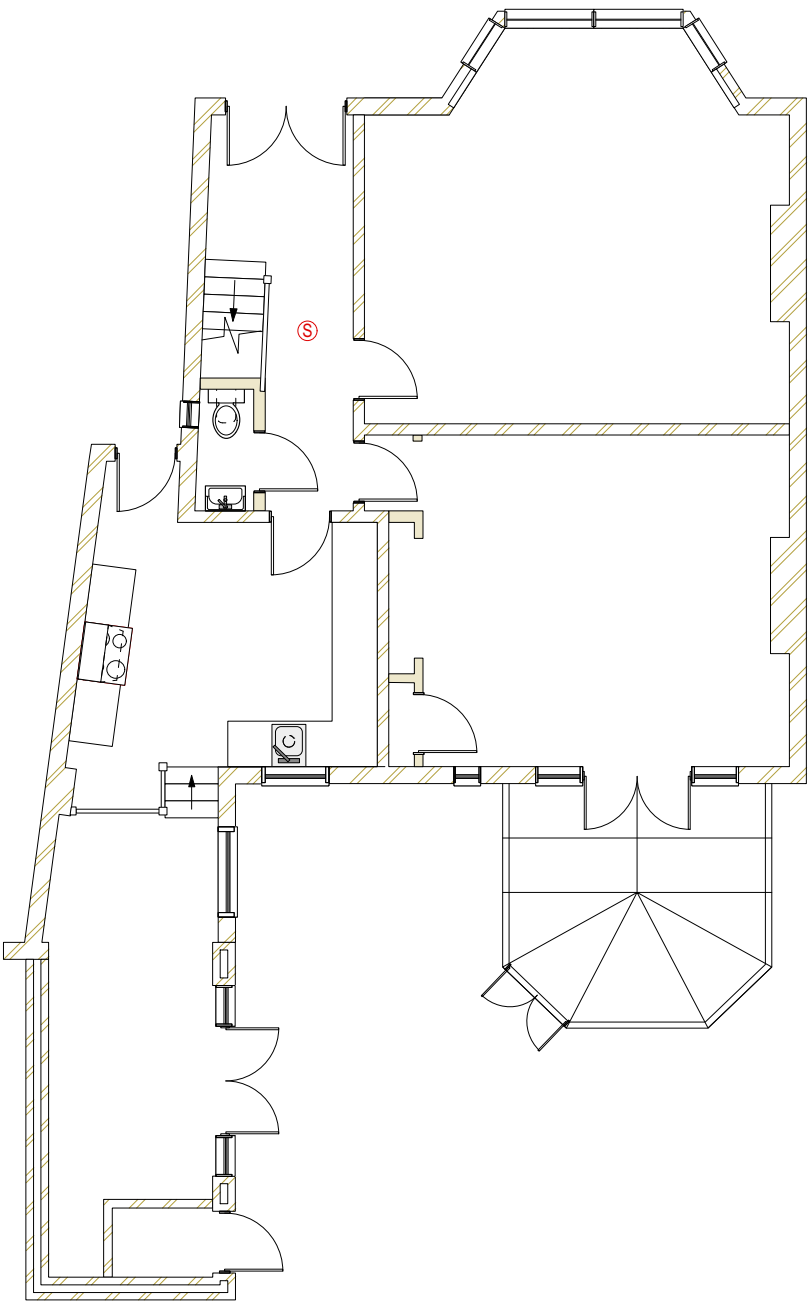
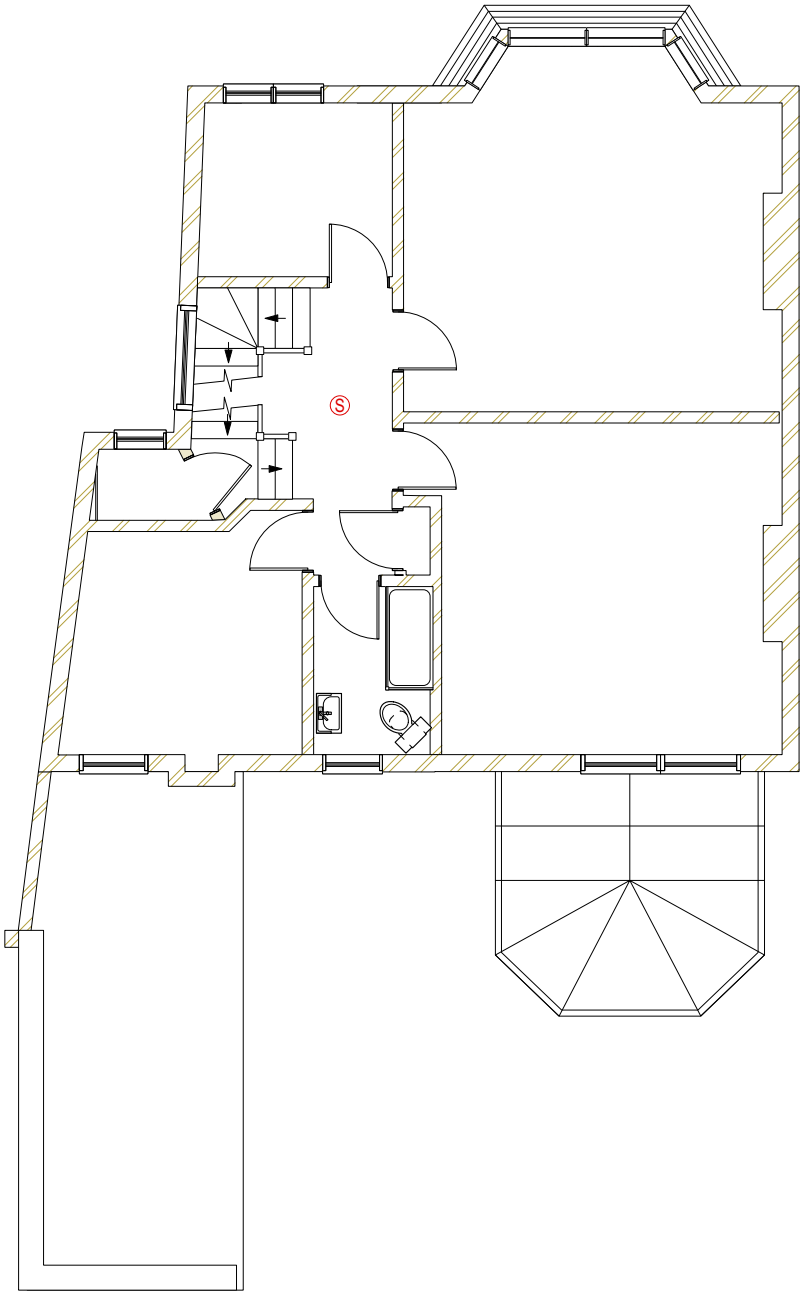
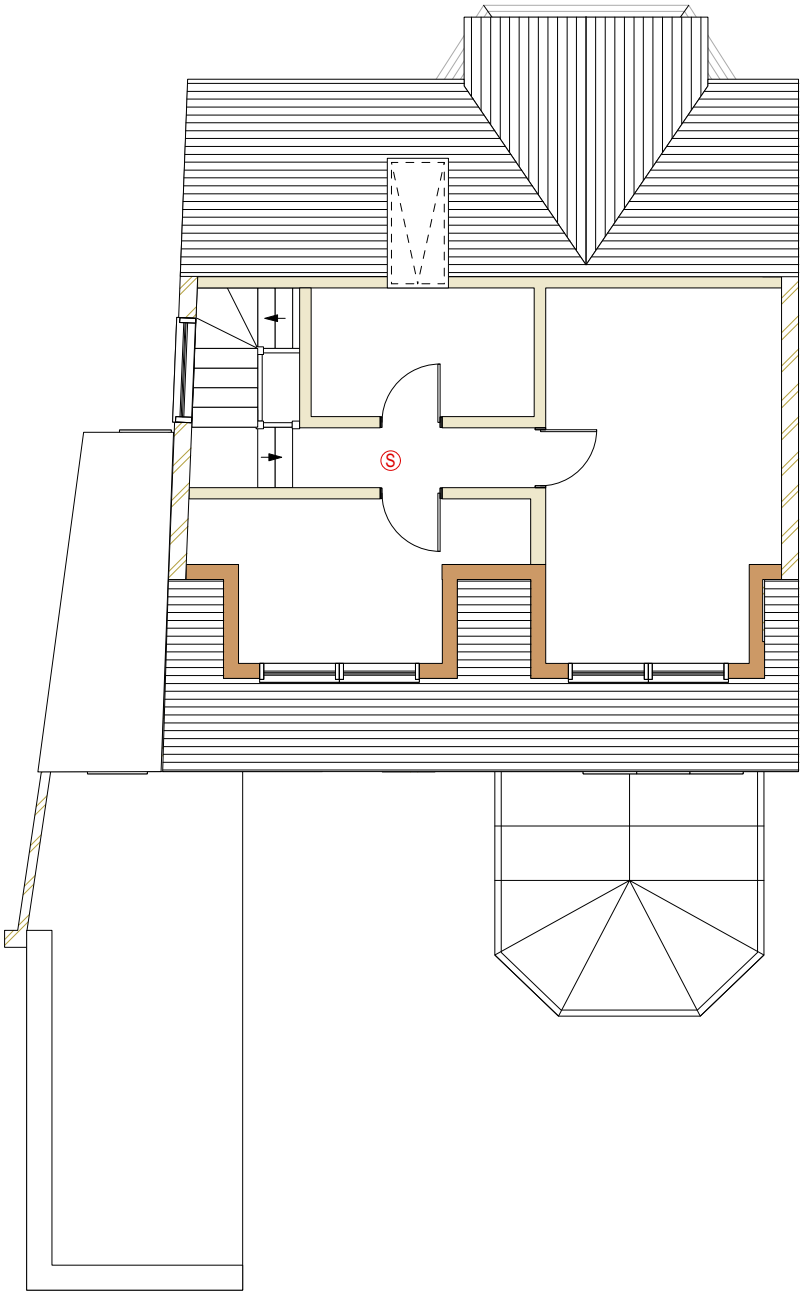




GROUND FLOOR PLAN



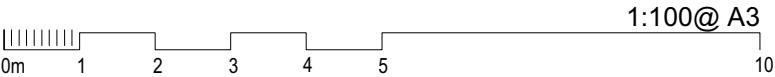
FIRST FLOOR PLAN



SECOND FLOOR PLAN

KEY

- Wall/structure to be removed
- Existing internal stud walls
- New internal stud walls
- Existing external solid walls
- Existing external tile clad timber walls
- New external solid walls
- New external cavity walls
- Smoke Detector/Sounder
- Heat Detector/Sounder
- Rainwater back inlet gulley
- Foul water back inlet gulley



NOTES:

responsibility to ensure that all relevant notices are issued in accordance with the Party Wall Act 1996.

