

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 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: 1973, Type VBP.
6. All timber to be treated in accordance with the British Wood Preservative and Damp-proofing Association Common 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 devices.
3. Any glazing within the stair enclosure, including glazing to doors, to be fire-resisting.
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.

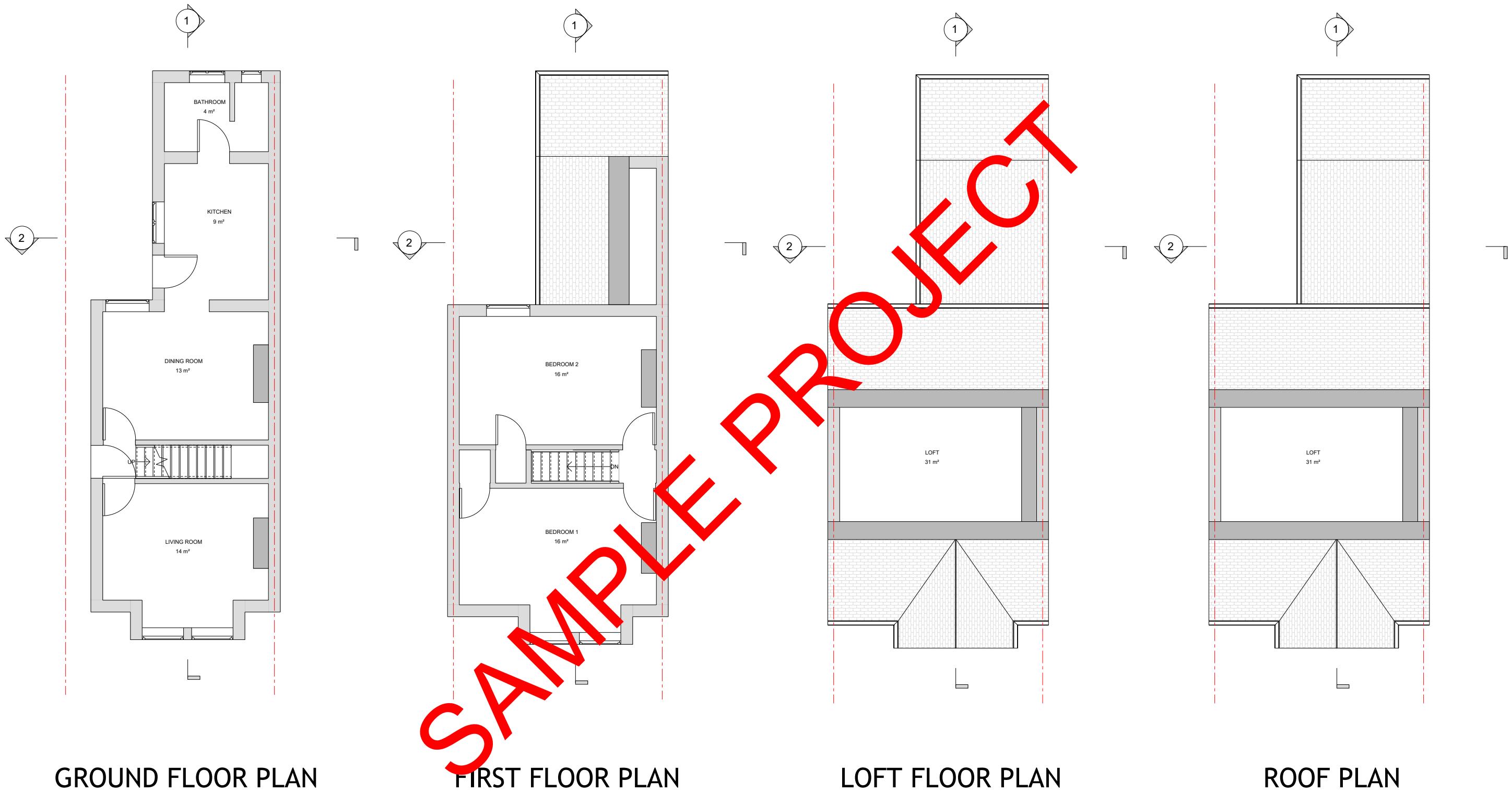
Notes for Structural Steelwork

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:	Client Name	Section	Drawing Title	Drawing Status	PEPP	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.	xx	Rear Extension on First Floor and Loft Conversion	EXISTING PLAN					A-000
- CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE ORDERING ANY STEEL WORK.	Project Address	Stage	For Planning Approval					Revision
- ALL MATERIALS AND WORKMANSHIP MUST FULLY COMPLY WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.	xxx Bromley BR2 9SL	ARCHITECTURAL PLANNING						Scale at A3 1:100
							Designed	Date 23/07/2024
							Drawn	



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

SCALE 1:100 @ A3

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Client Name
xxx

Section
Rear Extension on First Floor and Loft Conversion

Drawing Title
EXISTING PLAN

Project Address
6xxx, Bromley BR2 9SL

Stage
ARCHITECTURAL PLANNING

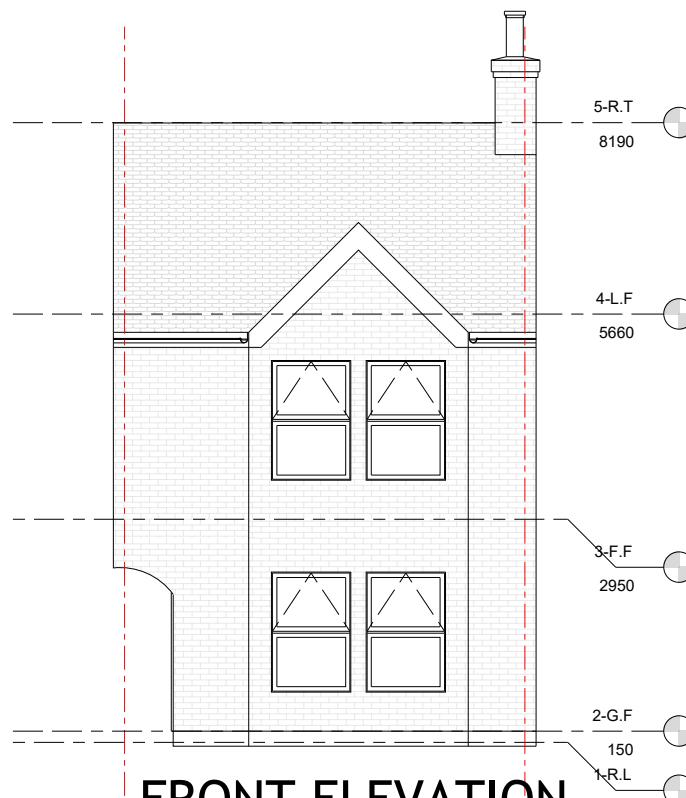
Drawing Status
For Planning Approval



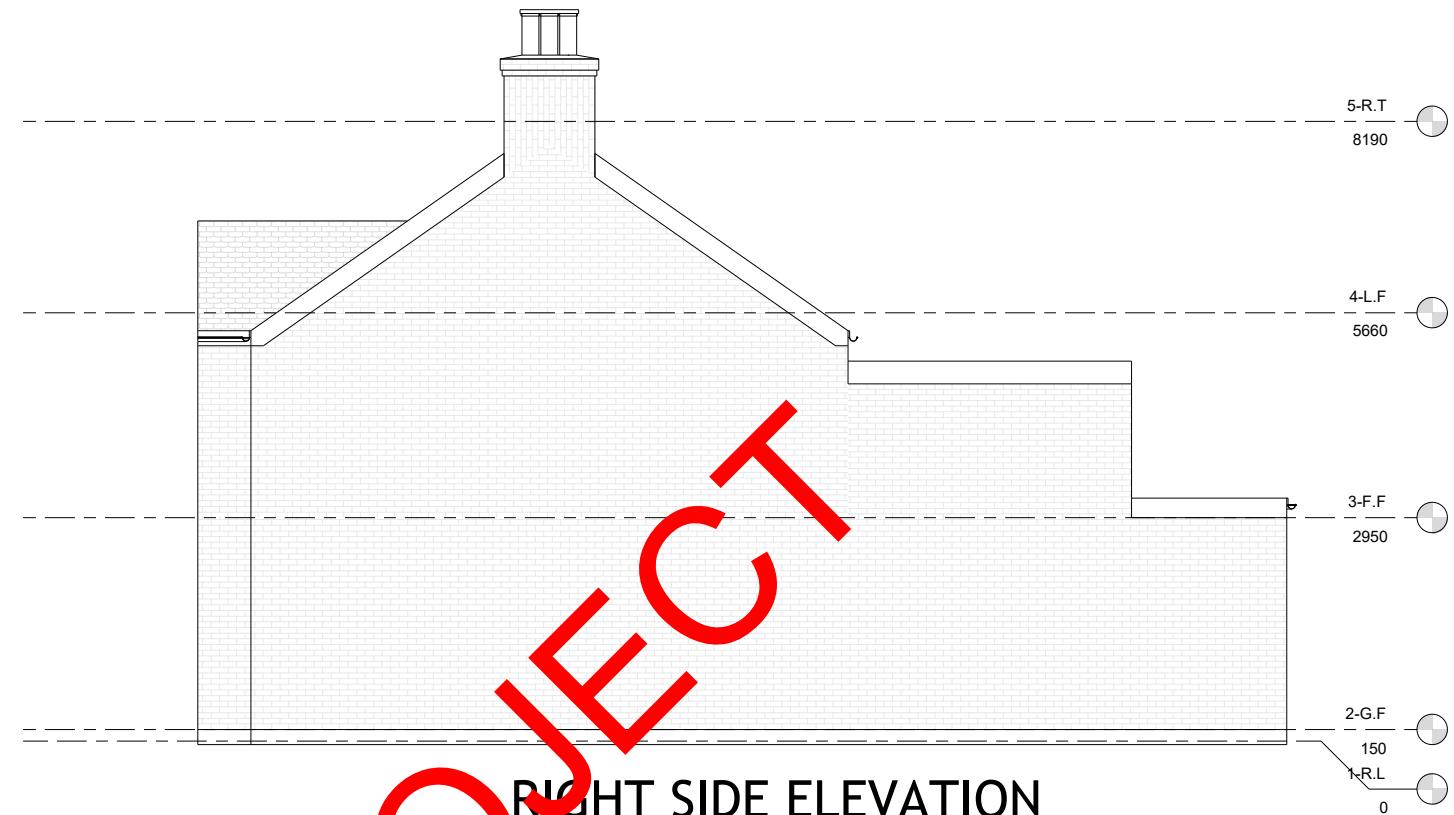
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LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE

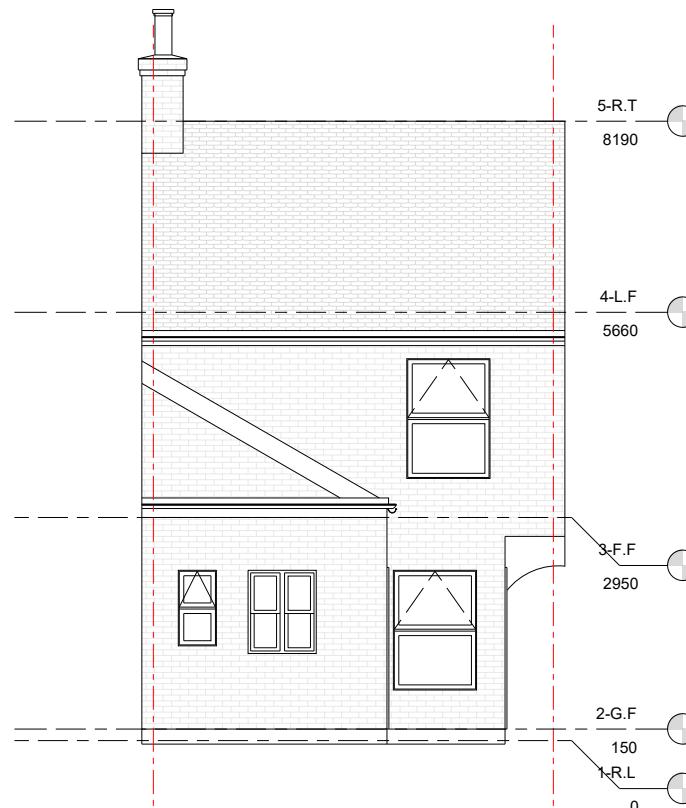
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Drawing No.	A-001
Revision	-
Scale at A3	1:100
Designed	23/07/2024
Drawn	



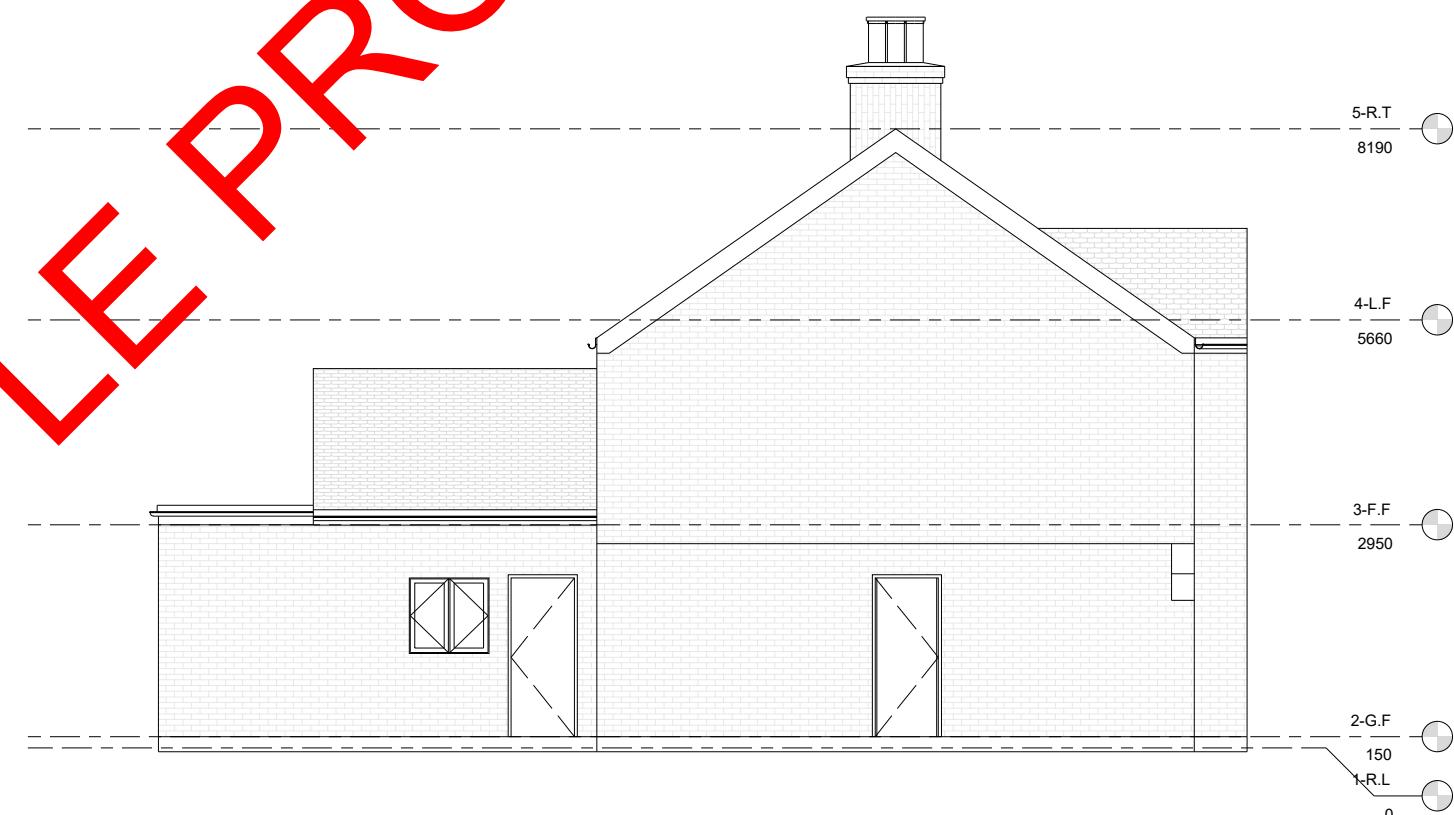
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

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

SCALE 1:100 @ A3

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Client Name	Section	Drawing Title
	Rear Extension on First Floor and Loft Conversion	EXISTING ELEVATIONS
Project Address	Stage	Drawing Status
	ARCHITECTURAL PLANNING	For Planning Approval

Drawing Title
EXISTING ELEVATIONS

Drawing Status
For Planning Approval



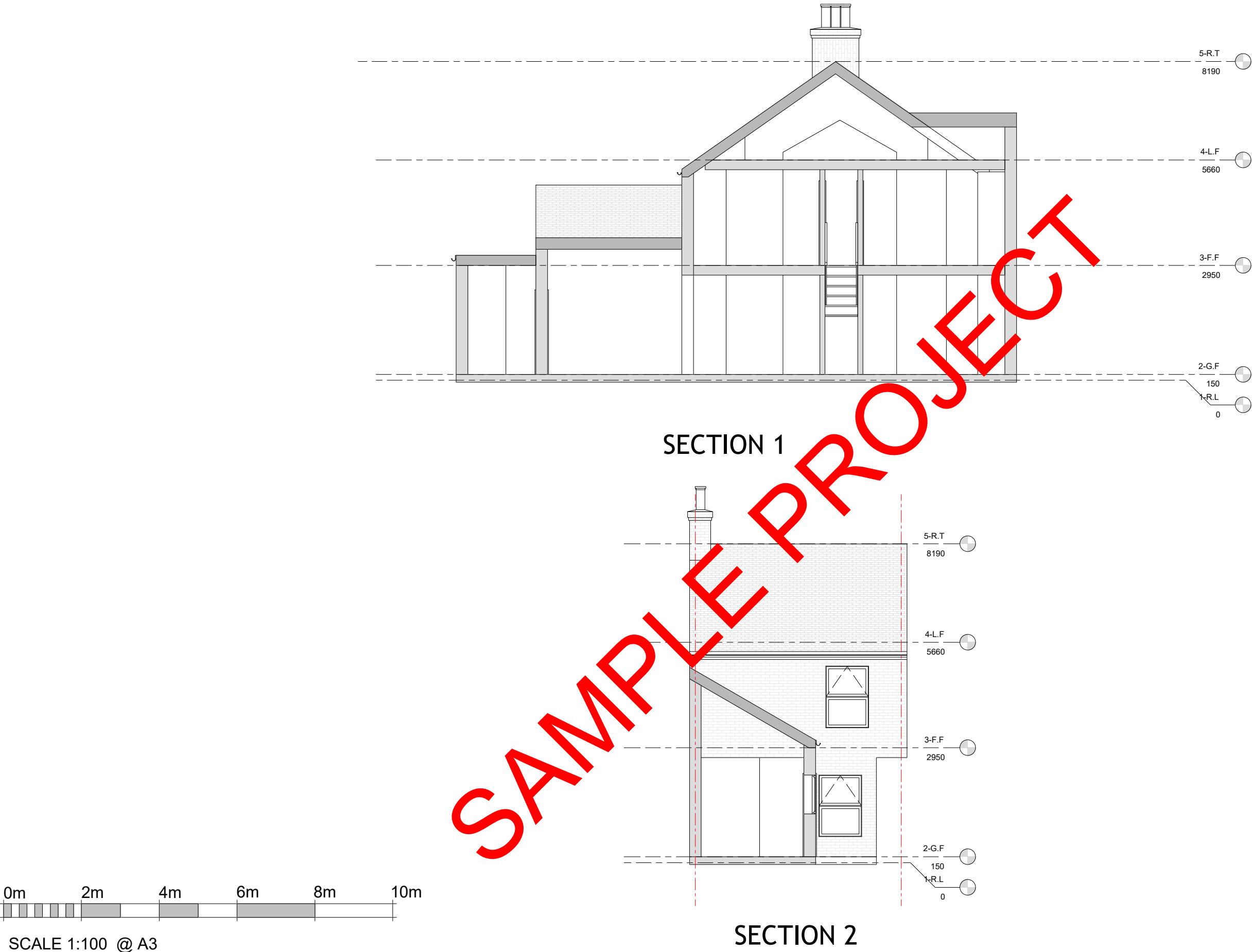
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LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE

Designed
Drawn

Project No. BR2 9SL
Drawing No. A-002
Revision -
Scale at A3 1:100
Date 23/07/2024

SAMPLE PROJECT



NOTE:
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Client Name

Section
Rear Extension on First Floor and Loft Conversion

Drawing Title
EXISTING SECTIONS

Project Address

Stage
ARCHITECTURAL PLANNING

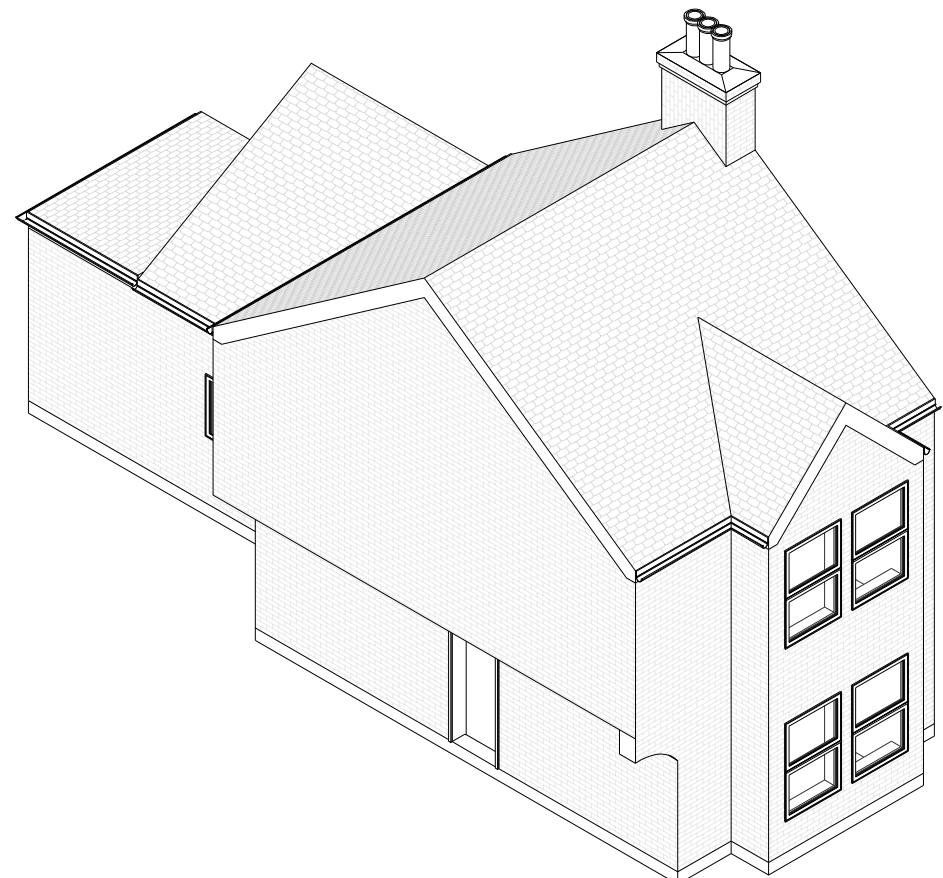
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For Planning Approval



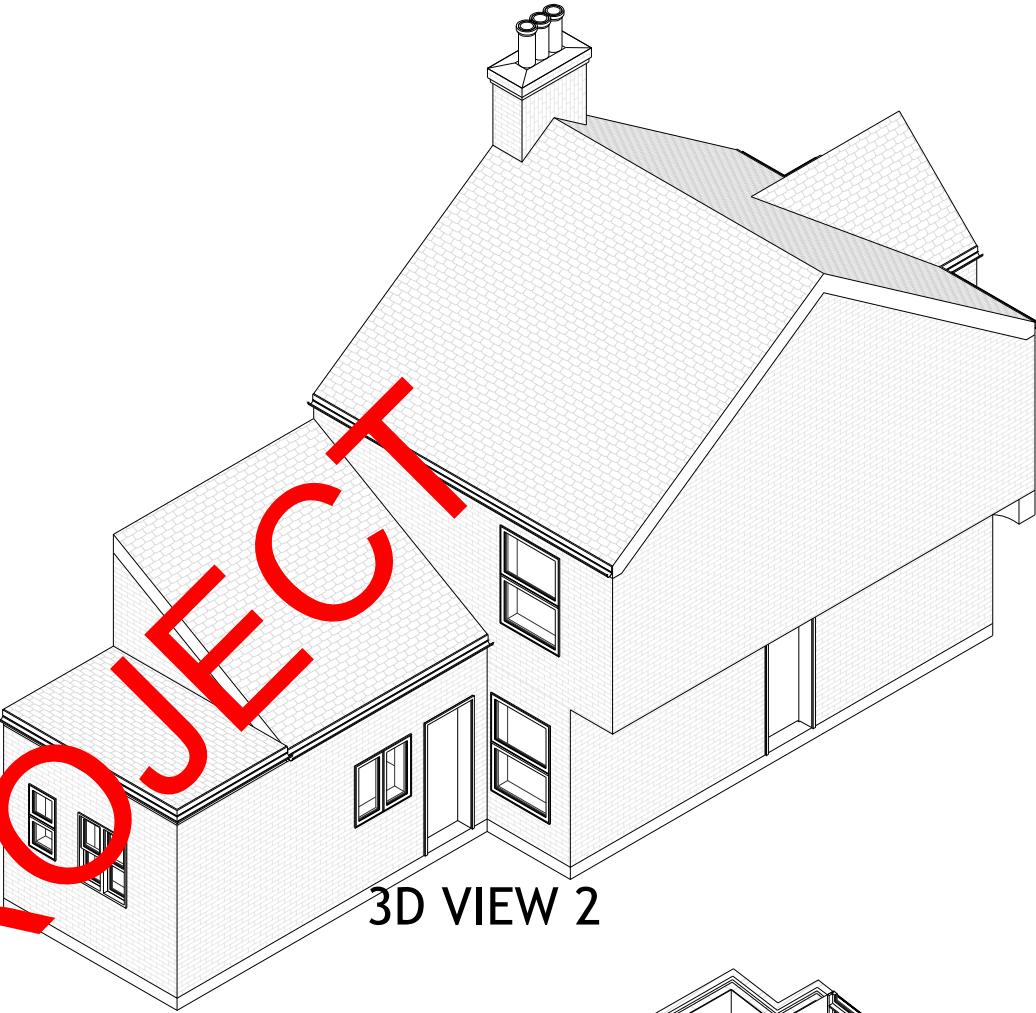
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Designed		
Drawn		

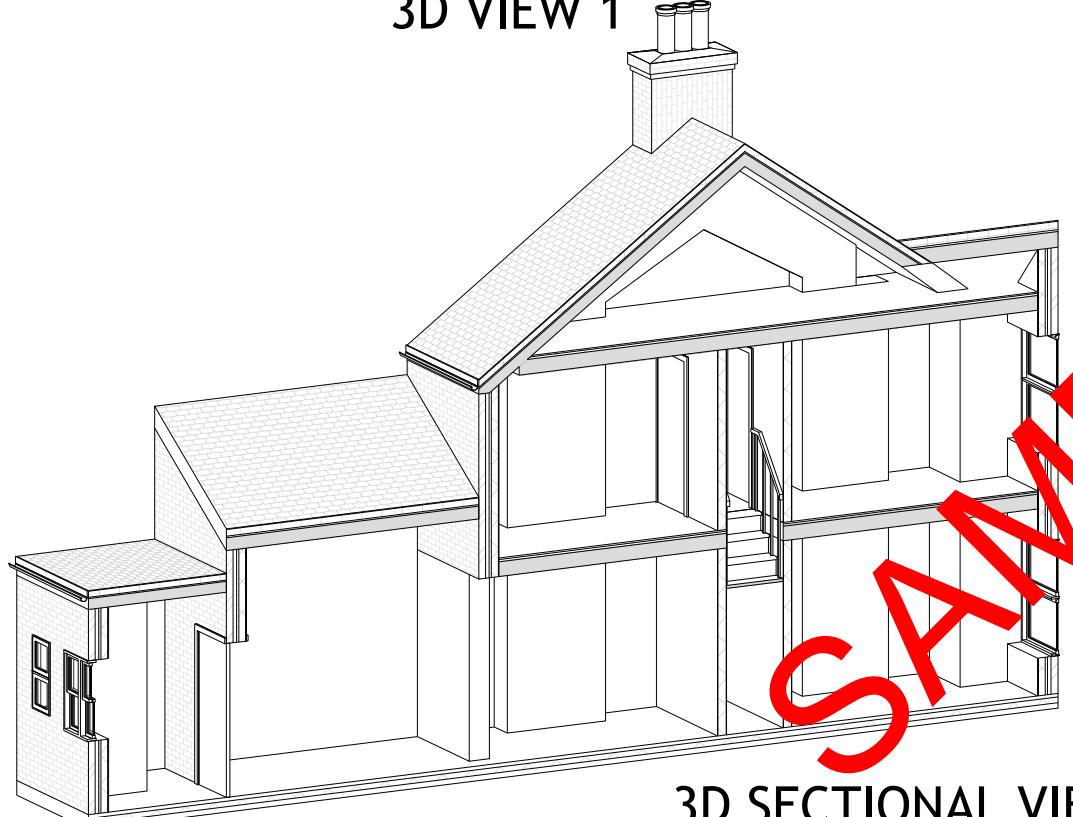
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Drawing No.	A-003
Revision	-
Scale at A3	1:100
Date	23/07/2024



3D VIEW 1



3D VIEW 2

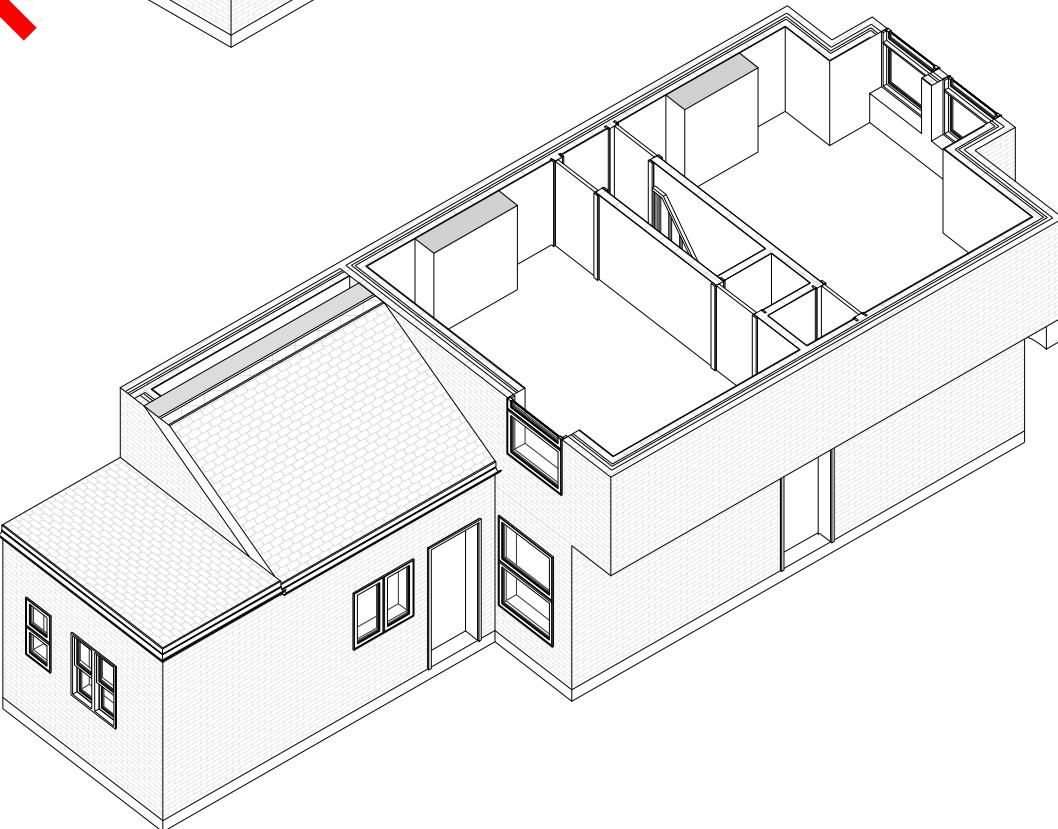


3D SECTIONAL VIEW 3

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

SCALE 1:100 @ A3

SAMPLE PROJECT



3D SECTIONAL VIEW 4

NOTE:
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Client Name

Section
Rear Extension on First Floor and Loft Conversion

Drawing Title
EXISTING 3D VIEWS

Project Address

Stage
ARCHITECTURAL PLANNING

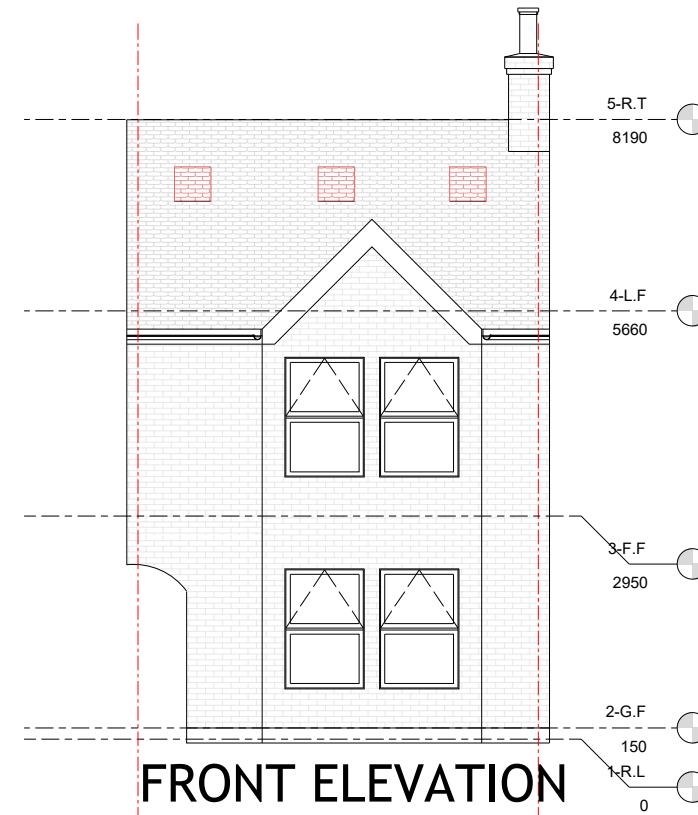
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For Planning Approval



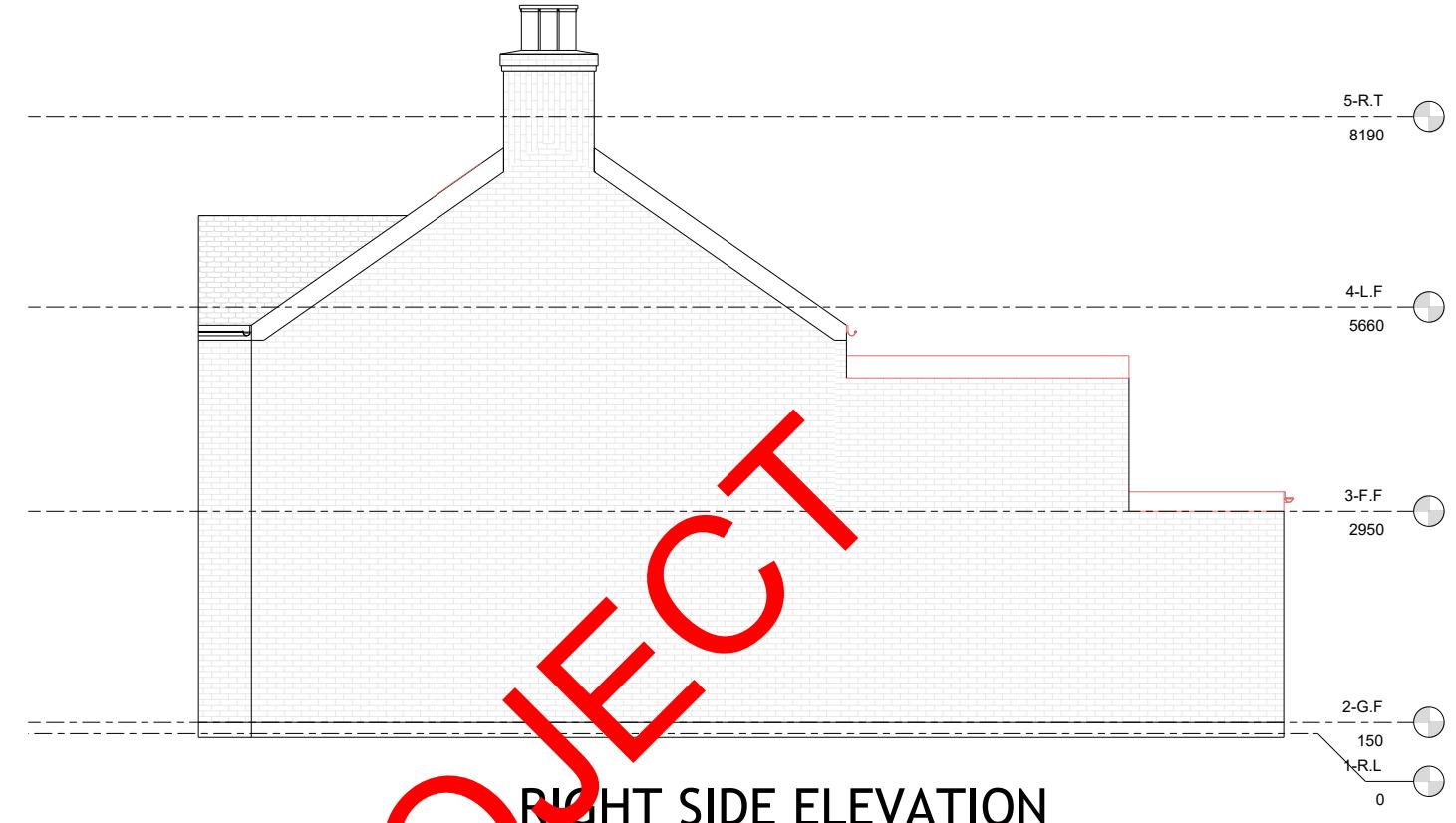
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LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE
 Designed
 Drawn

