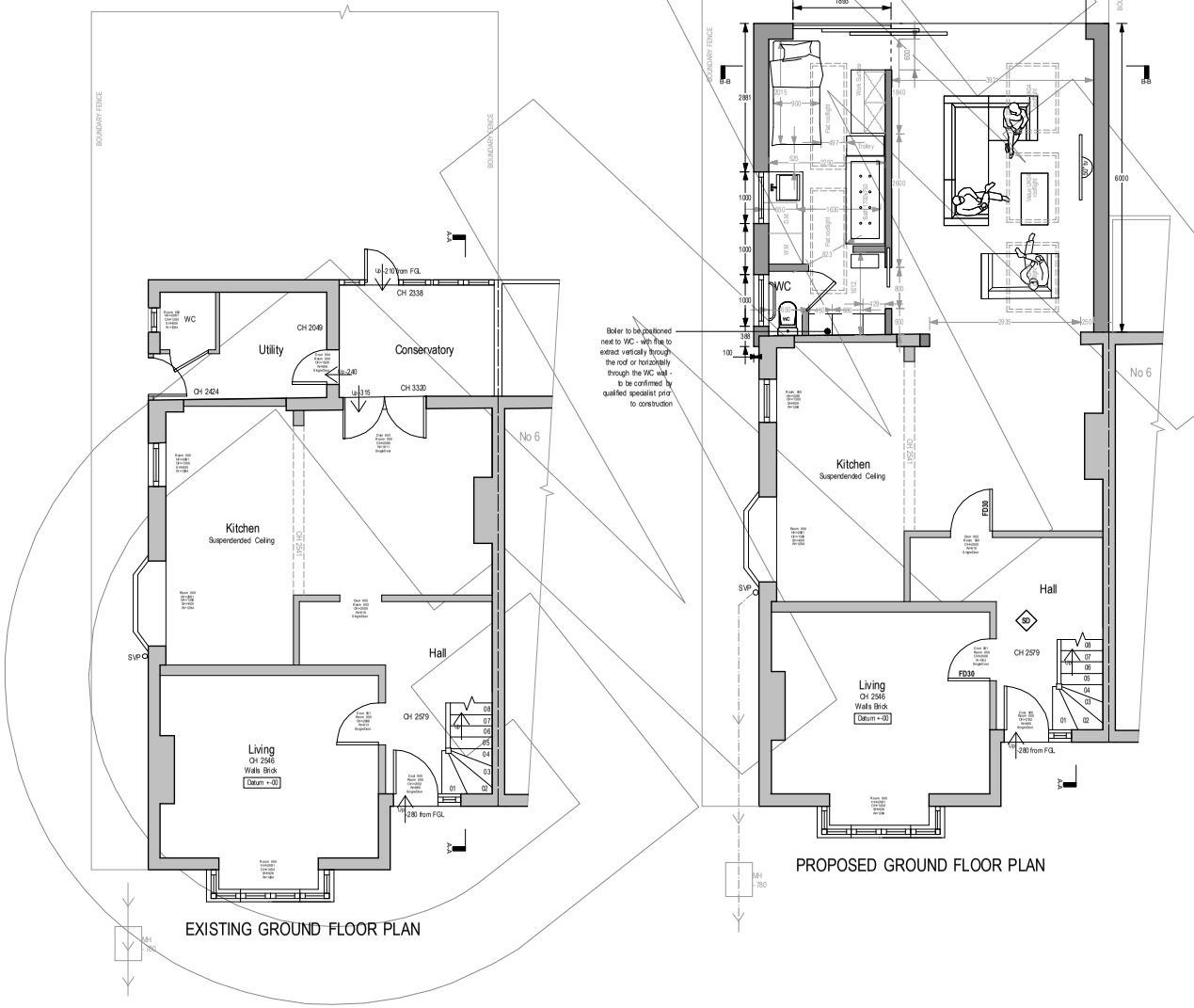
# PRELIMINARY CONSTRUCTION DRAWINGS




## THAMES WATER DETAIL

1.0 - No work causing release of sewer atmosphere may be carried out to any part of the public sewerage unless a Thames Water Operational Safety Authorisation (TWOSA) is in force. The Contractor shall contact Thames Water for the issue of the authorisation.
2.0 - No additional loads are to be transmitted to the sewer by the proposed works.
3.0 - Where the invert of the sewer is less than or equal to 1.5 metres below finished ground level, proposed foundations are to be a minimum of 0.6 metres from the public sewer.
1. Where the invert of the sewer is greater than 1.5 metres below finished ground level, proposed foundations are to be a minimum of 1.0 metre from the public sewer.
4.0 - MANHOLES ON THE PUBLIC SEWER SHALL NOT BE BUILT OVER OR LOCATED INSIDE PROPOSED STRUCTURES (even with new double sealed bolt down covers).
5.0 - Where the public sewer is less than or equal to 1.5 metres deep, no structure shall be built in contact with, or over any part of adjacent public manholes.
5.1 - Where the depth to the public sewer is greater than 1.5 metres, no structure shall be built within 1.0 metre of the public manhole structure.
6.0 - All connections to the public sewer to be at a manhole or via a clay pre-formed junction. Saddles are not permitted.
7.0 - More than four building over agreements in a row will not be permitted on a length of public sewer without an external manhole being available for suitable operational access.
8.0 - New manholes to be in accordance with Table 12 of Approved Document H1.
9.0 - If the householder or Building Control requests that a survey be carried out, TW would not object. All such surveys shall be carried out at the householders expense.
10.0 - It should be noted that sewers of this type are occasionally found to have minor defects(such as mis-aligned joints (often since new) or hairline cracking. Pipes in this condition would be accepted by TW as being in a serviceable condition.
11.0 - Plastic pipes and fittings are not accepted on the public sewers.
12.0 - Proposed foundations to be constructed within 1.5metres of the public sewer shall be taken to a depth equal to or greater than the sewer invert.

## KEY (PLAN)

- Existing brick work
- Proposed brick work
- Existing block work
- Proposed block work
- Cavity wall insulation
- Existing stud wall
- Proposed stud wall
- Proposed stud wall with insulation
- Proposed load bearing stud wall
- New foundation concrete
- Proposed steel beams(plan)
- Proposed steel bearing plate
- Steel lintels
- Proposed timber post
- Proposed steel post
- Existing floor joists
- Proposed joists
- Proposed double joists
- Proposed steel beams (section) or steel column (plan)
- Proposed dormer wall
- New concrete lintel
- Walls being demolished
- Hardcore
- Sand blinding
- Oversite concrete
- Proposed Floor / Roof insulation
- Screed
- Existing roof joists
- Existing drainage arrangement
- Proposed drainage arrangement
- SD — Mains operated smoke detector
- HD — Mains operated heat detector
- EF — Extract fan ceiling mounted.
- Extract fan wall mounted.
- FD20 — Fire Door 20 minutes resistance
- FD30 — Fire Door 30 minutes resistance
- SC — Self Closer

## VOLUMETRIC APPRAISAL

**PROPOSED HIP-TO-GABLE LOFT**
(Height @ 3.850mt x length @ 7.983mt) / 2 x depth @ 3.926mt /3 = 20.19m $^3$

**PROPOSED DORMER LOFT**
Height @ 2.749mt x depth @ 3.146mt x width @ 6.566mt / 2 = 28.361m $^3$

Total volume proposed for loft = 48.471m3
Total Permitted Allowance For loft = 50m3 Therefore Ok

*Note: all dimensions are to external face of construction.*

## Key:

PROPOSED WALLS

EXISTING WALLS

## NOTE:

- The general contractor is responsible for the verification of all dimensions on site and shall inform the contract surveyor of any discrepancies.
- Do not scale from this drawing. Use figure dimension only.
- Existing foundations, lintels and wall to be exposed if required by building control for assessment and upgrading if found inadequate.
- Drawings copyright of Great West Design Ltd. Drawings to be used for stated purpose only.
- Note all drawings to be read in conjunction with engineers drawings.
- If there are any queries contractor to contact surveyor mediately.
- All stair dimensions are to be confirmed by installer prior to installation and any discrepancies to be brought to the attension of the surveyor.
- This drawing is for negotiations with the Local Authority Planning & Building Control departments.
- In the event that it is used for construction then the builder is responsible for checking on site all dimensions and relevant information prior to the commencement of works to ensure the accuracy of any information contained in the drawing. Any discrepancy must be notified before work commences.
- The drawing may only be used for the address shown and may not be copied without permission. These drawing are Copyright controlled.
- The final position of all walls and projections in relation to boundary must be agreed between building owners prior to any works carried out on site.
- All boundaries shown on the drawings are for illustration purposes only.
- All developments must comply with planning permissions and planning conditions approved by local authority

## Site photographs

FRONT VIEW

REAR VIEW

**NOTE:** THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS & SPECIFICATION

DRAWINGS TO BE APPROVED BY BUILDING CONTROL DEPARTMENT PRIOR TO WORKS COMMENCING ON SITE


**Great West Design**
Twickenham Business Centre
30 Heath Road
Twickenham
TW1 4BZ
tele: 020 89915838 / 07950 336 973
email: info@greatwestdesign.org
web: www.greatwestdesign.org




| Revisions: | Date: |
|---|---|
| | |

Client: **Peter and Kate Gee**

Site Address: **8 Glenbuck Road, Surbiton, KT6 6BS**

Job Title: **Proposed Single Storey Rear Ground Floor Extension, Rear Dormer Loft Conversion And Internal Alterations**

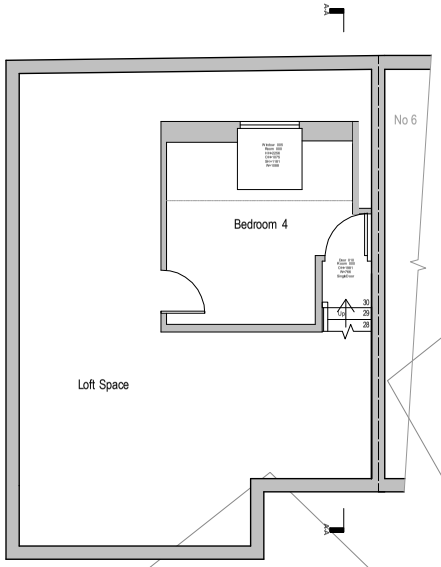
Drawing Title: **Existing & Proposed Plans** CONSTRUCTION DRAWINGS

| Scale: | 1:50 @ A1 | Project Ref: | GWD/2018 |
|---|---|---|---|
| Date: | 24/10/18 | Drawn by: | Tim Houlhan |

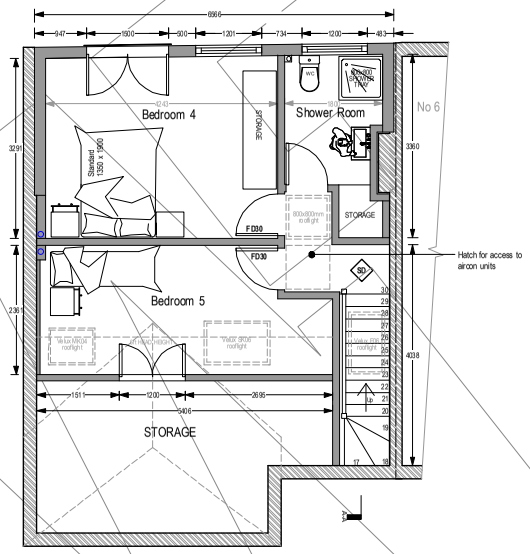
**Drawing No 20** | **Rev: B**

0m 0.5m 1m 5m

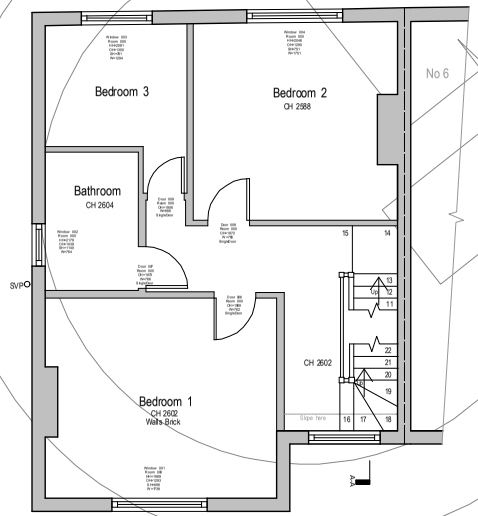
# PRELIMINARY CONSTRUCTION DRAWINGS



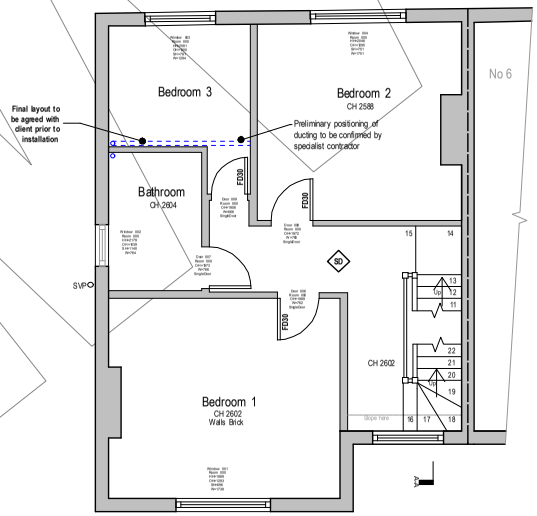

EXISTING SECOND FLOOR PLAN




PROPOSED SECOND FLOOR PLAN




EXISTING FIRST FLOOR PLAN




PROPOSED FIRST FLOOR PLAN

## THAMES WATER DETAIL

1.0 - No work causing release of sewer atmosphere may be carried out to any part of the public sewerage unless a Thames Water Operational Safety Authorisation (TWOSA) is in force. The Contractor shall contact Thames Water for the issue of the authorisation.
2.0 - No additional loads are to be transmitted to the sewer by the proposed works.
3.0 - Where the invert of the sewer is less than or equal to 1.5 metres below finished ground level, proposed foundations are to be a minimum of 0.6 metres from the public sewer.
1. Where the invert of the sewer is greater than 1.5 metres below finished ground level, proposed foundations are to be a minimum of 1.0 metre from the public sewer.
4.0 - MANHOLES ON THE PUBLIC SEWER SHALL NOT BE BUILT OVER OR LOCATED INSIDE PROPOSED STRUCTURES (even with new double sealed bolt down covers).
5.0 - Where the public sewer is less than or equal to 1.5 metres deep, no structure shall be built in contact with, or over any part of adjacent public manholes.
5.1 - Where the depth to the public sewer is greater than 1.5 metres, no structure shall be built within 1.0 metre of the public manhole structure.
6.0 - All connections to the public sewer to be at a manhole, or via a clay pre-formed junction\Saddles are not permitted.
7.0 - More than four building over agreements in a row will not be permitted on a length of public sewer without an external manhole being available for suitable operational access.
8.0 - New manholes to be in accordance with Table 12 of Approved Document H1.
9.0 - If the householder or Building Control requests that a survey be carried out, TW would not object. All such surveys shall be carried out at the householders expense.
10.0 - It should be noted that sewers of this type are occasionally found to have minor defects such as mis-aligned joints (often since new) or hairline cracking. Pipes in this condition would be accepted by TW as being in a serviceable condition.
11.0 - Plastic pipes and fittings are not accepted on the public sewers.
12.0 - Proposed foundations to be constructed within 1.5metres of the public sewer shall be taken to a depth equl to or greater than the sewer invert.

