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WHERE BLOCKWORK WALLS ABUT CONCRETE FACES, INCORPORATE FURFLEX CONNECTOR RESIN ANCHORED ON (M10) AT 600mm VERT. C/S.

FOR SECTIONS SEE STRUCT. ENGS DRAWINGS 14067 S111 TO S112

FOR BASEMENT SLAB RC DETAILS REFER TO STRUCT. ENGS DRG 14067 S191 & 192

BASEMENT WALLS  
215mm THK BLOCKWORK 10.4N/mm<sup>2</sup> BLOCKS LAD FLAT.  
100mm THK BLOCKWORK 7.0N/mm<sup>2</sup>

NOTE:  
ALL SETTING OUT DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

refer to structural engineers details for structural steelwork design.

200mm thick SIKA RC wall to Basement

NOTE:  
Basement perimeter walls to line with inner block skin walls above.

NOTE:  
hollow core plank floor design and layout to be provided by manufacturer / supplier as per specification.

(hollow core floor construction)  
typically indicates span PC floor units to specialist manufacturers design and details

MEANS OF ESCAPE:  
Doors to all rooms (except bathrooms and showers) leading on to the staircase throughout the height of the building must be FD20/E20.

Escape door between rooms to be min. 600mm wide x 2030mm high.  
Glazing within or above doors to habitable rooms on each floor to be minimum 30 minutes fire resisting.

New stair enclosure, partition & floor, floor within escape route to be 30 minute fire resisting construction.

All first and second floor window openings to habitable rooms to provide means of escape - windows designed to provide minimum opening of 0.33m<sup>2</sup> with a minimum dimension of 450mm wide.

New stair enclosure, partition & floor, floor within escape route to be 30 minute fire resisting construction.

**BUILDING REGULATION SUBMISSION**

Rev.	Date	Description
A	10/05/2015	Updated for Building Control.
B	02/07/2015	As built site dimensions updated.

Client: **Elting & Co.**

Site: **Red Roots  
Coombe Hill Road  
Kingston Upon Thames KT2 7DU**

**design solutions**  
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The Studio, 7 Station Approach, Stoneleigh, Epsom, KT19 0OZ  
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Title: **House 1 - Basement Floor Plan**

Date: **May 2015**

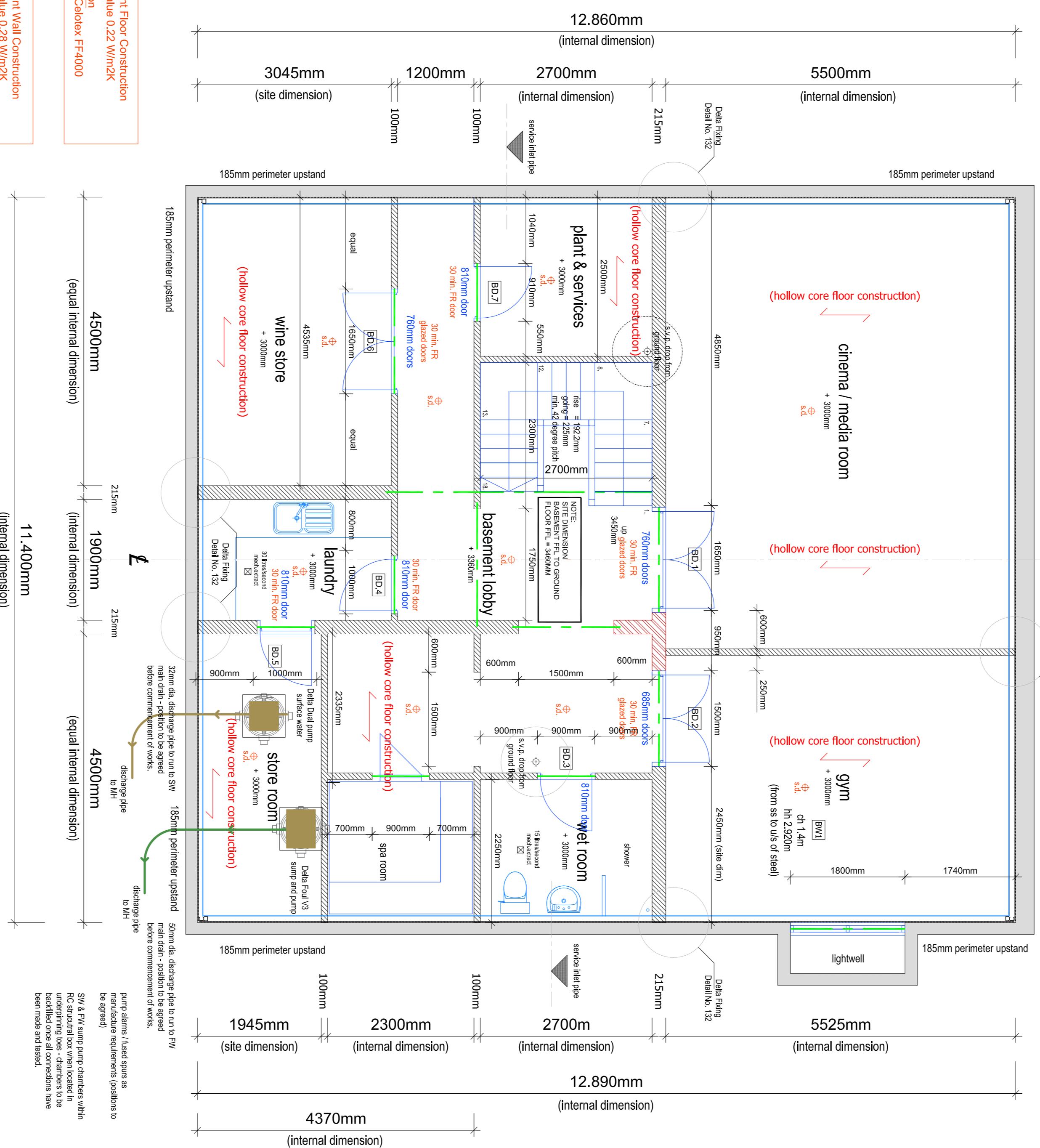
Drawing No: **0428/BR/01**

STARCASE:  
Internal staircase to be designed and installed by CBS Precast.  
Generally staircase made to give equal risers of no greater than 220mm and equal gatings 250mm with max pitch of new stair 42 degrees. Width of new stair average 1100mm. Handrail provided to winder side of stair set at 900mm above pitch line. Vertical spindles set at 99mm max spacing balustrades as handrail.  
Maintain a clear 2.0m headroom above the full length of the new stair flight and maintained above existing. Min of 50mm gaging is required to the stair floor winders. Ceiling to the winder to be at least wide as the stair flight, measured at the centre of the curved stair.  
Staircase manufacturer to provide detail design proposals to Architect for approval prior to installation on site.