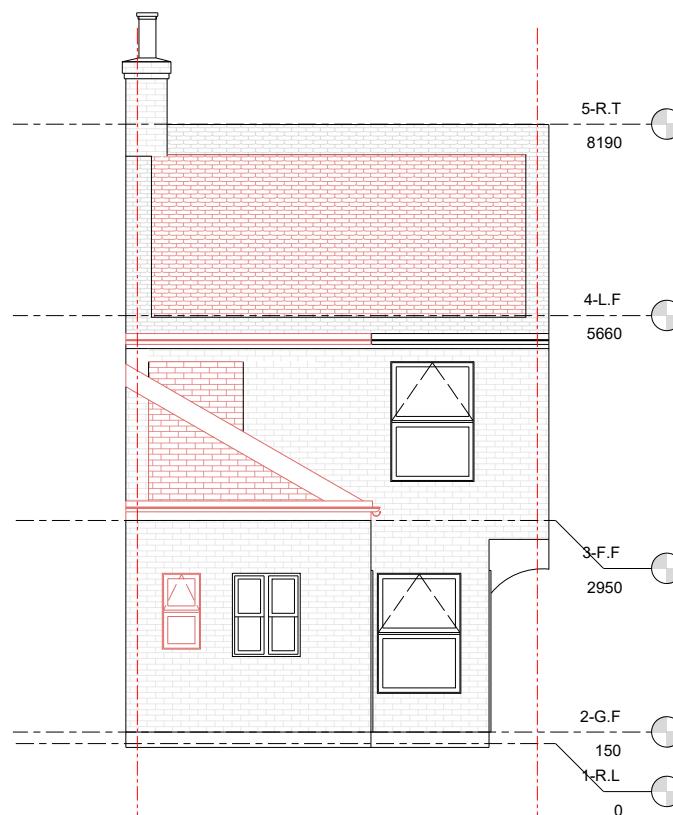
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Revision	-
Scale at A3	1:100
Date	23/07/2024



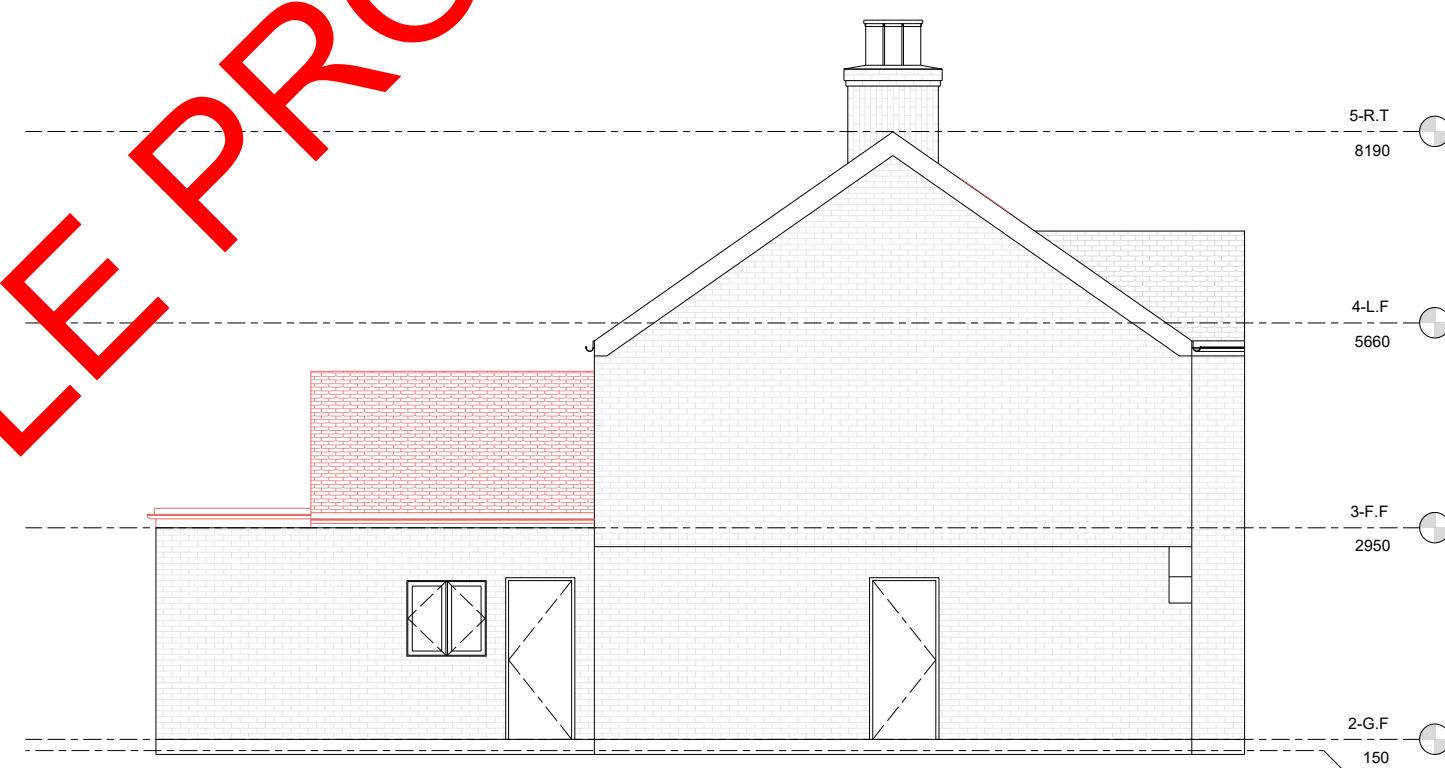
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

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

SCALE 1:100 @ A3

NOTE:
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Client Name

Section
Rear Extension on First Floor and Loft Conversion

Drawing Title
DEMO ELEVATIONS

Project Address

Stage
ARCHITECTURAL PLANNING

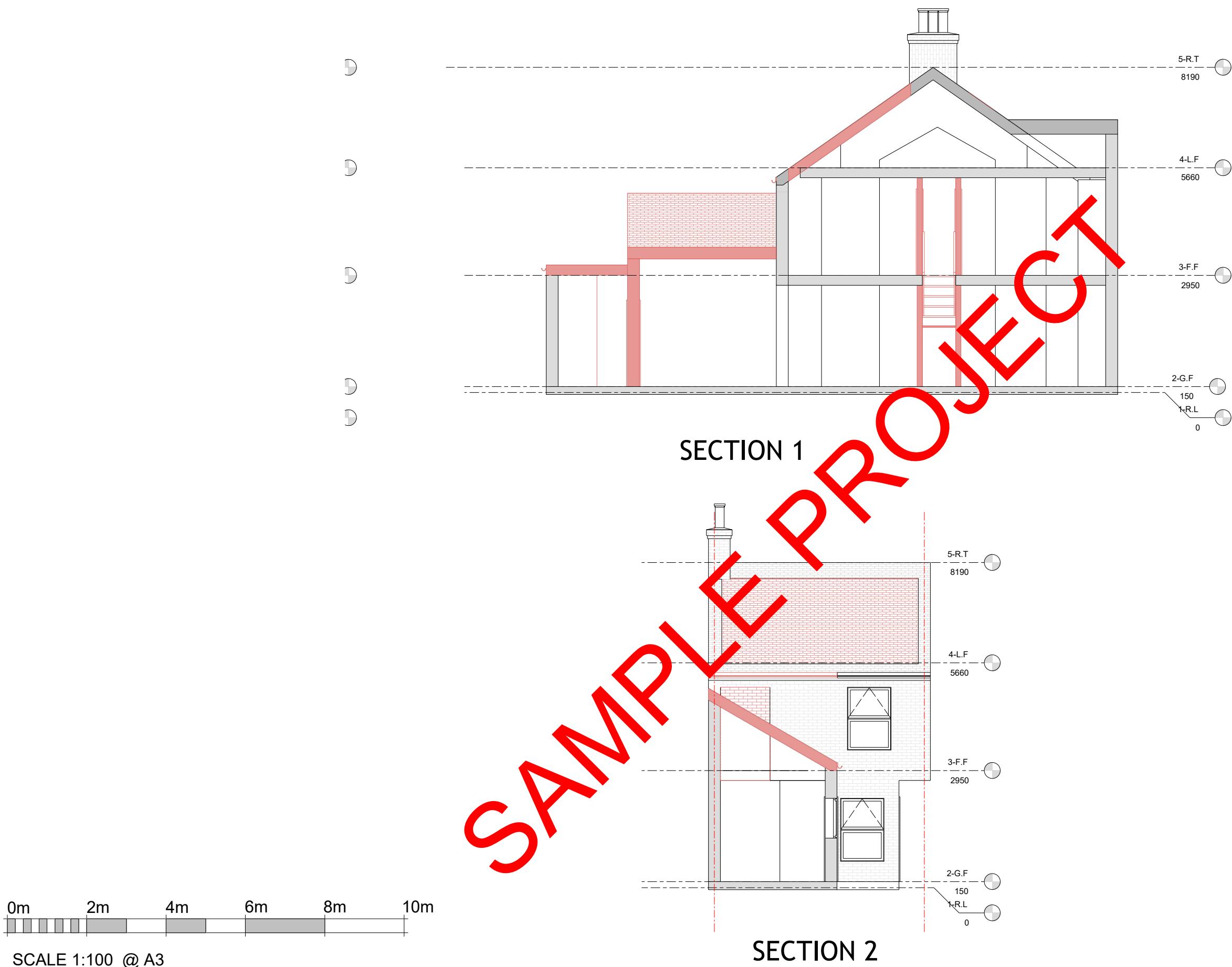
Drawing Status
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LEGEND	■ STRUCTURE TO BE DEMOLISHED ■ PROPOSED STRUCTURE
Designed	
Drawn	

Project No.	BR2 9SL
Drawing No.	A-006
Revision	-
Scale at A3	1:100
Date	23/07/2024



NOTE:
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Client Name

Section
Rear Extension on First Floor and Loft Conversion

Drawing Title
DEMO SECTIONS

Project Address

Stage
ARCHITECTURAL PLANNING

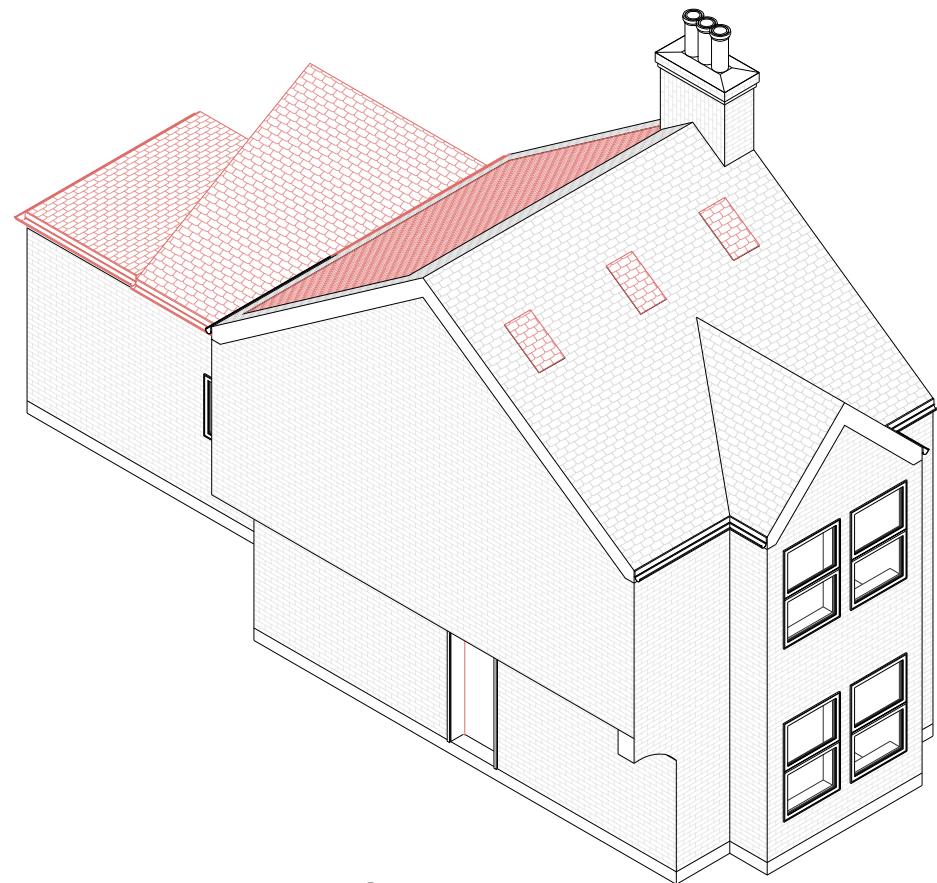
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For Planning Approval



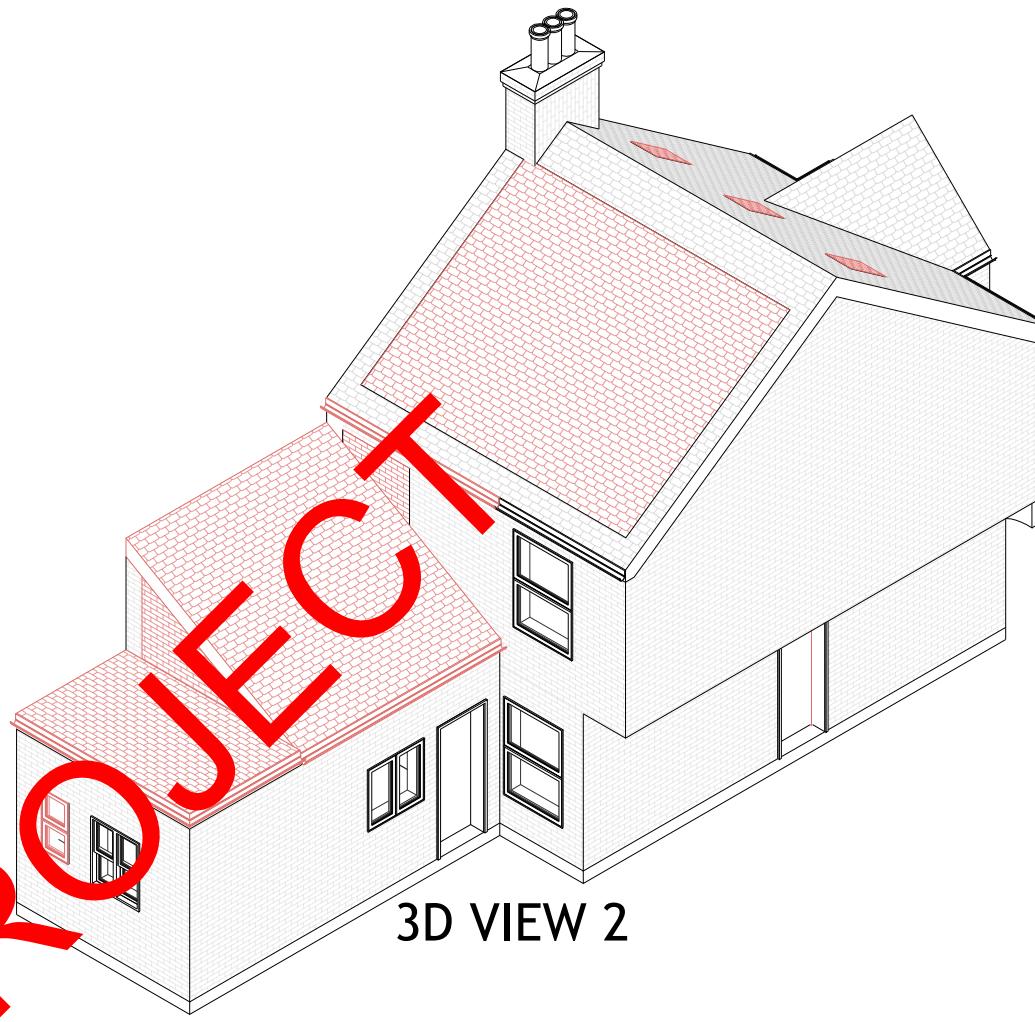
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LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE

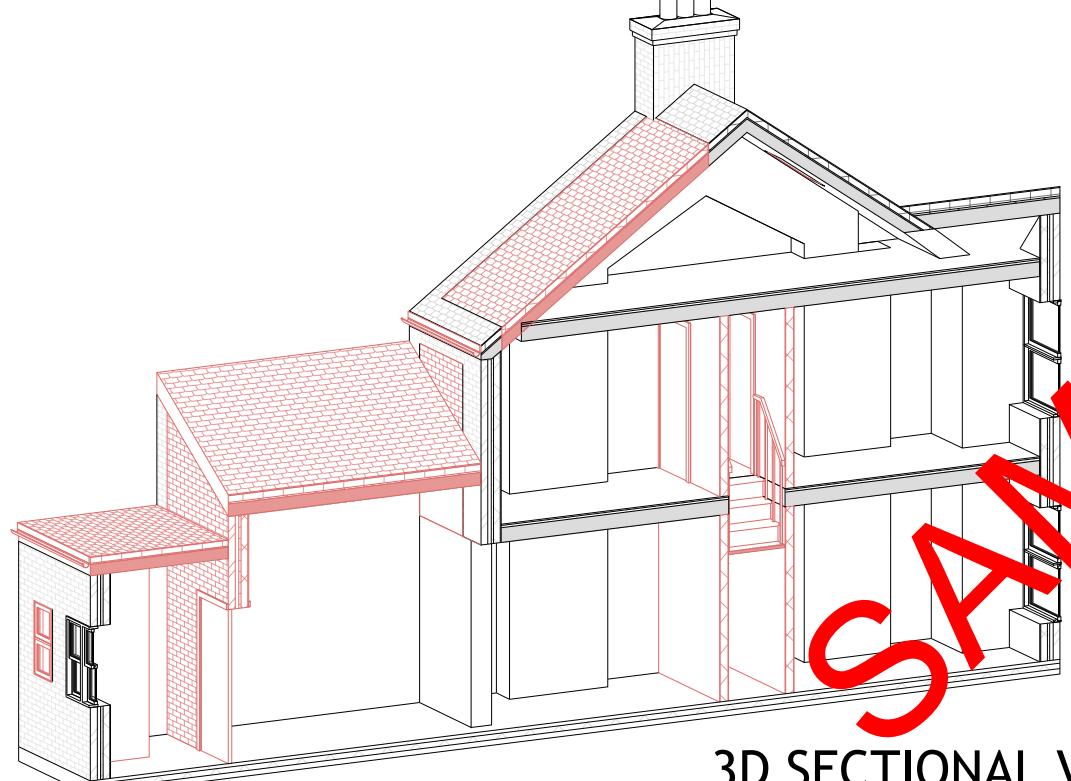
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Drawing No.	A-007
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Designed	
Drawn	
Date	23/07/2024



