

File Start

1839 - Sutton

File ID Barcode:



SUT005983

START

Ref: 7891

Address:

Prepared by Resolution Bureau Services

FILE START



Plan No: **7891**

FP

Sutton

Applicant's Name: Mr & Mrs P Fenn

Address: 7 A Grosvenor Avenue,
Carshalton, Surrey SM5 3EJ

Site Address 7 A GROSVENOR AVENUE, CARSHALTON

Description: SINGLE STOREY EXT.

Agents Name P D ELKINS

Agents Address 140 KINGSTON ROAD Ewell KT17 2ES

Receipt No 124858

Insp Fee £ 300.00

5 week Date

21/04/2005

Receipt Date 17/03/2005

Insp VAT: £ 52.50

	Date	Initials
Approval		
Conditional Approval		
Rejection		
Completion Certificate		
Fire Certificate		
Conditions Discharge Letter		
Send To Structures	23/3/05	ar
Other:		

7891

REQUESTS FOR BUILDING CONTROL ACCOUNTS

Please Issue Account for PLAN NO 7891
TO WHOM Mr & Mrs P Fenn
ADDRESS 7 A Grosvenor Avenue
Carshalton
SM5 3EJ
NET AMOUNT £ 300
VAT £ 52 50
DESCRIPTION OF WORK single storey ext
SITE ADDRESS 7 A Grosvenor Avenue
Carshalton
DATE OF INSPECTION 20.7.05
SIGNATURE *S. Fenn*

BUILDING CONTROL

BUILDING PLAN NUMBER

7891

NOTICE OF PASSING OF PLANS

JRH/CB

Building Act, 1984 and the Building Regulations, 2000

Mr and Mrs P Fenn
c/o P D Elkins
140 Kingston Road
EWELL
KT17 2ES

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

APPROVAL

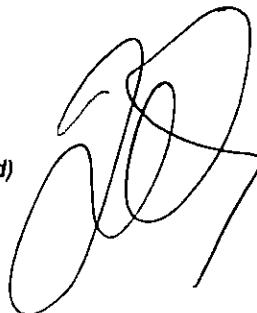
Single Storey Extension at 7A Grosvenor Avenue, Carshalton

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

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

11 July 2005

(signed)



Building Control

BUILDING CONTROL

BUILDING PLAN NUMBER

7891

NOTICE OF REJECTION OF PLANS Building Act, 1984 and the Building Regulations, 2000

Mr and Mrs P Fenn
c/o P D Elkins
140 Kingston Road
EWELL
KT17 2ES

JRH/CB

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

REJECTION

Single Storey Extension at 7A Grosvenor Avenue, Carshalton

- 1 ✓ The structural engineer is examining the calculations submitted, and you will be notified of his findings in due course
- 2 ✓ Calculations shall be submitted to prove the structural stability of the eccentrically loaded foundations
- 3 ✓ Details and calculations are required for the proposed under pinning scheme

21

April

2005

(Signed)



Building Control Manager

N.B. Section 16 (10) of the Building Act, 1984, is as follows

"In any case where a question arises under this section between a local authority and a person who proposes to carry out any work

- (a) whether plans of the proposed work are in conformity with building regulations, or
- (b) whether the local authority are prohibited from rejecting plans of the proposed work by virtue of sub-section (9) above,

that person may refer the question to the Secretary of State for his determination, and an application for a reference under this sub-section shall be accompanied by such fee as may be prescribed."

ENVIRONMENT & LEISURE24 Denmark Road Carshalton Surrey SM5 2JG
Telephone 020-8770 6268 Direct Line 020-8770 6279

REJECTION NOTICE

CONTINUED

ADDRESS: 7A Grosvenor Avenue, Carshalton
PLAN NO. 7891

- 4 It shall be demonstrated that the proposed extension does not affect the means of escape from the existing roof room (ie the ladder access may be affected)
- 5 The floor decking to the utility and kitchen and bathroom/shower areas to be resistant to moisture as Regulation C2
- 6 The hollow floor to comply with the requirements of Regulation C2 and the ventilation requirements to be calculated accordingly, (air brick numbers)
- 7 The ground floor to be shown to be resistant to surface condensation (vapour barriers) As Regulation C2
- 8 New drains shall be shown together with gradients and dimensions
- 9 Any glazing should be shown to comply with the relevant provisions of Part N 1 1.1 –1 6 of the Building Regulations 2000 (protection against impact)
- 10 All electrical works required to meet the requirements of Part P (Electrical Safety), must be designed, installed and inspected and tested by a person competent to do so
- 11 Prior to completion the Council must be satisfied that Part P has been complied with This may require an appropriate BS7671 electrical installation certificate to be issued for the works by a person competent to do so Please note that a completion certificate can only be issued upon receipt of a certificate/test signed by a competent engineer

LONDON BOROUGH OF SUTTON
ENVIRONMENTAL HEALTH AND BUILDING CONTROL
FIRE OFFICER'S REPORT

File No

7891

Fire Brigade
Consultation

✓/d

Address

7^A Grosvenor Ave CANNINGTON

D It shall be shown that the proposed extension does not affect the m-o-e from the existing roof room - (Gable end may be affected)

SIGNATURE

DMS DATE 23/3/85

17.3.05

FULL PLANS

Area: C

LONDON BOROUGH OF SUTTON

ENVIRONMENTAL SUSTAINABILITY

BUILDING REGULATION CASE SHEET

APPLICATION NO: 7891 FP

ADDRESS 7 A Grosvenor Avenue Crowthorne

DESCRIPTION OF WORK S/S Ext:

BUILDING CONTROL FEES	ACCOUNT SENT
PLANS £.....10.00 + 17.50 = 117.50.....	
INSPECTION £.....300 + 52.50 = 352.50....	
ESTIMATED VALUE OF WORK £.....	
FLOOR AREA10 - 40m ²	
FIRE PRECAUTIONS REG: B.I.M.O.E	Requirements made 18/3/05
FIRE PRECAUTIONS ACT CONSULTATION	M/R DB 23/3/05
ACCESS FOR FIRE BRIGADE	MR DB 23/3/05
<u>STRUCTURES:</u>	
CHECKED BY JD:	PASS / REFUSE
SENT TO STRUCTURAL ENGINEER:	YES / NO
CALCULATIONS REQUIRED:	YES / NO

ACCESS AND FACILITIES FOR DISABLED PERSONS

SECTION 18 OF BUILDING ACT BUILDING OVER SEWERS

SECTION 21 OF BUILDING ACT PROVISION OF DRAINAGE

DECISION OF BUILDING REGULATION APPLICATION

APPROVED

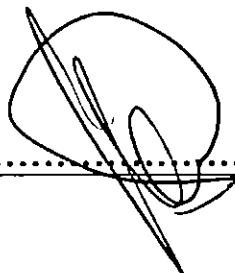
CONDITIONAL / STAGE

REJECTED

PLANS EXAMINED

BY:

DATE



John Doe

LONDON BOROUGH OF SUTTON
ENVIRONMENT AND LEISURE

124858

RECEIVED FROM

P-FENN

ADDRESS

P ECKINS (AGCMT)

THE SUM OF ONE HUNDRED + POUNDS FIFTY PENCE
SEVENTEEN

FOR	CODE	£	p
BUILDING APPLICATION FEE / NOTICE	S100 1060	111	50
T P COPY CHARGE	R121 1260		
FOOTWAY CROSSINGS	X460 1900 0810		
ABANDONED VEHICLES	R340 1205		
PLANNING APPLICATION FEE	S102 1260		
SKIP LICENCE	S006 1205		
B C COPY CHARGE / COMPLETION CERT	R070 1060		
IN RESPECT OF <u>7 n. GROSVENOR AVT</u> <u>CARSHILL LN</u>	TOTAL	117	50

DATE 17, 3, 05

CASH CHEQUE PDQ CARD

encl/f

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

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

FULL PLANS**SUBMISSION****Building Regulations**

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

M-07958215423**1. Applicant(s) Details (see note 1)**Name MRC MRS P FENNAddress 7A GROSVENOR AVENUE CARSHALTON SURREYPostcode SM5 3EJ Tel 02086479506 Fax **2. Agent's Details (if applicable)**Name P. O. ELKINSAddress 140 KINGSTON ROAD Ewell SURREYPostcode K7 7 2EJ Tel 02088733138 Fax 02088733138**3. Location of building to which work relates.**Address 7A GROSVENOR AVENUE CARSHALTON SURREYPostcode SM5 3EJ Tel 02086479506**4. Proposed Work:**Description PROPOSED SINGLE STOREY SIDE EXTENSION**5. Does the work involve the installation of electrical circuitry? YES / NO**This question must be answered otherwise the application will be returned as invalid SEE OVER ***6. Use of building:**

1 If new building or extension please state proposed use

KITCHEN / UTILITY

2 If existing building state present use

RESIDENTIAL3 Is the building to be put, or intended to be put, to a use which is designated for the purposes of the Fire Precautions Act 1971 (see note 4) YES NO**7. Conditions (see note 5)**

Do you consent to the plans being passed subject to conditions where appropriate?

YES NO**8. Extension of time**Do you agree to an extension of time? YES NO**9. Charges (see note 3 and separate Guidance Note of charges for information)**

If New Dwelling please state number

If Domestic Extension please state floor area m² 14 m²

If Other Work please state the estimated cost of work excluding VAT (see note £.....)

Plan Charge: £ 100.00 plus VAT: £ 12.50 TOTAL £112.50**PLEASE MAKE CHEQUES PAYABLE TO: LONDON BOROUGH OF SUTTON****10. Statement**

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

Name... P. ELKINS ..Signature: P. ElkDate: 14/03/05

General Enquiries 020 8770 6268/7

Building Control Manager – Christopher Newton 020 8770 6265

Please Note Building Control Officers are available in the office between 9 00am and 10 00am

Building Control Admin staff are available between 9 00am and 11 00am and 2 00pm and 4 00pm

FullPlansSubm'sn(white).doc

Notes:

- 1 The applicant is the person on whose behalf the work is being carried out e.g. the building's owner
- 2 One copy only of this notice should be completed and submitted with plans and particulars in duplicate in accordance with the provisions of Building Regulation 13
- 3 Subject to certain exceptions, a Full Plans Submission attracts charges payable by the person by whom, or on whose behalf, the work is to be carried out. Charges are payable after the first site inspection of work in progress. The second charge is a single payment in respect of each individual building, to cover all site visits and consultations which may be necessary until the work is satisfactorily completed
- 4 Premises currently designated for the purpose of the Fire Precautions Act 1971 are
 - Premises within the Fire Precautions (Hotels and Boarding House) Order 1972
 - Premises within the Fire Precautions (Factories, Offices, Shops and Railway Premises) Order 1989
- 5 Section 16 of the Building Act 1984 provides for the passing of plans subject to conditions. The conditions may specify modifications to the deposited plans and/or that further plans shall be deposited
- 6 These notes are for general guidance only, particulars regarding the deposit of plans are contained in Regulation 13 of the Building Regulations 2000 and, in respect of charges in the Building (Local Authority Charges Regulations) 1998
- 7 Estimated cost of work means an estimate by the Local Authority, of such reasonable amount as would be charged for the carrying out of that work by a person in business to carry out such work

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

N.B.

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

For further advice tel:

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

***PART P – ELECTRICAL SAFETY**

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

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

Plan No. 7891	Invoice Raised
Address: 7 A GROSVENOR AVENUE, CARSHALTON	
Description: SINGLE STOREY EXT.	
Applicant: MR & MRS P FENN	

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

Site History:	
EMAS FULL PLANS APPLICATIONS	DATE SIGNED
SOUND INSULATION	
THERMAL INSULATION	

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

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

(A) calcs with SB.

- calcs & open plane regd for S.E. to dock.

- calcs for eccentric load regd.

- ~~wall ties to be stainless steel~~.

(B) Does notes. (C) Lorry floor in utility to be waterproof.

(D) (E) - (F) - (G) (H) - ? does C to dock. (P) (D)

(I), (J), (K)? (P)?

P.D. ELKINS
DRAWING SERVICES LIMITED

Structural, Civil, Design and Detail Drawing Services

140 Kingston Road, Ewell, Epsom, Surrey, KT17 2ES

Telephone/Fax: 020 8873 3138

Mobile: 07770 795094

London Borough of Sutton
Technical Offices
24 Denmark Road
Carshalton
Surrey
SM5 2JG

Our Ref. PDE/MAE/24-13

9th May 2005

For the attention of
Building Control Department

Dear Sirs,

Re:- Single Storey Extension
7A Grosvenor Avenue, Carshalton
Plan No. 7891

Further to your rejection letter dated 21st April 2005 please find enclosed 2 copies of amended drawings, which have been amended/updated in accordance with your comments. The amendments/additions have been 'bubbled' on the drawings and listed below:-

- 1) Noted
- 2) The foundations are not to be eccentrically loaded. Trench fill foundations to be used with a minimum depth of concrete to be 750mm.
- 3) The foundation adjacent to the boundary is to be excavated and concreted in 'underpin' lengths to alleviate the disturbance to the adjoining garage. It is not as referred to in your letter an underpinning scheme.

/cont. page 2

Re:- Single Storey Extension
7A Grosvenor Avenue, Carshalton
Plan No. 7891

- 4) The means of escape to the roof room is on the front elevation. See drawing numbers 24-13/E3 and P3.
- 5) & Note added to drawing number 24-13/C1A.
- 6)
- 7) Vapour barrier note shown on drawing number 24-13/C1A.
- 8) The only new drainage is the connection of the utility area waste pipes into existing soil stack or gully subject to investigation on site.
- 9) Note shown on drawing number 24-13/C4 previously issued
- 10) & Note shown on drawing number 24-13/C4 previously issued.
- 11)

If you have any queries on the enclosed or require further information please do not hesitate to contact me.

Yours faithfully,



P.D. Elkins

Enc.

P.D. ELKINS
DRAWING SERVICES LIMITED

Structural, Civil, Design and Detail Drawing Services

140 Kingston Road, Ewell, Epsom, Surrey, KT17 2ES

Telephone/Fax 020 8873 3138

Mobile 07770 795094

ENVIRONMENT & LEISURE

DENMARK ROAD

04 JUL 2005

Ref'd to

LONDON BOROUGH OF SUTTON

London Borough of Sutton
Technical Offices
24 Denmark Road
Carshalton
Surrey
SM5 2JG

Our Ref PDE/MAE/24-13

1st July 2005

For the attention of
Building Control Department

Dear Sirs,

Re:- Single Storey Extension
7A Grosvenor Avenue, Carshalton
Plan No. 7891

Please find enclosed copy of a letter and drawings that were sent out last month which you do not appear to have received.

Yours faithfully,



P.D. Elkins

Enc.

cc Mr P. Fenn

JD

DATE 23-Mar-05

STRUCTURAL ENGINEER

EFFECTIVE DATE 25/04/2005

PLAN NO 7891 *Mell*

SITE 7A Grosvenor Avenue, Carshalton

APPLICANT. Mr & Mrs P Fenn

CONTACT ADDRESS: **P D Elkins**
140 Kingston Road, Ewell KT17 2ES

TEL NO 0208 873 3138

CHECKED BY

REF *lw*

RETURNED *19/4*

COMMENTS *OK* .

Special Document Placeholder

Special Document ID Barcode:



313063



PLACEHOLDER

Prepared by Resolution Ltd

PLACEHOLDER

Site: 7a GROSVENOR AVENUE CARSHALTON

Job: PROPOSED NEW OPENING Job number: 24-13

SuperBeam 4.40i 440392

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Page C1

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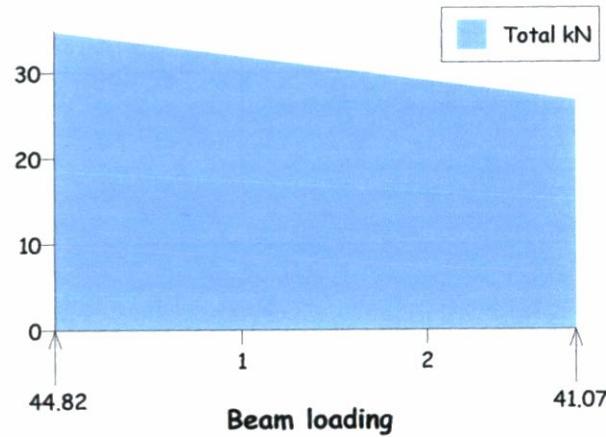
Beam: BEAM G1

					Span: 2.8 m.	
Load name	Loading w1	Start x1	Loading w2	End x2	R1comp	R2comp
U T o.w.	0.5	0		L	0.70	0.70
U T Flat Roof	1.5x2.0x0.5	0		L	2.10	2.10
U T Wall	5x2.7	0		L	18.90	18.90
U T 1st. Floor	2.0x0.2	0		L	0.56	0.56
U T 2nd. Floor	2.0x0.2	0		L	0.56	0.56
U T 2nd Floor Beam	28/2.8	0		L	14.00	14.00
V T Wall (above 2nd)	3.5x2.4	0	3.5x0.1	2.8	8.00	4.25
				Total:	44.82	41.07

Load types: U:UDL V:Variable load T: Total (positions in m. from R1)

Maximum B.M. = 30.08 kNm at 1.37 m. from R1

Maximum S.F. = 44.82 kN at R1

Total deflection = $24.55 \times 10^8 / EI$ at 1.40 m. from R1 (E in N/mm 2 , I in cm 4)

Steel calculation to BS449 Part 2 using Grade 43 (S275) steel

SECTION SIZE : 2No 180 x 90 x 26 PFC Grade 43

D=180.0 mm B=90.0 mm t=6.5 mm T=12.5 mm $I_x=1,820 \text{ cm}^4$ $r_y=2.89 \text{ cm}$ $Z_x=202 \text{ cm}^3$ $L_e = 1.2(L+2D) = 3.79 \text{ m.}$ $L_E/r_y = 3.79 \times 100/2.89 = 131$ D/T = 14.4Permissible bending stress, $p_{bc} = 128.6 \text{ N/mm}^2$ (Table 3a)Actual bending stress, $f_{bc} = 30.08 \times 1000/2 \times 202.0 = 74.4 \text{ N/mm}^2$ OKMaximum shear in web, $f_s = 44.82 \times 1000/(2 \times 6.5 \times 180.0) = 19.2 \text{ N/mm}^2$ OK

Web buckling and crushing have not been checked

Total deflection = $24.5 \times 10^8 / 2 \times 205,000 \times 1,820 = 3.3 \text{ mm}$ (L/851) OKCombined bending and shear check (14.c): $(f_{bc}/p_{bc})^2 + (f_s/p_s)^2 = 0.335$ at 1.34 m. (<=1.25 OK)

USE 2 NO. 180 x 90 PFC'S BOLTED TOGETHER

P.D. ELKINS DRAWING SERVICES LIMITED
140 KINGSTON ROAD EWELL SURREY KT17 2ES

Site: 7a GROSVENOR AVENUE CARSHALTON

Made by PDE

Job: PROPOSED NEW OPENING Job number: 24-13

Page C2

SuperBeam 4.40i 440392

L.A. copy

Beam: BEAM G1

Span: 2.8 m.