## KEY (PLAN)

- Existing brick work
- Proposed brick work
- Existing block work
- Proposed block work
- Cavity wall insulation
- Existing stud wall
- Proposed stud wall
- Proposed stud wall with insulation
- Proposed load bearing stud wall
- New foundation concrete
- Proposed steel beams(plan)
- Proposed steel bearing plate
- Steel lintels
- Proposed timber post
- Proposed steel post
- Existing floor joists
- Proposed joists
- Proposed double joists
- Proposed steel beams (section) or steel column (plan)
- Proposed dormer wall
- New concrete lintel
- Walls being demolished
- Hardcore
- Sand blinding
- Oversite concrete
- Proposed Floor / Roof insulation
- Screed
- Existing roof joists
- Existing drainage arrangement
- Proposed drainage arrangement
- Mains operated smoke detector
- Mains operated heat detector
- Extract fan ceiling mounted.
- Extract fan wall mounted.
- FD20 Fire Door 20 minutes resistance
- FD30 Fire Door 30 minutes resistance
- SC Self Closer

## VOLUMETRIC APPRAISAL

**PROPOSED HIP-TO-GABLE LOFT**
(Height @ 3.850mt x length @ 7.983mt) / 2 x depth @ 3.926mt (3 = 20.110m $^3$

**PROPOSED DORMER LOFT**
Height @ 2.746mt x depth @ 3.146mt x width @ 6.566mt / 2 = 28.361m $^3$

Total volume proposed for loft = 48.471m3
Total Permitted Allowance For loft = 50m3 Therefore Ok

*Note: all dimensions are to external face of construction.*

**Key:**
PROPOSED WALLS
EXISTING WALLS

## NOTE:

- The general contractor is responsible for the verification of all dimensions on site and shall inform the contract surveyor of any discrepancies.
- Do not scale from this drawing. Use figure dimension only.
- Existing foundations, lintels and wall to be exposed if required by building control for assessment and upgrading if found inadequate.
- Drawings copyright of Great West Design Ltd. Drawings to be used for stated purpose only.
- Note all drawings to be read in conjunction with engineers drawings.
- If there are any queries contractor to contact surveyor medately.
- All stair dimensions are to be confirmed by installer prior to installation and any discrepancies to be brought to the attension of the surveyor.
- This drawing is for regulations with the Local Authority Planning & Building Control departments.
- In the event that it is used for construction then the builder is responsible for checking on site all dimensions and relevant information prior to the commencement of works to ensure the accuracy of any information contained in the drawing. Any discrepancy must be notified before work commences.
- The drawing may only be used for the address shown and may not be copied without permission. These drawing are Copyright controlled.
- The final position of all walls and projections in relation to boundary must be agreed between building owners prior to any works carried out on site.
- All boundaries shown on the drawings are for illustration purposes only.
- All developments must comply with planning permissions and planning conditions approved by local authority

## Site photographs

FRONT VIEW

REAR VIEW

**NOTE:** THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS & SPECIFICATION

DRAWINGS TO BE APPROVED BY BUILDING CONTROL DEPARTMENT PRIOR TO WORKS COMMENCING ON SITE


**Great West Design**
Twickenham Business Centre
30 Heath Road
Twickenham
TW1 4BZ
tele: 020 89915838 / 07950 336 973
email: info@greatwestdesign.org
web: www.greatwestdesign.org




| Revisions: | Date: |
|---|---|
| | |

Client: Peter and Kate Gee

Site Address: 8 Glenbuck Road, Surbiton, KT6 6BS

Job Title: Proposed Single Storey Rear Ground Floor Extension, Rear Dormer Loft Conversion And Internal Alterations

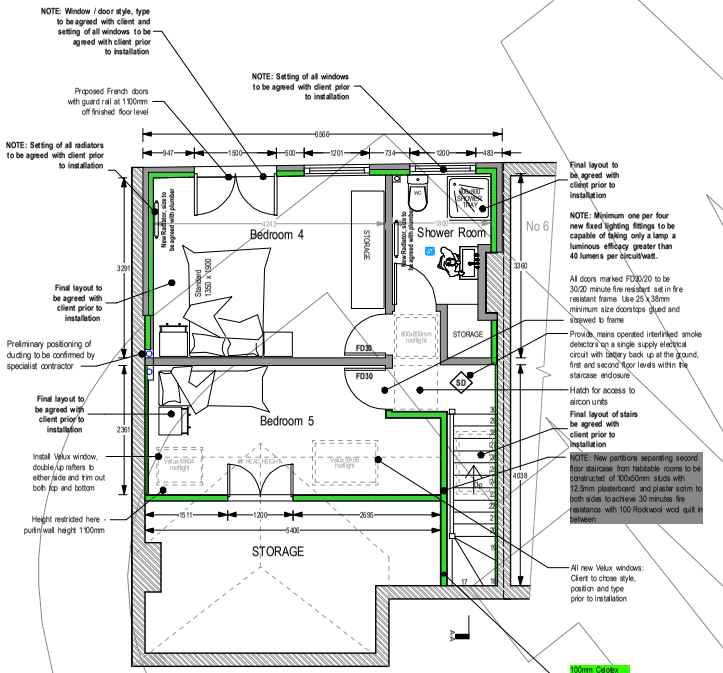
Drawing Title: Existing & Proposed Plans
CONSTRUCTION DRAWINGS

| Scale: | 1:50 @ A1 | Project Ref: | GWD/2018 |
|---|---|---|---|
| Date: | 24/10/18 | Drawn by: | Tim Houlihan |

**Drawing No 21** | **Rev: B**

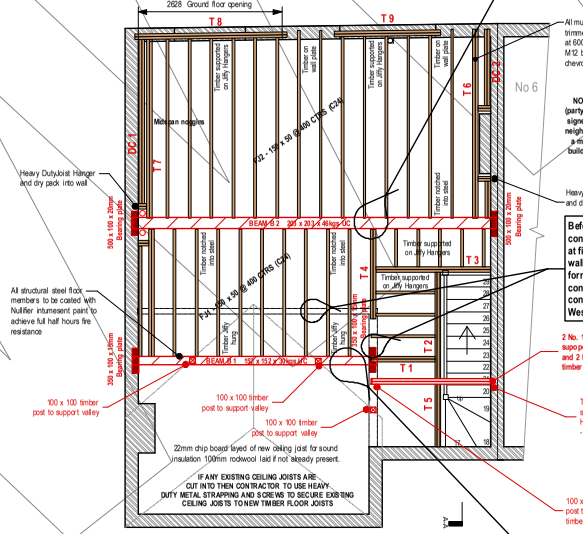
0m 0.5m 1m 5m

# PRELIMINARY CONSTRUCTION DRAWINGS

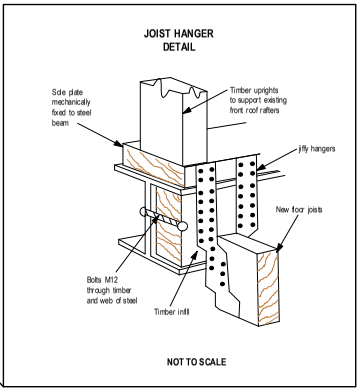


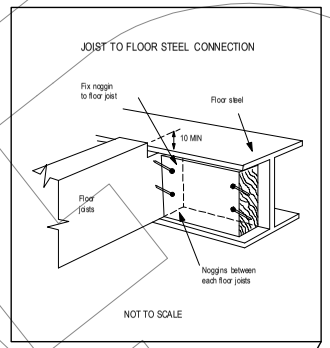

PROPOSED SECOND FLOOR PLAN

*All structural openings and steel lengths must be measured on site before steel beams are ordered and over all length of each steel to be checked against structural calculations and detailed drawings*




PROPOSED SECOND FLOOR STRUCTURAL PLAN




**THAMES WATER DETAIL**

1.0 - No work causing release of sewer atmosphere may be carried out to any part of the public sewerage unless a Thames Water Operational Safety Authorisation (TWOSA) is in force. The Contractor shall contact Thames Water for the issue of the authorisation.
2.0 - No additional loads are to be transmitted to the sewer by the proposed works.
3.0 - Where the invert of the sewer is less than or equal to 1.5 metres below finished ground level, proposed foundations are to be a minimum of 0.6 metres from the public sewer.
1. Where the invert of the sewer is greater than 1.5 metres below finished ground level, proposed foundations are to be a minimum of 1.0 metre from the public sewer.
4.0 - MANHOLES ON THE PUBLIC SEWER SHALL NOT BE BUILT OVER OR LOCATED INSIDE PROPOSED STRUCTURES (even with new double sealed bolt down covers).
5.0 - Where the public sewer is less than or equal to 1.5 metres deep, no structure shall be built in contact with, or over any part of adjacent public manholes.
5.1 - Where the depth to the public sewer is greater than 1.5 metres, no structure shall be built within 1.0 metre of the public manhole structure.
6.0 - All connections to the public sewer to be at a manhole or via a day pre-formed junction. Saddles are not permitted.
7.0 - More than four building over agreements in a row will not be permitted on a length of public sewer without an external manhole being available for suitable operational access.
8.0 - New manholes to be in accordance with Table 12 of Approved Document H1.
9.0 - If the householder or Building Control requests that a survey be carried out, TW would not object. All such surveys shall be carried out at the householders expense.
10.0 - It should be noted that sewers of this type are occasionally found to have minor defects such as mis-aligned joints (often since new) or hairline cracking. Pipes in this condition would be accepted by TW as being in a serviceable condition.
11.0 - Plastic pipes and fittings are not accepted on the public sewers.
12.0 - Proposed foundations to be constructed within 1.5metres of the public sewer shall be taken to a depth equil to or greater than the sewer invert.

## KEY (PLAN)

- Existing brick work
- Proposed brick work
- Existing block work
- Proposed block work
- Cavity wall insulation
- Existing stud wall
- Proposed stud wall
- Proposed stud wall with insulation
- Proposed load bearing stud wall
- New foundation concrete
- Proposed steel beams(plan)
- Proposed steel bearing plate
- Steel lintels
- Proposed timber post
- Proposed steel post
- Existing floor joists
- Proposed joists
- Proposed double joists
- Proposed steel beams (section) or steel column (plan)
- Proposed dormer wall
- New concrete lintel
- Walls being demolished
- Hardcore
- Sand blinding
- Oversite concrete
- Proposed Floor / Roof insulation
- Screed
- Existing roof joists
- Existing drainage arrangement
- Proposed drainage arrangement
- Mains operated smoke detector
- Mains operated heat detector
- Extract fan ceiling mounted.
- Extract fan wall mounted.
- FD20 Fire Door 20 minutes resistance
- FD30 Fire Door 30 minutes resistance
- SC Self Closer

**VOLUMETRIC APPRAISAL**

**PROPOSED HIP-TO-GABLE LOFT**
(Height @ 3.850mt x length @ 7.983mt) / 2 x depth @ 3.926mt / 3 = 20.110m³

**PROPOSED DORMER LOFT**
Height @ 2.746mt x depth @ 3.146mt x width @ 6.566mt / 2 = 28.361m³

Total volume proposed for loft = 48.471m3
Total Permitted Allowance For loft = 50m3 Therefore Ok
*Note all dimensions are to external face of construction.*

**Key:**
PROPOSED WALLS
EXISTING WALLS

**NOTE:**
- The general contractor is responsible for the verification of all dimensions on site and shall inform the contract surveyor of any discrepancies.
- Do not scale from this drawing. Use figure dimension only.
- Existing foundations, lintels and wall to be exposed if required by building control for assessment and upgrading if found inadequate.
- Drawings copyright of Great West Design Ltd. Drawings to be used for stated purpose only.
- Note all drawings to be read in conjunction with engineers drawings.
- If there are any queries contractor to contact surveyor mediately.
- All stair dimensions are to be confirmed by installer prior to installation and any discrepancies to be brought to the attension of the surveyor.
- This drawing is for negotiations with the Local Authority Planning & Building Control departments.
In the event that it is used for construction then the builder is responsible for checking on site all dimensions and relevant information prior to the commencement of works to ensure the accuracy of any information contained in the drawing. Any discrepancy must be notified before work commences.
- The drawing may only be used for the address shown and may not be copied without permission. These drawing are Copyright controlled.
- The final position of all walls and projections in relation to boundary must be agreed between building owners prior to any works carried out on site.
- All boundaries shown on the drawings are for illustration purposes only.
- All developments must comply with planning permissions and planning conditions approved by local authority

**Site photographs**

FRONT VIEW

REAR VIEW

**NOTE:** THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS & SPECIFICATION

DRAWINGS TO BE APPROVED BY BUILDING CONTROL DEPARTMENT PRIOR TO WORKS COMMENCING ON SITE


**Great West Design**
Twickenham Business Centre
30 Heath Road
Twickenham
TW1 4BZ
tele: 020 89915838 / 07950 336 973
email: info@greatwestdesign.org
web: www.greatwestdesign.org




| Revisions: | Date: |
|---|---|
| | |

Client: **Peter and Kate Gee**

Site Address: **8 Glenbuck Road, Surbiton, KT6 6BS**

Job Title: **Proposed Single Storey Rear Ground Floor Extension, Rear Dormer Loft Conversion And Internal Alterations**

Drawing Title: **Existing & Proposed Plans** CONSTRUCTION DRAWINGS

| Scale: | 1:50 @ A1 | Project Ref: | GWD/2018 |
|---|---|---|---|
| Date: | 24/10/18 | Drawn by: | Tim Houlihan |

