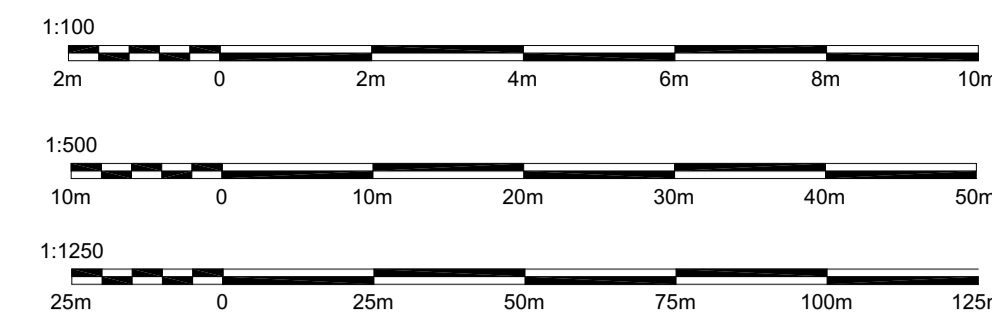
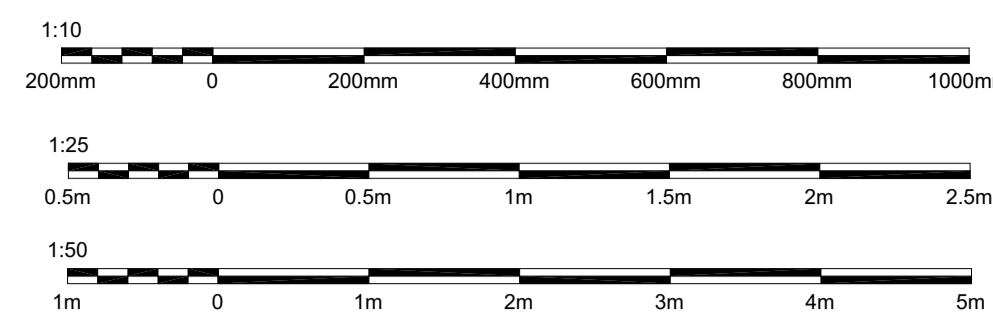




Scale 1:1250  
Site Location



REVISION TABLE			
LABEL	DATE	REVISED BY	DESCRIPTION

# 76a Earlsfield Road

## DESIGN & ACCESS STATEMENT

This project involves the full refurbishment of a two bedroom ground floor flat with private rear garden and small basement.

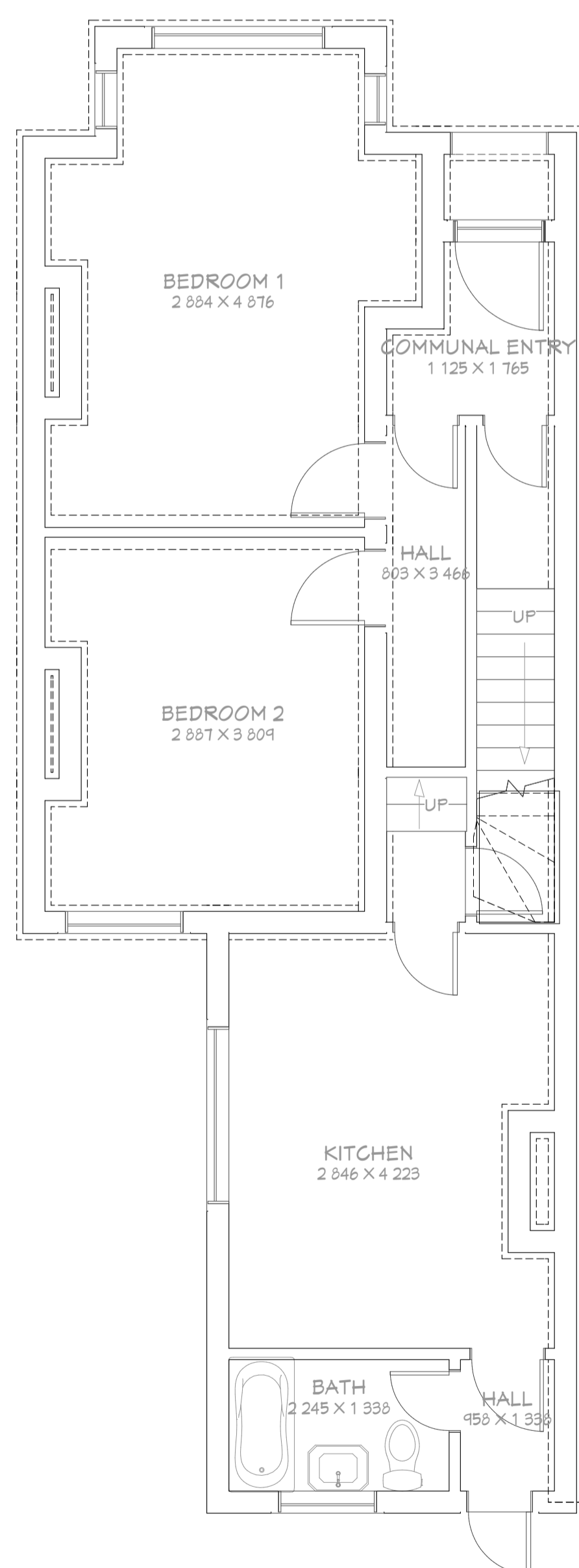
Currently the flat has only one bathroom to the rear of the property with the benefit of a large kitchen and spacious bedrooms.

This proposal adds an en-suite shower to the master bedroom, rear patio doors to the rear bedroom, and moving of the main bathroom to the center of the dwelling with entrance from the main hallway giving a better flow and living environment. This leaves a large open plan kitchen, diner and living space over looking the rear garden. A new kitchen is to be fitted with appliances.

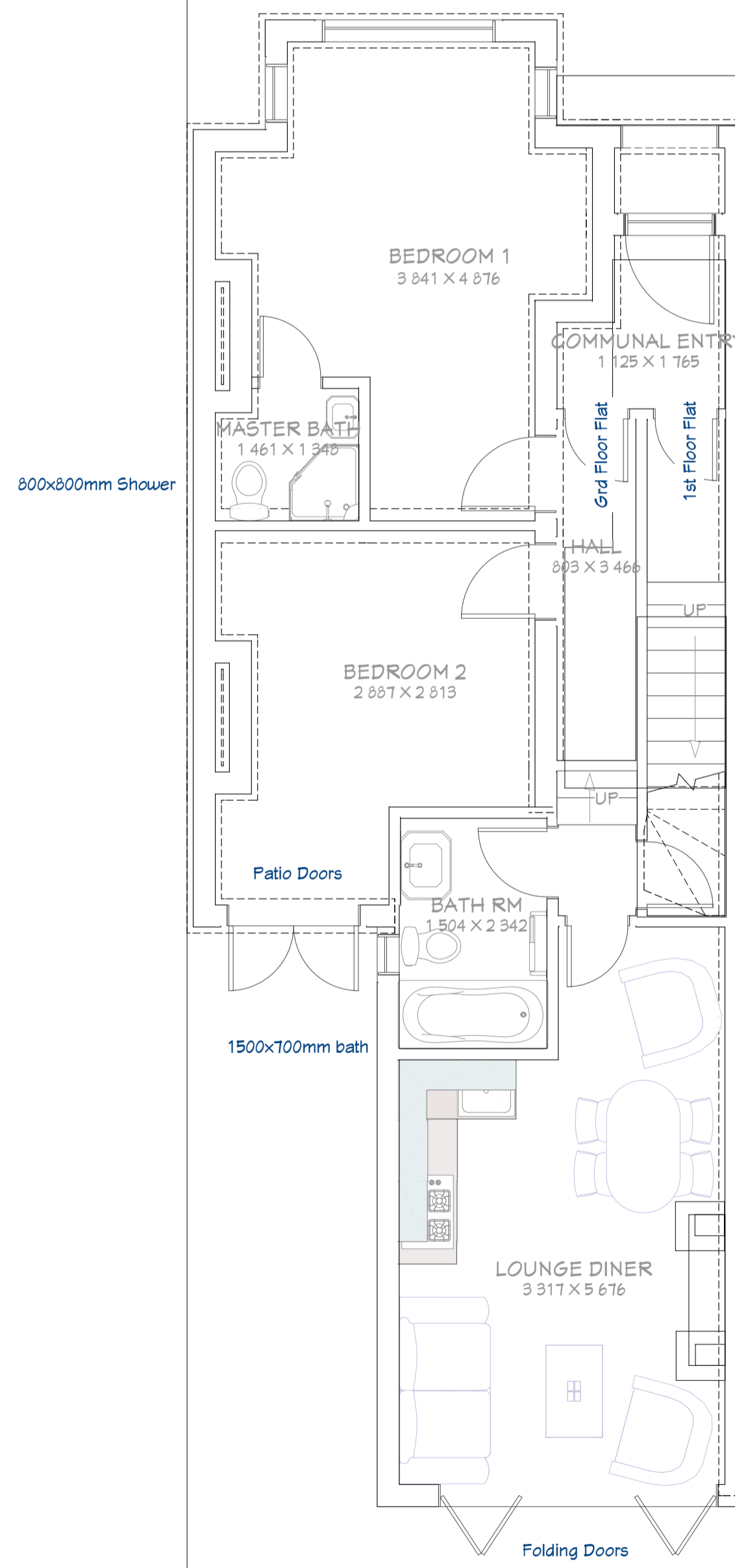
The open plan kitchen and living space benefit from removing of a large chimney breast and adding full width folding patio doors to the rear elevation.

The electrical wiring and heating systems are to be replaced, with all new plumbing to bathrooms and underfloor heating in all rooms to create a modern comfortable and spacious dwelling.

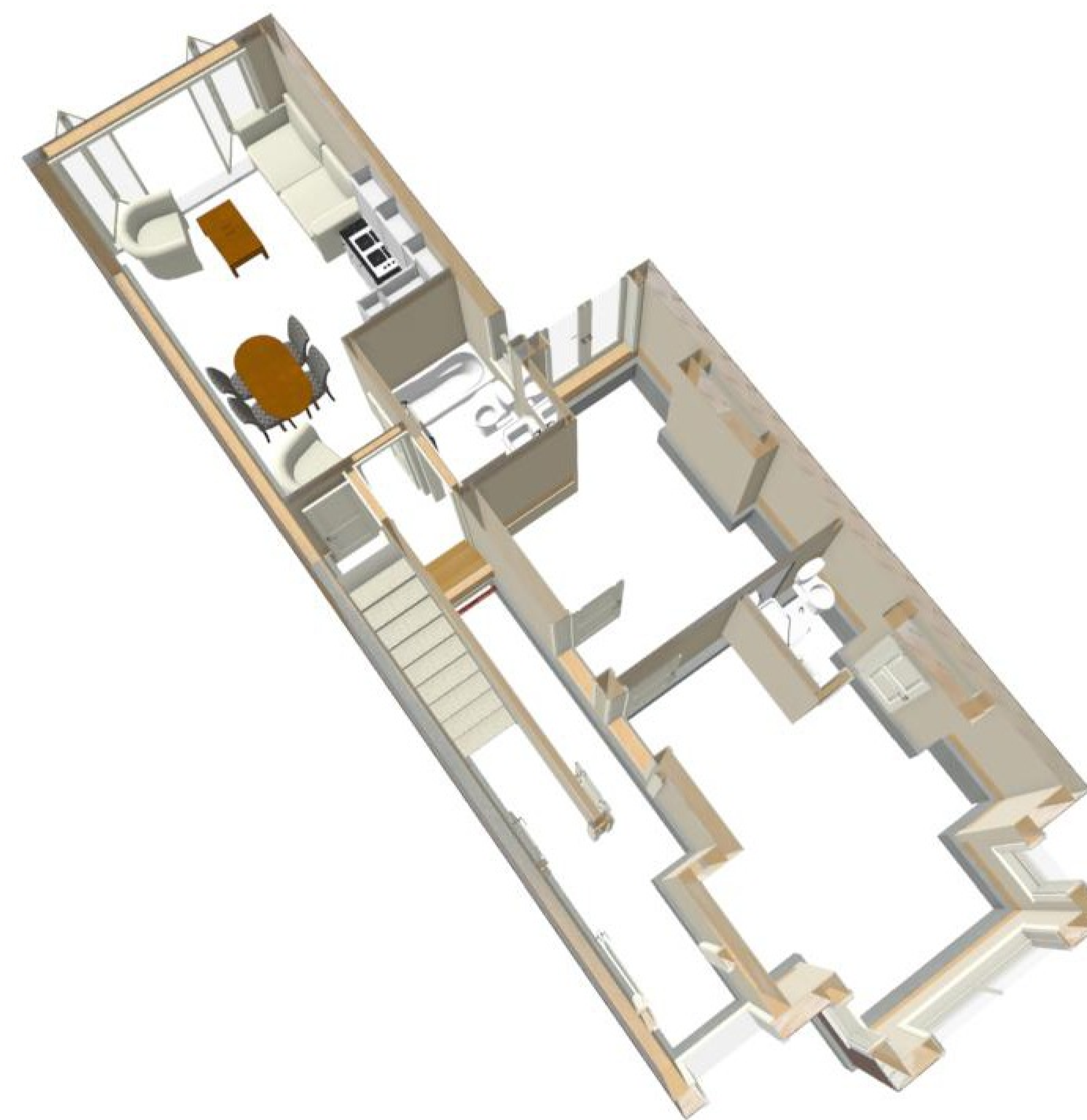
All building works are to comply with Building Regulations to ensure safety and minimal heat loss and running costs.



Existing Ground Floor Plan

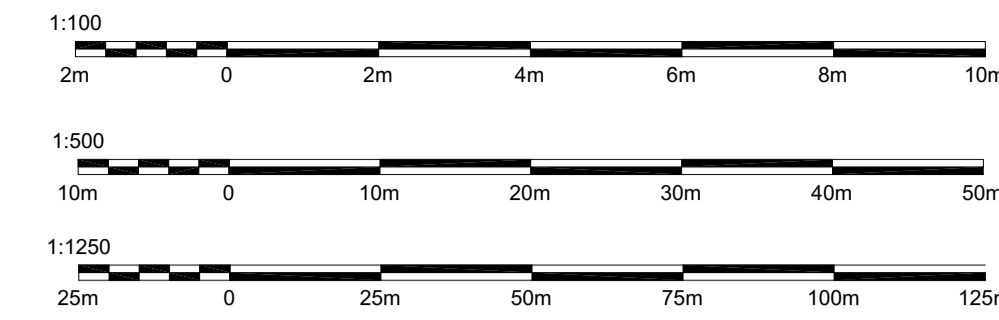
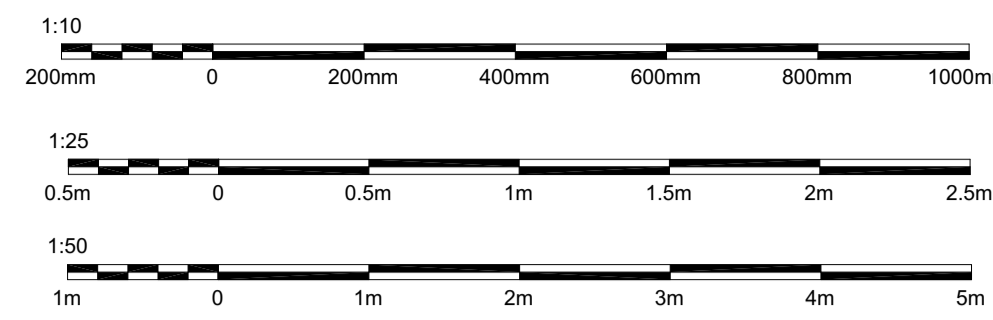