Section : 2No 180 x 90 x 26 PFC Grade 43

Zxx = 404 cm³ Shear area = 2,340 mm²

Analysis (all loads applied)

From R1	B.M. kNm	f _{sc} N/mm ²	S.F. kN	f _s N/mm ²	Tot. def. mm.
0.000	0.00	0.00	44.82	19.16	0.00
0.140	5.94	14.69	39.99	17.09	0.53
0.280	11.20	27.72	35.22	15.05	1.04
0.420	15.80	39.11	30.50	13.04	1.52
0.560	19.74	48.87	25.84	11.04	1.97
0.700	23.04	57.03	21.24	9.08	2.36
0.840	25.69	63.60	16.69	7.13	2.69
0.980	27.71	68.60	12.20	5.21	2.95
1.120	29.11	72.06	7.76	3.32	3.14
1.260	29.89	73.99	3.38	1.45	3.25
1.400	30.06	74.41	-0.94	-0.40	3.29
1.540	29.63	73.34	-5.21	-2.22	3.25
1.680	28.61	70.81	-9.42	-4.02	3.13
1.820	27.00	66.82	-13.57	-5.80	2.93
1.960	24.81	61.41	-17.67	-7.55	2.66
2.100	22.05	54.59	-21.71	-9.28	2.33
2.240	18.73	46.37	-25.69	-10.98	1.94
2.380	14.86	36.79	-29.62	-12.66	1.50
2.520	10.44	25.85	-33.49	-14.31	1.02
2.660	5.49	13.58	-37.31	-15.94	0.52
2.800	0.00	0.00	-41.07	-17.55	0.00

Site: 7a GROSVENOR AVENUE CARSHALTON

Job: PROPOSED NEW OPENING Job number: 24-13

SuperBeam 4.40i 440392

Made by PDE

Page C1

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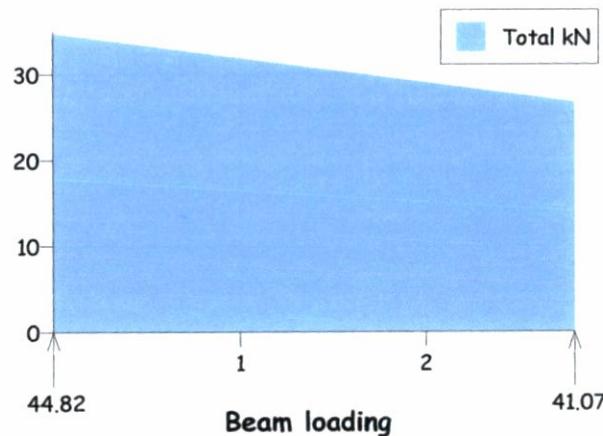
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Steel calculation to BS449 Part 2 using Grade 43 (S275) steel

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USE 2 NO. 180 x 90 PFC'S BOLTED TOGETHER

P.D. ELKINS DRAWING SERVICES LIMITED
140 KINGSTON ROAD EWELL SURREY KT17 2ES

Site: 7a GROSVENOR AVENUE CARSHALTON

Made by PDE

Job: PROPOSED NEW OPENING Job number: 24-13

Page C2

SuperBeam 4.40i 440392

L.A. copy

Beam: BEAM G1

Span: 2.8 m.

Section : 2No 180 x 90 x 26 PFC Grade 43

Zxx = 404 cm³ Shear area = 2,340 mm²

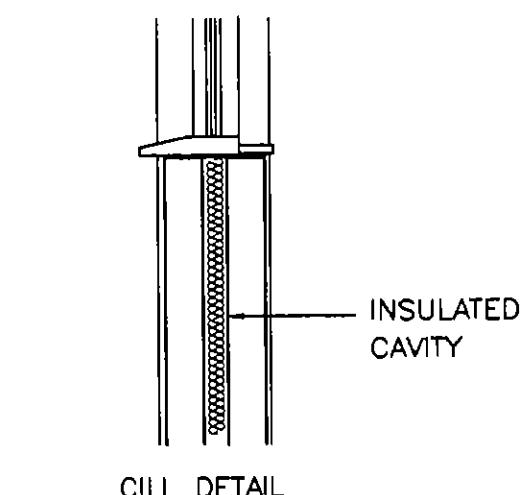
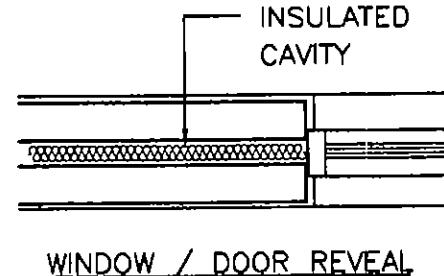
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0.140	5.94	14.69	39.99	17.09	0.53
0.280	11.20	27.72	35.22	15.05	1.04
0.420	15.80	39.11	30.50	13.04	1.52
0.560	19.74	48.87	25.84	11.04	1.97
0.700	23.04	57.03	21.24	9.08	2.36
0.840	25.69	63.60	16.69	7.13	2.69
0.980	27.71	68.60	12.20	5.21	2.95
1.120	29.11	72.06	7.76	3.32	3.14
1.260	29.89	73.99	3.38	1.45	3.25
1.400	30.06	74.41	-0.94	-0.40	3.29
1.540	29.63	73.34	-5.21	-2.22	3.25
1.680	28.61	70.81	-9.42	-4.02	3.13
1.820	27.00	66.82	-13.57	-5.80	2.93
1.960	24.81	61.41	-17.67	-7.55	2.66
2.100	22.05	54.59	-21.71	-9.28	2.33
2.240	18.73	46.37	-25.69	-10.98	1.94
2.380	14.86	36.79	-29.62	-12.66	1.50
2.520	10.44	25.85	-33.49	-14.31	1.02
2.660	5.49	13.58	-37.31	-15.94	0.52
2.800	0.00	0.00	-41.07	-17.55	0.00

TYPICAL NOTES

- 1 CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE LONDON BOROUGH OF SUTTON's BUILDING BYE-LAWS & THE BUILDING REGULATIONS & ALSO TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER
- 2 NEW FOUNDATIONS TO BE 450 WIDE USING GRADE C20 CONCRETE & TAKEN 1000mm MIN. BELOW EXISTING GROUND LEVEL & TO BE ON AN APPROVED BEARING STRATA
- 3 ANY DRAINS PASSING THROUGH PROPOSED WALLS TO HAVE A SHORT P.C. PLANK LINTOL BUILT IN WALL OVER WITH POLYSTYRENE PACKING BETWEEN WALL & PIPE.
- 4 PROVIDE VERTICAL DPC'S TO ALL NEW EXTERNAL OPENINGS BY 'HYLOAD' OR SIMILAR APPROVED.
5. D.P.C TO BE PROVIDED IN EXTERNAL WALL AT MIN. 150mm ABOVE GROUND LEVEL
6. D.P.M BELOW GROUND SLAB TO BE LAPPED WITH D.P.C TO NEW EXTENSION WALLS.
7. A 10mm CONTINUOUS VENT IS REQUIRED BETWEEN EAVES SOFFITE & THE NEW EXTERNAL WALL
8. 30 x 25 HOLDING DOWN STRAPS TO BE FIXED TO WALL PLATE / WALL TO PROVIDE VERTICAL RESTRAINT TO THE ROOF (SEE TYPICAL DETAIL)
9. SURFACE WATER FROM NEW EXTENSION TO BE DRAINED INTO EXISTING SURFACE WATER SYSTEM
10. PROVIDE 8000mm² BACKGROUND VENT TO NEW HABITABLE AREAS.
PROVIDE 4000mm² BACKGROUND VENT TO ALL OTHER NEW AREAS.
11. NEW WINDOWS TO HAVE A OPENABLE AREA EQUIVALENT TO MIN. 1/20TH. FLOOR AREA (SEE ELEVATIONS)
12. ALL GLAZING TO WINDOWS WITHIN 800mm OF FLOOR & FOR DOORS WITHIN 1500mm OF FLOOR LEVEL INCLUDING WINDOWS ADJOINING DOORS WITHIN A DISTANCE OF 300mm TO THE SAME HEIGHT TO COMPLY WITH B.S 6206 FOR SAFE BREAKAGE
13. THE AVERAGE 'U' VALUES FOR NEW WINDOWS & DOORS TO BE 2.0 W/m² K MAX. USE DOUBLE GLAZED SEALED UNITS (LOW 'E') WITH 16mm AIR GAP.

14. PROVIDE EXTRACT FAN TO NEW UTILITY AREA CAPABLE OF EXTRACTING 30 LITRES / SEC.
PROVIDE EXTRACT FAN TO NEW KITCHEN CAPABLE OF EXTRACTING MIN. 60 LITRES / SEC. OR 30 LITRES / SEC IF INCORPORATED INTO A COOKER HOOD
FANS TO EXTRACT TO EXTERNAL WALL OR VIA. ROOF VOID TO TILE VENTS
15. CAVITY WALL SKINS TIED TOGETHER USING PROPRIETARY STAINLESS STEEL WALL TIES @ 750 CRS. HORIZONTALLY & 450 CRS. VERTICALLY STAGGERED.
TIES @ 225 CRS. EACH SIDE OF OPENINGS
16. MOVEMENT JOINTS TO BE PROVIDED IN BRICK & BLOCKWORK WALLS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. GENERALLY 6m MAX. FOR BLOCKWORK & 12m MAX FOR BRICKWORK
17. INTERNAL LIGHTING TO NEW KITCHEN AREA TO HAVE MINIMUM 1 NO ENERGY EFFICIENT LIGHT FITTING FOR COMPACT FLUORESCENT LAMPS
DUAL USE WITH BAYONET TYPE LAMPS IS NOT ACCEPTABLE



PROVIDE THERMABATE CAVITY
CLOSER OR SIM. WITH VERTICAL
DPC'S TO ALL OPENINGS

ELECTRICAL NOTE

ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671 (I.E. WIRING REGULATIONS 16th EDITION)
THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME OR ALTERNATIVELY BY A SUITABLE QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLAINECE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS

Date	Revision	Ref
DATE JAN '05	DRG No.	24-13/C4

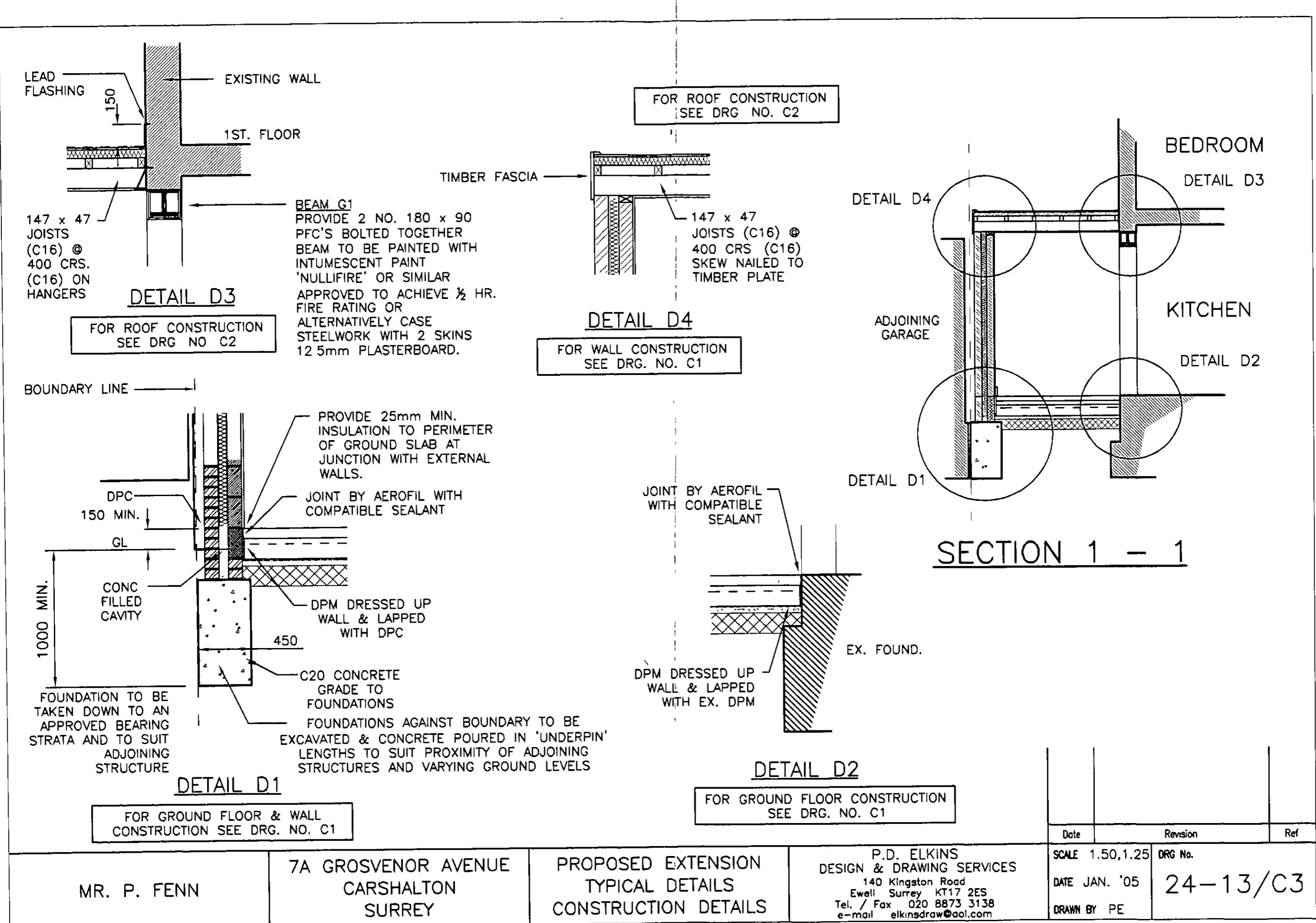
MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	PROPOSED EXTENSION TYPICAL NOTES CONSTRUCTION DETAILS	P.D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail elkinsdraw@aol.com
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FRONT ELEVATION

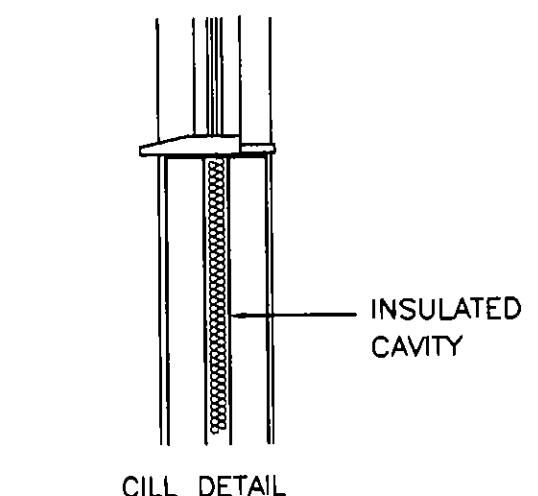
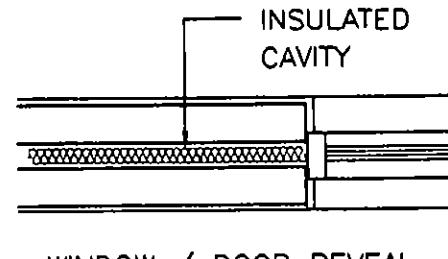
PROPOSED

MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	PROPOSED SIDE EXTENSION FRONT ELEVATION	P.D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail elkinsdraw@aol.com	SCALE 1 50 DATE MAR '04 DRAWN BY PE	DRG No. 24-13/P3
				Date	Revision



TYPICAL NOTES

1. CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE LONDON BOROUGH OF SUTTON's BUILDING BYE-LAWS & THE BUILDING REGULATIONS & ALSO TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.
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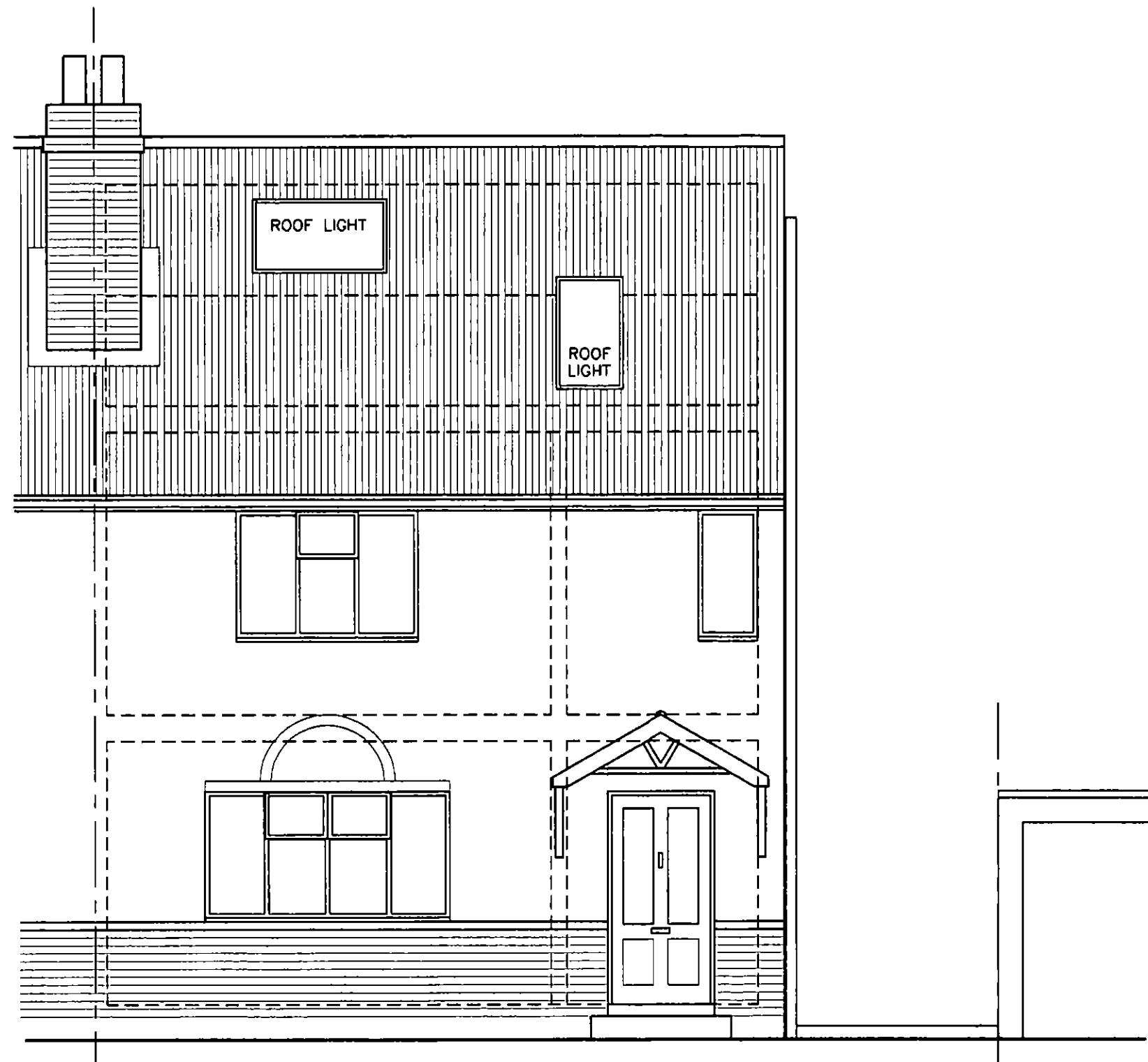
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Date	Revision	Ref
DATE JAN. '05	DRG No. 24-13/C4	

MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	PROPOSED EXTENSION TYPICAL NOTES CONSTRUCTION DETAILS	P.D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail elkinsdraw@oal.com
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FRONT ELEVATION

EXISTING

MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	EXISTING FRONT ELEVATION	P. D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail elkinsdraw@aol.com	SCALE 1:50 DATE MAR '04 DRAWN BY PE	DRG No. 24-13/E3
Date	Revision	Ref			



FRONT ELEVATION

EXISTING

MR. P. FENN

7A GROSVENOR AVENUE
CARSHALTON
SURREY

EXISTING
FRONT ELEVATION

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e-mail elkinsdraw@aol.com

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DATE MAR '04		
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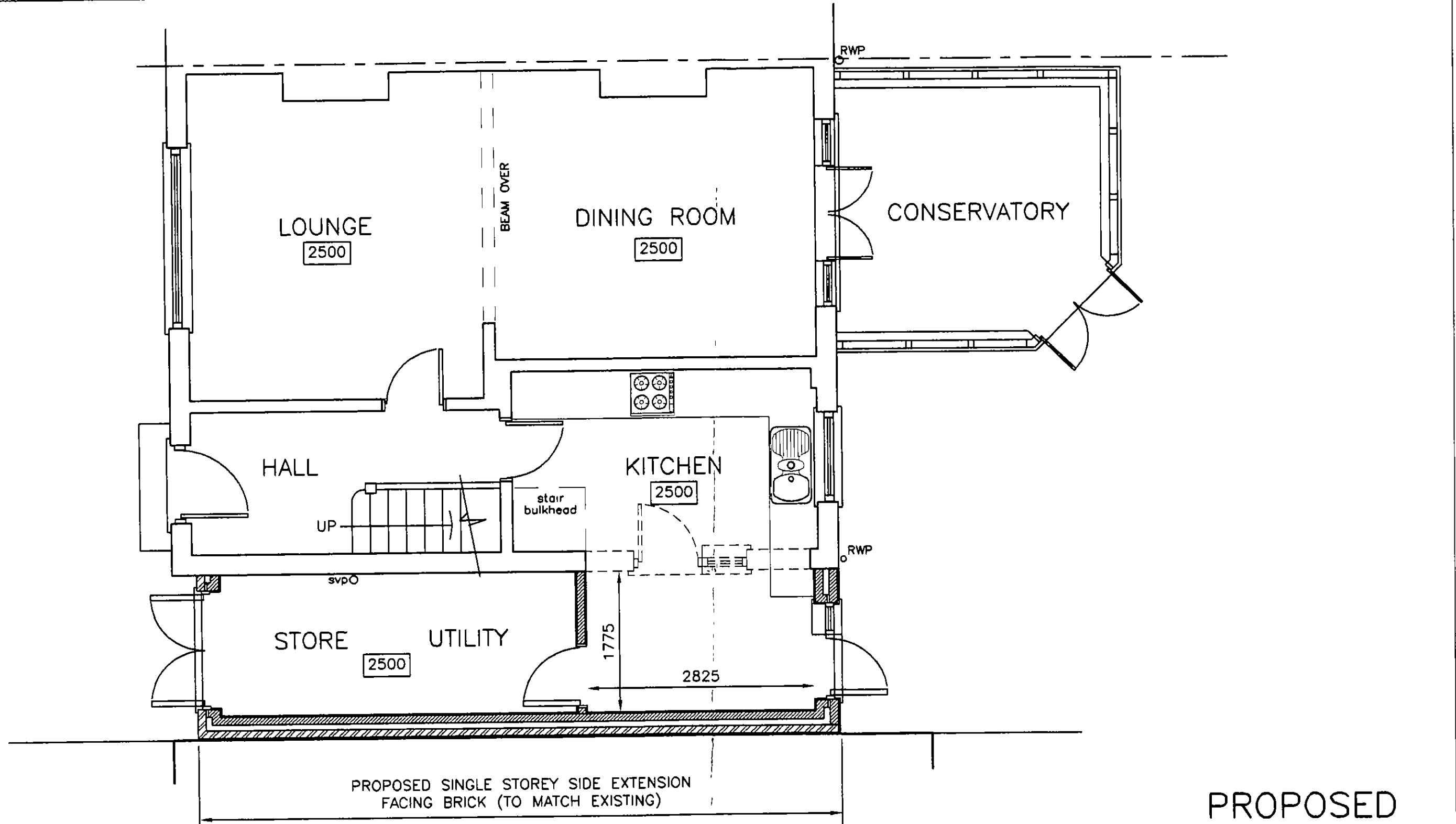
24-13/E3



FRONT ELEVATION

PROPOSED

MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	PROPOSED SIDE EXTENSION FRONT ELEVATION	P. D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail. elkinsdraw@aol.com	SCALE 1:50 DATE MAR '04 DRAWN BY PE	DRG No. 24-13/P3
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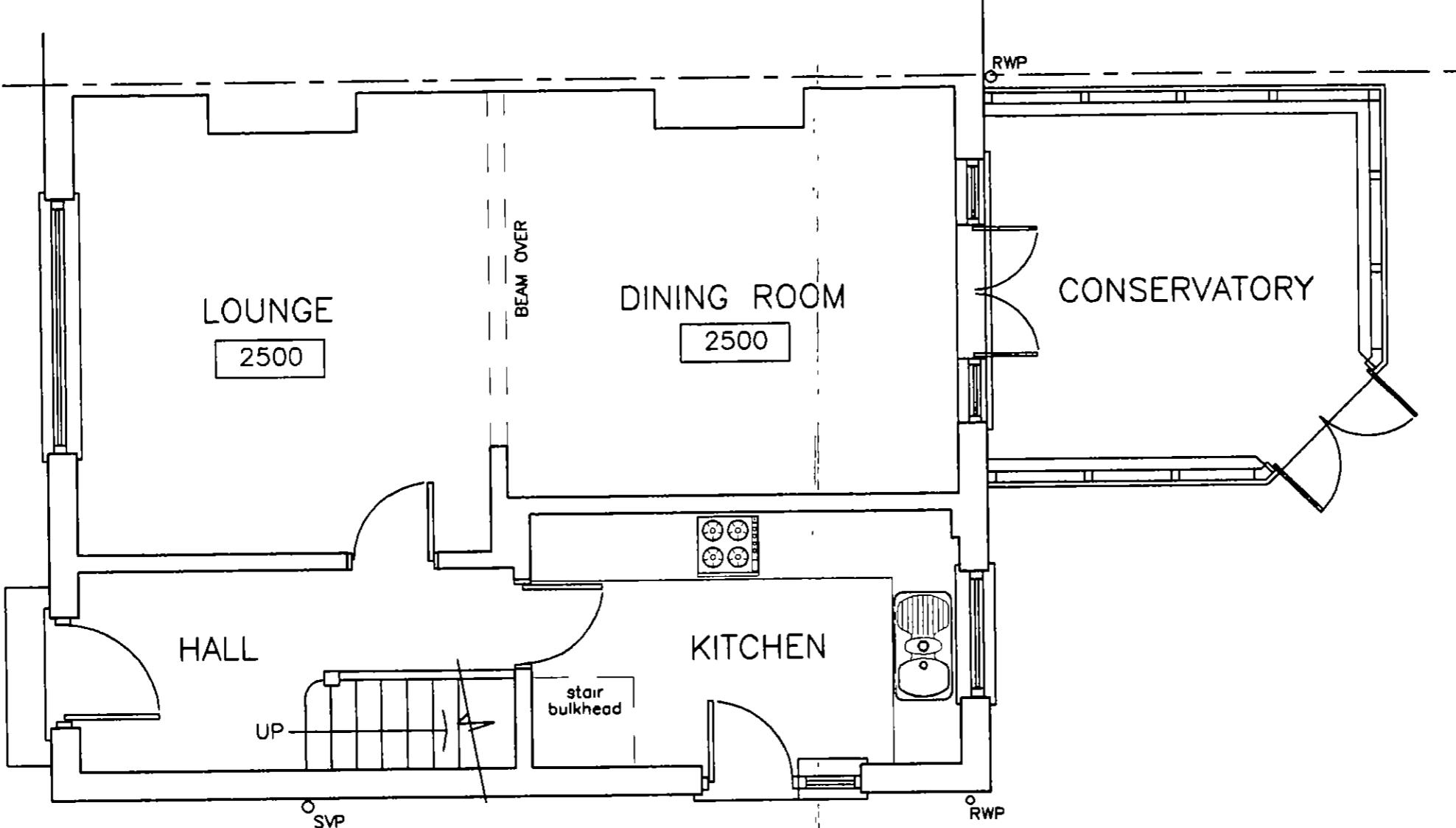


PROPOSED

GROUND FLOOR LAYOUT

2740 DENOTES FLOOR TO CEILING HEIGHTS

MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	PROPOSED SIDE EXTENSION GROUND FLOOR LAYOUT	P.D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail elkinsdraw@aol.com	SCALE 1:50 DATE MAR '04 DRAWN BY PE	DRG No. 24-13/P1
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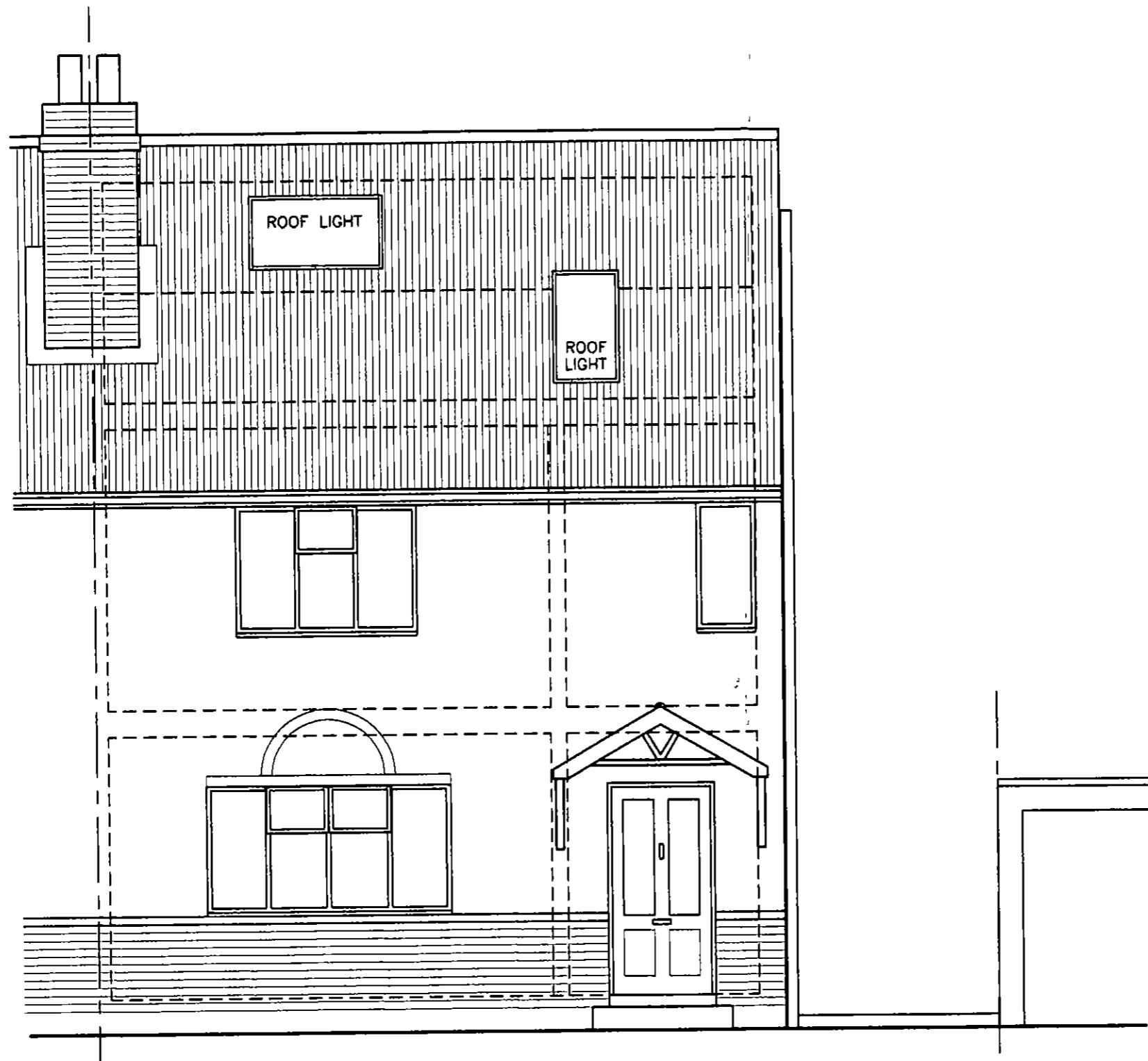


EXISTING

GROUND FLOOR LAYOUT

2740 DENOTES FLOOR TO CEILING HEIGHTS

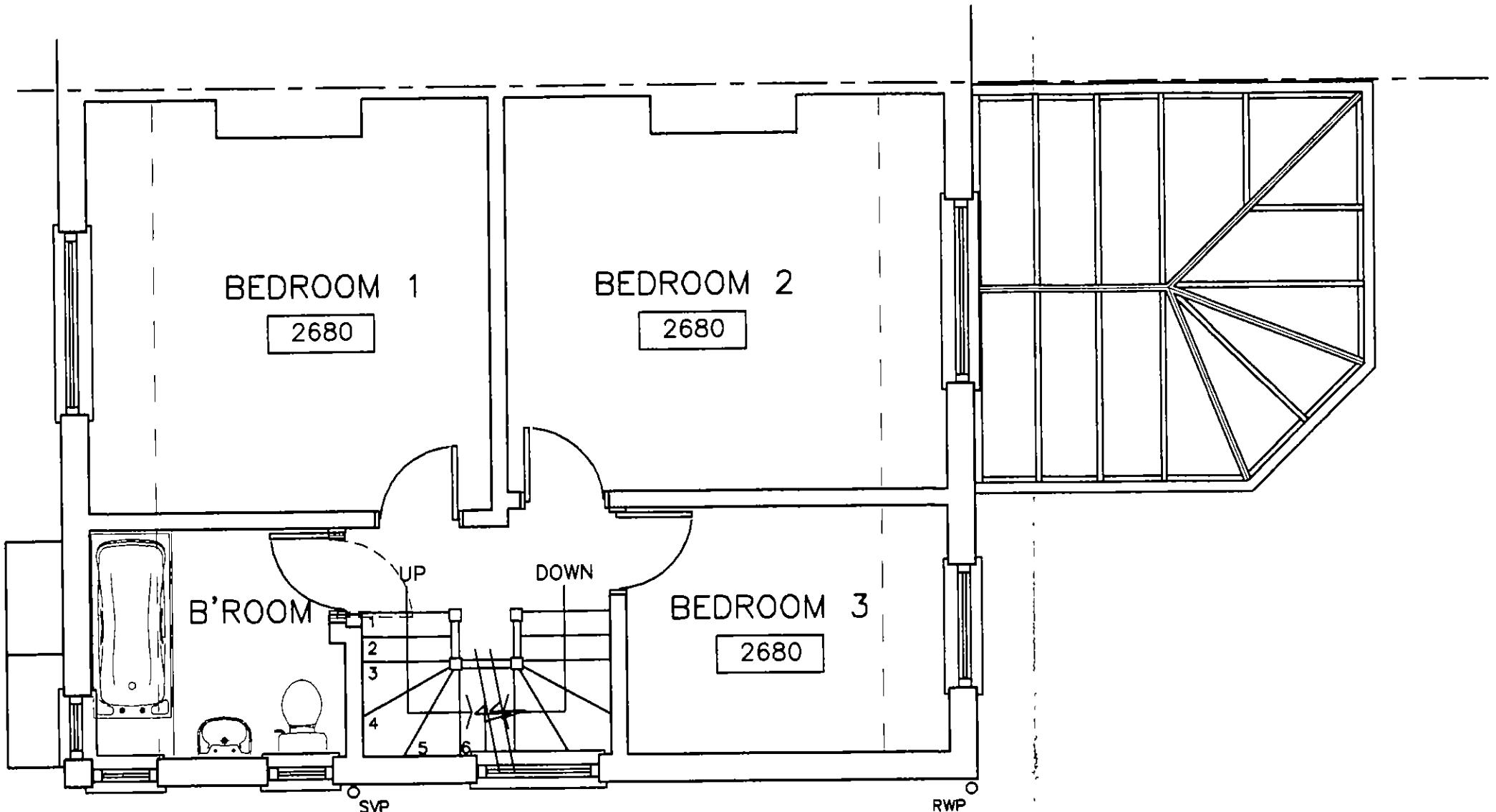
MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	EXISTING GROUND FLOOR LAYOUT	P.D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail elkinsdraw@aol.com	SCALE 1:50 DATE FEB '04 DRAWN BY PE	DRG No. 24-13/E1
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FRONT ELEVATION