**Drawing No 22 | Rev: B**

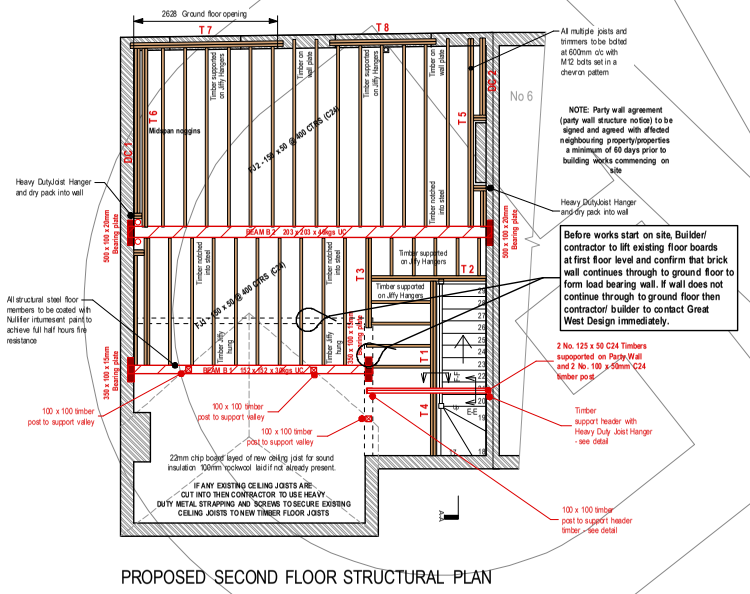
0m 0.5m 1m 5m

# PRELIMINARY CONSTRUCTION DRAWINGS

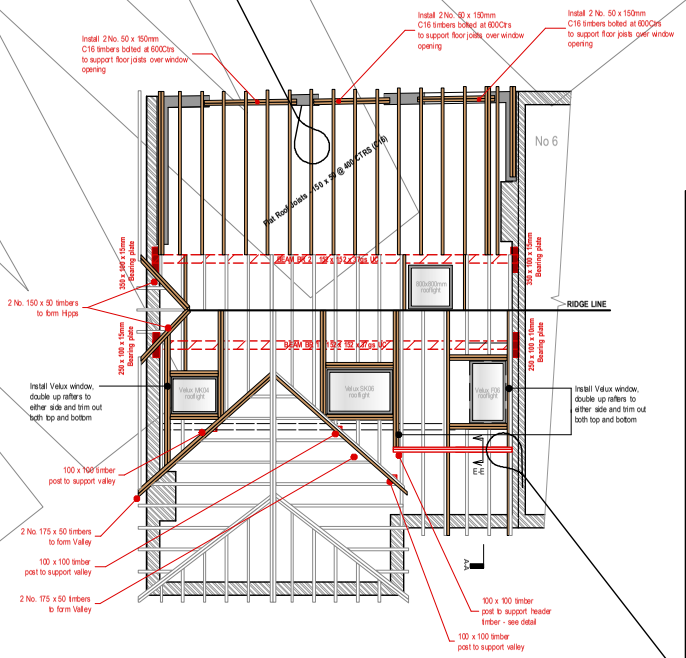
| | |
|---|---|
| T1 | Use 2No. 50 x 150 C16 |
| T2 | Use 2No. 50 x 150 C16 |
| T3 | Use 2No. 50 x 150 C16 |
| T4 | Use 2No. 50 x 150 C16 |
| T5 | Use 2No. 50 x 150 C16 |
| T6 | Use 2No. 50 x 150 C16 |
| T7 | Use 2No. 50 x 175 C24 + 10 mm x 150mm Flitch Plate |
| T8 | Use 2No. 50 x 175 C24 |
| H1 | Use 2No. 50 x 150 C24 |

| | |
|---|---|
| B1 | Use 152 x 152 x 30Kgs |
| B2 | Use 203 x 203 x 46Kgs |
| B3 | Use 152 x 152 x 37Kgs |
| T4 | Use 254 x 146 x 31Kgs |
| T5 | Use 203 x 203 x 46 Kgs |
| T6 | Use 2No. 50 x 150 C16 |
| RB1 | Use 152 x 152 x 37Kgs |
| RB2 | Use 203 x 203 x 46Kgs |
| P1 | Use 80 x 80 4 SHS |
| P2 | Use 80 x 80 4 SHS |
| P3 | Use 80 x 80 4 SHS |
| S1 | Use 152 x 152 23Kgs |

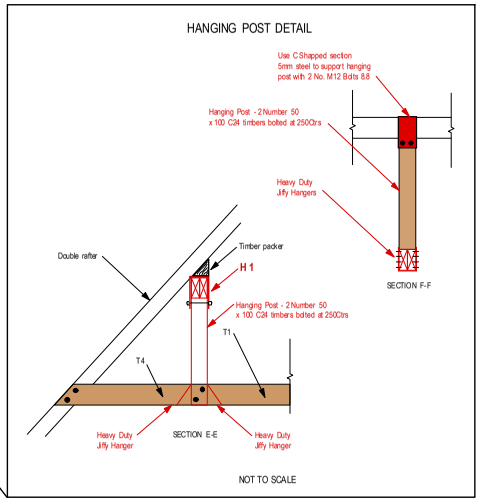
***All structural openings and steel lengths must be measured on site before steel beams are ordered and over all length of each steel to be checked against structural calculations and detailed drawings***

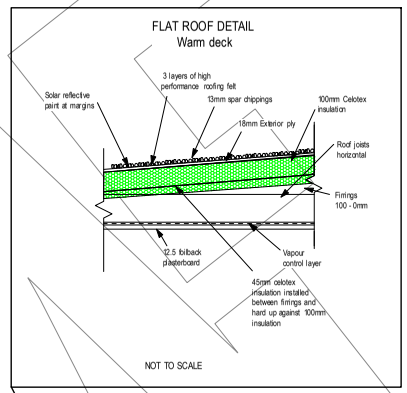



PROPOSED SECOND FLOOR STRUCTURAL PLAN




PROPOSED SECOND FLOOR STRUCTURAL ROOF PLAN




**THAMES WATER DETAIL**

1.0 - No work causing release of sewer atmosphere may be carried out to any part of the public sewerage unless a Thames Water Operational Safety Authorisation (TWOSA) is in force. The Contractor shall contact Thames Water for the issue of the authorisation.
2.0 - No additional loads are to be transmitted to the sewer by the proposed works.
3.0 - Where the invert of the sewer is less than or equal to 1.5 metres below finished ground level, proposed foundations are to be a minimum of 0.6 metres from the public sewer.
1. Where the invert of the sewer is greater than 1.5 metres below finished ground level, proposed foundations are to be a minimum of 1.0 metre from the public sewer.
4.0 - MANHOLES ON THE PUBLIC SEWER SHALL NOT BE BUILT OVER OR LOCATED INSIDE PROPOSED STRUCTURES (even with new double sealed bolt down covers).
5.0 - Where the public sewer is less than or equal to 1.5 metres deep, no structure shall be built in contact with, or over any part of adjacent public manholes.
5.1 - Where the depth to the public sewer is greater than 1.5 metres, no structure shall be built within 1.0 metre of the public manhole structure.
6.0 - All connections to the public sewer to be at a manhole, or via a day pre-formed junction\Saddles are not permitted.
7.0 - More than four building over agreements in a row will not be permitted on a length of public sewer without an external manhole being available for suitable operational access.
8.0 - New manholes to be in accordance with Table 12 of Approved Document H1.
9.0 - If the householder or Building Control requests that a survey be carried out, TW would not object. All such surveys shall be carried out at the householders expense.
10.0 - It should be noted that sewers of this type are occasionally found to have minor defects such as mis-aligned joints (often since new) or hairline cracking. Pipes in this condition would be accepted by TW as being in a serviceable condition.
11.0 - Plastic pipes and fittings are not accepted on the public sewers.
12.0 - Proposed foundations to be constructed within 1.5metres of the public sewer shall be taken to a depth equl to or greater than the sewer invert.

**Key:**

PROPOSED WALLS

EXISTING WALLS

## KEY (PLAN)

- Existing brick work
- Proposed brick work
- Existing block work
- Proposed block work
- Cavity wall insulation
- Existing stud wall
- Proposed stud wall
- Proposed stud wall with insulation
- Proposed load bearing stud wall
- New foundation concrete
- Proposed steel beams(plan)
- Proposed steel bearing plate
- Steel lintels
- Proposed timber post
- Proposed steel post
- Existing floor joists
- Proposed joists
- Proposed double joists
- Proposed steel beams (section) or steel column (plan)
- Proposed dormer wall
- New concrete lintel
- Walls being demolished
- Hardcore
- Sand blinding
- Oversite concrete
- Proposed Floor / Roof insulation
- Screed
- Existing roof joists
- Existing drainage arrangement
- Proposed drainage arrangement
- Mains operated smoke detector
- Mains operated heat detector
- Extract fan ceiling mounted.
- Extract fan wall mounted.
- FD20 Fire Door 20 minutes resistance
- FD30 Fire Door 30 minutes resistance
- SC Self Closer

**VOLUMETRIC APPRAISAL**

**PROPOSED HIP-TO-GABLE LOFT**
(Height @ 3.860mt x length @ 7.983mt) / 2 x depth @ 3.936mt / 3 = 20.110m $^3$

**PROPOSED DORMER LOFT**
Height @ 2.746mt x depth @ 3.146mt x width @ 6.566mt / 2 = 28.361m $^3$

Total volume proposed for loft = 48.471m3
Total Permitted Allowance For loft = 50m3 Therefore Ok

*Note all dimensions are to external face of construction*

**NOTE:**

- The general contractor is responsible for the verification of all dimensions on site and shall inform the contract surveyor of any discrepancies.
- Do not scale from this drawing. Use figure dimension only.
- Existing foundations, lintels and wall to be exposed if required by building control for assessment and upgrading if found inadequate.
- Drawings copyright of Great West Design Ltd. Drawings to be used for stated purpose only.
- Note all drawings to be read in conjunction with engineers drawings.
- If there are any queries contractor to contact surveyor immediately.
- All stair dimensions are to be confirmed by installer prior to installation and any discrepancies to be brought to the attension of the surveyor.
- This drawing is for regulations with the Local Authority Planning & Building Control departments.
- In the event that it is used for construction then the builder is responsible for checking on site all dimensions and relevant information prior to the commencement of works to ensure the accuracy of any information contained in the drawing. Any discrepancy must be notified before work commences.
- The drawing may only be used for the address shown and may not be copied without permission. These drawing are Copyright controlled.
- The final position of all walls and projections in relation to boundary must be agreed between building owners prior to any works carried out on site.
- All boundaries shown on the drawings are for illustration purposes only.
- All developments must comply with planning permissions and planning conditions approved by local authority

**Site photographs**

FRONT VIEW

REAR VIEW

**NOTE:** THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS & SPECIFICATION

DRAWINGS TO BE APPROVED BY BUILDING CONTROL DEPARTMENT PRIOR TO WORKS COMMENCING ON SITE


**Great West Design**
Twickenham Business Centre
30 Heath Road
Twickenham
TW1 4BZ
tele: 020 89915838 / 07950 336 973
email: info@greatwestdesign.org
web: www.greatwestdesign.org




| Revisions: | Date: |
|---|---|
| | |

Client: **Peter and Kate Gee**

Site Address: **8 Glenbuck Road, Surbiton, KT6 6BS**

Job Title: **Proposed Single Storey Rear Ground Floor Extension, Rear Dormer Loft Conversion And Internal Alterations**

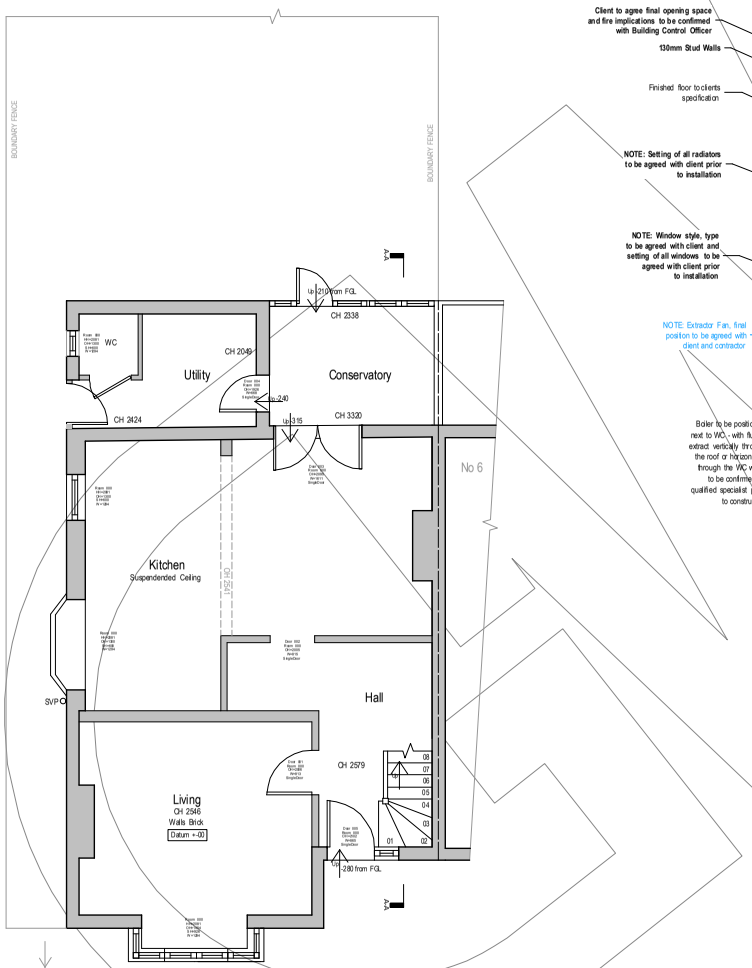
Drawing Title: **Existing & Proposed Plans** CONSTRUCTION DRAWINGS

| Scale: | 1:50 @ A1 | Project Ref: | GWD/2018 |
|---|---|---|---|
| Date: | 24/10/18 | Drawn by: | Tim Houlihan |