11,430mm (Internal dimension)  
7100mm (Internal dimension)  
4200mm (Internal dimension)  
215mm floor bearing

Basement Floor Construction  
Floor Insulation  
100mm thick Celotex FF4000

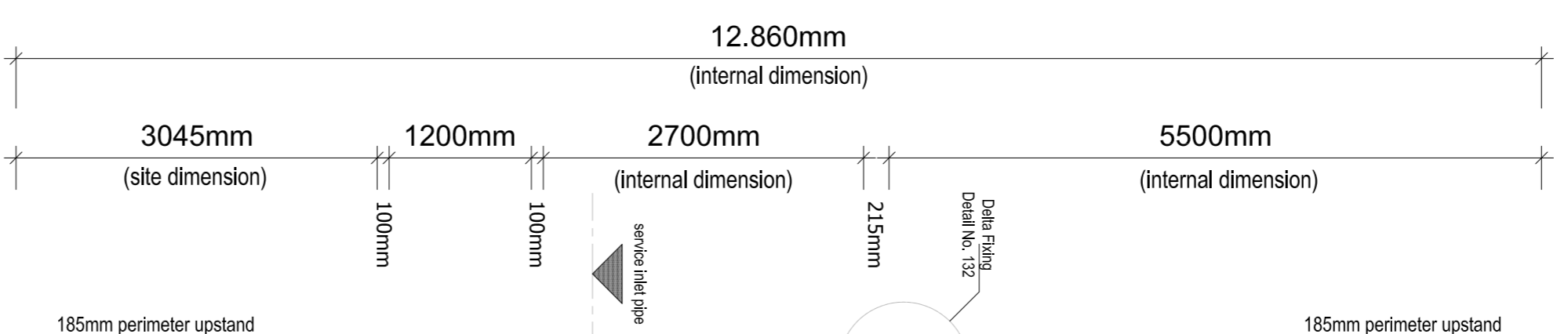
Basement Wall Construction  
U-Value 0.23 W/m<sup>2</sup>K  
100mm thick Celotex PL4000



DRAINAGE  
FOR DRAINAGE LAYOUT AND DETAILS REFER TO STRUCTURAL ENGINEERS DRAWINGS 14104/C001, C002 & C003

NOTES:  
THE LAYOUT SHOWN ON THIS DRAWING IS INDICATIVE ONLY AND ALL FINAL ROUTES AND PIPES ARE TO BE AGREED WITH THE ARCHITECT AND CONSTRUCTOR PRIOR TO INSTALLATION.  
THE LOCATION AND DESIGN OF THE PIPES IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR.

MAIN CONTRACTOR TO INCLUDE FOR CONCRETE SLAB AND SURROUND TO SUIT DELTA PUMP INSTALLATION.



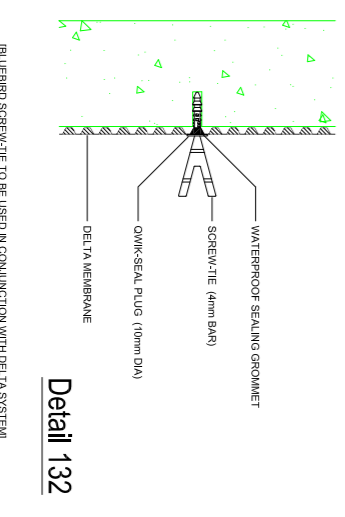
NEW INTERNAL SOLID WALL DETAIL: -  
PROVIDING CONTINUOUS DRAINAGE ACROSS FLOOR UNDER NEW DIVING WALLS



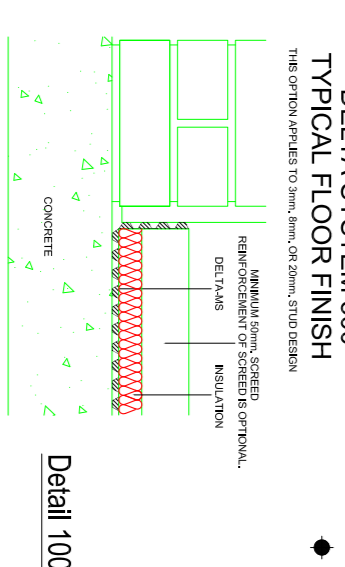
Basement Floor Construction  
U-Value 0.22 W/m<sup>2</sup>K  
100mm thick Celotex FF4000

Basement Wall Construction  
U-Value 0.23 W/m<sup>2</sup>K  
100mm thick Celotex PL4000

119 Rev.2



Detail 132



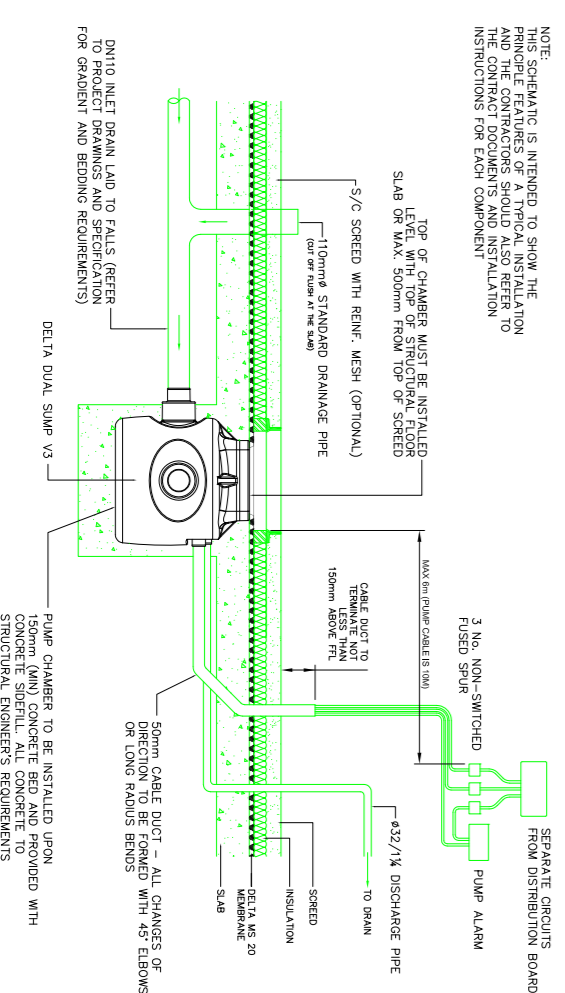
Detail 100C

**HOUSE 1**  
**Lower Ground Floor Plan - As Proposed**  
(150 sqm - 1,614 sq ft)

F.F.L. 46.850  
S.S.L. 46.650

- INTERNAL WATERPROOFING
- Supply and fit DELTA MS900 to basement walls.
  - Supply and fit DELTA MS20 to basement floor slab.
- TO BE FIXED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND DETAILS.