EXISTING

MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	EXISTING FRONT ELEVATION	P.D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail elkinsdraw@aol.com	Date SCALE 1:50 DATE MAR. '04 DRAWN BY PE	Revision DRG No. 24-13/E3	Ref
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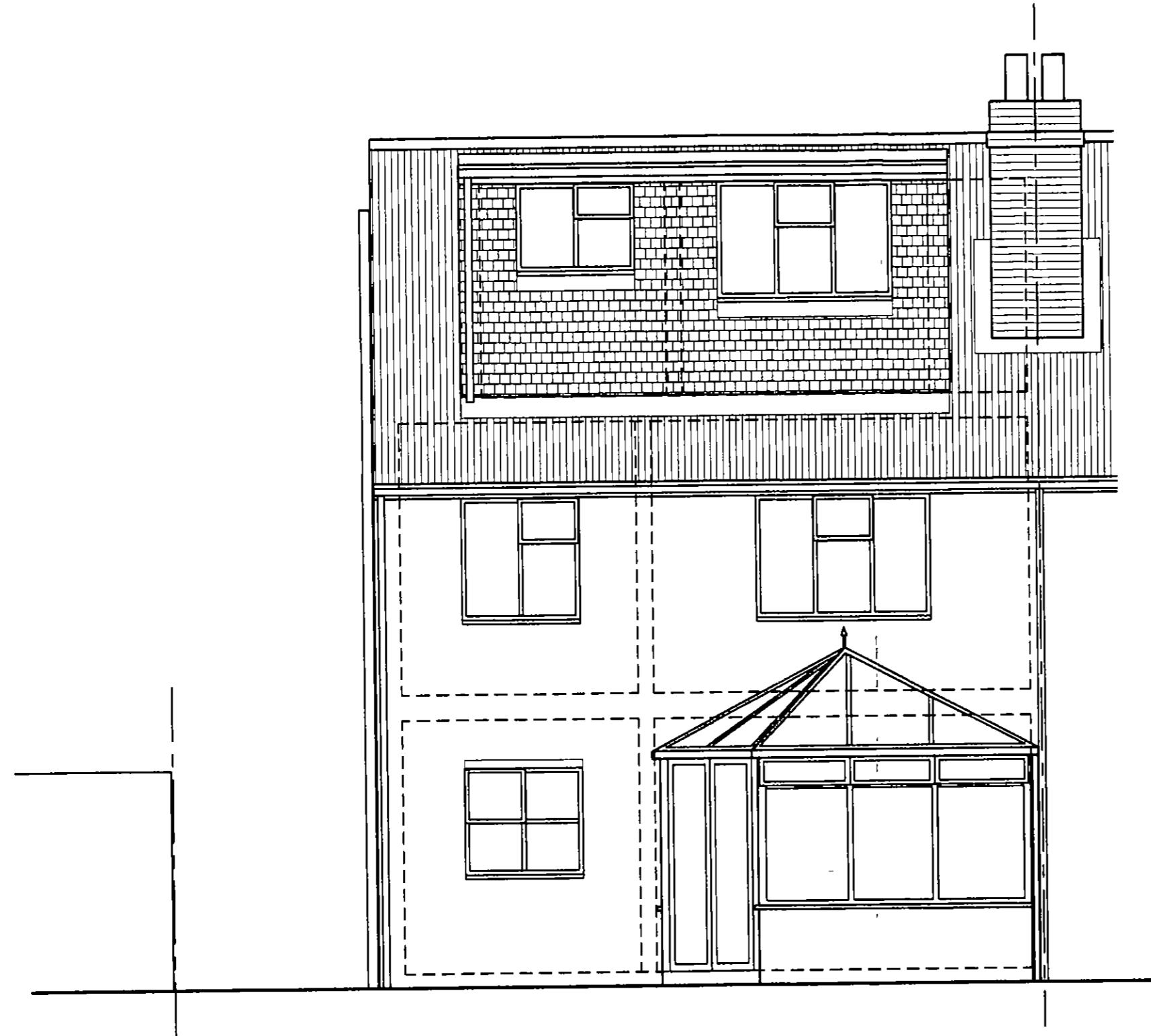


FIRST FLOOR LAYOUT

2680 DENOTES FLOOR TO CEILING HEIGHTS

EXISTING

MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	EXISTING FIRST FLOOR LAYOUT	P.D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail elkinsdraw@aol.com	SCALE 1:50 DATE MAR. '04 DRAWN BY PE	DRG No. 24-13/E2
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REAR ELEVATION

EXISTING

MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	EXISTING REAR ELEVATION	P.D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail elkinsdraw@aol.com	SCALE 1:50 DATE MAR '04 DRAWN BY PE	DRG No. 24-13/E4
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SIDE ELEVATION

EXISTING

MR. P. FENN

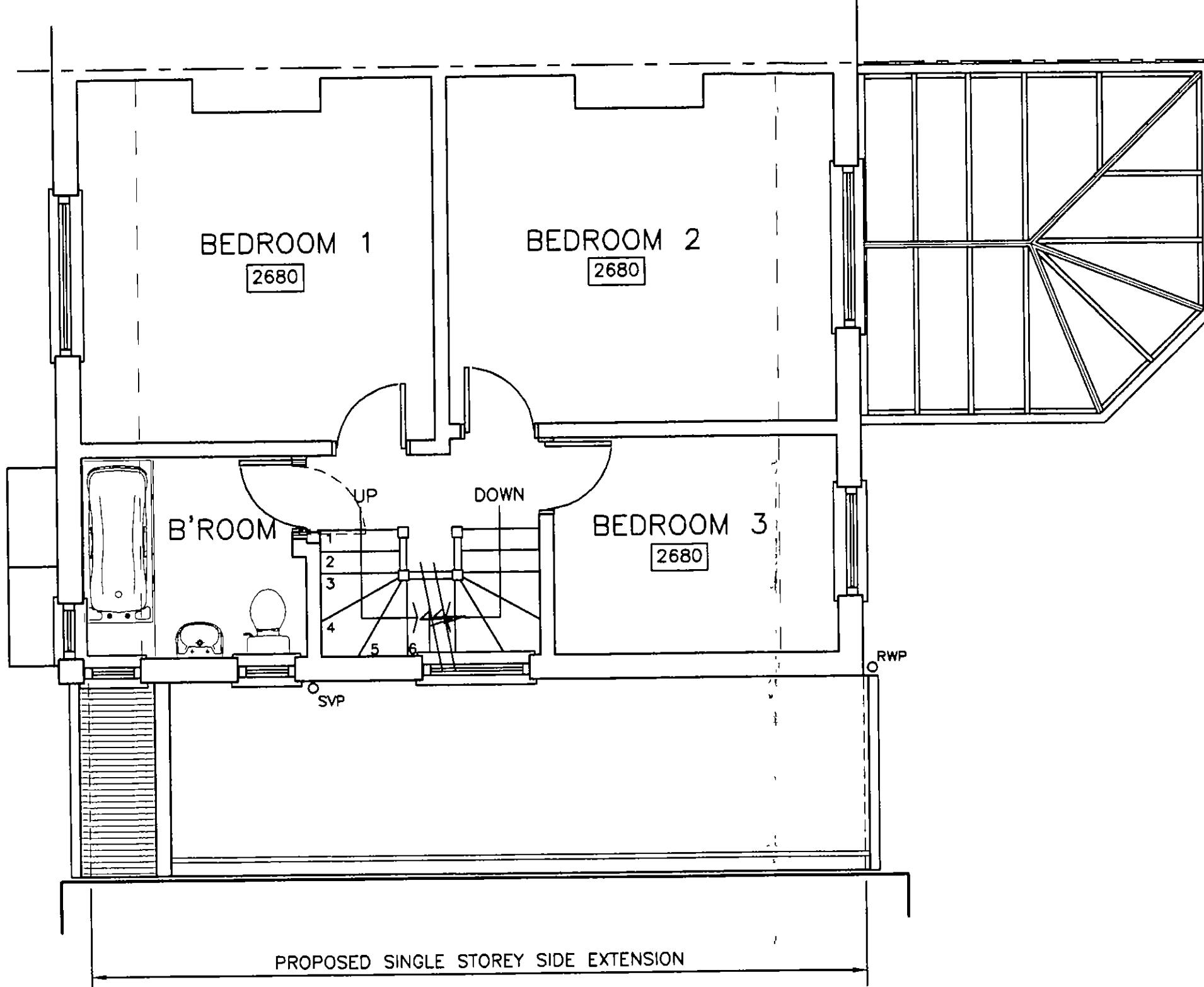
7A GROSVENOR AVENUE
CARSHALTON
SURREY

EXISTING
SIDE ELEVATION

P.D. ELKINS
DESIGN & DRAWING SERVICES
140 Kingston Road
Ewell Surrey KT17 2ES
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24-13/E5



FIRST FLOOR / ROOF LAYOUT

2680 DENOTES FLOOR TO CEILING HEIGHTS

PROPOSED

MR. P. FENN

7A GROSVENOR AVENUE
CARSHALTON
SURREY

PROPOSED
SIDE EXTENSION
ROOF LAYOUT

P.D. ELKINS
DESIGN & DRAWING SERVICES
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Tel / Fax 020 8873 3138
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SCALE 1 50 DATE MAR '04 DRAWN BY PE	DRG No. 24-13/P2	



FRONT ELEVATION

PROPOSED
SINGLE STOREY
SIDE EXTENSION

PROPOSED

MR. P. FENN

7A GROSVENOR AVENUE
CARSHALTON
SURREY

PROPOSED
SIDE EXTENSION
FRONT ELEVATION

P.D. ELKINS
DESIGN & DRAWING SERVICES
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Ewell Surrey KT17 2ES
Tel / Fax 020 8873 3138
e-mail elkinsdraw@aol.com

Date	Revision	Ref.
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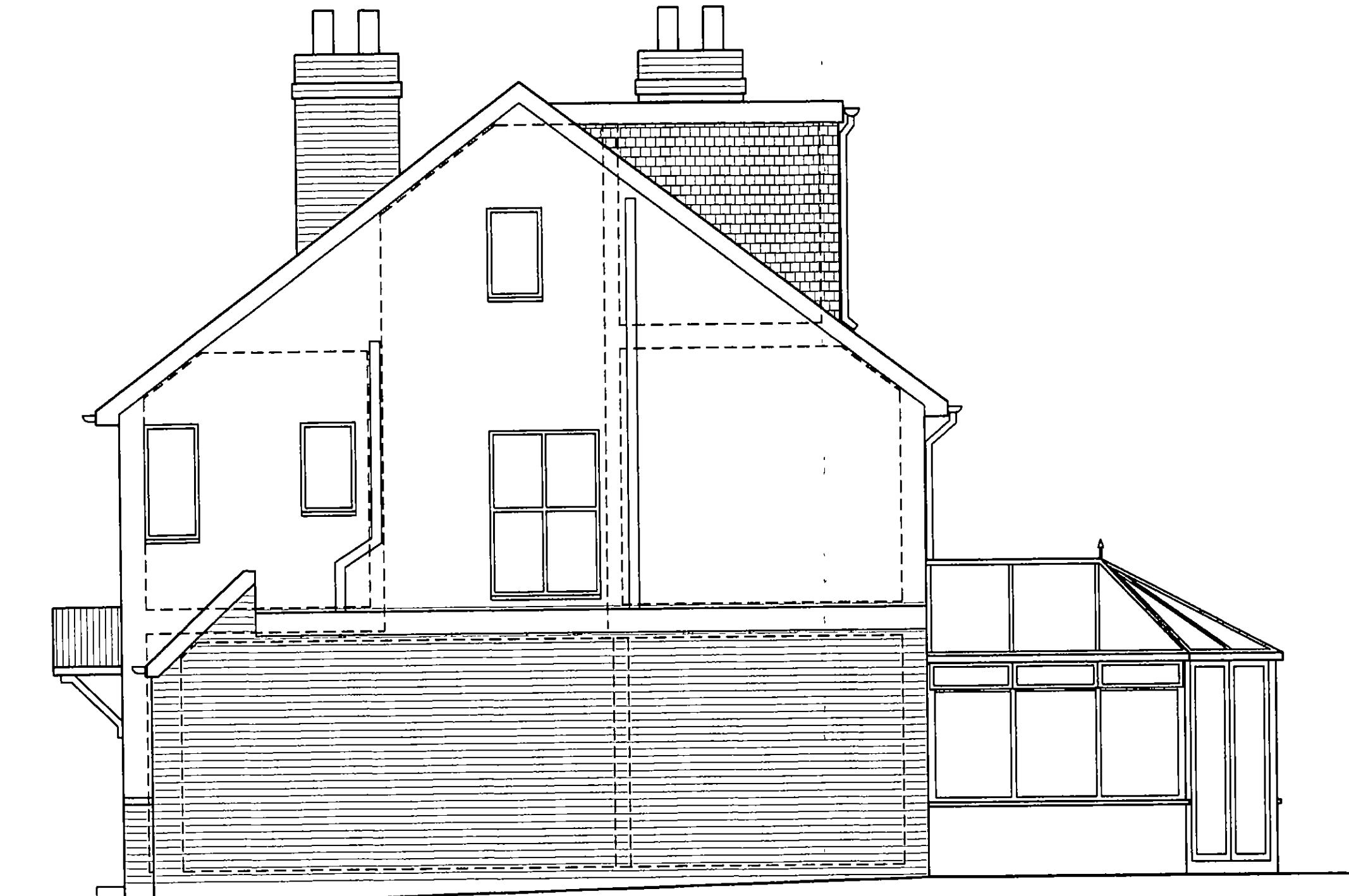


REAR ELEVATION

PROPOSED

PROPOSED
SINGLE STOREY
SIDE EXTENSION

MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	PROPOSED SIDE EXTENSION REAR ELEVATION	P.D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail elkinsdraw@aol.com	SCALE 1:50 DATE MAR. '04 DRAWN BY PE	DRG No. 24-13/P4
				Date	Revision