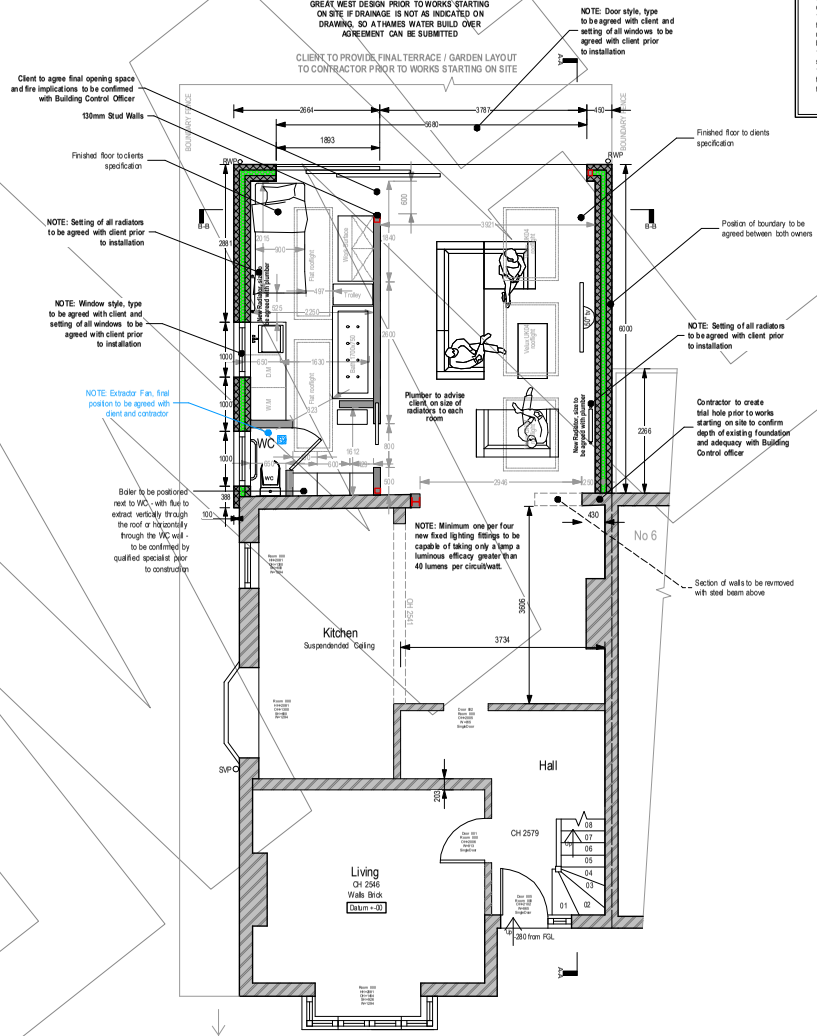
**Drawing No 23 | Rev: B**

0m 0.5m 1m 5m

# PRELIMINARY CONSTRUCTION DRAWINGS




EXISTING GROUND FLOOR PLAN




PROPOSED GROUND FLOOR PLAN

## THAMES WATER DETAIL

1.0 - No work causing release of sewer atmosphere may be carried out to any part of the public sewerage unless a Thames Water Operational Safety Authorisation (TWOSA) is in force. The Contractor shall contact Thames Water for the issue of the authorisation.
2.0 - No additional loads are to be transmitted to the sewer by the proposed works.
3.0 - Where the invert of the sewer is less than or equal to 1.5 metres below finished ground level, proposed foundations are to be a minimum of 0.6 metres from the public sewer.
1. Where the invert of the sewer is greater than 1.5 metres below finished ground level, proposed foundations are to be a minimum of 1.0 metre from the public sewer.
4.0 - MANHOLES ON THE PUBLIC SEWER SHALL NOT BE BUILT OVER OR LOCATED INSIDE PROPOSED STRUCTURES (even with new double sealed bolt down covers).
5.0 - Where the public sewer is less than or about to 1.5 metres deep, no structure shall be built incontact with, or over any part of adjacent public manholes.
5.1 - Where the depth to the public sewer is greater than 1.5 metres, no structure shall be built within 1.0 metre of the public manhole structure.
6.0 - All connections to the public sewer to be at a manhole or via a day pre-formed junction. Saddles are not permitted.
7.0 - More than four building over agreements in a row will not be permitted on a length of public sewer without an external manhole being available for suitable operational access.
8.0 - New manholes to be inaccordance with Table 12 of Approved Document H1.
9.0 - If the householder or Building Control requests that a survey be carried out, TW would not object. All such surveys shall be carried out at the householders expense.
10.0 - It should be noted that sewers of this type are occasionally found to have minor defects such as mis-aligned joints (often since new) or hairline cracking. Pipes in this condition would be accepted by TW as being in a serviceable condition.
11.0 - Plastic pipes and fittings are not accepted on the public sewers.
12.0 - Proposed foundations to be constructed within 1.5metres of the public sewer shall be taken to a depth equal to or greater than the sewer invert.

## KEY (PLAN)

- Existing brick work
- Proposed brick work
- Existing block work
- Proposed block work
- Cavity wall insulation
- Existing stud wall
- Proposed stud wall
- Proposed stud wall with insulation
- Proposed load bearing stud wall
- New foundation concrete
- Proposed steel beams(plan)
- Proposed steel bearing plate
- Steel lintels
- Proposed timber post
- Proposed steel post
- Existing floor joists
- Proposed joists
- Proposed double joists
- Proposed steel beams (section) or steel column (plan)
- Proposed dormer wall
- New concrete lintel
- Walls being demolished
- Hardcore
- Sand blinding
- Oversite concrete
- Proposed Floor / Roof insulation
- Screed
- Existing roof joists
- Existing drainage arrangement
- Proposed drainage arrangement
- Mains operated smoke detector
- Mains operated heat detector
- Extract fan ceiling mounted.
- Extract fan wall mounted.
- FD20 Fire Door 20 minutes resistance
- FD30 Fire Door 30 minutes resistance
- SC Self Closer

## VOLUMETRIC APPRAISAL

**PROPOSED HIP-TO-GABLE LOFT**
(Height @ 3.860mt x length @ 7.983mt) / 2 x depth @ 3.926mt (3 = 20.110m $^3$

**PROPOSED DORMER LOFT**
Height @ 2.746mt x depth @ 3.146mt x width @ 6.566mt / 2 = 28.361m $^3$

Total vdume proposed for loft = 48.471m3
Total Permitted Allowance For loft = 50m3 Therefore Ok

*Note all dimensions are to external face of construction*

**Key:**
PROPOSED WALLS
EXISTING WALLS

0m 0.5m 1m 5m

**NOTE:**
- The general contractor is responsible for the verification of all dimensions on site and shall inform the contract surveyor of any discrepancies.
- Do not scale from this drawing. Use figure dimension only.
- Existing foundations, lintels and wall to be exposed if required by building control for assessment and upgrading if found inadequate.
- Drawings copyright of Great West Design Ltd. Drawings to be used for stated purpose only.
- Note all drawings to be readin conjunction with engineers drawings
- If there are any queries contractor to contact surveyor medialely.
- All stair dimensions are to be confirmed by installer prior to installation and any discrepancies to be brought to the attension of the surveyor.
- This drawing is for regulations with the Local Authority Planning & Building Control departments.
- In the event that it is used for construction then the builder is responsible for checking on site all dimensions and relevant information prior to the commencement of works to ensure the accuracy of any information contained in the drawing. Any discrepancy must be notified before work commences.
- The drawing may only be used for the address shown and may not be copied without permission. These drawing are Copyright controlled.
- The final position of all walls and projections in relation to boundary must be agreed between building owners prior to any works carried out on site.
- All boundaries shown on the drawings are for illustration purposes only.
- All developments must comply with planning permissions and planning conditions approved by local authority

**Site photographs**

FRONT VIEW

REAR VIEW

**NOTE:** THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS & SPECIFICATION

DRAWINGS TO BE APPROVED BY BUILDING CONTROL DEPARTMENT PRIOR TO WORKS COMMENCING ON SITE


Great West Design
Twickenham Business Centre
30 Heath Road
Twickenham
TW1 4BZ
tele: 020 89915838 / 07950 336 973
email: info@greatwestdesign.org
web: www.greatwestdesign.org




| Revisions: | Date: |
|---|---|
| | |

Client: Peter and Kate Gee

Site Address: 8 Glenbuck Road, Surbiton, KT6 6BS

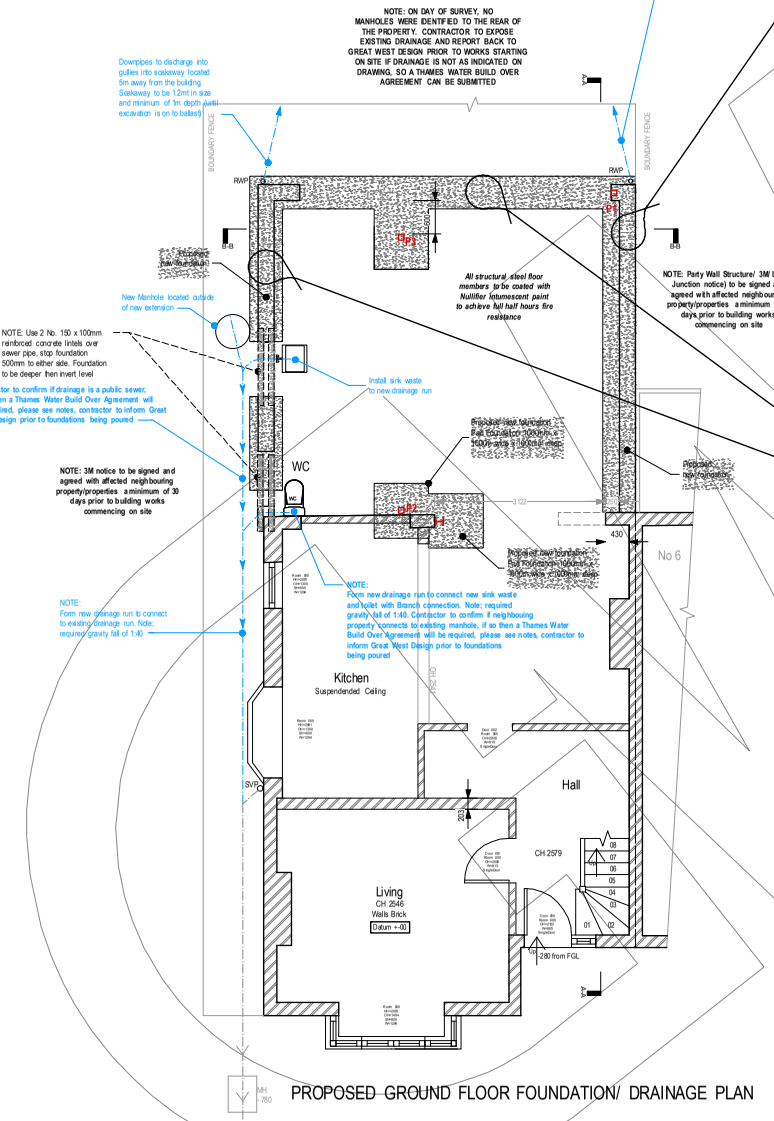
Job Title: Proposed Single Storey Rear Ground Floor Extension, Rear Dormer Loft Conversion And Internal Alterations

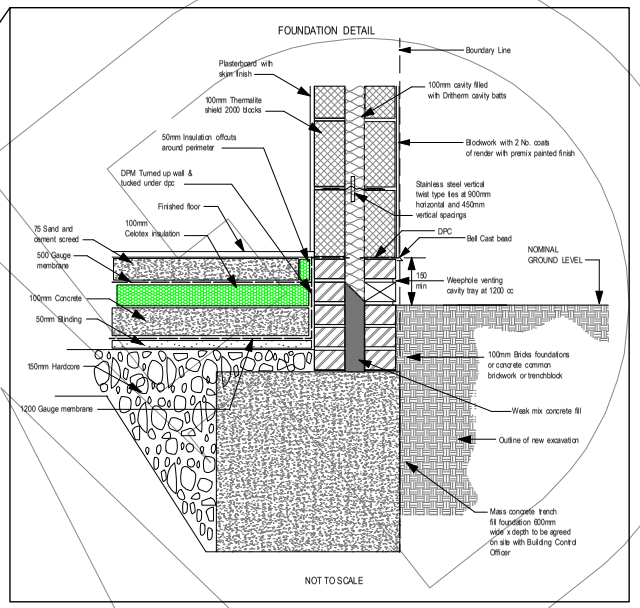
Drawing Title: Existing & Proposed Plans CONSTRUCTION DRAWINGS

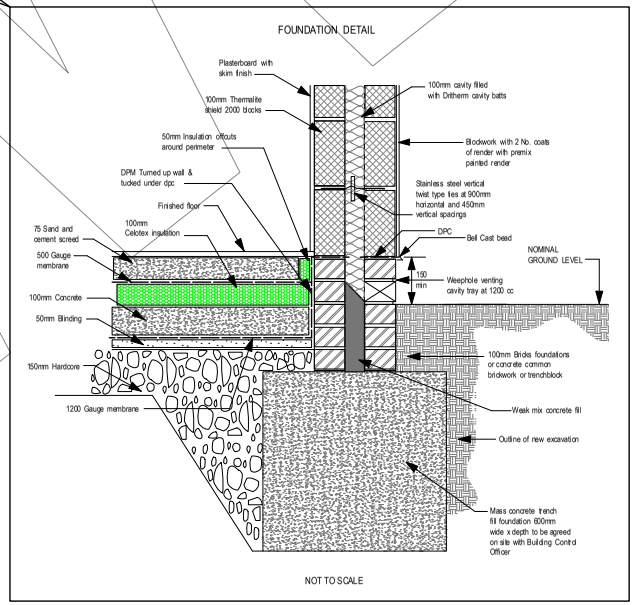
| Scale: | 1:50 @ A1 | Project Ref: | GWD/2018 |
|---|---|---|---|
| Date: | 24/10/18 | Drawn by: | Tim Houlihan |

**Drawing No 24 | Rev: B**

# PRELIMINARY CONSTRUCTION DRAWINGS




## KEY (PLAN)

- Existing brick work
- Proposed brick work
- Existing block work
- Proposed block work
- Cavity wall insulation
- Existing stud wall
- Proposed stud wall
- Proposed stud wall with insulation
- Proposed load bearing stud wall
- New foundation concrete
- Proposed steel beams(plan)
- Proposed steel bearing plate
- Steel lintels
- Proposed timber post
- Proposed steel post
- Existing floor joists
- Proposed joists
- Proposed double joists
- Proposed steel beams (section) or steel column (plan)
- Proposed dormer wall
- New concrete lintel
- Walls being demolished
- Hardcore
- Sand blinding
- Oversite concrete
- Proposed Floor / Roof insulation
- Screed
- Existing roof joists
- Existing drainage arrangement
- Proposed drainage arrangement
- Mains operated smoke detector
- Mains operated heat detector
- Extract fan ceiling mounted.
- Extract fan wall mounted.
- FD20 Fire Door 20 minutes resistance
- FD30 Fire Door 30 minutes resistance
- SC Self Closer