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The contractor is to check all dimensions on site prior to the commencement of works.

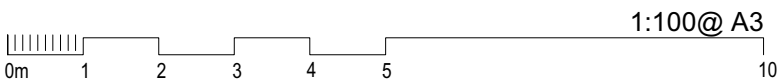
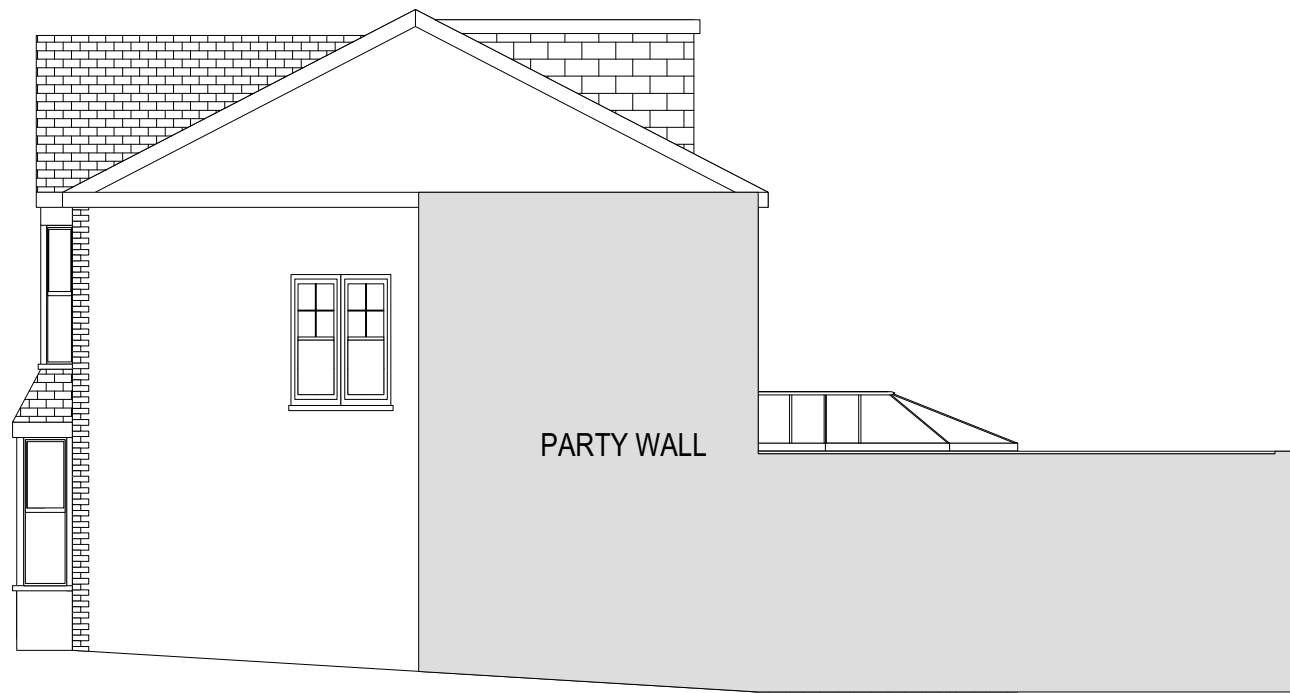
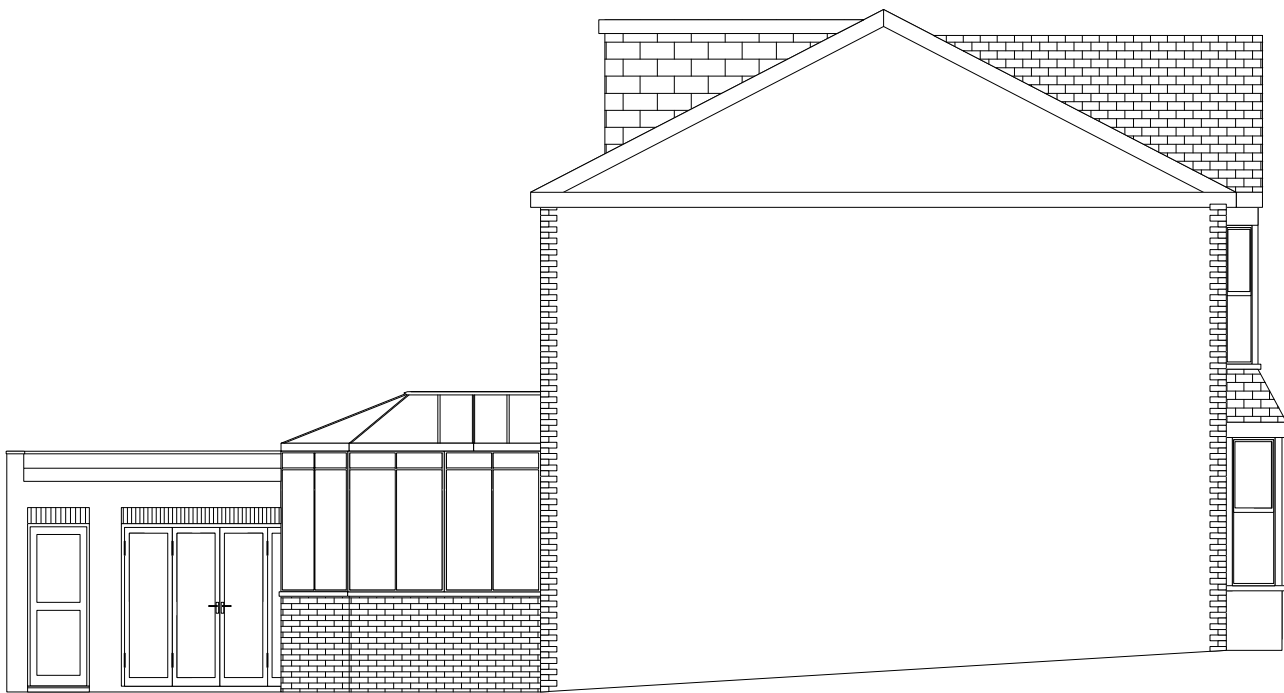
All designs, connections, workmanship, fixings or admixtures to comply with the current building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations etc

Project Title:
FRONT & REAR EXTENSION
& INTERNAL ALTERATIONS

Project Address:
56 FARRER ROAD LONDON N8

Dwg Title	EXISTING FLOOR PLANS	
Scale @ A3	1:100	Client: S. RAJARATNAM
Date	FEB 2022	
Drwg No.	F01/2022/PP/01	Rev:





NOTES:

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All designs, connections, workmanship, fixings or admixtures to comply with the current building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations etc

Project Title:
FRONT & REAR EXTENSION
& INTERNAL ALTERATIONS

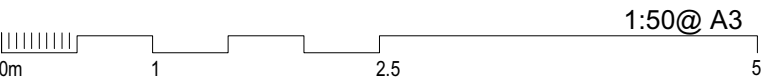
Project Address:
56 FARRER ROAD LONDON N8

Dwg Title	EXISTING ELEVATIONS	
Scale @ A3	1:100	Client: S. RAJARATNAM
Date	NOVEMBER 2023	
Drwg No.	F01/2022/PP/02	Rev: 1



KEY

- Wall/structure to be removed
- Existing internal stud walls
- New internal stud walls
- Existing external solid walls
- Existing external tile clad timber walls
- New external solid walls
- New external cavity walls
- Smoke Detector/Sounder
- Heat Detector/Sounder
- Mechanical Extractor (route to external are to be confirmed on site)
- Rainwater back inlet gulley
- Foul water back inlet gulley



NOTES:

responsibility to ensure that all relevant notices are issued in accordance with the Party Wall Act 1996.

