

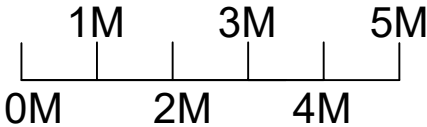


Existing Ground Floor Plan

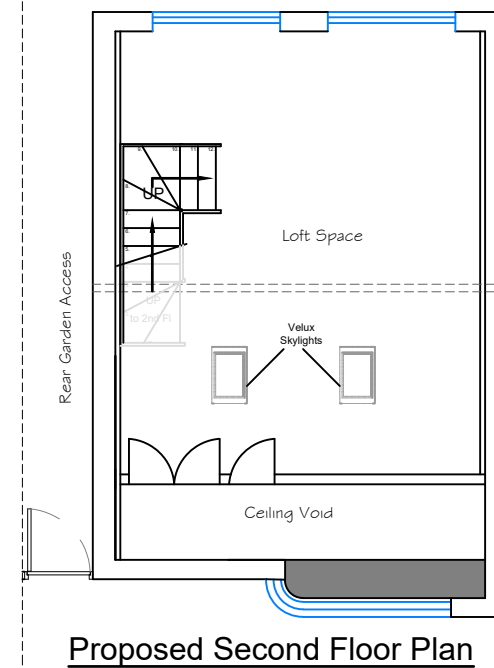
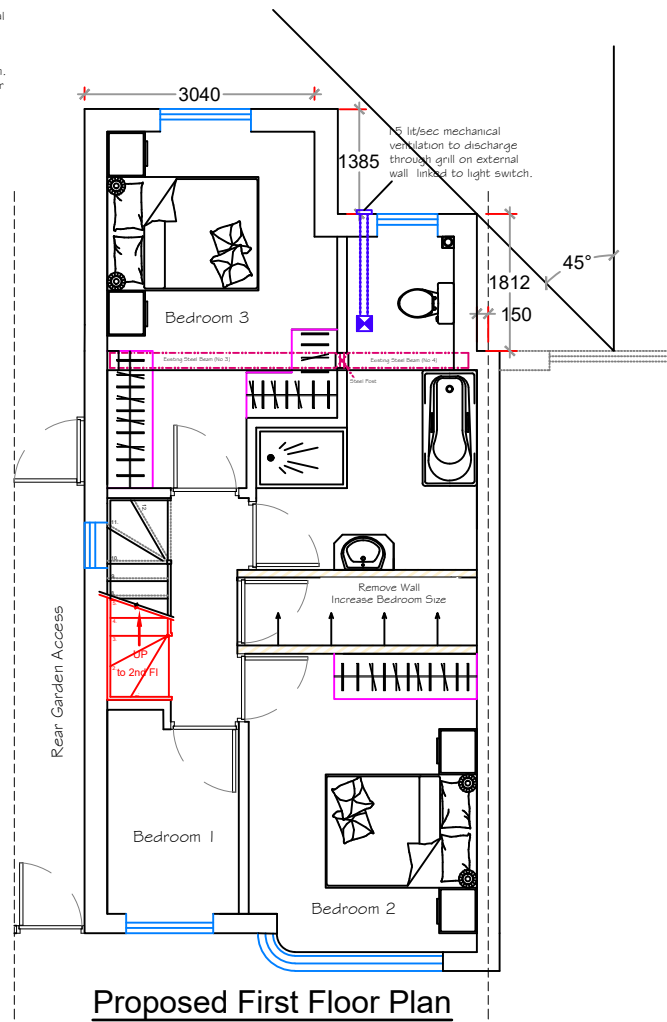
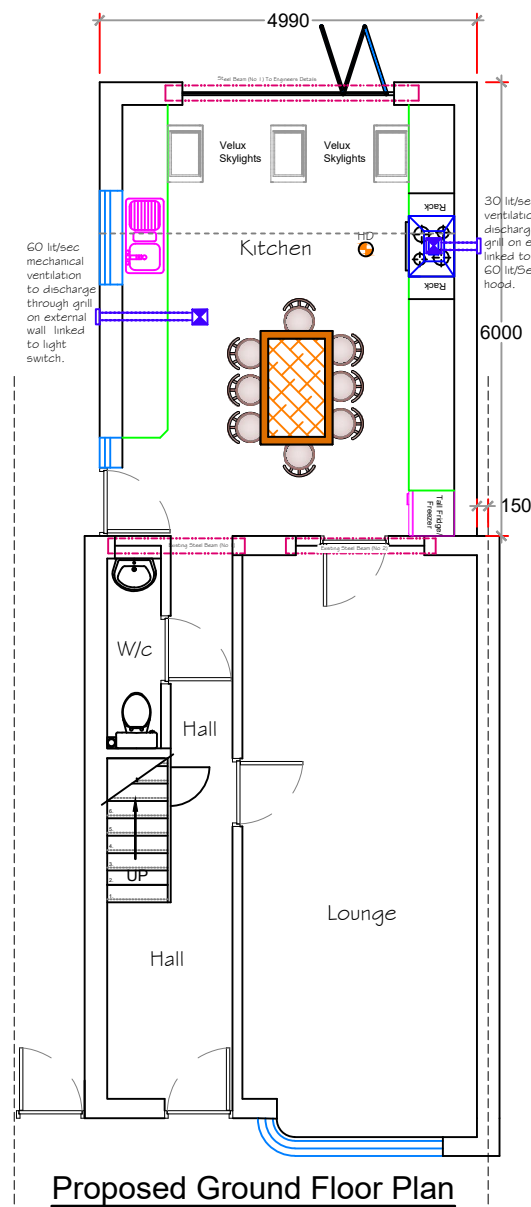
Existing First Floor Plan