## VOLUMETRIC APPRAISAL

**PROPOSED HIP-TO-GABLE LOFT**
Height @ 3.850mt x length @ 7.983mt) / 2 x depth @ 3.926mt / 3 = 20.110m³

**PROPOSED DORMER LOFT**
Height @ 2.746mt x depth @ 3.146mt x width @ 6.566mt / 2 = 28.361m³

Total volume proposed for loft =48.471m3
Total Permitted Allowance For loft = 50m3 Therebre Ok

*Note: all dimensions are to external face of construction.*

**Key:**
PROPOSED WALLS
EXISTING WALLS

## THAMES WATER DETAIL

1.0 - No work causing release of sewer atmosphere may be carried out to any part of the public sewerage unless a Thames Water Operational Safety Authorisation (TWOSA) is in force. The Contractor shall contact Thames Water for the issue of the authorisation.
2.0 - No additional loads are to be transmitted to the sewer by the proposed works.
3.0 - Where the invert of the sewer is less than or equal to 1.5 metres below finished ground level, proposed foundations are to be a minimum of 0.6 metres from the public sewer.
1. Where the invert of the sewer is greater than 1.5 metres below finished ground level, proposed foundations are to be a minimum of 1.0 metre from the public sewer.
4.0 - MANHOLES ON THE PUBLIC SEWER SHALL NOT BE BUILT OVER OR LOCATED INSIDE PROPOSED STRUCTURES (even with new double sealed bolt down covers).
5.0 - Where the public sewer is less than or equal to 1.5 metres deep, no structure shall be built in contact with, or over any part of adjacent public manholes.
5.1 - Where the depth to the public sewer is greater than 1.5 metres, no structure shall be built within 1.0 metre of the public manhole structure.
6.0 - All connections to the public sewer to be at a manhole or via a day pre-formed junction. Saddles are not permitted.
7.0 - More than four building over agreements in a row will not be permitted on a length of public sewer without an external manhole being available for suitable operational access.
8.0 - New manholes to be in accordance with Table 12 of Approved Document H1.
9.0 - If the householder or Building Control requests that a survey be carried out, TW would not object. All such surveys shall be carried out at the householders expense.
10.0 - It should be noted that sewers of this type are occasionally found to have minor defects such as mis-aligned joints (often since new) or hairline cracking. Pipes in this condition would be accepted by TW as being in a serviceable condition.
11.0 - Plastic pipes and fittings are not accepted on the public sewers.
12.0 - Proposed foundations to be constructed within 1.5metres of the public sewer shall be taken to a depth equal to or greater than the sewer invert.

## NOTE:

- The general contractor is responsible for the verification of all dimensions on site and shall inform the contract surveyor of any discrepancies.
- Do not scale from this drawing. Use figure dimension only.
- Existing foundations, lintels and wall to be exposed if required by building control for assessment and upgrading if found inadequate.
- Drawings copyright of Great West Design Ltd. Drawings to be used for stated purpose only.
- Note all drawings to be read in conjunction with engineers drawings. If there are any queries contractor to contact surveyor mediately.
- All stair dimensions are to be confirmed by installer prior to installation and any discrepancies to be brought to the attension of the surveyor.
- This drawing is for negotiations with the Local Authority Planning & Building Control departments.
In the event that it is used for construction then the builder is responsible for checking on site all dimensions and relevant information prior to the commencement of works to ensure the accuracy of any information contained in the drawing. Any discrepancy must be notified before work commences.
- The drawing may only be used for the address shown and may not be copied without permission. These drawing are Copyright controlled.
- The final position of all walls and projections in relation to boundary must be agreed between building owners prior to any works carried out on site.
- All boundaries shown on the drawings are for illustration purposes only.
- All developments must comply with planning permissions and planning conditions approved by local authority

## Site photographs

FRONT VIEW

REAR VIEW

**NOTE:** THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS & SPECIFICATION

DRAWINGS TO BE APPROVED BY BUILDING CONTROL DEPARTMENT PRIOR TO WORKS COMMENCING ON SITE


**Great West Design**
Twickenham Business Centre
30 Heath Road
Twickenham
TW1 4BZ
tele: 020 89915838 / 07950 336 973
email: info@greatwestdesign.org
web: www.greatwestdesign.org




| Revisions: | Date: |
|---|---|
| | |

Client: Peter and Kate Gee

Site Address: 8 Glenbuck Road, Surbiton, KT6 6BS

Job Title: Proposed Single Storey Rear Ground Floor Extension, Rear Dormer Loft Conversion And Internal Alterations

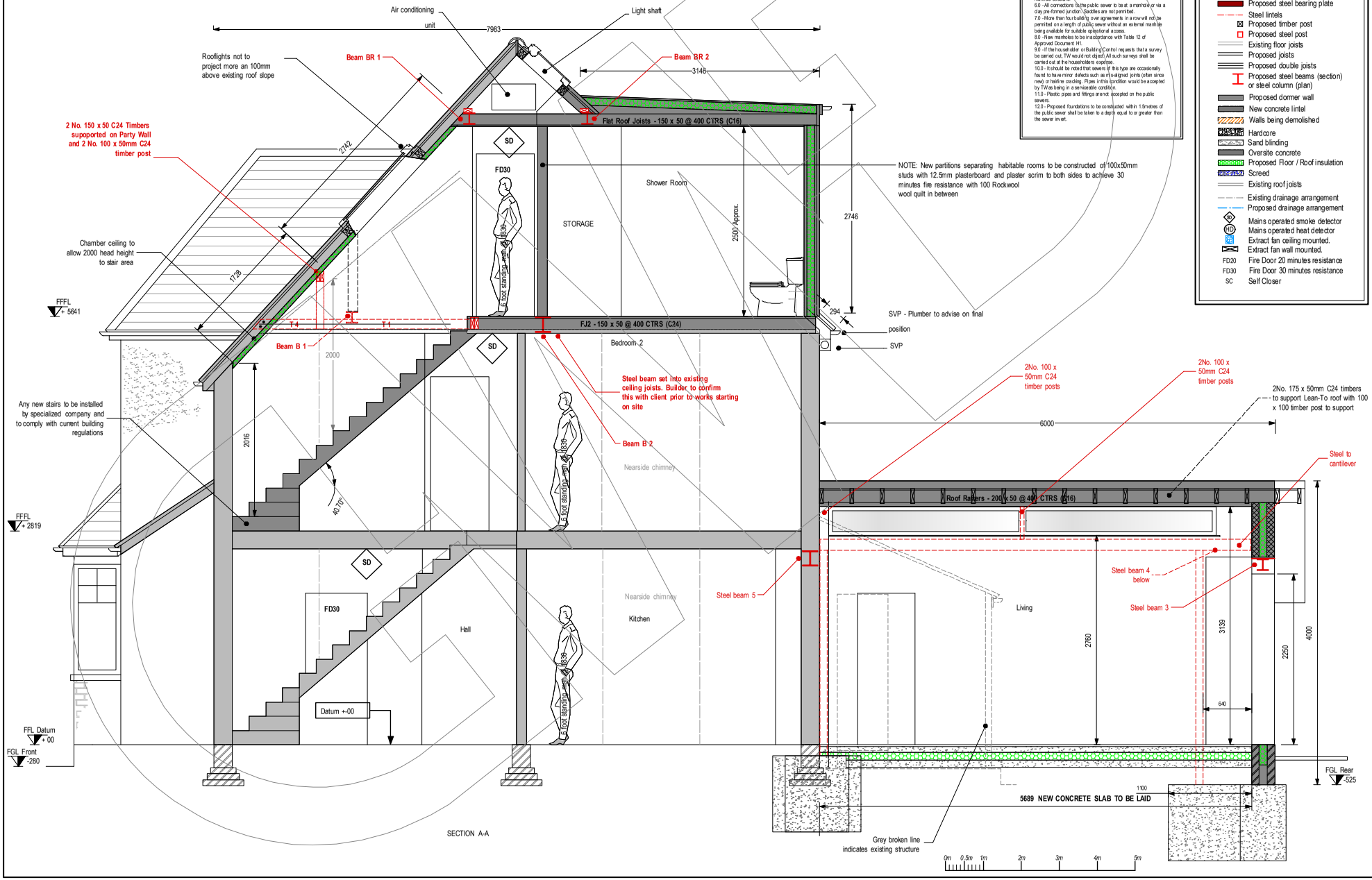
Drawing Title: Existing & Proposed Plans
CONSTRUCTION DRAWINGS

| Scale: | 1:50 @ A1 | Project Ref: | GWD/2018 |
|---|---|---|---|
| Date: | 24/10/18 | Drawn by: | Tim Houlihan |

**Drawing No 25 | Rev: B**

0m 0.5m 1m 5m

# PRELIMINARY CONSTRUCTION DRAWINGS




**Key:**

PROPOSED WALLS

EXISTING WALLS

**THAMES WATER DETAIL**

1.0 - No work causing release of sewer atmosphere may be carried out to any part of the public sewerage unless a Thames Water Operational Safety Authorisation (TWOSA) is in force. The Contractor shall contact Thames Water for the issue of the authorisation.
2.0 - No additional loads are to be transmitted to the sewer by the proposed works.
3.0 - Where the invert of the sewer is less than or equal to 1.5 metres below finished ground level, proposed foundations are to be a minimum of 0.6 metres from the public sewer.
1. Where the invert of the sewer is greater than 1.5 metres below finished ground level, proposed foundations are to be a minimum of 1.0 metre from the public sewer.
4.0 - MANHOLES ON THE PUBLIC SEWER SHALL NOT BE BUILT OVER OR LOCATED INSIDE PROPOSED STRUCTURES (even with new double sealed bolt down covers).
5.0 - Where the public sewer is less than or about to 1.5 metres deep, no structure shall be built in contact with, or over any part of adjacent public manholes.
5.1 - Where the depth to the public sewer is greater than 1.5 metres, no structure shall be built within 1.0 metre of the public manhole structure.
6.0 - All connections to the public sewer to be at a manhole or via a clay pre-formed junction. Saddles are not permitted.
7.0 - More than four building over agreements in a row will not be permitted on a length of public sewer without an external manhole being available for suitable operational access.
8.0 - New manholes to be in accordance with Table 12 of Approved Document H1.
9.0 - If the householder or Building Control requests that a survey be carried out, TW would not object. All such surveys shall be carried out at the householders expense.
10.0 - It should be noted that sewers of this type are occasionally found to have minor defects such as mis-aligned joints (often since new) or hairline cracking. Pipes in this condition would be accepted by TW as being in a serviceable condition.
11.0 - Plastic pipes and fittings are not accepted on the public sewers.
12.0 - Proposed foundations to be constructed within 1.5 metres of the public sewer shall be taken to a depth equal to or greater than the sewer invert.

## KEY (PLAN)

- Existing brick work
- Proposed brick work
- Existing block work
- Proposed block work
- Cavity wall insulation
- Existing stud wall
- Proposed stud wall
- Proposed stud wall with insulation
- Proposed load bearing stud wall
- New foundation concrete
- Proposed steel beams(plan)
- Proposed steel bearing plate
- Steel lintels
- Proposed timber post
- Proposed steel post
- Existing floor joists
- Proposed joists
- Proposed double joists
- Proposed steel beams (section) or steel column (plan)
- Proposed dormer wall
- New concrete lintel
- Walls being demolished
- Hardcore
- Sand blinding
- Oversite concrete
- Proposed Floor / Roof insulation
- Screed
- Existing roof joists
- Existing drainage arrangement
- Proposed drainage arrangement
- Mains operated smoke detector
- HD Mains operated heat detector
- Extract fan ceiling mounted.
- Extract fan wall mounted.
- FD20 Fire Door 20 minutes resistance
- FD30 Fire Door 30 minutes resistance
- SC Self Closer

**NOTE:**

- The general contractor is responsible for the verification of all dimensions on site and shall inform the contract surveyor of any discrepancies.
- Do not scale from this drawing. Use figure dimension only.
- Existing foundations, lintels and wall to be exposed if required by building control for assessment and upgrading if found inadequate.
- Drawings copyright of Great West Design Ltd. Drawings to be used for stated purpose only.
- Note all drawings to be read in conjunction with engineers drawings if there are any queries contractor to contact surveyor immediately.
- All stair dimensions are to be confirmed by installer prior to installation and any discrepancies to be brought to the attension of the surveyor.
- This drawing is for regulations with the Local Authority Planning & Building Control departments.
- In the event that it is used for construction then the builder is responsible for checking on site all dimensions and relevant information prior to the commencement of works to ensure the accuracy of any information contained in the drawing. Any discrepancy must be notified before work commences.
- The drawing may only be used for the address shown and may not be copied without permission. These drawing are Copyright controlled.
- The final position of all walls and projections in relation to boundary must be agreed between building owners prior to any works carried out on site.
- All boundaries shown on the drawings are for illustration purposes only.
- All developments must comply with planning permissions and planning conditions approved by local authority

**Site photographs**

FRONT VIEW

REAR VIEW

**NOTE:** THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS & SPECIFICATION

DRAWINGS TO BE APPROVED BY BUILDING CONTROL DEPARTMENT PRIOR TO WORKS COMMENCING ON SITE


Great West Design
Twickenham Business Centre
30 Heath Road
Twickenham
TW1 4BZ
tele: 020 89915838 / 07950 336 973
email: info@greatwestdesign.org
web: www.greatwestdesign.org




| Revisions: | Date: |
|---|---|
| | |

Client: Peter and Kate Gee

Site Address: 8 Glenbuck Road, Surbiton, KT6 6BS

Job Title: Proposed Single Storey Rear Ground Floor Extension, Rear Dormer Loft Conversion And Internal Alterations

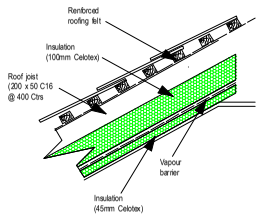
Drawing Title: Existing & Proposed Plans CONSTRUCTION DRAWINGS

| Scale: | 1:25 @ A1 | Project Ref: | GWD/2018 |
|---|---|---|---|
| Date: | 24/10/18 | Drawn by: | Tim Houlihan |

