

REVISION TABLE		
NUMBER	DATE	REVISION BY / DESCRIPTION



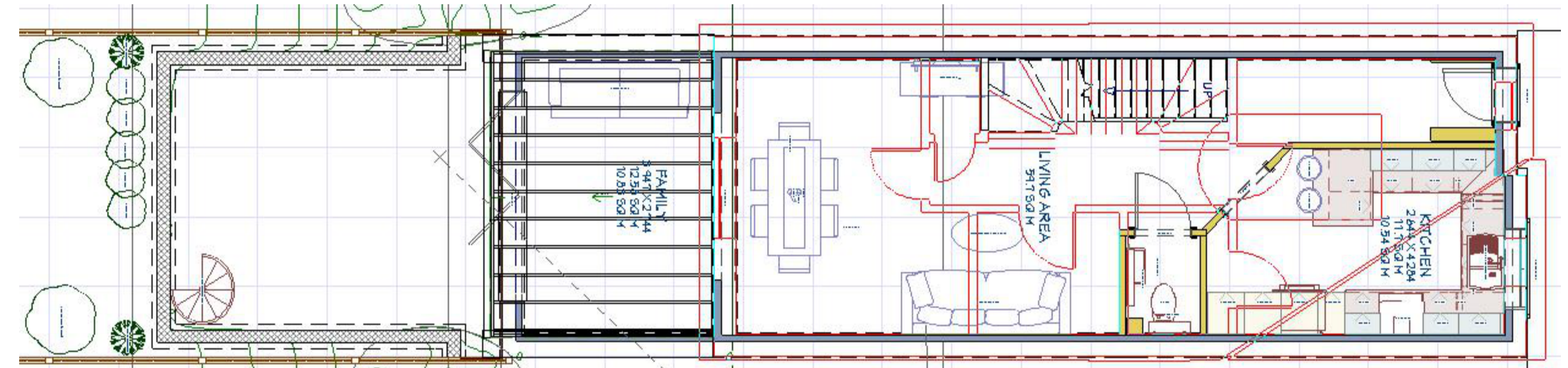
6 Woodlands Place

DESIGN & ACCESS STATEMENT

This project is located in a quiet residential road in Caterham Surrey on a modest plot. The terrain is uneven with the rear garden sloping upwards to the rear boundary fence. This mid-terraced property recently benefited from a rear single extension projecting 3000mm with a pitched tiled roof. Inside, the existing dining area opens into the new extended open plan space and in-turn looking out onto the rear garden through new folding doors.

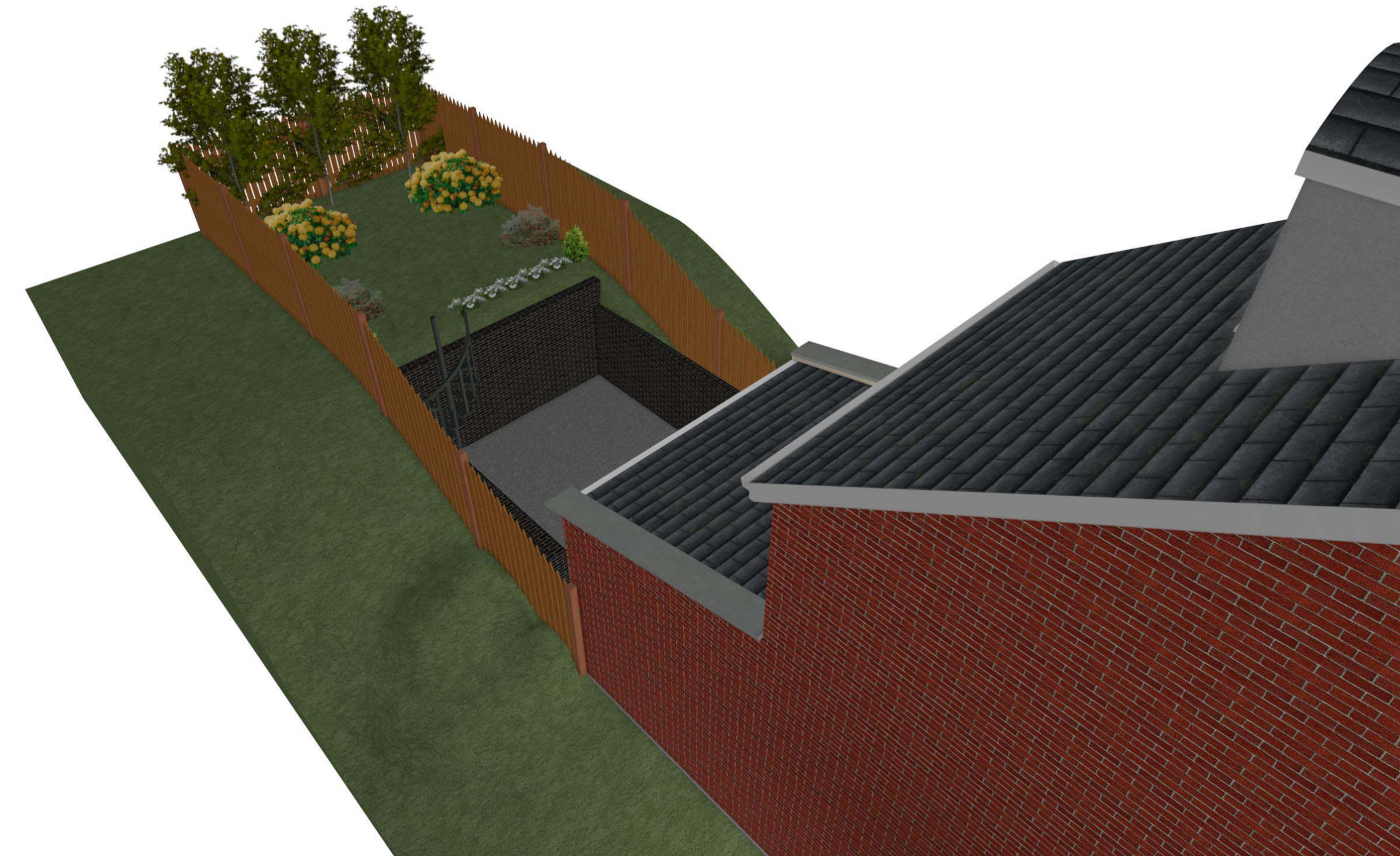
The rear garden has been considerably redesigned to allow for a flat rear garden patio by the folding doors. Due to the sloping nature of the rear garden a retaining wall was built to allow for a flat rear garden laid out to lawn, plants and trees.