EXISTING PLANS

SCALE 1:100@A3

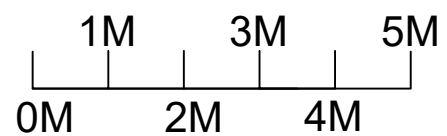


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			Existing Plans	Loft Conversion	Rainham	Scale	1:100@A3	
						Drawn By	TDH	
						Checked By B/I	TDH	
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						Date		
						Drawing Number	ExistPlns01	
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PROPOSED PLANS

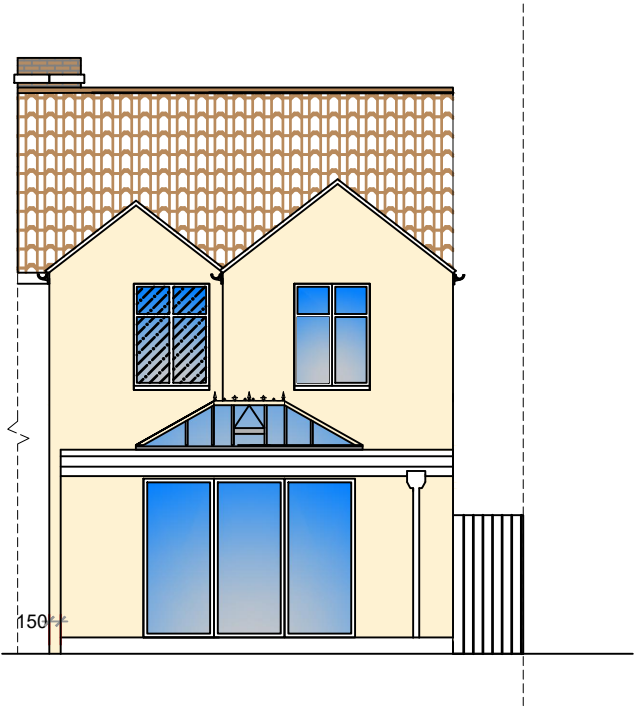
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A			Proposed Plans	Loft Conversion	