Proposed Ground Floor Plan

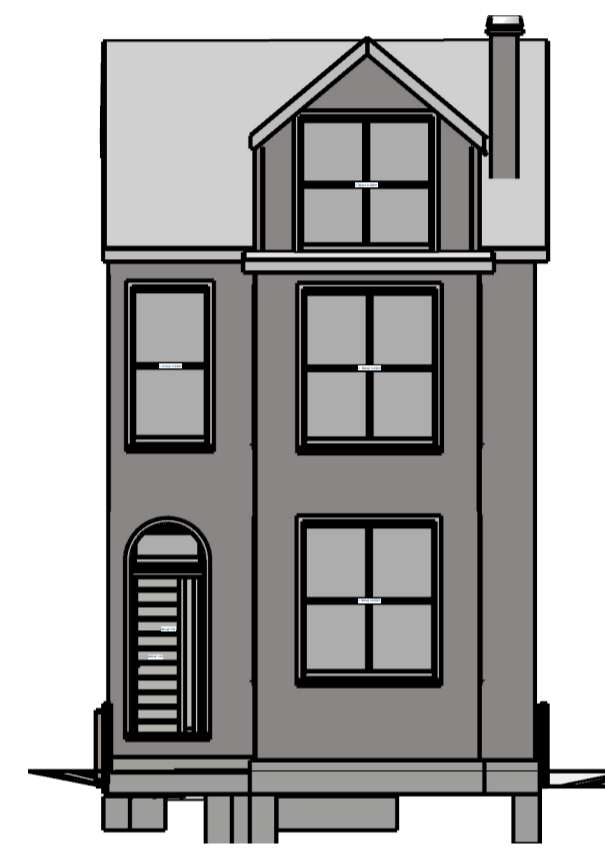




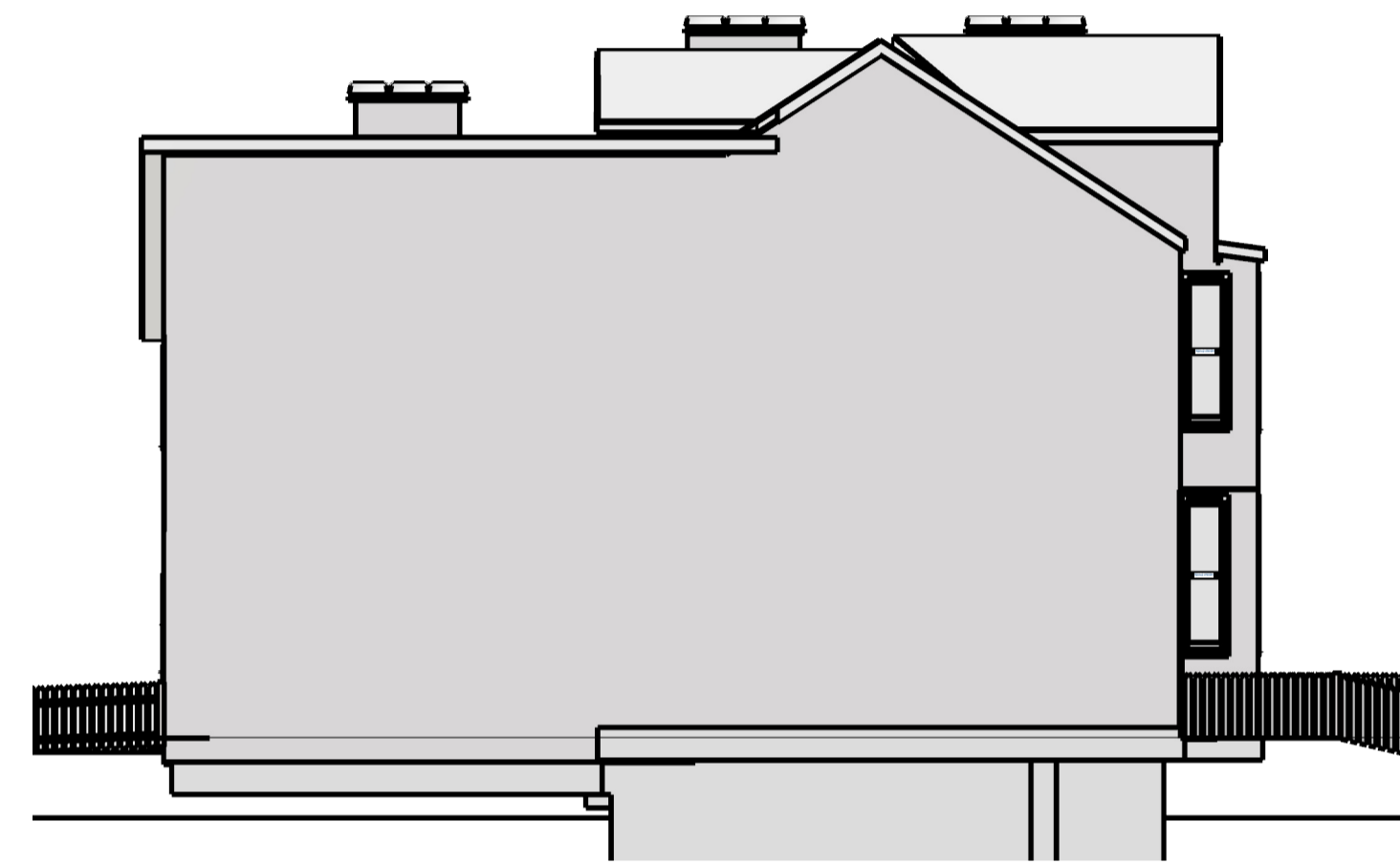
Scale 1:1250  
Site Location



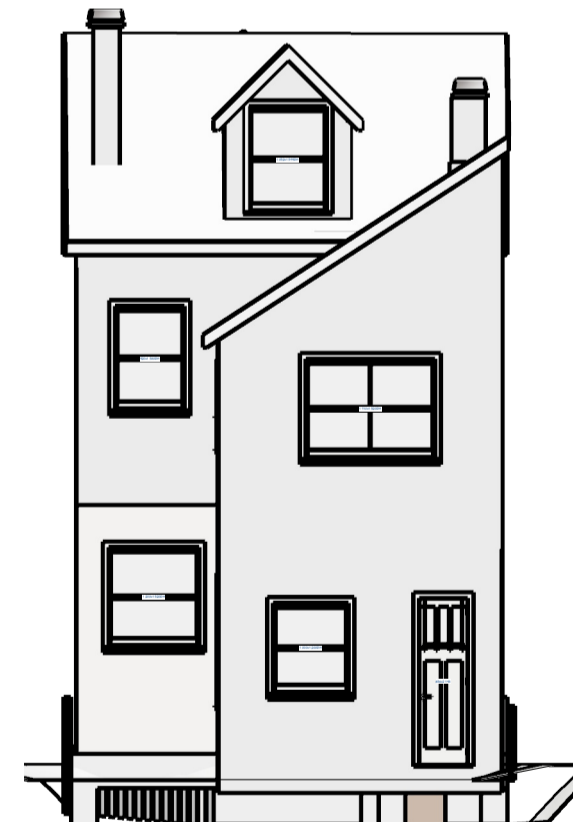
REVISION TABLE			
LABEL	DATE	REVISED BY	DESCRIPTION



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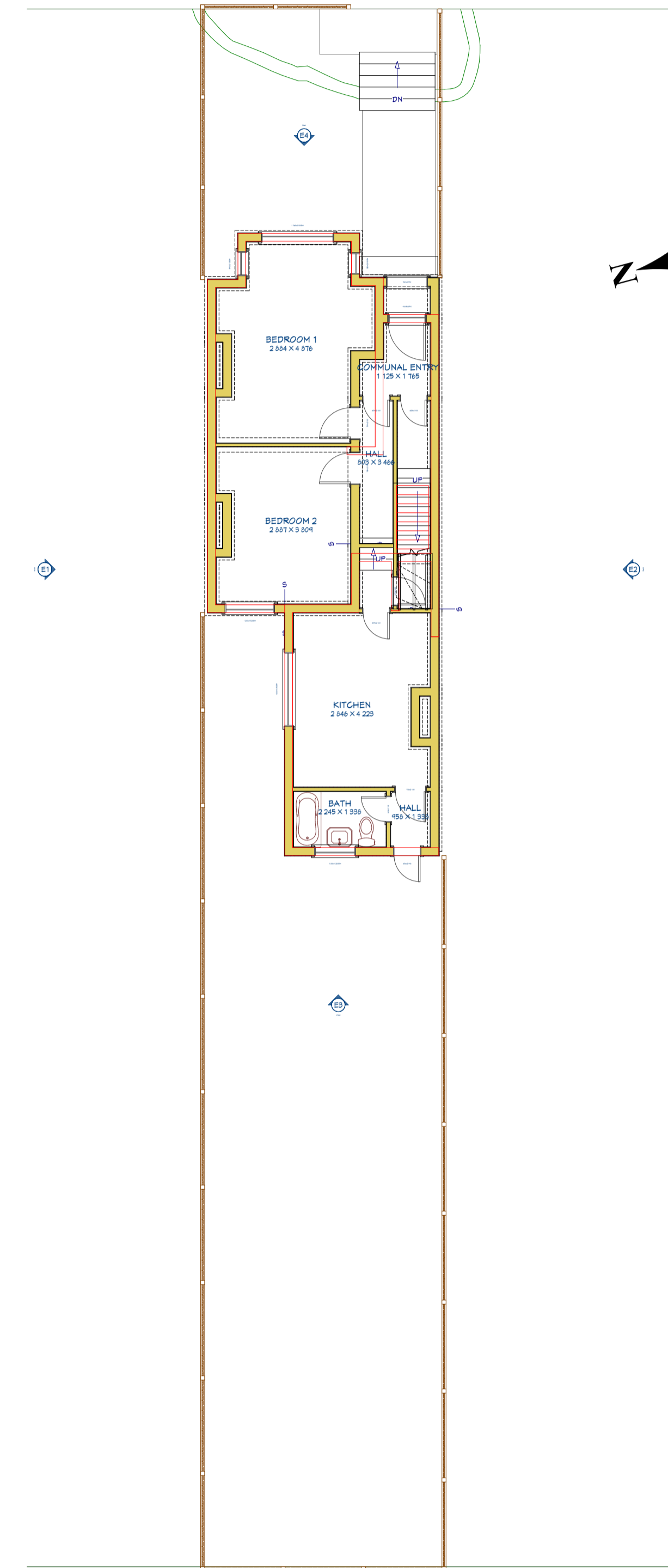
South



West



North



Existing Ground Floor Plan

Scale 1:100

# EXISTING PLAN & ELEVATIONS



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DRAWING TITLE:  
 Existing Plan & Elevations

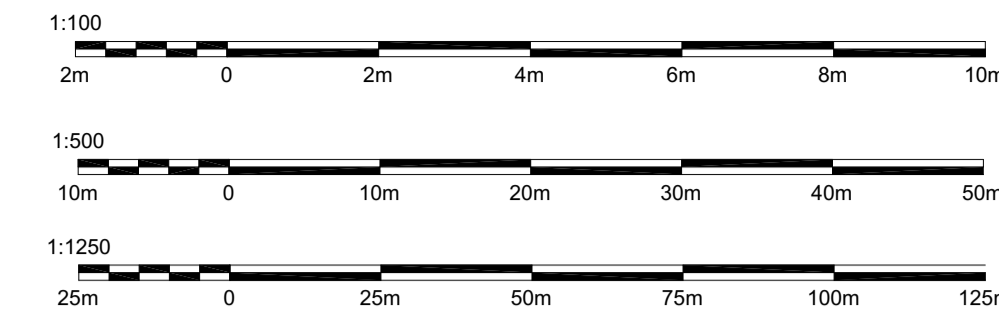
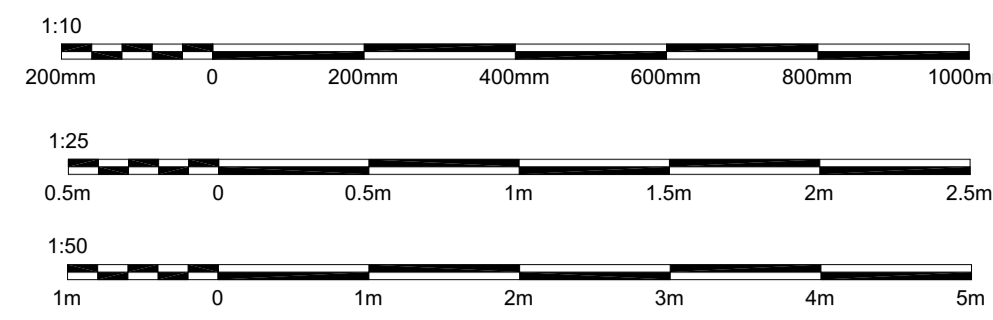
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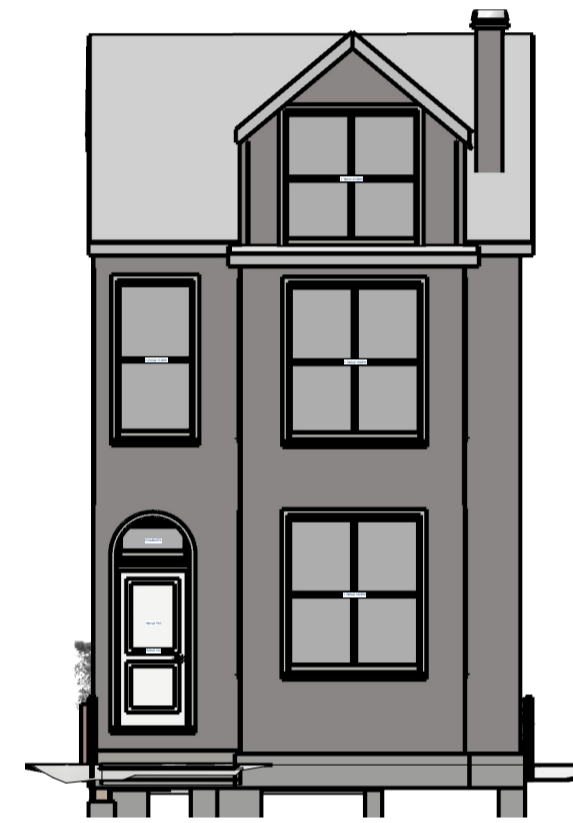
SHEET:  
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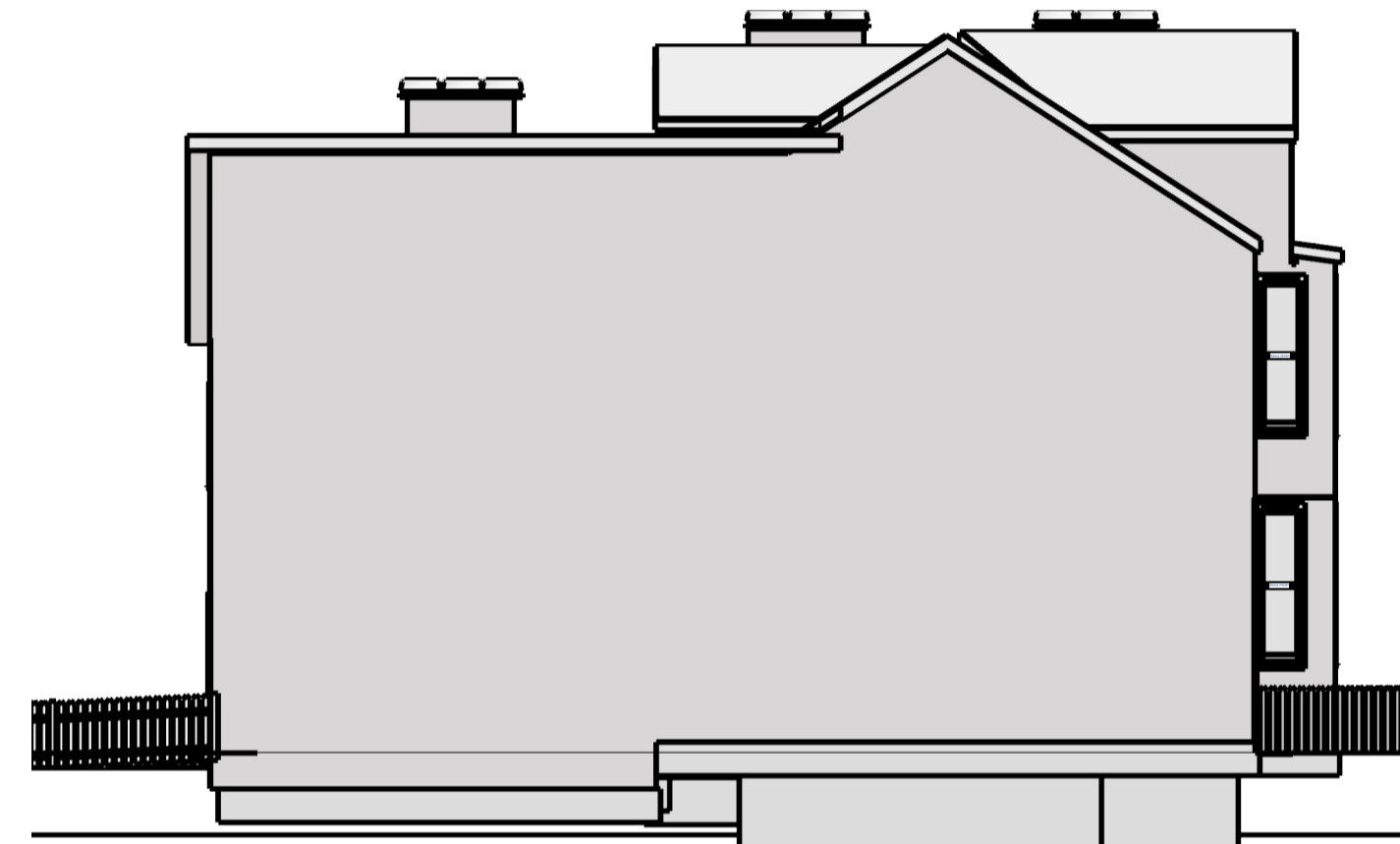
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Site Location