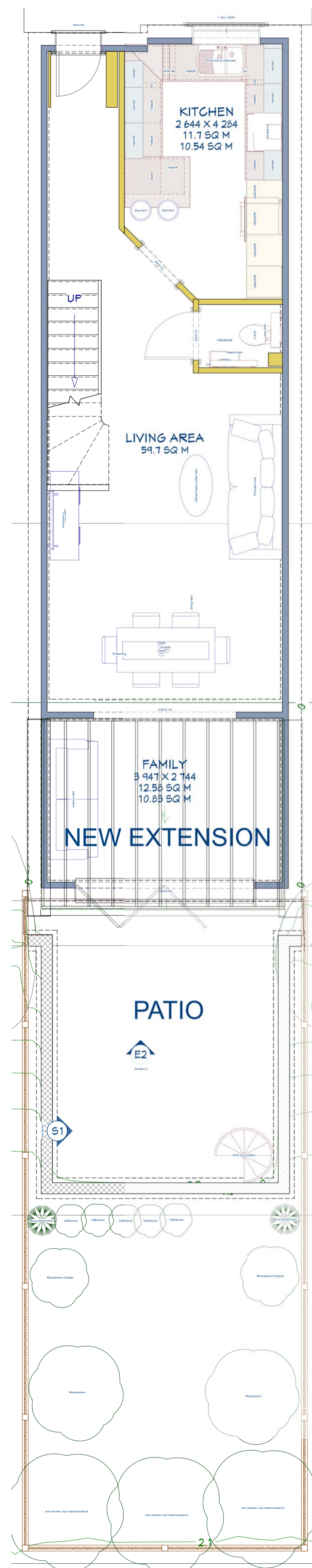
The following drawings have been produced at the request of Planning, in particular cross sections on the East and West boundary lines.