Detail 129 - Floor Sump Schematic



DRAINAGE  
FOR DRAINAGE LAYOUT AND DETAILS REFER TO STRUCTURAL ENGINEERS DRAWINGS 14104/C001, C002 & C003

Cavity Wall Construction  
U-Value 0.16 W/m<sup>2</sup>K  
100mm thick full fill cavity with Xtratherm  
CavityTherm

4.040 metres  
(18 bricks)

12.0 metres (dimension to be checked on site)  
(53 bricks)

11.400mm  
(internal dimension)

Cavity Wall Construction  
U-Value 0.16 W/m<sup>2</sup>K  
100mm thick full fill cavity with Xtratherm  
CavityTherm

WHERE BLOCKWORK WALLS ABUT  
CONCRETE FACES, INCORPORATE  
FIBREX CONNECTOR RESIN ANCHORED  
ON (M10) AT 800mm VERT. CRS.

FOR SECTIONS SEE STRUCT. ENGS  
DRAWINGS 14067 S111 TO S112

FOR BASEMENT SLAB RC DETAILS REFER  
TO STRUCT. ENGS DRG 14067 S191 & 192

BASEMENT WALLS  
215mm THK BLOCKWORK 10.4N/m<sup>2</sup>  
BLOCKS LAD FLAT.  
100mm THK BLOCKWORK 7.0N/m<sup>2</sup>

NOTE:  
ALL SETTING OUT DIMENSIONS  
ARE TO BE CHECKED ON SITE  
PRIOR TO CONSTRUCTION

refer to structural engineers details  
for structural steelwork design.

200mm thick SIKA RC wall to basement

NOTE:  
Basement perimeter walls to line  
with inner block skin walls above.

NOTE:  
hollow core plank floor design and layout  
to be provided by manufacturer / supplier  
as per specification.

(hollow core floor construction)  
typically indicates span PC floor units  
to specialist manufacturers design and  
details

MEANS OF ESCAPE:  
Doors to all rooms (except bathrooms and showers) leading on  
to the staircases throughout the height of the building must be  
FD20/E20.

Escape door between rooms to be min. 600mm wide x 2030mm  
high.  
Glazing within or above doors to habitable rooms on each floor  
to be minimum 30 minutes fire resisting.  
New stair enclosure, partition & floor, floor within escape route to  
be 30 minute fire resisting construction.  
All first and second floor window openings to habitable rooms to  
provide means of escape - windows designed to provide  
minimum opening of 0.33m<sup>2</sup> with a minimum dimension of  
450mm wide.  
New stair enclosure, partition & floor, floor within escape route to  
be 30 minute fire resisting construction.

BUILDING REGULATION SUBMISSION

REV.	DATE	DESCRIPTION
A	11/08/2015	Updated for Building Control
B	11/08/2015	Updated for site
C	28/09/2015	General updates.

Client: **Elling & Co.**

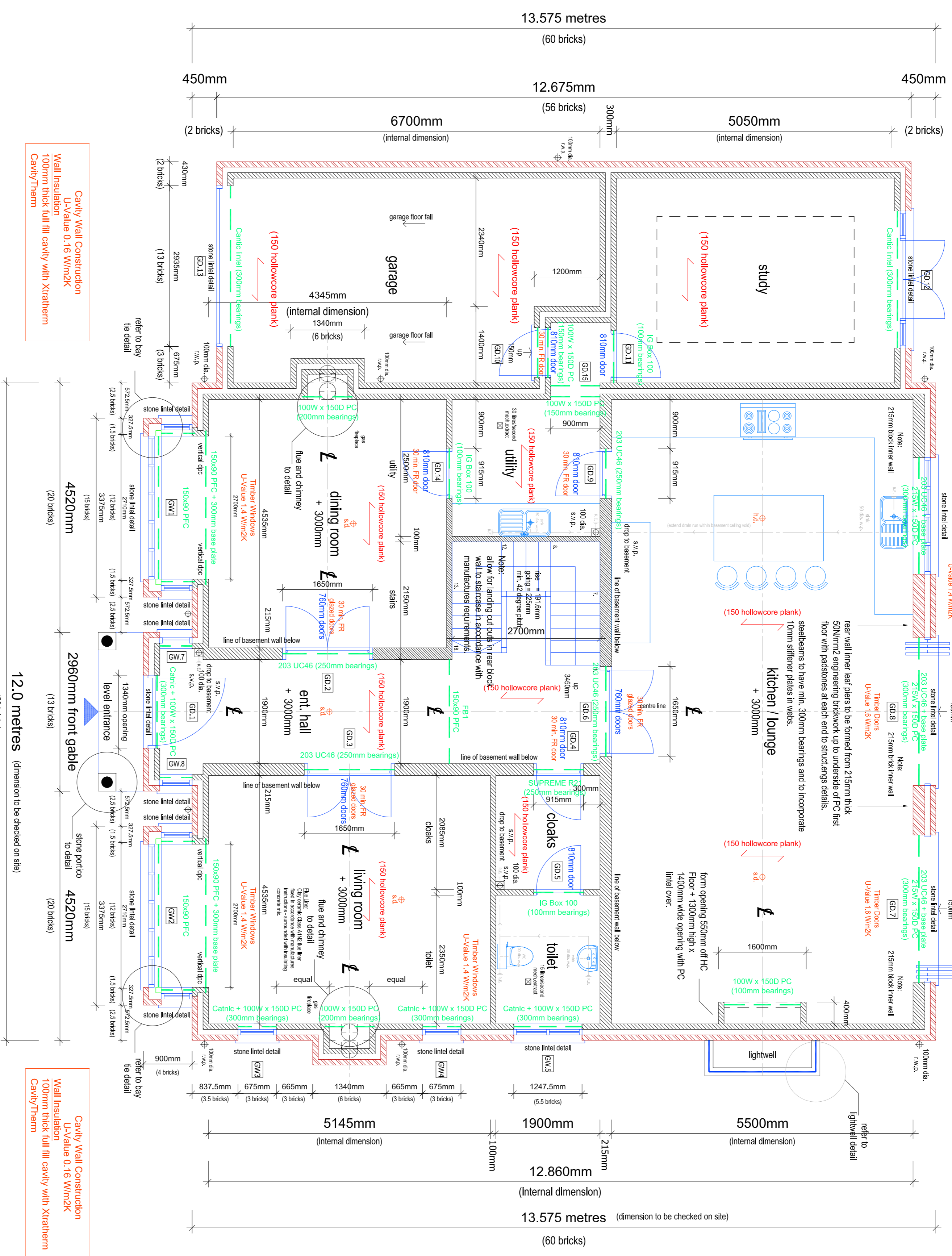
Site: **Red Roofs  
Coombe Hill Road  
Kingston Upon Thames KT2 7DU**

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web: design.solutions@omnic.co.uk

Title: **House 1 - Ground Floor Plan**

Date: **May 2015** Scale: **1:50 @ A1** Rev: **C**

Drawing No: **0428/BR/02**



DRAINAGE  
FOR DRAINAGE LAYOUT AND DETAILS  
REFER TO STRUCTURAL ENGINEERS  
DRAWINGS 14104/C001, C002 & C003

Cavity Wall Construction  
U-Value 0.16 W/m<sup>2</sup>K  
100mm thick full fill cavity with Xtratherm  
CavityTherm