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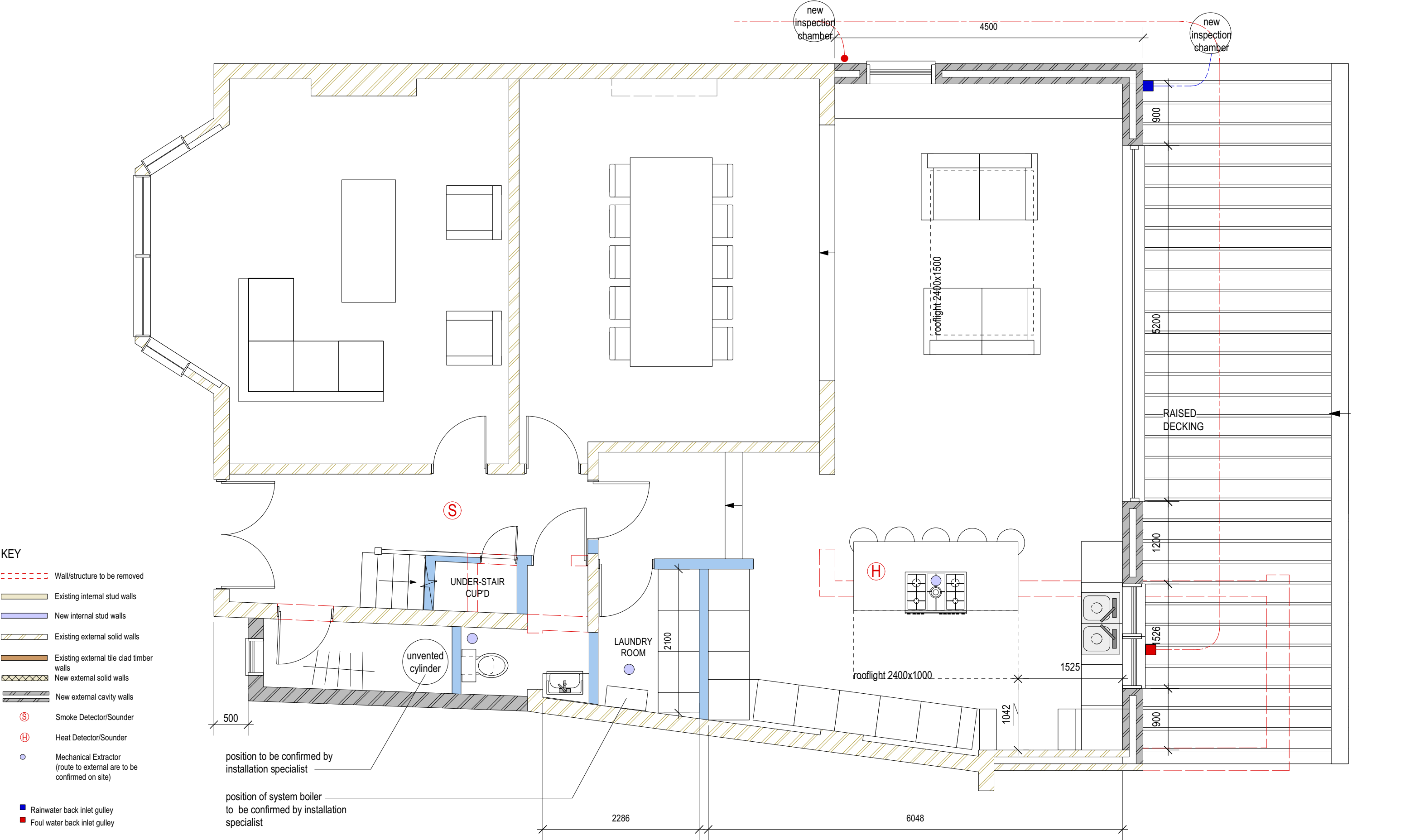
The contractor is to check all dimensions on site prior to the commencement of works.

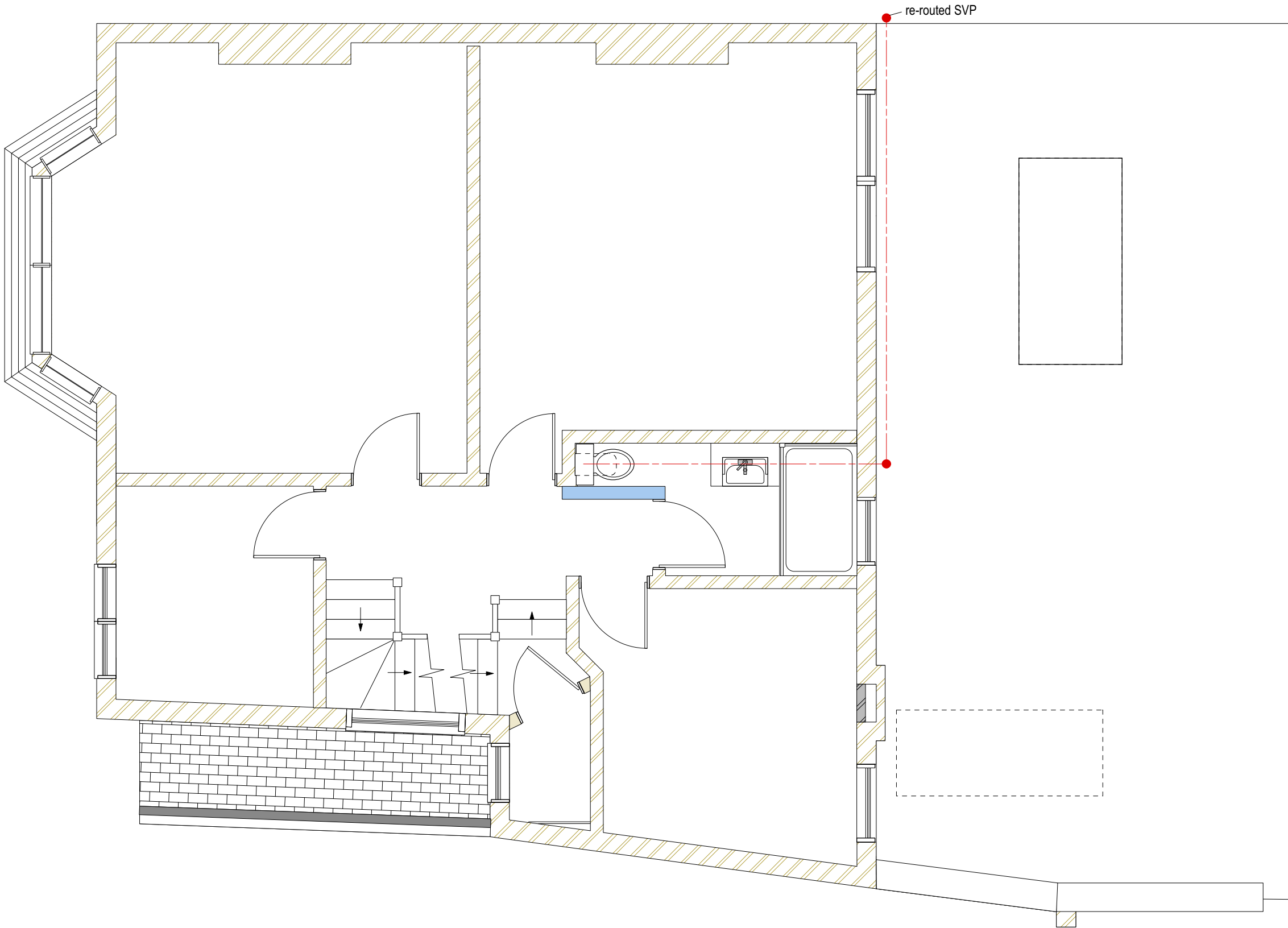
All designs, connections, workmanship, fixings or admixtures to comply with the current building Building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations etc

Project Title:
FRONT & REAR EXTENSION
& INTERNAL ALTERATIONS

Project Address:
56 FARRER ROAD LONDON N8

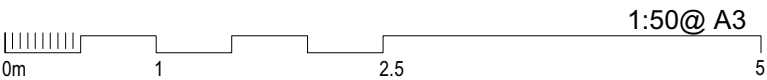
Dwg Title	PROPOSED GROUND FLOOR PLAN	
Scale @ A3	1:50	Client: S. RAJARATNAM
Date	DECEMBER 2023	
Dwg No.	F01/2022/PP/03	Rev: 7





KEY

- Wall/structure to be removed
- Existing internal stud walls
- New internal stud walls
- Existing external solid walls
- Existing external tile clad timber walls
- New external solid walls
- New external cavity walls
- Smoke Detector/Sounder
- Heat Detector/Sounder
- Rainwater back inlet gulley
- Foul water back inlet gulley



NOTES:

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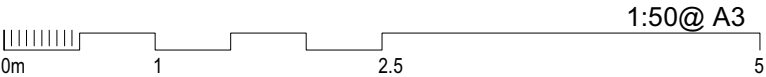
All designs, connections, workmanship, fixings or admixtures to comply with the current building Building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations etc

Project Title:
**FRONT & REAR EXTENSION
& INTERNAL ALTERATIONS**

Project Address:
56 FARRER ROAD LONDON N8

Dwg Title	PROPOSED FIRST FLOOR PLAN	
Scale @ A3	1:50	Client: S. RAJARATNAM
Date	DECEMBER 2023	
Drwg No.	F01/2022/PP/04	Rev: 5





NOTES:

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The contractor is to check all dimensions on site prior to the commencement of works.

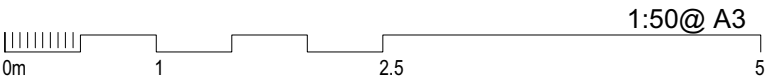
All designs, connections, workmanship, fixings or admixtures to comply with the current building Building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations etc

Project Title:
**FRONT & REAR EXTENSION
& INTERNAL ALTERATIONS**

Project Address:
56 FARRER ROAD LONDON N8

Dwg Title	PROPOSED FRONT ELEVATION	
Scale @ A3	1:50	Client: S. RAJARATNAM
Date	SEPTEMBER 2022	
Drwg No.	F01/2022/PP/05	Rev: 1





NOTES:

It is the owners responsibility to ensure that all relevant notices are issued in accordance with the Party Wall Act 1996.