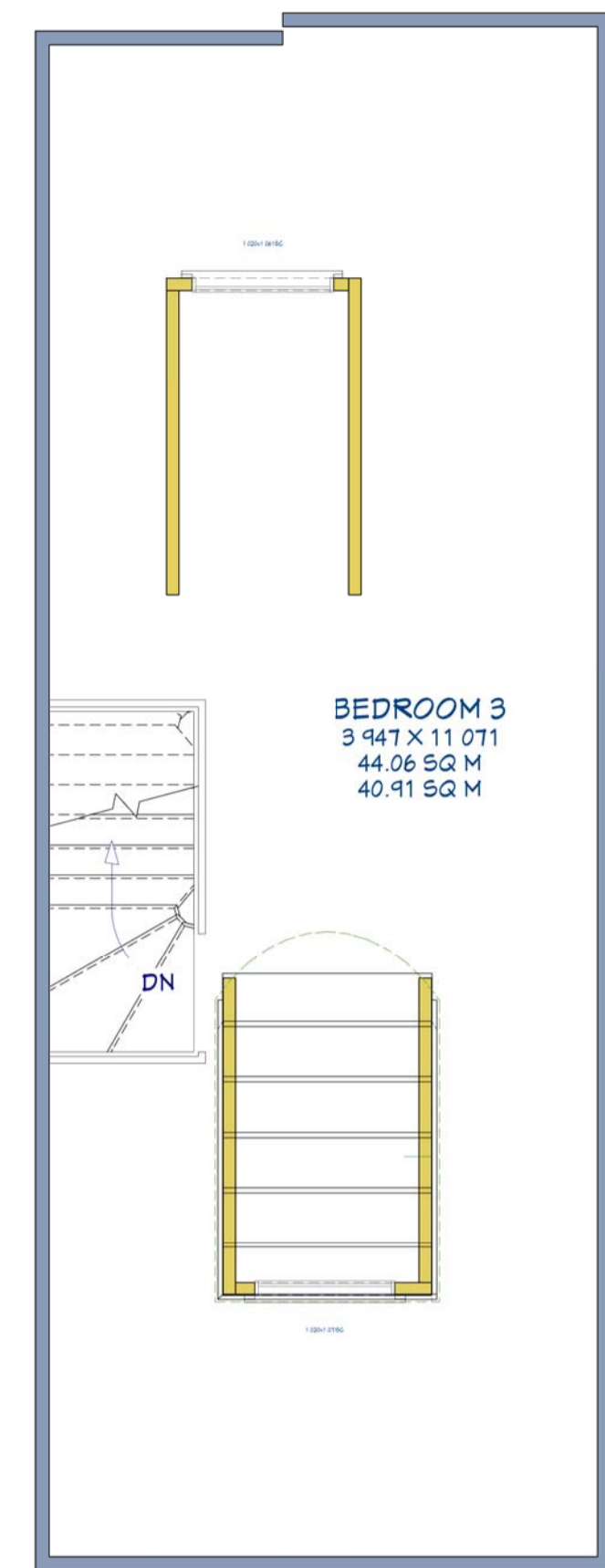
AS BUILT PLANS

Extension erected under Permitted Development

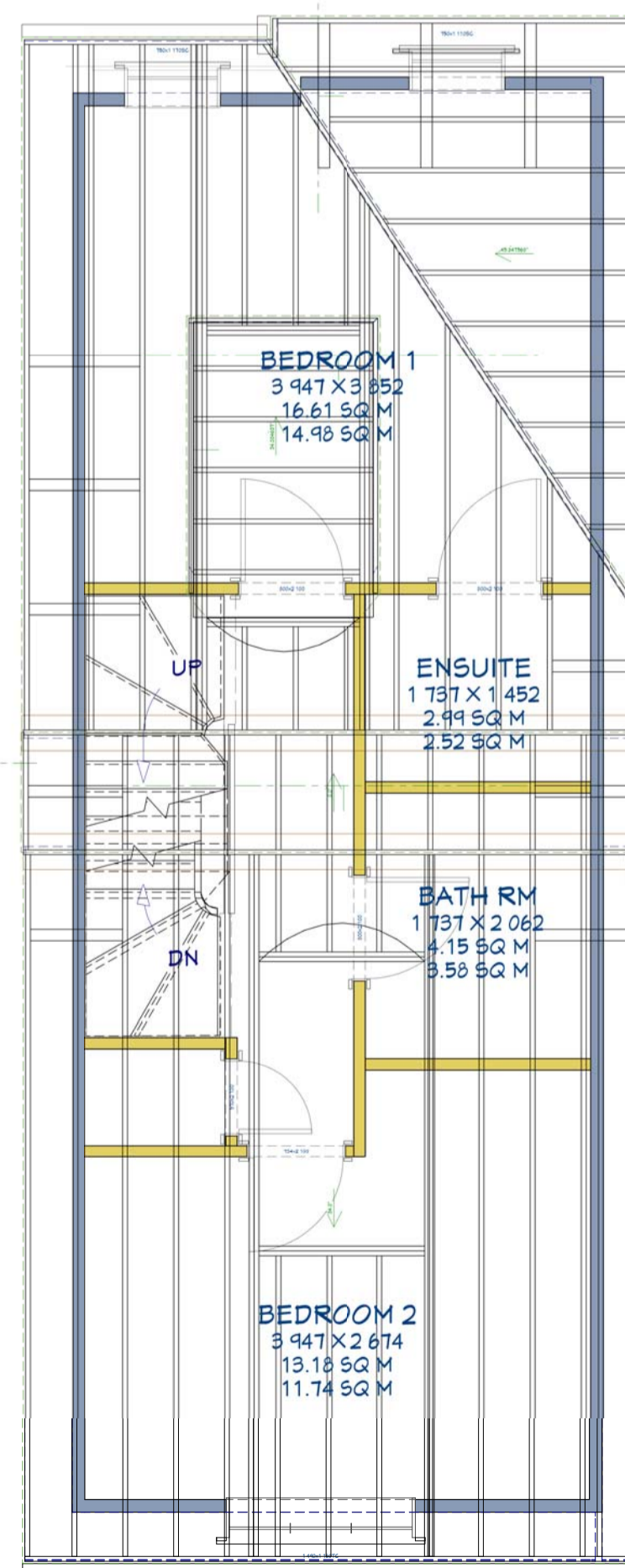




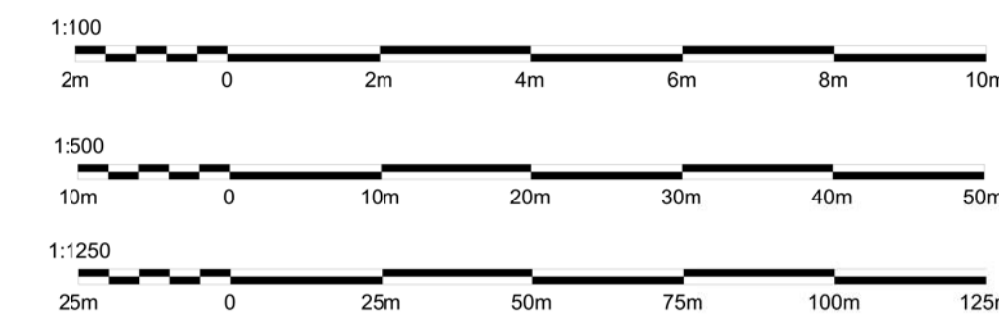
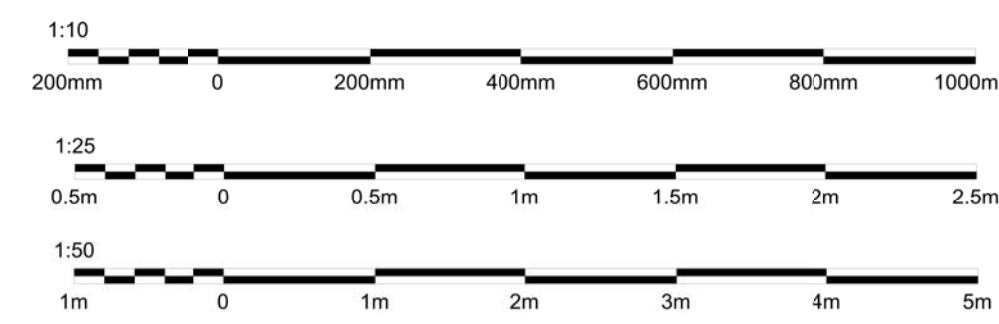
Ground Floor



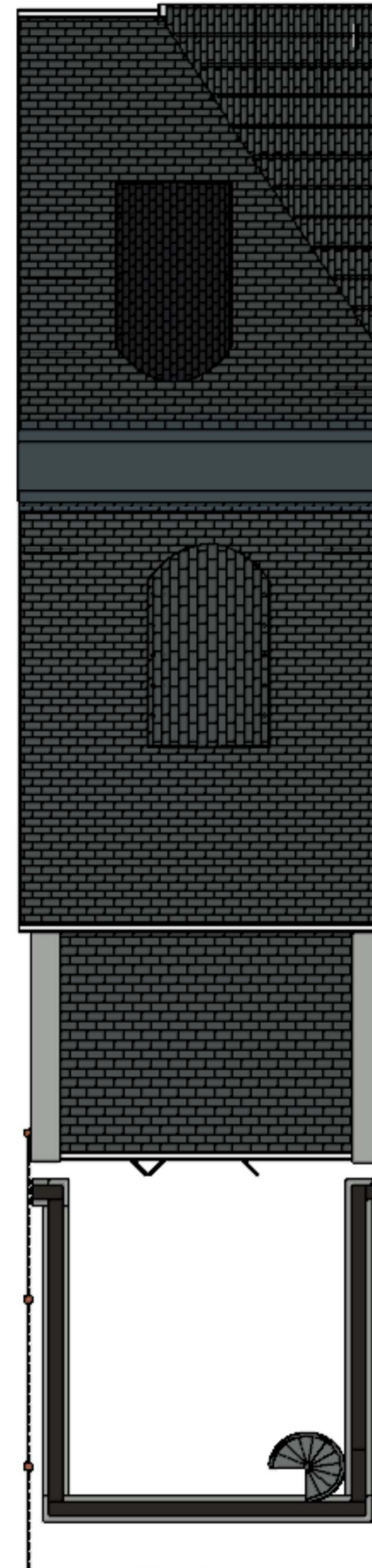
Second Floor



First Floor



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Roof Plan



Front Elevation



Rear Elevation

AS BUILT PLANS

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 Tel: 020 8660 5026
 support@planningapplications.com
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Steffan Baker
PlanningApplications.com

