	IUC 152x152x30	
BEAM 'B7'	IUC 152x152x30	
COLUMN 'C1'	I UB 178x102x19	
COLUMN 'C2'	I UB 178x102x19	

TIMBER SCHEDULE N.B All timber to be C24 Grade U.N.O

Ref N°:	Section Size
EXTG.	EXISTING FLOOR JOIST DIRECTION
J1	47 x 220 @ 400 c/c C24
R1	47 x 175 @ 400 c/c C24

PD PADSTONE SCHEDULE

Ref N°:	Section Size
PD1	440(lg)x100(w)x215(dp) C40
PD2	300(lg)x300(w)x215(dp) C40

ALL STEEL BEAMS CARRYING LOAD-BEARING MASONRY WALLS WIDER THAN THEIR FLANGES ARE TO HAVE 12MM THK TOP/BOTTOM FLANGE PLATES CONTINUOUSLY WELDED ALONG THE LENGTH TO SUIT THE WALL WIDTH U.N.O

EXISTING DEMOLISHED NEW

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All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. All construction works must comply with the relevant British Standards and Building Regulations requirements. Any drawing errors and omissions to be reported to PEPP's

Client Name

Mr Crown

Section

Loft Conversion & Rear Extension

Stage

Structural

Drawing Title

Proposed Floor Joist Plan

Drawing Status

For Approval

Revisions and Notes

Project No. 2024-04-DAS 3EA

Drawing No. BREG-0007

Revision 00

Scale at A3 1:100

Date 06-04-24

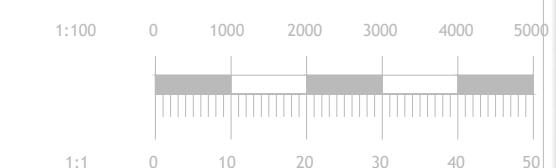
Designed MM Checked MM

Drawn MM Approved MM



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A continuous 5mm wide opening or the equivalent area is required to the length of the ridge or provide high level tile vents as agreed with the Building Control Officer

Rafters fixed to beam.

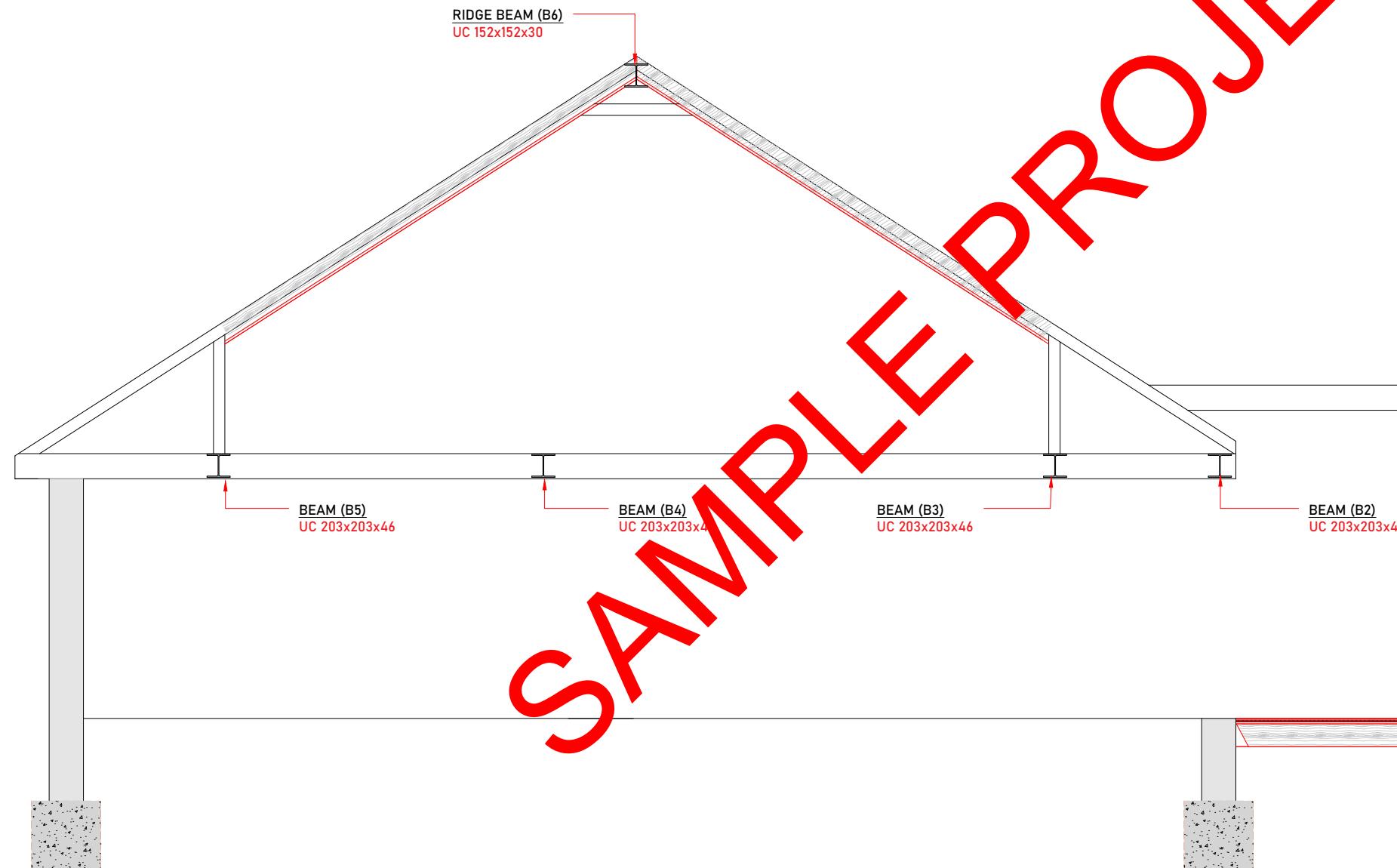
100mm PIR insulation between and 60mm under rafters

