Location Plan

Scale 1:1250

OS 100047474

N

0 125 metres

Existing Block Plan

Scale 1:500

OS 100047474

N

0 50 metres

Proposed Block Plan

Scale 1:500

OS 100047474

N

0 50 metres

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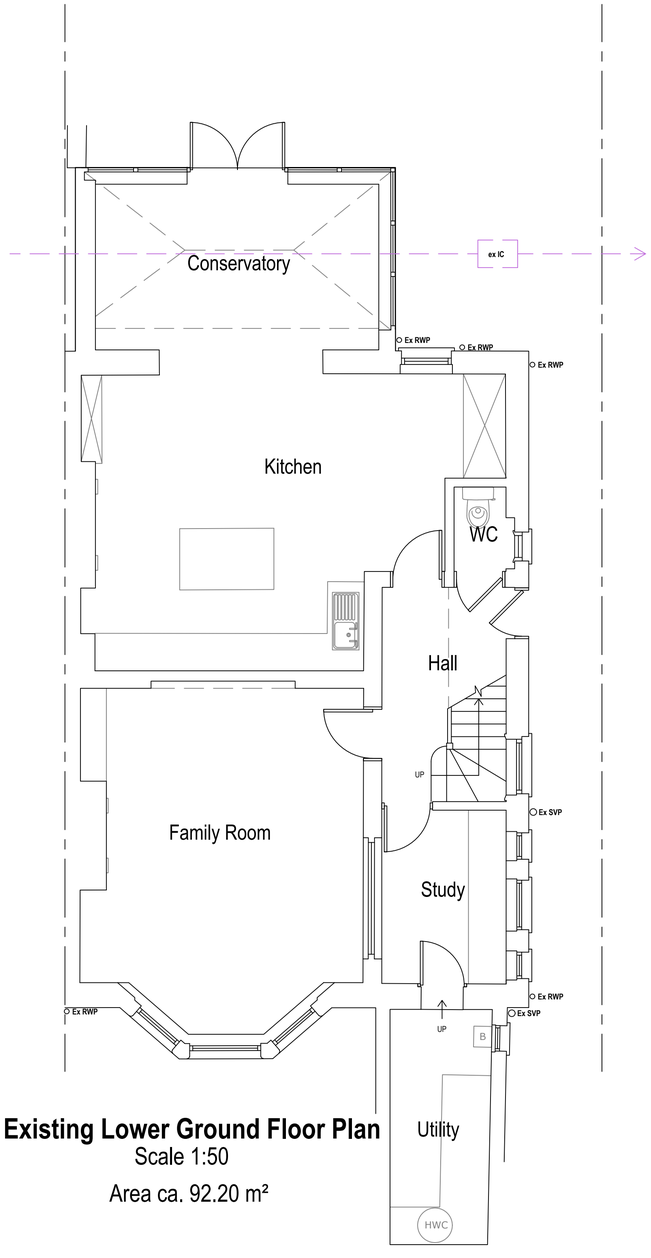
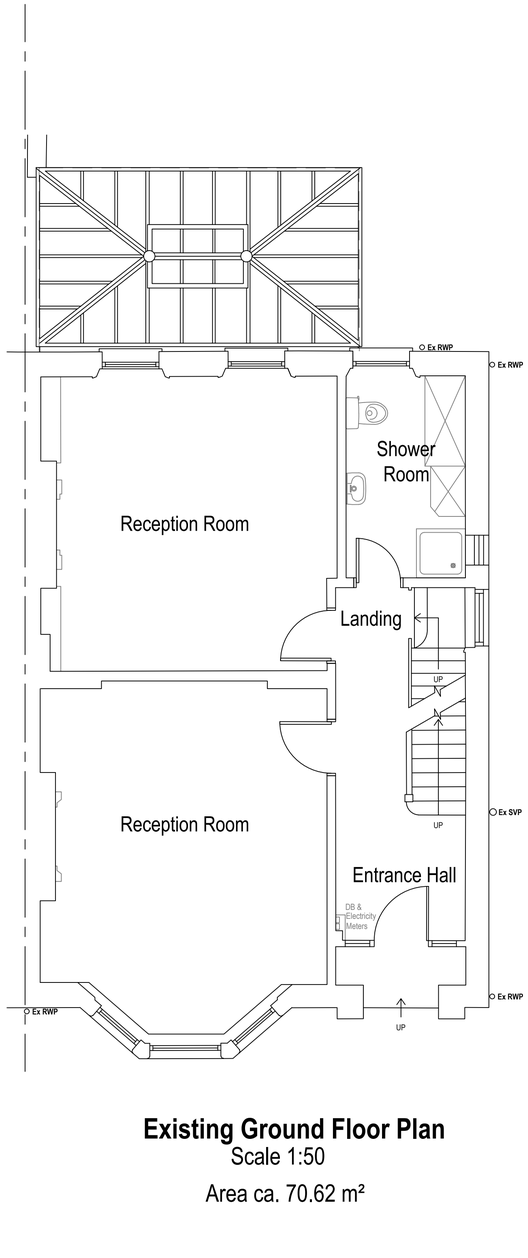
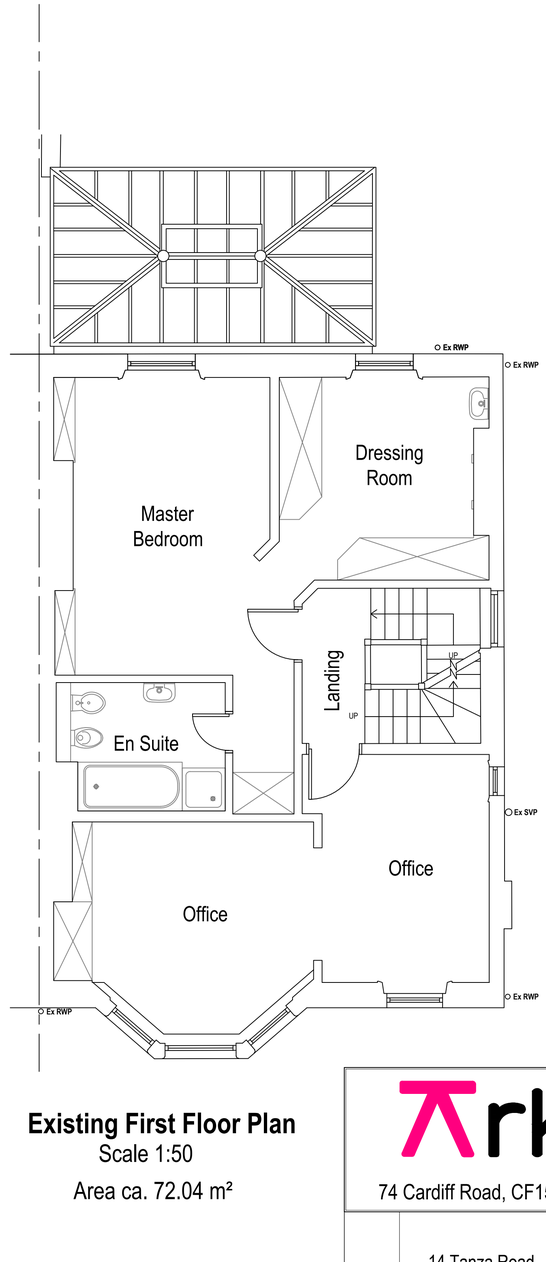
Site	14 Tanza Road, London NW3 2UB	**Date**	31.01.2024
		Sheet	24-0014 D01 REV 05
		Job	Internal Alterations
		Scale	As Shown@A1
Title Number	LN94438	**Title**	As Shown