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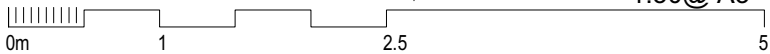
All designs, connections, workmanship, fixings or admixtures to comply with the current building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations etc

Project Title:
FRONT & REAR EXTENSION
& INTERNAL ALTERATIONS

Project Address:
56 FARRER ROAD LONDON N8

Dwg Title	PROPOSED SIDE ELEVATION	
Scale @ A3	1:50	Client: S. RAJARATNAM
Date	DECEMBER 2023	
Drwg No.	F01/2022/PP/06	Rev: 5





NOTES:
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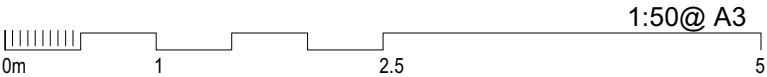
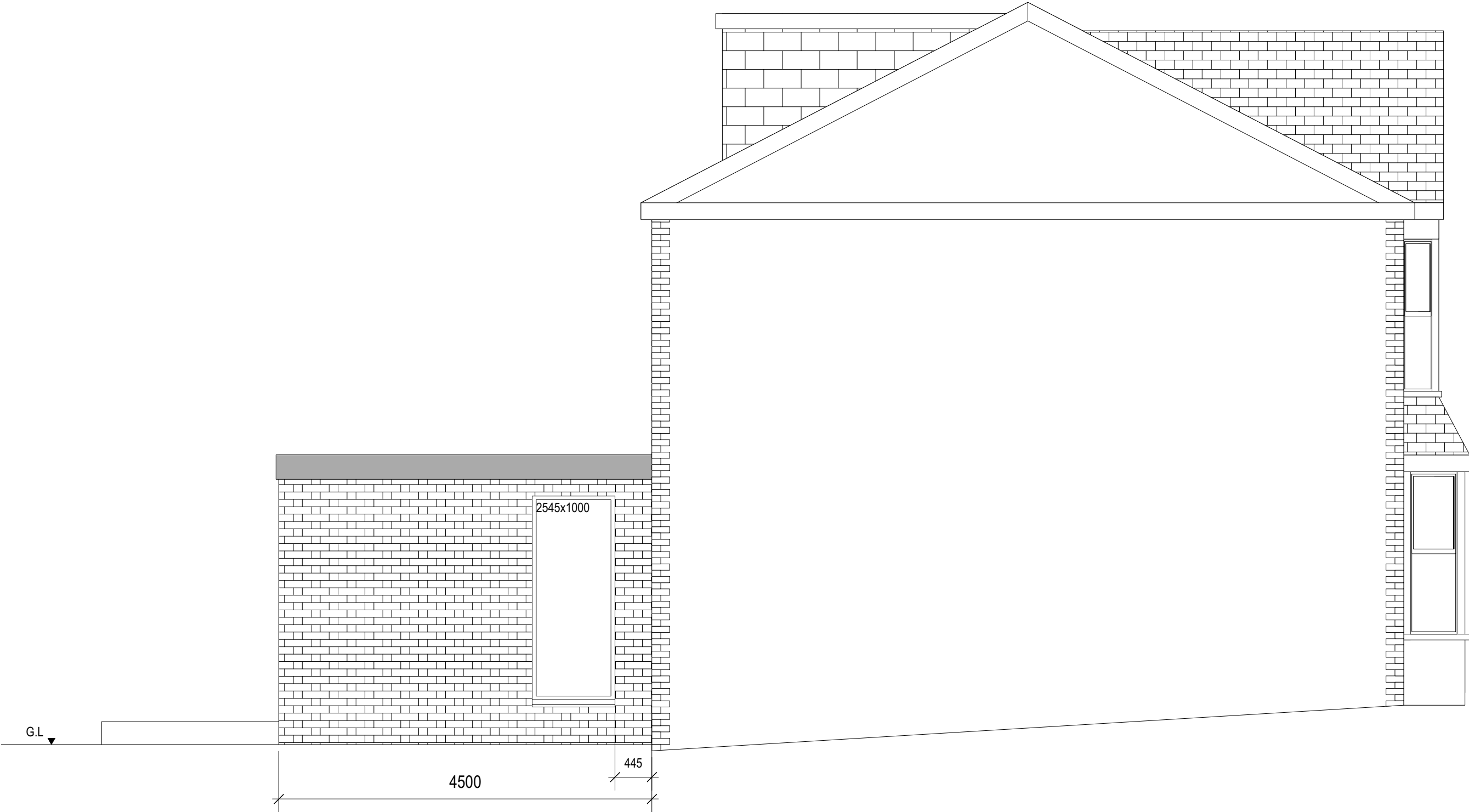
All designs, connections, workmanship, fixings or admixtures to comply with the current building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations etc

Project Title:
FRONT & REAR EXTENSION
& INTERNAL ALTERATIONS

Project Address:
56 FARRER ROAD LONDON N8

Dwg Title	PROPOSED REAR ELEVATION	
Scale @ A3	1:50	Client: S. RAJARATNAM
Date	DECEMBER 2023	
Drwg No.	F01/2022/PP/07	Rev: 5





NOTES:

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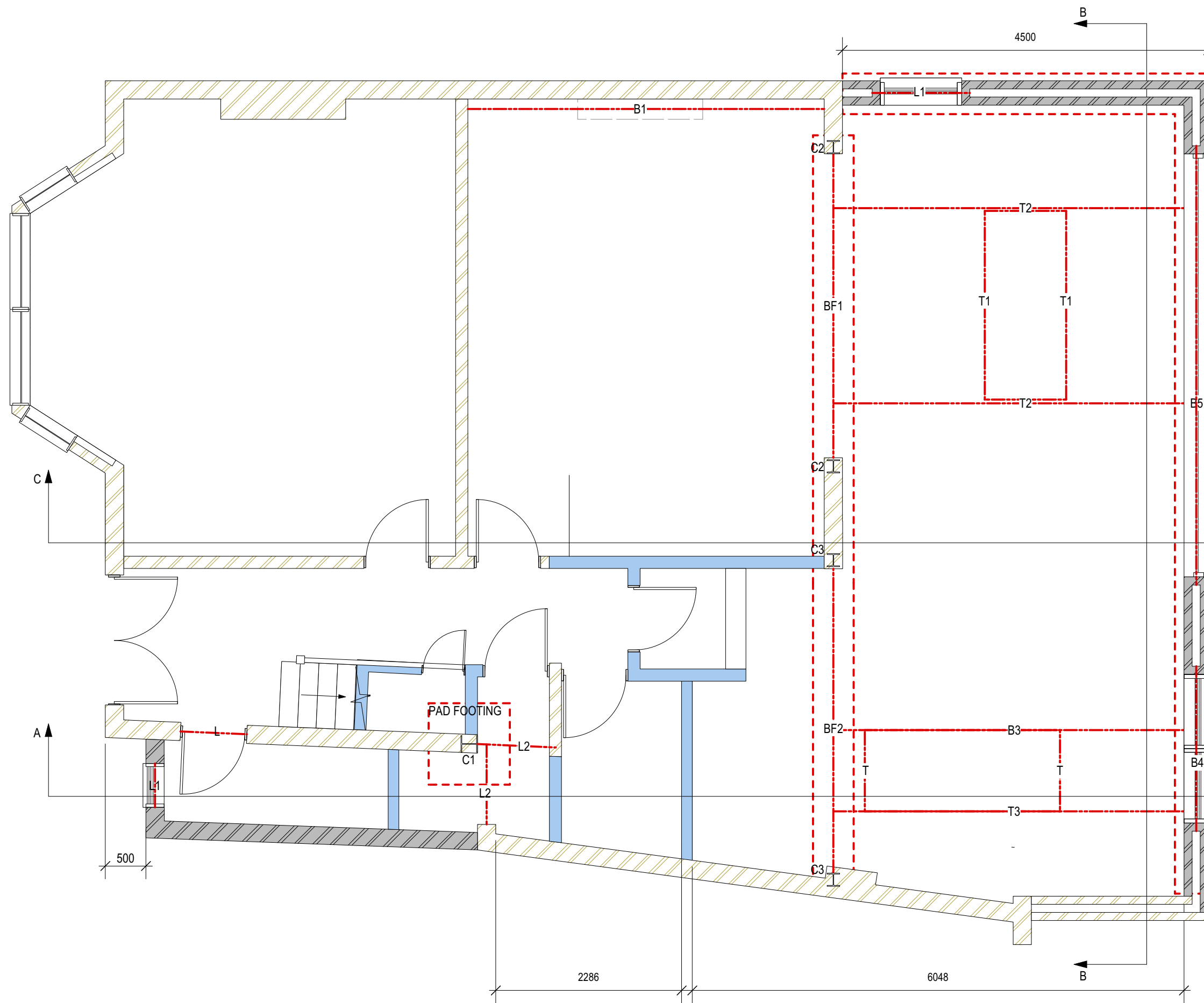
All designs, connections, workmanship, fixings or admixtures to comply with the current building Building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations etc