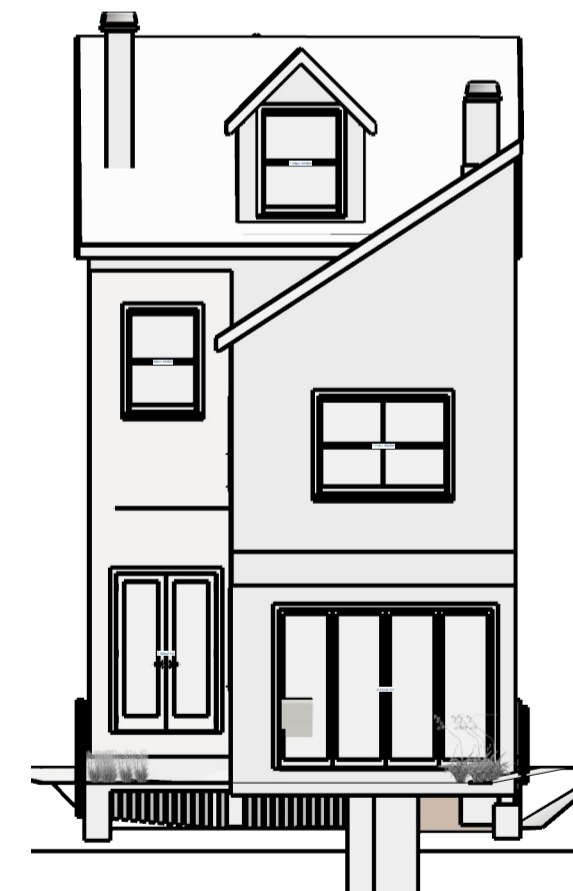
REVISION TABLE			
LABEL	DATE	REVISED BY	DESCRIPTION



East



South

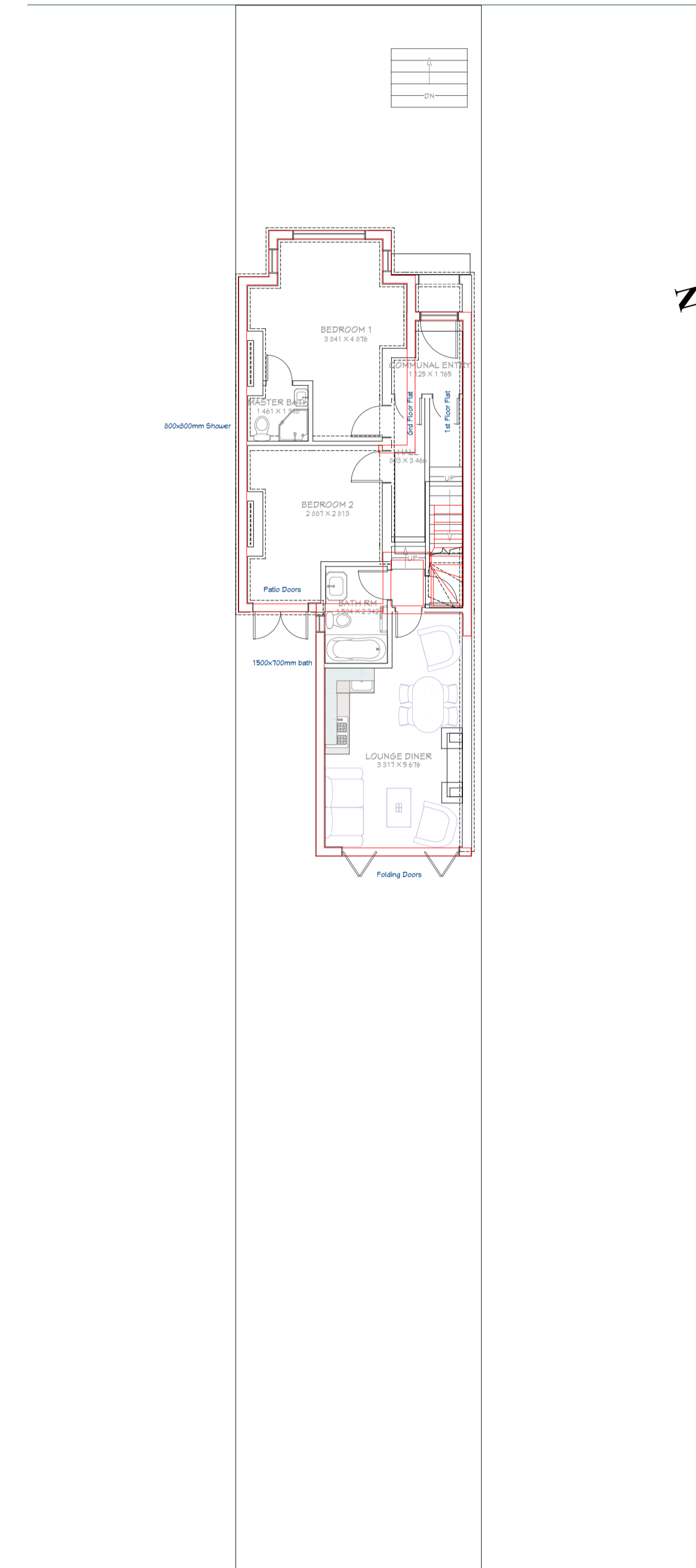


West

Scale 1:100



North



Proposed Ground Floor Plan

# PROPOSED PLAN & ELEVATIONS



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SCALE:

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 or as indicated

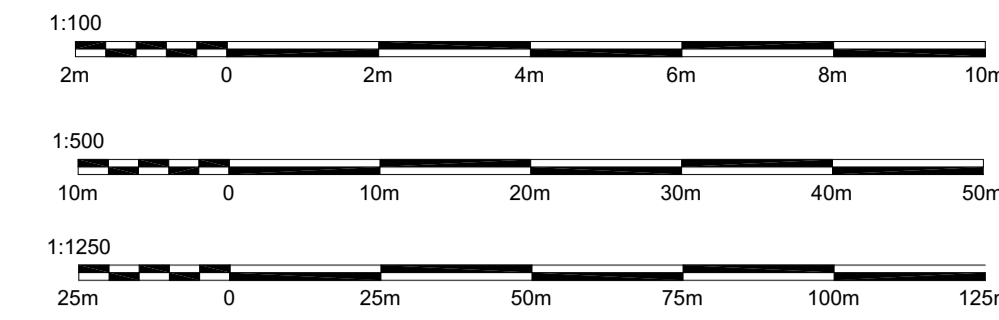
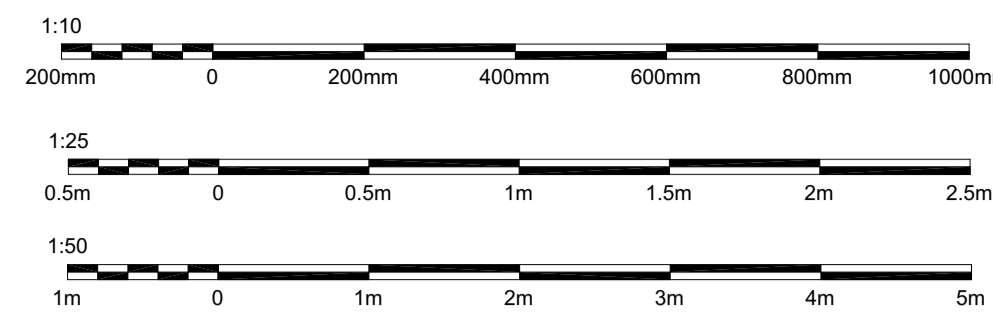
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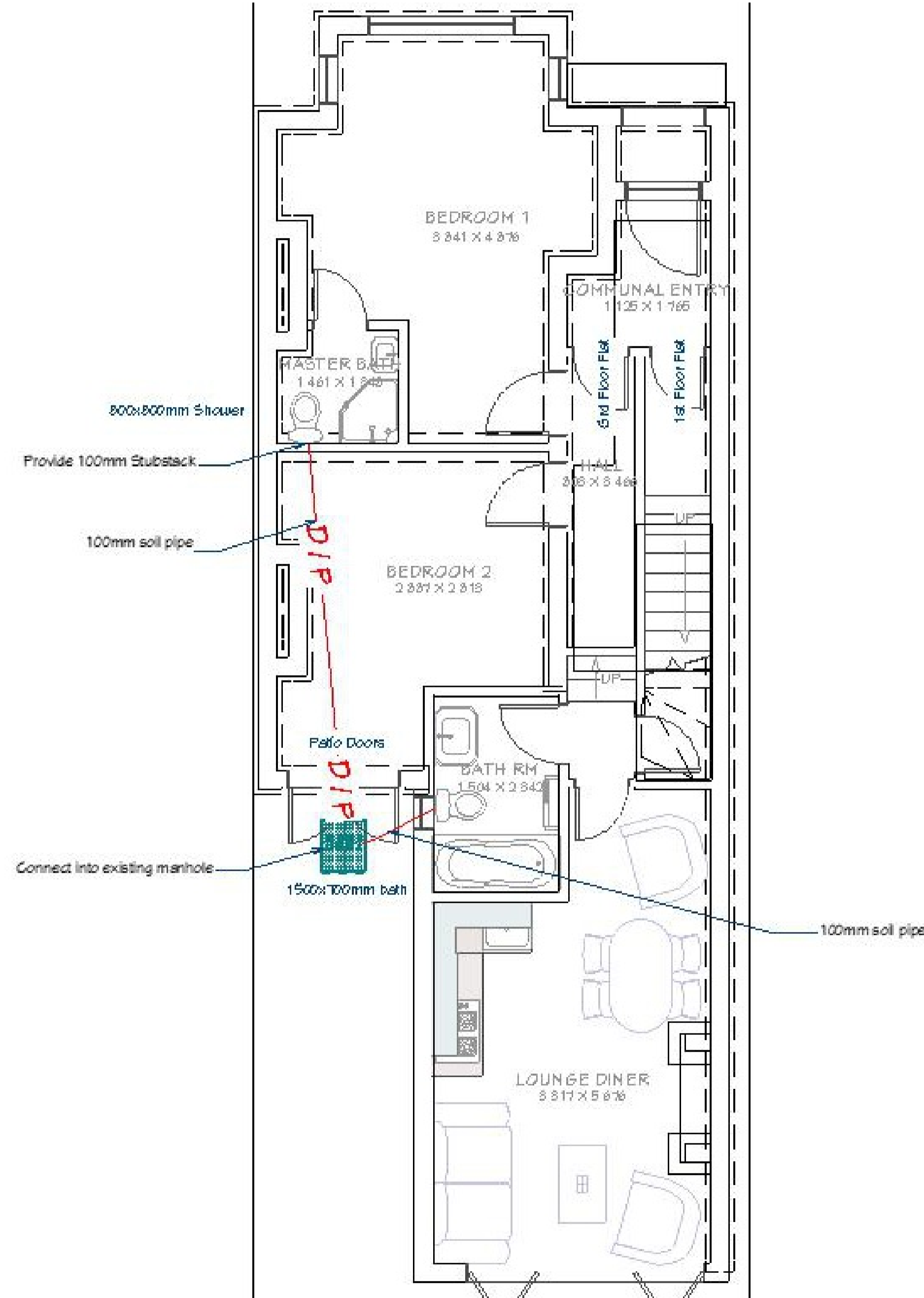


Scale 1:1250

Site Location



REVISION TABLE			
LABEL	DATE	REVISED BY	DESCRIPTION



# PROPOSED GROUND FLOOR PLAN & SEWER



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**DRAWING TITLE:**  
 Proposed Ground Floor Plan

**DATE:**

10/11/2020

**SCALE:**

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 or as indicated

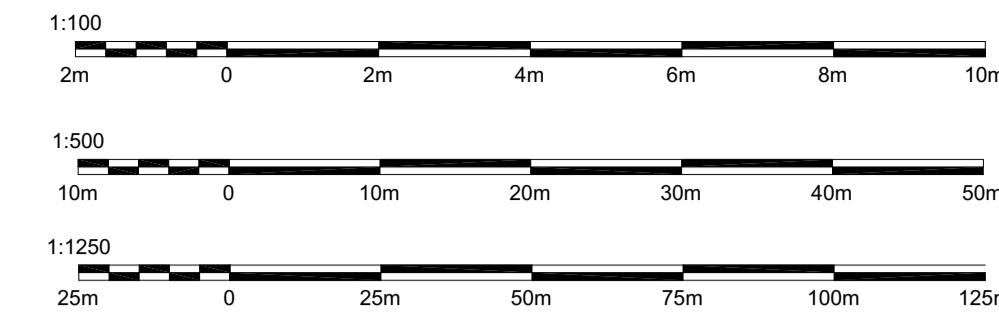
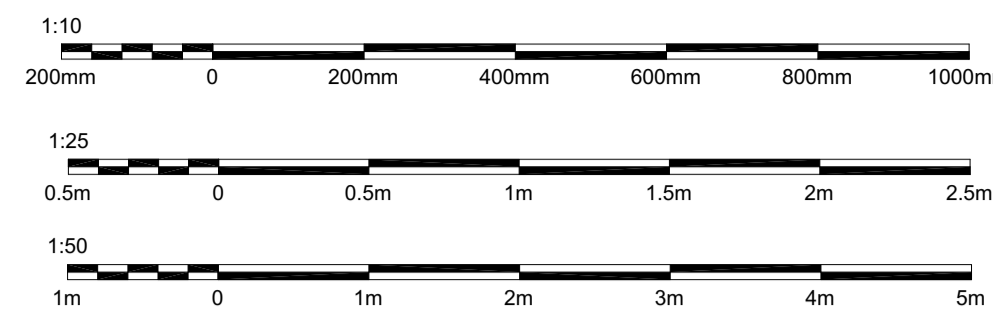
**SHEET:**

PA-2020-40

**4**



Scale 1:1250  
Site Location

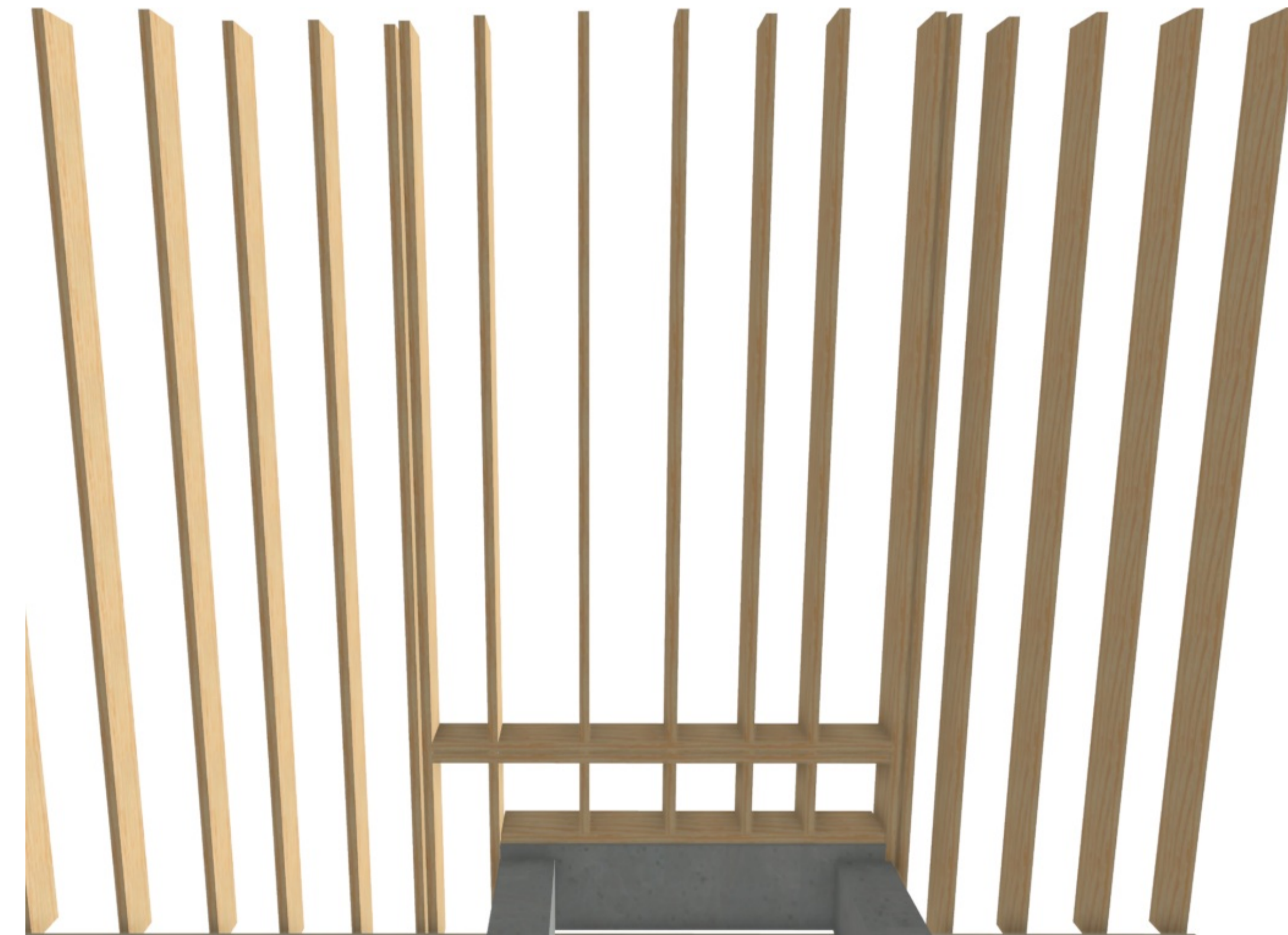
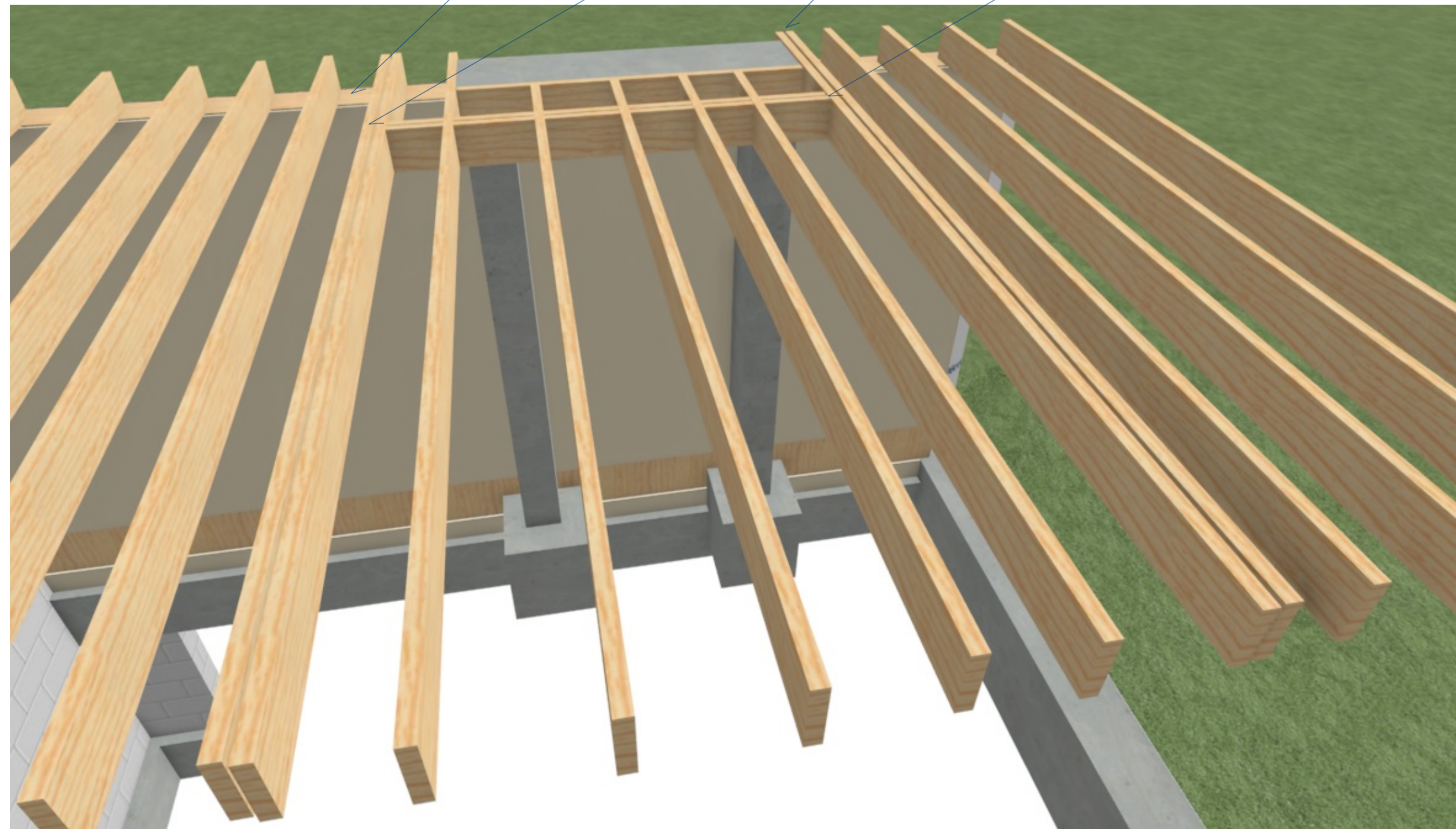