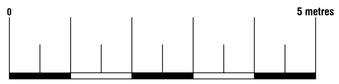
Existing Lower Ground Floor Plan
Scale 1:50
Area ca. 92.20 m²



Existing Ground Floor Plan
Scale 1:50
Area ca. 70.62 m²



Existing First Floor Plan
Scale 1:50
Area ca. 72.04 m²



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Site	14 Tanza Road, London NW3 2UB	**Date**	31.01.2024
		Sheet	24-0014 D02 REV 05
		Job	Internal Alterations
		Scale	As Shown@A1
Title Number	LN94438	**Title**	As Shown

Symbol Key:

- Boundary line
- Demolished
- Details above
- Proposed foundation
- Waste drainage layout
- Rainwater drainage layout
- timber/steel beam above sized and specified by Structural Engineer - fire proofed as per spec. and detail drawing
- MV Mechanically ventilated
- SD Mains operated interlinked smoke detector
- HD Mains operated interlinked heat detector
- Escape door / window
- CM Carbon Monoxide alarm
- Guardian Watermist Nozzle Ceiling Mounted Ref: GUR-MH-CM

Proposed drainage layout is indicative only and has not been surveyed. Existing foul drainage layout to be surveyed by Contractor on site and exact layout and connections are to be agreed on site with BCO before any works commence. All pipes sizes and falls as per spec. and detail drawings

DRAWING NOTES

 Dimensions are provided as a guide only. All dimensions are approximate and to be checked on site prior to commencement of any works. All the works should be executed in compliance with the specification. Parts of this project may require new structural steelwork or timberwork. Structural Engineer to provide the necessary calculations and beam sizes/connections to satisfy Building Control Officer requirements.
If the proposed area of any new glazing accounts for more than 25% of the new floor area (minus the area of existing glazing being removed) the client may be required to obtain SAP Calculations from a SAP Assessor before Building Control can fully approve the plans. If in doubt please contact Arkiplan:
Arkiplan Architectural Ltd, Lytchett House, 13 Freeland Park, Wareham Road, Pool, Dorset BH16 6FA 0845 852 0852 enquiries@arkiplan.co.uk