NOTE:  
LINTEL / STEEL LAYOUT TAKEN FROM  
STRUCTURAL ENGINEERS DRAWINGS - TO BE  
CROSSED REFERENCED AND CHECKED  
LINTELS SHOWN ARE AT GROUND FLOOR  
DOOR HEAD LEVEL STEELBEAMS SHOWN  
ARE AT FLOOR LEVEL ABOVE

# HOUSE 1

## Ground Floor Plan - As Proposed

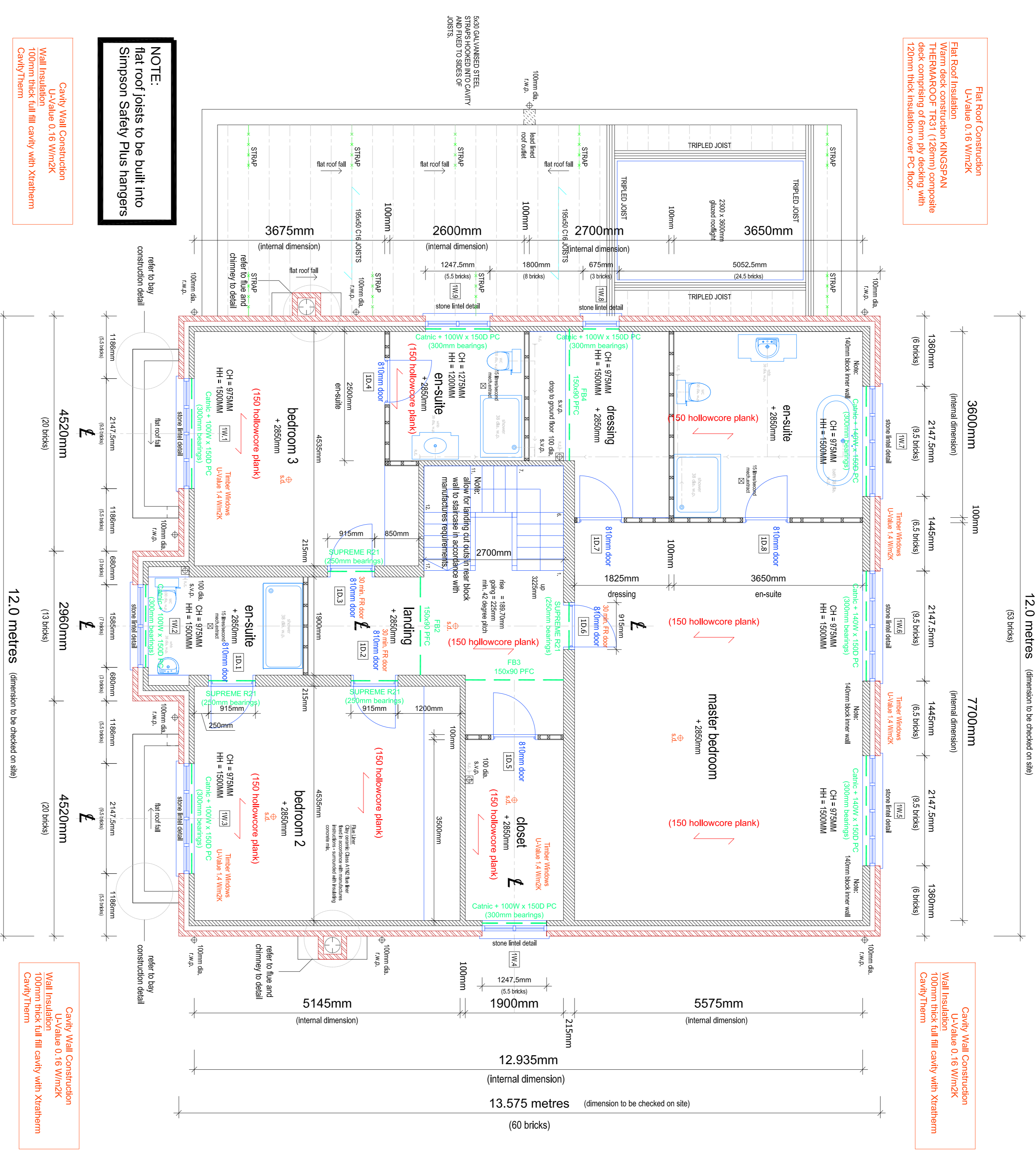
(155 sqm - 1,668 sq ft)

F.L. 50.325  
S.S.L. 50.225

**FIRST FLOOR WINDOW CENTRES TO LINE WITH GROUND FLOOR OPENINGS BELOW**

NOTE:

12.0 metres (dimension to be checked on site)



**Flat Roof Construction**  
U-Value 0.16 W/m<sup>2</sup>K  
Warm deck construction KINGSSPAN THERMAROC TR31 (125mm) composite deck comprising of 6mm ply decking with 120mm thick insulation over PC floor.

**NOTE:**  
flat roof joists to be built into Simpson Safety Plus hangers

**Cavity Wall Construction**  
U-Value 0.16 W/m<sup>2</sup>K  
Wall insulation 100mm thick full fill cavity with Xtratherm Cavity Therm

**Flat Roof Construction**  
U-Value 0.16 W/m<sup>2</sup>K  
Warm deck construction KINGSSPAN THERMAROC TR31 (125mm) composite deck comprising of 6mm ply decking with 120mm thick insulation over PC floor.

**NOTE:**  
LINTEL / STEEL LAYOUT TAKEN FROM STRUCTURAL ENGINEERS DRAWINGS - TO BE CROSSED REFERENCED AND CHECKED  
LINTELS SHOWN ARE AT FIRST FLOOR DOOR HEAD LEVEL STEELBEAMS SHOWN ARE AT FLOOR LEVEL ABOVE

**NOTE:**  
FIRST FLOOR WINDOW CENTRES TO LINE WITH GROUND FLOOR OPENINGS BELOW

**HOUSE 1**  
**First Floor Plan - As Proposed**  
(145 sqm - 1,560 sq ft)

F.F.L. 53.775  
S.S.L. 53.675

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WHERE BLOCKWORK WALLS ABUT CONCRETE FACES INCORPORATE PURFLEX CONNECTOR RESIN ANCHORED ON (M10) AT 600mm VERT. C/S.  
FOR SECTIONS SEE STRUCT. ENGS DRAWINGS 14067 S111 TO S112

FOR BASEMENT SLAB RC DETAILS REFER TO STRUCT. ENGS DRG 14067 S191 & 192  
BASEMENT WALLS 215mm THK BLOCKWORK (10.4M/m<sup>2</sup>) BLOCKS LAD FLAT. 100mm THK BLOCKWORK (7.0M/m<sup>2</sup>)

**NOTE:**  
ALL SETTING-OUT DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

refer to structural engineers details for structural steelwork design.  
Basement perimeter wall upstand

**NOTE:**  
Basement perimeter walls to line with inner block skin walls above.

**NOTE:**  
hollow core plank floor design and layout to be provided by manufacturer / supplier as per specification.  
(hollow core floor construction) typically indicates span PC floor units to specialist manufacturers design and details

**MEANS OF ESCAPE:**  
Direct to all fire escape bathrooms and showers leading on to the staircase throughout the height of the building must be FD20/E20.  
Escape door between rooms to be min. 600mm wide x 2030mm high.  
Glazing within or above doors to habitable rooms on each floor to be minimum 30 minutes fire resisting.  
New stair enclosure, partition & floor, floor within escape route to be 30 minute fire resisting construction.  
All first and second floor window openings to habitable rooms to provide means of escape - windows designed to provide minimum opening of 0.35m<sup>2</sup> with a minimum dimension of 450mm wide.  
New stair enclosure, partition & floor, floor within escape route to be 30 minute fire resisting construction.