REVISION TABLE			
LABEL	DATE	REVISED BY	DESCRIPTION

Ensure exposed wall plate is secured to wall, if required use 2-pack epoxy resin to secure M10 stud through plate into wall. Once resin is set secure with nuts/washers.

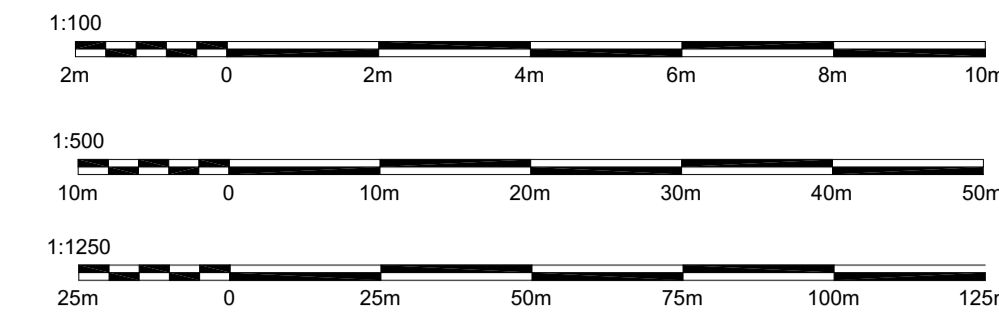
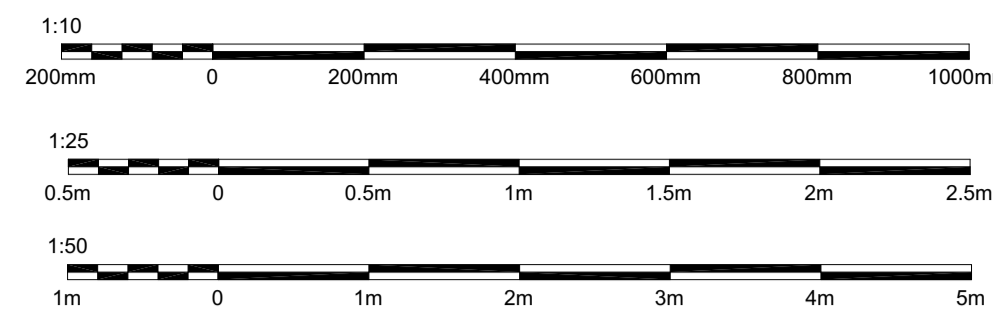
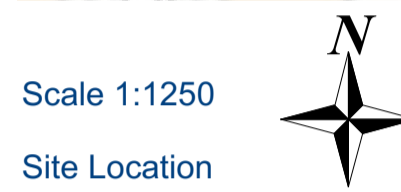
Add second joist 50x175mm secured with staggered M10 coach bolts. Repeat on opposite end to support trimmer.

Install 2 x 50x175mm joist hangers to each end of trimmer and secure to new doubled up joists.



## Kitchen Ceiling Joist Strengthening





REVISION TABLE			
LABEL	DATE	REVISED BY	DESCRIPTION

Project	Project number
76a Earlsfield Road London SW18 3DN	002058
Calcs for	Date
Rear Elevation, Folding Patio Doors	11 Sep 2020

### Steel Beam Calculation



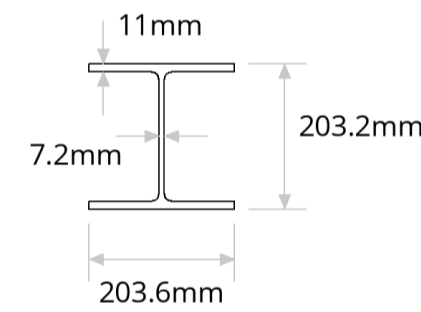
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#### Beam details

203 x 203 x 46 UC S275

Beam effective span length: **2.85 metres**

Width: **203.6 mm**  
 Depth: **203.2 mm**  
 Web: **7.2 mm**  
 Flange: **11 mm**  
 Radius: **10.2 mm**  
 Mass per metre: **46.1 kg/m**



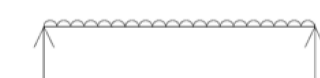
#### Safety factors, restraints & deflection limits

Permanent load safety factor: **1.35**  
 Variable load safety factor: **1.5**

Beam is fully restrained along its length: **No**  
 Length between lateral restraints: **2.85 metres**

Variable load deflection limit: **Span/360 = 7.92 mm**  
 Total load deflection limit: **Span/200 = 14.25 mm**

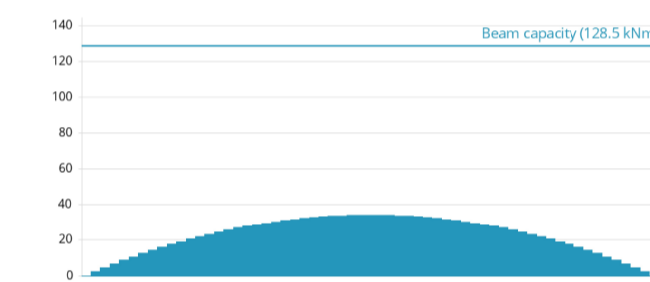
#### Load details



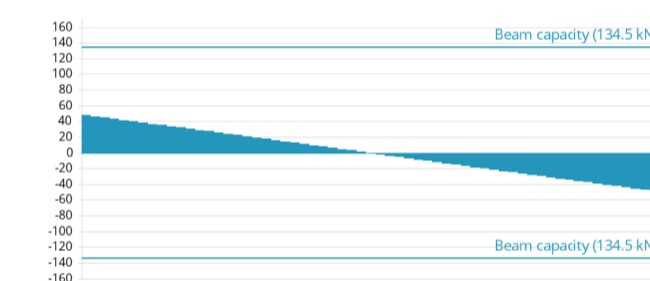
**UDL 1: 225mm Brickwork + Plaster or render on BOTH sides**  
 Permanent (dead) load per square metre: **4.9 kN/m<sup>2</sup>**  
 Variable (live) load per square metre: **0 kN/m<sup>2</sup>**  
 Width of load perpendicular to beam, or height of load supported by beam: **5 metres**

Project	Project number
76a Earlsfield Road London SW18 3DN	002058
Calcs for	Date
Rear Elevation, Folding Patio Doors	11 Sep 2020

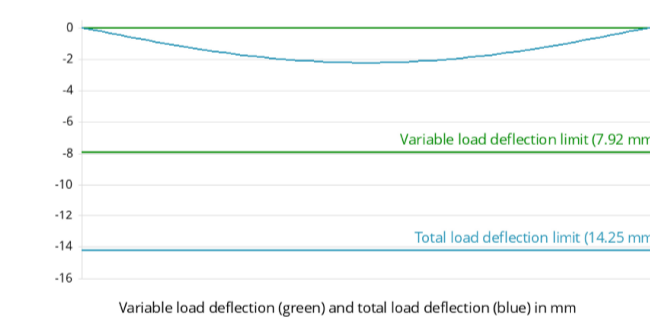
### Calculations



**Bending moments**  
 $M_{c,y} = 137\text{kNm} > 34.2\text{kNm}$ , **Therefore OK**  
 $M_{c,y}$  value from Tata Steel 'blue book' to BS EN 1993-1-1  
 $M_b = 128.5\text{kNm} > 34.2\text{kNm}$ , **Therefore OK**  
 $M_b$  value INTERPOLATED from Tata Steel 'Blue Book' to BS EN 1993-1-1  
 C1 value conservatively taken as 1.0



**Shear forces**  
**Shear capacity  $V_c = 269\text{kN} \times 0.5 = 134.5\text{kN} > 48\text{kN}$ , Therefore OK**  
 Shear Capacity,  $V_c$  from Tata Steel 'Blue Book' to BS EN 1993-1-1  
 Reduction of moment resistance by high coincident shear force has been avoided by checking that the shear force is no more than 50% of the shear resistance



**Deflection**  
 Variable load deflection =  $0\text{mm} < 7.92\text{mm}$ , **Therefore OK**  
 Total load deflection =  $2.23\text{mm} < 14.25\text{mm}$ , **Therefore OK**

### Notes

$M_{c,y}$  value from Tata Steel 'Blue Book' to BS EN 1993-1-1  
 $M_b$  value interpolated from Tata Steel 'Blue Book' to BS EN 1993-1-1  
 C1 value conservatively taken as 1.0  
 Shear Capacity,  $V_c$  from Tata Steel 'Blue Book' to BS EN 1993-1-1  
 Reduction of moment resistance by high coincident shear force has been avoided by checking that the shear force is not more than 50% of the shear resistance  
 Ends of beam are to be laterally restrained. Ends of beams can be laterally restrained using one of the following methods:  
 1) End of beam built into masonry wall.  
 2) End of beam fixed to a masonry wall.  
 3) End of beam fixed to a column or a beam.  
 The designer is to ensure that the proposed detail adequately ensures that the end of the beam is laterally restrained.  
 No allowance has been made for destabilising loads which are outside the scope of these calculations (Destabilising loads would not normally occur in a traditional masonry structure)

**Span 2700mm, 150mm support each end, total length 3000mm subject to builder measuring on site**

# CALCULATIONS



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PROJECT DETAILS:  
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 SW18 3DN

DRAWING TITLE:  
 Folding Rear Doors Opening Support Beam

DATE:

10/11/2020

SCALE:

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SHEET:

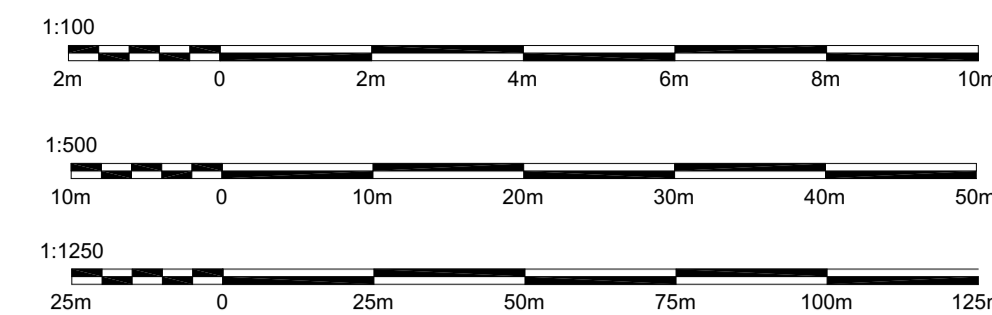
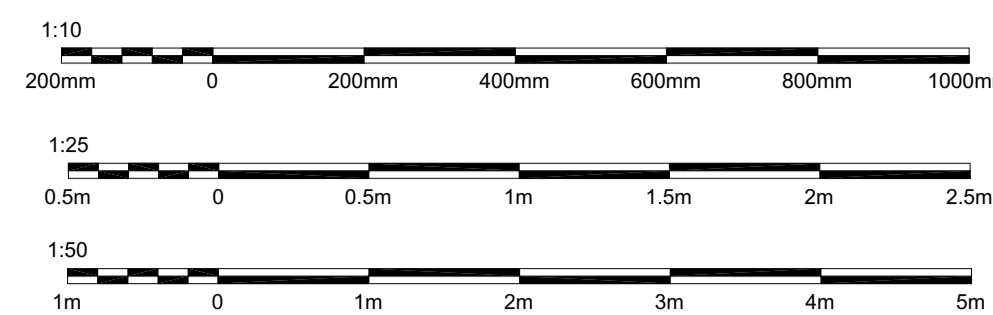
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6



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Site Location



REVISION TABLE			
LABEL	DATE	REVISED BY	DESCRIPTION

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C:\Users\stef\Documents\Masterseries Docs\Masonry\76a Earsfield rd Columns.MSN

**2 X COLUMNS AT GROUND FLOOR TO SUPPORT FIRE BREAST HORIZONTAL LINTEL LOCATED AT FIRST FLOOR LEVEL**

**VERTICALLY SPANNING, VERTICALLY LOADED, MASONRY COLUMN DESIGN TO BS EN 1996-1-1:2005**  
Brief Title

**Summary of Design Data**

EuroCode National Annex	Using UK values: A1 2012		
Column Dimensions	h=2.470 m, hef xx=2.470 m, hef zz=1.853		
Support Conditions	Vertically Spanning Column, Top Simple, Bottom Cont.		
Masonry Column	t=215 mm, b=300 mm, hef=215 mm, hef=300 mm	0.425	OK
Limiting Dimensions	λ=11.5 < λ <sub>lim</sub> =27		

**Column Design**

Partial Safety Factor (γ <sub>m</sub> /γ <sub>m</sub> )	Construction Class 1, Unit Manufacture II	2.6/2.3	Table NA.1
Unit Material	Concrete Blocks, Group 2, γ <sub>m</sub> =19.62 kN/m <sup>3</sup>		
Mortar Material	Normalised mean compressive strength = 7.3 N/mm <sup>2</sup>		
Unit Ratio	General Purpose fm = 6 N/mm <sup>2</sup>	2.15	
Compressive Strength (f <sub>t</sub> )	Unit height=215, Least horizontal dimensions=100	4.3 N/mm <sup>2</sup>	Small Area
Loads from above	k = 0.7, c = 0.7, β = 0.3		
Loads @ this level	Dead Load=5.6 kN, Live Load=2.0 kN		
Section Properties	Dead Load=2.0 kN, ex=20 mm, ey=70 mm (cast concrete lintel)		
Capacity reduction factor, ~F	Area=645 cm <sup>2</sup> , Z <sub>x</sub> =2311 cm <sup>3</sup>	0.849	
F <sub>d</sub> /F <sub>r</sub>	e <sub>max</sub> =34.0 mm, hef=2470 mm, hef=300.0 mm, t=300.0 mm	90.7 kN	
	e <sub>min</sub> =4.0 mm, hef=1853 mm, hef=215.0 mm, t=215.0 mm	0.181	OK
	BS 5628 Cl. 28.2.3(a)		
	0.849k <sub>1</sub> .3x645/2.6		
	1.25(γ <sub>m</sub> .Area.h+γ <sub>m</sub> .k <sub>1</sub> )+1.5q <sub>ku</sub> =16.4/90.7		

Columns to be secured to wall with stainless steel strong tie wall starter kits.