The Building Regulations 2010
Under the above regulations, any works to a building that fall within the requirements must be inspected by either the Local Authority Building Control Department or a person registered under the Competent Person Scheme. This includes independent qualified building inspection organisations.
These drawings are intended only to obtain approval for Building Control applications by either the Local Authority Building Control Department or an independant building inspection company, and should not be used as working construction drawings.
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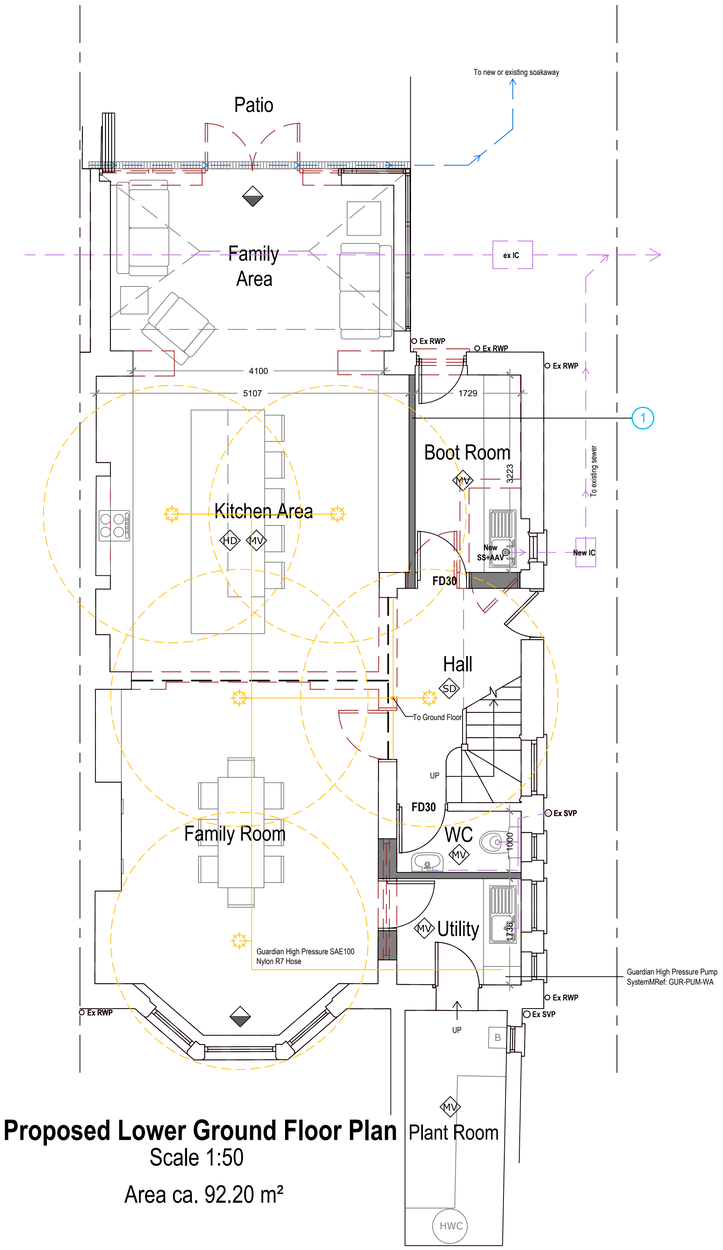
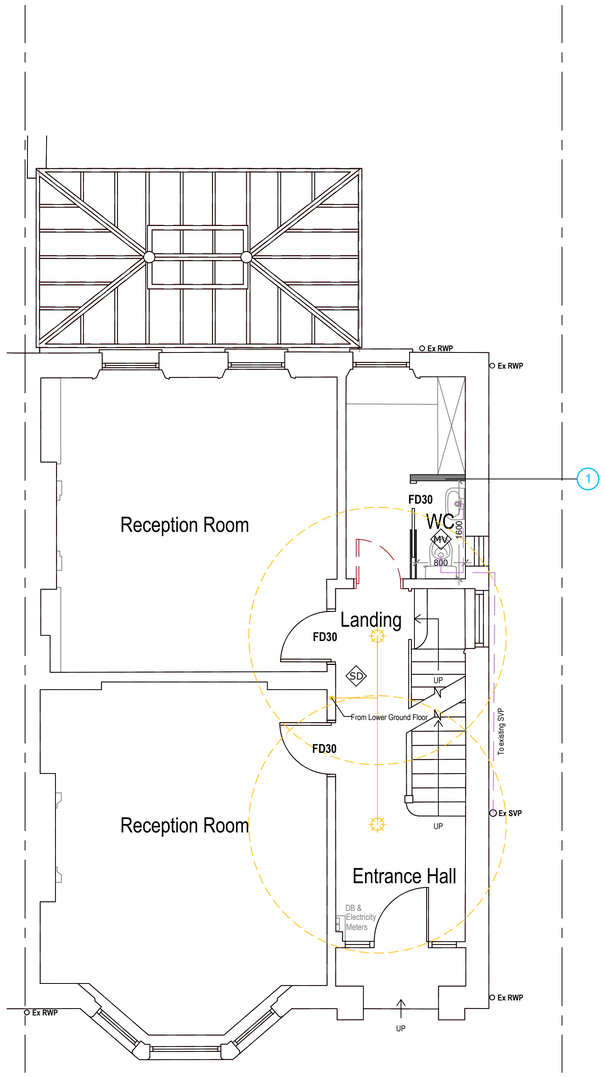
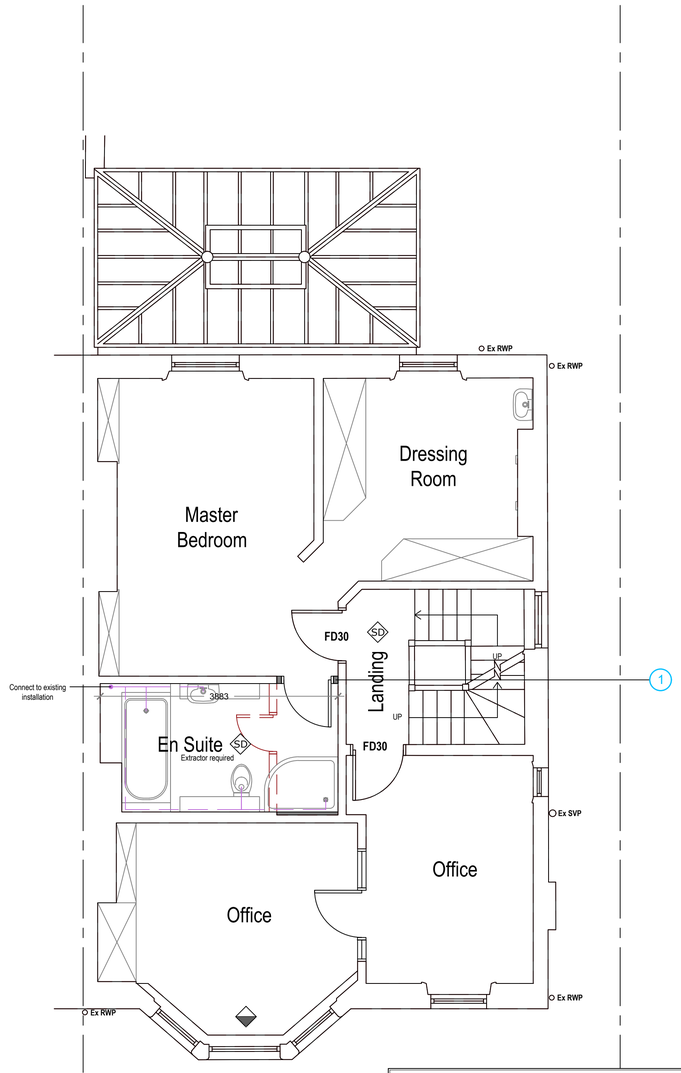