Project Title:
FRONT & REAR EXTENSION
& INTERNAL ALTERATIONS

Project Address:
56 FARRER ROAD LONDON N8

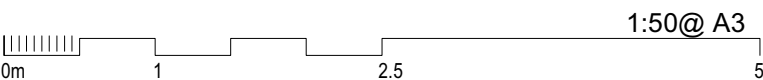
Dwg Title	PROPOSED SIDE ELEVATION	
Scale @ A3	1:50	Client: S. RAJARATNAM
Date	DECEMBER 2023	
Drwg No.	F01/2022/PP/08	Rev: 5





FIRST FLOOR LEVEL BEAMS - LEVELS OF BEAMS TO BE AGREED PRIOR TO FABRICATION
FLAT ROOF JOISTS – FRJ – 50X175 C24 SW TIMBER AT 250C/C OR 50X195 C24 SW TIMBER AT 400C/C.
L- 2N0 100X100 C LINTOLS WITH 150MM BEARINGS.
L1- CATNIC CG90/100 WITH 150MM BEARINGS.
L2 – 203X203 UC 46 KG BOLTED TO BEAM M16 GADE 8.8 BOLTS.12MM THICK ANGLE CLEATS.
COLUMN C1- 203X203 UC 52 KG WITH 15MM TOP AND BOTTOM PLATES ON 1200X1300X1000MM MIN DEEP MASS CONCRETE PAD FOOTING CENTRAL TO COLUMN.
B1– 152X152 UC 30 KG ON 300X100X10 MS PLATE TO WALL AND NOTCHED AND CONNECTED TO BEAM, 3 PAIRS M16 GRADE 8.8 BOLTS/12MM THICK ANGLE CLEATS.
B2 – 152X89 UB 16 KG NOTCHED AND CONNECTED TO BEAMS, 3 PAIRS M12 GRADE 8.8 BOLTS/10MM THICK ANGLE CLEATS.
B3 - 152X89 UB 16 KG B3 - 152X89 UB 16 KG NOTCHED AND CONNECTED TO TOP OF BEAM, 2NO M16 GRADE 8.8 BOLTS
B4 - 152X89 UB 16 KG, 200MM BEARINGS PLUS CATNIC CN48C OR 49C, 150MM BEARINGS.
B5- 152X152 UC 30 KG PLUS 12MM THICK WELDED PLATE, 150MM BEARINGS ON 300X300X12 MS PLATES TO WALLS.
BOX FRAMES – BF1/BF2 – 203X203 UC 60 KG ON COLUMNS C1. SEE CONNECTION DETAIL FOR TOP AND BTM FOR BEAMS/C1.
COLUMNS C1 – 203X203 UC 46 KG.
COLUMNS BOLTED TO WALLS, M16 RESIN ANCHORS AT 450C/C VERTICALLY.
T – 2N0 50X175 C24 SW TIMBER BOLTED M16 BOLTS AT 450C/C
T1 - 3N0 75X175 C24 SW TIMBER BOLTED M16 BOLTS AT 450C/C
T2 - 2N0 75X175 C24 SW TIMBER + 15MMX165MM DEEP STEEL PLATE BOLTED M16 BOLTS AT 450C/C. 2NO BOLTS AT EACH END.
T3 - 3N0 75X175 C24 SW TIMBER BOLTED M16 BOLTS AT 450C/C

GROUND FLOOR LEVEL BEAMS/FOOTINGS - LEVELS OF BEAMS TO BE AGREED PRIOR TO FABRICATION
GROUND BEAM- GB , 203X203 UC 60 KG WRAPPED IN D49 MESH AND ENCASED IN CONCRETE C25P. MIN. 100MM COVER ALL ROUND.
FOOTING TO BF1 TO BE 500MMX1000MM DEEP.
SLABS – 175MM THICK WITH MESH A393 TOP AND BOTTOM WITH 40MM COVER. CONCRETE GRADE C25P.



NOTES

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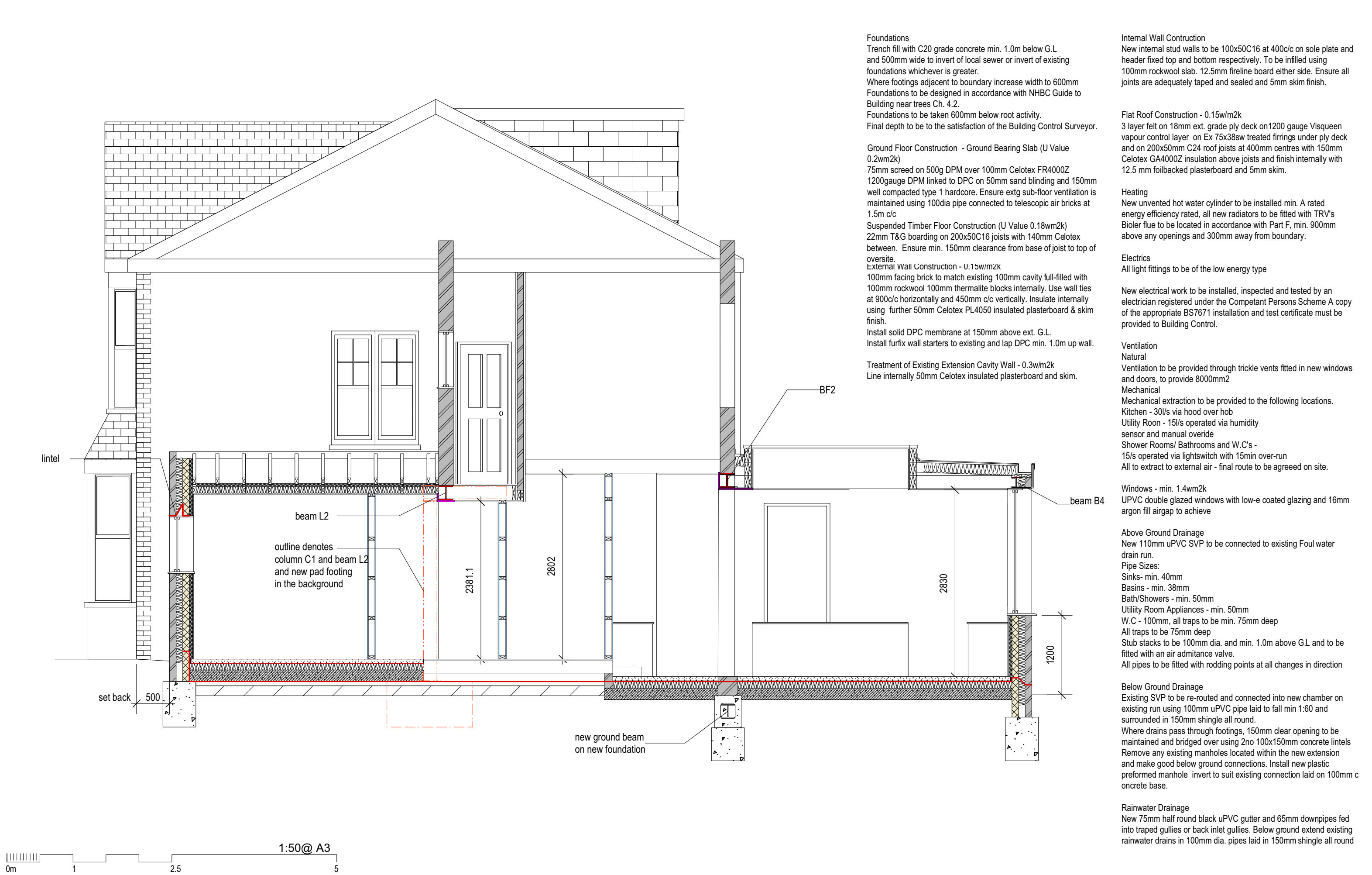
All designs, connections, workmanship, fixings or admixtures to comply with the current building Building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations etc

Project Title:
FRONT & REAR EXTENSION
& INTERNAL ALTERATIONS

Project Address:
56 FARRER ROAD LONDON N8

Dwg Title	PROPOSED FOUNDATION & STRUCTURAL PLAN	
Scale @ A3	1:50	Client: S. RAJARATNAM
Date	DECEMBER 2023	
Drwg No.	F01/2022/PP/09	Rev: 3