Vapour control layer and 12.5mm plasterboard ceiling
Provide cross battens over joists to give 50mm air gap for cross ventilation if front eaves to ridge ventilation cannot be achieved

Ventilation openings of at least equal to a 25mm continuous gap running the full length of the eaves on two opposite sides.

TYPICAL ROOF RIDGE DETAIL

Scale: 1:10 @ A3



STEELWORK SCHEDULE

Note : All steel grade to be S355 U.N.O

Ref N ^o	Section Size	Comments
STEEL BEAMS		
BEAM 'B1'	I UB 178x102x19	
BEAM 'B2'	IUC 203x203x46	
BEAM 'B3'	IUC 203x203x46	
BEAM 'B4'	IUC 203x203x46	
BEAM 'B5'	IUC 203x203x46	
BEAM 'B6'	IUC 152x152x30	
BEAM 'B7'	IUC 152x152x30	
COLUMN 'C1'	I UB 178x102x19	
COLUMN 'C2'	I UB 178x102x19	

TIMBER SCHEDULE

N.B All timber to be C24 Grade U.N.O

Ref N ^o	Section Size
EXTG.	EXISTING FLOOR JOIST DIRECTION
J1	47 x 220 @ 400 c/c C24
R1	47 x 175 @ 400 c/c C24

PD PADSTONE SCHEDULE

Ref N ^o	Section Size
PD1	440(lg)x100(w)x215(dp) C40
PD2	300(lg)x300(w)x215(dp) C40

ALL STEEL BEAMS CARRYING LOAD-BEARING MASONRY WALLS WIDER THAN THEIR FLANGES ARE TO HAVE 12MM THK TOP/BOTTOM FLANGE PLATES CONTINUOUSLY WELDED ALONG THE LENGTH TO SUIT THE WALL WIDTH U.N.O

EXISTING

DEMOLISHED

NEW

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Client Name

Mr Crown

Section

Loft Conversion & Rear Extension

Stage

Structural

Drawing Title

Section

Drawing Status

For Approval

Revisions and Notes

Project No. 2024-04-DAS 3EA

Drawing No. BREG-0008

Revision 00

Scale at A3 1:50

Date 06-04-24

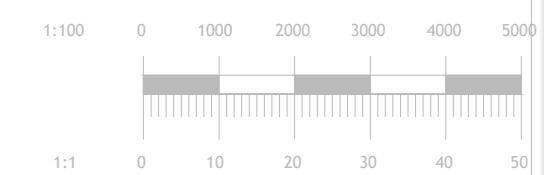
Designed MM Checked MM

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ALL WORKS ARE TO BE CARRIED OUT IN A WORKMAN LIKE MANNER. ALL MATERIALS AND WORKMANSHIP MUST COMPLY WITH BUILDING REGULATIONS CONTROL REGULATIONS.
ALL STRUCTURE WORKS IS TO START WHEN APPROVED BY BUILDING REGULATION