3D VIEW 1



3D VIEW 2

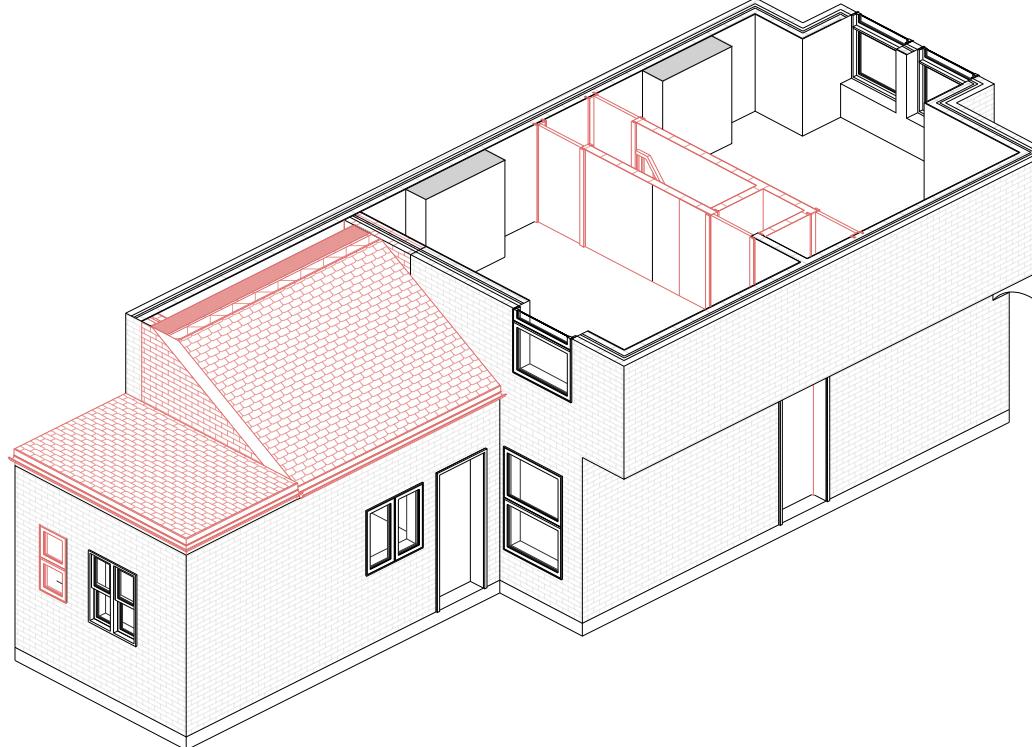


3D SECTIONAL VIEW 3

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

SCALE 1:100 @ A3

SAMPLE PROJECT



3D SECTIONAL VIEW 4

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 Rear Extension on First Floor and Loft Conversion	Section Drawing Title DEMO 3D VIEWS
	Project Address ARCHITECTURAL PLANNING	Stage Drawing Status For Planning Approval



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LEGEND	STRUCTURE TO BE DEMOLISHED PROPOSED STRUCTURE
Designed	
Drawn	

Project No.	BR2 9SL
Drawing No.	A-008
Revision	-
Scale at A3	1:100
Date	23/07/2024

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.

STAIRS

DIMENSIONS TO BE CHECKED AND MEASURED ON SITE PRIOR TO FABRICATION OF STAIRS. TIMBER STAIRS TO COMPLY WITH BS585 AND WITH PART K OF THE BUILDING REGULATIONS. MAX RISE 220MM, MIN GOING 220MM. TWO RISERS PLUS ONE GOING SHOULD BE BETWEEN 550 AND 700MM. TAPERED TREADS TO HAVE GOING IN CENTRE OF TREAD AT LEAST THE SAME AS THE GOING ON THE STRAIGHT. MIN 50MM GOING OF TAPERED TREADS MEASURED AT NARROW END PITCH NOT TO EXCEED 42 DEGREES. THE WIDTH AND LENGTH OF EVERY LANDING SHOULD BE AT LEAST AS GREAT AS THE SMALLEST WIDTH OF THE FLIGHT. DOORS WHICH SWING ACROSS A LANDING AT THE BOTTOM OF A FLIGHT SHOULD LEAVE A CLEAR SPACE OF AT LEAST 400MM ACROSS THE FULL WIDTH OF THE FLIGHT. CUPBOARD DOORS MAY OPEN ACROSS THE TOP LANDING WHERE THE SWING IS A MINIMUM OF 400MM FROM THE TREAD. MIN 2.0M HEADROOM MEASURED VERTICALLY ABOVE PITCH LINE OF STAIRS AND LANDINGS. HANDRAIL ON STAIRCASE TO BE 900MM ABOVE THE PITCHLINE. HANDRAIL TO BE AT LEAST ONE SIDE IF STAIRS ARE LESS THAN 1M WIDE AND ON BOTH SIDES IF THEY ARE WIDER. ENSURE A CLEAR WIDTH BETWEEN HANDRAILS OF MINIMUM 600MM. BALUSTRADES DESIGNED TO BE UNCLIMBABLE AND SHOULD CONTAIN NO SPACE THROUGH WHICH A 100MM SPHERE COULD PASS.

CAVITIES

PROVIDE CAVITY TRAYS OVER OPENINGS AND WHERE ROOFS ABUT WALLS. ALL CAVITIES TO BE CLOSED AT EAVES AND AROUND OPENINGS USING THERMABEAD 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 RAINFOREST PIPES TO BE CONNECTED TO THE EXISTING STORMWATER SYSTEM; WHERE THIS IS NOT POSSIBLE, NEW RAINFOREST 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.

PROVIDE A DERGO 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.

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 INDEPENDENT CIRCUIT WITH A SEPERATE FUSE.

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 3M FROM THE NEAREST SMOKE ALARM. IF CEILING MOUNTED THEY SHOULD BE 300MM FROM THE WALLS AND LIGHT FITTINGS. WHERE THE KITCHEN AREA IS NOT SEPARATED FROM THE STAIRWAY OR CIRCULATION SPACE BY A DOOR, THERE SHOULD BE AN INTERLINKED HEAT DETECTOR IN THE KITCHEN.

MAINS-WIRED, INTERLINKED HEAT DETECTOR TO BE PROVIDED TO THE KITCHEN AND SMOKE DETECTORS TO PRINCIPAL LIVING ROOMS, IF REQUIRED BY BUILDING CONTROL.

DETAILS ON CABLING FOR COMPUTERS AND NETWORKING, TELEPHONE, SECURITY SYSTEM, MUSIC SYSTEM, DOOR ENTRY AND CONTROL SYSTEM, ETC. TO BE AGREED SEPARATELY.

ALL ELECTRICAL WIRING & INSTALLATIONS TO CONFORM TO BS7671 "REQUIREMENTS FOR ELECTRICAL INSTALLATIONS" AND ANY OTHER REGULATIONS APPLICABLE TO SIMILAR RESIDENTIAL HOUSES.

VENTILATION

DETAIL 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 RAINFOREST PIPES TO BE CONNECTED TO THE EXISTING STORMWATER SYSTEM; WHERE THIS IS NOT POSSIBLE, NEW RAINFOREST 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.

EXTRACT TO KITCHEN
KITCHEN TO HAVE MECHANICAL VENTILATION WITH AN EXTRACT RATE 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.

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 INDEPENDENT CIRCUIT WITH A SEPERATE FUSE.

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 3M FROM THE NEAREST SMOKE ALARM. IF CEILING MOUNTED THEY SHOULD BE 300MM FROM THE WALLS AND LIGHT FITTINGS. WHERE THE KITCHEN AREA IS NOT SEPARATED FROM THE STAIRWAY OR CIRCULATION SPACE BY A DOOR, THERE SHOULD BE AN INTERLINKED HEAT DETECTOR IN THE KITCHEN.

MAINS-WIRED, INTERLINKED HEAT DETECTOR TO BE PROVIDED TO THE KITCHEN AND SMOKE DETECTORS TO PRINCIPAL LIVING ROOMS, IF REQUIRED BY BUILDING CONTROL.

DETAILS ON CABLING FOR COMPUTERS AND NETWORKING, TELEPHONE, SECURITY SYSTEM, MUSIC SYSTEM, DOOR ENTRY AND CONTROL SYSTEM, ETC. TO BE AGREED SEPARATELY.

ALL ELECTRICAL WIRING & INSTALLATIONS TO CONFORM TO BS7671 "REQUIREMENTS FOR ELECTRICAL INSTALLATIONS" AND ANY OTHER REGULATIONS APPLICABLE TO SIMILAR RESIDENTIAL HOUSES.

VENTILATION

DETAIL 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 RAINFOREST PIPES TO BE CONNECTED TO THE EXISTING STORMWATER SYSTEM; WHERE THIS IS NOT POSSIBLE, NEW RAINFOREST 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.

ESCAPE WINDOWS
PROVIDE EMERGENCY EGGS WINDOWS TO ANY NEWLY CREATED FIRST FLOOR HABITABLE ROOMS AND GROUND FLOOR INNER ROOMS.
THE WINDOW SHOULD HAVE AN UNBLOCKED 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 DANGER FROM FIRE.

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.

INTERNAL DOORS
A LINTEL SUITABLE FOR THE LOADS ABOVE WILL BE REQUIRED TIMBER BEAMS ACCORDING TO THE STRUCTURAL CALCULATIONS. IF THE DWELLING HAS A PROTECTED ROUTE FOR MEANS OF ESCAPE OR IS A 3 STOREY HOUSE NEW DOORS ON TO THE HALLWAY ARE TO BE HALF HOUR FIRE DOORS.

BACKGROUND VENTILATION
CONTROLLABLE BACKGROUND VENTILATION AT LEAST 1700MM ABOVE FLOOR LEVEL TO BE PROVIDED TO HABITABLE ROOMS AND KITCHENS AT A RATE OF MIN 10.000MM³, AND TO BATHROOMS AT A RATE OF MIN 4000MM³.
TOTAL NUMBER OF VENTILATORS INSTALLED IN A DWELLINGS HABITABLE ROOMS TO BE AT LEAST 4 VENTILATORS FOR ONE BEDROOM DWELLINGS AND 5 VENTILATORS FOR DWELLINGS WITH MORE THAN ONE BEDROOM.
BACKGROUND VENTILATORS TO BE TESTED TO BS EN 13141-1.
BACKGROUND VENTILATOR EQUIVALENT AREA AND OPERATION TO BE MEASURED AND RECORDED.
NOISE ATTENUATING BACKGROUND VENTILATORS SHOULD BE FITTED TO FAÇADES WITH SUSTAINED LOUD NOISE.

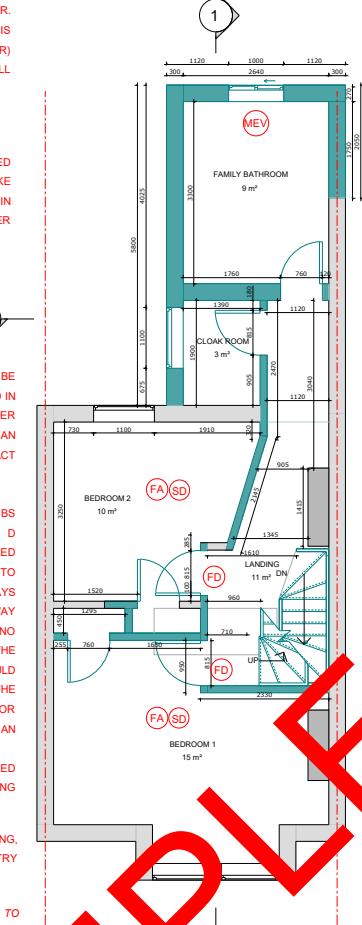
PURGE VENTILATION
MINIMUM TOTAL AREA OF OPENING IN ACCORDANCE WITH TABLE 1.4 APPROVED DOCUMENT F1.
HINGED OR PIVOT WINDOWS WITH AN OPENING ANGLE OF 15 TO 30 DEGREES TO HAVE AN OPENABLE AREA IN EXCESS 1/10 OF THE FLOOR AREA OF THE ROOM.
EXTERNAL DOORS AND SASH, HINGED OR PIVOT WINDOWS WITH AN OPENING ANGLE OF EQUAL TO OR GREATER THAN 30 DEGREES TO HAVE AN OPENABLE AREA IN EXCESS OF 1/20 OF THE FLOOR AREA OF THE ROOM.
PURGE VENTILATION SHOULD BE CAPABLE OF EXTRACTING AT LEAST 4 AIR CHANGES PER HOUR FROM DIRECTLY TO THE OUTSIDE.
INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AID AIR CIRCULATION.

GROUND FLOOR PLAN

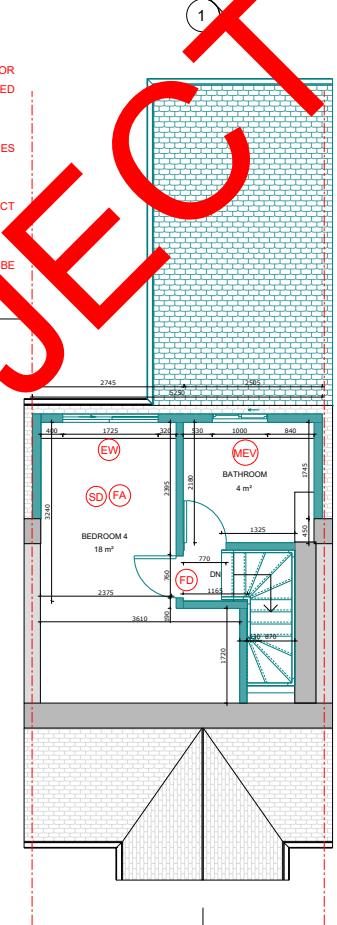
0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

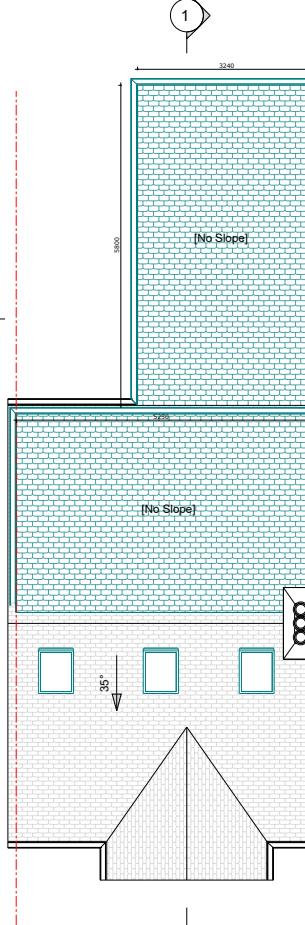
FIRST FLOOR PLAN



LOFT FLOOR PLAN



ROOF PLAN



NOTE:

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- 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