Rainham	Scale	1:100@A3	SX ARCHITECTURE enquiries@sxarchitecture.co.uk THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.
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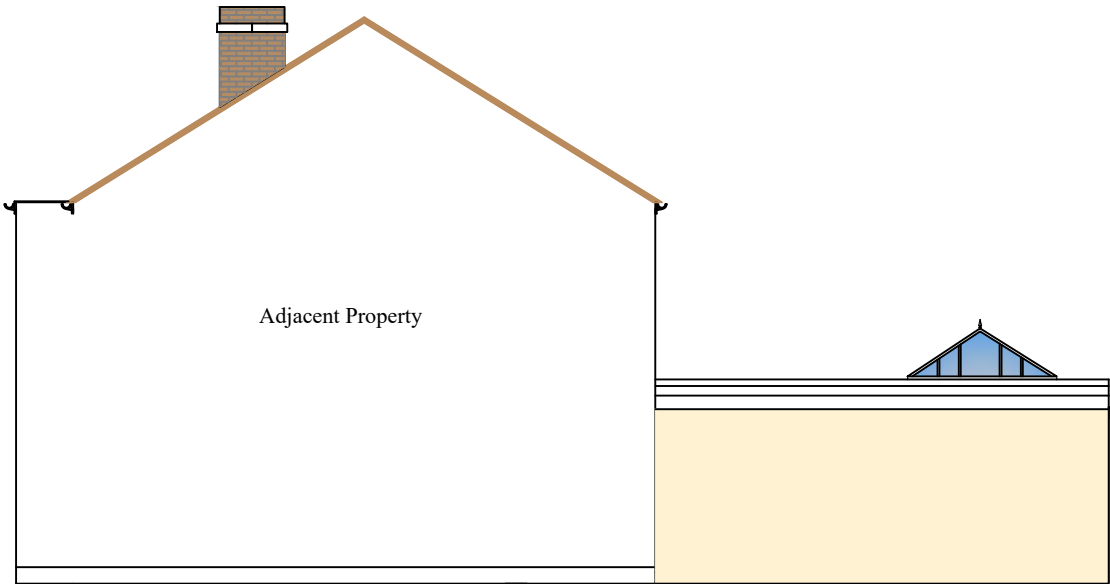
Existing & Proposed -
East Facing Front Elevation



Existing - West Facing Rear Elevation



Existing South Facing
Side Elevation



Existing North Facing
Side Elevation

EXISTING ELEVATIONS

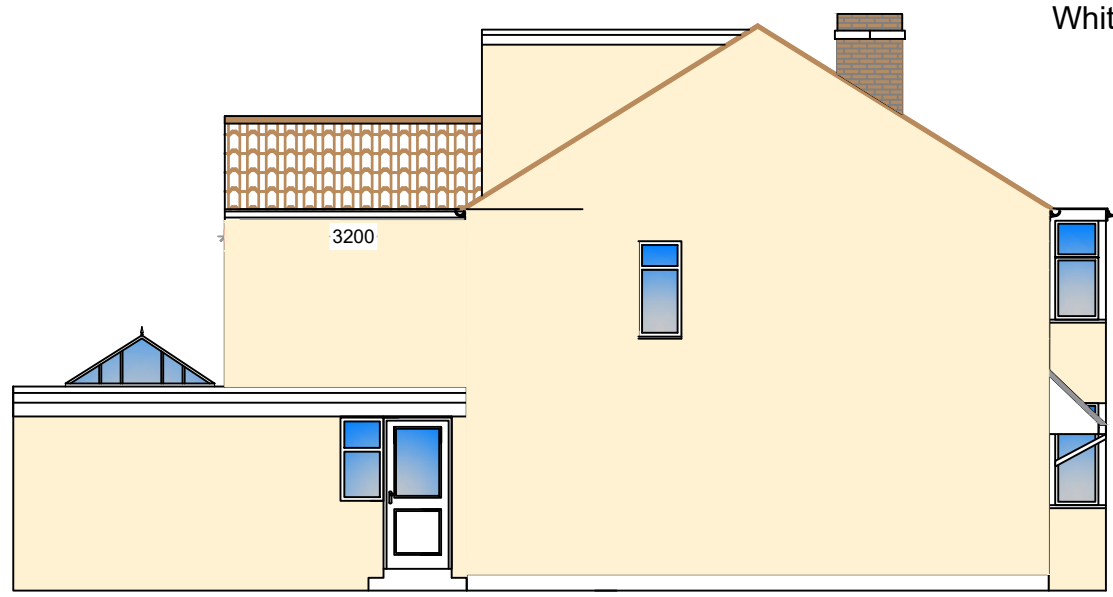
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0M 1M 2M 3M 4M 5M