DIMENSION OF THE BEAM TO BE TAKEN ON SITE FOR FABRICATION

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Client Name

Mr Crown

Section

Loft Conversion & Rear Extension

Stage

Structural

Drawing Title
Typical Timber Floor Foundation Detail

Drawing Status
For Approval

Revisions and Notes

Project No. 2024-04-DA5 3EA

Drawing No. BREG-0009

Revision 00

Scale at A3 1:20

Date 06-04-24

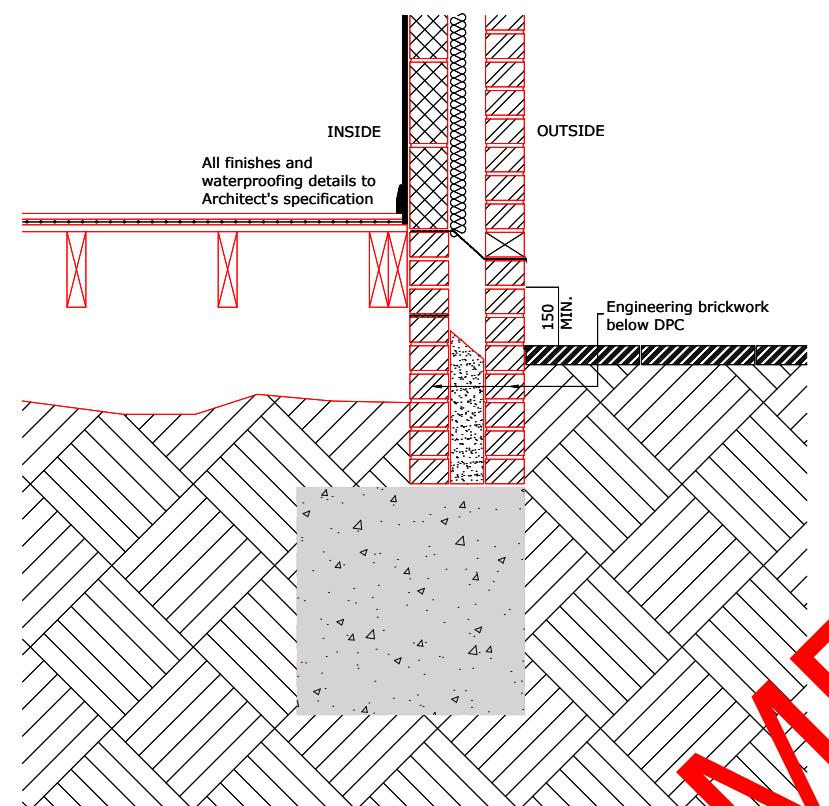
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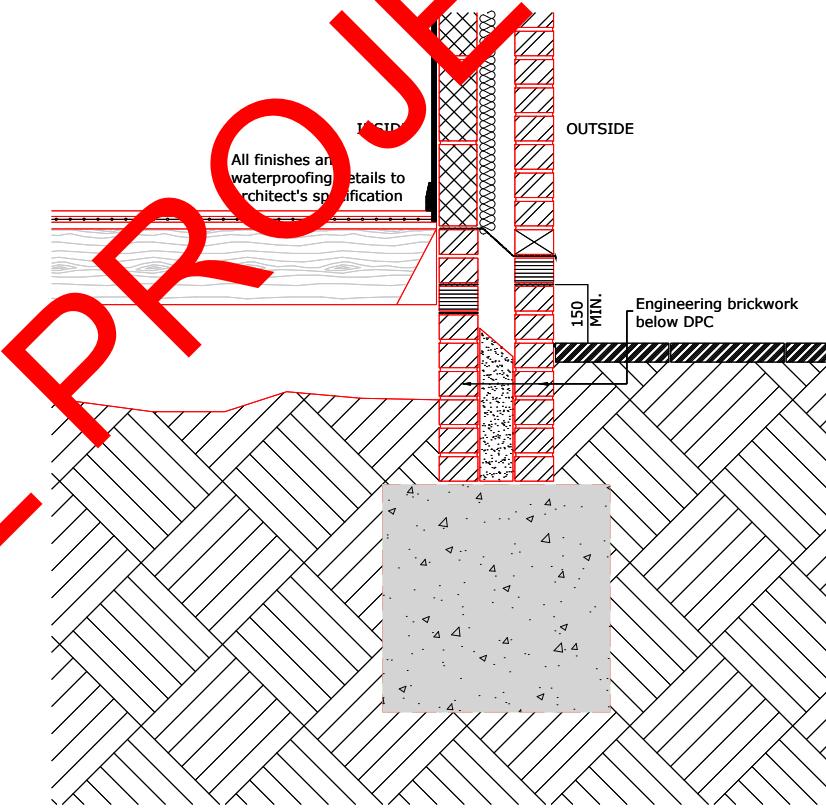
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**TYPICAL TIMBER FLOOR AND FOUNDATION DETAIL
AT PARTY WALL**