PROPOSED
SINGLE STOREY
SIDE EXTENSION

SIDE ELEVATION

PROPOSED

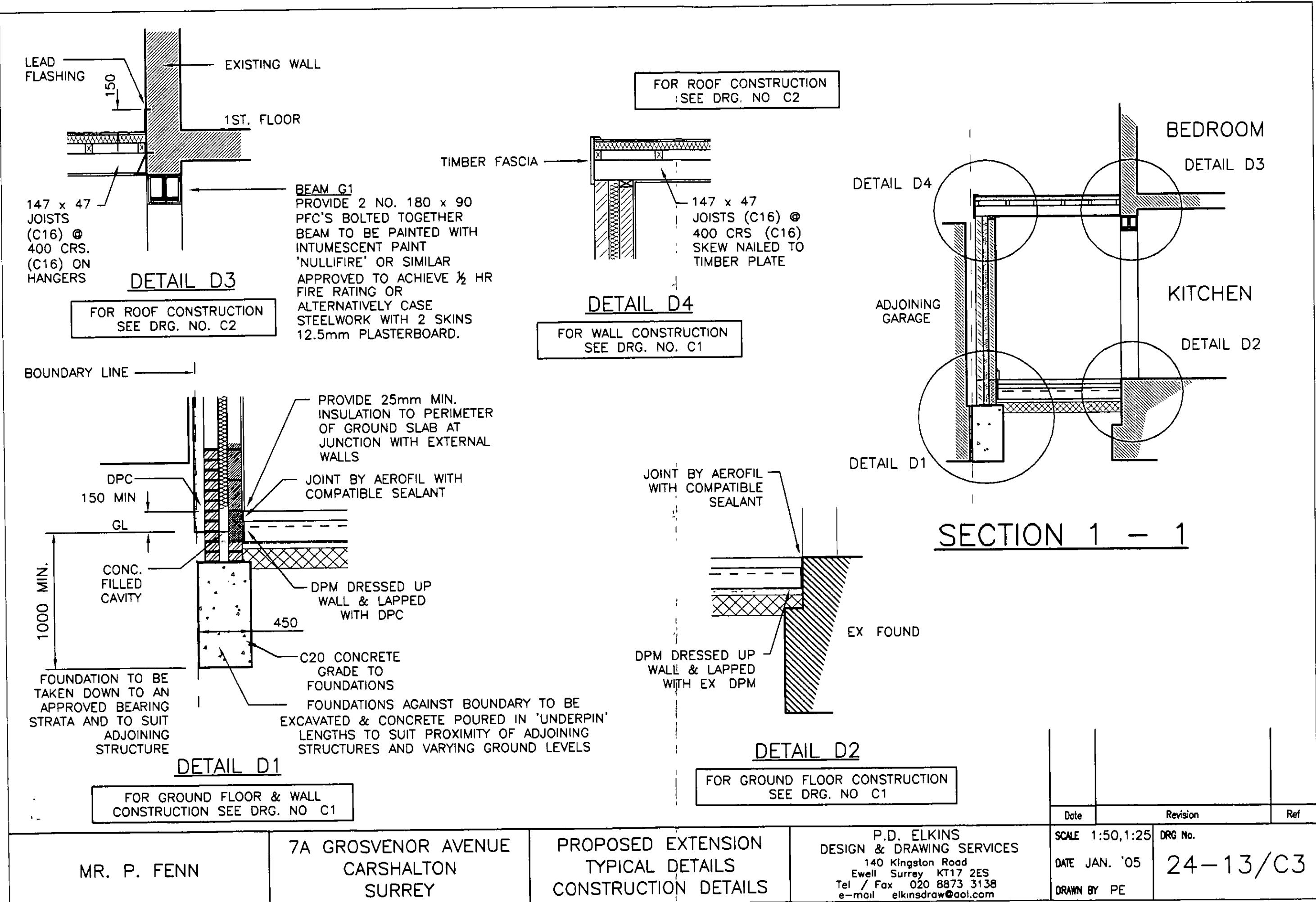
MR. P. FENN

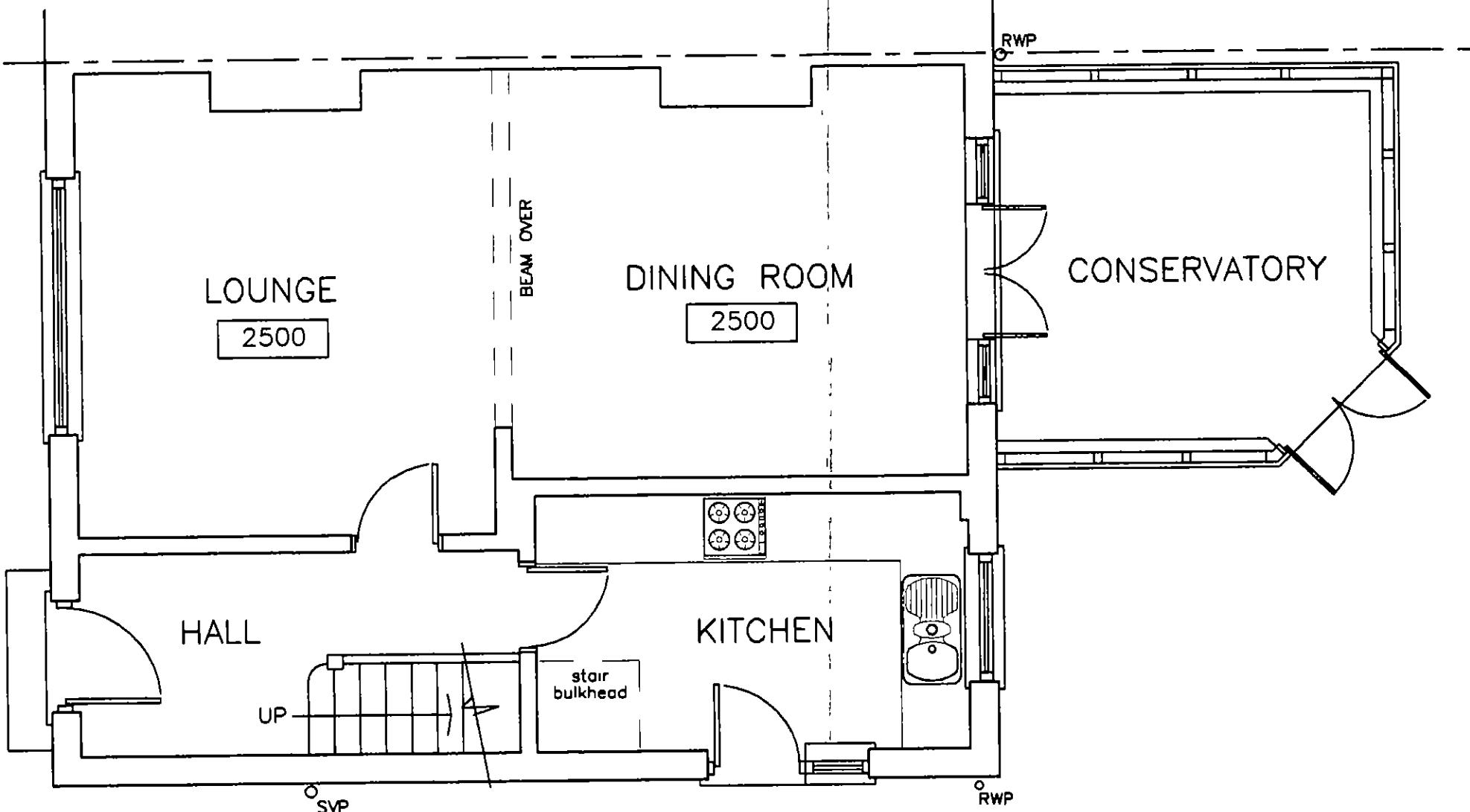
7A GROSVENOR AVENUE
CARSHALTON
SURREY

PROPOSED
SIDE EXTENSION
SIDE ELEVATION

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140 Kingston Road
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Date	Revision	Ref
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DATE MAR. '04		
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24-13/P5		



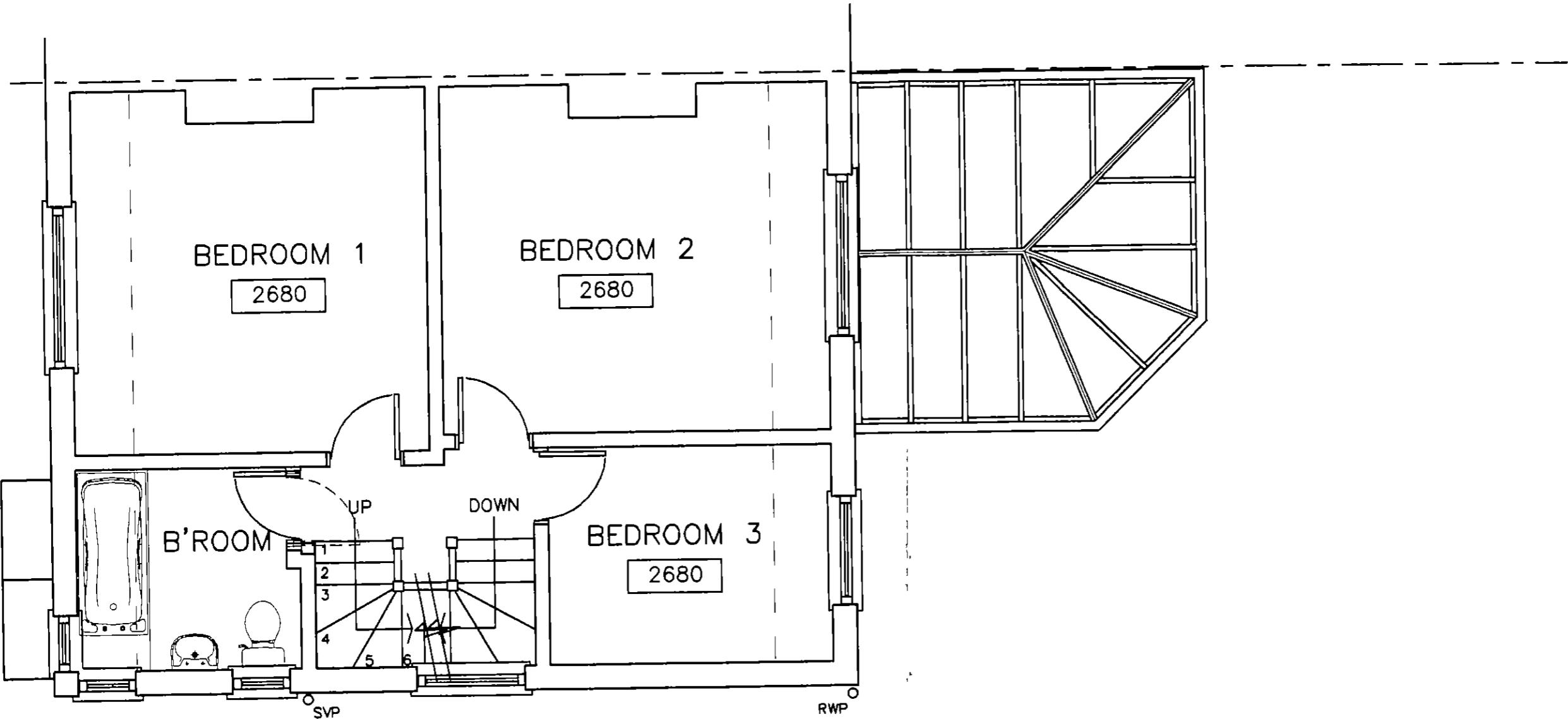


EXISTING

GROUND FLOOR LAYOUT

2740 DENOTES FLOOR TO CEILING HEIGHTS

MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	EXISTING GROUND FLOOR LAYOUT	P. D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail elkinsdraw@aol.com	SCALE 1:50 DATE FEB '04 DRAWN BY PE	DRG No. 24-13/E1
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FIRST FLOOR LAYOUT

2680 DENOTES FLOOR TO CEILING HEIGHTS

EXISTING

MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	EXISTING FIRST FLOOR LAYOUT	P. D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail elkinsdraw@aol.com	SCALE 1:50 DATE MAR. '04 DRAWN BY PE	DRG No. 24-13/E2
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FRONT ELEVATION

EXISTING

MR. P. FENN

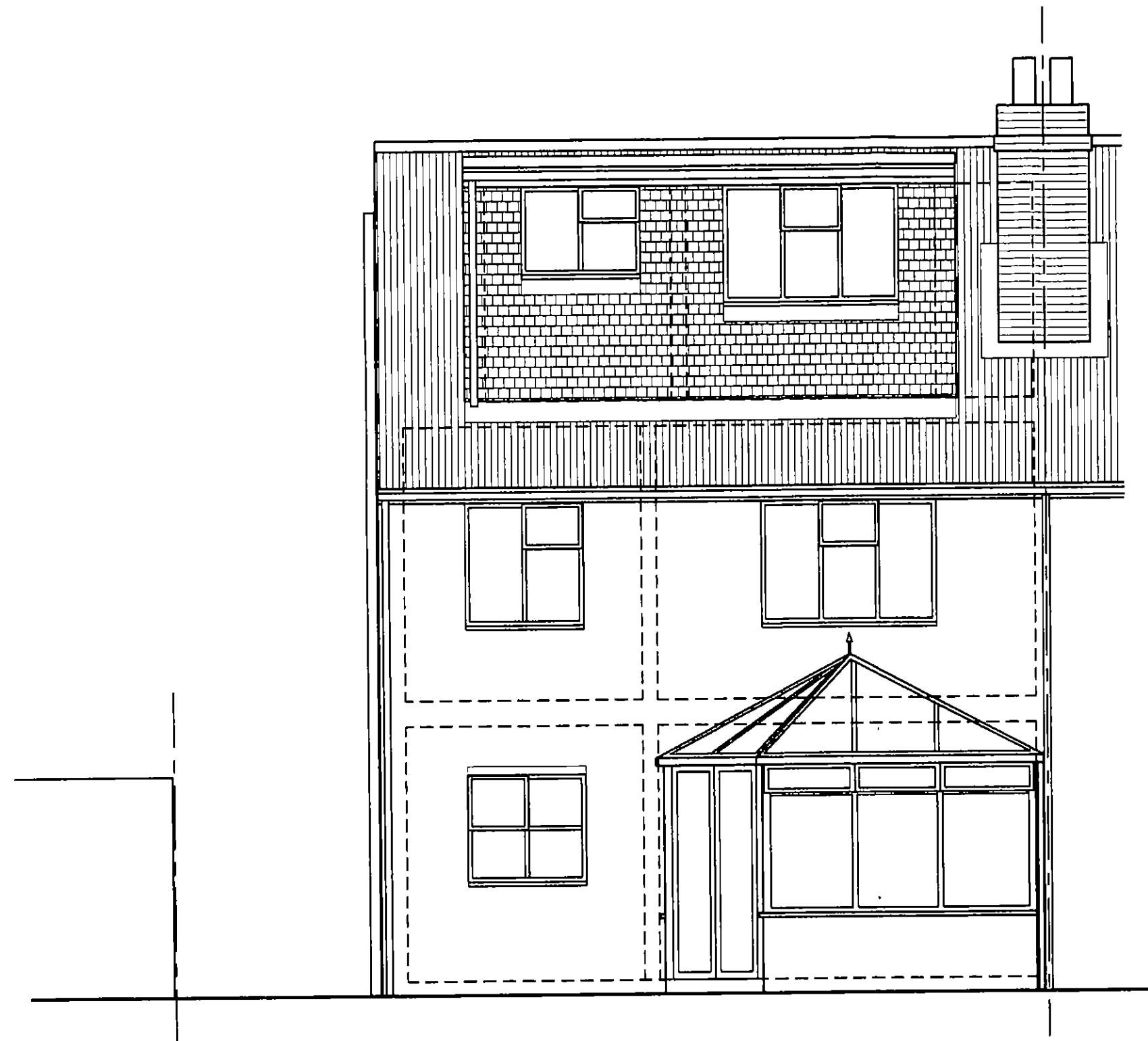
7A GROSVENOR AVENUE
CARSHALTON
SURREY

EXISTING
FRONT ELEVATION

P.D. ELKINS
DESIGN & DRAWING SERVICES
140 Kingston Road
Ewell Surrey KT17 2ES
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e-mail elkinsdraw@aol.com

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REAR ELEVATION

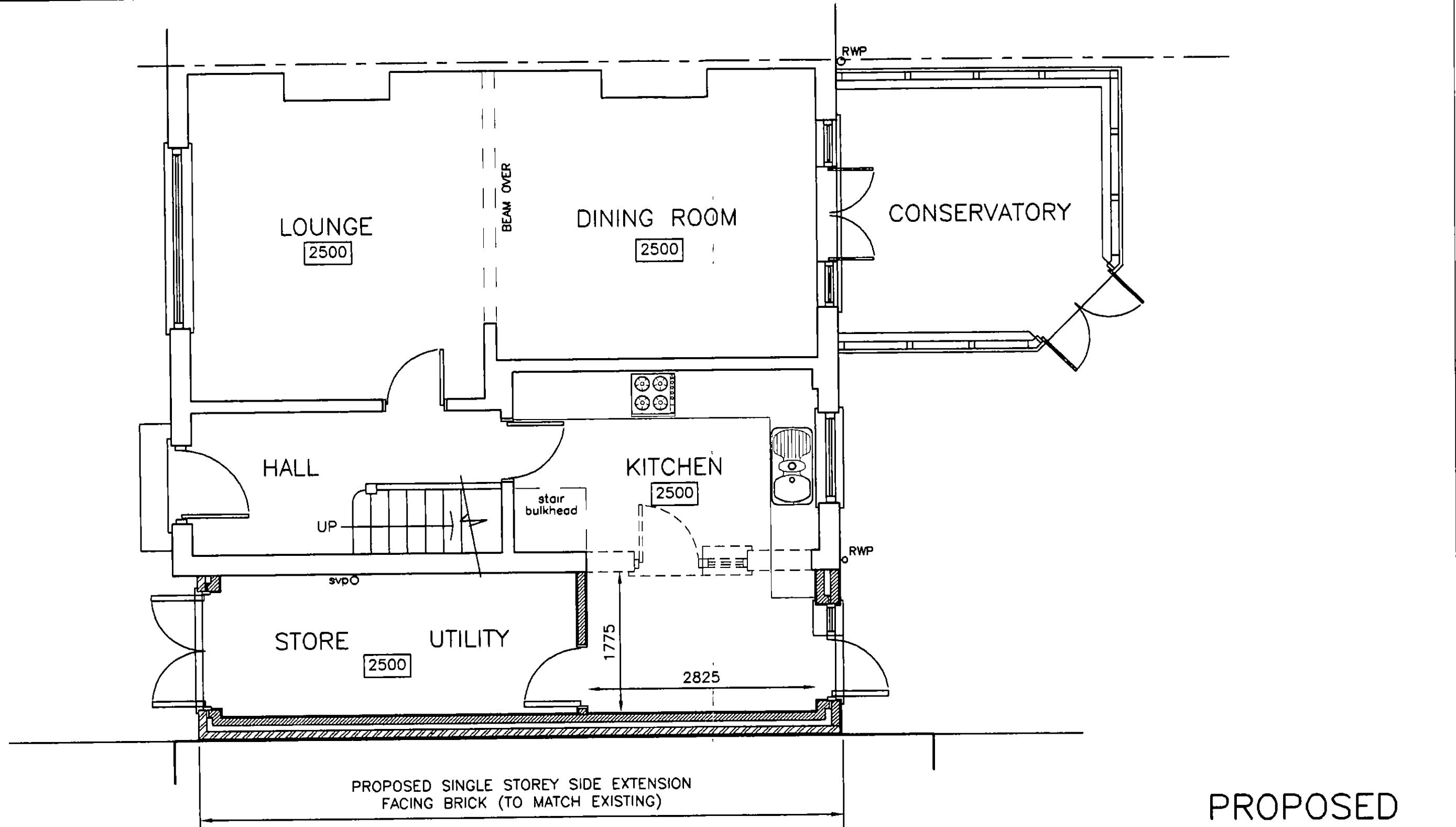
EXISTING

MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	EXISTING REAR ELEVATION	P. D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail elkinsdraw@aol.com	Date	Revision	Ref
			SCALE 1:50 DATE MAR '04 DRAWN BY PE	24-13/E4		



SIDE ELEVATION

MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	EXISTING SIDE ELEVATION	P.D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail elkinsdraw@aol.com	Date	Revision	Ref
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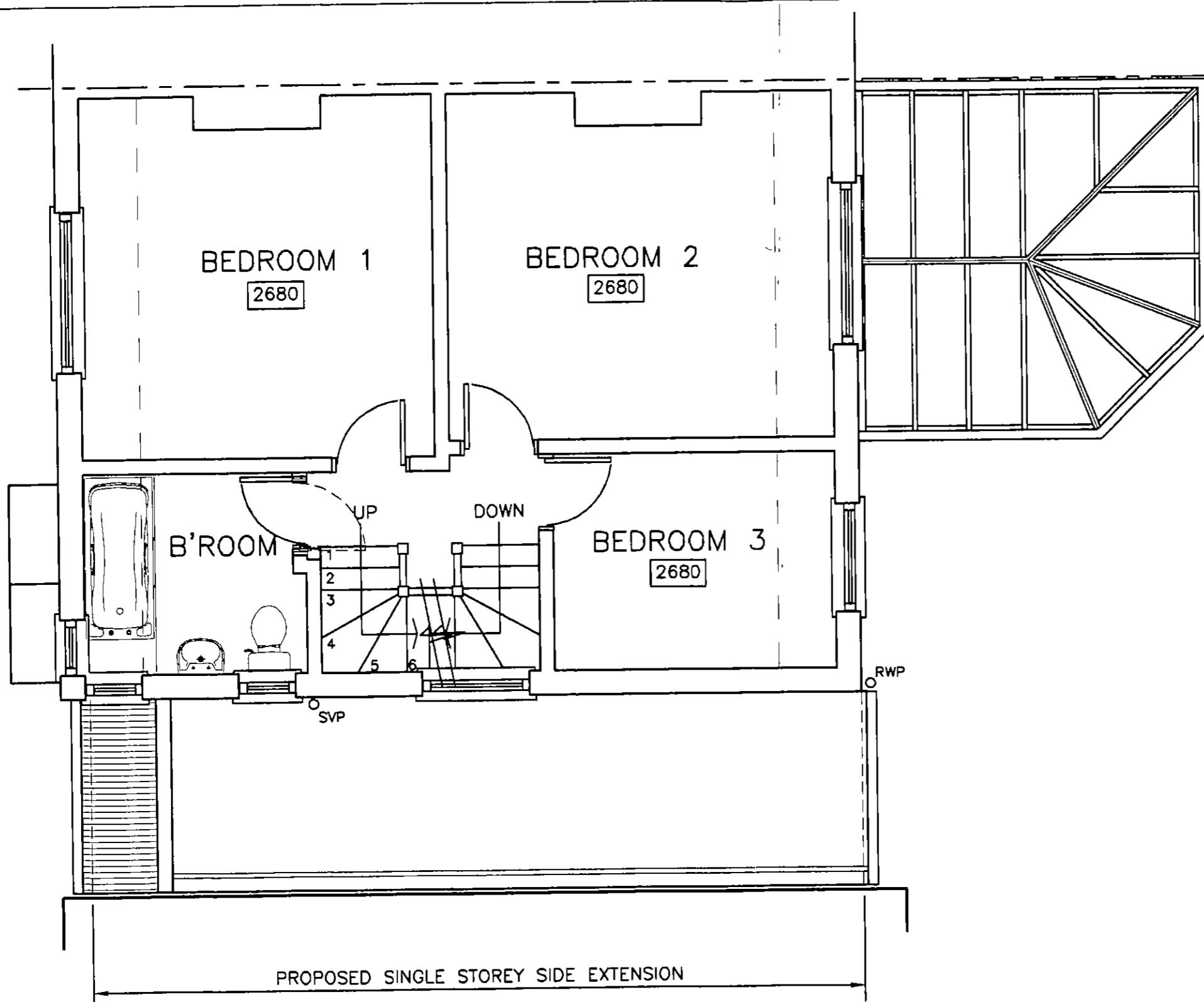