Proposed Lower Ground Floor Plan
Scale 1:50
Area ca. 92.20 m²



Proposed Ground Floor Plan
Scale 1:50
Area ca. 70.62 m²



Proposed First Floor Plan
Scale 1:50
Area ca. 72.04 m²

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NOT FOR CONSTRUCTION

0 5 metres

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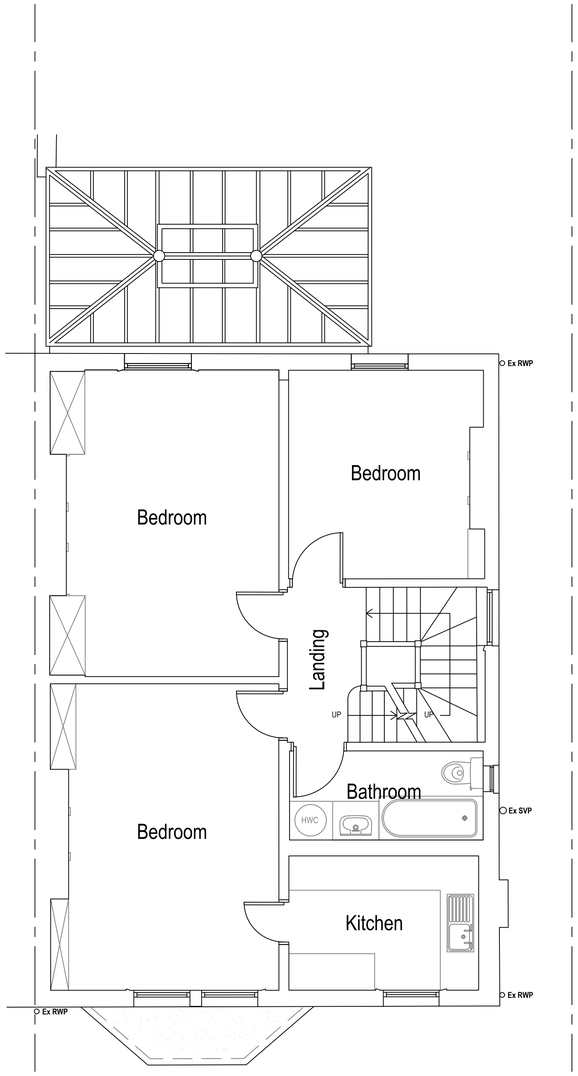
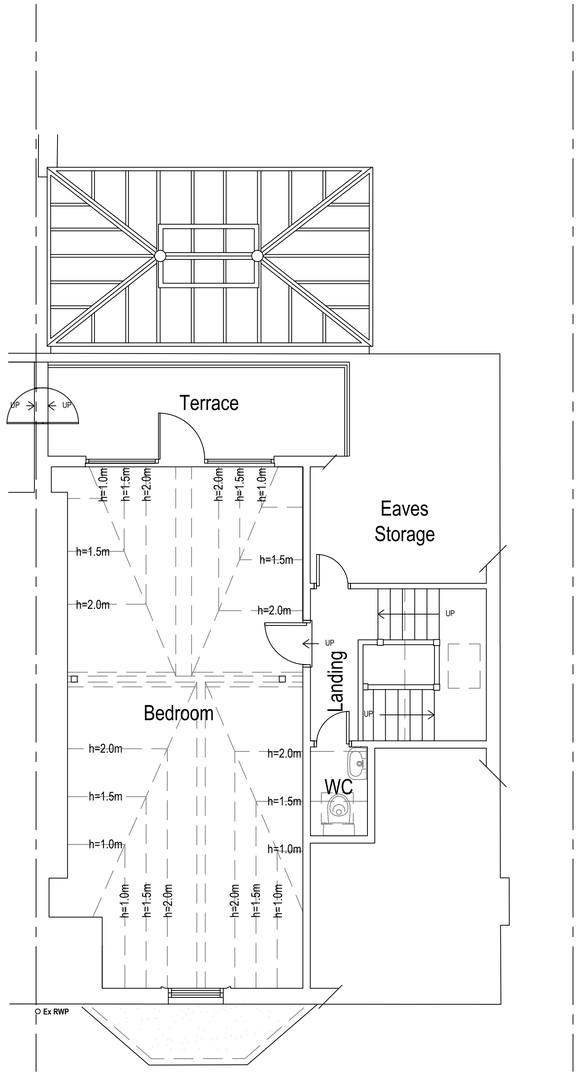
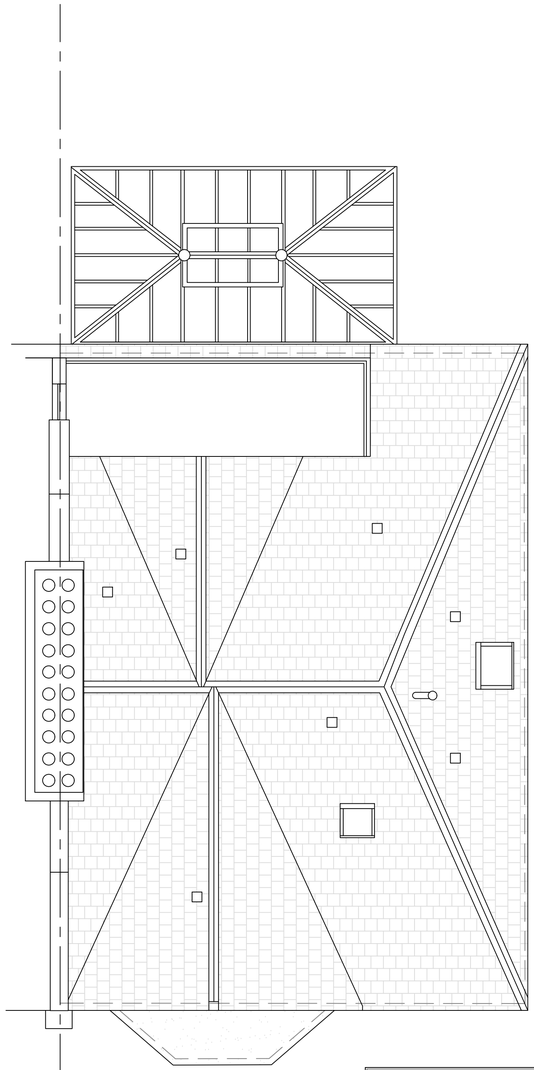
Site	14 Tanza Road, London NW3 2UB	Date	31.01.2024
		Sheet	24-0014 D03 REV 05
		Job	Internal Alterations
		Scale	As Shown@A1
Title Number	LN94438	Title	As Shown