Scale: 1:20 @ A3



TYPICAL TIMBER FLOOR AND FOUNDATION DETAIL

Scale: 1:20 @ A3

SAMPLE PROJECT

Client Name

Mr Crown

Section

Loft Conversion & Rear Extension

Stage

Structural

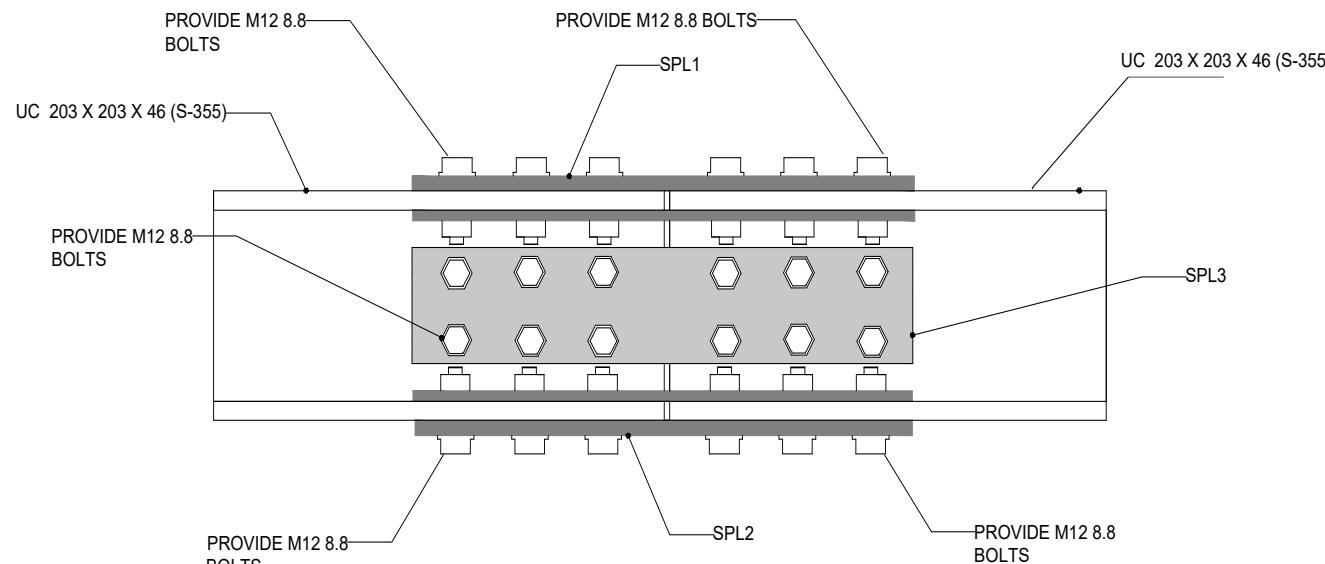
Drawing Title

Typical FFlat Roof Detail

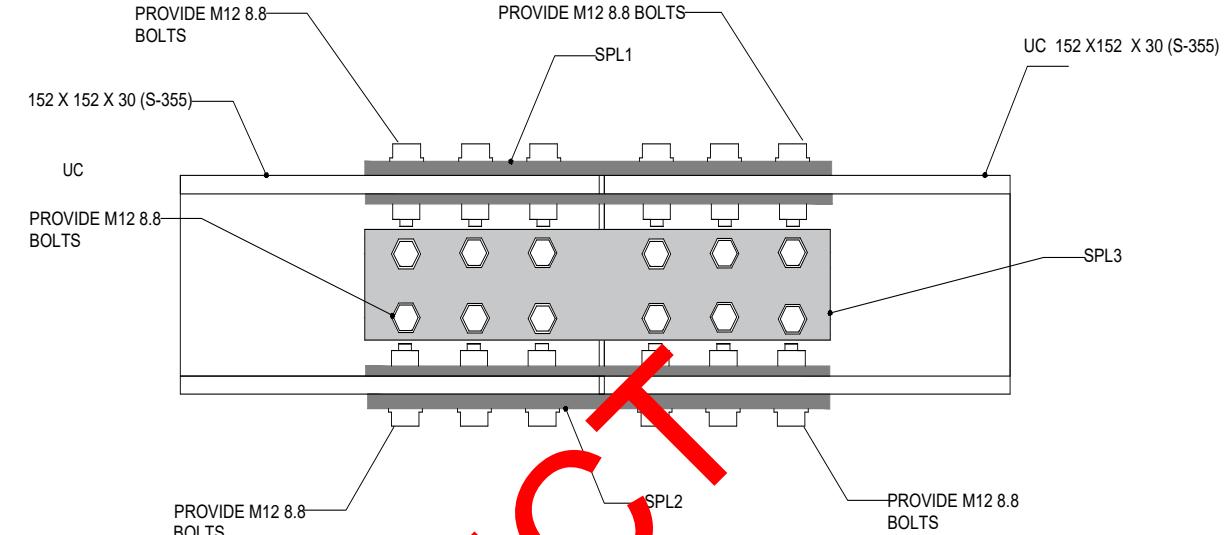
Drawing Status

For Approval

Revisions and Notes

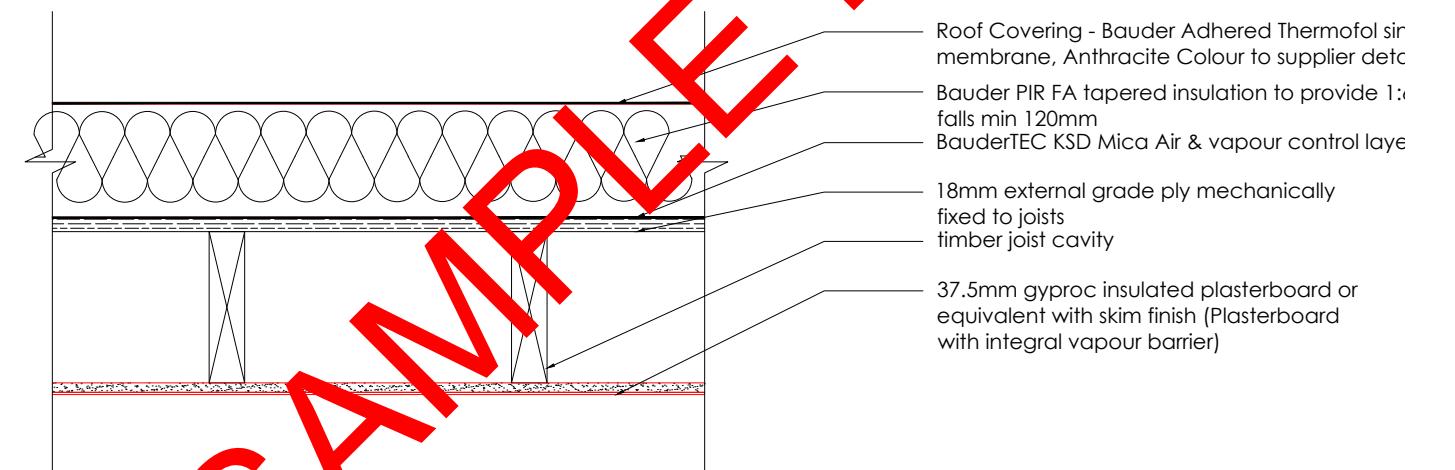


SPLICE CONNECTION 1



NOTE:
FOR FABRICATION REFER
STRUCTURAL REPORT

SPLICE CONNECTION 2



Detail notes: Typical liquid applied membrane flat roof with insulation shown. Flat roof to meet min. U-Value 0.11 W/m²K. Insulation thickness adjustable according to insulation specification and project requirements. Vapour control layer specification according to insulation specification.