GROUND FLOOR LAYOUT

2740 DENOTES FLOOR TO CEILING HEIGHTS

PROPOSED

MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	PROPOSED SIDE EXTENSION GROUND FLOOR LAYOUT	P. D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail. elkinsdraw@aol.com	SCALE 1:50 DATE MAR. '04 DRAWN BY PE	ORG No. 24-13/P1
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FIRST FLOOR / ROOF LAYOUT

2680 DENOTES FLOOR TO CEILING HEIGHTS

PROPOSED

MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	PROPOSED SIDE EXTENSION ROOF LAYOUT	P.D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel / Fax 020 8873 3138 e-mail elkinsdraw@aol.com	Date	Revision	Ref.
				SCALE 1:50 DATE MAR. '04 DRAWN BY PE	DRG No. 24-13/P2	



FRONT ELEVATION

PROPOSED

MR. P. FENN	7A GROSVENOR AVENUE CARSHALTON SURREY	PROPOSED SIDE EXTENSION FRONT ELEVATION	P.D. ELKINS DESIGN & DRAWING SERVICES 140 Kingston Road Ewell Surrey KT17 2ES Tel. / Fax. 020 8873 3138 e-mail elkinsdraw@aol.com	Date	Revision	Ref
				SCALE 1:50 DATE MAR '04 DRAWN BY PE	DRG No. 24-13/P3	



PROPOSED
SINGLE STOREY
SIDE EXTENSION

REAR ELEVATION

PROPOSED

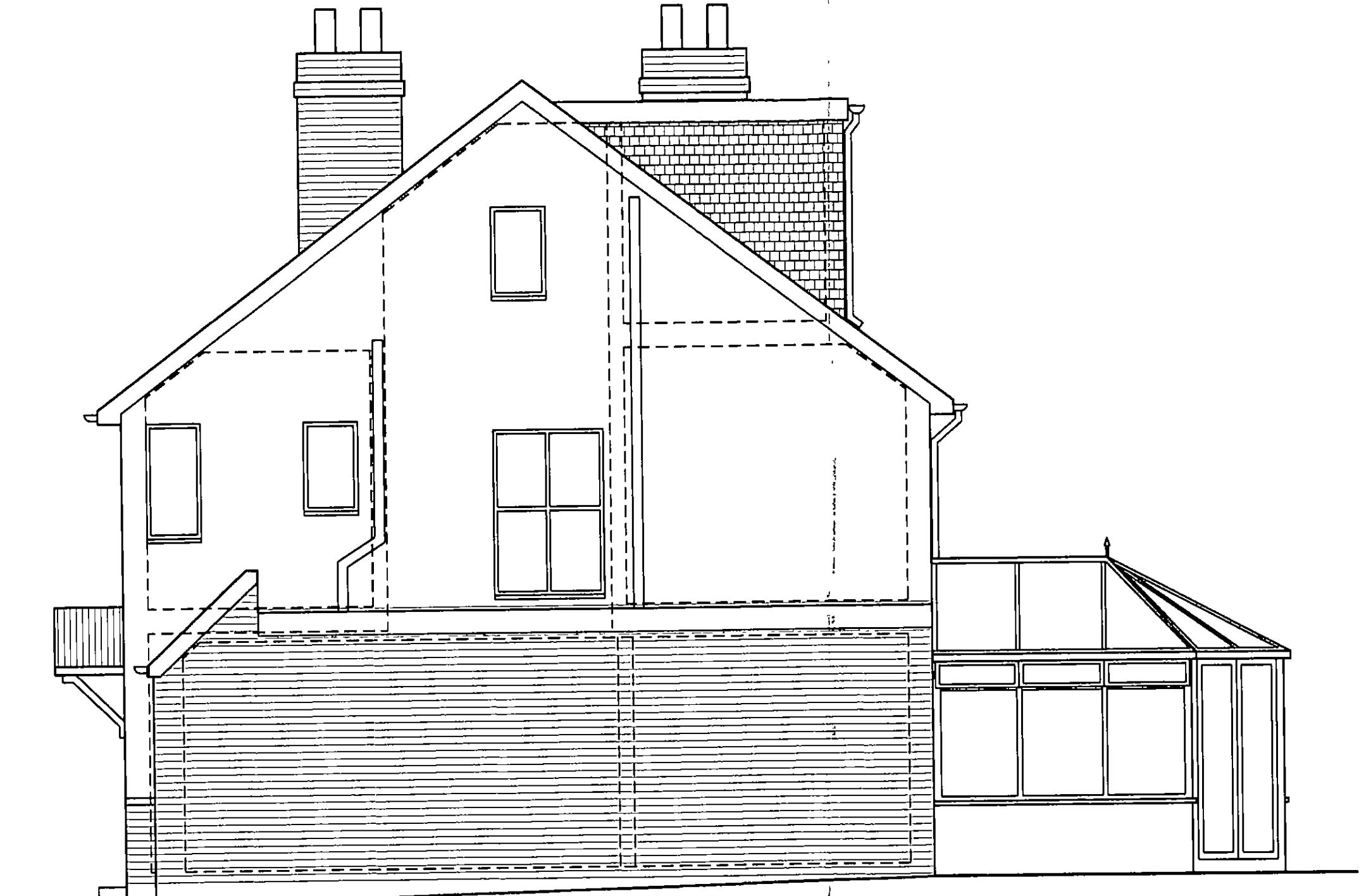
MR. P. FENN

7A GROSVENOR AVENUE
CARSHALTON
SURREY

PROPOSED
SIDE EXTENSION
REAR ELEVATION

P.D. ELKINS
DESIGN & DRAWING SERVICES
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Ewell Surrey KT17 2ES
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e-mail elkinsdraw@aol.com

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DATE MAR '04		24-13/P4
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SIDE ELEVATION

PROPOSED
SINGLE STOREY
SIDE EXTENSION

PROPOSED

MR. P. FENN

7A GROSVENOR AVENUE
CARSHALTON
SURREY

PROPOSED
SIDE EXTENSION
SIDE ELEVATION

P.D. ELKINS
DESIGN & DRAWING SERVICES
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Ewell Surrey KT17 2ES
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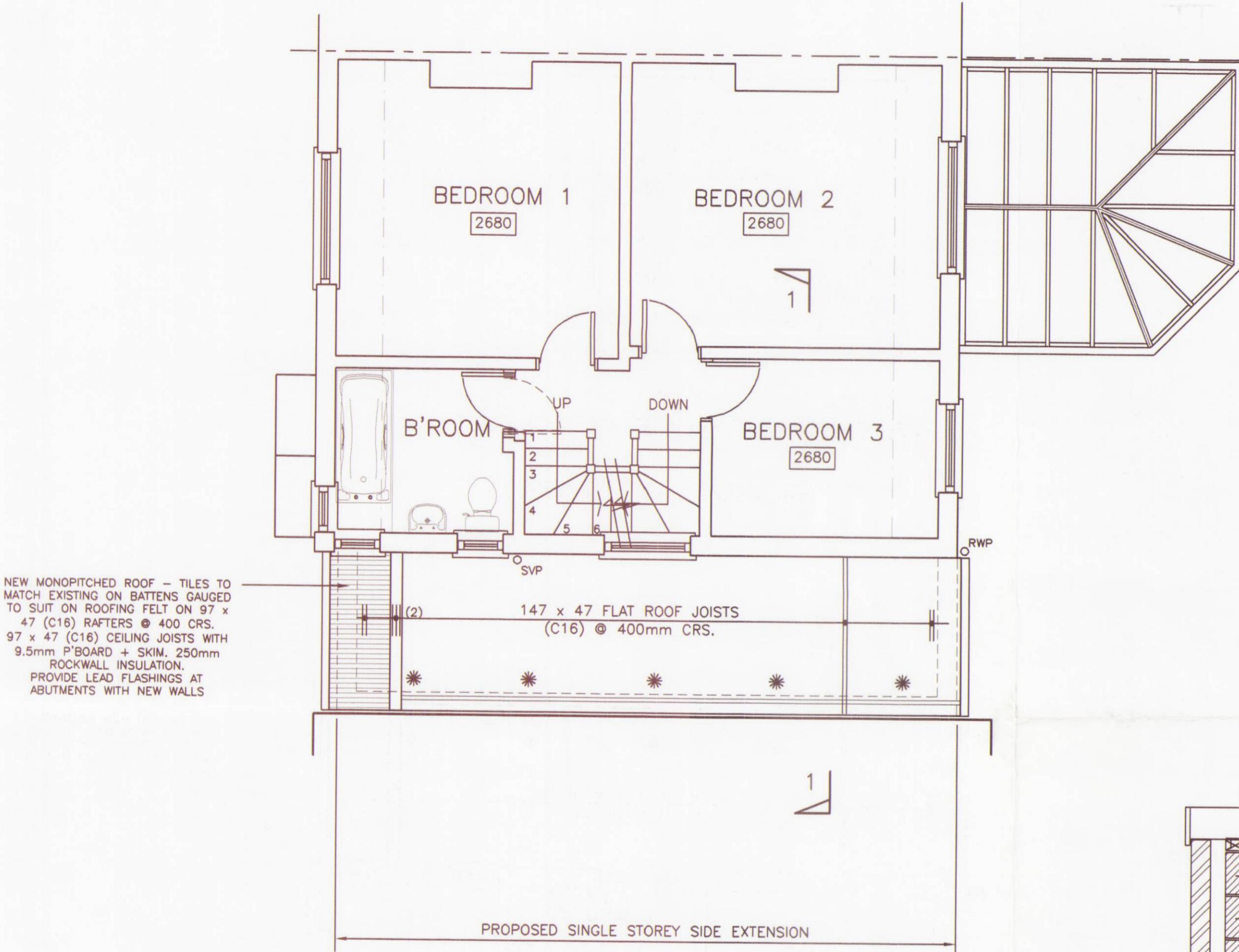
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PLACEHOLDER

Prepared by Resolution Ltd.

PLACEHOLDER



FIRST FLOOR / ROOF LAYOUT

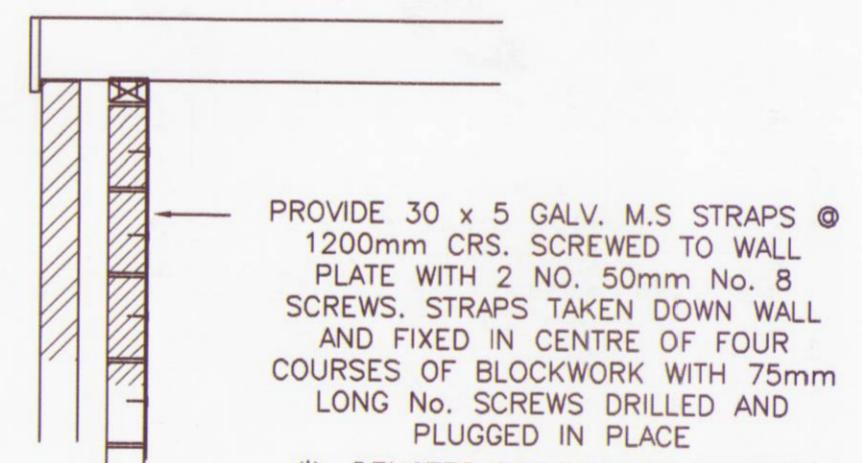
2680 DENOTES FLOOR TO CEILING HEIGHTS

NEW FLAT ROOF CONSTRUCTION (WARM ROOF)
SOLAR REFLECTIVE CHIPPINGS BITUMEN BEDDED ON PROVIDE 2 LAYER BUILD UP MINERAL FELT ON (FELT TO HAVE AC FIRE DESIGNATION) ON CELOTEX TEMPCHECK DECK REF. TD2075 LAID TO MANUFACTURERS SPECIFICATION ON TILTING FILLETS MIN. 25mm DEPTH LAID TO MIN. 1:60 FALL ON 147 x 47 FLAT ROOF JOISTS (C16) @ 400 CRS. MAX. CEILING FINISH 9.5mm P'BOARD + SKIM WITH VAPOUR BARRIER BETWEEN U/S OF JOISTS @ PLASTERBOARD.
'U' VALUE FOR CONSTRUCTION = 0.24
USE TREATED TIMBER FOR ALL TIMBERS

30 x 5 GALVANISED M.S STRAPS AT 1200 CRS. PULLED TO CAVITY SIDE OF INNER SKIN AND TAKEN OVER 3 NO. JOISTS / TRUSS RafterS AND FIXED TO EACH WITH 2 NO. 8 SCREWS. PROVIDE SOLID TIMBER BLOCKING BETWEEN JOISTS / TRUSS RafterS AT STRAP POSITIONS. DETAIL APPLIES AT CEILING JOIST LEVEL AND UP SLOPING SIDES OF GABLE ENDS.

WALL RESTRAINT DETAIL

(1:20)

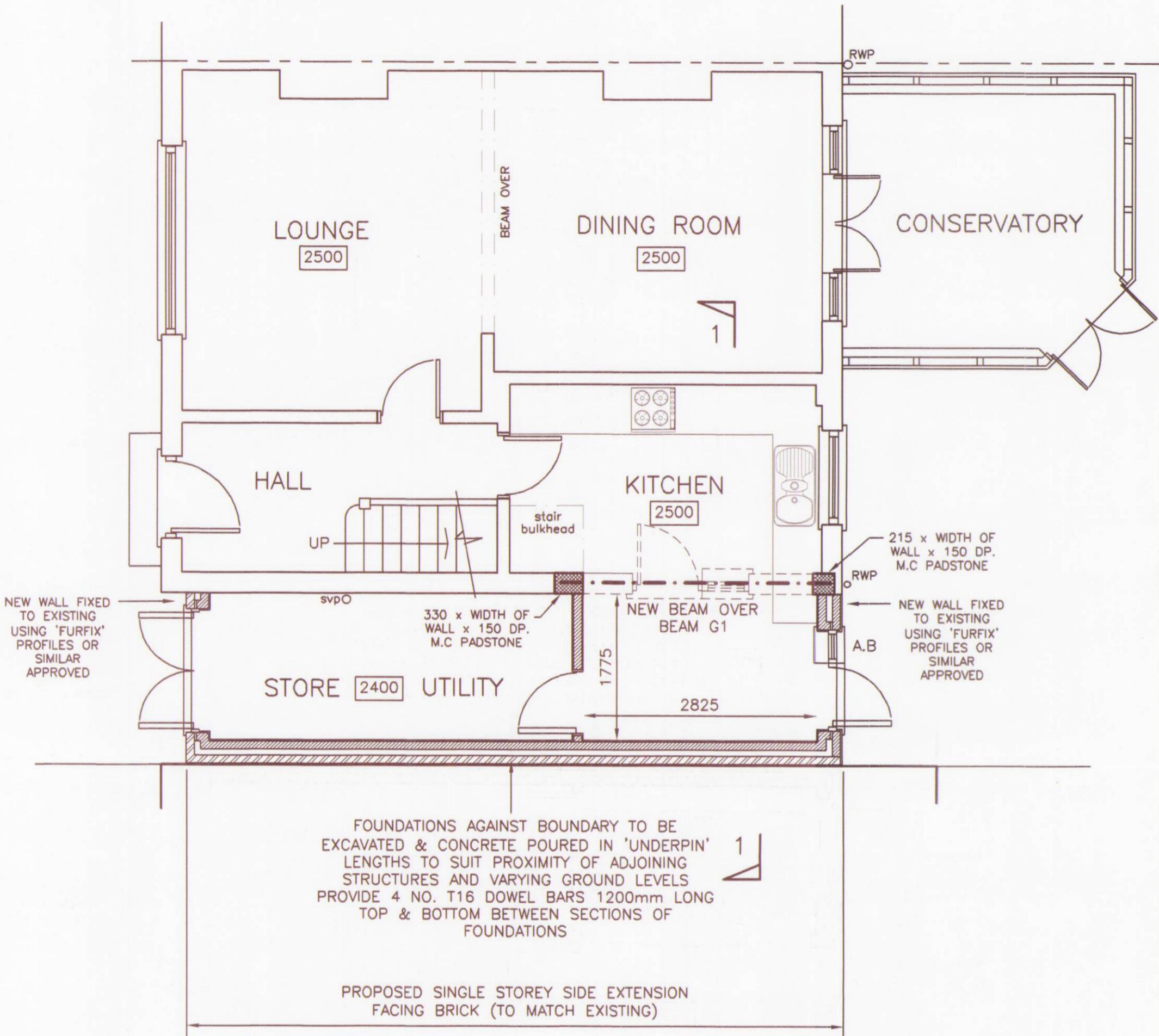


WALL PLATE HOLDING DOWN STRAP DETAIL

(1:20)



Date	Revision	Ref.
MR. P. FENN		
7A GROSVENOR AVENUE CARSHALTON SURREY		
PROPOSED 1ST. FLOOR / ROOF CONSTRUCTION DETAILS		
Scale 1:50	Drg. No.	
Date JAN. 2005		24-13/C2
Drawn By PE		
P.D. ELKINS DRAWING SERVICES LIMITED 140 Kingston Road Ewell Surrey KT17 2ES Tel. / Fax. 020 8873 3138 e-mail. pd.elkins@ntworld.com		



GROUND FLOOR LAYOUT

2740 DENOTES FLOOR TO CEILING HEIGHTS

LINTOLS OVER NEW OPENINGS
PROVIDE I.G LINTOL LTD. REF. L1/S70 OR SIM. APPROVED
150 MIN. BEARING AT EACH END.
LINTOLS TO BE INSULATED

A.B DENOTES PROPOSED AIR BRICKS TO SUSPENDED FLOOR CONSTRUCTION ONLY
DUCTS PROVIDED UNDER NEW GROUND BEARING SLAB TO MAINTAIN VENTILATION TO EXISTING TIMBER SUSPENDED FLOOR

FOUNDATION CONSTRUCTION

PROVIDE MIN. 450mm WIDE (EXCEPT WHERE NOTED) CONCRETE STRIP FOOTINGS (CONCRETE GRADE C20) TAKEN DOWN 1000mm MIN. BELOW EXISTING OR PROPOSED GROUND LEVEL WHICHEVER THE LOWEST AND TO BE AT A LEVEL BEYOND THE INFLUENCE OF TREE ROOTS & DRAIN RUNS.
ALL FOUNDATIONS & THEIR BEARINGS TO BE TO THE APPROVAL OF THE BUILDING CONTROL OFFICER.
WHERE DRAIN RUNS PASSED THROUGH NEW WALLS PROVIDE P.C PLANK LINTOLS OVER. 150mm MIN. BEARING

NEW BEAM DETAILS

BEAM G1

PROVIDE 2 NO. 180 x 90 PFC'S BOLTED TOGETHER USING 16mm DIA. BOLTS AND TUBE SPACERS @ 450mm CRS. SIZE OF SPACERS TO SUIT WIDTH OF NEW WALL OVER. BEAM ON M.C PADSTONES EACH END (SIZE AS SHOWN)
BEAM BEARING ON PADSTONES 200mm.