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**2 X MASS CONCRETE FOUNDATIONS FOR COLUMNS**

**Basic Properties**

Design to	EC 2: 2004 - Using UK values		
F <sub>y</sub> , F <sub>cu</sub> , Covers T, B, S	460 N/mm <sup>2</sup> , 35 N/mm <sup>2</sup> , 50 mm, 50 mm, 50 mm		
Gross: Area, Area <sub>1</sub> , Z <sub>xx</sub> , Z <sub>yy</sub>	0.25, 0.065, 0.021, 0.021		
Axial Eccentricities e <sub>z</sub> , e <sub>xx</sub>	0.0, 88.0		
Conc Den, L <sub>fsrv</sub> , L <sub>fsult</sub>	23.4, 1.0, 1.0		
Surcharge = Sur <sub>ret</sub> + h <sub>0</sub> + γ <sub>soil</sub>	10.0 = 10.0 + 0.0 + 18.0		
SWP = SWP <sub>0</sub> + γ <sub>soil</sub> * (h <sub>0</sub> + D)	161 = 150 + 18 * (0.000 + 0.600)		

**Mass Concrete Pad Design**

x-x projections	143, 143	600 mm	OK
z-z projections	188, 12	600 mm	OK

**Mass Concrete Section Capacity**

Mu=0.85*f <sub>cu</sub> *B*D <sup>2</sup> /6	0.85*1.291 * 500 * 600 <sup>2</sup> /6	32.92 kN.m	
--	--	------------	--

**Critical Serviceability : 2 : Dead plus Live**

F <sub>pad</sub> = Den*d*Area*LF	23.4 x 0.6 x 0.25 x 1.00	3.5 kN	
F <sub>sur</sub> = Sur*(Area-Area <sub>1</sub> )*LF	10.0 x (0.25 - 0.065) x 1.00	1.9 kN	
F <sub>col</sub> = F	13.3 +	13.3 kN	
F <sub>res</sub> = F + F <sub>pad</sub> + F <sub>sur</sub>	13.3 + 3.5 + 1.9	18.7 kN	
M <sub>xx res</sub> = M <sub>xx</sub> + V <sub>zD</sub> + F <sub>col</sub> *e <sub>xx</sub>	0.0 + (0.0 x 0.6) + (13.3 x 0.088)	1.2 kN.m	
Effective B (Be) = Fn(M <sub>zz</sub> , F <sub>res</sub> , B)	1.2, 18.7, 500	500 mm	

**Pressure**

P <sub>max</sub> = Fn(P <sub>a</sub> , P <sub>zz</sub> , P <sub>xx</sub> , p1-4)	74.8, ±0.0, ±56.3, 131.1, 18.5, 18.5, 131.1	131.1 kN/m <sup>2</sup>	OK
Check for up-lift	Le 500 >= 500 Be 500 >= 500		OK

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**FOS Overturning**

M <sub>xx Rest</sub> = (F)*e+(pad+sur)*L/2	(13) x 0.338 + (4 + 2) x 0.250	6 kN.m	
FOS OT xx = M <sub>xx Rest</sub> / M <sub>xx ot</sub>	6 / 0	5846.79 > 1.5	OK

**Critical Ultimate : 1 : Dead plus Live**

F <sub>pad</sub> = Den*d*Area*LF	23.4 x 0.6 x 0.25 x 1.00	3.5 kN	
F <sub>sur</sub> = Sur*(Area-Area <sub>1</sub> )*LF	10.0 x (0.25 - 0.065) x 1.00	1.9 kN	
F <sub>col</sub> = F	20.0 +	20.0 kN	
F <sub>res</sub> = F + F <sub>pad</sub> + F <sub>sur</sub>	20.0 + 3.5 + 1.9	25.4 kN	
M <sub>xx res</sub> = M <sub>xx</sub> + V <sub>zD</sub> + F <sub>col</sub> *e <sub>xx</sub>	0.0 + (0.0 x 0.6) + (20.0 x 0.088)	1.8 kN.m	
Effective B (Be) = Fn(M <sub>zz</sub> , F <sub>res</sub> , B)	1.8, 25.4, 500	500 mm	

**Pressure**

e <sub>cc</sub> = M <sub>xx</sub> / F	0.0 / 25.4 about centre of base	0.0 mm	
e <sub>cc</sub> = M <sub>xx</sub> / F	1.8 / 25.4 about centre of base	69.4 mm	
Area = L <sub>xx</sub> * L <sub>yy</sub>	500.0 * 361.2	0.2 m <sup>2</sup>	
Pressure = F / Area	25.4 / 0.2	140.4 kN/m <sup>2</sup>	
Pressures P <sub>1</sub> to P <sub>2</sub>	P <sub>1</sub> =140.4, P <sub>2</sub> =140.4, P <sub>3</sub> =140.4 P <sub>2</sub> =140.4, P <sub>3</sub> =140.4, P <sub>4</sub> =140.4 P <sub>3</sub> =0.0, P <sub>4</sub> =0.0, P <sub>5</sub> =0.0	140.4 kN/m <sup>2</sup>	Max

**Moments and Shears**

Static load reduction w=(Sur + Den*D)*L <sub>z</sub>	(10.0 + 23.4 x 0.6) x 1.00	24.0 kN/m <sup>2</sup>	
Check for up-lift			(ULS)

**FOS Overturning**

M <sub>xx Rest</sub> = (F)*e+(pad+sur)*L/2	(20) x 0.338 + (4 + 2) x 0.250	8 kN.m	
FOS OT xx = M <sub>xx Rest</sub> / M <sub>xx ot</sub>	8 / 0	8101.25 > 1.0	OK

**Moments at Column Face**

X-X Moment LowerM - w*B*la <sup>2</sup> /2	0.1 - 24 + 0.5 + 0.2 <sup>2</sup> / 2	-0.1 kN.m	OK
X-X Moment UpperM - w*B*la <sup>2</sup> /2	0 - 24 + 0.5 + 0 <sup>2</sup> / 2	0.0 kN.m	OK
Z-Z Moment Left UpperM - w*B*la/2	0.5 - 24 + 0.5 + 0.1 <sup>2</sup> / 2	0.4 kN.m	OK
Z-Z Moment Right UpperM - w*B*la/2	0.5 - 24 + 0.5 + 0.1 <sup>2</sup> / 2	0.4 kN.m	OK

**Dimensional Checks**

Mass concrete Pad.	No checks required		OK
--------------------	--------------------	--	----

# CALCULATIONS



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PROJECT DETAILS:  
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Wandsworth  
SW18 3DN

DRAWING TITLE:  
Masonry Column & footings

DATE:

10/11/2020

SCALE:

A1 1:50  
or as indicated

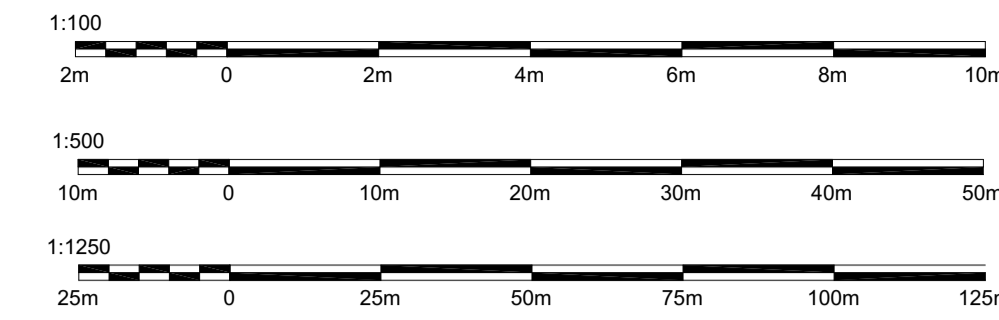
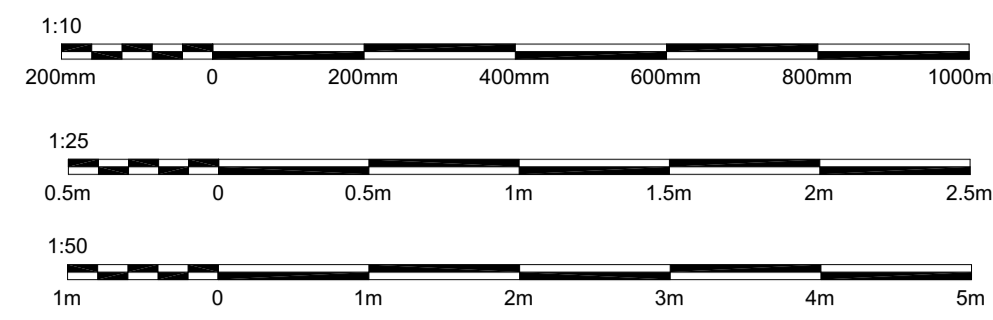
SHEET:

PA-2020-40

7



Scale 1:1250  
Site Location



REVISION TABLE			
LABEL	DATE	REVISED BY	DESCRIPTION

Padstone calculator - BEAM 203 x 203 x 46UC S275 Span 3000mm, 150mm bearing each end.

76a Earlsfield Road LONDON  
Rear Elevation Folding Doors opening support beam  
2 x 215x215x102mm Padstones C30 compressive strength

Masonry Input Structural calculations for padstones

Beam End Reaction:  kN (factored)

Characteristic strength of masonry:  N/mm<sup>2</sup>

Width of beam end bearing:  mm

Length of beam end bearing:  mm

$\gamma_m = 3.0$   
Bearing Factor = 1.25

Masonry Results

Maximum Bearing Stress:  N/mm<sup>2</sup>

Actual Bearing Stress:  N/mm<sup>2</sup>

Padstone Required

Padstone Input

Characteristic strength of Padstone:  N/mm<sup>2</sup>

Width of Padstone:  mm

Length of Padstone:  mm

Padstone Results

Allowable padstone stress:  N/mm<sup>2</sup>

Stress under beam end bearing:  N/mm<sup>2</sup>

Allowable masonry stress:  N/mm<sup>2</sup>

Stress under padstone:  N/mm<sup>2</sup>

Therefore Masonry Stress OK  
Therefore Padstone Stress OK

# CALCULATIONS

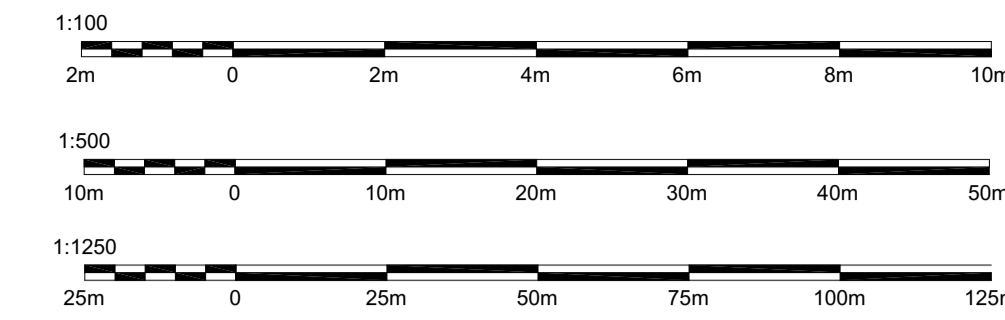
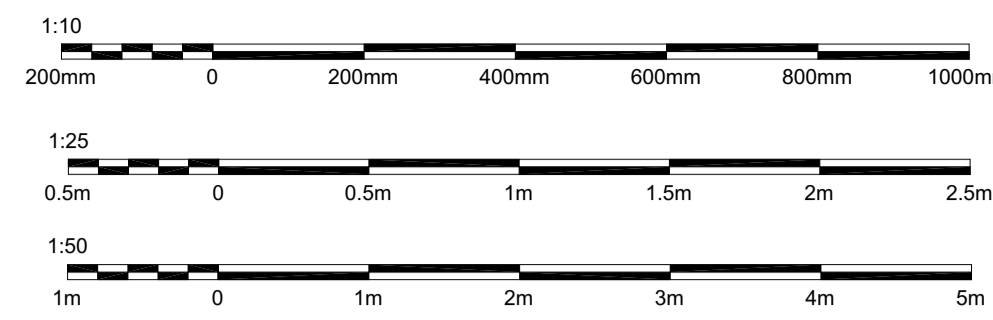




### CUT PURLIN ROOF (SECTION)

Fixings, connections, strapping etc omitted for clarity

NOTE: All roof designs must be checked and calculated by a structural engineer



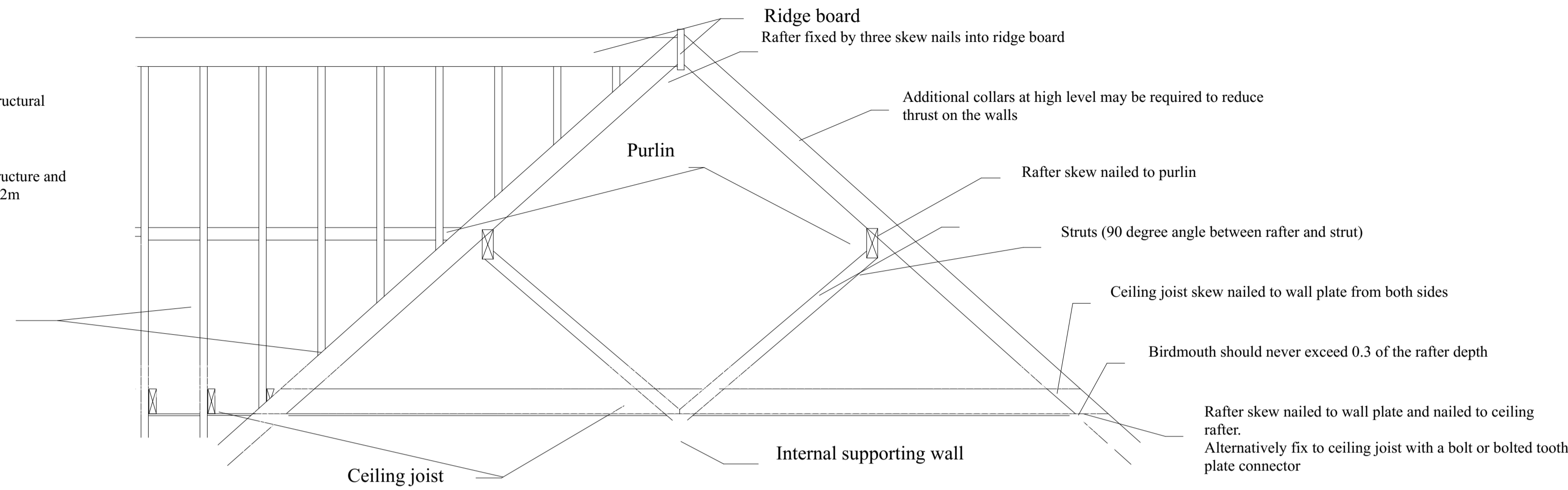
REVISION TABLE			
LABEL	DATE	REVISED BY	DESCRIPTION

Close cavity at top of wall

Gable wall and gable ladder as detailed by structural engineer

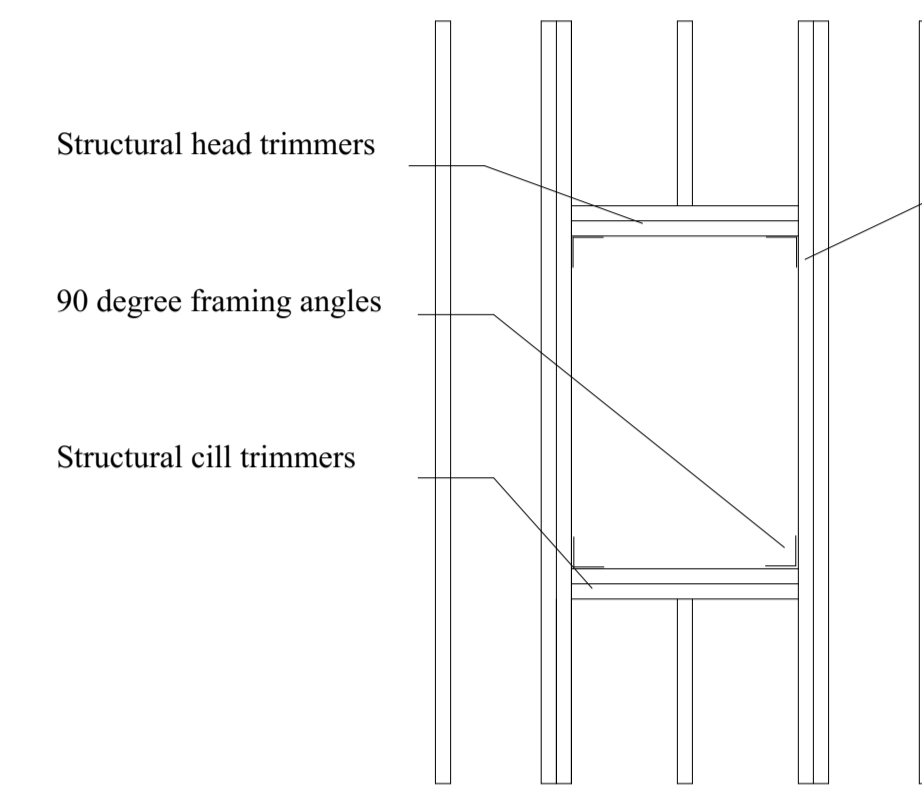
Gable walls should be strapped to the roof structure and ceiling using 30 x 5m galvanised steel straps 2m maximum centres