**Drawing No 26 | Rev: B**

# PRELIMINARY CONSTRUCTION DRAWINGS

## ROOF DETAIL



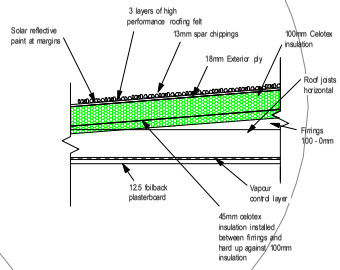

NOT TO SCALE

## Key:

PROPOSED WALLS

EXISTING WALLS

## FLAT ROOF DETAIL
Warm deck




NOT TO SCALE

## KEY (PLAN)

- Existing brick work
- Proposed brick work
- Existing block work
- Proposed block work
- Cavity wall insulation
- Existing stud wall
- Proposed stud wall
- Proposed stud wall with insulation
- Proposed load bearing stud wall
- New foundation concrete
- Proposed steel beams(plan)
- Proposed steel bearing plate
- Steel lintels
- Proposed timber post
- Proposed steel post
- Existing floor joists
- Proposed joists
- Proposed double joists
- Proposed steel beams (section) or steel column (plan)
- Proposed dormer wall
- New concrete lintel
- Walls being demolished
- Hardcore
- Sand blinding
- Oversite concrete
- Proposed Floor / Roof insulation
- Screed
- Existing roof joists
- Existing drainage arrangement
- Proposed drainage arrangement
- Mains operated smoke detector
- HD Mains operated heat detector
- F Extract fan ceiling mounted.
- Extract fan wall mounted.
- FD20 Fire Door 20 minutes resistance
- FD30 Fire Door 30 minutes resistance
- SC Self Closer

## NOTE:

- The general contractor is responsible for the verification of all dimensions on site and shall inform the contract surveyor of any discrepancies.
- Do not scale from this drawing. Use figure dimension only.
- Existing foundations, lintels and wall to be exposed if required by building control for assessment and upgrading if found inadequate.
- Drawings copyright of Great West Design Ltd. Drawings to be used for stated purpose only.
- Note all drawings to be read in conjunction with engineers drawings.
- If there are any queries contractor to contact surveyor immediately.
- All stair dimensions are to be confirmed by installer prior to installation and any discrepancies to be brought to the attension of the surveyor.
- This drawing is for regulations with the Local Authority Planning & Building Control departments.
- In the event that it is used for construction then the builder is responsible for checking on site all dimensions and relevant information prior to the commencement of works to ensure the accuracy of any information contained in the drawing. Any discrepancy must be notified before work commences.
- The drawing may only be used for the address shown and may not be copied without permission. These drawing are Copyright controlled.
- The final position of all walls and projections in relation to boundary must be agreed between building owners prior to any works carried out on site.
- All boundaries shown on the drawings are for illustration purposes only.
- All developments must comply with planning permissions and planning conditions approved by local authority

## Site photographs

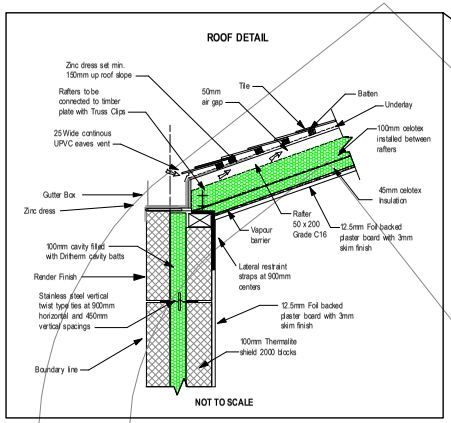
FRONT VIEW

REAR VIEW

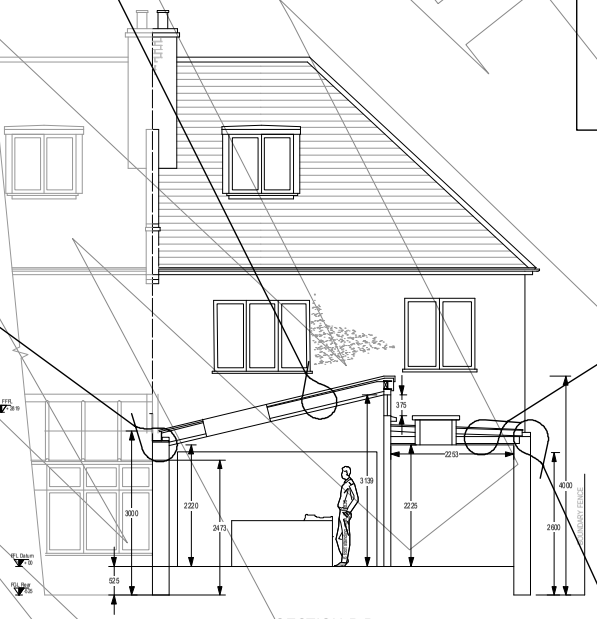
**NOTE:** THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS & SPECIFICATION

DRAWINGS TO BE APPROVED BY BUILDING CONTROL DEPARTMENT PRIOR TO WORKS COMMENCING ON SITE

## ROOF DETAIL

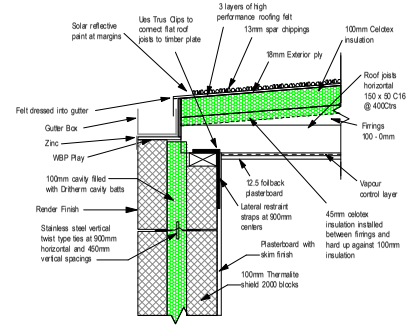



NOT TO SCALE




SECTION B-B

## FLAT ROOF DETAIL
Warm deck




NOT TO SCALE

0m 0.5m 1m 2m 3m 4m 5m


Great West Design
Twickenham Business Centre
30 Heath Road
Twickenham
TW1 4BZ
tele: 020 89915838 / 07950 336 973
email: info@greatwestdesign.org
web: www.greatwestdesign.org




| Revisions: | Date: |
|---|---|
| | |

Client: Peter and Kate Gee

Site Address: 8 Glenbuck Road, Surbiton, KT6 6BS

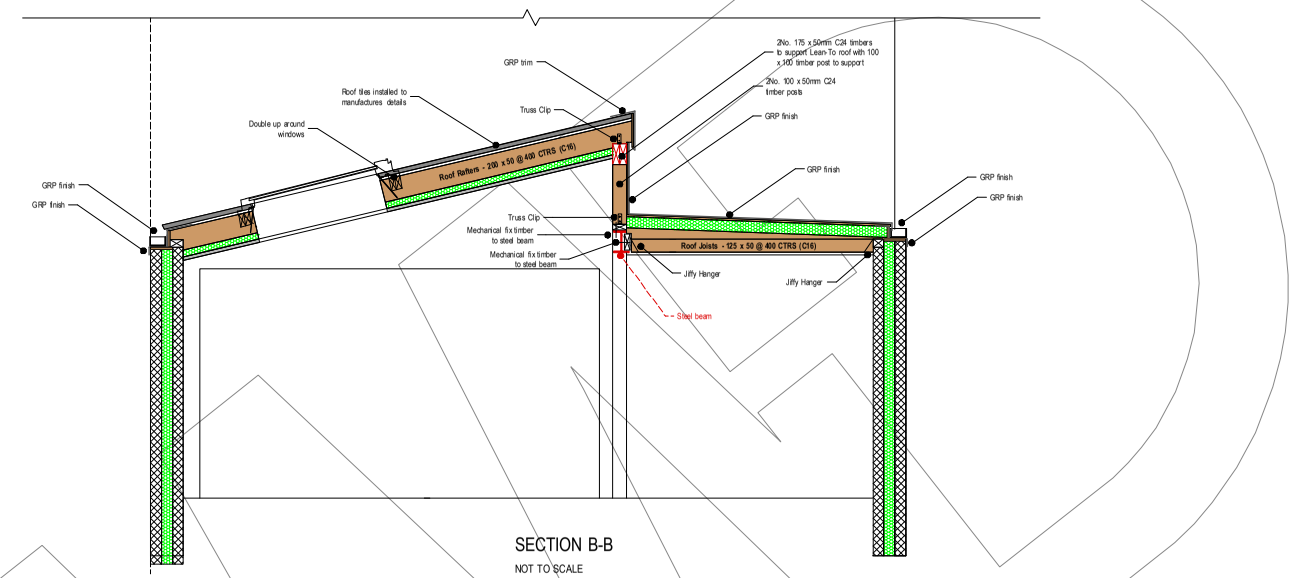
Job Title: Proposed Single Storey Rear Ground Floor Extension, Rear Dormer Loft Conversion And Internal Alterations

Drawing Title: Proposed Section
CONSTRUCTION DRAWINGS

| Scale: | 1:50 @ A1 | Project Ref: | GWD/2018 |
|---|---|---|---|
| Date: | 24/10/18 | Drawn by: | Tim Houlihan |

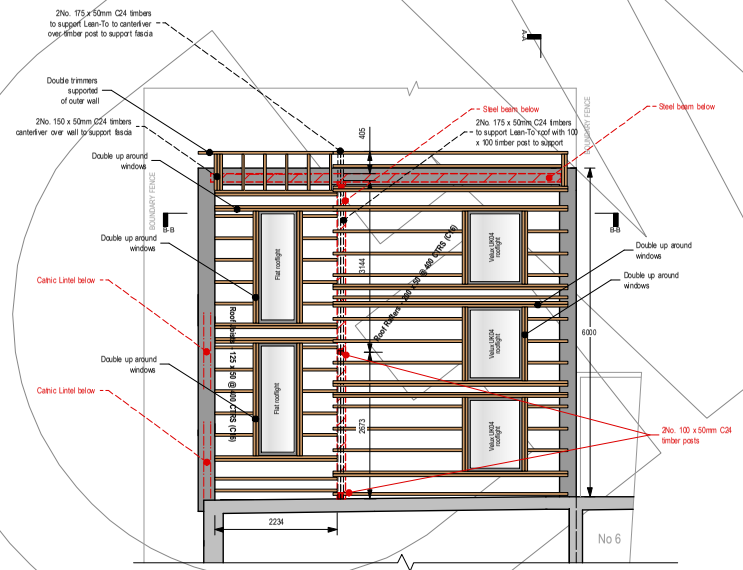
**Drawing No 27** | **Rev: B**

# PRELIMINARY CONSTRUCTION DRAWINGS




SECTION B-B

NOT TO SCALE




PROPOSED GROUND FLOOR STRUCTURAL ROOF PLAN

**Key:**

PROPOSED WALLS

EXISTING WALLS

## KEY (PLAN)

- Existing brick work
- Proposed brick work
- Existing block work
- Proposed block work
- Cavity wall insulation
- Existing stud wall
- Proposed stud wall
- Proposed stud wall with insulation
- Proposed load bearing stud wall
- New foundation concrete
- Proposed steel beams(plan)
- Proposed steel bearing plate
- Steel lintels
- Proposed timber post
- Proposed steel post
- Existing floor joists
- Proposed joists
- Proposed double joists
- Proposed steel beams (section) or steel column (plan)
- Proposed dormer wall
- New concrete lintel
- Walls being demolished
- Hardcore
- Sand blinding
- Oversite concrete
- Proposed Floor / Roof insulation
- Screed
- Existing roof joists
- Existing drainage arrangement
- Proposed drainage arrangement
- Mains operated smoke detector
- Mains operated heat detector
- Extract fan ceiling mounted.
- Extract fan wall mounted.
- FD20 Fire Door 20 minutes resistance
- FD30 Fire Door 30 minutes resistance
- SC Self Closer

**NOTE:**

- The general contractor is responsible for the verification of all dimensions on site and shall inform the contract surveyor of any discrepancies.
- Do not scale from this drawing. Use figure dimension only.
- Existing foundations, lintels and wall to be exposed if required by building control for assessment and upgrading if found inadequate.
- Drawings copyright of Great West Design Ltd. Drawings to be used for stated purpose only.
- Note all drawings to be read in conjunction with engineers drawings. If there are any queries contractor to contact surveyor immediately.
- All stair dimensions are to be confirmed by installer prior to installation and any discrepancies to be brought to the attension of the surveyor.
- This drawing is for negotiations with the Local Authority Planning & Building Control departments.
- In the event that it is used for construction then the builder is responsible for checking on site all dimensions and relevant information prior to the commencement of works to ensure the accuracy of any information contained in the drawing. Any discrepancy must be notified before work commences.
- The drawing may only be used for the address shown and may not be copied without permission. These drawing are Copyright controlled.
- The final position of all walls and projections in relation to boundary must be agreed between building owners prior to any works carried out on site.
- All boundaries shown on the drawings are for illustration purposes only.
- All developments must comply with planning permissions and planning conditions approved by local authority

**Site photographs**

FRONT VIEW

REAR VIEW

**NOTE:** THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS & SPECIFICATION

DRAWINGS TO BE APPROVED BY BUILDING CONTROL DEPARTMENT PRIOR TO WORKS COMMENCING ON SITE


**Great West Design**

Twickenham Business Centre
30 Heath Road
Twickenham
TW1 4BZ

tele: 020 89915838 / 07950 336 973
email: info@greatwestdesign.org
web: www.greatwestdesign.org




| Revisions: | Date: |
|---|---|
| | |

Client: **Peter and Kate Gee**

Site Address: **8 Glenbuck Road, Surbiton, KT6 6BS**

Job Title: **Proposed Single Storey Rear Ground Floor Extension, Rear Dormer Loft Conversion And Internal Alterations**