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A			Existing Elevations	Loft Conversion	Rainham	Scale	1:100@A3	SX ARCHITECTURE enquiries@sxarchitecture.co.uk THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.
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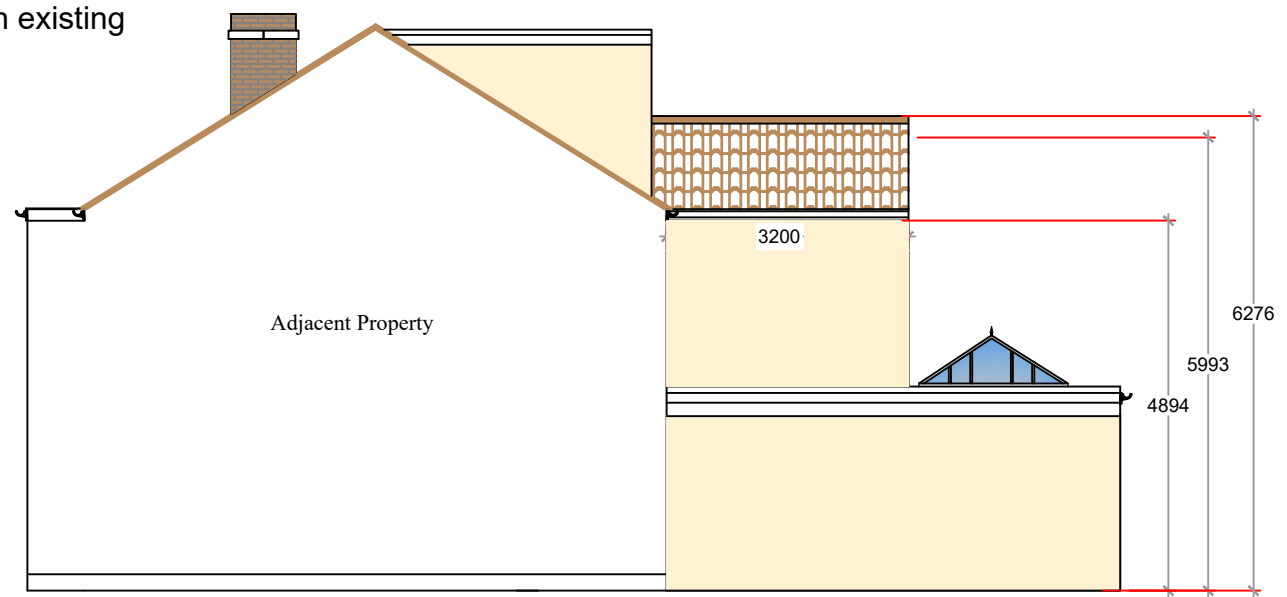


Proposed - West Facing Rear Elevation

Roof: Flat Roof Warm Deck
Construction & Skylantern
Walls:
Brick/Render To match existing
Windows/Doors:
White UPVC to match existing