**BUILDING REGULATION SUBMISSION**

REV.	Date	Description
A	10/05/2015	Updated for Building Control.
B	11/05/2015	Updated for sale.
C	20/02/2015	General updates.
D	17/11/2015	Based for construction.

Client: **Elting & Co.**  
Site: **Red Roots**  
**Coombe Hill Road**  
**Kingston Upon Thames KT2 7DU**

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web: design.solutions@datk.co.uk

Title: **House 1 - First Floor Plan**  
Date: **May 2015** Scale: **1:50 @ A1** Rev: **D**  
Drawing No: **0428/BR/03**

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WHERE BLOCKWORK WALLS ABUT CONCRETE FACES, INCORPORATE FURTEX CONNECTOR RESIN ANCHORED ON (M10) AT 800mm VERT. C/S.

FOR SECTIONS SEE STRUCT. ENGS DRAWINGS 14067 S111 TO S112

FOR BASEMENT SLAB RC DETAILS REFER TO STRUCT. ENGS DRG 14067 S191 & 192

BASEMENT WALLS  
 215mm THK BLOCKWORK 10.4N/mm<sup>2</sup> BLOCKS LAD FLAT.  
 100mm THK BLOCKWORK 7.0N/mm<sup>2</sup>

NOTE:  
 ALL SETTING OUT DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

refer to structural engineers details for structural steelwork design.

200mm thick SIKA RC wall to basement

NOTE:  
 Basement perimeter walls to line with inner block skin walls above.

NOTE:  
 hollow core plank floor design and layout to be provided by manufacturer / supplier as per specification.

(hollow core floor construction)  
 typically indicates span PC floor units to specialist manufactures design and details

MEANS OF ESCAPE:  
 Doors to all rooms (except bathrooms and showers) leading on to the staircase throughout the height of the building must be FD20/E20.

Escape door between rooms to be min. 600mm wide x 2030mm high.  
 Glazing within or above doors to habitable rooms on each floor to be minimum 30 minutes fire resisting.

New stair enclosure, partition & floor, floor within escape route to be 30 minute fire resisting construction.

All first and second floor window openings to habitable rooms to provide means of escape & windows designed to provide minimum opening of 0.33m<sup>2</sup> with a minimum dimension of 450mm wide.

New stair enclosure, partition & floor, floor within escape route to be 30 minute fire resisting construction.

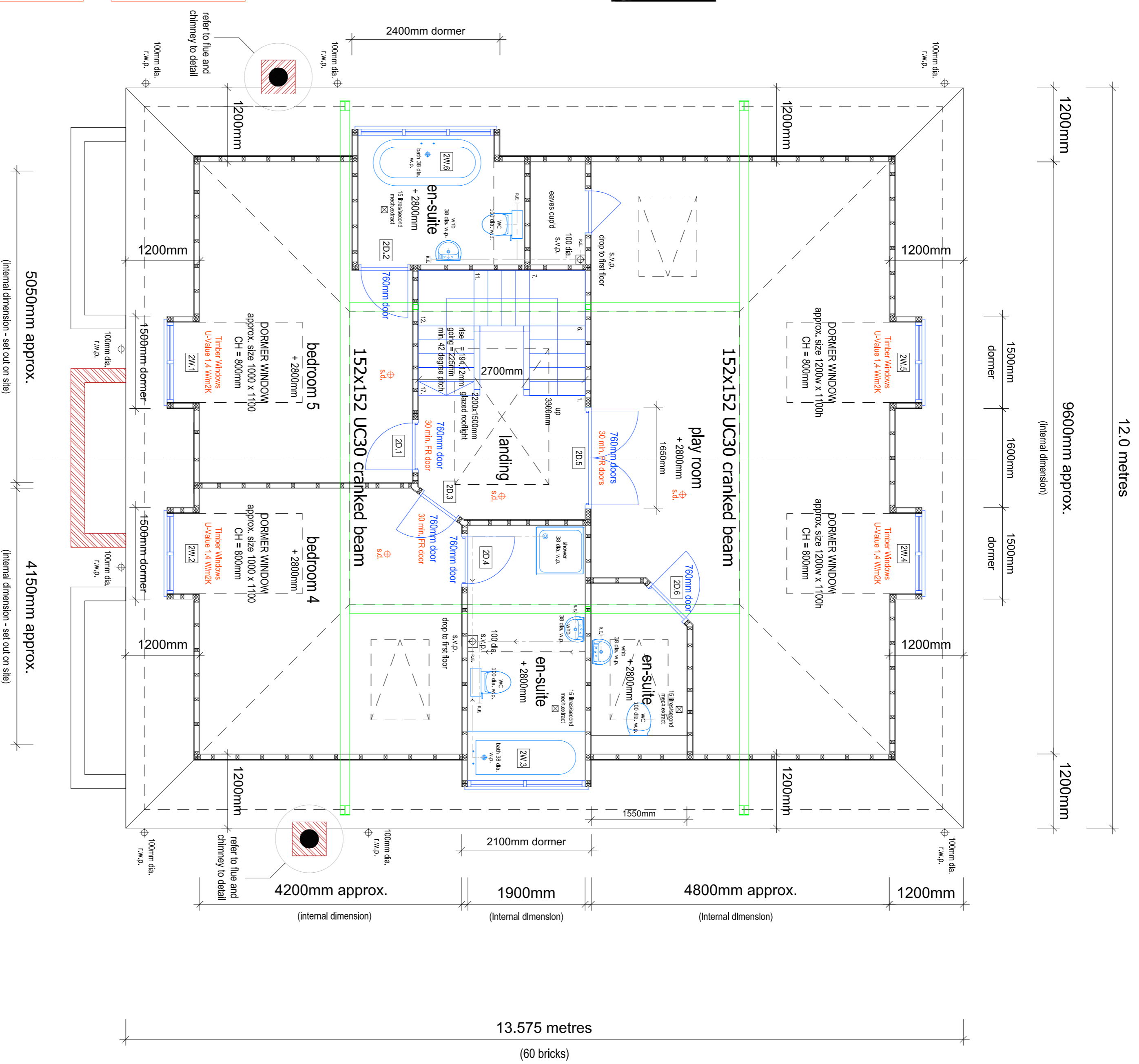
**BUILDING REGULATION SUBMISSION**

REV.	DATE	DESCRIPTION
A	12/05/2015	Updated for Building Control
B	28/09/2015	General updates, dimensions added.
C	07/01/2016	Structural engineers added.
D	20/01/2016	Rooflight size revised.