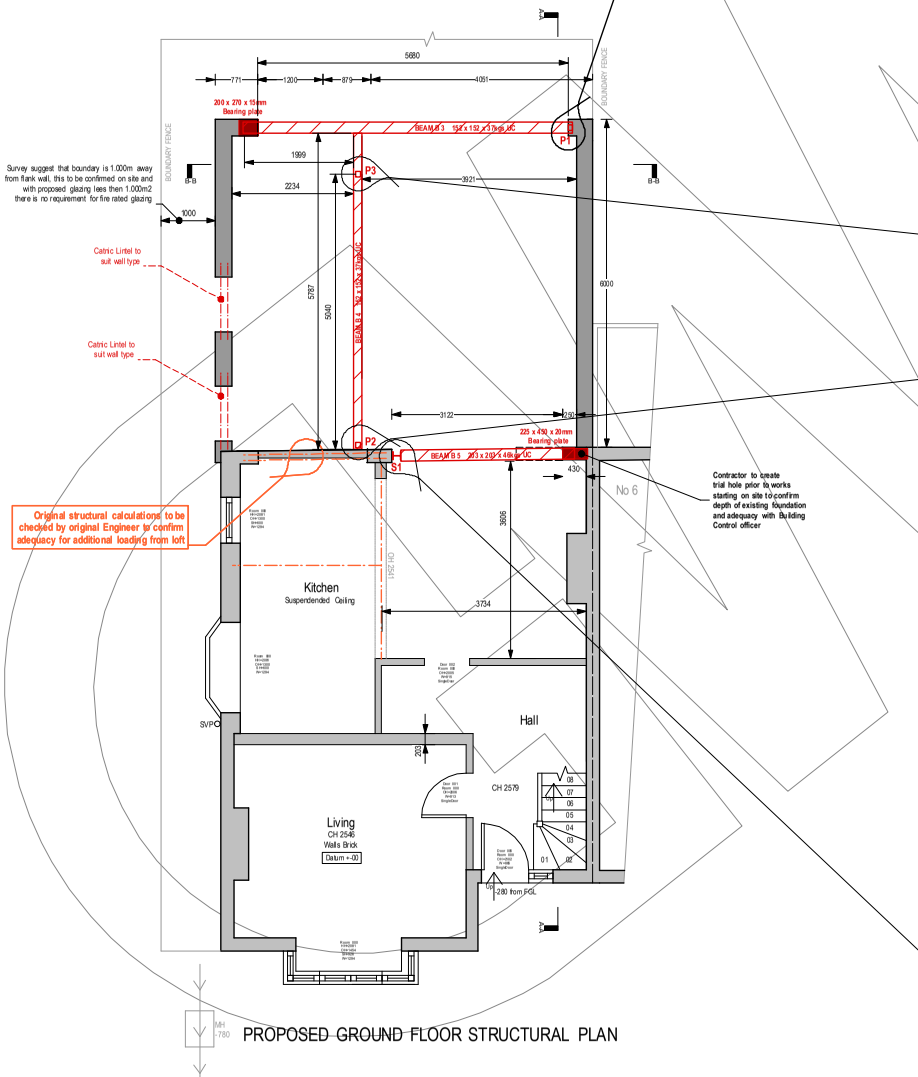
Drawing Title: **Proposed Plans** CONSTRUCTION DRAWINGS

| Scale: | 1:50 @ A1 | Project Ref: | GWD/2018 |
|---|---|---|---|
| Date: | 24/10/18 | Drawn by: | Tim Houlihan |

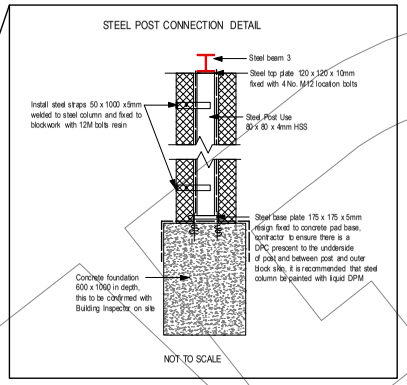
**Drawing No 28** | **Rev: B**

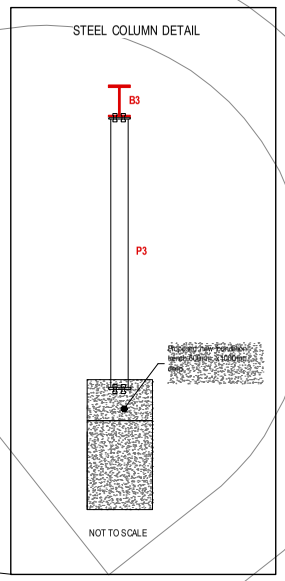
0m 0.5m 1m 2m 3m 4m 5m

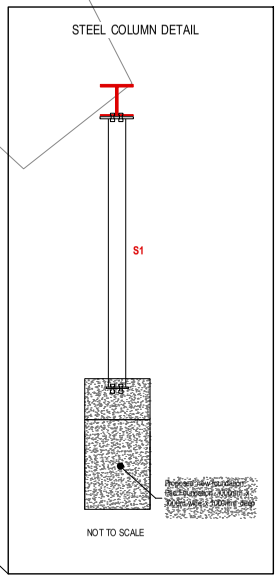
# PRELIMINARY CONSTRUCTION DRAWINGS

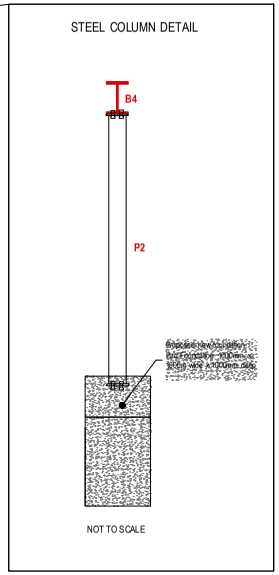



PROPOSED GROUND FLOOR STRUCTURAL PLAN




**Key:**

PROPOSED WALLS

EXISTING WALLS

## KEY (PLAN)

- Existing brick work
- Proposed brick work
- Existing block work
- Proposed block work
- Cavity wall insulation
- Existing stud wall
- Proposed stud wall
- Proposed stud wall with insulation
- Proposed load bearing stud wall
- New foundation concrete
- Proposed steel beams(plan)
- Proposed steel bearing plate
- Steel lintels
- Proposed timber post
- Proposed steel post
- Existing floor joists
- Proposed joists
- Proposed double joists
- Proposed steel beams (section) or steel column (plan)
- Proposed dormer wall
- New concrete lintel
- Walls being demolished
- Hardcore
- Sand blinding
- Oversite concrete
- Proposed Floor / Roof insulation
- Screed
- Existing roof joists
- Existing drainage arrangement
- Proposed drainage arrangement
- Mains operated smoke detector
- Mains operated heat detector
- Extract fan ceiling mounted.
- Extract fan wall mounted.
- FD20 Fire Door 20 minutes resistance
- FD30 Fire Door 30 minutes resistance
- SC Self Closer

**NOTE:**

1. The general contractor is responsible for the verification of all dimensions on site and shall inform the contract surveyor of any discrepancies.
2. Do not scale from this drawing. Use figure dimension only.
3. Existing foundations, lintels and wall to be exposed if required by building control for assessment and upgrading if found inadequate.
4. Drawings copyright of Great West Design Ltd. Drawings to be used for stated purpose only.
5. All detail drawing is to be read in conjunction with engineers drawing s if there are any queries contractor to contact surveyor immediately.
6. All stair dimensions are to be confirmed by installer prior to installation and any discrepancies to be brought to the attension of the surveyor.
7. This drawing is for negotiations with the Local Authority Planning & Building Control departments.
8. In the event that it is used for construction then the builder is responsible for checking on site all dimension sand relevant information prior to the commencement of works to ensure the accuracy of any information contained in the drawing s. Any discrepancy must be notified before work commences.
9. The drawing may only be used for the address shown and may not be copied without permission. These drawing are Copyright controlled.
10. The final position of all walls and projections in relation to boundary must be agreed between building owenres prior to any works carried out on site.
11. All boundaries shown on the drawings are for illustration purposes only.
12. All developments must comply with planning permissions and planning conditions approved by local authority

**Site photographs**

FRONT VIEW

REAR VIEW

**NOTE:** THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS & SPECIFICATION

DRAWINGS TO BE APPROVED BY BUILDING CONTROL DEPARTMENT PRIOR TO WORKS COMMENCING ON SITE


**Great West Design**
Twickenham Business Centre
30 Heath Road
Twickenham
TW1 4BZ
tele: 020 89915838 / 07950 336 973
email: info@greatwestdesign.org
web: www.greatwestdesign.org




| Revisions: | Date: |
|---|---|
| | |

Client: **Peter and Kate Gee**

Site Address: **8 Glenbuck Road, Surbiton, KT6 6BS**

Job Title: **Proposed Single Storey Rear Ground Floor Extension, Rear Dormer Loft Conversion And Internal Alterations**

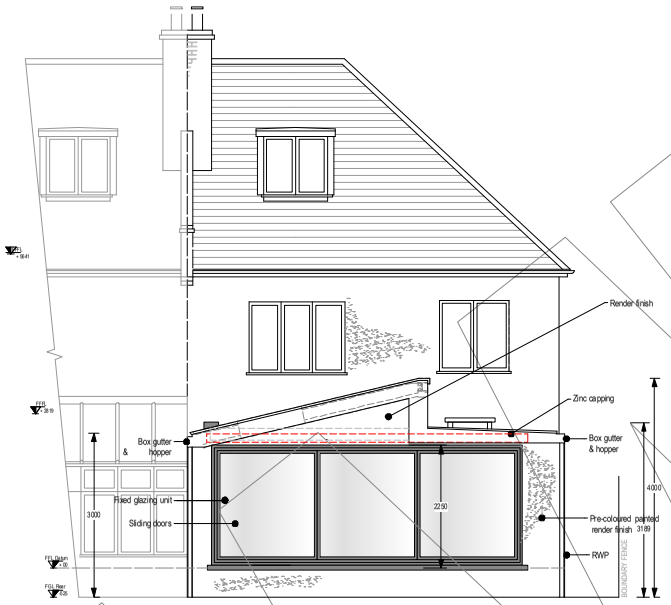
Drawing Title: **Proposed Plans** CONSTRUCTION DRAWINGS

| Scale: | 1:50 @ A1 | Project Ref: | GWD/2018 |
|---|---|---|---|
| Date: | 24/08/18 | Drawn by: | Tim Houlihan |

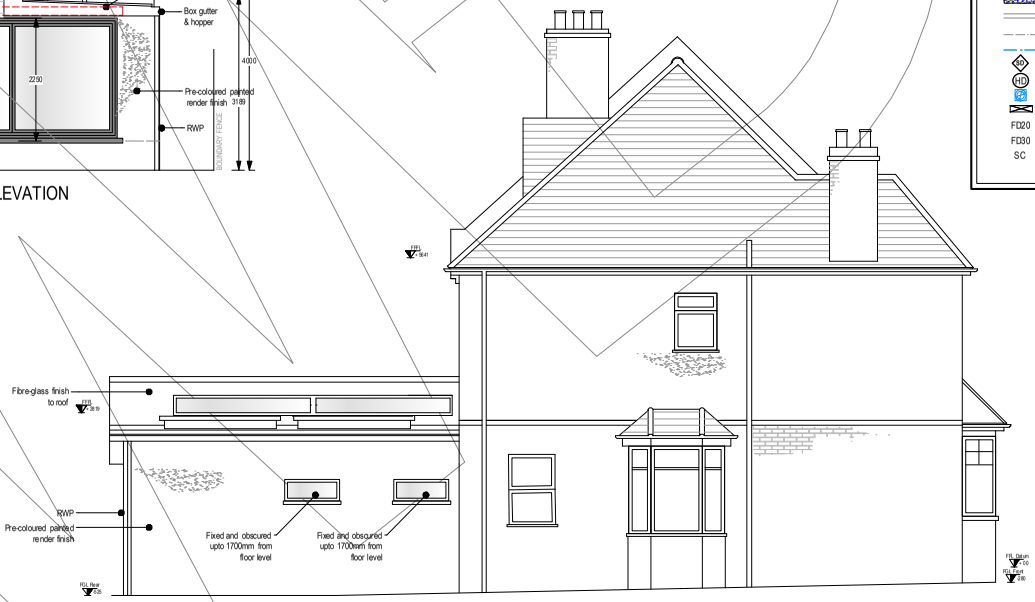
**Drawing No 28** | **Rev: B**

0m 0.5m 1m 2m 3m 4m 5m

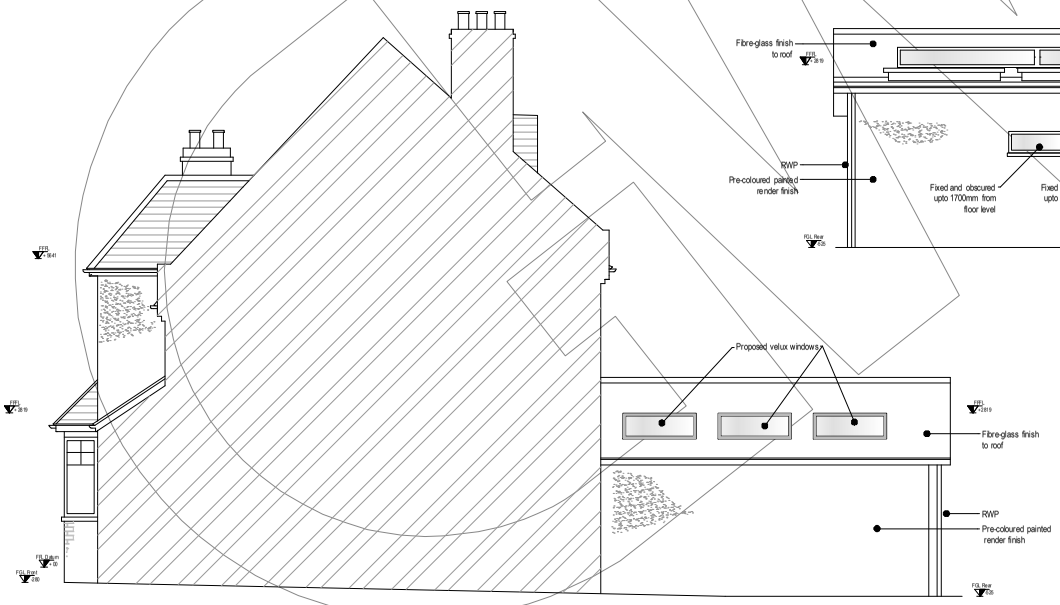
# PRELIMINARY CONSTRUCTION DRAWINGS




PROPOSED REAR ELEVATION




PROPOSED SIDE ELEVATION




PROPOSED SIDE ELEVATION

## KEY (PLAN)

- Existing brick work
- Proposed brick work
- Existing block work
- Proposed block work
- Cavity wall insulation
- Existing stud wall
- Proposed stud wall
- Proposed stud wall with insulation
- Proposed load bearing stud wall
- New foundation concrete
- Proposed steel beams(plan)
- Proposed steel bearing plate
- Steel lintels
- Proposed timber post
- Proposed steel post
- Existing floor joists
- Proposed joists
- Proposed double joists
- Proposed steel beams (section) or steel column (plan)
- Proposed dormer wall
- New concrete lintel
- Walls being demolished
- Hardcore
- Sand blinding
- Oversite concrete
- Proposed Floor / Roof insulation
- Screed
- Existing roof joists
- Existing drainage arrangement
- Proposed drainage arrangement
- Mains operated smoke detector
- HD Mains operated heat detector
- EF Extract fan ceiling mounted.
- Extract fan wall mounted.
- FD20 Fire Door 20 minutes resistance
- FD30 Fire Door 30 minutes resistance
- SC Self Closer

