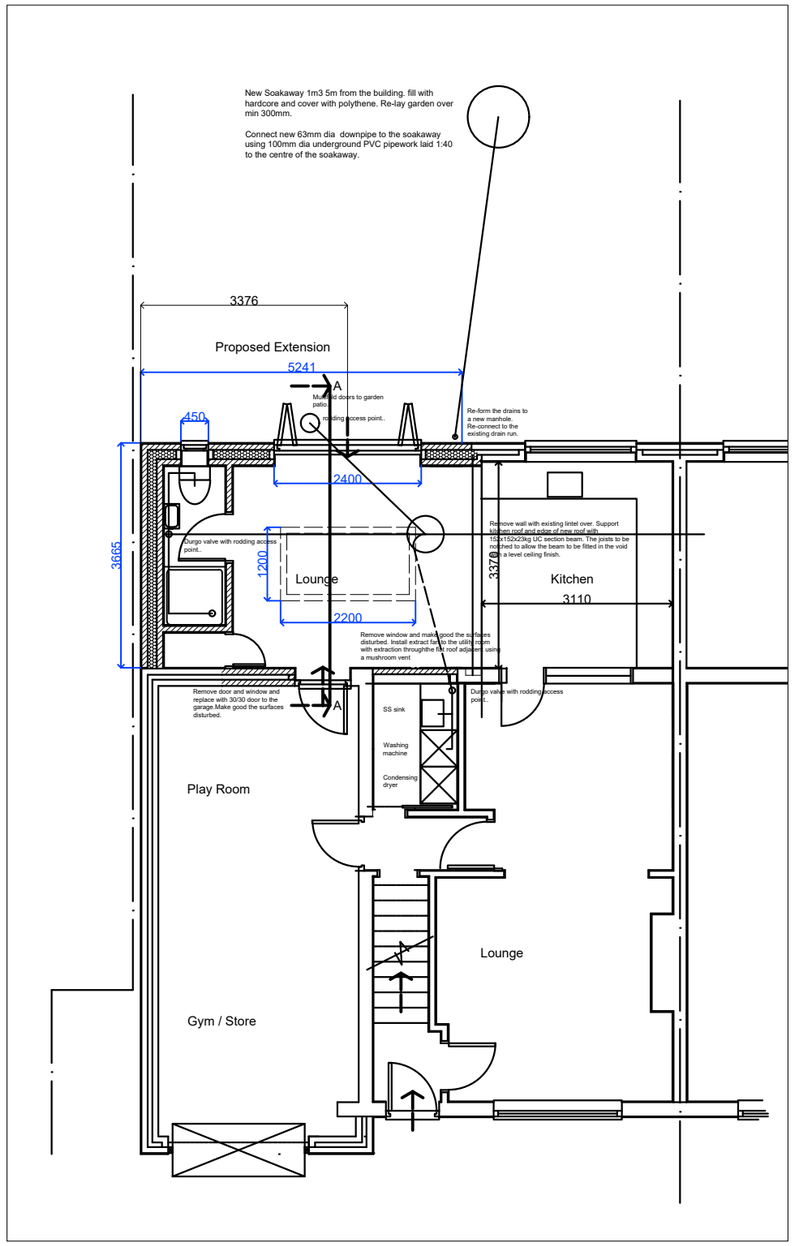
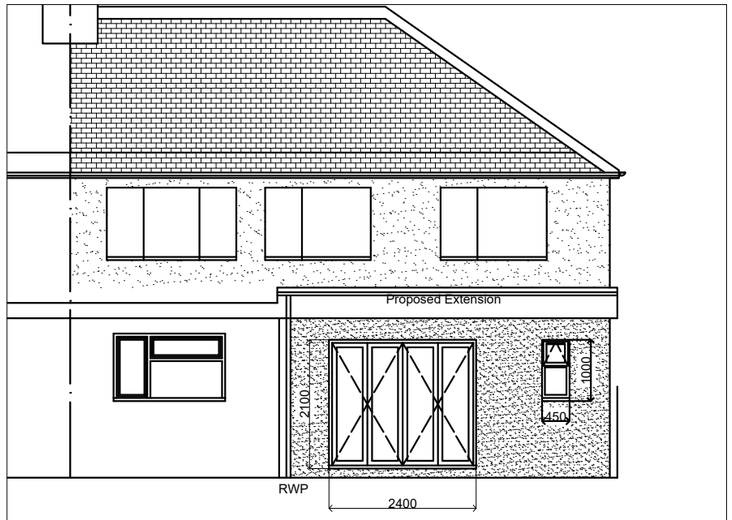
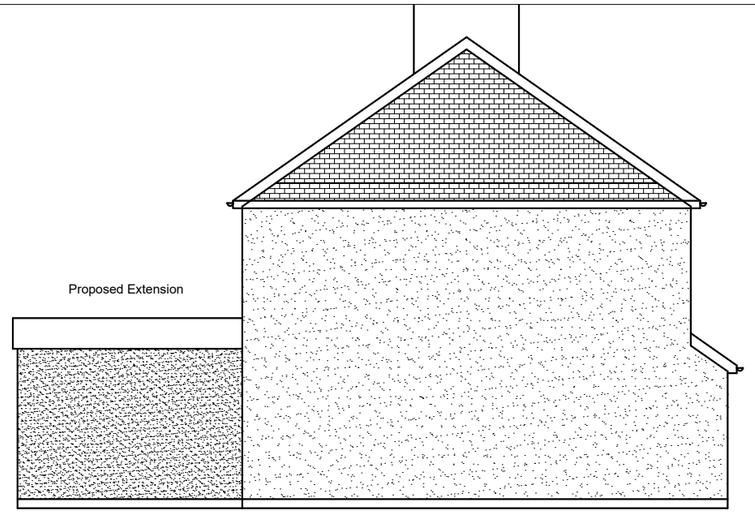