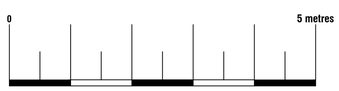
Existing Second Floor Plan
Scale 1:50
Area ca. 71.25 m²



Existing Loft Plan
Scale 1:50
Area ca. 38.25 m²



Existing Roof Plan
Scale 1:50



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Site	14 Tanza Road, London NW3 2UB	**Date**	31.01.2024
		Sheet	24-0014 D04 REV 05
		Job	Internal Alterations
		Scale	As Shown@A1
Title Number	LN94438	**Title**	As Shown

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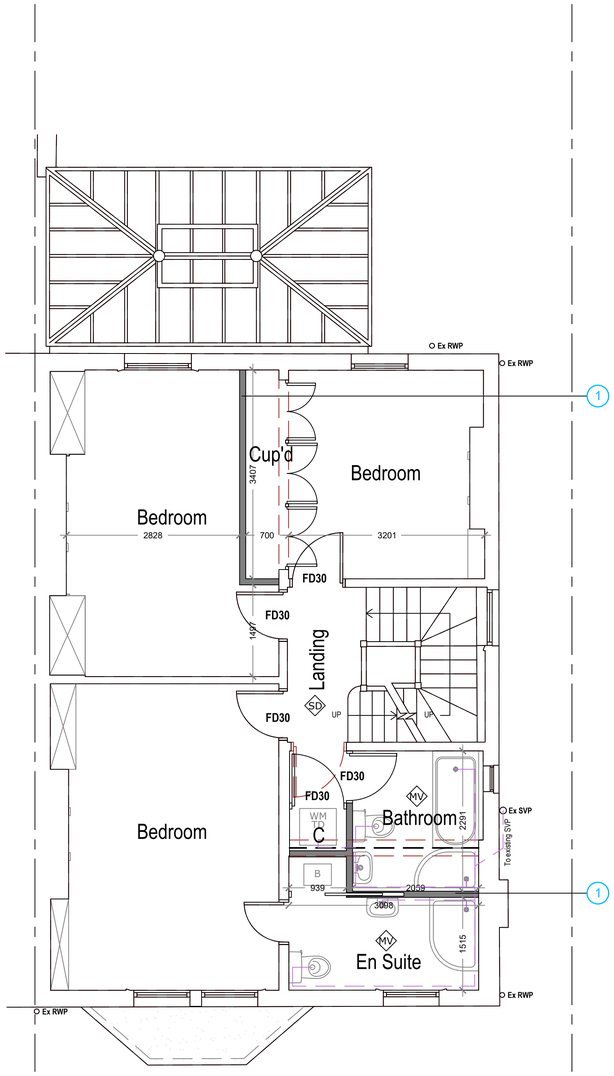
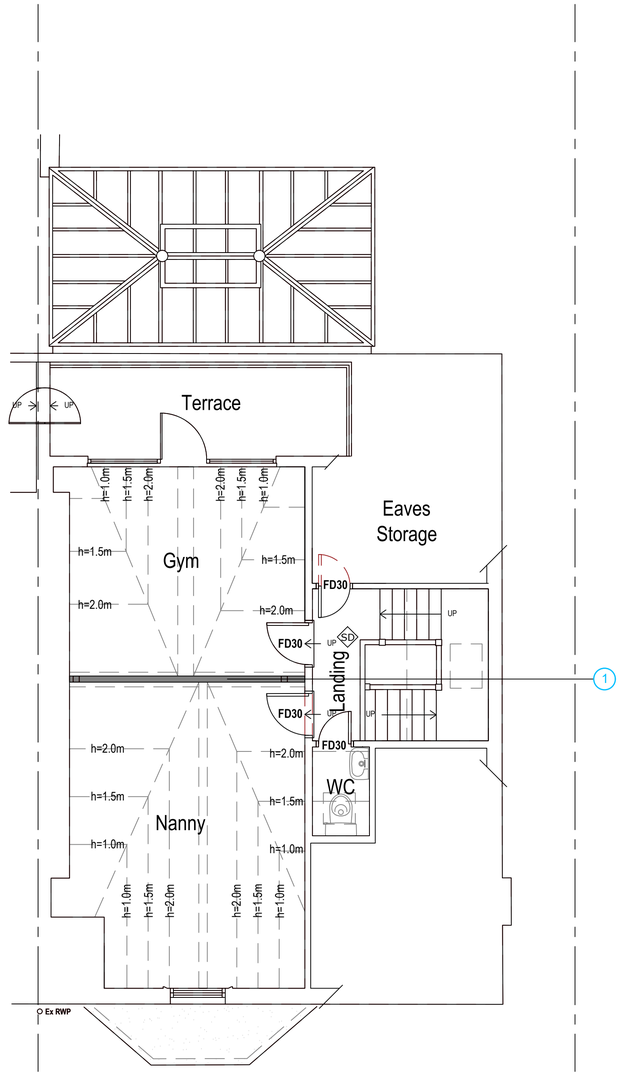
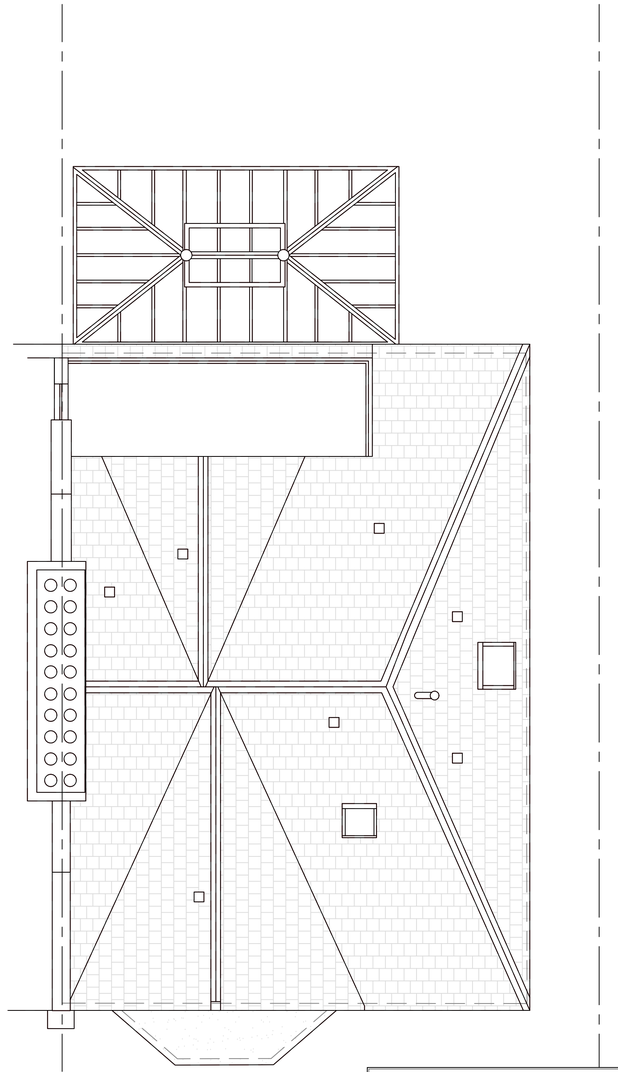