Rear Extension on First Floor and Loft Conversion

Drawing Title

PROPOSED PLAN

Project Address

Stage

Drawing Status

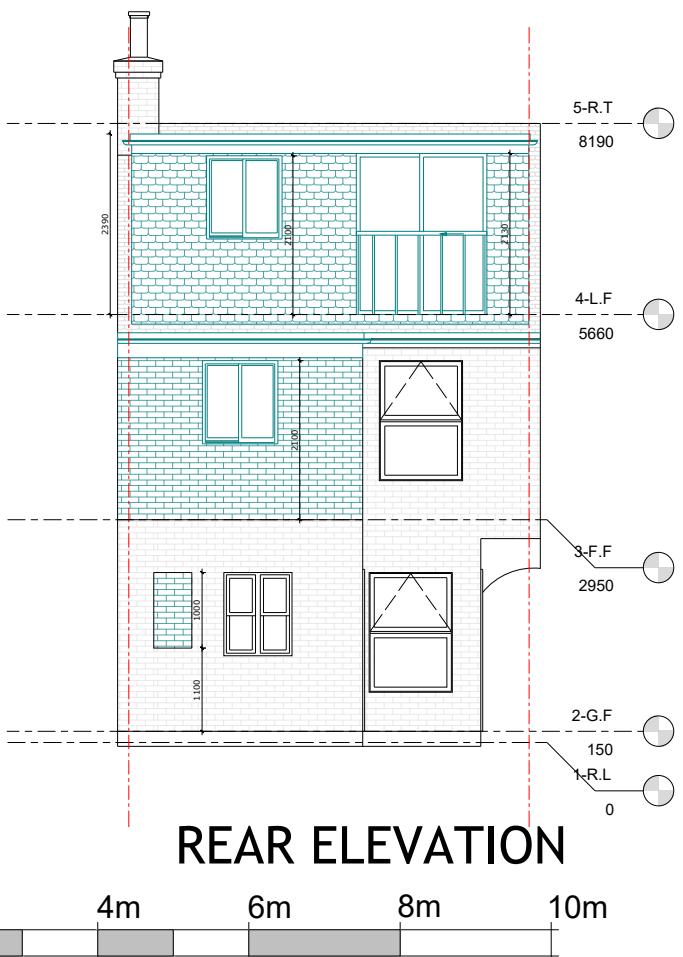
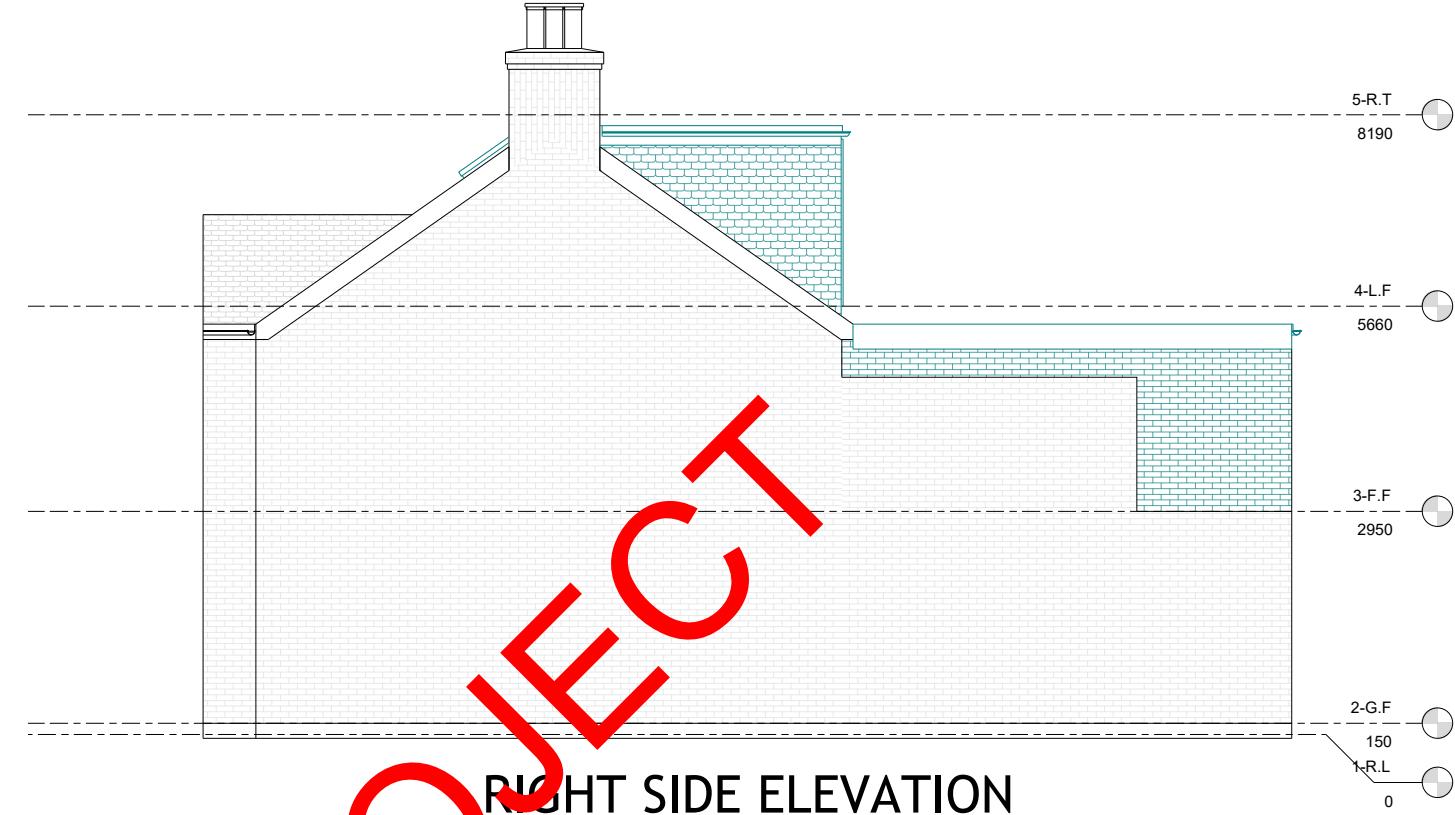
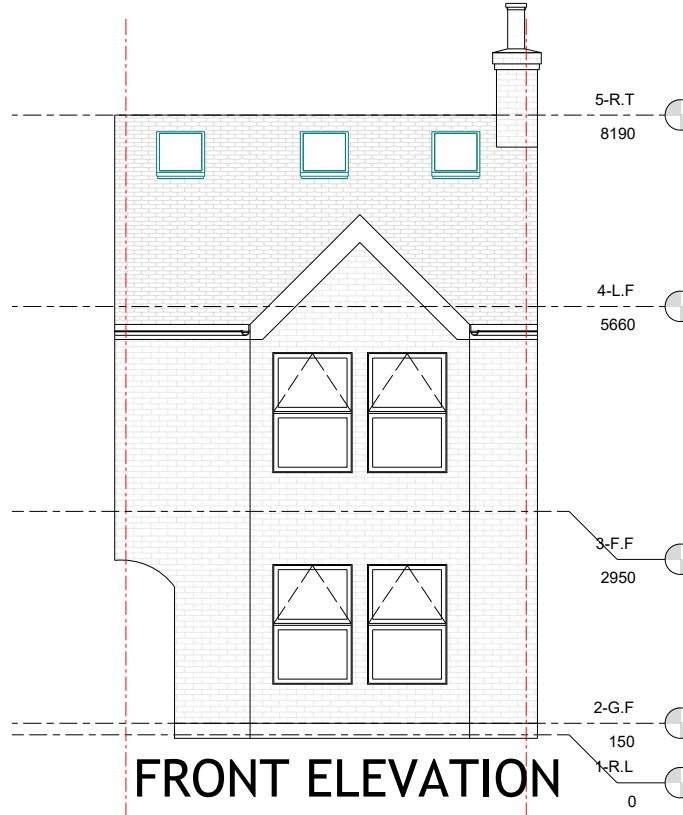
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LEGEND	STRUCTURE TO BE DEMOLISHED	PROPOSED STRUCTURE
Designed		
Drawn		

Project No.	BR2 9SL
Drawing No.	A-009
Revision	-
Scale at A3	1:100
Date	23/07/2024



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

SCALE 1:100 @ A3

NOTE:
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Client Name

Section
Rear Extension on First Floor and Loft Conversion

Drawing Title
PROPOSED ELEVATIONS

Project Address

Stage
ARCHITECTURAL PLANNING

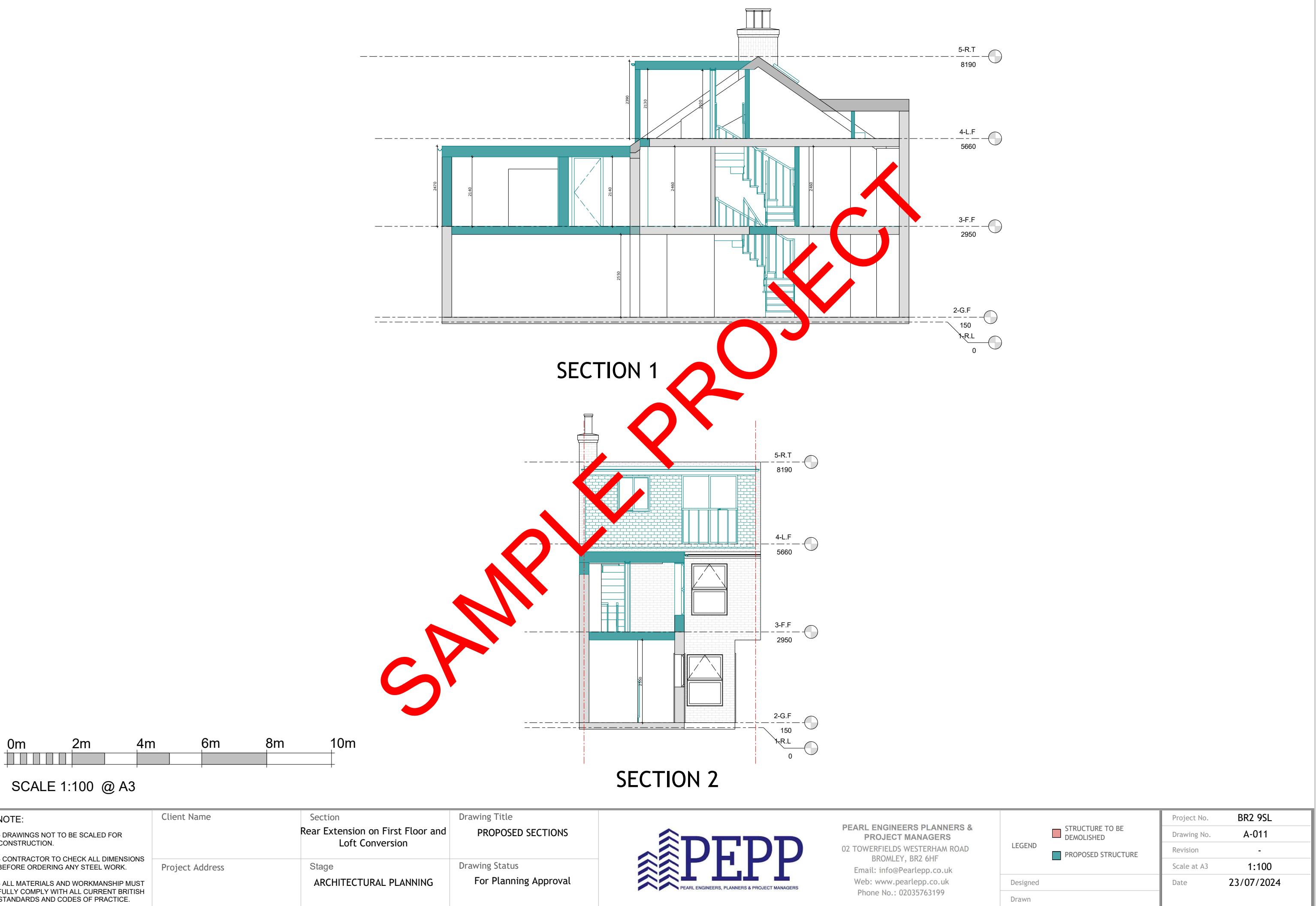
Drawing Status
For Planning Approval

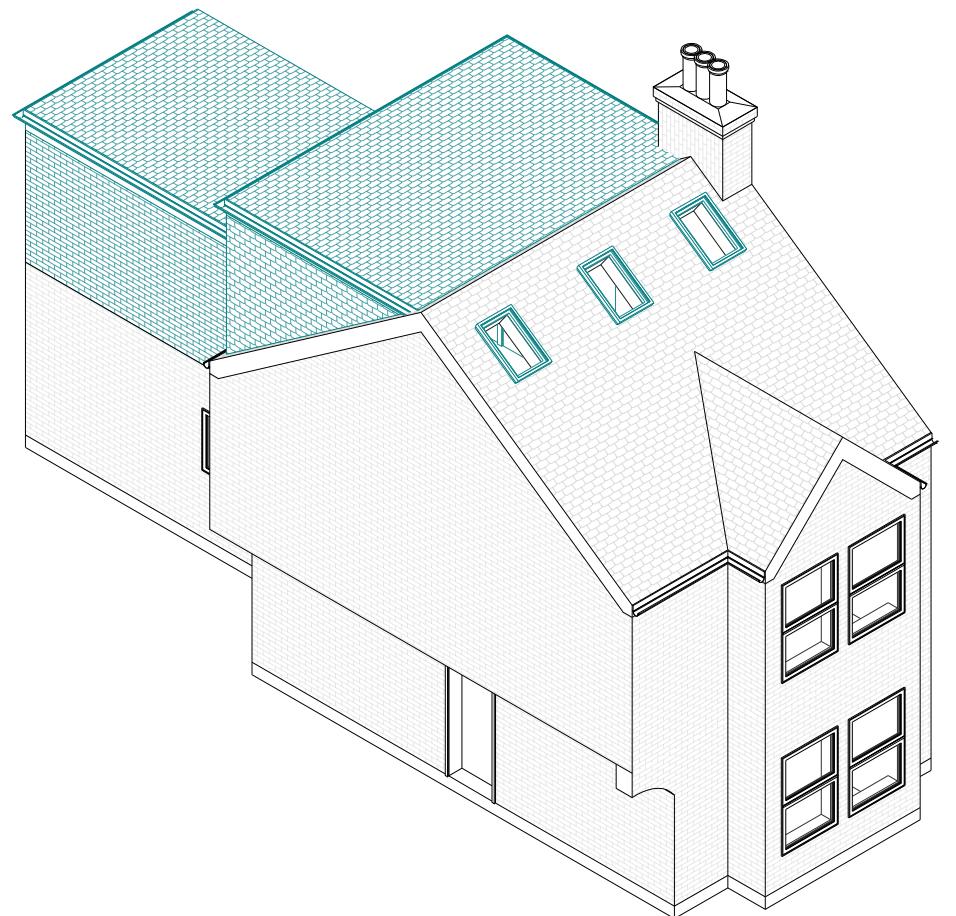


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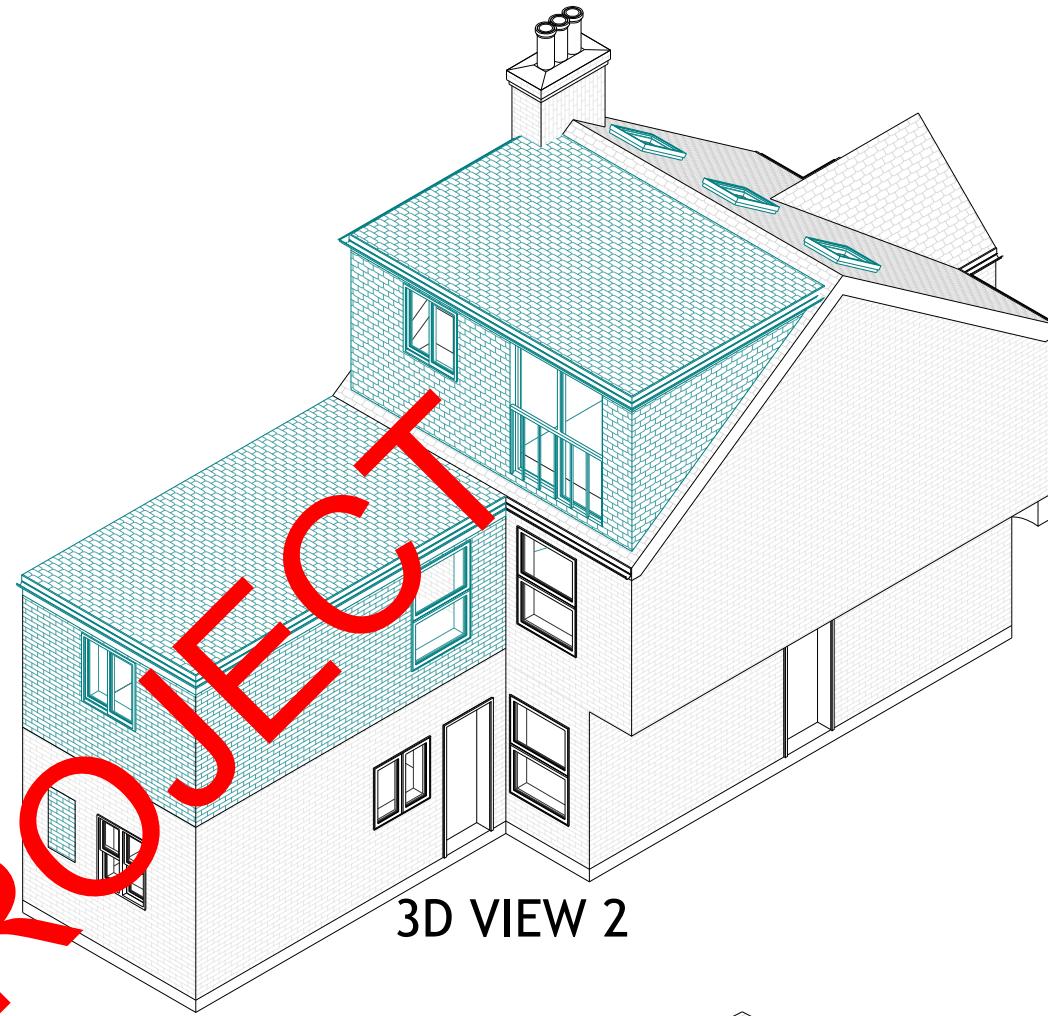
LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE

Designed	Project No. BR2 9SL
Drawn	Drawing No. A-010
	Revision -
	Scale at A3 1:100
	Date 23/07/2024