All flat roofs should be designed with an incline according to BS 6229 & BS 8217

WARM FLAT ROOF

Scale: 1:10 @ A3

Project No. 2024-04-DA5 3EA

Drawing No. BREG-0010

Revision 00

Scale at A3 1:10

Date 06-04-24

Designed MM Checked MM

Drawn MM Approved MM



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Client Name

Mr Crown

Project Address

160 Penhill Road, DA5 3EA

Section

Loft Conversion & Rear Extension

Stage

Structural

Drawing Title

Typical Strapping Detail

Drawing Status

For Approval

Revisions and Notes

Project No. 2024-04-DA5 3EA

Drawing No. BREG-0011

Revision 00

Scale at A3 1:10

Date 06-04-24

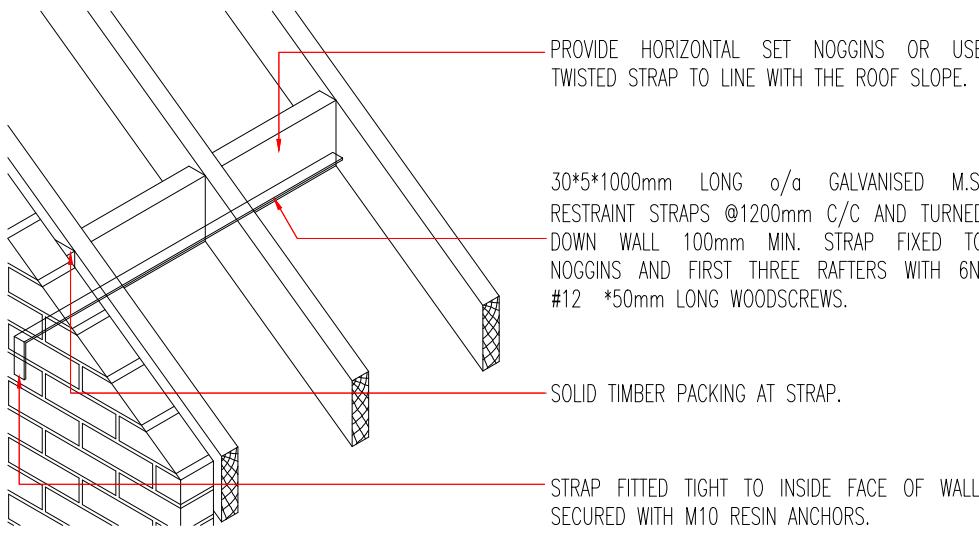
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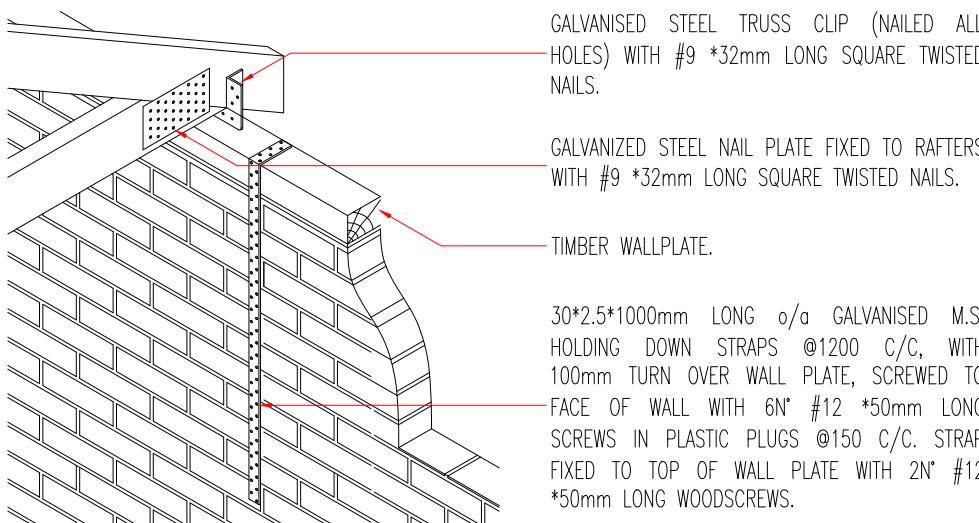