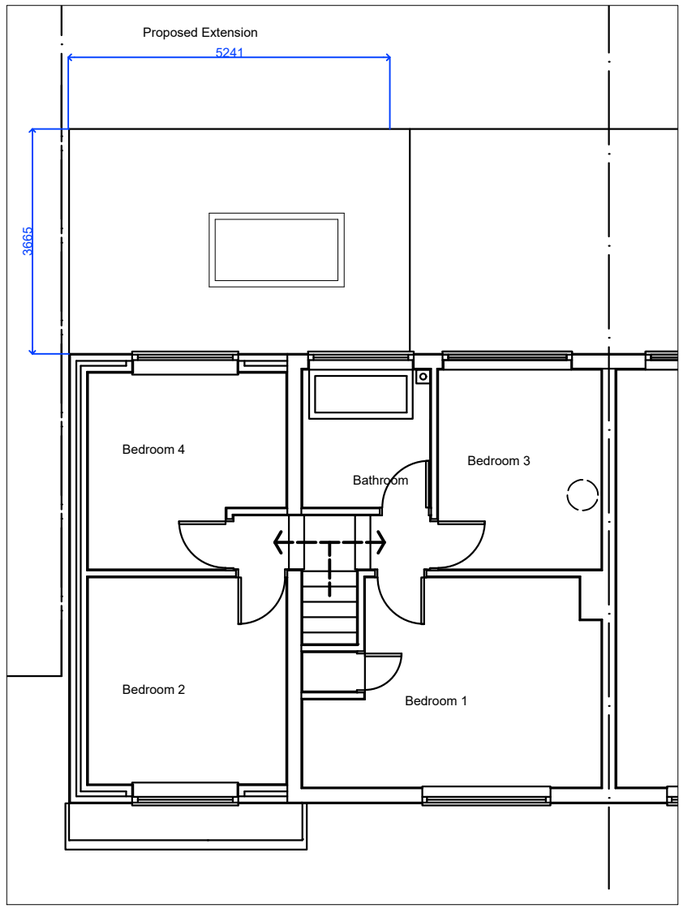
EXISTING GROUND FLOOR PLAN



REAR,, SOUTH ELEVATION



SIDE, EAST ELEVATION



EXISTING FIRST FLOOR PLAN

Building Control Queries Response.

Part B - Fire safety - Volume 1 - Dwellings (2022)

Existing personal door from the garage into the new extension to be a 30 minute fire door with smoke seals and self-closing device. Existing step down into the garage is 100mm as per AD.B 5.7 and diagram 5.1.

Part C - Resistance to contaminants and moisture (2013)

where the new wall is attached to the existing the cavity is to be maintained by cutting the outer skin of brickwork and inserting a vertical DPC to avoid dampness and heat transmission across the cavity.

Insert a Cavity Trays Ltd horizontal DPC into the outer skin of the existing cavity wall at 150mm above the extension roof level. The DPC to be lapped to the roof upstand and flashing detail.

The existing house has a suspended floor so ensure 100mm dia ducts are laid in the new floor to extend underfloor ventilation to the new external wall. Fit new air bricks in the external skin of the wall.

Part F - Ventilation - Volume 1: Dwellings (2021)

Provide the existing ground floor shower room with a mechanical ventilation fan to provide 30 litres per second ventilation. The ducting to be taken through the roof between the roof joists and turned up to discharge above the new flat roof. Include a mushroom vent terminal to weather protect it.

Part H - Drainage and waste disposal (2015)

Rainwater to be disposed to existing storm sewer if available. If not then dispose to soakaway as shown on the drawing.

Part L - Conservation of fuel and power - Volume 1: Dwellings (2022)
See Calculation

REV A	Building Regs query notes added	6th August 2024
REV B	Shower room added	19th October 2024
REV C	Alterations to kitchen wall and utility	27th October 2024

Henley Surveying and *Design* Services
56, Elizabeth Road, Henley on Thames,RG9 1RA

e-mail keithwalker56@btinternet.com Tel 07879 600063

CLIENT Mr & Mrs Jack and Frances Norris
32, Marsack Street
Caversham
Reading RG4 5AP

PROJECT
Proposed Single Storey Rear Extension and Internal Alterations

DRAWING
Proposed Floor Plans and Elevations

Scale	Drawn by	Date	Drawing No
1:50 at A3	Keith Walker	May 2024	202404/04B