## VOLUMETRIC APPRAISAL

**PROPOSED HIP-TO-GABLE LOFT**
(Height @ 3.850mt x length @ 7.983mt) / 2 x depth @ 3.926mt / 3 = 20.19cm $^3$

**PROPOSED DORMER LOFT**
Height @ 2.749mt x depth @ 3.146mt x width @ 6.566mt / 2 = 28.361m $^3$

Total volume proposed for loft = 48.471m3
Total Permitted Allowance For loft = 50m3 Therefore Ok

*Note: all dimensions are to external face of construction.*

**Key:**

PROPOSED WALLS

EXISTING WALLS

0m 0.5m 1m 5m

## NOTE:

- The general contractor is responsible for the verification of all dimensions on site and shall inform the contract surveyor of any discrepancies.
- Do not scale from this drawing. Use figure dimension only.
- Existing foundations, lintels and wall to be exposed if required by building control for assessment and upgrading if found inadequate.
- Drawings copyright of Great West Design Ltd. Drawings to be used for stated purpose only.
- Note all drawings to be read in conjunction with engineers drawings. If there are any queries contractor to contact surveyor mediately.
- All stair dimensions are to be confirmed by installer prior to installation and any discrepancies to be brought to the attension of the surveyor.
- This drawing is for negotiations with the Local Authority Planning & Building Control departments.
- In the event that it is used for construction then the builder is responsible for checking on site all dimensions and relevant information prior to the commencement of works to ensure the accuracy of any information contained in the drawing. Any discrepancy must be notified before work commences.
- The drawing may only be used for the address shown and may not be copied without permission. These drawing are Copyright controlled.
- The final position of all walls and projections in relation to boundary must be agreed between building owners prior to any works carried out on site.
- All boundaries shown on the drawings are for illustration purposes only.
- All developments must comply with planning permissions and planning conditions approved by local authority

## Site photographs

FRONT VIEW

REAR VIEW

**NOTE:** THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS & SPECIFICATION

DRAWINGS TO BE APPROVED BY BUILDING CONTROL DEPARTMENT PRIOR TO WORKS COMMENCING ON SITE


**Great West Design**
Twickenham Business Centre
30 Heath Road
Twickenham
TW1 4BZ
tele: 020 89915838 / 07950 336 973
email: info@greatwestdesign.org
web: www.greatwestdesign.org




| Revisions: | Date: |
|---|---|
| | |

Client: **Peter and Kate Gee**

Site Address: **8 Glenbuck Road, Surbiton, KT6 6BS**

Job Title: **Proposed Single Storey Rear Ground Floor Extension, Rear Dormer Loft Conversion And Internal Alterations**

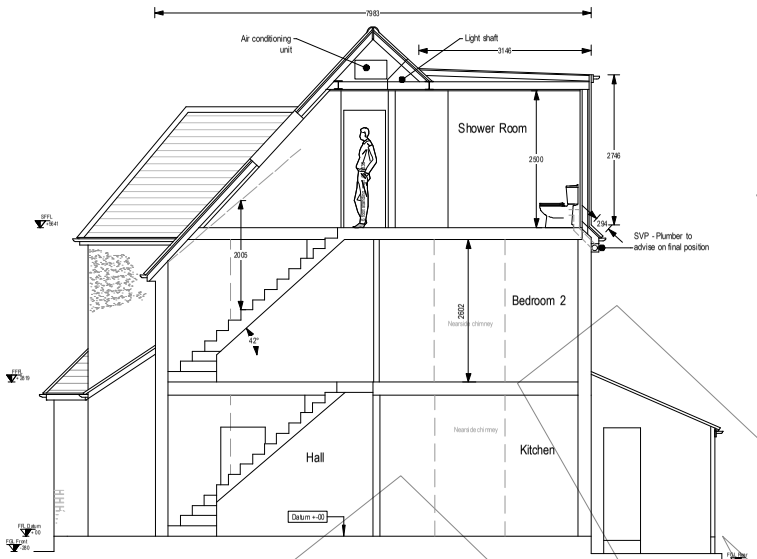
Drawing Title: **Proposed Elevations** CONSTRUCTION DRAWINGS

| Scale: | 1:50 @ A1 | Project Ref: | GWD/2018 |
|---|---|---|---|
| Date: | 24/10/18 | Drawn by: | Tim Houlihan |

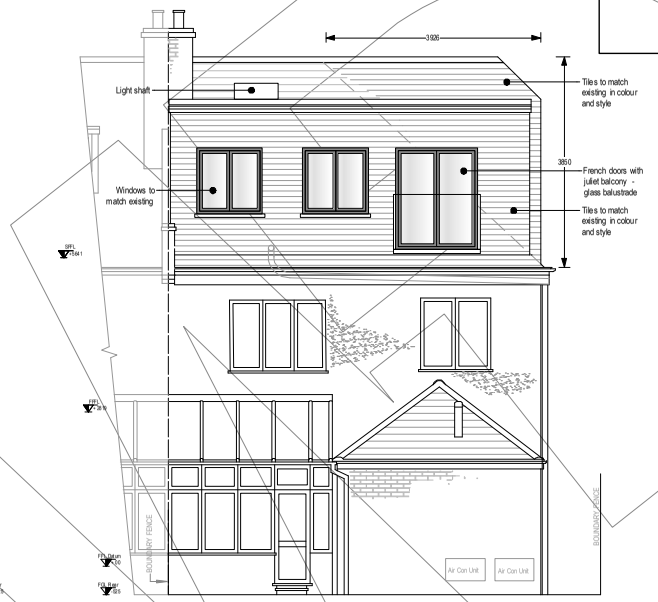
**Drawing No 30** | **Rev: B**

# PRELIMINARY CONSTRUCTION DRAWINGS

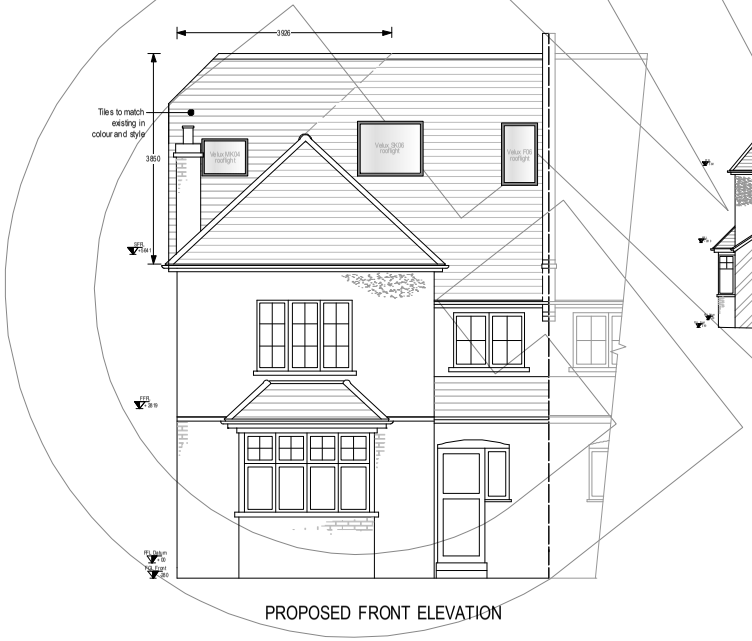
Conclusion:
Proposed volume of 48.47m3
hence proposed development within permitted development allowance.



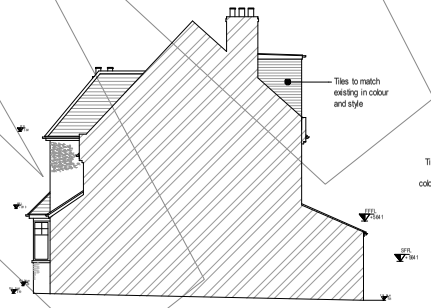

SECTION A-A



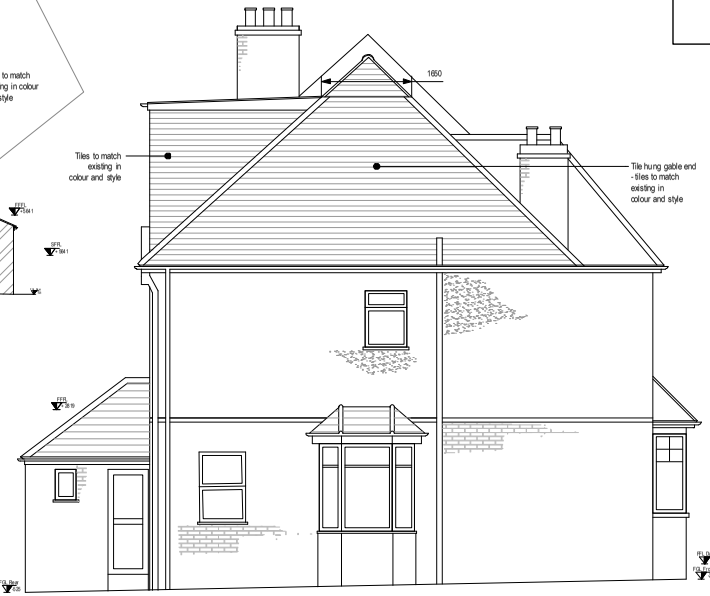

PROPOSED REAR ELEVATION




PROPOSED FRONT ELEVATION




PROPOSED SIDE ELEVATION




PROPOSED SIDE ELEVATION

0m 0.5m 1m 5m

**VOLUMETRIC APPRAISAL**

**PROPOSED HIP-TO-GABLE LOFT**
(Height @ 3.850mt x length @ 7.983mt) / 2 x depth @ 3.926mt / 3 = 20.110m $^3$

**PROPOSED DORMER LOFT**
Height @ 2.746mt x depth @ 3.146mt x width @ 6.566mt / 2 = 28.361m $^3$

Total volume proposed for loft = 48.471m3
Total Permitted Allowance For loft = 50m3 Therefore Ok

*Note- all dimensions are to external face of construction.*

**Key:**

**PROPOSED WALLS**

**EXISTING WALLS**

## KEY (PLAN)

- Existing brick work
- Proposed brick work
- Existing block work
- Proposed block work
- Cavity wall insulation
- Existing stud wall
- Proposed stud wall
- Proposed stud wall with insulation
- Proposed load bearing stud wall
- New foundation concrete
- Proposed steel beams(plan)
- Proposed steel bearing plate
- Steel lintels
- Proposed timber post
- Proposed steel post
- Existing floor joists
- Proposed joists
- Proposed double joists
- Proposed steel beams (section) or steel column (plan)
- Proposed dormer wall
- New concrete lintel
- Walls being demolished
- Hardcore
- Sand blinding
- Oversite concrete
- Proposed Floor / Roof insulation
- Screed
- Existing roof joists
- Existing drainage arrangement
- Proposed drainage arrangement
- Mains operated smoke detector
- Mains operated heat detector
- Extract fan ceiling mounted.
- Extract fan wall mounted.
- FD20 Fire Door 20 minutes resistance
- FD30 Fire Door 30 minutes resistance
- SC Self Closer


**VOLUMETRIC APPRAISAL**

**PROPOSED HIP-TO-GABLE LOFT**
(Height @ 3.850mt x length @ 7.983mt) / 2 x depth @ 3.926mt / 3 = 20.110m $^3$

**PROPOSED DORMER LOFT**
Height @ 2.746mt x depth @ 3.146mt x width @ 6.566mt / 2 = 28.361m $^3$

Total volume proposed for loft = 48.471m3
Total Permitted Allowance For loft = 50m3 Therefore Ok

*Note- all dimensions are to external face of construction.*

**Key:**

**PROPOSED WALLS**

**EXISTING WALLS**


**NOTE:**

- The general contractor is responsible for the verification of all dimensions on site and shall inform the contract surveyor of any discrepancies.
- Do not scale from this drawing. Use figure dimensions only.
- Existing foundations, lintels and wall to be exposed if required by building control for assessment and upgrading if found inadequate.
- Drawings copyright of Great West Design Ltd. Drawings to be used for stated purpose only.
- Note all drawings to be read in conjunction with engineers drawings.
- If there are any queries contractor to contact surveyor mediately.
- All stair dimensions are to be confirmed by installer prior to installation and any discrepancies to be brought to the attension of the surveyor.
- This drawing is for negotiations with the Local Authority Planning & Building Control departments.
- In the event that it is used for construction then the builder is responsible for checking on site all dimensions and relevant information prior to the commencement of works to ensure the accuracy of any information contained in the drawing. Any discrepancy must be notified before work commences.
- The drawing may only be used for the address shown and may not be copied without permission. These drawing are Copyright controlled.
- The final position of all walls and projections in relation to boundary must be agreed between building owners prior to any works carried out on site.
- All boundaries shown on the drawings are for illustration purposes only.
- All developments must comply with planning permissions and planning conditions approved by local authority

**Site photographs**

FRONT VIEW

REAR VIEW

**NOTE:** THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS & SPECIFICATION

DRAWINGS TO BE APPROVED BY BUILDING CONTROL DEPARTMENT PRIOR TO WORKS COMMENCING ON SITE


**Great West Design**
Twickenham Business Centre
30 Heath Road
Twickenham
TW1 4BZ

tele: 020 89915838 / 07950 336 973
email: info@greatwestdesign.org
web: www.greatwestdesign.org




Revisions: Date:

Client: **Peter and Kate Gee**

Site Address: **8 Glenbuck Road, Surbiton, KT6 6BS**

Job Title: **Proposed Single Storey Rear Ground Floor Extension, Rear Dormer Loft Conversion And Internal Alterations**

Drawing Title: **Proposed Elevations**
CONSTRUCTION DRAWINGS

| Scale: | 1:50 @ A1 | Project Ref: | GWD/2018 |
|---|---|---|---|
| Date: | 24/10/18 | Drawn by: | Tim Houlihan |

**Drawing No 31** | **Rev: B**