Proposed Second Floor Plan
Scale 1:50
Area ca. 71.25 m²



Proposed Loft Plan
Scale 1:50
Area ca. 38.25 m²



Proposed Roof Plan
Scale 1:50

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0 5 metres

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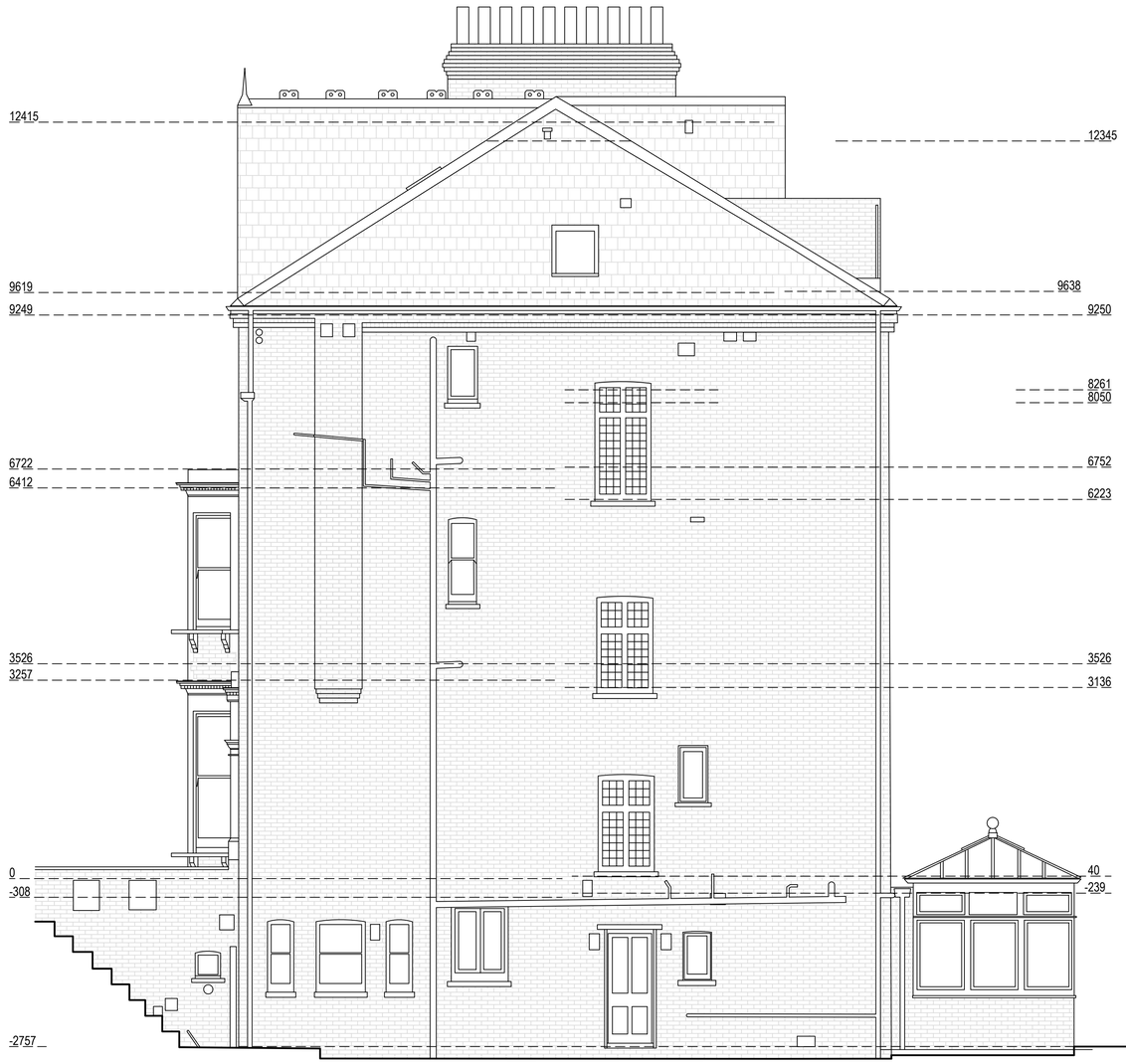
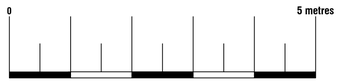
Site	14 Tanza Road, London NW3 2UB	Date	31.01.2024
		Sheet	24-0014 D05 REV 05