Client: **Elting & Co.**  
 Site: **Red Roofs  
 Coombe Hill Road  
 Kingston Upon Thames KT2 7DU**

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 email: design.solutions@stakek.com  
 web: design.solutions@stakek.co.uk

Title: **House 1 - Second Floor Plan**  
 Date: **May 2015** Scale: **1:50 @ A1** Rev: **D**  
 Drawing No: **0428/BR/04**



NOTE:  
 perimeter ashlar wall to be constructed using 100x50mm C16 timber studs at 400 CRS.

Pitched Roof Construction  
 U-Value 0.18 W/m<sup>2</sup>K  
 new roof construction to be insulated using 100mm thick CELOTEX lightly cut & filled between rafters with THINSUL-EX foil insulation fixed to underside of rafters - 25x25mm battens fixed to rafters to ensure 20mm min. air gap - insulation to be carried down to wall plate level.

Dormer Roof Construction  
 U-Value 0.16 W/m<sup>2</sup>K  
 Warm deck construction KINGSPAN THERMACOR TR31 (110mm) composite deck comprising of 6mm ply backing 50mm KINGSPAN insulation 50mm Kingspan Kooltherm K7 tight to underside between joists.

Dormer Wall Construction  
 U-Value 0.28 W/m<sup>2</sup>K  
 Dormer Roof Insulation  
 100mm thick CELOTEX FR500 insulation packed tightly between 50x150mm s/v treated framing.

**HOUSE 1**  
**Second Floor Plan - As Proposed**  
 (90 sqm - 968 sq ft)

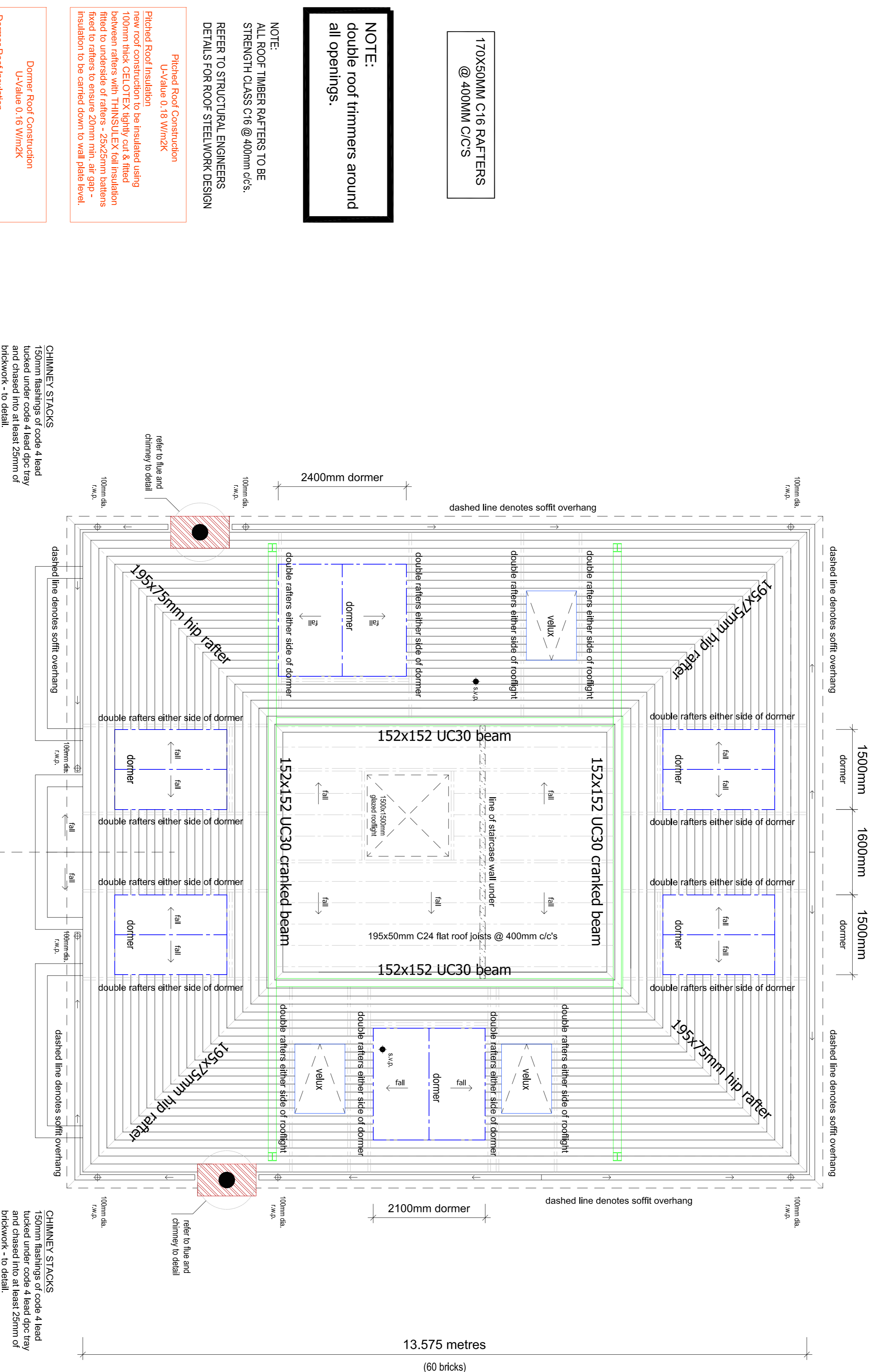
F.F.L. 57.700  
 S.S.L. 57.125

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ARE TO BE CHECKED ON SITE  
PRIOR TO CONSTRUCTION

refer to structural engineers details  
for structural steelwork design.

12.0 metres  
(external dimension)



170x50MM C16 RAFTERS  
@ 400MM C/C'S

NOTE:  
double roof trimmers around  
all openings.

NOTE:  
ALL ROOF TIMBER RAFTERS TO BE  
STRENGTH CLASS C16 @ 400mm c/c's.  
REFER TO STRUCTURAL ENGINEERS  
DETAILS FOR ROOF STEELWORK DESIGN

Pitched Roof Construction  
U-Value 0.18 W/m2K  
Plastered Roof Insulation  
The roof rafters to be finished using  
100mm thick CELOTEK FR300 insulation  
between rafters with THINSULEX fall insulation  
fixed to rafters to ensure 20mm min. air gap -  
Insulation to be carried down to wall plate level.