PROJECT DETAILS:
Ms Jude O'Hara
6 Woodlands Place
Catterham
CR3 6SU

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As built plans
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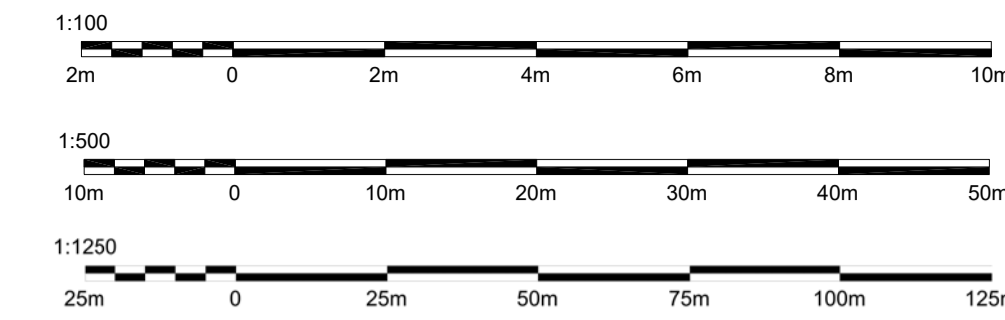
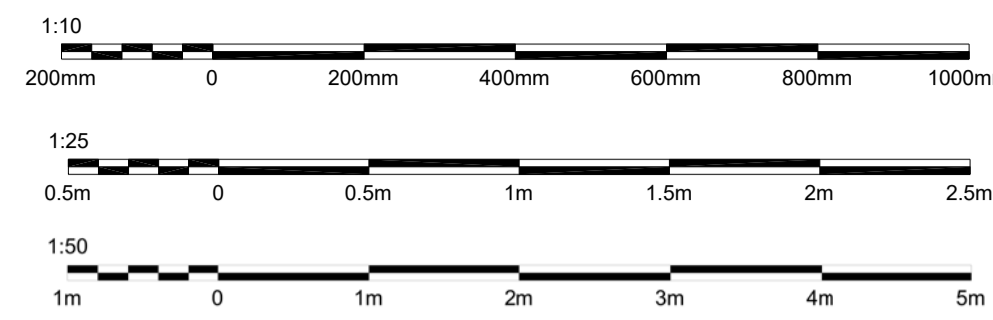
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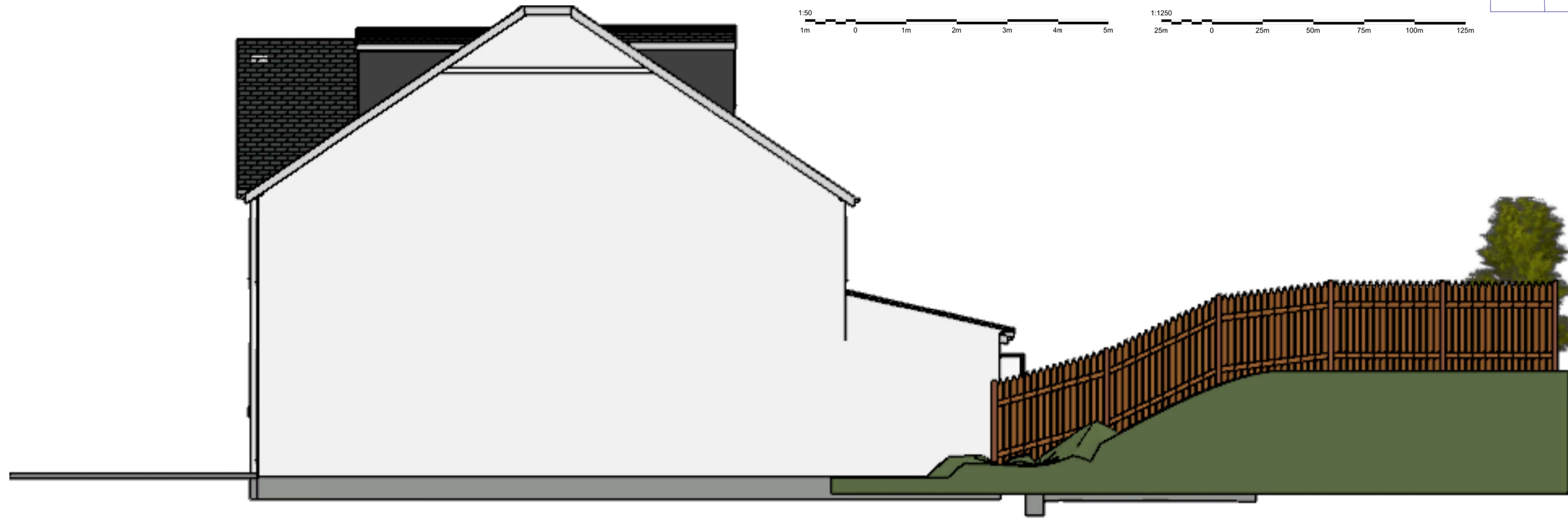
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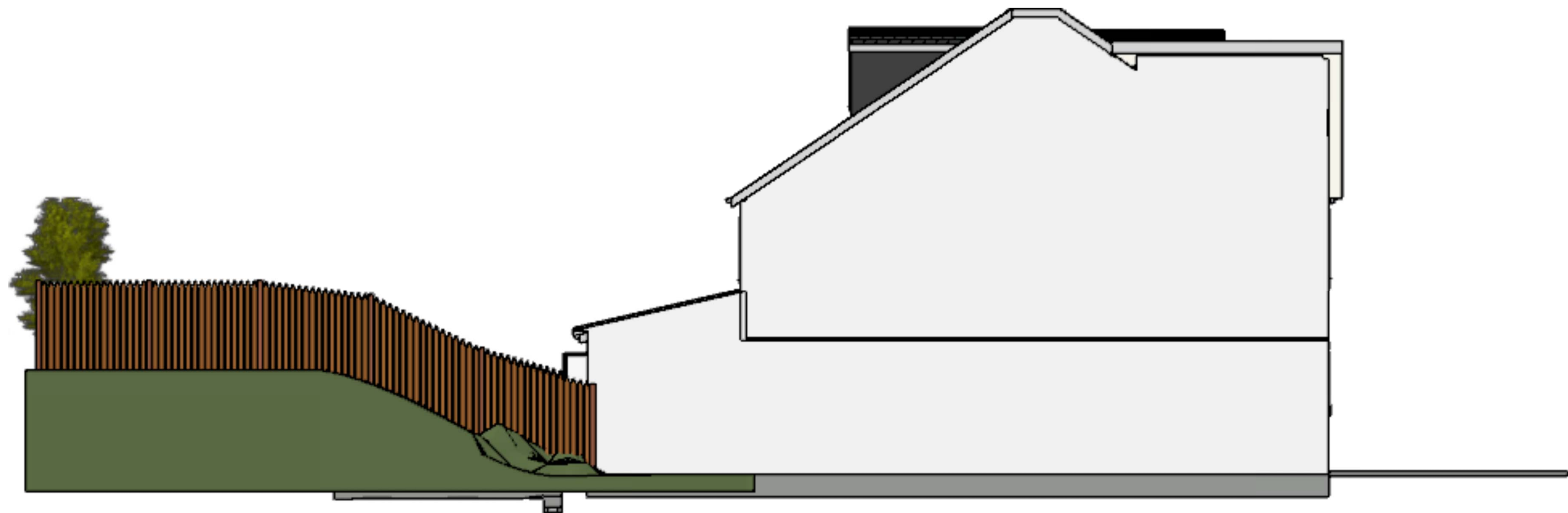
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WEST BOUNDARY ELEVATION