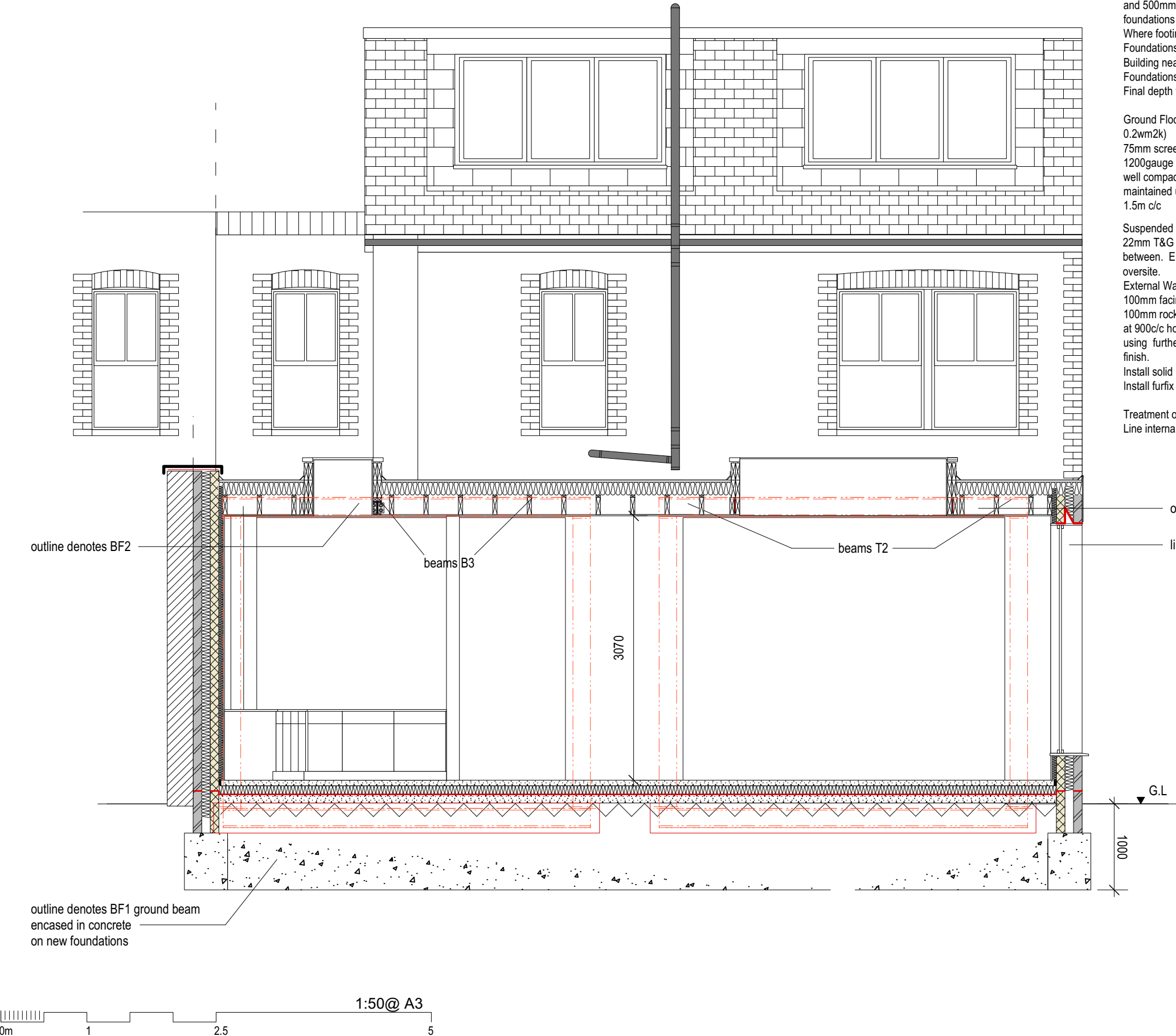




NOTES It is the owners responsibility to ensure that all relevant notices are issued in accordance with the Party Wall Act 1996. The contractor is to take all necessary precautions to ensure the safety of the building and its stability during all stages of the proposed works. The contractor is to check all dimensions on site prior to the commencement of works. All designs, connections, workmanship, fixings or admixtures to comply with the current building Building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations etc	Project Title: FRONT & REAR EXTENSION & INTERNAL ALTERATIONS Project Address: 56 FARRER ROAD LONDON N8	Dwg Title		PROPOSED SECTION A-A	
		Scale @ A3		1:50	Client: S. RAJARATNAM
		Date		DECEMBER 2023	
		Dwg No.		F01/2022/PP/10	Rev: 5

KA

DESIGNS



NOTES:
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Project Title:
**FRONT & REAR EXTENSION
& INTERNAL ALTERATIONS**

Project Address:
56 FARRER ROAD LONDON N8

Foundations
Trench fill with C20 grade concrete min. 1.0m below G.L and 500mm wide to invert of local sewer or invert of existing foundations whichever is greater.
Where footings adjacent to boundary increase width to 600mm
Foundations to be designed in accordance with NHBC Guide to Building near trees Ch. 4.2.
Foundations to be taken 600mm below root activity.
Final depth to be to the satisfaction of the Building Control Surveyor.

Ground Floor Construction - Ground Bearing Slab (U Value 0.2wm2k)
75mm screed on 500g DPM over 100mm Celotex FR4000Z
1200gauge DPM linked to DPC on 50mm sand blinding and 150mm well compacted type 1 hardcore. Ensure extg sub-floor ventilation is maintained using 100dia pipe connected to telescopic air bricks at 1.5m c/c

Suspended Timber Floor Construction (U Value 0.18wm2k)
22mm T&G boarding on 200x50C16 joists with 140mm Celotex between. Ensure min. 150mm clearance from base of joist to top of oversite.

External Wall Construction - 0.18w/m2k
100mm facing brick to match existing 100mm cavity full-filled with 100mm rockwool 100mm thermalite blocks internally. Use wall ties at 900c/c horizontally and 450mm c/c vertically. Insulate internally using further 50mm Celotex PL4050 insulated plasterboard & skim finish.
Install solid DPC membrane at 150mm above ext. G.L.
Install furfix wall starters to existing and lap DPC min. 1.0m up wall.

Treatment of Existing Extension Cavity Wall - 0.3w/m2k
Line internally 50mm Celotex insulated plasterboard and skim.

Internal Wall Construction
New internal stud walls to be 100x50C16 at 400c/c on sole plate and header fixed top and bottom respectively. To be infilled using 100mm rockwool slab. 12.5mm fireline board either side. Ensure all joints are adequately taped and sealed and 5mm skim finish.

Flat Roof Construction - 0.18w/m2k
3 layer felt on 18mm ext. grade ply deck on1200 gauge Visqueen vapour control layer on Ex 75x38sw treated firrings under ply deck and on 200x50mm C24 roof joists at 400mm centres with 150mm Celotex GA4000Z insulation above joists and finish internally with 12.5 mm foilbacked plasterboard and 5mm skim.

Heating
New unvented hot water cylinder to be installed min. A rated energy efficiency rated, all new radiators to be fitted with TRV's
Bioler flue to be located in accordance with Part F, min. 900mm above any openings and 300mm away from boundary.

Electrics
All light fittings to be of the low energy type

New electrical work to be installed, inspected and tested by an electrician registered under the Competant Persons Scheme A copy of the appropriate BS7671 installation and test certificate must be provided to Building Control.

Ventilation
Natural
Ventilation to be provided through trickle vents fitted in new windows and doors, to provide 8000mm2
Mechanical
Mechanical extraction to be provided to the following locations.
Kitchen - 30l/s via hood over hob
Utility Roon - 15l/s operated via humidity sensor and manual override
Shower Rooms/ Bathrooms and W.C's - 15/s operated via lightswitch with 15min over-run
All to extract to external air - final route to be agreeded on site.

Windows - min. 1.4wm2k
UPVC double glazed windows with low-e coated glazing and 16mm argon fill airgap to achieve

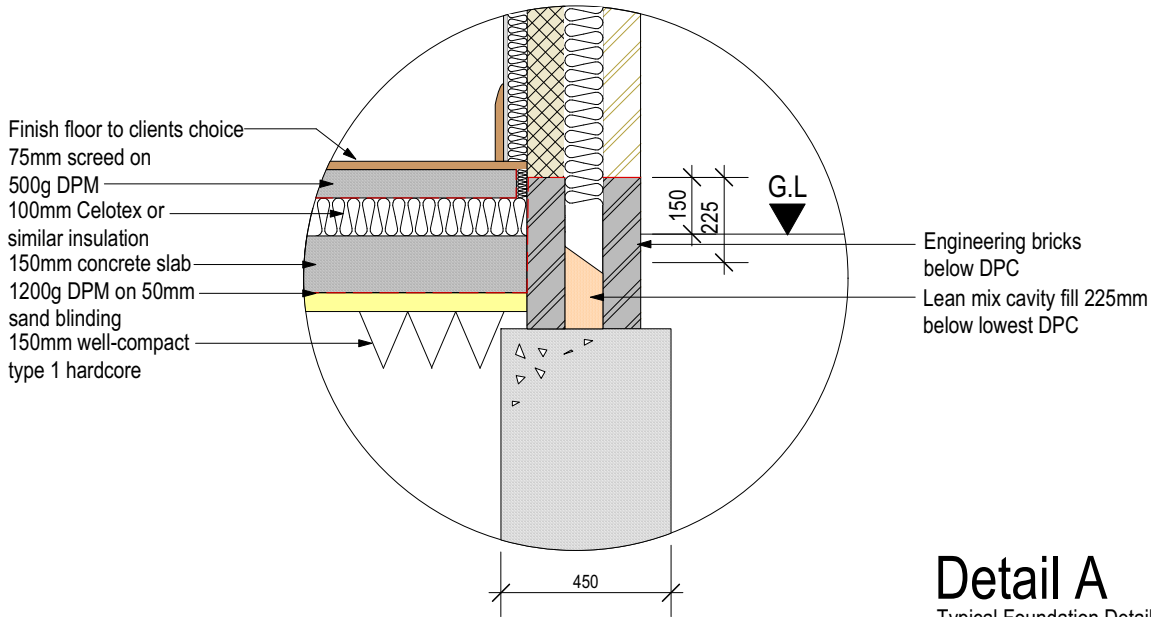
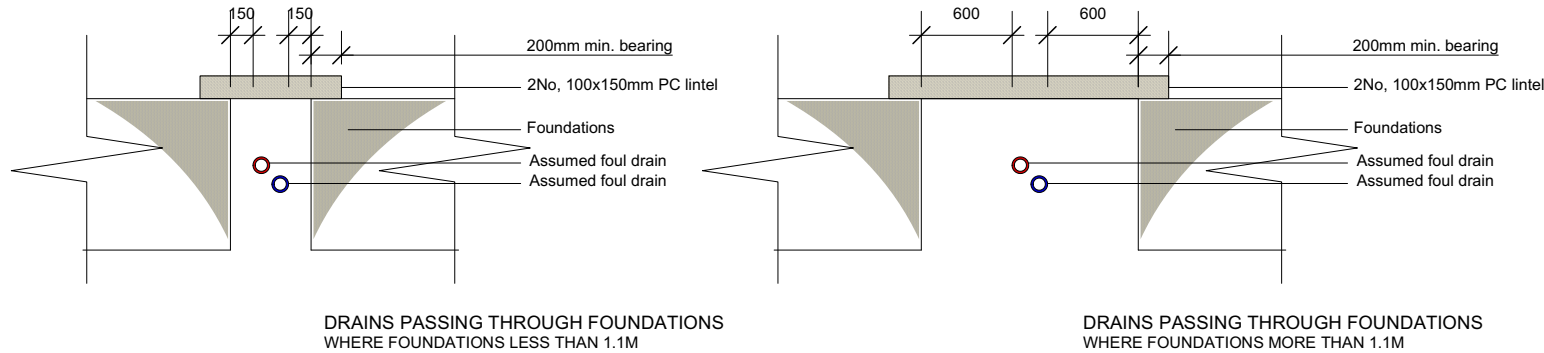
Above Ground Drainage
New 110mm uPVC SVP to be connected to existing Foul water drain run.
Pipe Sizes:
Sinks- min. 40mm
Basins - min. 38mm
Bath/Showers - min. 50mm
Utility Room Appliances - min. 50mm
W.C - 100mm, all traps to be min. 75mm deep
All traps to be 75mm deep
Stub stacks to be 100mm dia. and min. 1.0m above G.L and to be fitted with an air admittance valve.
All pipes to be fitted with rodding points at all changes in direction