		Job	Internal Alterations
		Scale	As Shown@A1
Title Number	LN94438	Title	As Shown

Existing Northeast Elevation
Scale 1:50



Existing Northwest Elevation
Scale 1:50



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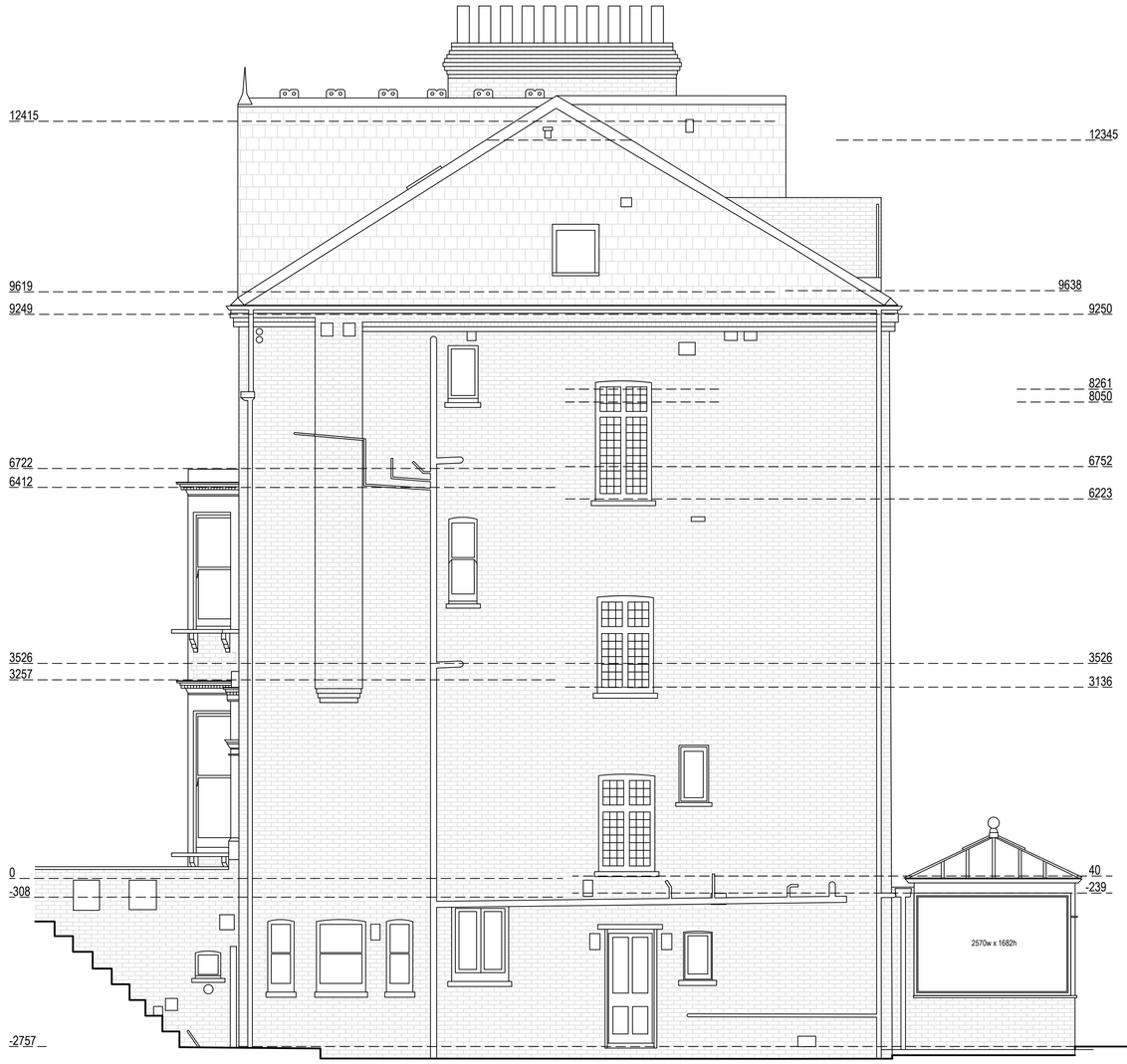
Site	14 Tanza Road, London NW3 2UB	**Date**	31.01.2024
		Sheet	24-0014 D06 REV 05
		Job	Internal Alterations
		Scale	As Shown@A1
Title Number	LN94438	**Title**	As Shown