EAST BOUNDARY ELEVATION
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 www.planningapplications.com
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 Ms Jude O'Hara
 6 Woodlands Place
 Caterham
 CR3 6SU

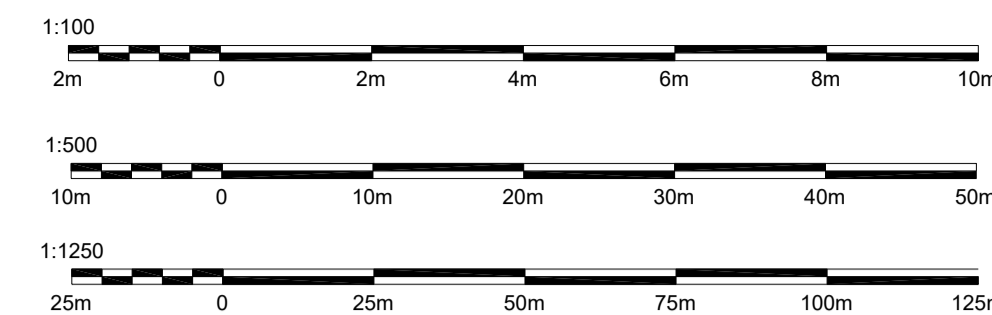
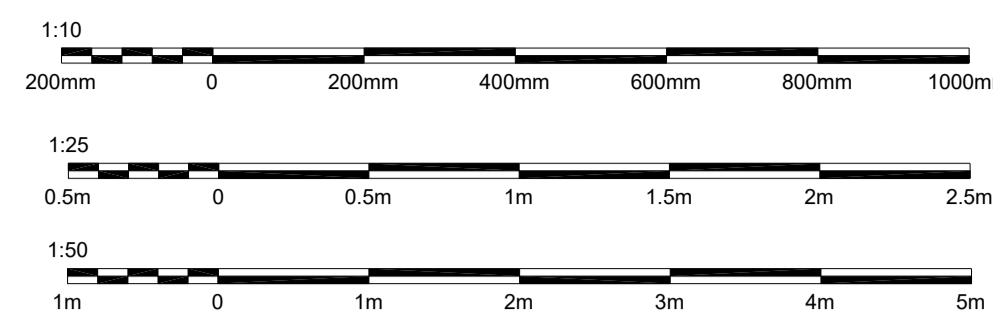
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 West/East boundary elevations
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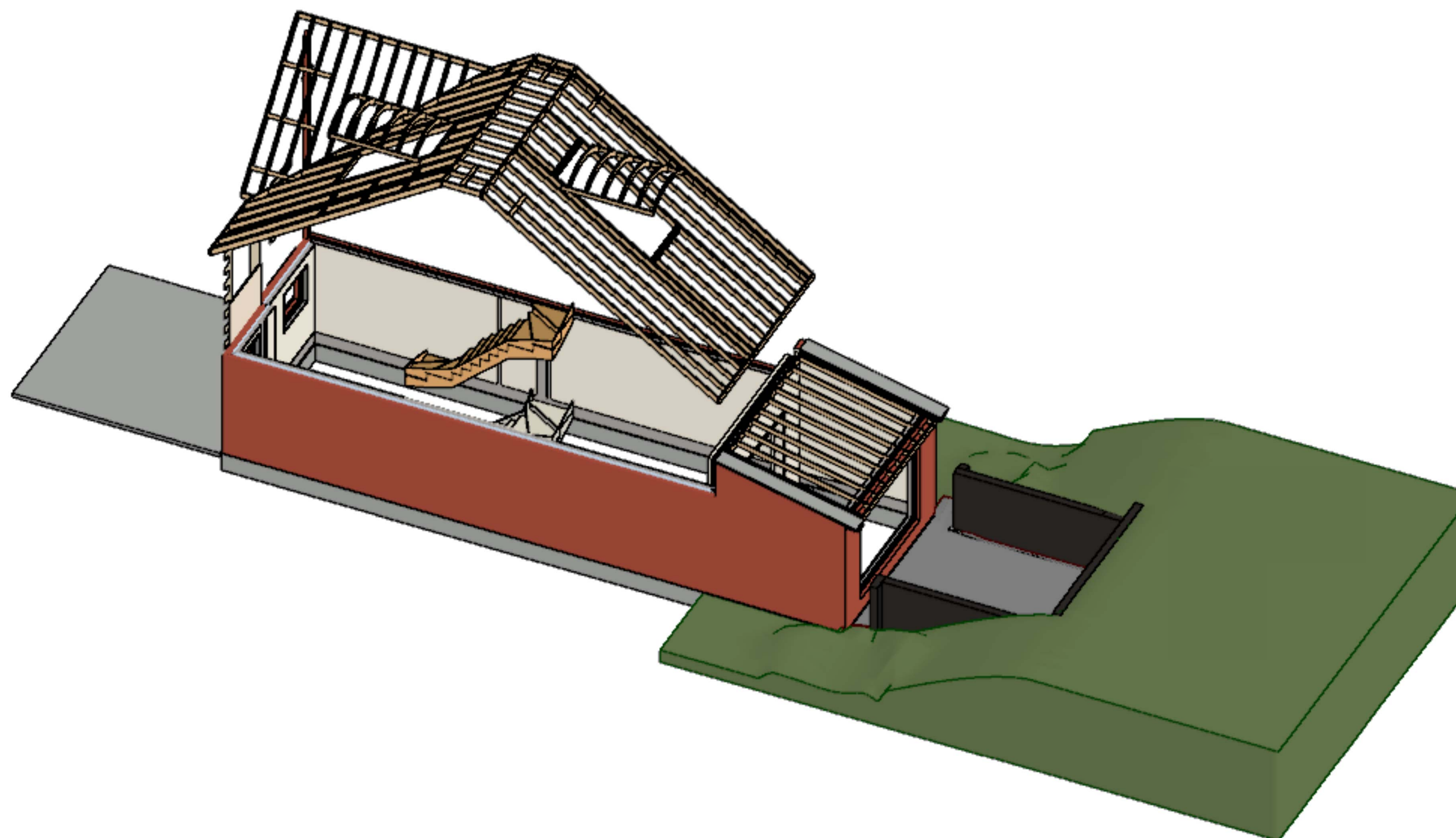
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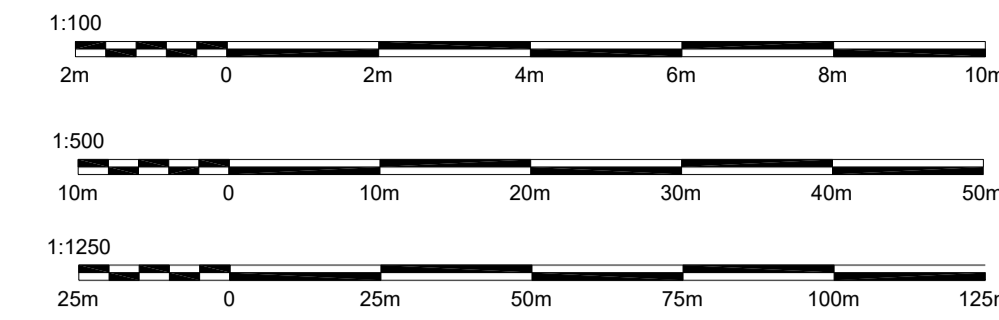
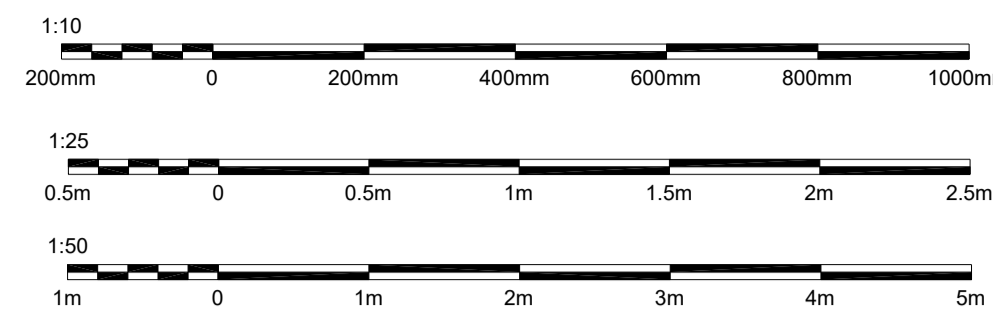