GENERAL NOTES

STEELWORK TO BE GRADE 43

NEW BEAMS TO BE PAINTED WITH INTUMESCENT PAINT 'NULLIFIRE' OR SIMILAR APPROVED TO ACHIEVE $\frac{1}{2}$ HR. FIRE RATING OR ALTERNATIVELY CASE STEELWORK WITH 2 SKINS 12.5mm PLASTERBOARD.

STRUCTURE OVER TO BE TEMPORARILY PROPPED DURING CONSTRUCTION OF NEW OPENINGS. PROPPING TO BE THE RESPONSIBILITY OF THE MAIN CONTRACTOR

STEELWORK TO BE TREATED WITH APPROVED ZINC PHOSPHATE PRIMER AT WORKS AND TOUCHED UP ON SITE WHERE NECESSARY

NEW EXTERNAL WALL CONSTRUCTION

FACING BRICK FINISH
290mm CAVITY WALL - FACING BRICK OUTER SKIN (102) 75mm MIN. CAVITY FULLY FILLED ROCKWALL INSULATION 100mm BLOCK CELCON STANDARD (4N) OR SIM. 13mm LIGHTWEIGHT PLASTER FINISH INTERNALLY ('U' VALUE = 0.30 W/m² K)

RNDERED FINISH

308mm CAVITY WALL - 100mm BLOCK OUTER SKIN CELCON STANDARD (4N) OR SIM. 75mm MIN. CAVITY FULLY FILLED ROCKWALL INSULATION 100mm BLOCK CELCON STANDARD (4N) OR SIM. 13mm LIGHTWEIGHT PLASTER FINISH INTERNALLY ('U' VALUE = 0.30 W/m² K)

PROVIDE MOVEMENT JOINTS TO WALLS IN ACCORDANCE WITH BRICK & BLOCK MANUFACTURERS RECOMMENDATIONS GENERALLY 12m MAX. TO BRICKWORK GENERALLY 6m MAX. TO BLOCKWORK

CAVITY WALL SKINS TIED TOGETHER USING PROPRIETARY STAINLESS STEEL WALL TIES @ 750 CRS. HORIZONTALLY & 450 CRS. VERTICALLY STAGGERED. TIES @ 225 CRS. EACH SIDE OF OPENINGS

GROUND FLOOR CONSTRUCTION

SOLID CONSTRUCTION

PROVIDE 65mm MIN. SCREED (REINFORCED D49 MESH) ON 1000 GAUGE POLYTHENE VAPOUR BARRIER ON 60mm DP. CELOTEX INSULATION REF. FL2060 OR SIM. APPROVED ON 150 DP. CONCRETE R.C SLAB GRADE C35 REINFORCED WITH ONE LAYER A193 MESH IN TOP (25mm COVER) ON 1200 GAUGE DPM LAPPED WITH EXTERNAL DPC DPM ON BLINDING ON 150 MIN. COMPACTED HARDCORE ('U' VALUE LESS THAN 0.25 W/m² K)

FINISH TO BE TO THE CLIENTS RECOMMENDATIONS

SUBJECT TO GROUND CONDITIONS ALTERNATIVELY USE :-

SUSPENDED CONSTRUCTION

PROPRIETARY 150 DP. RIB & BLOCK FLOOR OR 170 x 47 TIMBER JOISTS (C16) @ 400 CRS. PROVIDE MID SPAN STRUTTING TO JOISTS. SPAN OF JOISTS SHOWN THUS →

PROVIDE MIN. 150 DP. VENTILATED VOID BELOW FLOOR. INSULATION TO BE AS SOLID FLOOR CONSTRUCTION IF RIB & BLOCK FLOOR. IF TIMBER JOISTS PROVIDE 70mm DP. CELOTEX INSULATION REF. FL2070 BETWEEN JOISTS

PROVIDE 25mm MIN. INSULATION TO PERIMETER OF GROUND SLAB AT JUNCTION WITH EXTERNAL WALLS.
(SEE TYPICAL DETAILS)

NEW INTERNAL WALL CONSTRUCTION

WALL BETWEEN NEW KITCHEN AREA & UTILITY AREA
PROVIDE 100mm BLOCKWALL CELCON STANDARD (4N) BLOCKS OR SIMILAR APPROVED WITH 13mm PLASTER EACH SIDE.
WALL BUILT OFF NEW GROUND SLAB.
INTERNAL DOOR OPENING POSITION TO BE AGREED WITH CLIENT

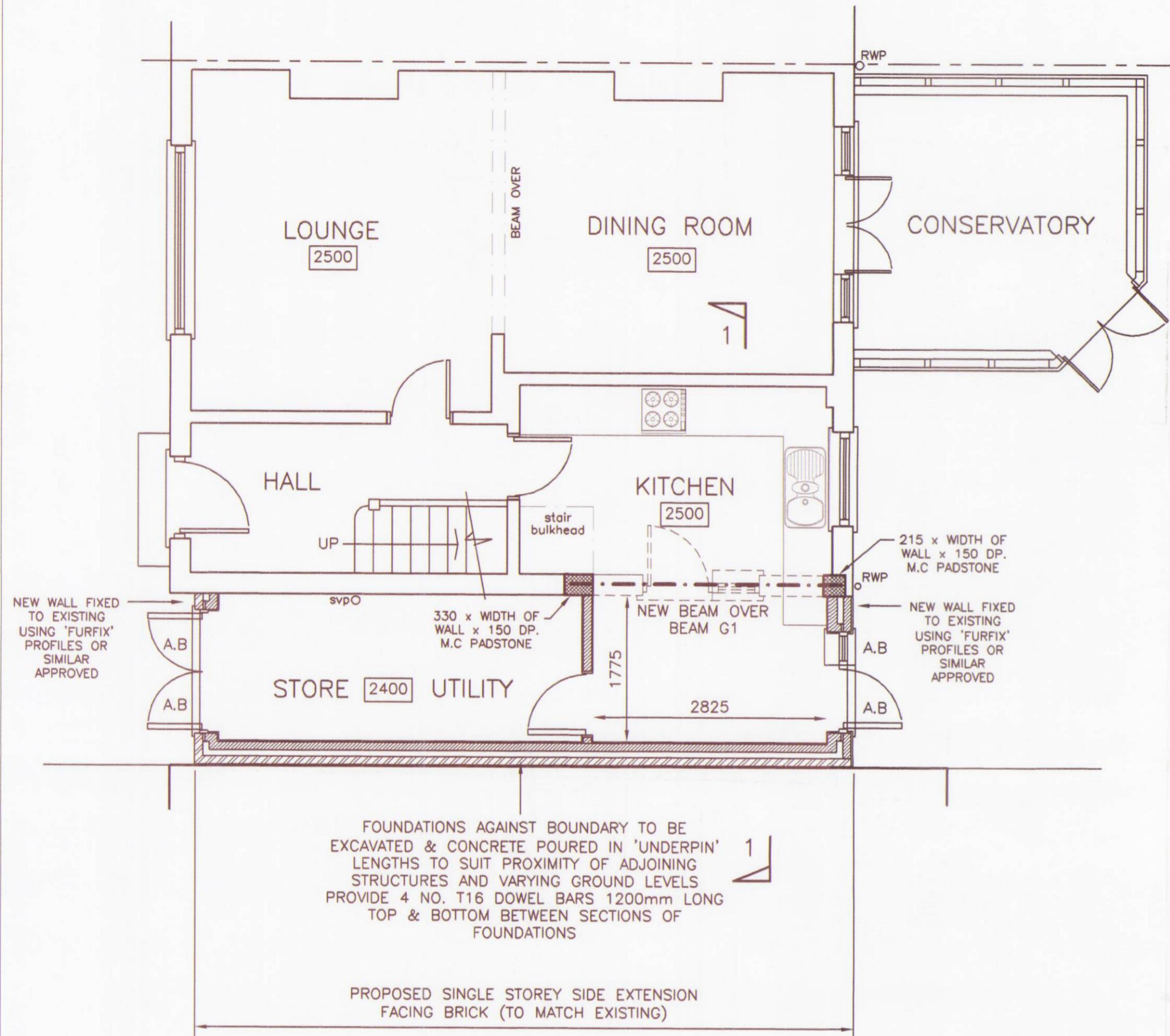
Date	Revision	Ref.
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MR. P. FENN

7A GROSVENOR AVENUE
CARSHALTON
SURREY

PROPOSED
GROUND FLOOR LAYOUT
CONSTRUCTION DETAILS

Scale 1:50	Drg. No.
Date JAN. 2005	24-13/C1
Drawn By PE	
P.D. ELKINS DRAWING SERVICES LIMITED 140 Kingston Road Ewell Surrey KT17 2ES Tel. / Fax. 020 8873 3138 e-mail. pd.elkins@ntlworld.com	



FOUNDATION CONSTRUCTION

PROVIDE MIN. 450mm WIDE (EXCEPT WHERE NOTED) CONCRETE STRIP FOOTINGS (CONCRETE GRADE C20) TAKEN DOWN 1000mm MIN. BELOW EXISTING OR PROPOSED GROUND LEVEL WHICHEVER THE LOWEST AND TO BE AT A LEVEL BEYOND THE INFLUENCE OF TREE ROOTS & DRAIN RUNS.
ALL FOUNDATIONS & THEIR BEARINGS TO BE TO THE APPROVAL OF THE BUILDING CONTROL OFFICER. WHERE DRAIN RUNS PASSED THROUGH NEW WALLS PROVIDE P.C PLANK LINTOLS OVER. 150mm MIN. BEARING

NEW BEAM DETAILS

BEAM G1

PROVIDE 2 NO. 180 x 90 PFC'S BOLTED TOGETHER USING 16mm DIA. BOLTS AND TUBE SPACERS @ 450mm CRS. SIZE OF SPACERS TO SUIT WIDTH OF NEW WALL OVER. BEAM ON M.C PADSTONES EACH END (SIZE AS SHOWN)
BEAM BEARING ON PADSTONES 200mm.

GENERAL NOTES

STEELWORK TO BE GRADE 43

NEW BEAMS TO BE PAINTED WITH INTUMESCENT PAINT 'NULLIFIRE' OR SIMILAR APPROVED TO ACHIEVE $\frac{1}{2}$ HR. FIRE RATING OR ALTERNATIVELY CASE STEELWORK WITH 2 SKINS 12.5mm PLASTERBOARD.

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RNDERED FINISH

308mm CAVITY WALL - 100mm BLOCK OUTER SKIN CELCON STANDARD (4N) OR SIM. 75mm CAVITY FULLY FILLED ROCKWALL INSULATION 100mm BLOCK CELCON STANDARD (4N) OR SIM. 13mm LIGHTWEIGHT PLASTER FINISH INTERNALLY ('U' VALUE = 0.30 W/m² K)

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GROUND FLOOR CONSTRUCTION

SOLID CONSTRUCTION

PROVIDE 65mm MIN. SCREED (REINFORCED D49 MESH) ON 1000 GAUGE POLYTHENE VAPOUR BARRIER ON 60mm DP. CELOTEX INSULATION REF. FL2060 OR SIM. APPROVED ON 150 DP. CONCRETE R.C SLAB GRADE C35 REINFORCED WITH ONE LAYER A193 MESH IN TOP (25mm COVER) ON 1200 GAUGE DPM LAPPED WITH EXTERNAL DPC DPM ON BLINDING ON 150 MIN. COMPACTED HARDCORE ('U' VALUE LESS THAN 0.25 W/m² K)

FINISH TO BE TO THE CLIENTS RECOMMENDATIONS

SUBJECT TO GROUND CONDITIONS ALTERNATIVELY USE :-

SUSPENDED CONSTRUCTION

PROPRIETARY 150 DP. RIB & BLOCK FLOOR OR 170 x 47 TIMBER JOISTS (C16) @ 400 CRS. PROVIDE MID SPAN STRUTTING TO JOISTS. SPAN OF JOISTS SHOWN THUS

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PROVIDE 25mm MIN. INSULATION TO PERIMETER OF GROUND SLAB AT JUNCTION WITH EXTERNAL WALLS. (SEE TYPICAL DETAILS)

NOTE. FLOOR DECKING TO THE UTILITY, KITCHEN AREAS TO BE MOISTURE RESISTANT

DRAWING AMENDED &
UPDATED IN
ACCORDANCE WITH
LOCAL AUTHORITIES
COMMENTS

07.05.05 Date Revision Ref.

MR. P. FENN

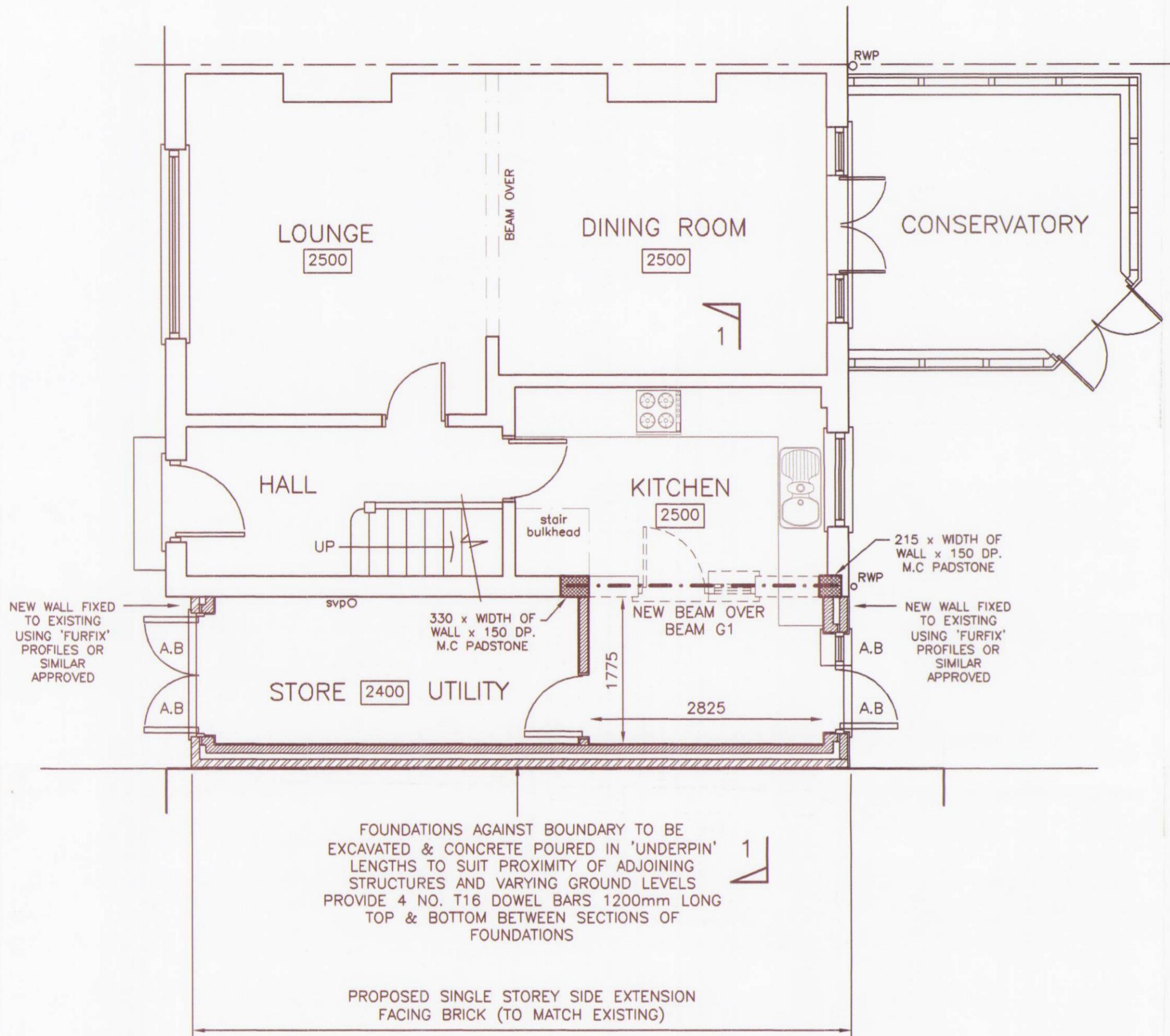
7A GROSVENOR AVENUE
CARSHALTON
SURREY

PROPOSED
GROUND FLOOR LAYOUT
CONSTRUCTION DETAILS

Scale 1:50	Drg. No.
Date JAN. 2005	
Drawn By PE	

24-13/C1

P.D. ELKINS
DRAWING SERVICES LIMITED
140 Kingston Road
Ewell Surrey KT17 2ES
Tel. / Fax. 020 8873 3138
e-mail. pd.elkins@ntworld.com



FOUNDATION CONSTRUCTION

PROVIDE MIN. 450mm WIDE (EXCEPT WHERE NOTED) CONCRETE STRIP FOOTINGS (CONCRETE GRADE C20) TAKEN DOWN 1000mm MIN. BELOW EXISTING OR PROPOSED GROUND LEVEL WHICHEVER THE LOWEST AND TO BE AT A LEVEL BEYOND THE INFLUENCE OF TREE ROOTS & DRAIN RUNS.
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NEW EXTERNAL WALL CONSTRUCTION

FACING BRICK FINISH
290mm CAVITY WALL - FACING BRICK OUTER SKIN (102)
75mm MIN. CAVITY FULLY FILLED ROCKWALL INSULATION
100mm BLOCK CELCON STANDARD (4N) OR SIM.
13mm LIGHTWEIGHT PLASTER FINISH INTERNALLY
('U' VALUE = 0.30 W/m² K)

RNDERED FINISH
308mm CAVITY WALL - 100mm BLOCK OUTER SKIN
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NEW BEAM DETAILS

BEAM G1

PROVIDE 2 NO. 180 x 90 PFC'S BOLTED TOGETHER USING 16mm DIA. BOLTS AND TUBE SPACERS @ 450mm CRS. SIZE OF SPACERS TO SUIT WIDTH OF NEW WALL OVER. BEAM ON M.C PADSTONES EACH END (SIZE AS SHOWN)
BEAM BEARING ON PADSTONES 200mm.