Dormer Roof Construction  
U-Value 0.16 W/m2K  
Dormer Roof Insulation  
Warm deck construction KINGSPAN  
THERMAROOF FR31 (116mm) composite deck  
consisting of 6mm ply decking with 110mm thick  
insulation over joists + 50mm KINGSPAN  
Kooltherm K7 tight to underside between joists.

Dormer Wall Construction  
U-Value 0.28 W/m2K  
Dormer Roof Insulation  
100mm thick CELOTEK FR300 insulation packed  
tightly between 50x150mm s/w treated framing.

# HOUSE 1 Roof Plan - As Proposed

BUILDING REGULATION SUBMISSION		
REV.	DATE	DESCRIPTION
A	10/05/2015	Updated for Building Control.
B	26/09/2015	General updates.
C	07/01/2016	Site dormer windows added.

Client: **Elting & Co.**  
Site: **Red Roofs  
Coombe Hill Road  
Kingsdon Upon Thames KT22 7DU**

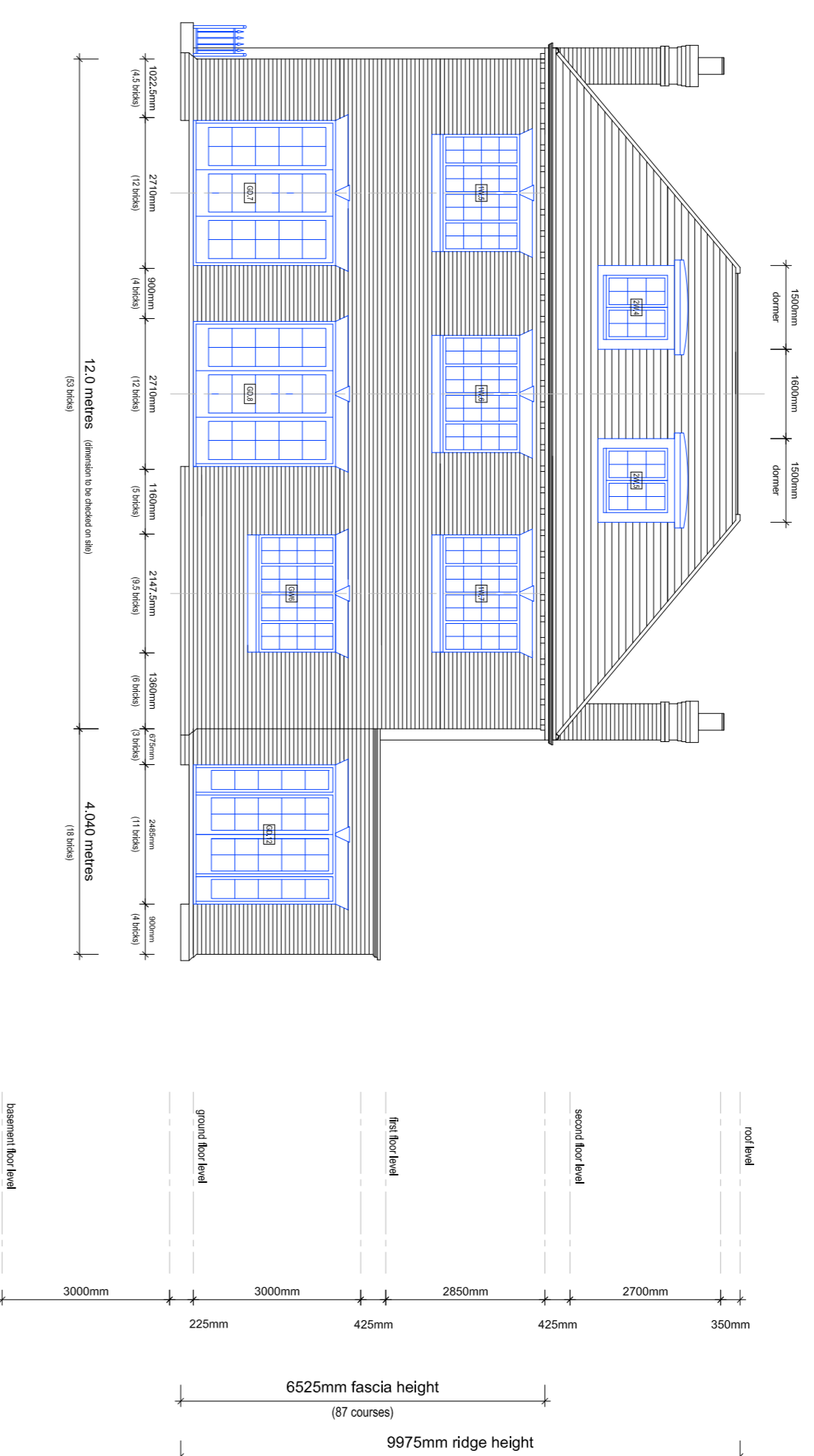
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web: design.solutions@domi.co.uk

Title: <b>House 1 - Roof Plan</b>	Scale: <b>1:50 @ A1</b>	Rev: <b>C</b>
Date: <b>May 2015</b>		
Drawing No: <b>0428/BR/05</b>		