Rafters birds mouthed over wall plate



### ROOFLIGHTS (STRUCTURE)

Rooflight installed in accordance with manufactures details



### CUT PURLIN ROOF (PLAN)

Rafters birds mouthed over wall plate and fixed to ceiling joists

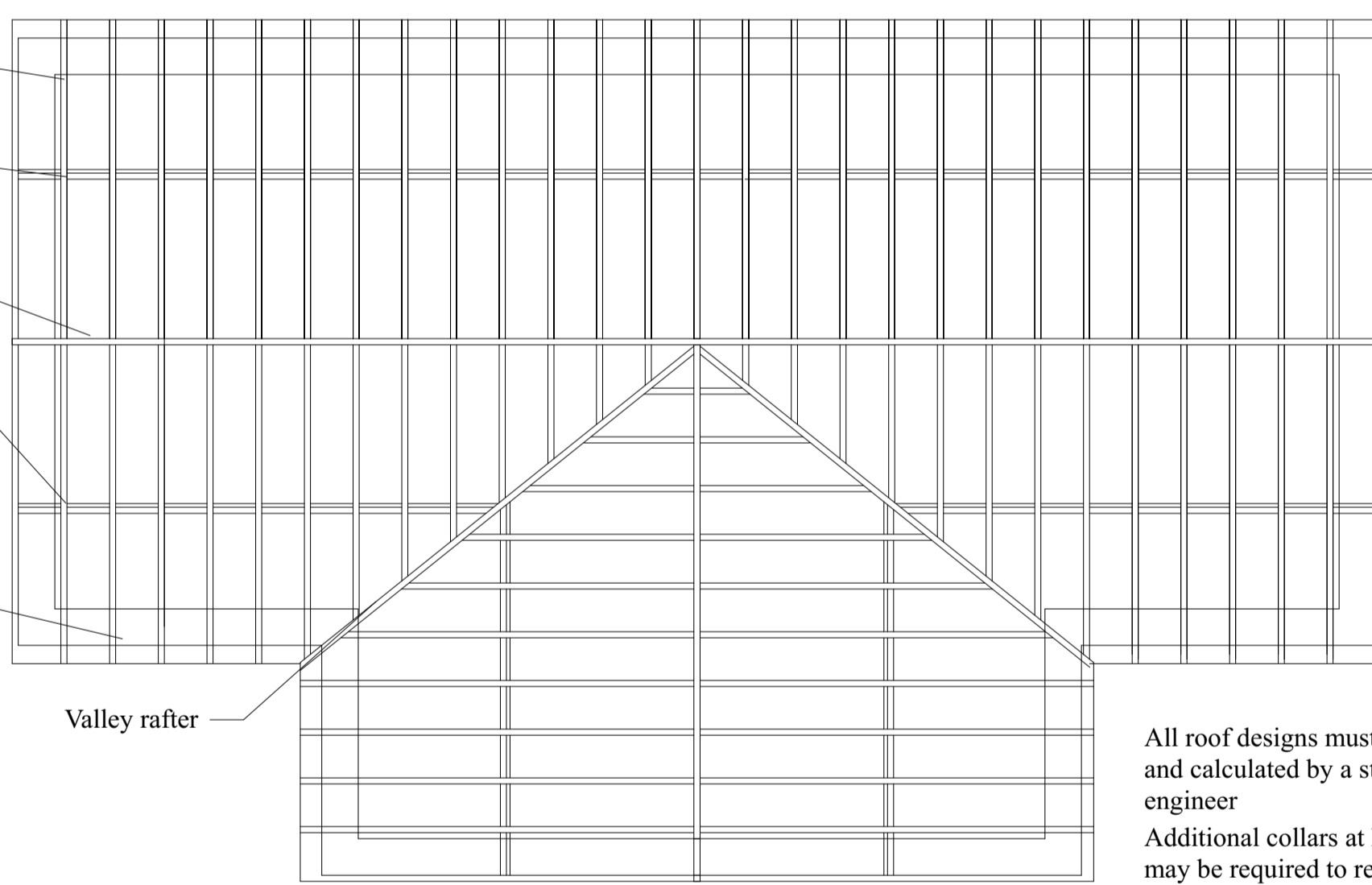
Purlin

Ridge board

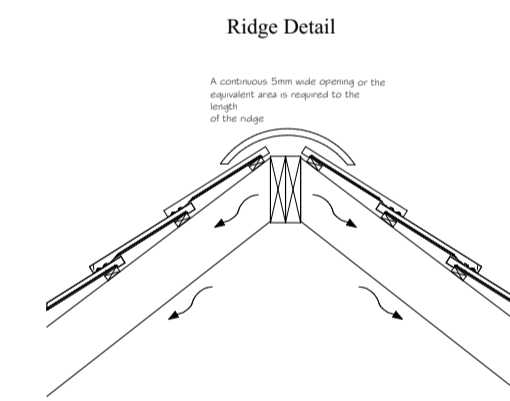
Internal supporting wall

Struts supporting purlins (not shown)  
Struts (90 degree angle between rafter and strut)

External wall



All roof designs must be checked and calculated by a structural engineer  
Additional collars at high level may be required to reduce thrust on the walls

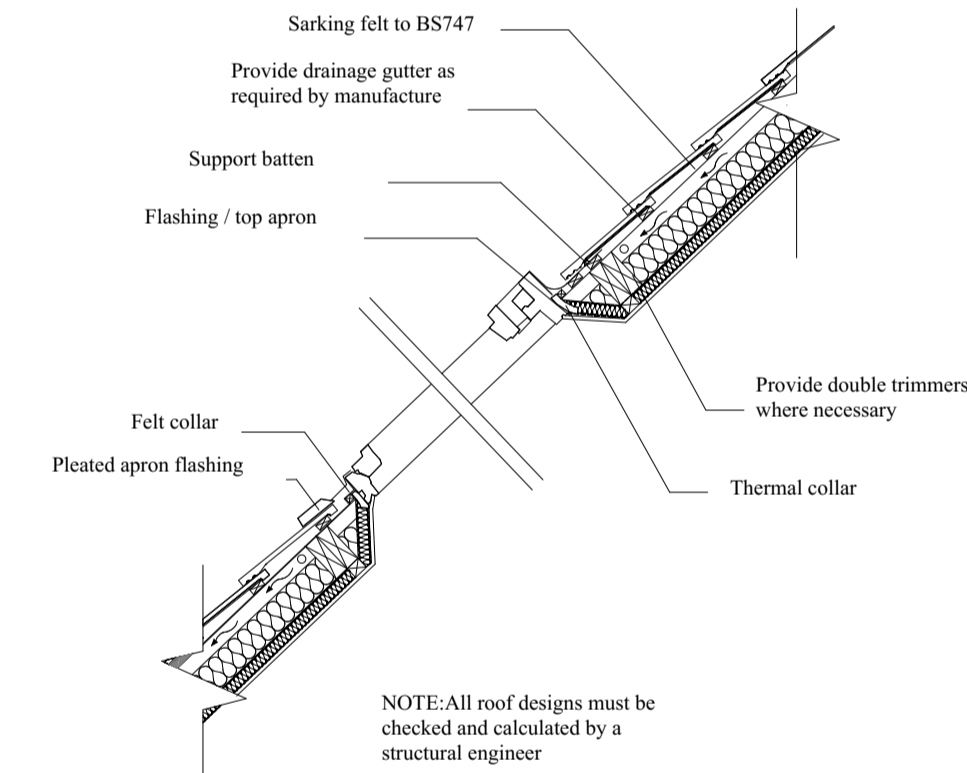


Provide double trimmers where necessary

NOTE: All roof designs must be checked and calculated by a structural engineer

### ROOFLIGHTS (SECTION)

Rooflight installed in accordance with manufactures details



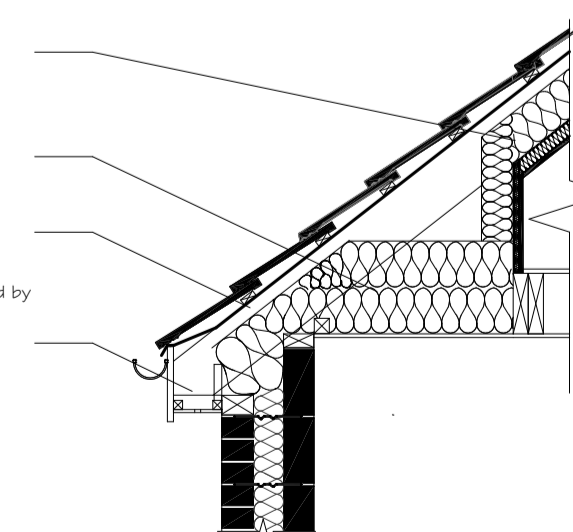
NOTE: All roof designs must be checked and calculated by a structural engineer

### EAVES DETAIL FOR LOFT CONVERSION

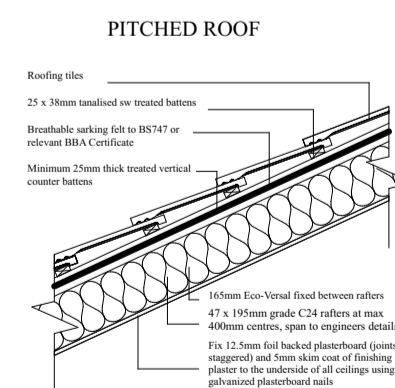
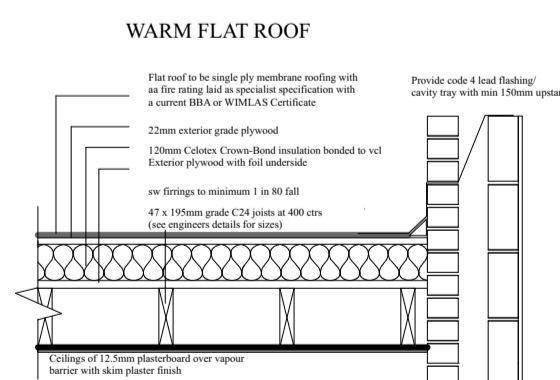
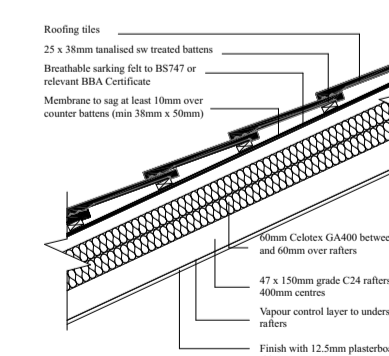
Ensure insulation is installed tightly between the rafters and over rafters to prevent thermal bridging

Ensure continuity of insulation  
Eaves ventilator tray to ensure a 50mm ventilation gap

Cross ventilation to be provided by a proprietary eaves ventilation strip equivalent to a 25mm continuous gap at eaves level with insect grill and 50mm air gap between felt and insulation



### WARM PITCHED ROOF



# BUILDING CONTROL DETAILS



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DRAWING TITLE:  
Building Control Roof Details

DATE:

10/11/2020

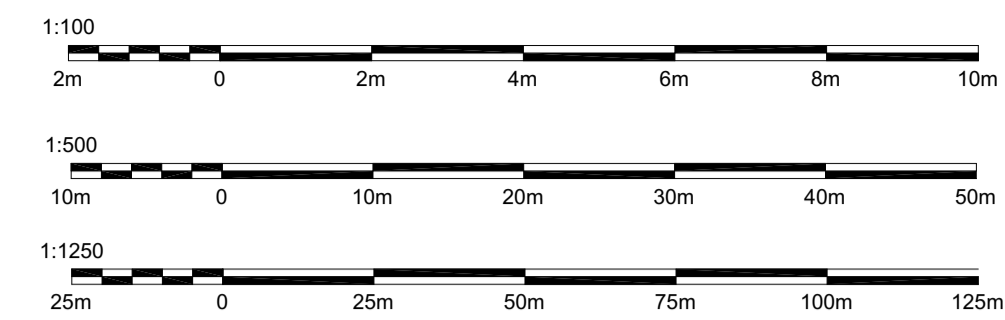
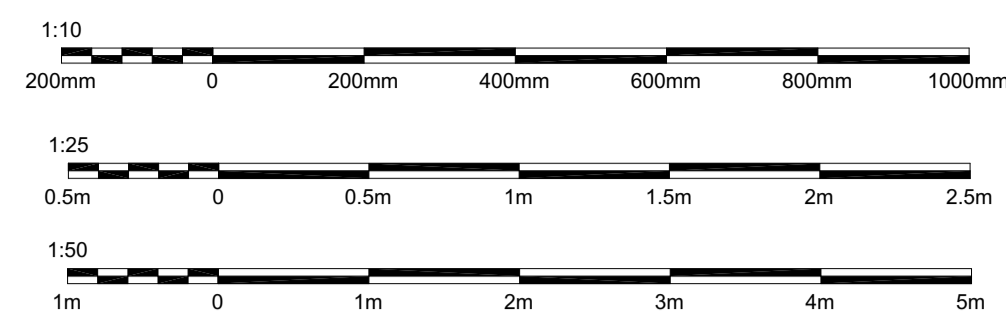
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or as indicated

SHEET:

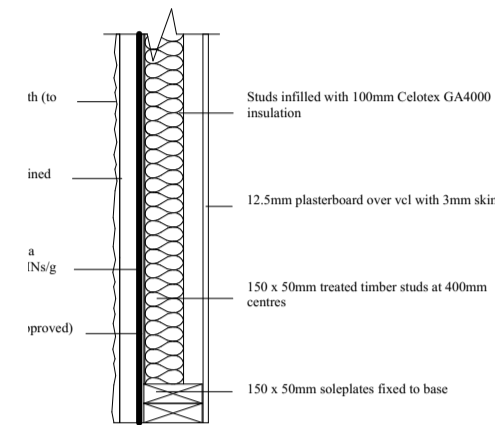
PA-2020-40

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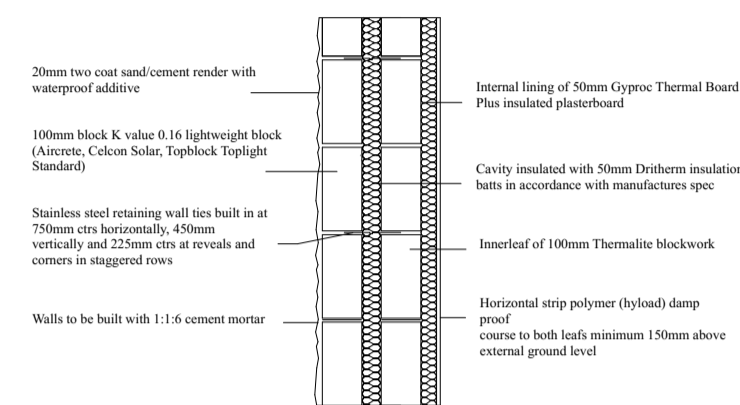


REVISION TABLE			
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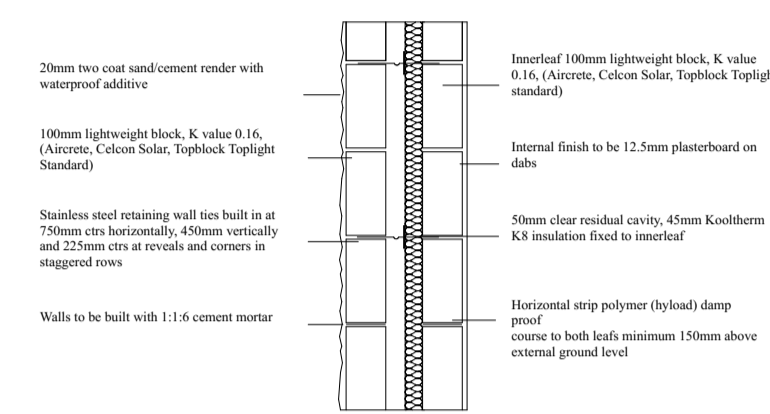
**TIMBER FRAMED WALL**



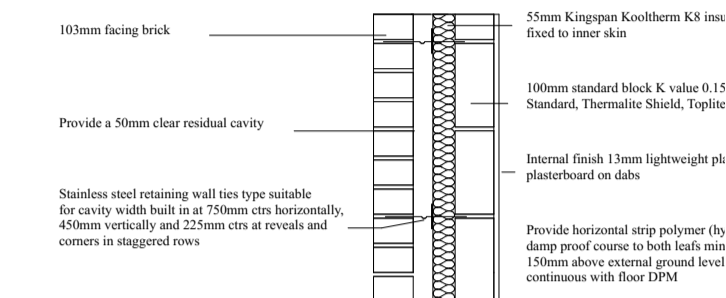
**FULL FILL CAVITY WALL WITH INSULATED PLASTERBOARD**