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ROOF STRUCTURE & REAR TERRAIN

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CROSS SECTION

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 www.planningapplications.com
 Mobile: 07922 148 701
 Summer House | Upper Court Road
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PROJECT DETAILS:
 Ms Jude O'Hara
 6 Woodlands Place
 Caterham
 CR3 6SU

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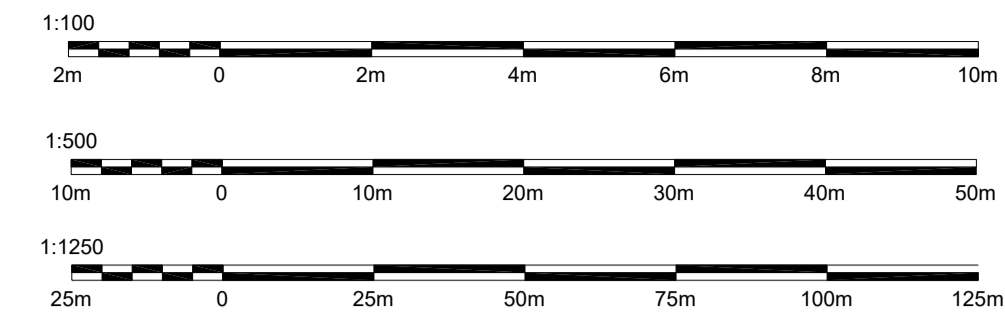
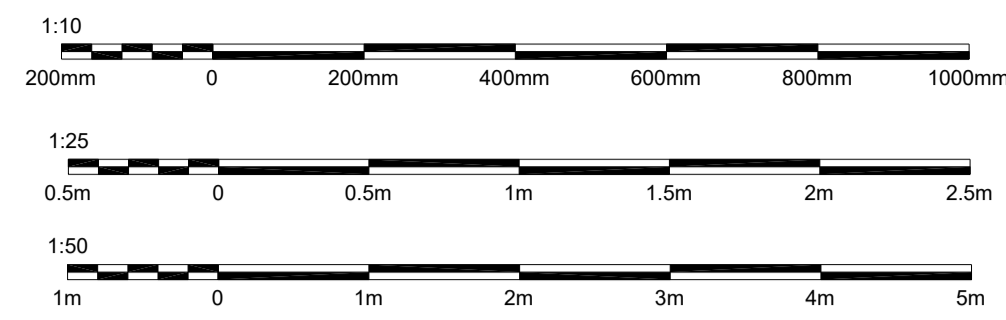
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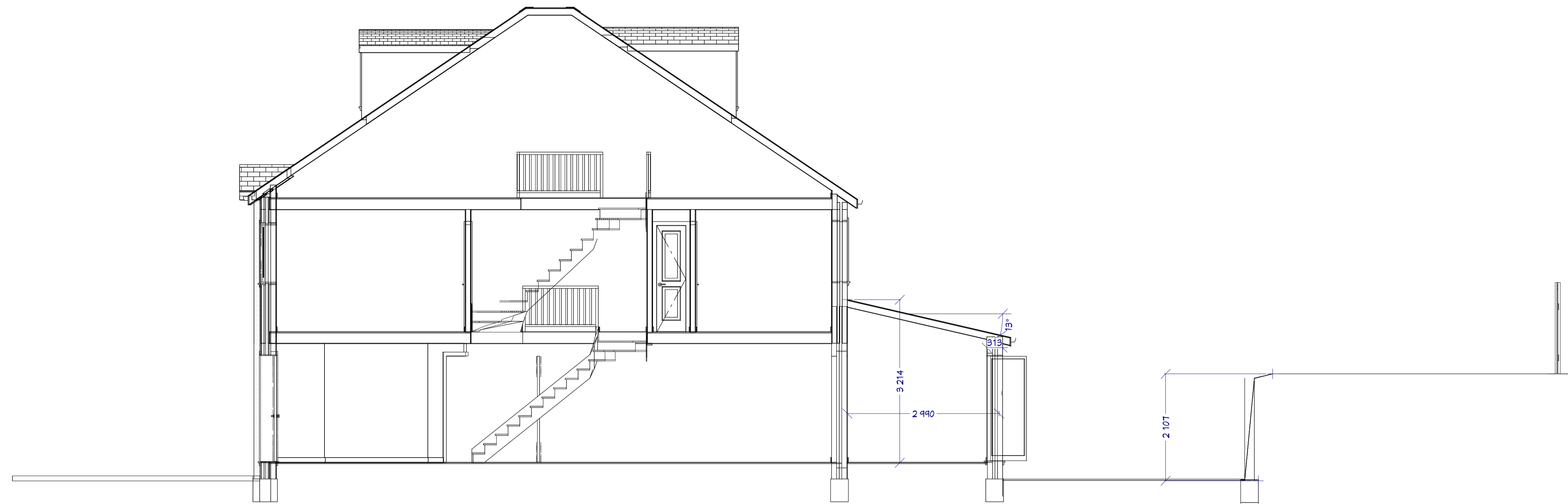
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Cross Section 1