Below Ground Drainage
Existing SVP to be re-routed and connected into new chamber on existing run using 100mm uPVC pipe laid to fall min 1:60 and surrounded in 150mm shingle all round.
Where drains pass through footings, 150mm clear opening to be maintained and bridged over using 2no 100x150mm concrete lintels
Remove any existing manholes located within the new extension and make good below ground connections. Install new plastic preformed manhole invert to suit existing connection laid on 100mm c concrete base.

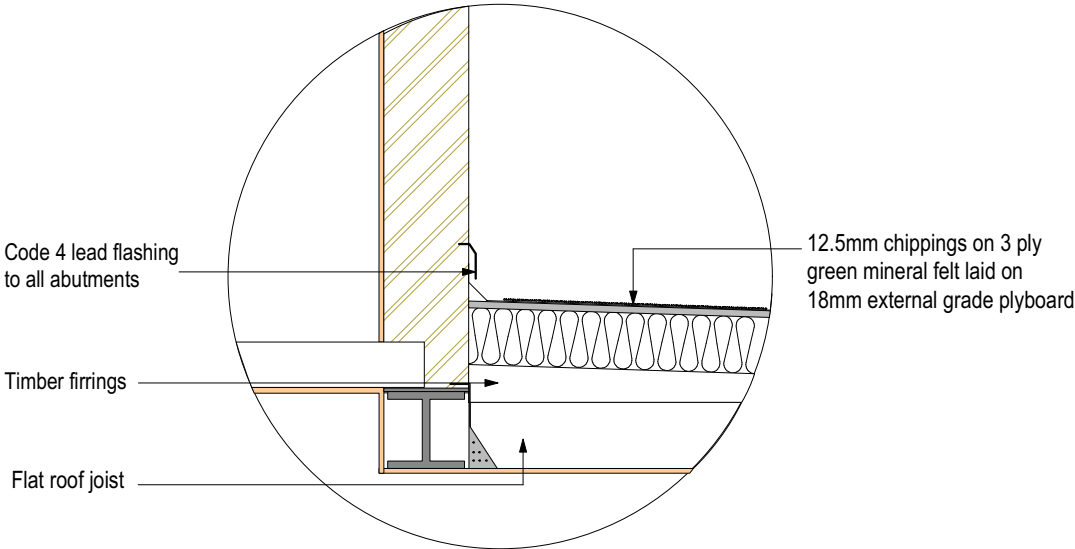
Rainwater Drainage
New 75mm half round black uPVC gutter and 65mm downpipes fed into traped gullies or back inlet gullies. Below ground extend existing rainwater drains in 100mm dia. pipes laid in 150mm shingle all round

Dwg Title	PROPOSED REAR ELEVATION	
Scale @ A3	1:50	Client: S. RAJARATNAM
Date	DECEMBER 2023	
Drwg No.	F01/2022/PP/11	Rev:4

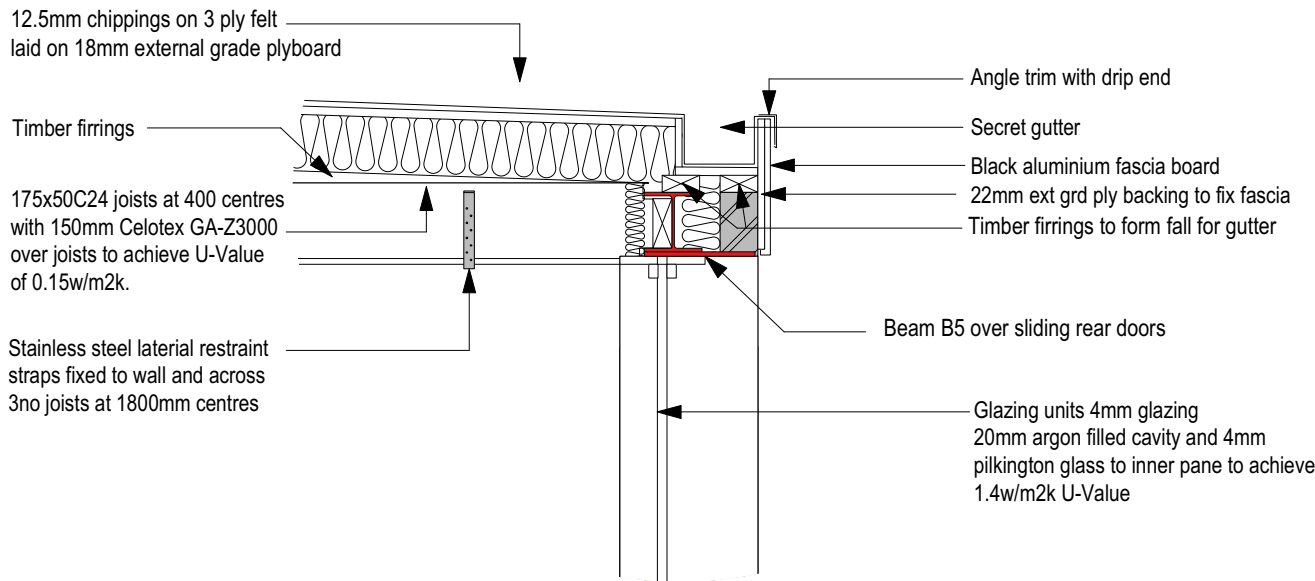




Detail A
Typical Foundation Detail



Detail C
Roof/Wall Abutment Detail



Detail B
Typical Eaves Detail

NOTES:

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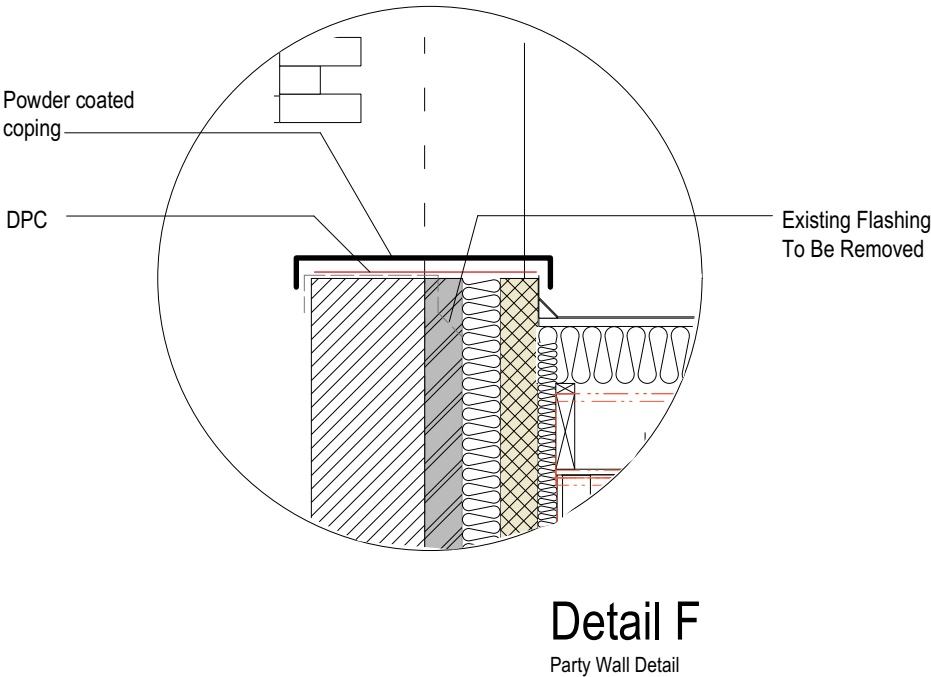
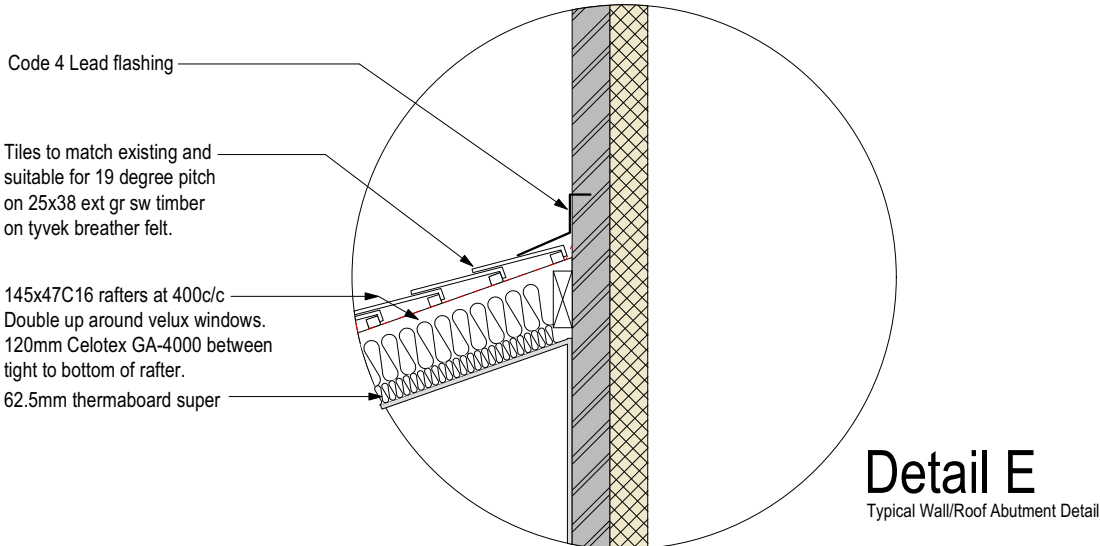
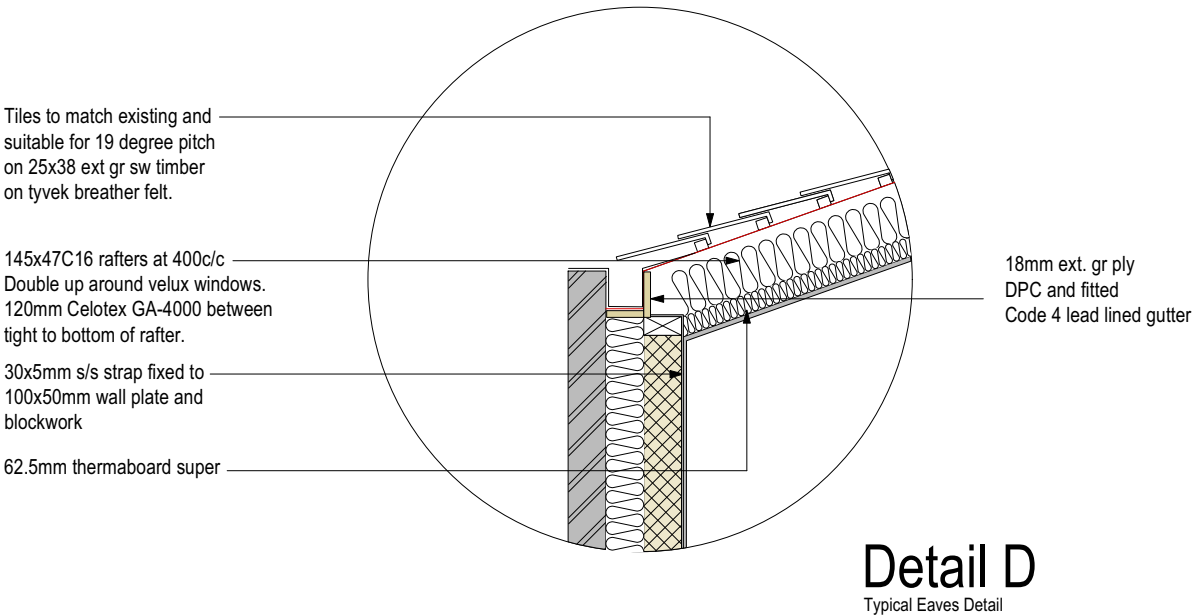
All designs, connections, workmanship, fixings or admixtures to comply with the current building Building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations etc

Project Title:
**FRONT & REAR EXTENSION
& INTERNAL ALTERATIONS**

Project Address:
56 FARRER ROAD LONDON N8

Dwg Title	PROPOSED DETAILS 1OF 2	
Scale @ A3	1:50	Client: S. RAJARATNAM
Date	DECEMBER 2023	
Drwg No.	F01/2022/PP/12	Rev: 1





NOTES

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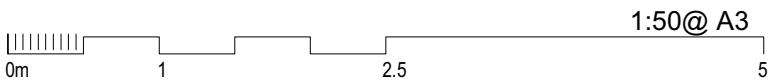
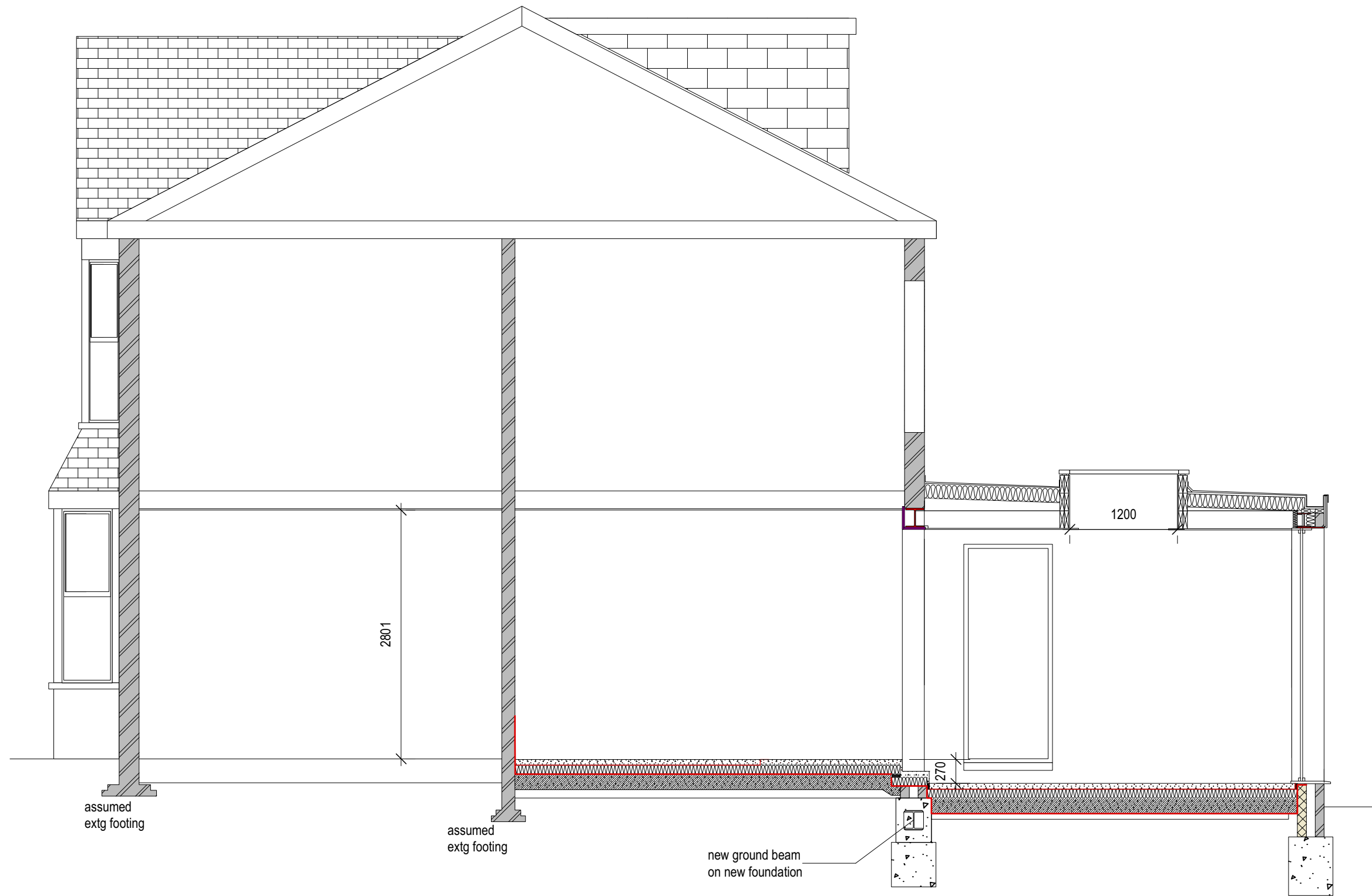
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Project Title:
FRONT & REAR EXTENSION
& INTERNAL ALTERATIONS

Project Address:
56 FARRER ROAD LONDON N8

Dwg Title	PROPOSED DETAILS 20F2	
Scale @ A3	1:20	Client: S. RAJARATNAM
Date	DECEMBER 2023	
Drwg No.	F01/2022/PP/13	Rev: 2





NOTES

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All designs, connections, workmanship, fixings or admixtures to comply with the current building Building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations etc

Project Title:
**FRONT & REAR EXTENSION
& INTERNAL ALTERATIONS**

Project Address:
56 FARRER ROAD LONDON N8

Dwg Title	PROPOSED SECTION C-C	
Scale @ A3	1:50	Client: S. RAJARATNAM
Date	DECEMBER 2023	
Dwg No.	F01/2022/PP/14	Rev: 3