**RENDERED PARTIAL FILL CAVITY WALL**

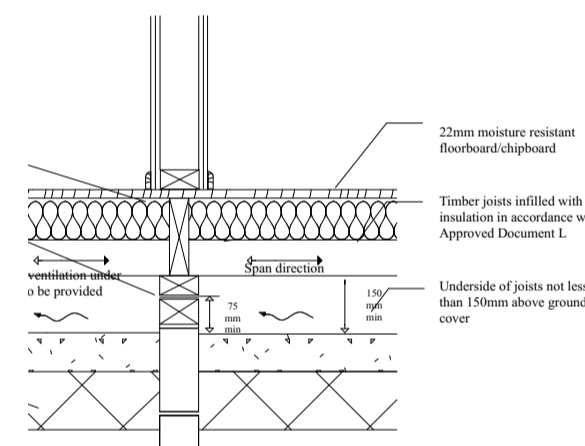


**PARTIAL FILL CAVITY WALL**



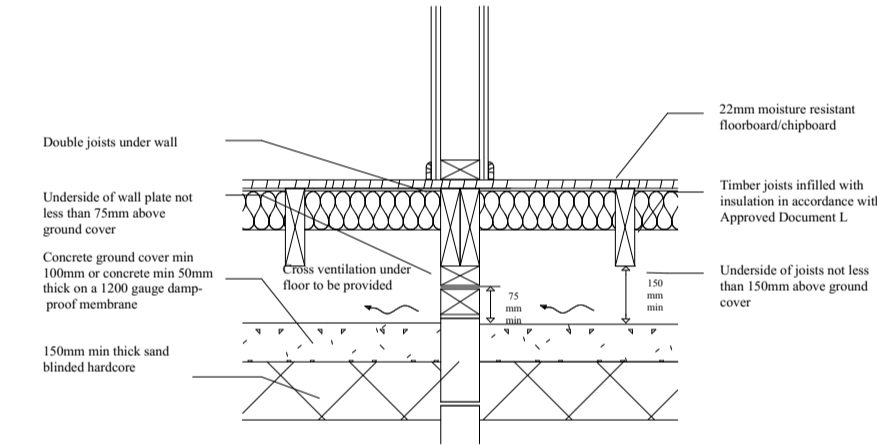
**INTERNAL LOAD BEARING WALL**

Joists at right angles wall, floor deck continuous under wall (All structure to engineer's details)

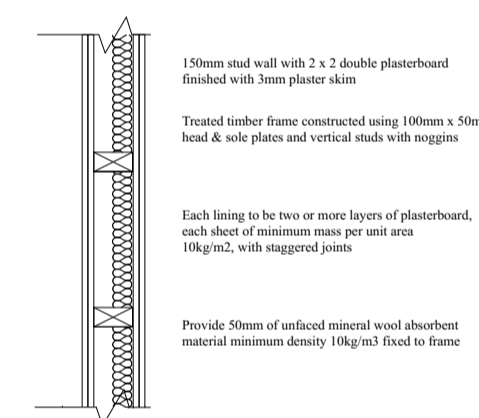


**INTERNAL LOAD BEARING WALL**

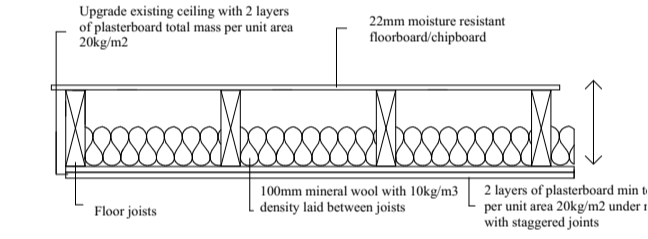
Joists parallel with wall, floor deck continuous under wall (All structure to engineer's details)



**TIMBER FRAMED INTERNAL WALL UPGRADE (PLAN VIEW)**

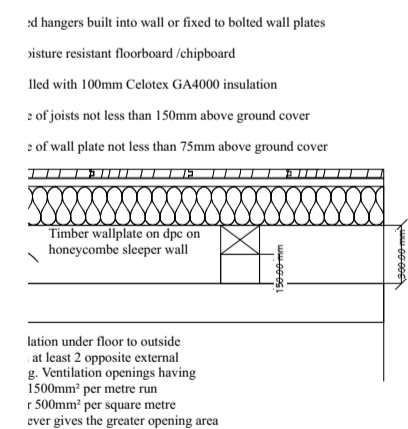


**TIMBER 1st FLOOR UPGRADE WITH DOUBLE PLASTER**



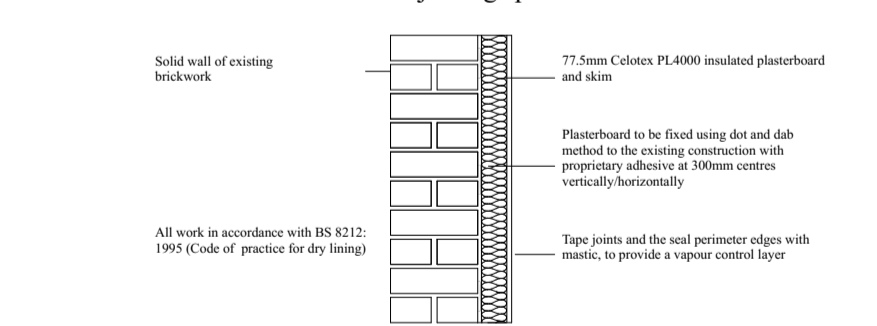
**SUSPENDED FLOOR**

Information to upgrade existing ground floor level floor, or new ground floor level timber suspended floor

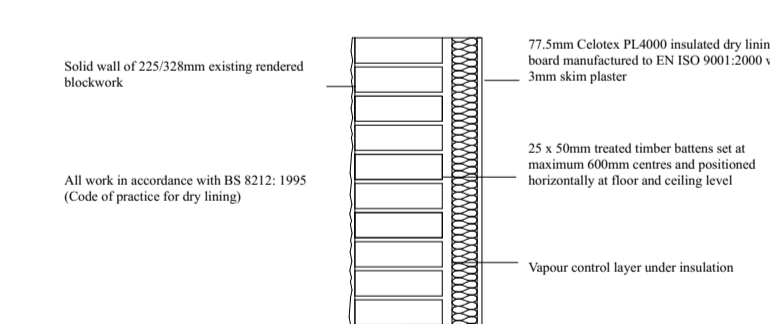


**UPGRADING SOLID PARTY WALL**

Cold adjoining space

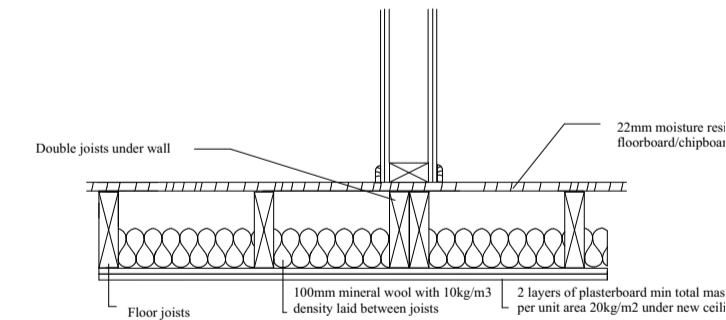


**UPGRADING EXISTING SOLID WALL**



**INTERNAL 1st FLOOR LOAD BEARING WALL**

Joists parallel with wall, floor deck continuous under wall (All structure to engineer's details)



**BUILDING CONTROL DETAILS**



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DRAWING TITLE:  
Building Control Structure Details

DATE:

10/11/2020

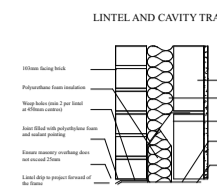
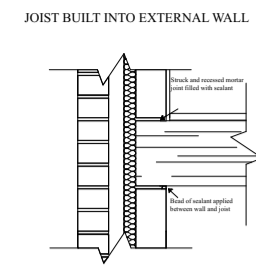
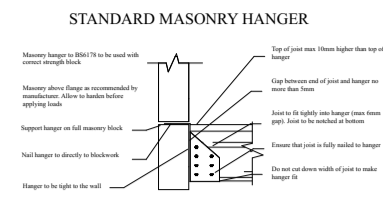
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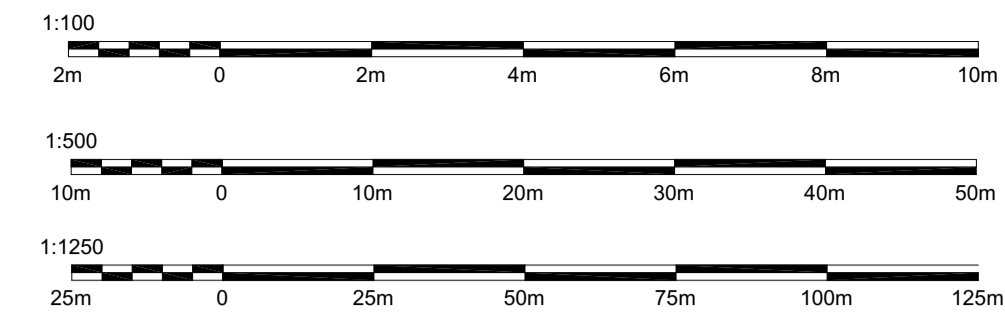
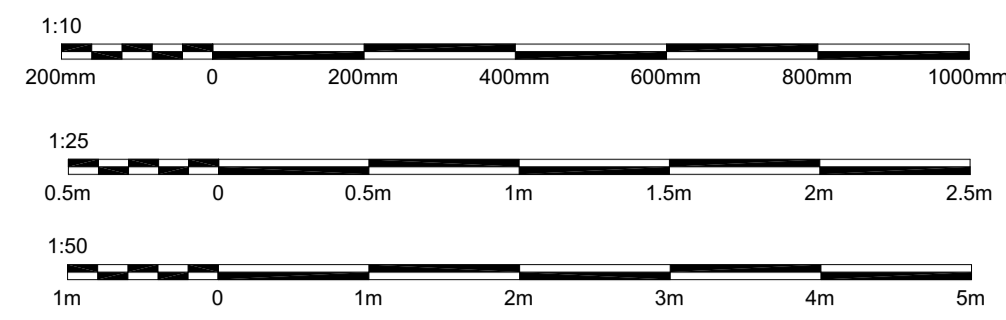
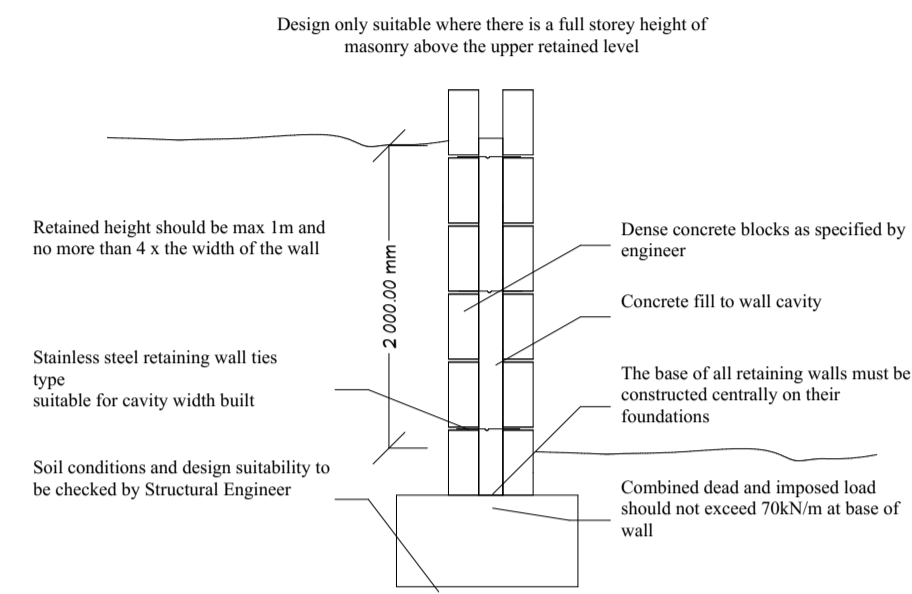
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PA-2020-40

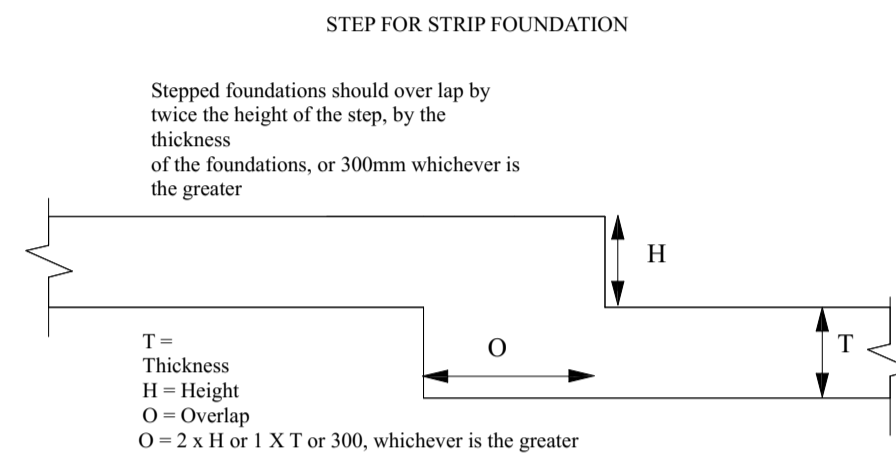
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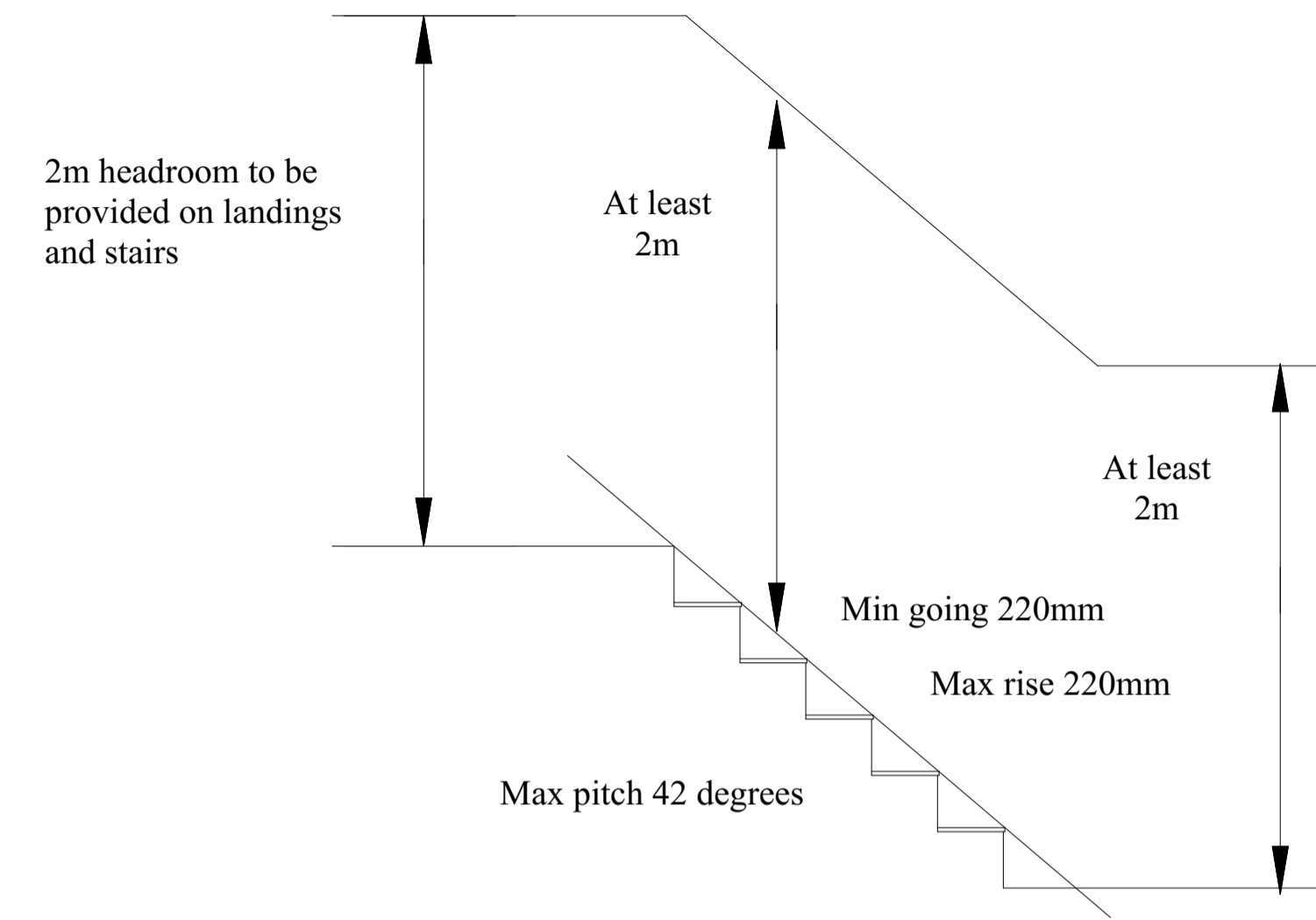
**RETAINING WALL**  
As detailed in Approved Document A