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NEW INTERNAL WALL CONSTRUCTION
WALL BETWEEN NEW KITCHEN AREA & UTILITY AREA
PROVIDE 100mm BLOCKWALL CELCON STANDARD (4N) BLOCKS OR SIMILAR APPROVED WITH 13mm PLASTER EACH SIDE.
WALL BUILT OFF NEW GROUND SLAB.
INTERNAL DOOR OPENING POSITION TO BE AGREED WITH CLIENT

GROUND FLOOR CONSTRUCTION

SOLID CONSTRUCTION

PROVIDE 65mm MIN. SCREED (REINFORCED D49 MESH) ON 1000 GAUGE POLYTHENE VAPOUR BARRIER ON 60mm DP. CELOTEX INSULATION REF. FL2060 OR SIM. APPROVED ON 150 DP. CONCRETE R.C SLAB GRADE C35 REINFORCED WITH ONE LAYER A193 MESH IN TOP (25mm COVER) ON 1200 GAUGE DPM LAPPED WITH EXTERNAL DPC DPM ON BLINDING ON 150 MIN. COMPACTED HARDCORE ('U' VALUE LESS THAN 0.25 W/m² K)
FINISH TO BE TO THE CLIENTS RECOMMENDATIONS
SUBJECT TO GROUND CONDITIONS ALTERNATIVELY USE :-

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PROVIDE MID SPAN STRUTTING TO JOISTS.
SPAN OF JOISTS SHOWN THUS →
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(SEE TYPICAL DETAILS)

NOTE. FLOOR DECKING TO THE UTILITY, KITCHEN AREAS TO BE MOISTURE RESISTANT

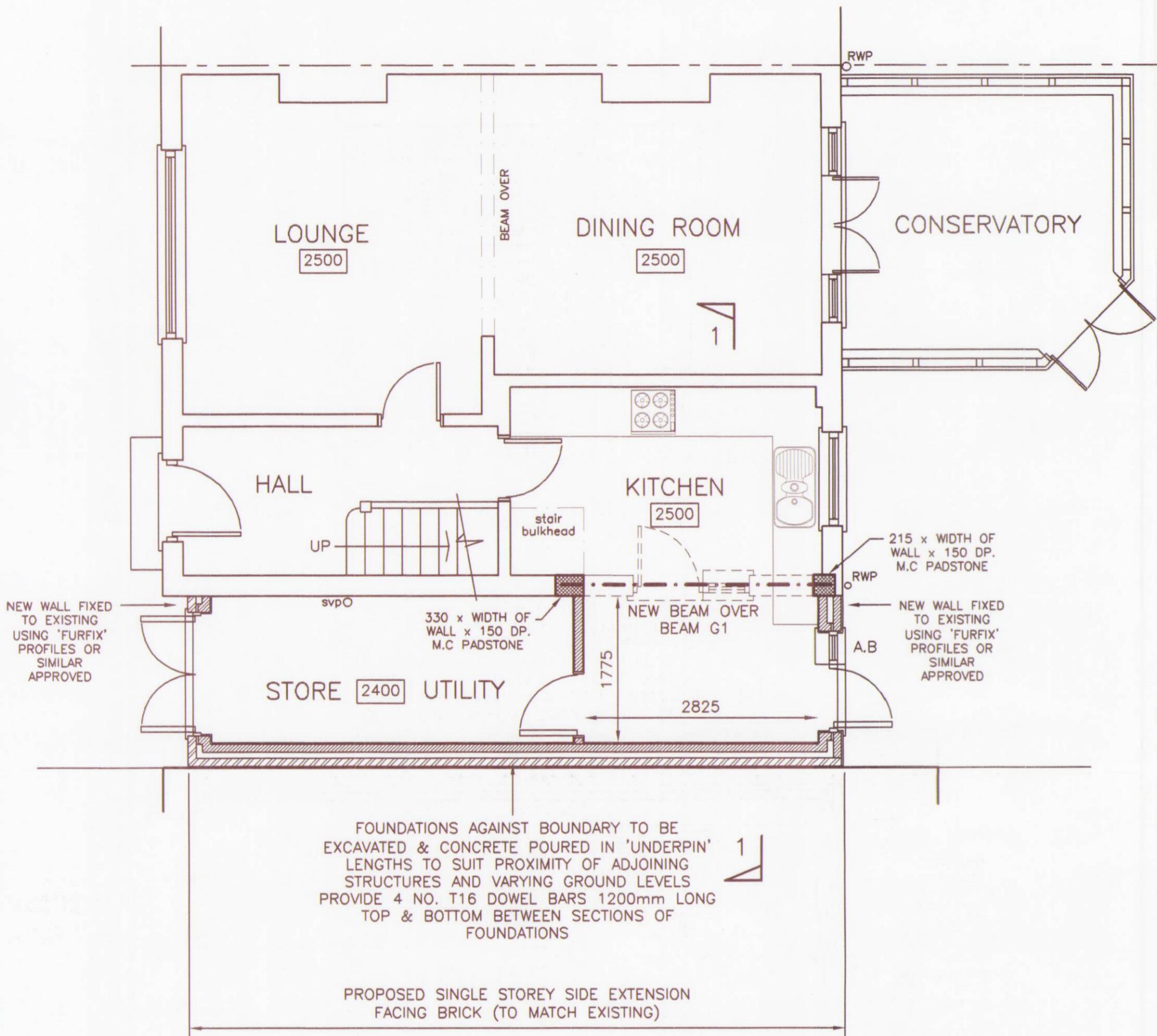
DRAWING AMENDED & UPDATED IN ACCORDANCE WITH LOCAL AUTHORITIES COMMENTS	07.05.05	A
Date	Revision	Ref.

MR. P. FENN

7A GROSVENOR AVENUE
CARSHALTON
SURREY

PROPOSED
GROUND FLOOR LAYOUT
CONSTRUCTION DETAILS

Scale 1:50	Drg. No.
Date JAN. 2005	
Drawn By PE	24-13/C1
P.D. ELKINS DRAWING SERVICES LIMITED 140 Kingston Road Ewell Surrey KT17 2ES Tel. / Fax. 020 8873 3138 e-mail. pd.elkins@ntlworld.com	A



GROUND FLOOR LAYOUT

2740 DENOTES FLOOR TO CEILING HEIGHTS

LINTOLS OVER NEW OPENINGS
PROVIDE I.G LINTOL LTD. REF. L1/S70 OR SIM. APPROVED
150 MIN. BEARING AT EACH END.
LINTOLS TO BE INSULATED

A,B DENOTES PROPOSED AIR BRICKS TO SUSPENDED FLOOR CONSTRUCTION ONLY
DUCTS PROVIDED UNDER NEW GROUND BEARING SLAB TO MAINTAIN VENTILATION TO EXISTING TIMBER SUSPENDED FLOOR

FOUNDATION CONSTRUCTION

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ALL FOUNDATIONS & THEIR BEARINGS TO BE TO THE APPROVAL OF THE BUILDING CONTROL OFFICER.
WHERE DRAIN RUNS PASSED THROUGH NEW WALLS PROVIDE P.C PLANK LINTOLS OVER. 150mm MIN. BEARING

NEW BEAM DETAILS

BEAM G1

PROVIDE 2 NO. 180 x 90 PFC'S BOLTED TOGETHER USING 16mm DIA. BOLTS AND TUBE SPACERS @ 450mm CRS. SIZE OF SPACERS TO SUIT WIDTH OF NEW WALL OVER. BEAM ON M.C PADSTONES EACH END (SIZE AS SHOWN)
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GROUND FLOOR CONSTRUCTION

SOLID CONSTRUCTION

PROVIDE 65mm MIN. SCREED (REINFORCED D49 MESH) ON 1000 GAUGE POLYTHENE VAPOUR BARRIER ON 60mm DP. CELOTEX INSULATION REF. FL2060 OR SIM. APPROVED ON 150 DP. CONCRETE R.C SLAB GRADE C35 REINFORCED WITH ONE LAYER A193 MESH IN TOP (25mm COVER) ON 1200 GAUGE DPM LAPPED WITH EXTERNAL DPC DPM ON BLINDING ON 150 MIN. COMPACTED HARDCORE ('U' VALUE LESS THAN 0.25 W/m² K)

FINISH TO BE TO THE CLIENTS RECOMMENDATIONS

SUBJECT TO GROUND CONDITIONS ALTERNATIVELY USE :-

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PROVIDE 25mm MIN. INSULATION TO PERIMETER OF GROUND SLAB AT JUNCTION WITH EXTERNAL WALLS.
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NEW INTERNAL WALL CONSTRUCTION

WALL BETWEEN NEW KITCHEN AREA & UTILITY AREA
PROVIDE 100mm BLOCKWALL CELCON STANDARD (4N) BLOCKS OR SIMILAR APPROVED WITH 13mm PLASTER EACH SIDE.
WALL BUILT OFF NEW GROUND SLAB.
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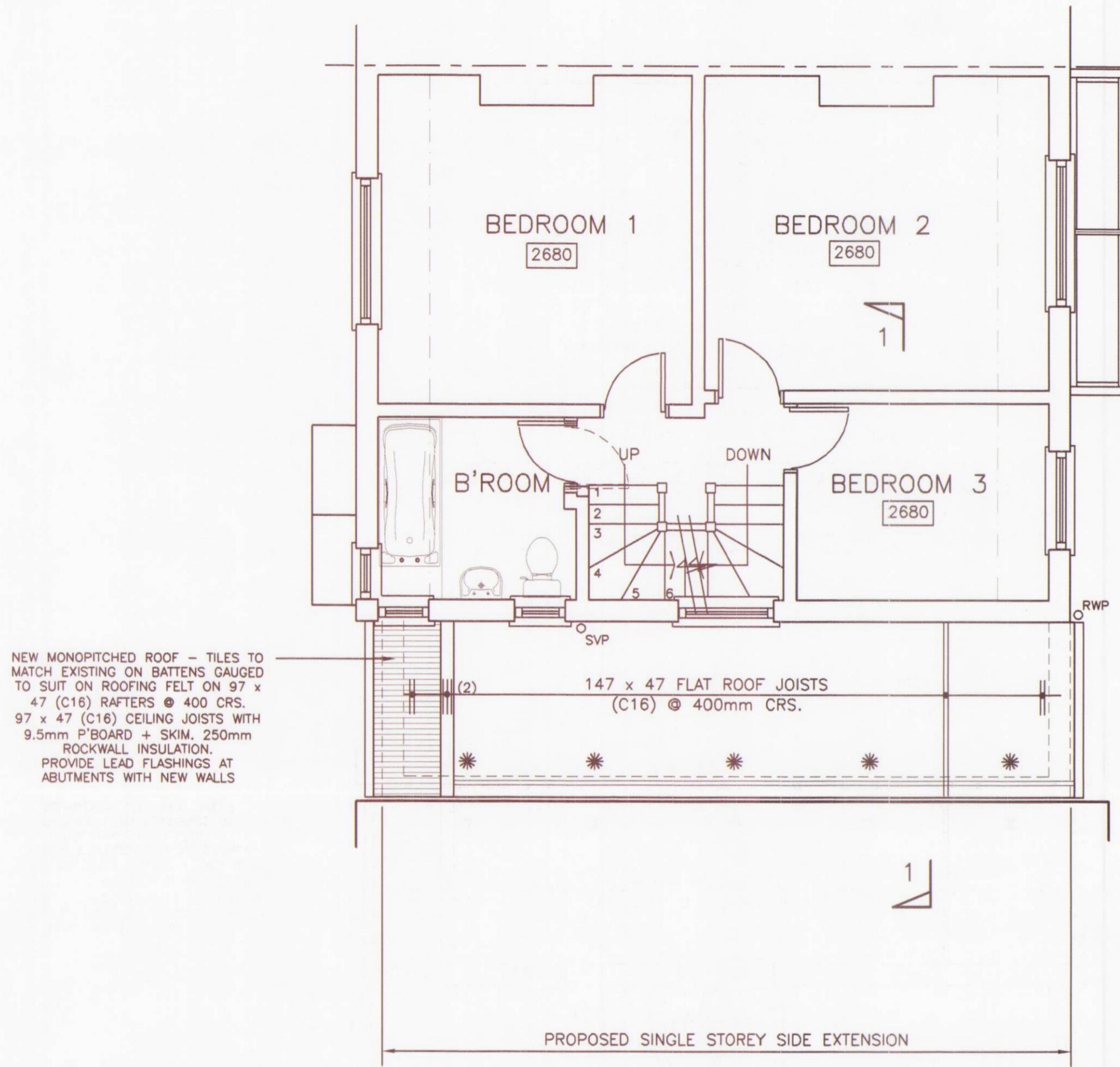
Date	Revision	Ref.
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MR. P. FENN

7A GROSVENOR AVENUE
CARSHALTON
SURREY

PROPOSED
GROUND FLOOR LAYOUT
CONSTRUCTION DETAILS

Scale 1:50	Drg. No.
Date JAN. 2005	24-13/C1
Drawn By PE	
P.D. ELKINS DRAWING SERVICES LIMITED 140 Kingston Road Ewell Surrey KT17 2ES Tel. / Fax. 020 8873 3138 e-mail. pd.elkins@ntlworld.com	

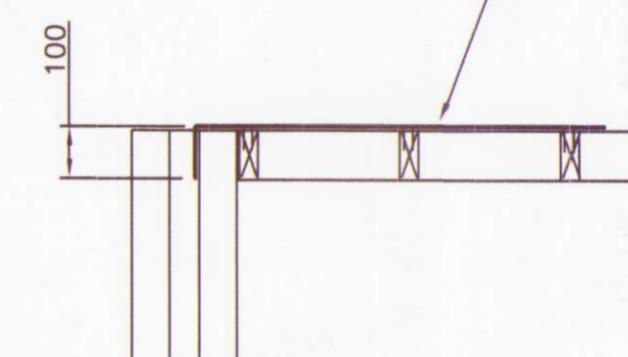


FIRST FLOOR / ROOF LAYOUT

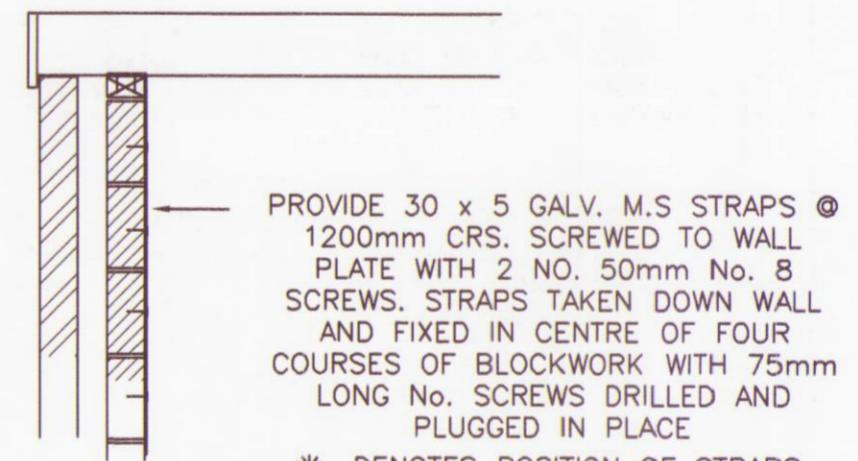
2680 DENOTES FLOOR TO CEILING HEIGHTS

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 SOLAR REFLECTIVE CHIPPINGS BITUMEN BEDDED ON PROVIDE 2 LAYER BUILD UP MINERAL FELT ON (FELT TO HAVE AC FIRE DESIGNATION) ON CELOTEX TEMPCHECK DECK REF. TD2075 LAID TO MANUFACTURERS SPECIFICATION ON TILTING FILLETS MIN. 25mm DEPTH LAID TO MIN. 1:60 FALL ON 147 x 47 FLAT ROOF JOISTS (C16) @ 400 CRS. MAX. CEILING FINISH 9.5mm P'BOARD + SKIM WITH VAPOUR BARRIER BETWEEN U/S OF JOISTS @ PLASTERBOARD.
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WALL RESTRAINT DETAIL
 (1:20)



PROVIDE 30 x 5 GALV. M.S STRAPS @ 1200mm CRS. SCREWED TO WALL PLATE WITH 2 NO. 50mm No. 8 SCREWS. STRAPS TAKEN DOWN WALL AND FIXED IN CENTRE OF FOUR COURSES OF BLOCKWORK WITH 75mm LONG No. SCREWS DRILLED AND PLUGGED IN PLACE
 * DENOTES POSITION OF STRAPS ON PLAN

WALL PLATE
HOLDING DOWN STRAP DETAIL
 (1:20)

MR. P. FENN

7A GROSVENOR AVENUE
 CARSHALTON
 SURREY

PROPOSED
 1ST. FLOOR / ROOF
 CONSTRUCTION DETAILS

Scale	1:50	Drg. No.
Date	JAN. 2005	
Drawn By	PE	
P.D. ELKINS DRAWING SERVICES LIMITED 140 Kingston Road Ewell Surrey KT17 2ES Tel. / Fax. 020 8873 3138 e-mail. pd.elkins@ntlworld.com	24-13/C2	

File End

1839 - Sutton



END

Prepared by Resolution Bureau Services

FILE END