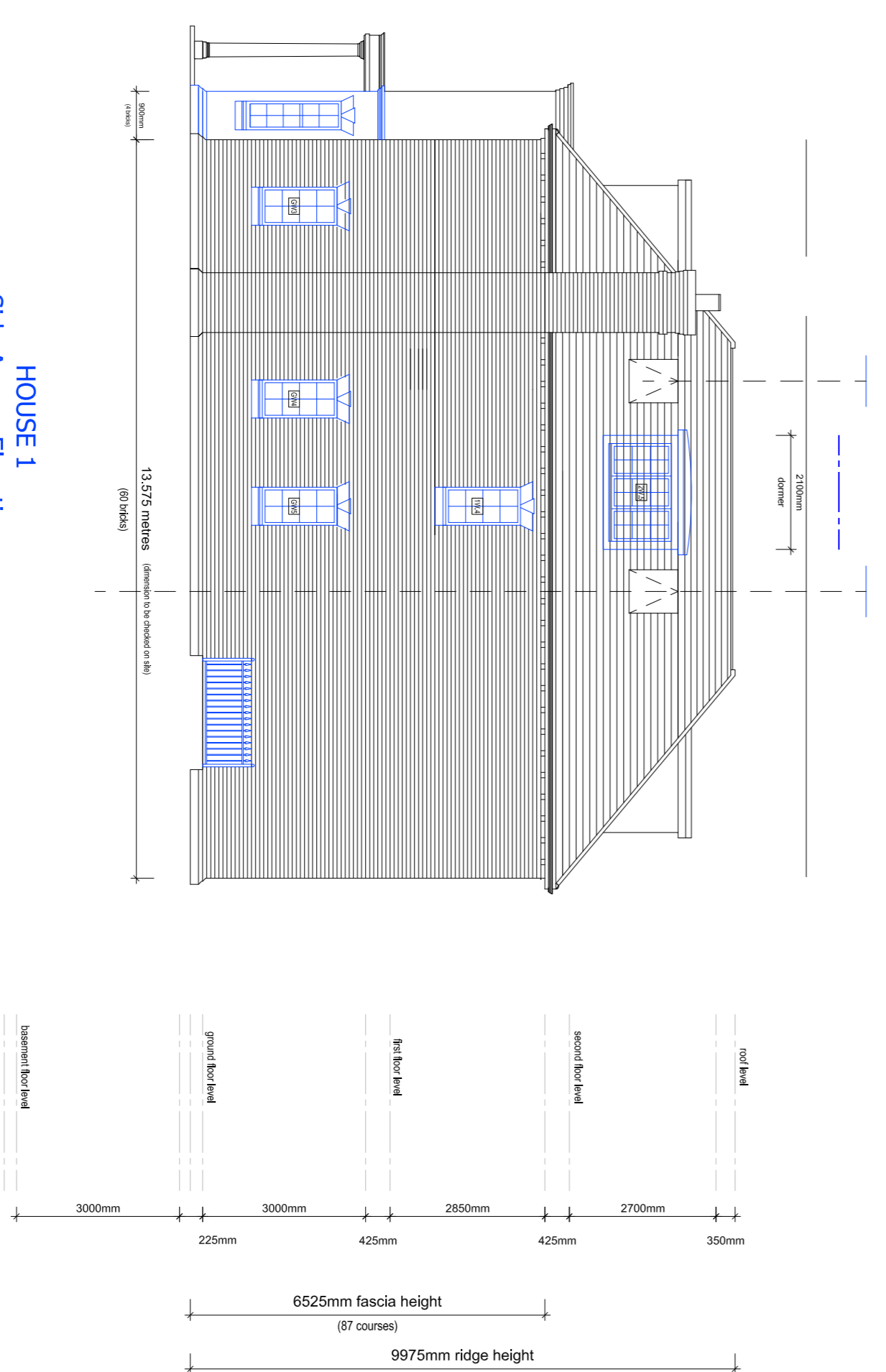
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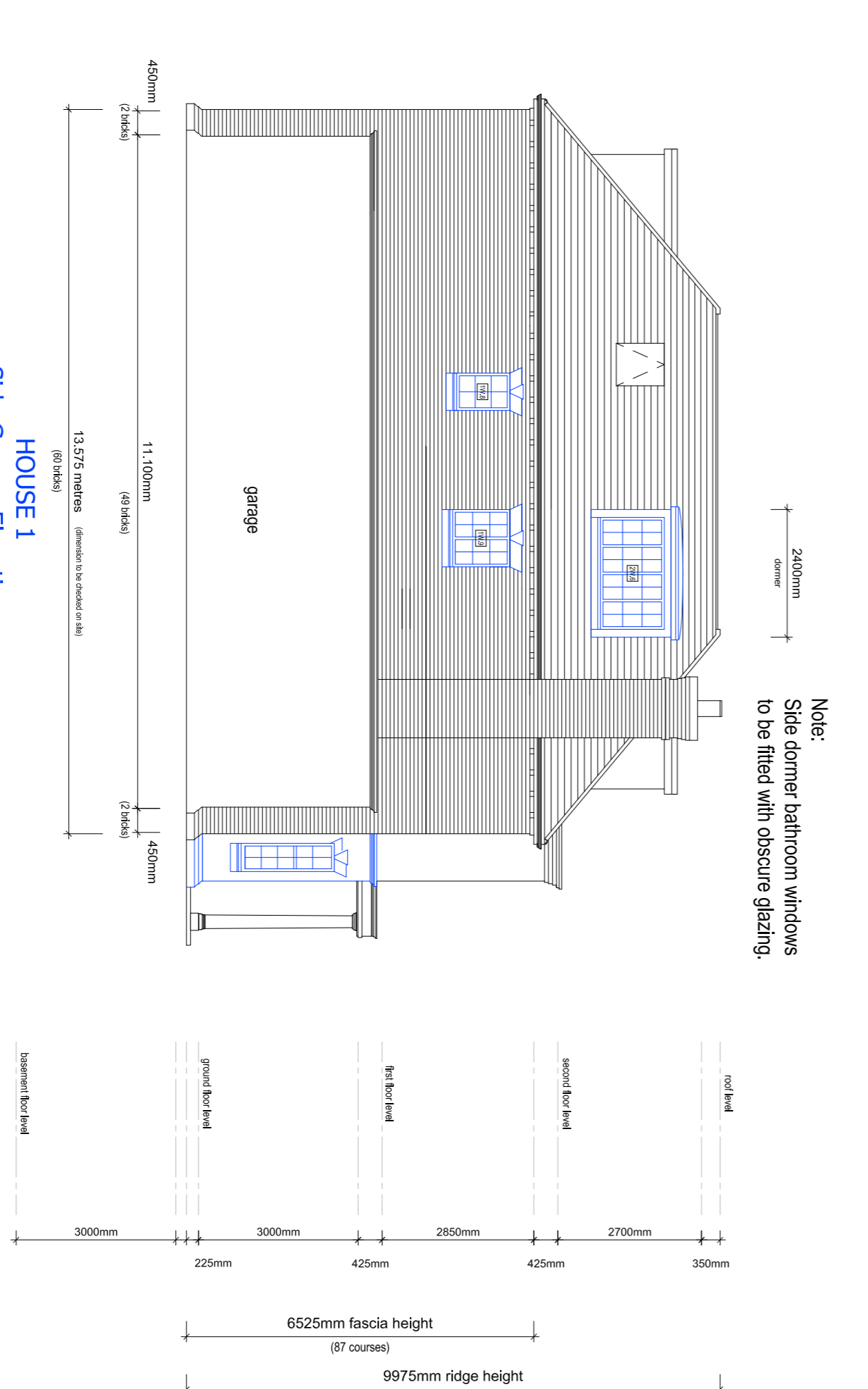
HOUSE 1  
 Front Garden Elevation



HOUSE 1  
 Rear Garden Elevation



HOUSE 1  
 Side Access Elevation



HOUSE 1  
 Side Garage Elevation

**Note:**  
 Side dormer bathroom windows  
 to be fitted with obscure glazing.

REVISIONS:	
Rev.	Date
A	10/05/2015 Updated for Building Control.
B	11/08/2015 Updated for site.

**BUILDING REGULATION SUBMISSION**

**Client:**  
 Elling & Co.

**Site:**  
 Red Roofs  
 Coombe Hill Road  
 Kingston Upon Thames KT2 7DU

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 web: design.solutions@stakealk.co.uk

**Title:**  
 House 1 - Elevations

**Date:**  
 May 2015

**Scale:**  
 1:100 @ A1

**Rev:**  
 B

**Drawing No:**  
 0428/BR/06