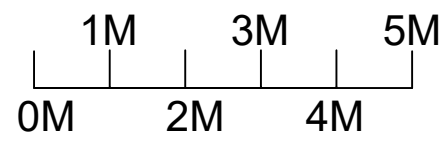
Proposed South
Facing Side Elevation



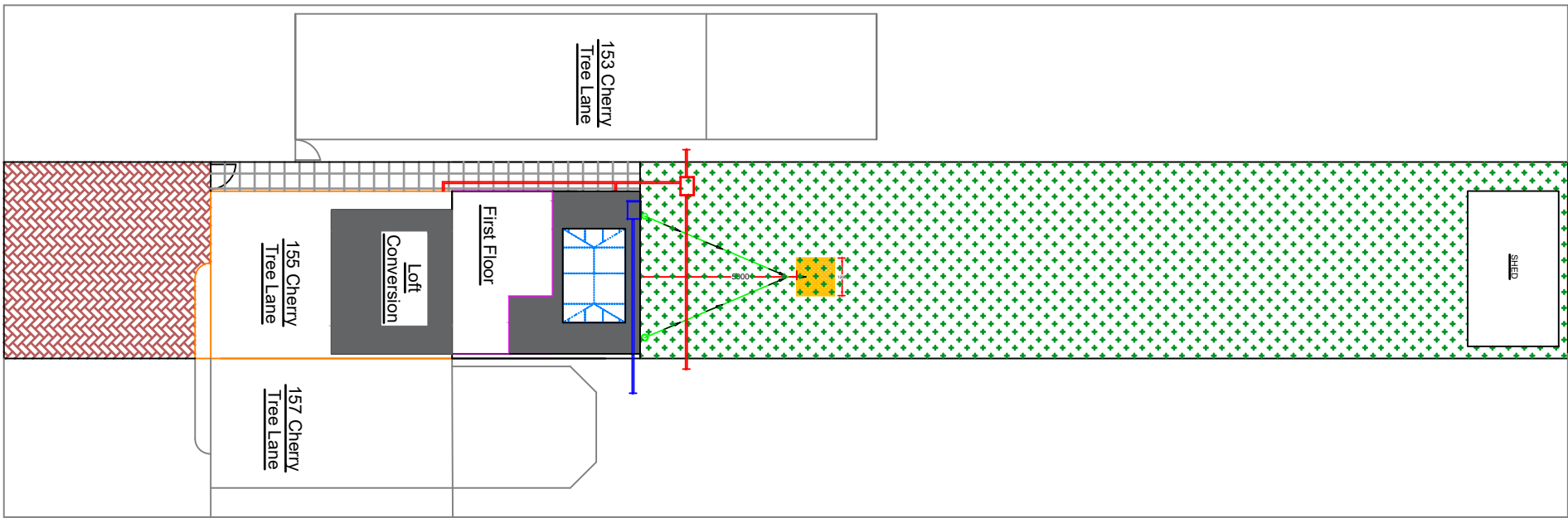
Proposed North
Facing Side Elevation

PROPOSED ELEVATIONS

SCALE 1:100@A3



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			Proposed Elevations	Loft Conversion	Rainham	Scale	1:100@A3	SX ARCHITECTURE enquiries@sxarchitecture.co.uk THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.
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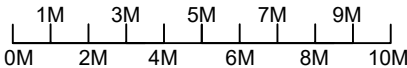


LEGEND

- Existing House Line
- New Proposed Extension Line
- Existing Drain (Existing Drainage Runs Assumed).
- Proposed Drain Run

BLOCK PLAN 1:200

SCALE 1:200@A3



- RAINWATER DRAINAGE: New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes.
- Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill.
- Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.
- Allow 1m3 capacity for every 25m2 of new roof area. Location position of soakaway and proposed new drain runs following further investigation of existing to be agreed with:
Client, BC & Constuction Co.

- SOAKAWAY USING CRATES.
Trench of soakaway to be provided slightly than designed depth after porosity test (if required) but just oove 1m3 min from invert level of pipe. Provide suitable geotextile over the base and up the sides of the trench over 100mm level and compact bed of coarse sand. Install aquacell crate units or equivalent as manufacturers details, Geotextile to be wrapped around crates. Provide 100mm of course sand between trench walls and over the aquacell structure. Backfill with suitable material.

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			Block Plan	Loft Conversion	Rainham	Scale	1:100@A3	
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Notes :

FOUL DRAINAGE:

Due to the inspection of any manholes on the property the existing drain runs have been assumed. The builder is to expose any existing drain runs in the new connections all to the approval of the building control officer. Notification to Anglian Water to build over a public sewer may also be required unless existing drains meet certain criteria.