SECTION DETAILS WITH EXTENSION DIMENSIONS

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 Ms Jude O'Hara
 6 Woodlands Place
 Caterham
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 Section details with extension dimensions
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NOTES

WALLS

1. BRICKWORK BELOW DPC TO BE MINIMUM 21 N/SQ.MM BRICKS IN 1:3 MORTAR, UNLESS NOTED OTHERWISE.
2. BLOCKWORK BELOW DPC TO BE MINIMUM 7.0 N/SQ.MM CONCRETE BLOCKS IN 1:3 MORTAR UNLESS NOTED OTHERWISE.
3. "HYLOAD" DPC (OR SIMILAR APPROVED) TO BE USED TO ALL WALLS.
4. BRICKWORK ABOVE DPC TO BE MINIMUM 21 N/SQ.MM BRICKS IN 1:1:6 MORTAR UNLESS NOTED OTHERWISE.
5. BLOCKWORK ABOVE DPC TO BE MINIMUM 7.0 N/SQ.MM CONCRETE BLOCKS IN 1:1:6 MORTAR UNLESS NOTED OTHERWISE.

TIMBER

6. ALL TIMBER MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH BS 5268: PART 2 - STRUCTURAL USE OF TIMBER.
7. ALL TIMBER TO BE STRENGTH CLASS SC4 OR BETTER AND HAVE MAX MOISTURE CONTENT OF 18%. TIMBERS TO BE TANAISED OR TREATED WITH A SUITABLE PRESERVATIVE.
8. ALL STRUCTURAL TIMBERS TO BE ADEQUATELY PROTECTED AGAINST ADVERSE WEATHER CONDITIONS DURING STACKING AND AFTER ERECTION.
9. DOUBLE/TRIPLE JOISTS TO BE BOLTED TOGETHER USING M12 BOLTS AT 600MM MAX CENTRES. PROVIDE DOUBLE SIDED TOOTH PLATE CONNECTORS BETWEEN JOISTS AND 50MM X 50MM X 3MM THICK STEEL WASHER PLATES UNDER HEAD AND NUT OF BOLTS.
10. NO NOTCHES, HOLES OR REBATES ETC. TO BE CUT IN ANT STRUCTURAL MEMBER WITHOUT THE WRITTEN AGREEMENT OF THE ENGINEER.

STUDWORK PARTITIONS

11. NEW STUDWORK PARTITIONS TO BE FRAMED OUT OF 100MM X 50MM SOFTWOOD STUDS AT 400MM CENTRES, CLAD BOTH SIDES IN 12.5MM PLASTERBOARD WITH 5MM SKIM COAT AND INFILLED WITH 100MM STILLITE SOUND DEADENING QUILTING.

NEW STAIRS

12. RISERS MAX 200MM; GOINGS APPROX 225MM, MINIMUM 75MM GOING AT WINDERS. 2M CLEAR HEADROOM TO BE OBSERVED OVER THE WHOLE OF THE STAIRCASE. HARDWOOD HANDRAIL, MIN 900MM ABOVE PITCH LINE, WITH 20MM VERTICAL BALUSTERS AT 120MM CENTRES.

FIRE PRECAUTIONS

13. DOORS TO ALL ROOMS AND CUPBOARDS LEADING OFF MAIN STAIRCASE (EXCEPT BATHROOMS) ARE TO BE FD20 FIREDOORS WITH PERKO DOOR-CLOSERS, BATHROOMS AND CLOAKROOMS TO HAVE PERKO CLOSERS. MAINS-OPERATED SMOKE DETECTION SYSTEM TO BE INSTALLED TO BS 5446 PART 1, OR BS 5839 PART 1.

EXTERNAL DOORS AND WINDOWS

14. NEW EXTERNAL DOORS AND WINDOWS TO BE EITHER SOFTWOOD OR UPVC (plastic) AND GLAZED WITH SEALED DOUBLE-GLAZED UNITS.

BACKGROUND VENTILATION

15. NEW WINDOWS TO HAVE BACKGROUND TRICKLE VENTILATION TO A MINIMUM OF 4000 SQ.MM PER ROOM.

CENTRAL HEATING & HOT WATER

16. GAS-FIRED BOILER LOCATED IN ACCORDANCE WITH APPROVED DOCUMENT J WITH BALANCED FLUE AND SAFETY CAGE EXTERNALLY. INSULATION OF HOT WATER STORAGE VESSELS TO BE BY FOAM LAGGINGS. INSULATION JACKETS AND LIDS TO THE CWS TANKS AND FOAM RUBBER INSULATION TO WATER PIPES IN ACCORDANCE WITH DOCUMENT L5 O BUILDING REGULATIONS

PLUMBING

17. WASTE RUNS TO BE IN uPVC WITH 75MM DEEP SEAL TRAPS AND 32MM, 50MM, OR 100MM DIAMETER BRANCHES IN ACCORDANCE WITH BUILDING REGULATIONS PART H1. ACCESS POINTS AND RODDING EYES AT ALL CHANGES OF DIRECTION. BRANCH WASTES ARE TO BE CONNECTED INTO EXISTING EXTERNAL OR NEW INTERNAL SOIL/VENT PIPES AS SHOWN ON DRAWING.

VENTILATION

18. BATHROOM TO BE MECHANICALLY VENTILATED TO GIVE THREE AIR CHANGES PER HOUR AT AN EXTRACT RATE OF 15 LITRES PRE SECOND, OPERATED BY LIGHT SWITCH WITH 20 MIN OVER RUN. KITCHEN EXTRACT FAN, MANUALLY OPERATED, TO EXTRACT 60 LITRES PER SECOND, DUCTED THROUGH EXTERNAL WALL. FANS TO BE LOCATED IN WALL AT HIGH LEVEL IN POSITIONS SHOWN ON DRAWING OR BY KITCHEN DESIGNER.