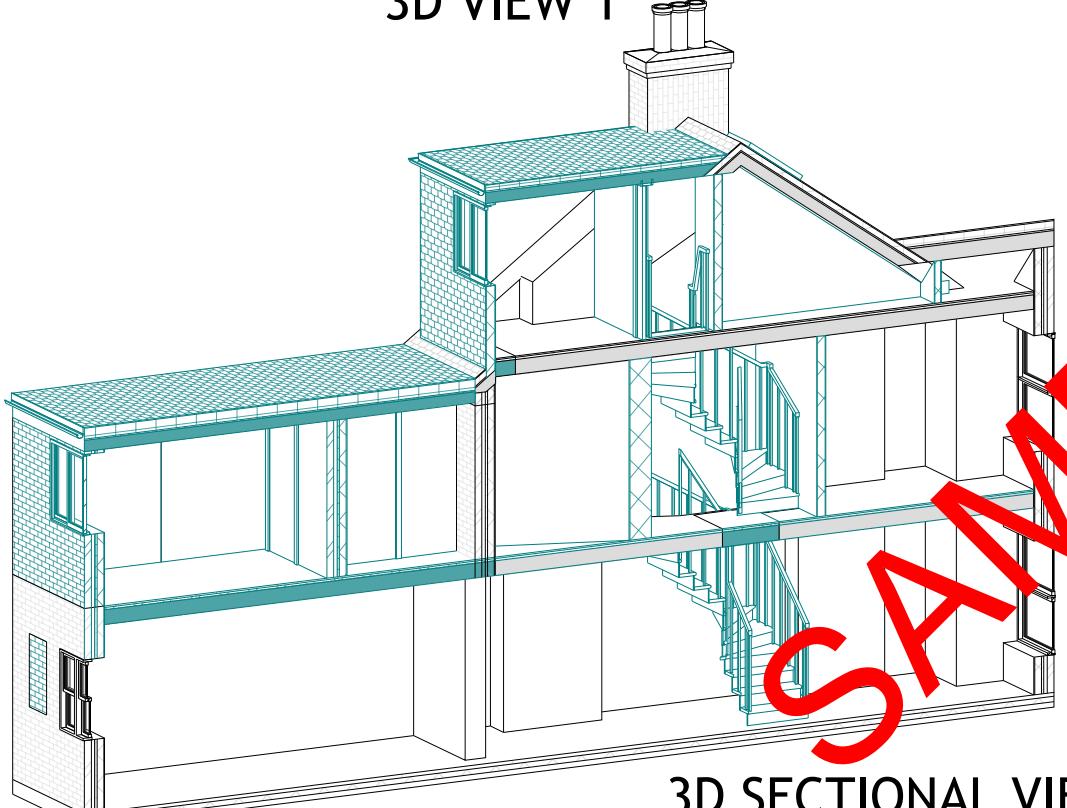




3D VIEW 1



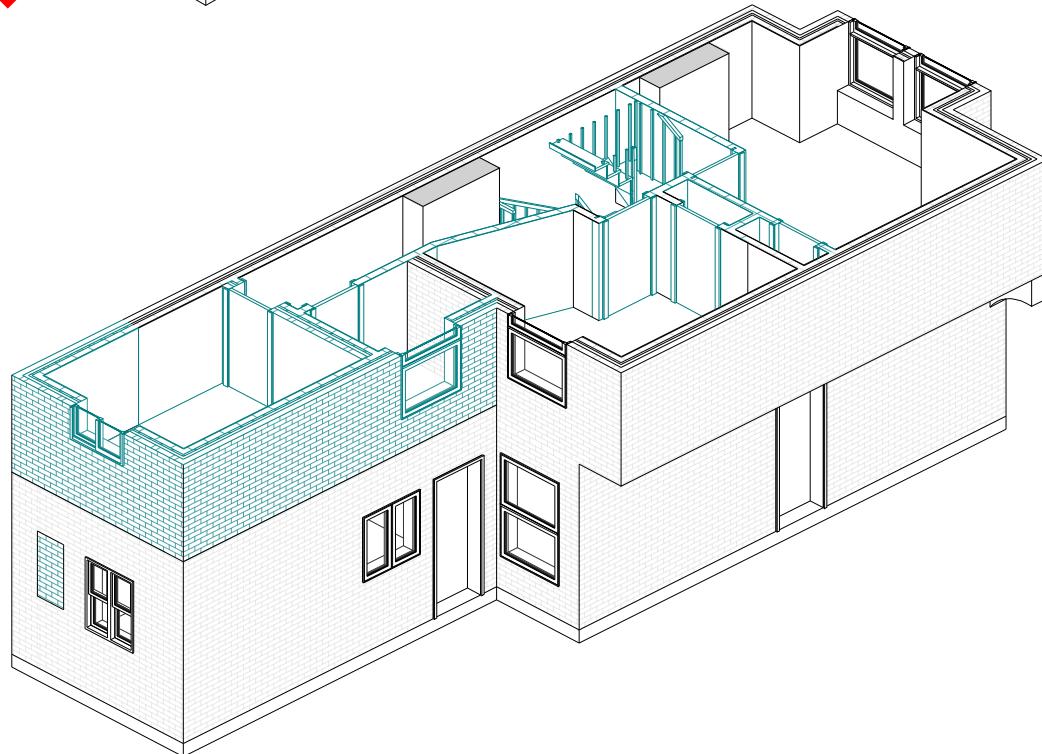
3D VIEW 2



3D SECTIONAL VIEW 3

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

SCALE 1:100 @ A3



3D SECTIONAL VIEW 4

NOTE:
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Client Name

Section
Rear Extension on First Floor and Loft Conversion

Drawing Title

PROPOSED 3D VIEWS

Project Address

Stage
ARCHITECTURAL PLANNING

Drawing Status

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LEGEND	■ STRUCTURE TO BE DEMOLISHED ■ PROPOSED STRUCTURE
Designed	
Drawn	

Project No.	BR2 9SL
Drawing No.	A-012
Revision	-
Scale at A3	1:100
Date	23/07/2024

STEELWORK

ALL STRUCTURAL STEELWORK TO BE GRADE S355 UNLESS NOTED OTHERWISE. ALL STEEL TO BE PROTECTED AGAINST CORROSION BY PERMOGLAZE RED OXIDE PRIMER (OR SIMILAR) APPLIED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. WHERE STEEL IS BUILT INTO EXTERNAL MASONRY OR SUBJECT TO MOIST CONDITIONS COAT WITH ISOCYANATE PITCH EPOXY ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

TO PROVIDE MINIMUM 1/2 HOUR FIRE RESISTANCE TO STEEL ENCASE IN EXPANDED METAL LATHING AND 12.5 MM GYPSUM PLASTER OR ALTERNATIVELY ENCASE IN 12.5 MM GYPROC FIRELINE BOARD WITH JOINTS TAPE AND FILLED OR COAT WITH FIRETEX F907 (BY LEIGH PAINTS) INTUMESCENT PAINT APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. FOR ONE HOUR FIRE RESISTANCE USE 2 LAYERS OF GYPROC FIRELINE BOARDS OR SIMILAR APPROVED.

THERMAL BRIDGING

CARE SHALL BE TAKEN TO LIMIT THE OCCURRENCE OF THERMAL BRIDGING IN THE INSULATION LAYERS CAUSED BY GAPS WITHIN THE THERMAL ELEMENT, (I.E. AROUND WINDOWS AND DOOR OPENINGS). REASONABLE PROVISION SHALL ALSO BE MADE TO ENSURE THE EXTENSION IS CONSTRUCTED TO MINIMIZE UNWANTED AIR LEAKAGE THROUGH THE NEW BUILDING FABRIC.

MATERIALS AND WORKMANSHIP

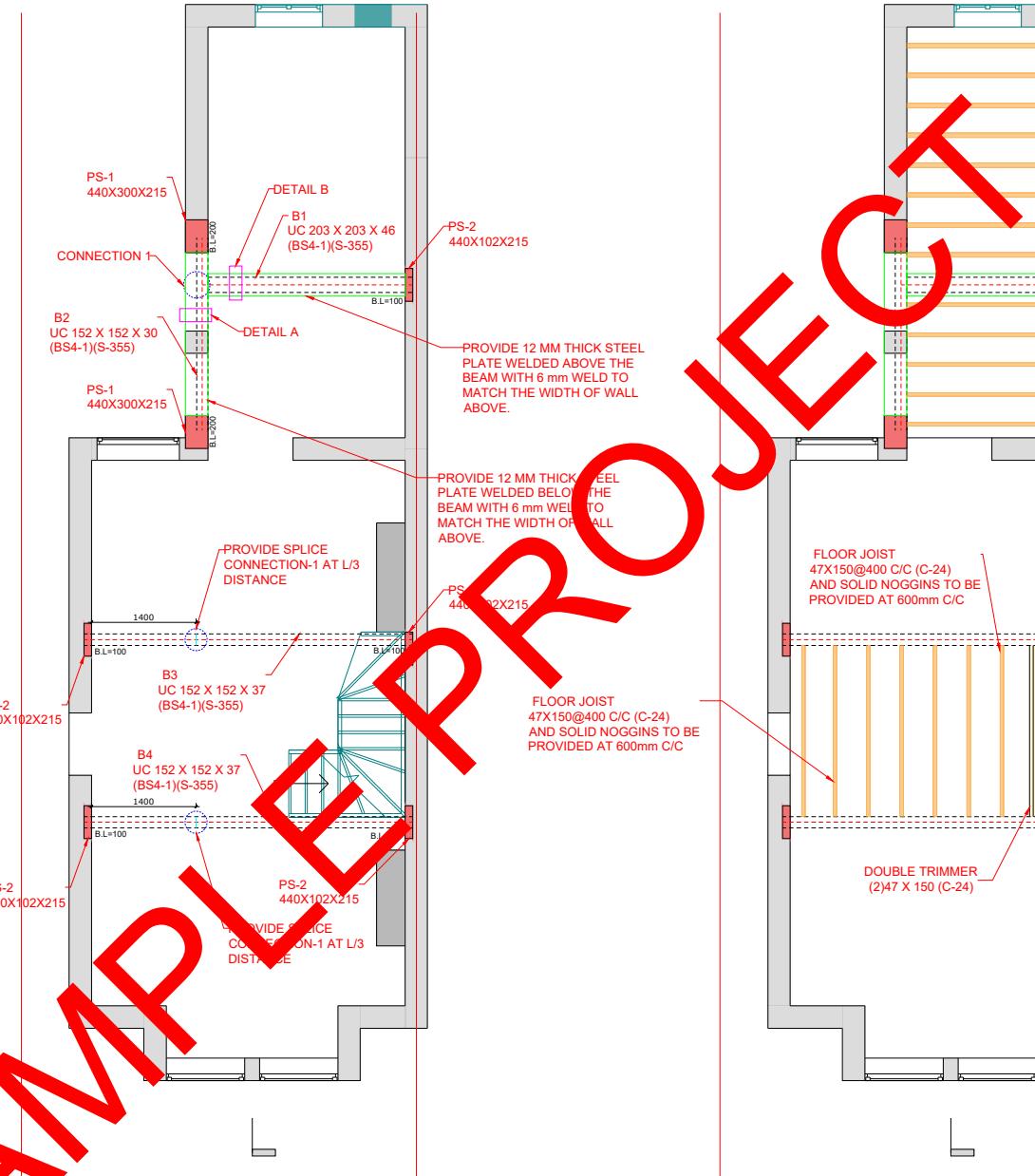
ALL WORK WILL COMPLY WITH THE CURRENT BUILDING REGULATIONS AND WILL BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.

ALL STAGES OF WORK ARE TO BE CHECKED AND AGREED ON SITE WITH THE BUILDING INSPECTOR BEFORE COVERING OVER.

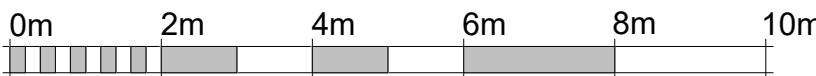
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE TEMPORARY WORKS, THE STABILITY OF THE EXISTING STRUCTURE, EARTHWORKS, EXCAVATIONS, ETC; THE CONTRACTOR WILL ENSURE THAT THE BUILDINGS WILL BE ADEQUATELY SUPPORTED AT ALL STAGES OF CONSTRUCTION, INCLUDING ANY EARTHWORK SUPPORTS MADE NECESSARY BY EXCAVATIONS AND GROUND CONDITIONS. THESE SUPPORTS AND PROPS TO BE PROVIDED UNTIL THE FINAL RETAINING WALL IS IN PLACE.

EXISTING STRUCTURE

EXISTING STRUCTURE INCLUDING FOUNDATIONS, FLOOR, BEAMS, WALLS, ROOF AND LINTELS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY PRIOR TO COMMENCEMENT OF WORK AND AS REQUIRED BY BUILDING CONTROL. PARTICULAR CARE MUST BE TAKEN IF THE EXISTING EXTERNAL WALL IS SINGLE LEAF CONSTRUCTION WITH PIERS, CHECKS FOR STABILITY AND DEFECTS MUST BE PERFORMED.



GROUND FLOOR BEAM PLAN



SCALE 1:100 @ A3

NOTE:
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Client Name

Section
Rear Extension on First Floor and Loft Conversion

Drawing Title

STRUCTURAL PLANS

Project Address

Stage
ARCHITECTURAL PLANNING

Drawing Status

For Planning Approval

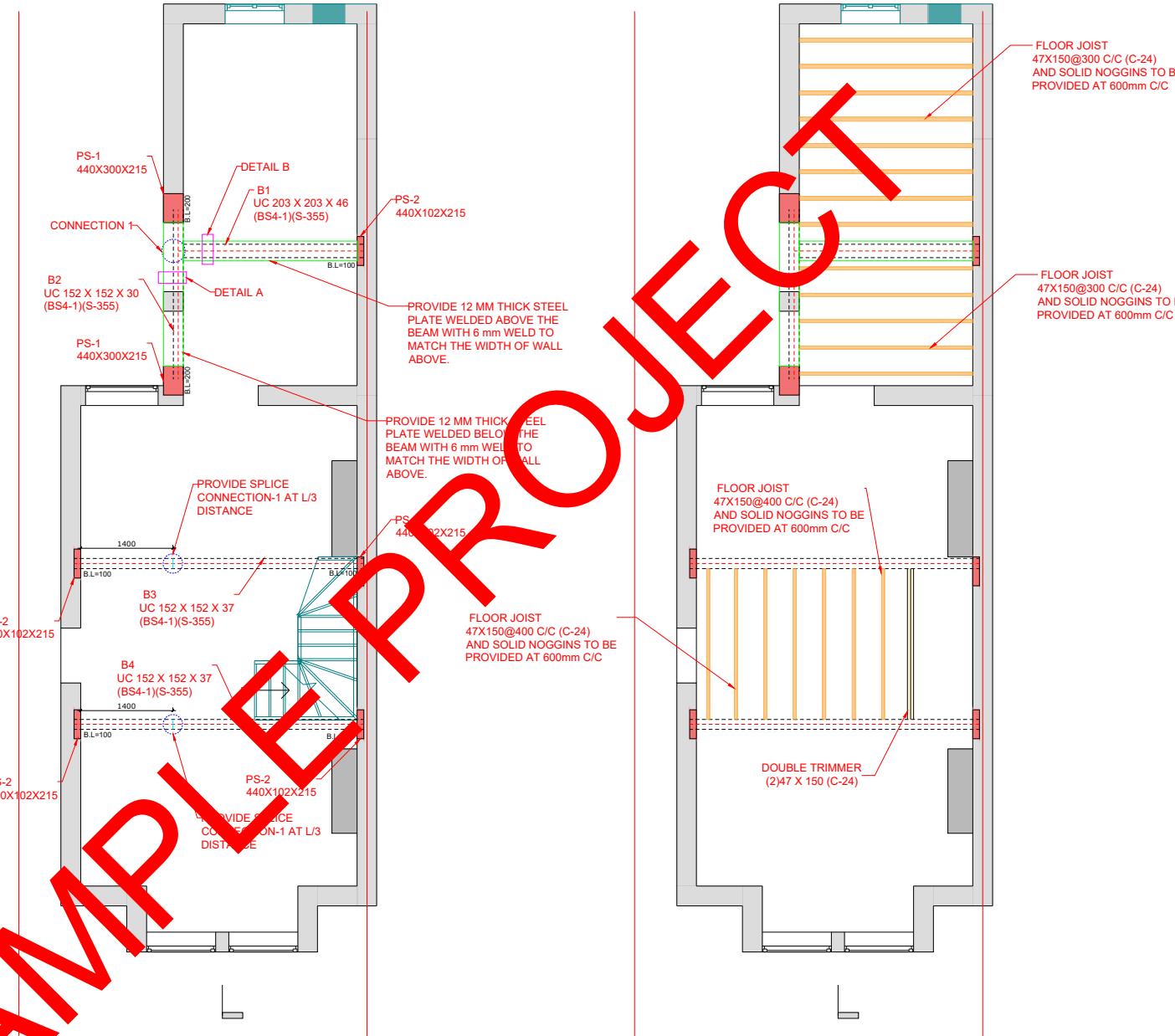


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LEGEND
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE

Project No. BR2 9SL
Drawing No. A-0013
Revision -
Scale at A3 1:100
Designed
Drawn Date 23/07/2024

GROUND FLOOR JOIST PLAN



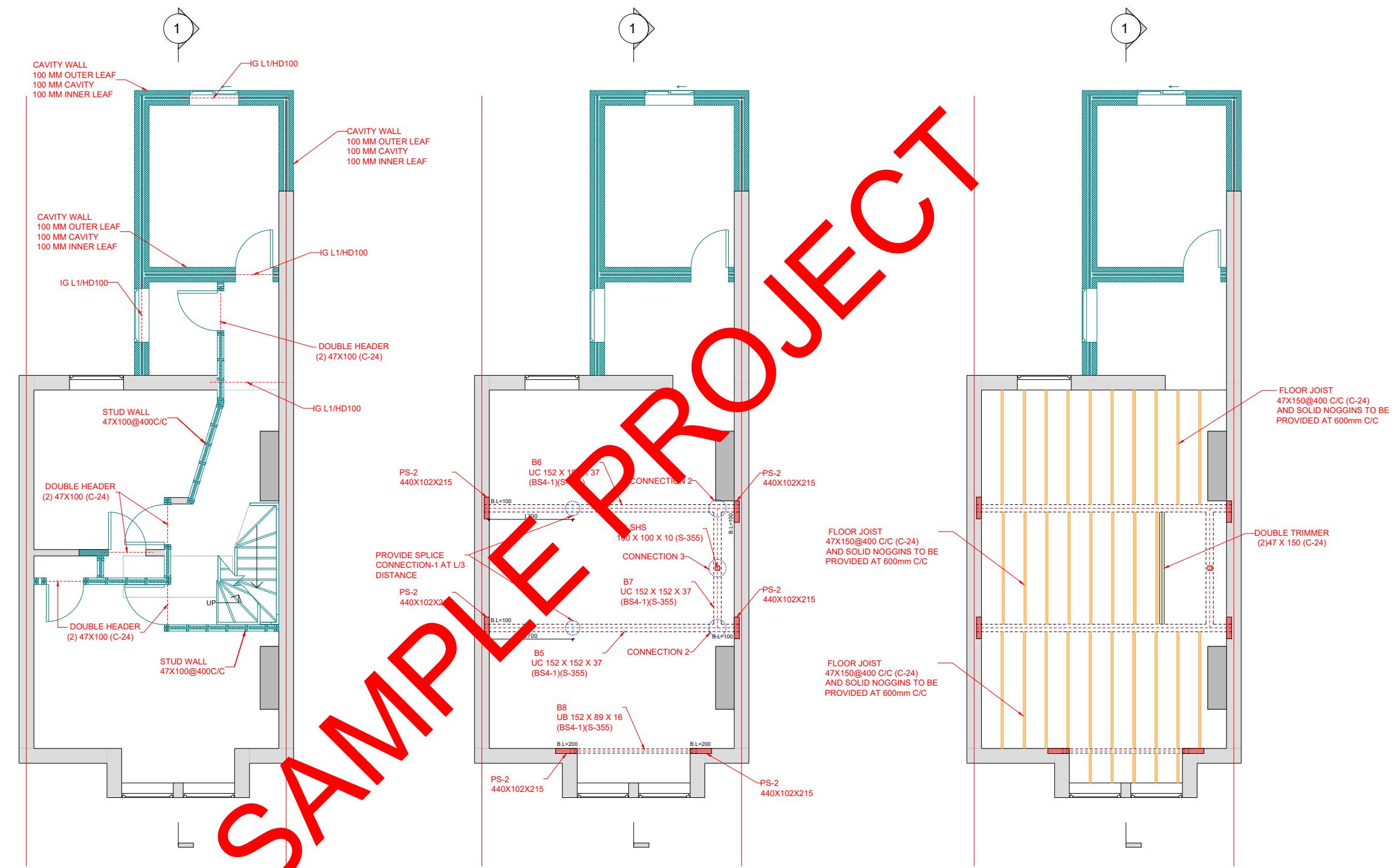
NEW AND REPLACEMENT WINDOWS

NEW AND REPLACEMENT WINDOWS TO BE DOUBLE GLAZED WITH 16-20MM ARGON GAP AND SOFT COAT LOW-E GLASS. WINDOW ENERGY RATING TO BE BAND B OR BETTER AND TO ACHIEVE U-VALUE OF 1.4 W/M²K. THE DOOR AND WINDOW OPENINGS SHOULD BE LIMITED TO 25% OF THE EXTENSION FLOOR AREA PLUS THE AREA OF ANY EXISTING OPENINGS COVERED BY THE EXTENSION. INSULATED PLASTERBOARD TO BE USED IN REVEALS TO ABUT JAMBS AND TO BE CONSIDERED WITHIN REVEAL SOFFITS. FULLY INSULATED AND CONTINUOUS CAVITY CLOSERS TO BE USED AROUND REVEALS. WINDOWS AND DOOR FRAMES TO BE TAPED TO SURROUNDING OPENINGS USING AIR SEALING TAPE. WINDOWS TO BE FITTED WITH TRICKLE VENTS TO PROVIDE ADEQUATE BACKGROUND VENTILATION IN ACCORDANCE WITH APPROVED DOCUMENT F.