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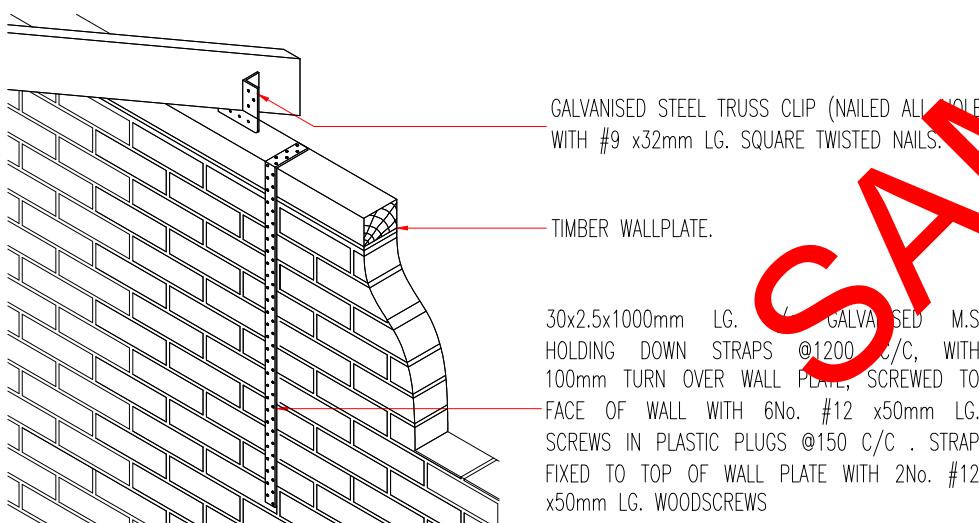
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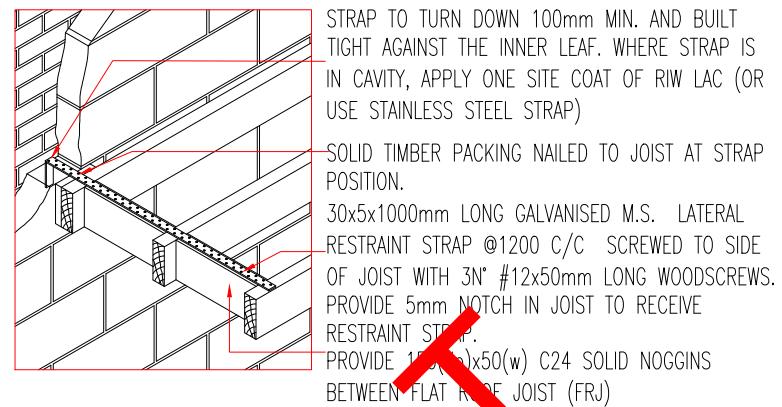
LATERAL RESTRAINT STRAP TO EXISTING GABLE WALL