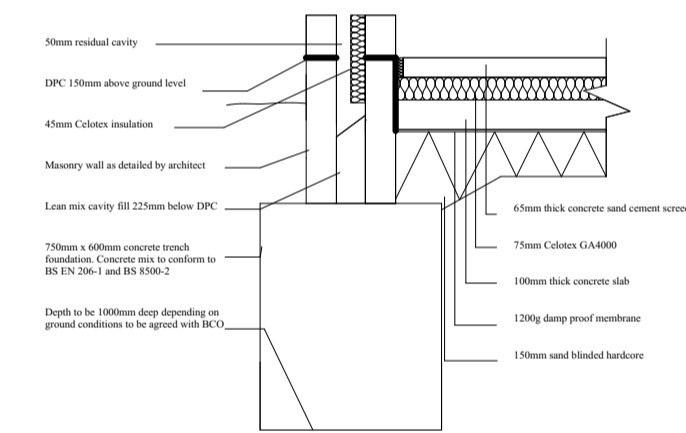
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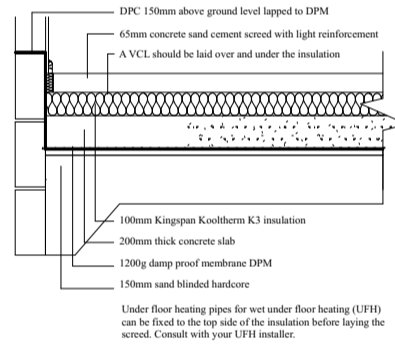
**HEADROOM FOR NEW STAIRS**



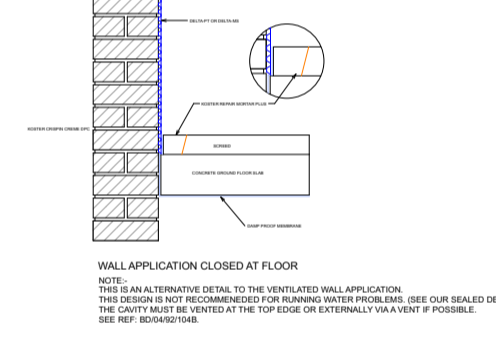
**TRENCH FOUNDATION**



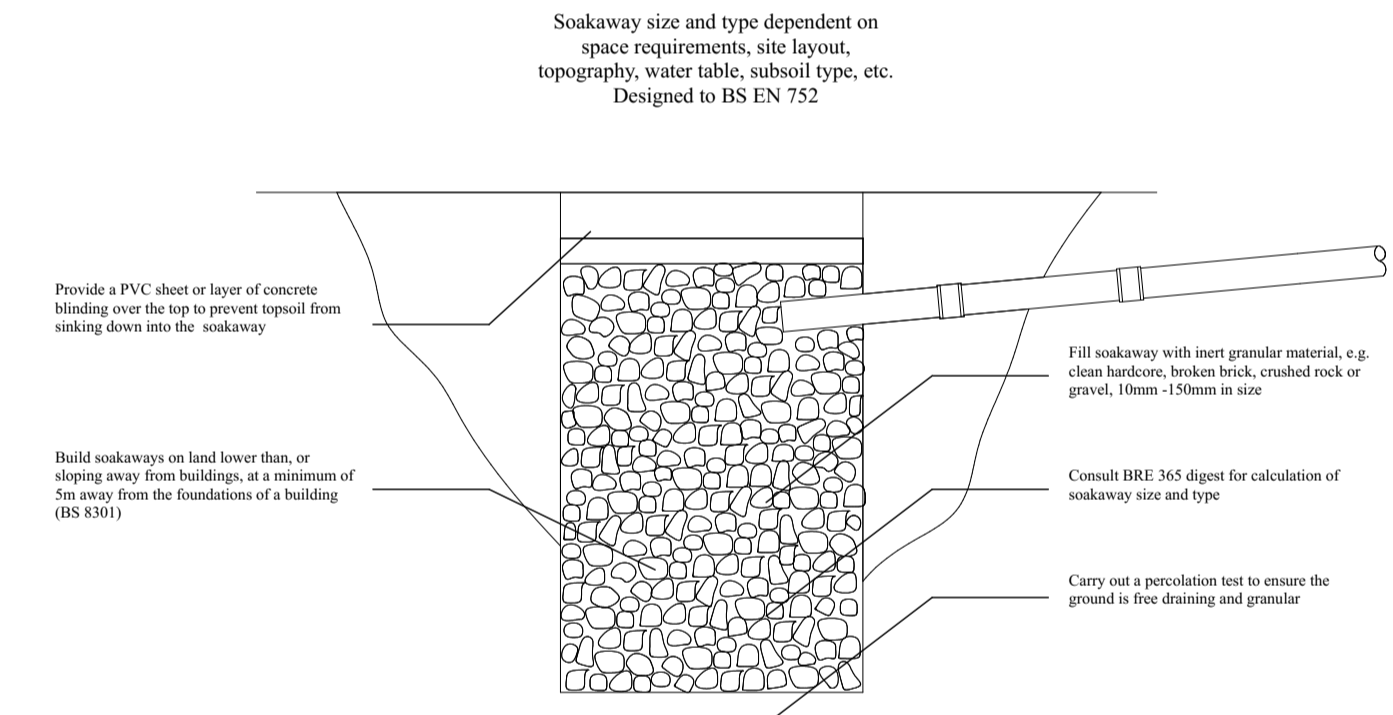
**SOLID GROUND FLOOR - CONCRETE**



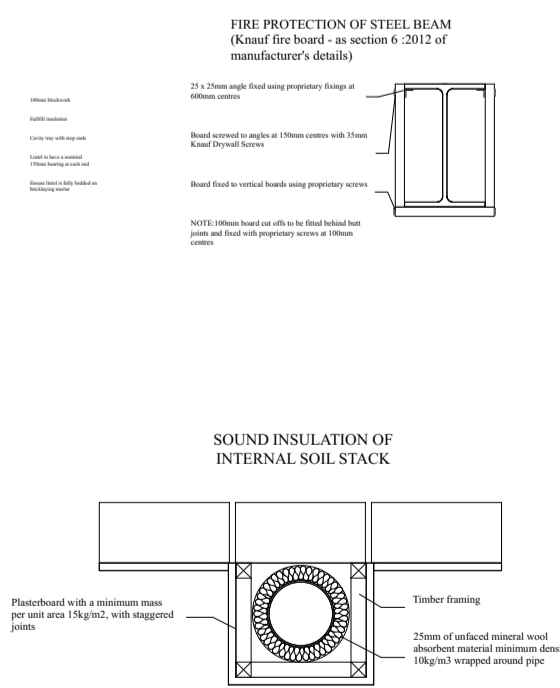
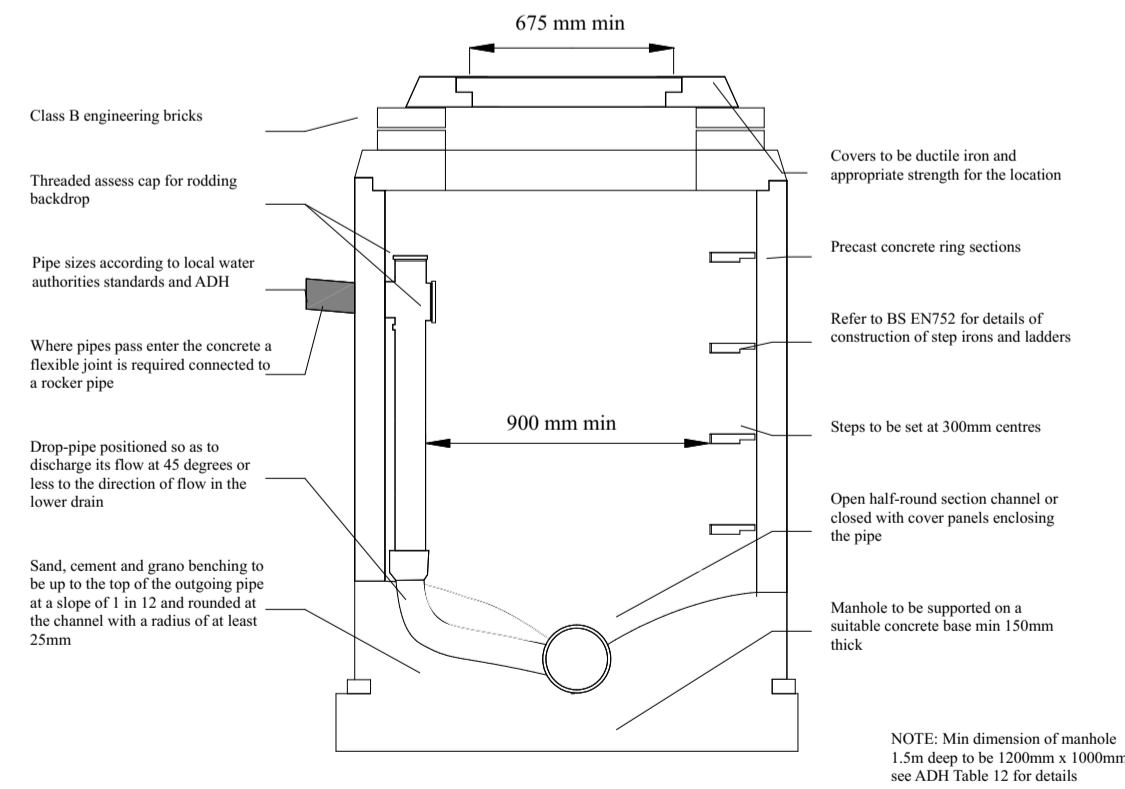
**DELTA SYSTEM 500 - ABOVE GROUND DAMP PROOF MEMBRANE**



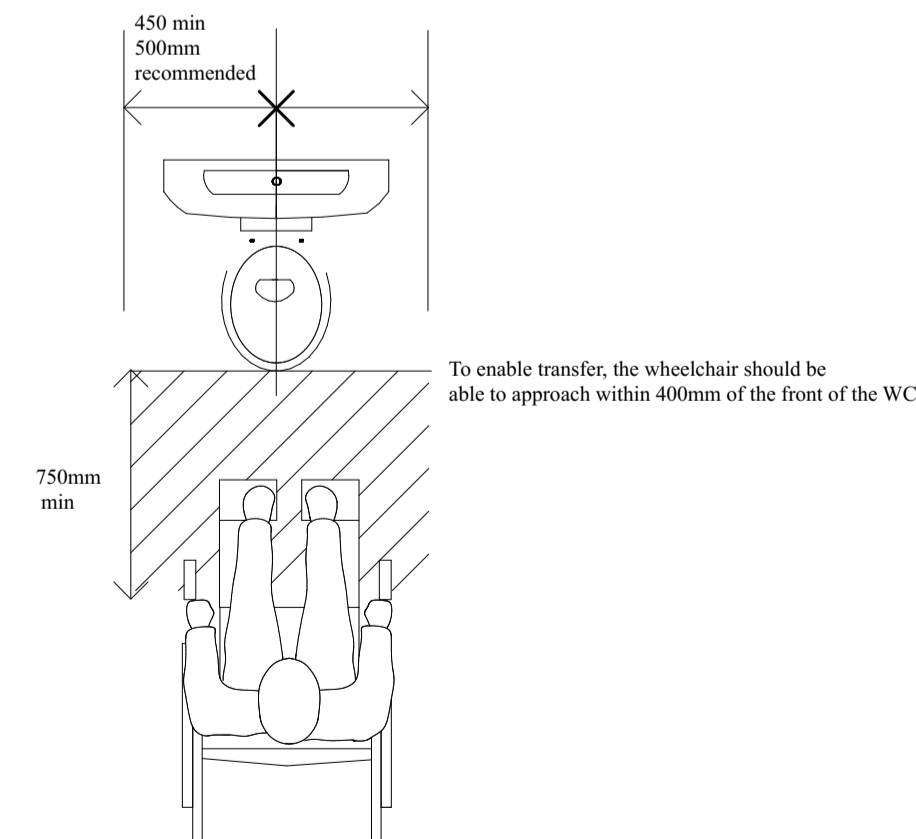
**SOAKAWAY**



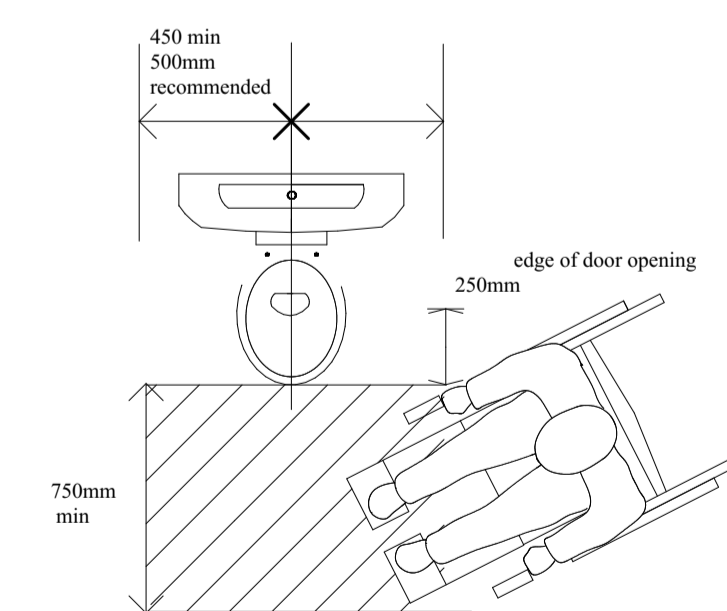
**BACKDROP MANHOLE WITH THE DROP CONTAINED WITHIN THE MANHOLE**  
General guide only consult BS EN 1917 for more details



**Clear space required for a WC with access from the front**



**Clear space required for a WC with oblique access**



**BUILDING CONTROL DETAILS**



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DRAWING TITLE:  
Building Control General Details

DATE:

10/11/2020

SCALE:

A1 1:50  
or as indicated

SHEET:

PA-2020-40

11

## NOTES

### WALLS

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

### TIMBER

- ALL TIMBER MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH BS 5268: PART 2 - STRUCTURAL USE OF TIMBER.
- ALL TIMBER TO BE STRENGTH CLASS SC4 OR BETTER AND HAVE MAX MOISTURE CONTENT OF 18%. TIMBERS TO BE TANALISED OR TREATED WITH A SUITABLE PRESERVATIVE.
- ALL STRUCTURAL TIMBERS TO BE ADEQUATELY PROTECTED AGAINST ADVERSE WEATHER CONDITIONS DURING STACKING AND AFTER ERECTION.
- 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.
- NO NOTCHES, HOLES OR REBATES ETC. TO BE CUT IN ANT STRUCTURAL MEMBER WITHOUT THE WRITTEN AGREEMENT OF THE ENGINEER.

### STUDWORK PARTITIONS

- 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

- 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

- 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

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

### BACKGROUND VENTILATION

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

### CENTRAL HEATING & HOT WATER

- 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

- 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

- BATHROOM TO BE MECHANICALLY VENTILATED TO GIVE THREE AIR CHANGES PER HOUR AT AN EXTRACT RATE OF 15 LITRES PER 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

- 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

- 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

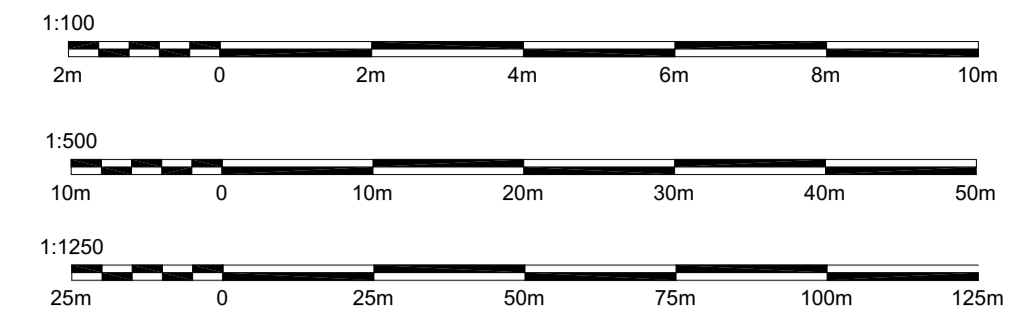
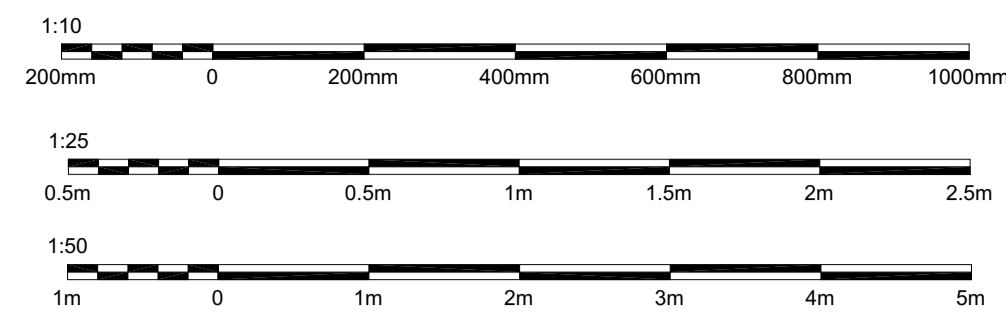
- ALL GLASS BELOW 800MM IN WINDOWS AND BELOW 1500MM IN DOORS TO BE SAFETY GLASS. NEW WINDOWS TO HAVE CILL HEIGHT AT LEAST 900MM ABOVE FINISHED FLOOR LEVEL.

### WINDOWS AND LINTELS

- 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.
- 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.
- 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

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



REVISION TABLE			
LABEL	DATE	REVISED BY	DESCRIPTION



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A1 1:50  
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**12**

# BUILDING CONTROL DETAILS