NEW AND REPLACEMENT DOORS

NEW AND REPLACEMENT DOORS TO ACHIEVE A U-VALUE OF 1.4W/M²K. GLAZED AREAS TO BE DOUBLE GLAZED WITH 16-20MM ARGON GAP AND SOFT LOW-E GLASS. GLASS TO BE TOUGHENED OR LAMINATED SAFETY GLASS TO BS 6206, BS EN 14179 OR BS EN ISO 12543-1 AND PART K OF THE CURRENT BUILDING REGULATIONS. INSULATED PLASTERBOARD TO BE USED IN REVEALS TO ABUT JAMBS AND TO BE CONSIDERED WITHIN REVEAL SOFFITS. FULLY INSULATED AND CONTINUOUS CAVITY CLOSERS TO BE USED AROUND REVEALS. WINDOWS AND DOOR FRAMES TO BE TAPED TO SURROUNDING OPENINGS USING AIR SEALING TAPE.

EXISTING TO NEW WALL CAVITIES IN NEW WALL TO BE MADE CONTINUOUS WITH EXISTING, WHERE POSSIBLE, TO ENSURE CONTINUOUS WEATHER BREAK. IF A CONTINUOUS CAVITY CANNOT BE ACHIEVED, WHERE NEW WALLS ABUT THE EXISTING WALLS PROVIDE A MOVEMENT JOINT WITH VERTICAL DPC. ALL TIED INTO EXISTING CONSTRUCTION WITH SUITABLE PROPRIETARY STAINLESS STEEL PROFILES.



FIRST FLOOR WALL & LINTEL PLAN

LOFT FLOOR BEAM PLAN

LOFT FLOOR JOIST PLAN

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

SCALE 1:100 @ A3

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.

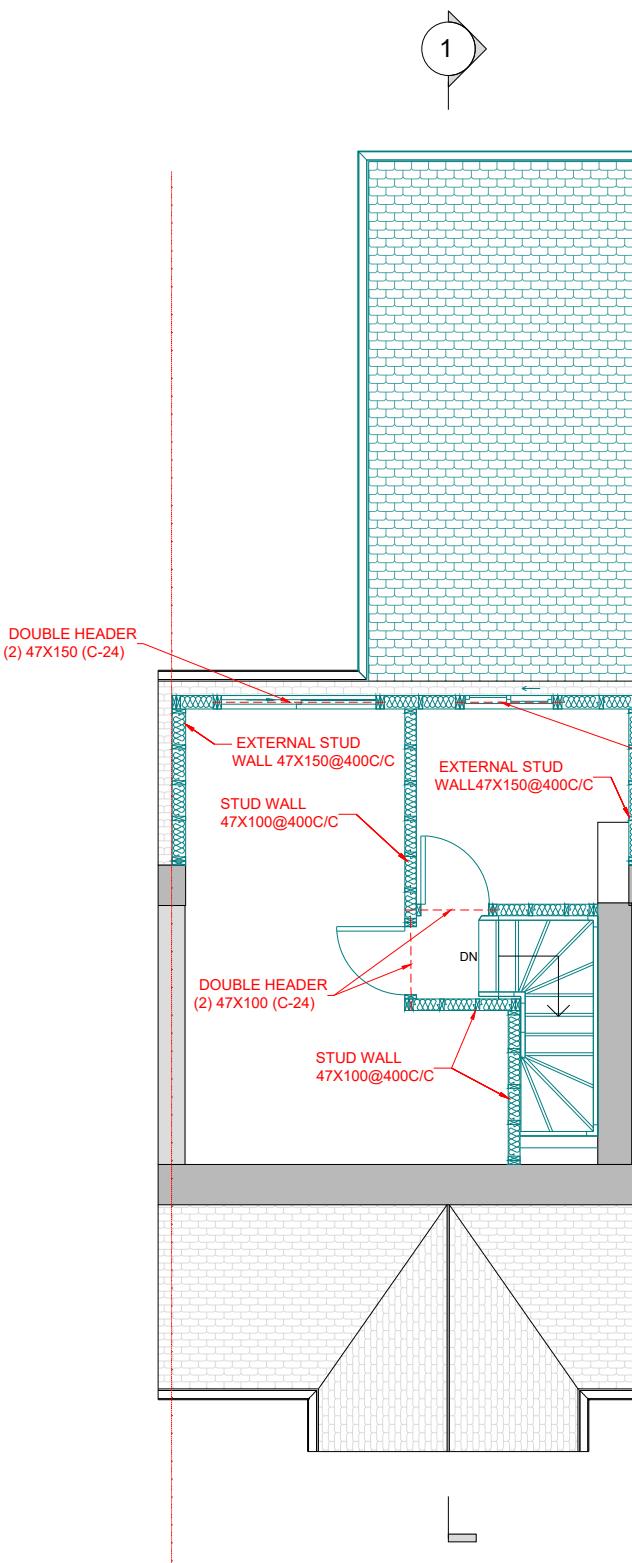
Client Name	Section	Drawing Title
	Rear Extension on First Floor and Loft Conversion	STRUCTURAL PLANS
Project Address	Stage	Drawing Status
	ARCHITECTURAL PLANNING	For Planning Approval



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LEGEND	STRUCTURE TO BE DEMOLISHED
	PROPOSED STRUCTURE
Designed	
Drawn	

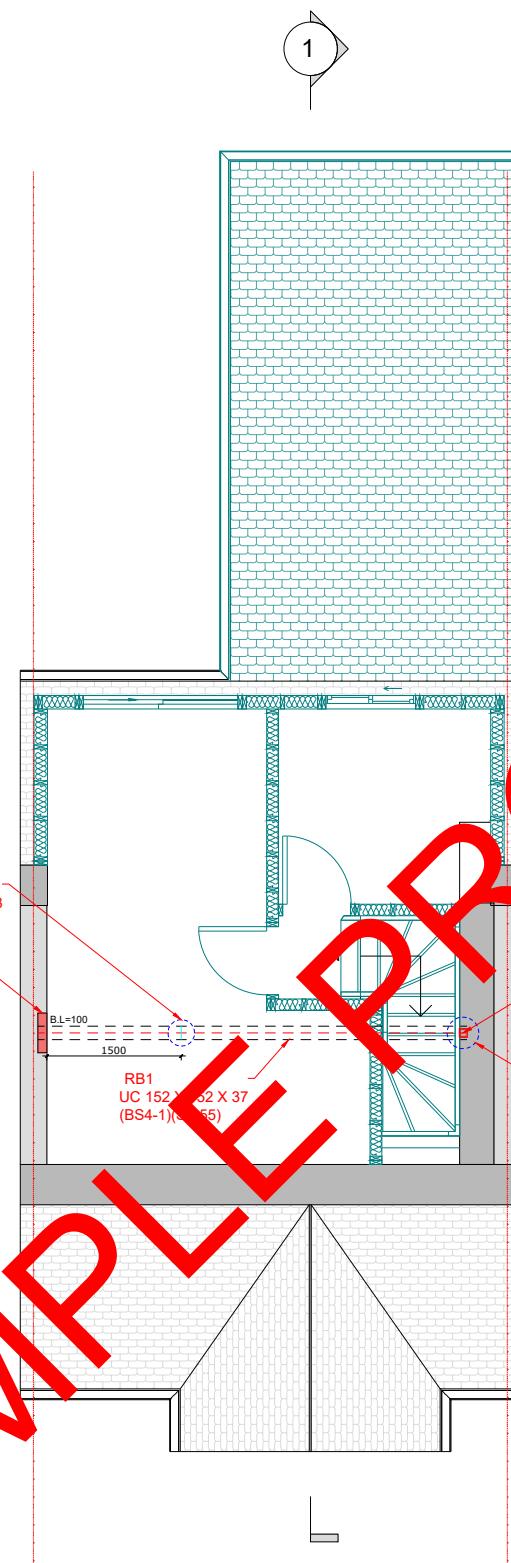
Project No.	BR2 9SL
Drawing No.	A-0014
Revision	-
Scale at A3	1:100
Date	23/07/2024



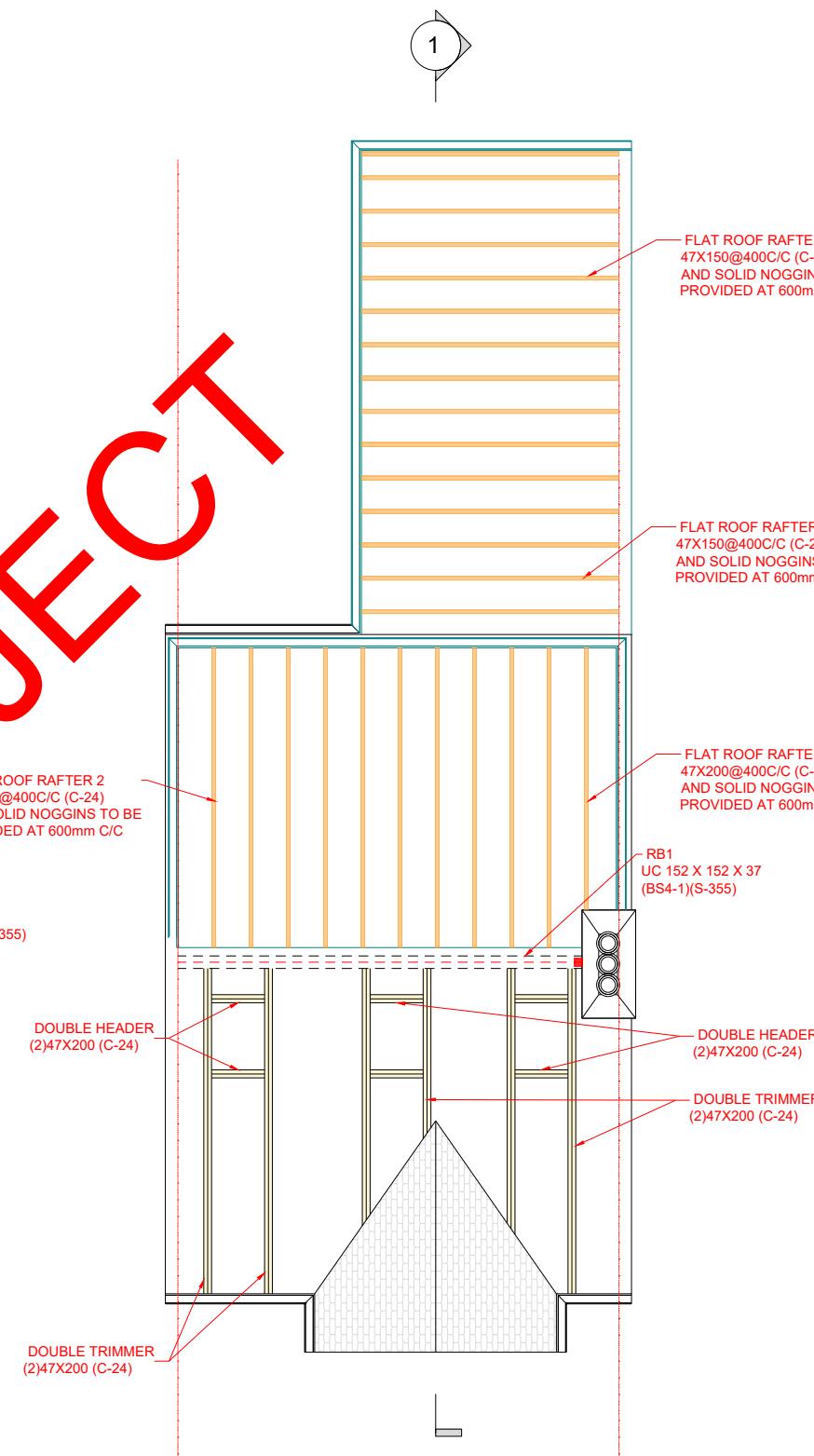
LOFT FLOOR WALL & LINTEL PLAN

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

SCALE 1:100 @ A3



RIDGE BEAM PLAN



STRUCTURAL ROOF PLAN

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 Rear Extension on First Floor and Loft Conversion	Section Drawing Title STRUCTURAL PLANS
Project Address Stage ARCHITECTURAL PLANNING	Drawing Status For Planning Approval



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LEGEND	STRUCTURE TO BE DEMOLISHED PROPOSED STRUCTURE
Designed	
Drawn	

Project No.	BR2 9SL
Drawing No.	A-0015
Revision	-
Scale at A3	1:100
Date	23/07/2024

RAINWATER DRAINAGE

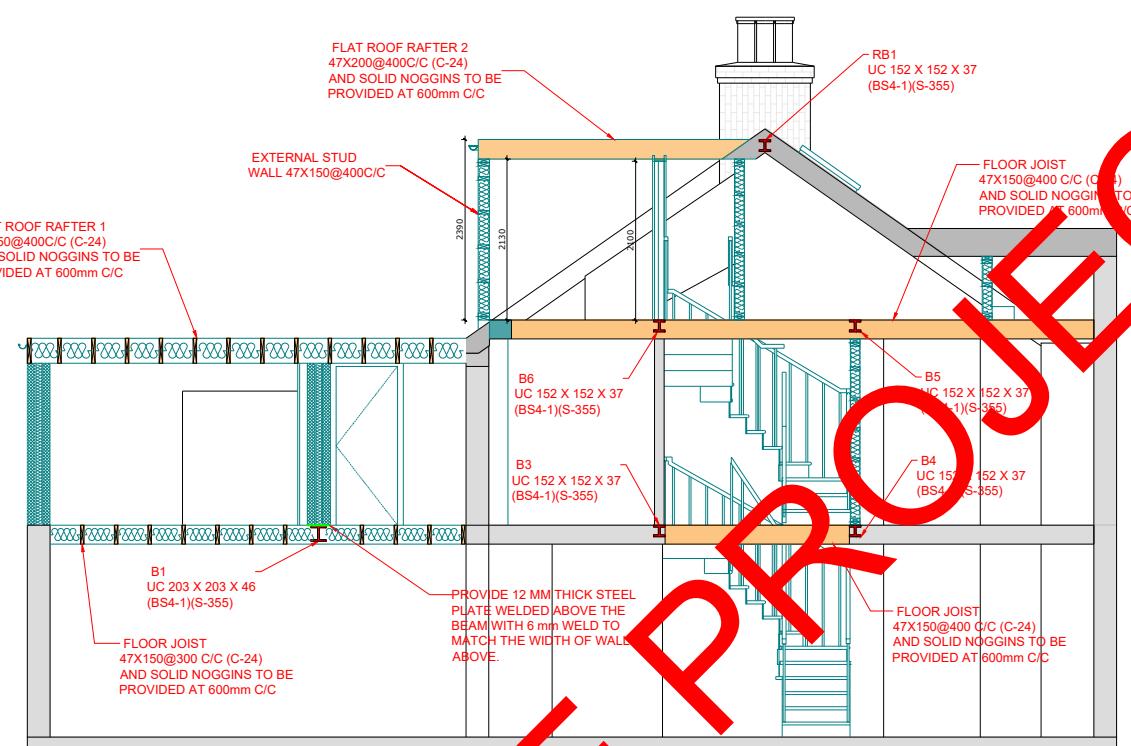
NEW RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED INTO 68MM DIA UPVC DOWNPIPES. RAINWATER TAKEN TO NEW SOAKAWAY, SITUATED A MIN DISTANCE OF 5.0M AWAY FROM ANY BUILDING, VIA 110MM DIA UPVC PIPES SURROUNDED IN 150MM GRANULAR FILL. SOAKAWAY TO BE MIN OF 1 CUBIC METRE CAPACITY (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

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.



STRUCTURAL SECTION 1



SCALE 1:100 @ A3

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Client Name

Section
Rear Extension on First Floor and Loft Conversion

Drawing Title

STRUCTURAL PLANS

Project Address

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
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Phone No.: 02035763199

LEGEND	STRUCTURE TO BE DEMOLISHED	Project No.	BR2 9SL
	PROPOSED STRUCTURE	Drawing No.	A-0016
		Revision	-
		Scale at A3	1:100
		Designed	23/07/2024
		Drawn	

UNDERGROUND FOUL DRAINAGE

UNDERGROUND DRAINAGE TO CONSIST OF 100MM DIAMETER UPVC PROPRIETARY PIPEWORK TO GIVE A 1:40 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. INSPECTOR 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.