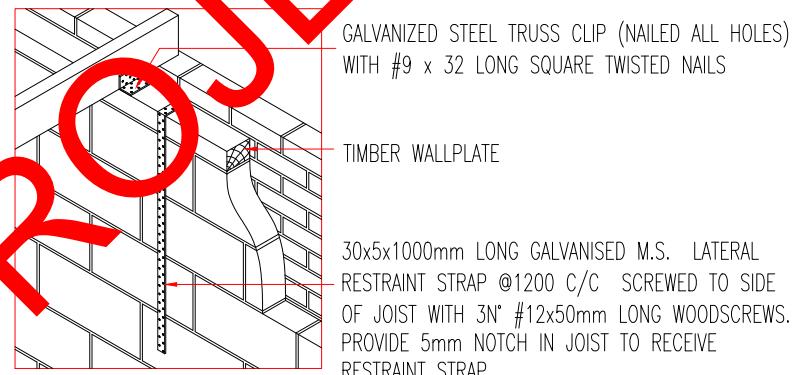
SOLID MASONRY WALL EAVES FIXING DETAILS



SOLID MASONRY WALL VAULTED EAVES FIXING DETAILS



NEW CAVITY WALL RESTRAINT PARALLEL TO JOIST



NEW CAVITY WALL HOLDING DOWN STRAPPING

SAMPLE PROJECT

Client Name

Mr Crown

Section

Loft Conversion & Rear Extension

Stage

Structural

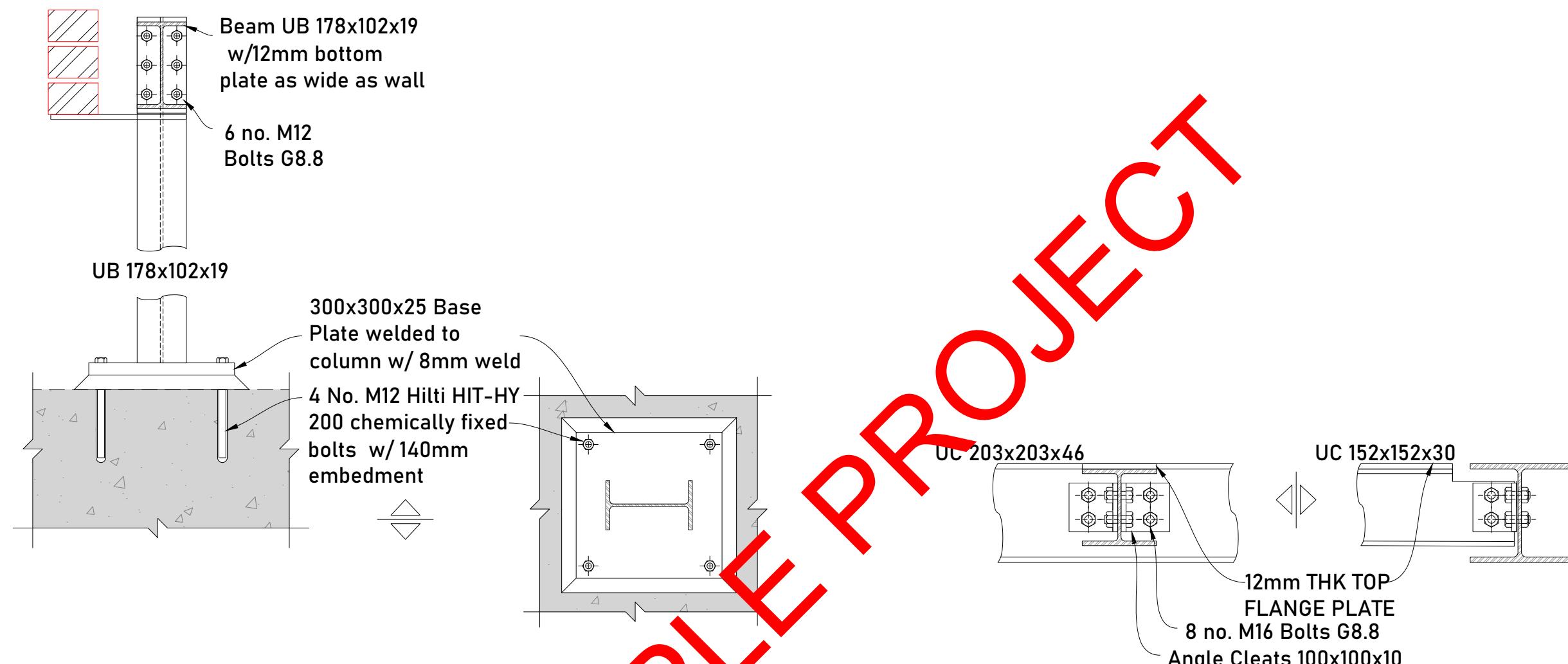
Drawing Title

Connection Detail

Drawing Status

For Approval

Revisions and Notes



DETAIL 1

Scale: 1:10 @ A3

DETAIL 2

Scale: 1:10 @ A3

SAMPLE PROJECT

Project No.	2024-04-DA5 3EA
Drawing No.	BREG-0012
Revision	00
Scale at A3	1:10
Date	06-04-24
Designed	MM
Drawn	MM
Checked	MM
Approved	MM