THESE BEING :

1. Sewer less than 3 metres deep.
2. Sewer 150mm diameter or less.
3. Length of sewer under a building must not exceed 6 metres.
4. No manholes or access point permitted under/in a building.
5. Gravity sewer and not pumped.
6. Suitable foundation design to ensure that no loads are imposed on the public sewer.

SURFACE WATER:

Surface water to disperse to new soakaway min 5 metres from building location to be determind on site by the builder and client.

LINTELS:

Use Catnic Standard Duty CG90/100 for standard duty lintels over openings in new external walls.

TREES:

Close Proximity of tree foundations to be 2.1m at nearest point stepping up in equal steps to minimum 1.3m. Claymaster required to inner faces of foundation and suspended floor where required.

Roof tiles to match existing.
NOTE: Skylights needs to be set at 1.1m from finished floor level and min 450mm x 450mm for emergency egress.

Roof skylights to be supported on double rafters installed by manufacturers recommendations.

50mm Insulation between rafters with 70mm to underside
2No 12.5 mm plasterboard with plaster skim finish.

Ridge Beam to Engineers Detail.

WARM DECK FLAT ROOF FELT

Single ply membrane to be fixed to 12mm exterior quality plywood over bonded to vcl on 22mm external quality plywood decking or similar approved.
120mm Celotex Crown-Bond Insulation
Firings to minimum 1: 60 fall
47x145mm C24 flat roof joists at 400mm ctrs
12.5MM Plasterboard with plaster skim finish.

Floor Construction to Engineers Details -
To have 100mm Insulation between Joists
170mm Insulation between timbers Studwork with
1No 12.5 mm plasterboard with plaster skim finish
UPVC Windows Matching Existing

Roof Rafters 47MM X 150MM C24 Joists Set at @ 400mm C's
Birdmouthed Over 100mm x 50mm Wall Plate fixed to Blockwork at
Max 1.8 Centres # 1000mm x 30mm x 5mm Galvanised Straps.
Matching Roof Tiles Laid Beathable Sarking Felt or Equivalent.
Ceiling Joist Set up at 400mm C's 47mm x
150mm C24 # 47mm x 150mm C24 Binders.
Timber floor joists set up at 400mm C's 47x195mm C24,
T&G chipboard 18/22mm glued and screwed to joists.
Windows/Doors to match existing style.
Angled Fillet 50 x 50 350mm Lead Flashing
overlapped 150mm on to the roof with 150mm
return up to the wall inserted in to brick line 20mm.
Skylantern to Manufacturers Details.
Waterproof membrane with surface finish.

WARM DECK ROOF
Single ply membrane to be
fixed to 22mm exterior quality plywood over 120mm Celotex
Crown-Bond.
Insulation bonded to vapour control membrane on 22mm
external quality plywood decking or similar approved on sw
firings to minimum 1 in 80 fall on sw treated 47x195mm
C24 flat roof joists at 400mm ctrs.
Note: Double trimmers around skylantern to engineers detail

Minimum 90mm Full Fill Cavity Insulation Dntherm or Equivalent.
Thermal Insulation Blockwork
Facing Brickwork to match existing Plaster render finish.
Weep Holes to be provided at Max 1.0m centres.
75mm sand / cement screed reinforced with D49 steel
mesh fabric laid over 500g VCL 75mm Insulation, joints
taped over 100mm ground bearing slab laid on 1200 gauge
polythene membrane, lapped at edges with DPC, sand
blinding on 150mm well graded, compacted hardcore.
Aluminium powder coat Bi-Fold Doors with UPVC
house style windows to match all existing.
Penmeter Insulation.
Cavity Fill.
DPM Above Concrete.
G.L.

Foundation design and depths to
match existing, final foundation
depths to be agreed on site with
local authority building inspector

Section: A-A

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			Section Plan	Loft Conversion	155 Cherry Tree Lane Rainham RM13 3HL	Scale Drawn By Checked By B/I Checked By Client Date	1:100@A3 TDH TDH ~ 05/11/23	enquiries@sxarchitecture.co.uk THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.
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