EXISTING DRAINS

19. EXISTING DRAINS ARE TO BE TESTED IN CONJUNCTION WITH BUILDING INSPECTOR AND SLEEVED OR REPAIRED AS NECESSARY. KITCHEN SINK WASTE IS TO BE RUN INTO NEW SEALED GULLY.

NEW DRAINAGE

20. NEW UNDERGROUND DRAINAGE TO BE 100MM DIA. GVC (HEPSLEEVE) TO MIN. GRADIENT OF 1 IN 50 AND SURROUNDED IN 150MM CONCRETE. REMOVE EXISTING REDUNDANT BRANCH DRAINS. NEW SOIL VENT PIPES TO BE 100MM DIA PVC WITH SEPARATE CONNECTIONS TO WCs. WASTE RUNS ARE TO BE IN PVC AND 100MM, 50MM AND 32MM IN DIAMETER. ALL FITTINGS ARE TO HAVE 75MM DEEP SEAL TRAPS WITH RODDING EYES AT ALL CHANGES OF DIRECTION. EXISTING MANHOLES TO BE ADAPTED AS NECESSARY. INTERNAL MANHOLES TO HAVE NEW DOUBLE SEAL AIRTIGHT SCREW DOWN STEEL COVERS. NEW MANHOLES TO BE CONSTRUCTED IN 225MM CLASS B ENGINEERING BRICK WITH 150MM CONCRETE BASE AND DOUBLE SEAL AIRTIGHT SCREW DOWN COVER DISHED FOR SCREEDING. STUB STACKS AS INDICATED.

GLAZING - SAFETY

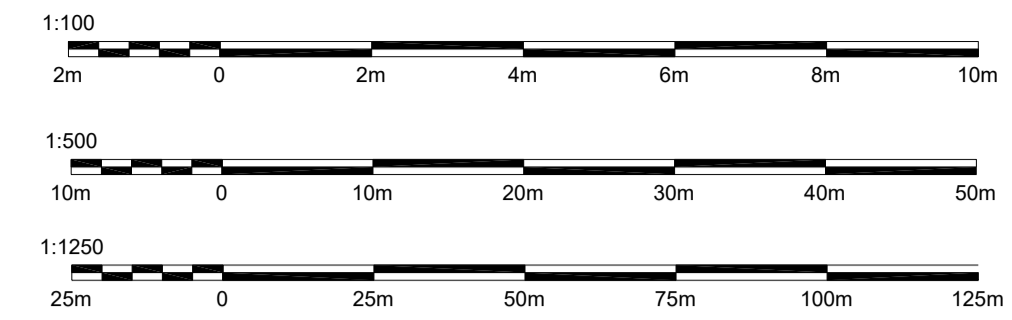
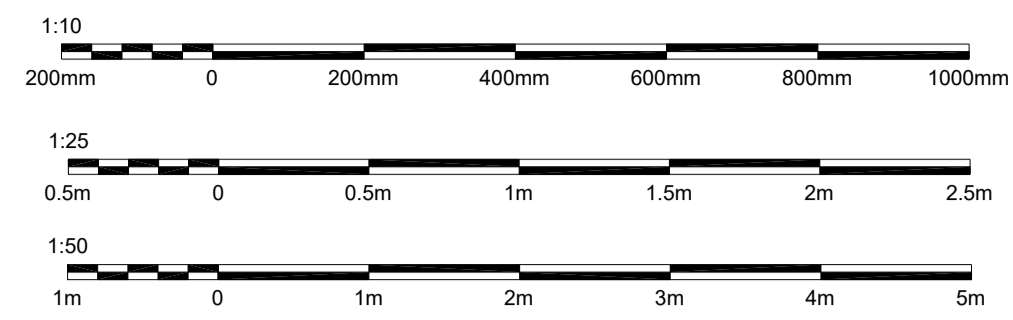
21. ALL GLASS BELOW 800MM IN WINDOWS AND BELOW 1500MM IN DOORS TO BE SAFETY GLASS. NEW WINDOWS TO HAVE CILL HEIGHT AT LEAST 900MM ABOVE FINISHED FLOOR LEVEL.

WINDOWS AND LINTELS

22. ALL OPENINGS IN STRUCTURAL WALLS ARE TO INCLUDE AN I.G. OR EQUIVALENT INSULATED STEEL LINTEL WITH 150mm MINIMUM END BEARINGS - SEE DRAWINGS FOR SIZES.
23. GLAZING IN ALL WINDOWS AND DOORS IS GENERALLY TO BE FORMED USING 4mm TOUGH, CLEAR PLANILUX GLASS EITHER SIDE OF A 16mm ARGON-FILLED AND SEALED GAP WITH A U-VALUE OF 1.4W/m2K IN EXCESS OF REQUIREMENTS OF PART L1 OF THE BUILDING REGULATIONS. ALL GLAZING COMPLIES WITH PART N OF THE BUILDING REGULATIONS WITH SAFETY GLASS SET IN ACCORDANCE WITH BS 6206 AND FITTED WITHIN 800mm OF THE FINISHED FLOOR AND TO 1500mm ABOVE FINISHED FLOOR TO DOORS AND SIDELIGHTS.
24. WINDOWS TO ALL HABITABLE ROOMS ARE DESIGNED TO GIVE 1/10th OF THE HABITABLE FLOOR AREA AS GLAZING AND 1/20th OF THE FLOOR AREA AS VENTILATION, WITH ALL WINDOWS PROVIDING TRICKLE VENTILATION OF 5,000mm2 PER HABITABLE ROOM. ALL JUNCTIONS BETWEEN THE EXTERNAL WINDOW CILL AND MASONRY ARE TO BE FILLED, AND BETWEEN THE INTERNAL CILL AND PLASTER FINISH, WITH THE WHOLE OF THE PERIMETER OF THE FRAMES (INTERNALLY AND EXTERNALLY) FILLED WITH SILICONE MASTIC.

FOUNDATIONS & SLAB

25. CONCRETE FOUNDATIONS AND SLAB TO HAVE COMPRESSIVE STRENGTH OF 30 N/mm2 AFTER 28 DAYS, CLASS M30.



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BUILDING CONTROL DETAILS



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Tel: 020 8660 5026
support@planningapplications.com
www.planningapplications.com
Mobile: 07922 148 701
Summer House | Upper Court Road
Woldingham | Surrey | CR3 7BF

PROJECT DETAILS:
Ms Jude O'Hara
6 Woodlands Place
Caterham
CR3 6SU

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Building Control Specifications
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