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:

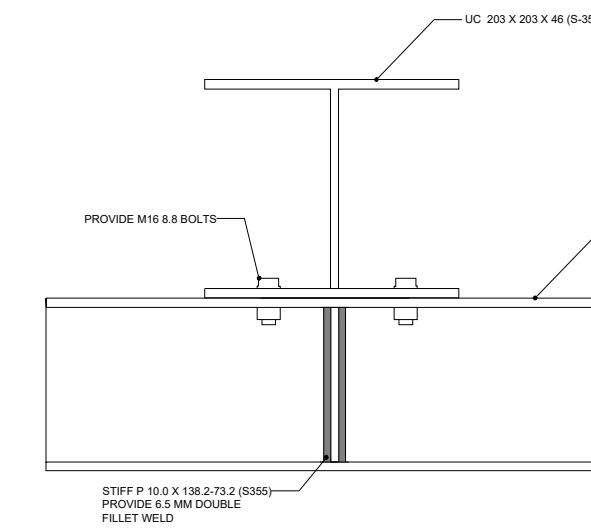
- SUPPORT OF BEAM
- INSERTION OF DPC THROUGH WALL
- RAISING A WALL OR CUTTING OFF PROJECTIONS
- DEMOLITION AND REBUILDING
- UNDERPINNING
- INSERTION OF LEAD FLASHINGS

A PARTY WALL NOTICE IS ALSO REQUIRED FOR:

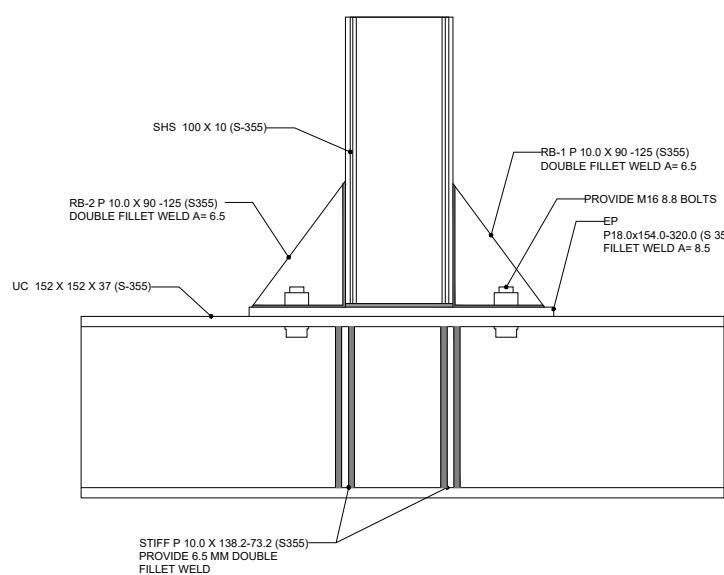
- ANY EXCAVATIONS WITHIN 3 METRES OF ANY PART OF A NEIGHBOURING OWNER'S BUILDING OR STRUCTURE, WHERE ANY PART OF THAT WORK WILL GO DEEPER THAN THE NEIGHBOUR'S FOUNDATIONS; OR
- ANY EXCAVATIONS FOR A NEW BUILDING OR STRUCTURE, WITHIN 6 METRES OF ANY PART OF A NEIGHBOURING OWNER'S BUILDING OR STRUCTURE, 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

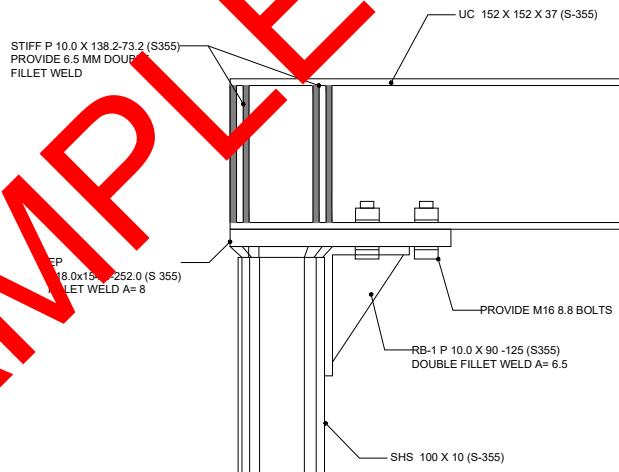
BUILD OVER AGREEMENTS ARE REQUIRED FOR ANY BUILDING WORKS TO EXISTING PROPERTIES WITHIN 3 METRES OF A PUBLIC SEWER, OR WITHIN 1 METRE OF A PUBLIC LATERAL DRAIN. THIS IS TO PREVENT DAMAGE TO THE SEWER NETWORK, AND ENSURES WE HAVE SUITABLE AND SAFE ACCESS TO CARRY OUT MAINTENANCE AND REPAIRS.



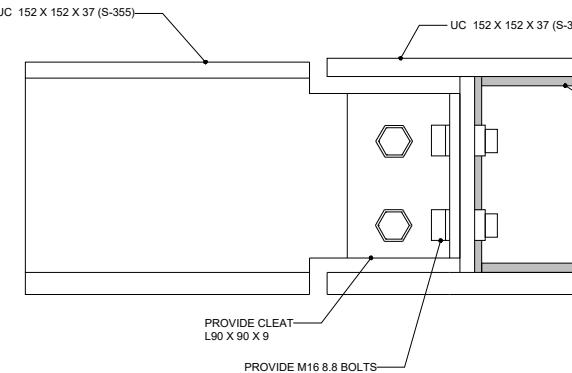
CONNECTION 1



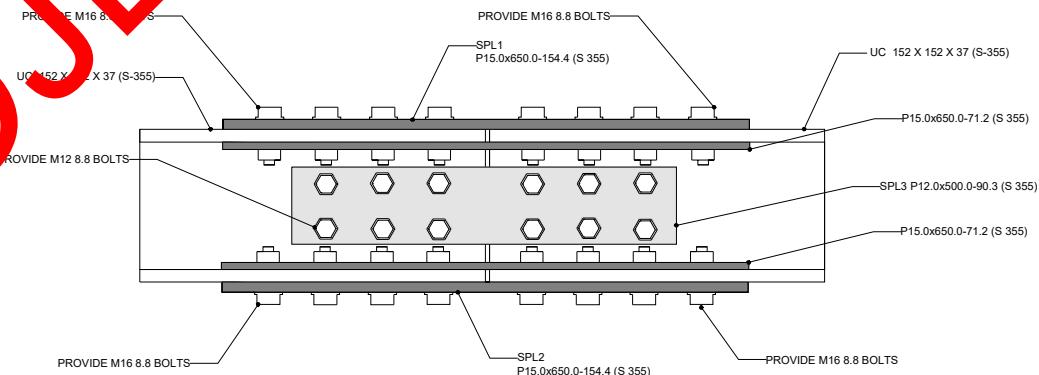
CONNECTION 3



CONNECTION 4



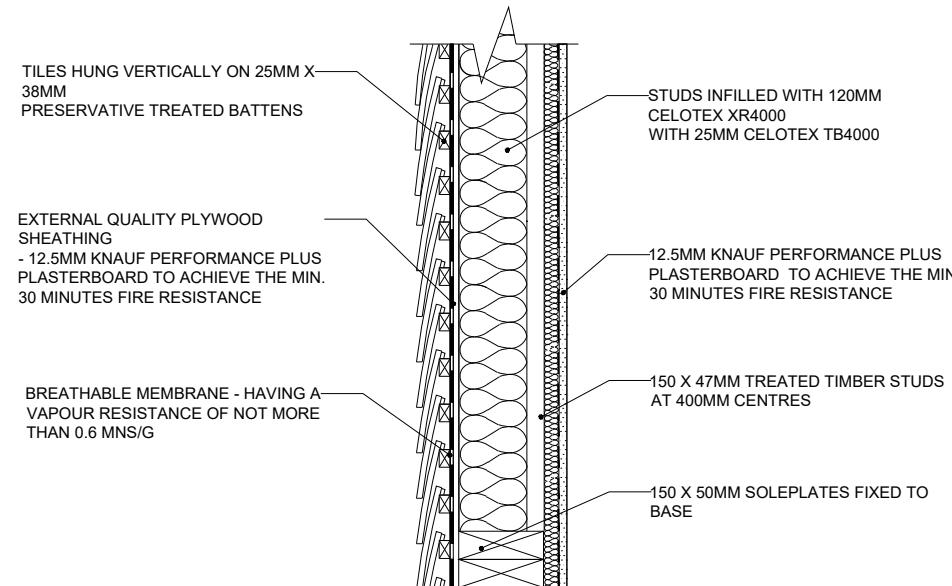
CONNECTION



SPLICING CONNECTIONS

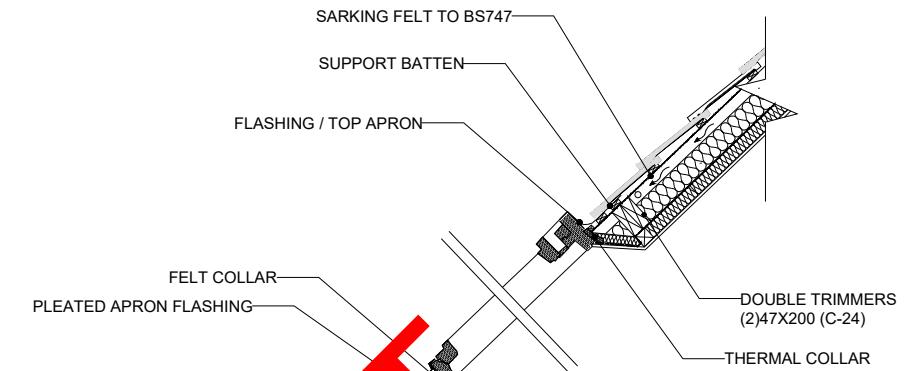
NOTE
FOR
CONNECTION
FABRICATION
DETAIL SEE
STRUCTURE
REPORT.

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	Section Rear Extension on First Floor and Loft Conversion	Drawing Title STRUCTURAL DETAILS		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.	BR2 9SL
	Project Address	Stage ARCHITECTURAL PLANNING	Drawing Status For Planning Approval				Drawing No.	A-0017
							Revision	-
							Scale at A3	N/A



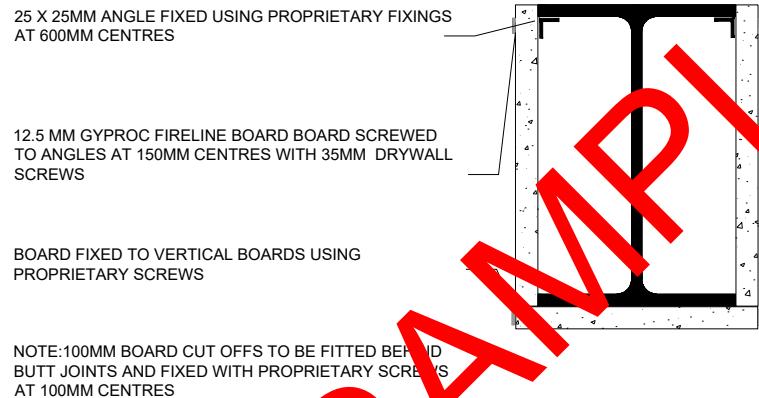
EXTERNAL STUD WALL

U-value 0.18 W/m²K



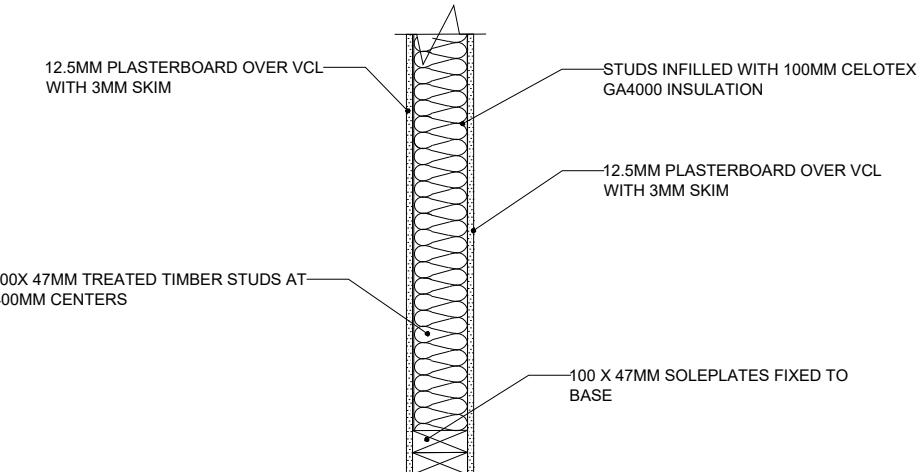
ROOFLIGHT (SECTION)

ROOFLIGHT INSTALLED IN ACCORDANCE WITH MANUFACTURES DETAILS AND PROVIDE DRAINAGE GUTTER AS REQUIRED BY MANUFACTURE



FIRE PROTECTION OF STEEL BEAM

(GYPROC FIRE BOARD - AS SECTION 6 :2012 OF MANUFACTURER'S DETAILS)



STUD WALL

U-value 0.18 W/m²K

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Client Name
Section
Rear Extension on First Floor and Loft Conversion

Drawing Title
STRUCTURAL DETAILS

Project Address
Stage
ARCHITECTURAL PLANNING

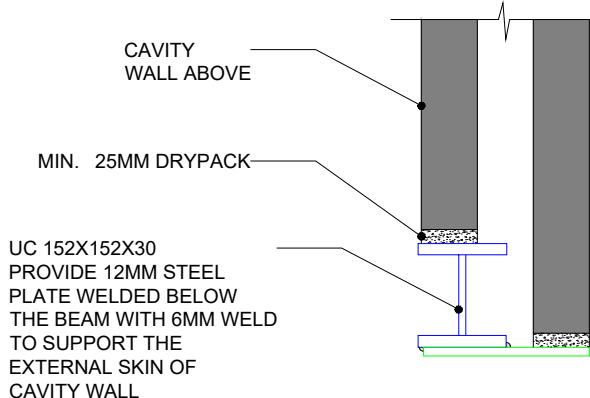
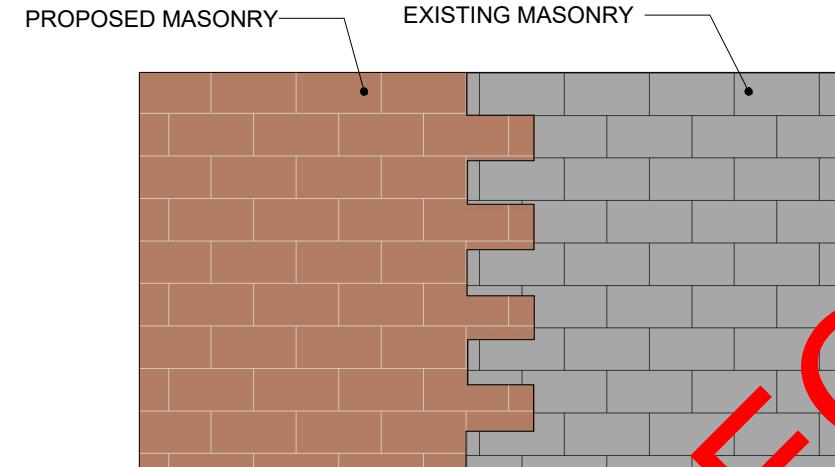
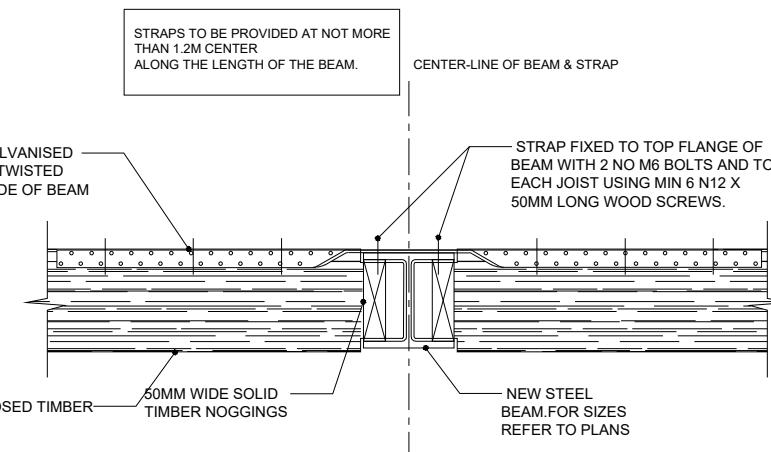
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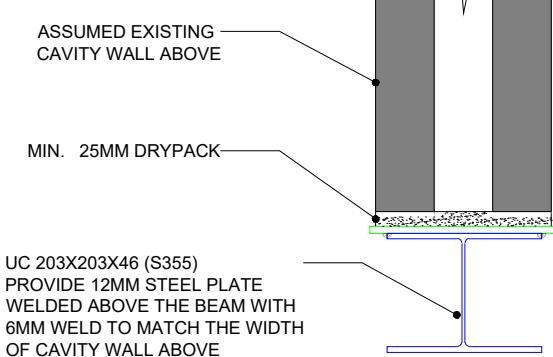
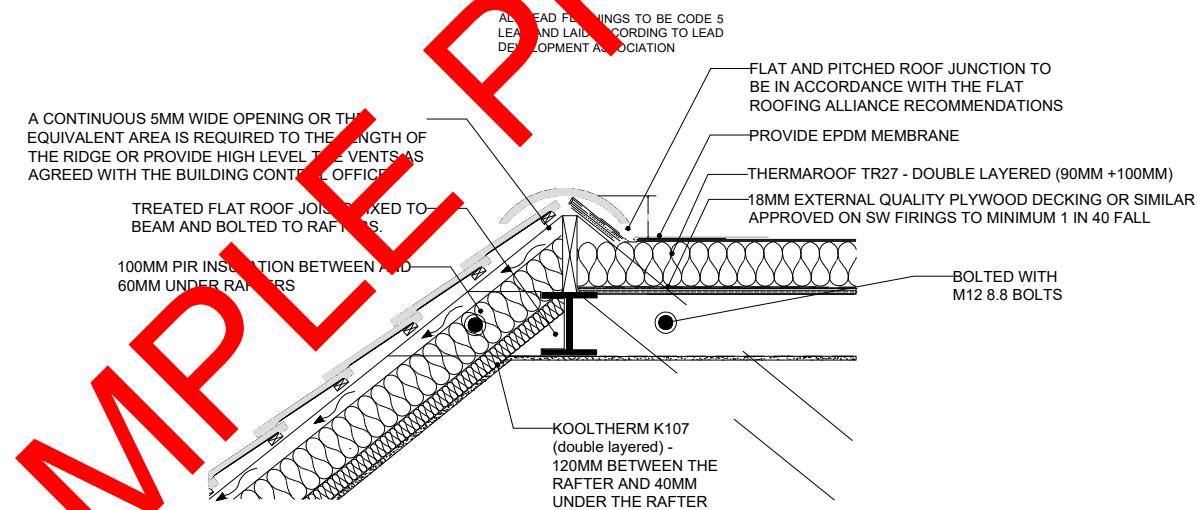
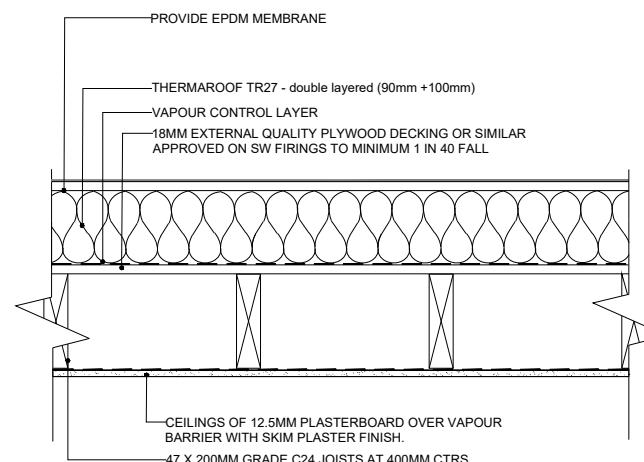
Project No.	BR2 9SL
Drawing No.	A-0018
Revision	-
Scale at A3	N/A
Date	23/07/2024



DETAIL RESTRAINT STRAP OVER INTERNAL STEEL BEAMS

TOOTHING OUT DETAIL

DETAIL - A



WARM FLAT ROOF
U-value 0.15 W/m²K

LOFT RIDGE DORMER DETAIL

DETAIL - B

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Rear Extension on First Floor and Loft Conversion

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SAMPLE PROJECT