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Client Name

Mr Crown

Section

Loft Conversion & Rear Extension

Stage

Structural

Drawing Title

Fire Plans

Drawing Status

For Approval

Revisions and Notes



PROPOSED GROUND FLOOR PLAN

Scale: 1:100 @ A3

PROPOSED 1ST FLOOR PLAN

Scale: 1:100 @ A3

WHERE AND IF AN INTERNAL MANHOLE IS REMOVED, ENSURE THERE IS ADEQUATE RODDING ACCESS. A 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 DEROGE VALVE AND RODDING EYE SUB-STACK CONNECTED TO THE EXISTING DW SYSTEM: EXACT LAYOUT OF ALL EQUIPMENT, DRAINAGE AND POWER REQUIREMENTS, ETC. TO BE FINALISED ON SITE.
ALL WORK WILL COMPLY WITH THE CURRENT BUILDING REGULATIONS AND WILL BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
ALL STAGES OF WORK ARE TO BE CHECKED AND AGREED ON SITE WITH THE BUILDING INSPECTOR BEFORE COVERING OVER.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE TEMPORARY WORKS, THE STABILITY OF THE EXISTING STRUCTURE, EARTHWORKS, EXCAVATIONS, ETC; THE CONTRACTOR WILL ENSURE THAT THE BUILDINGS WILL BE ADEQUATELY SUPPORTED AT ALL STAGES OF CONSTRUCTION, INCLUDING ANY EARTHWORK SUPPORTS MADE NECESSARY BY EXCAVATIONS AND GROUND CONDITIONS. THE SUPPORTS AND PROPS TO BE PROVIDED TILL THE FINAL RETAINING WALL IS IN PLACE.

AVITIES

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.
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.

KEY	
HEAT DETECTOR	(H)
SMOKE DETECTOR	(S)
CEILING SPEAKER	(S1)
FIRE ALARM	(F)
FIRE EXIT	Fire Exit (E)
FIRE EXIT ARROW	↑
DENOTES FIRE BLANKET LOCATION SHOWN FOR INDICATIVE PURPOSES ONLY - FIRE BLANKETS TO COMPLY WITH BS EN 1869:1997 AND PART B OF APPROVED DOCUMENTS.	(FB)
FD30S MIN FIRE DOORS TO BE SELF CLOSING WITH INTUMESCENT STRIP AND SMOKE SEAL AND FIRE DOOR - KEEP SHUT SIGN.	(R)
FD30S MIN FIRE DOOR WITH INTUMESCENT STRIP AND SMOKE SEAL AND FIRE DOOR - KEEP SHUT SIGN.	(B)
FD30S MIN FIRE DOOR WITH INTUMESCENT STRIP AND SMOKE SEAL TO BE SELF-CLOSING WITH VISION PANEL AND FIRE DOOR - KEEP SHUT SIGN.	(G)
EMERGENCY ESCAPE LIGHTING	(EL)

WHERE ESCAPE WINDOWS ARE REQUIRED, THE WINDOW SHOULD HAVE AN UNOBSTRUCTED CLEAR OPENABLE AREA THAT IS AT LEAST 0.33M² AND HAVE NO CLEAR DIMENSION LESS THAN 450MM HIGH OR 450MM WIDE. THE BOTTOM OF THE OPENABLE AREA SHOULD BE NOT MORE THAN 1100MM ABOVE THE FLOOR. THE WINDOW SHOULD ENABLE THE PERSON TO REACH A PLACE FREE FROM HAZARD FROM FIRE.

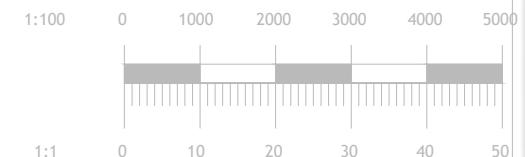
ALL DOORS AND WINDOWS ARE TO BE INSTALLED IN ACCORDANCE WITH THE ADVICE STATED IN PAS24:2016 OR ALTERNATIVELY COMPLY WITH THE REQUIREMENTS SET OUT IN APPROVED DOCUMENT Q – APPENDIX B, DOORS TO BE MANUFACTURED TO A DESIGN THAT HAS BEEN SHOWN BY TEST TO MEET THE REQUIREMENTS OF BRITISH STANDARD PUBLICATION PAS24:2016 OR DESIGNED AND MANUFACTURED IN ACCORDANCE WITH APPENDIX B OR APPROVED DOCUMENT Q

EXTRACT TO BATHROOM
BATHROOM TO HAVE MECHANICAL VENT DUCTED TO EXTERNAL AIR TO PROVIDE MIN 15 L/S EXTRACTION. VENT TO BE CONNECTED TO LIGHT SWITCH AND TO HAVE 15 MINUTE OVER RUN IF NO WINDOW IN ROOM. 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.

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 BATTERY, 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 INDEPENDENT CIRCUIT WITH A SEPARATE FUSE. EXACT POSITIONS TO BE CONFIRMED ON SITE



Project No. 2024-04-DA5 3EA

Drawing No. BREG-0013

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Scale at A3 1:100

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Drawn MM Approved MM



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