Proposed Northeast Elevation
Scale 1:50



Proposed Northwest Elevation
Scale 1:50

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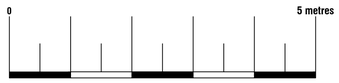

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Site	14 Tanza Road, London NW3 2UB	**Date**	31.01.2024
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		Job	Internal Alterations
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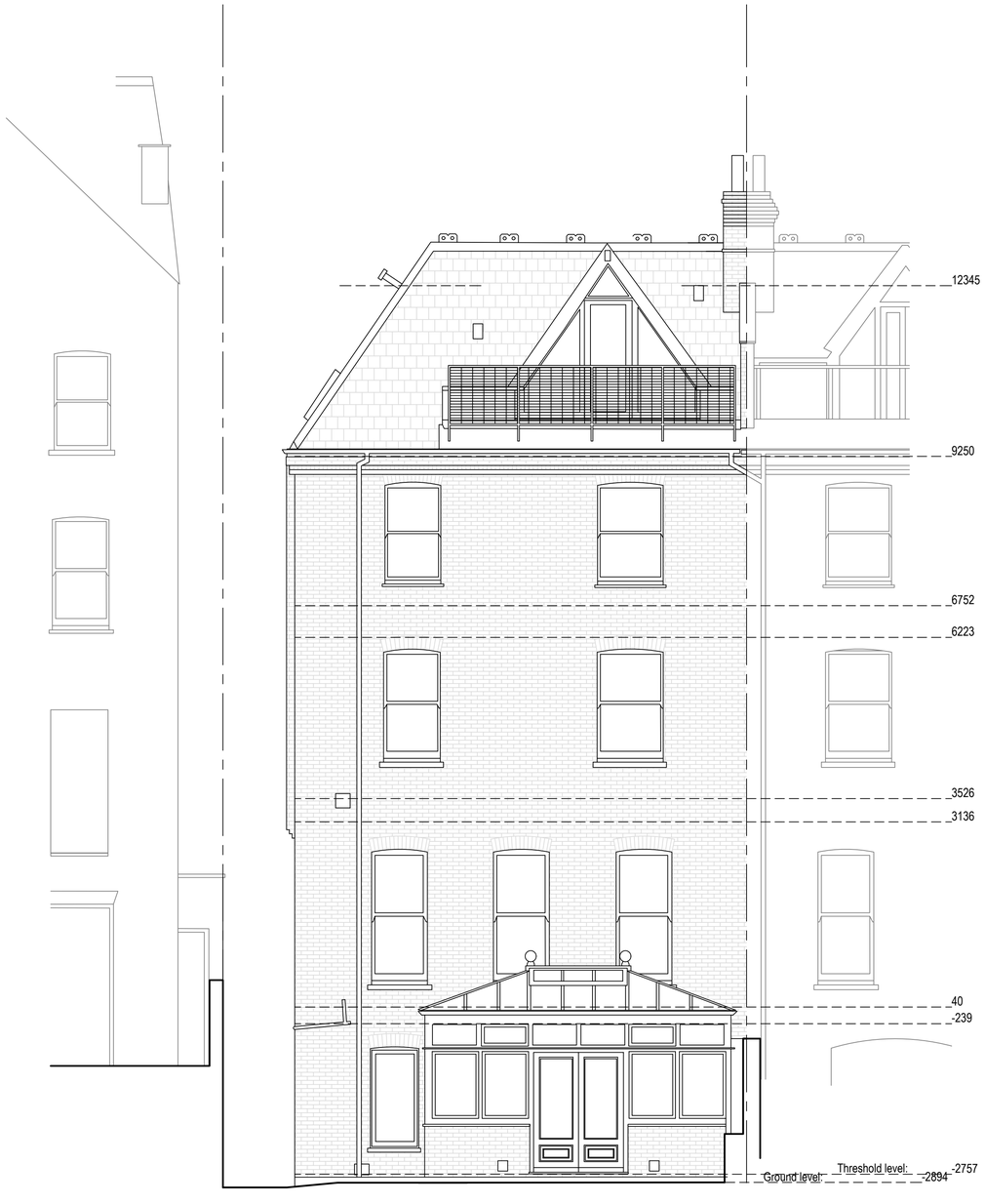
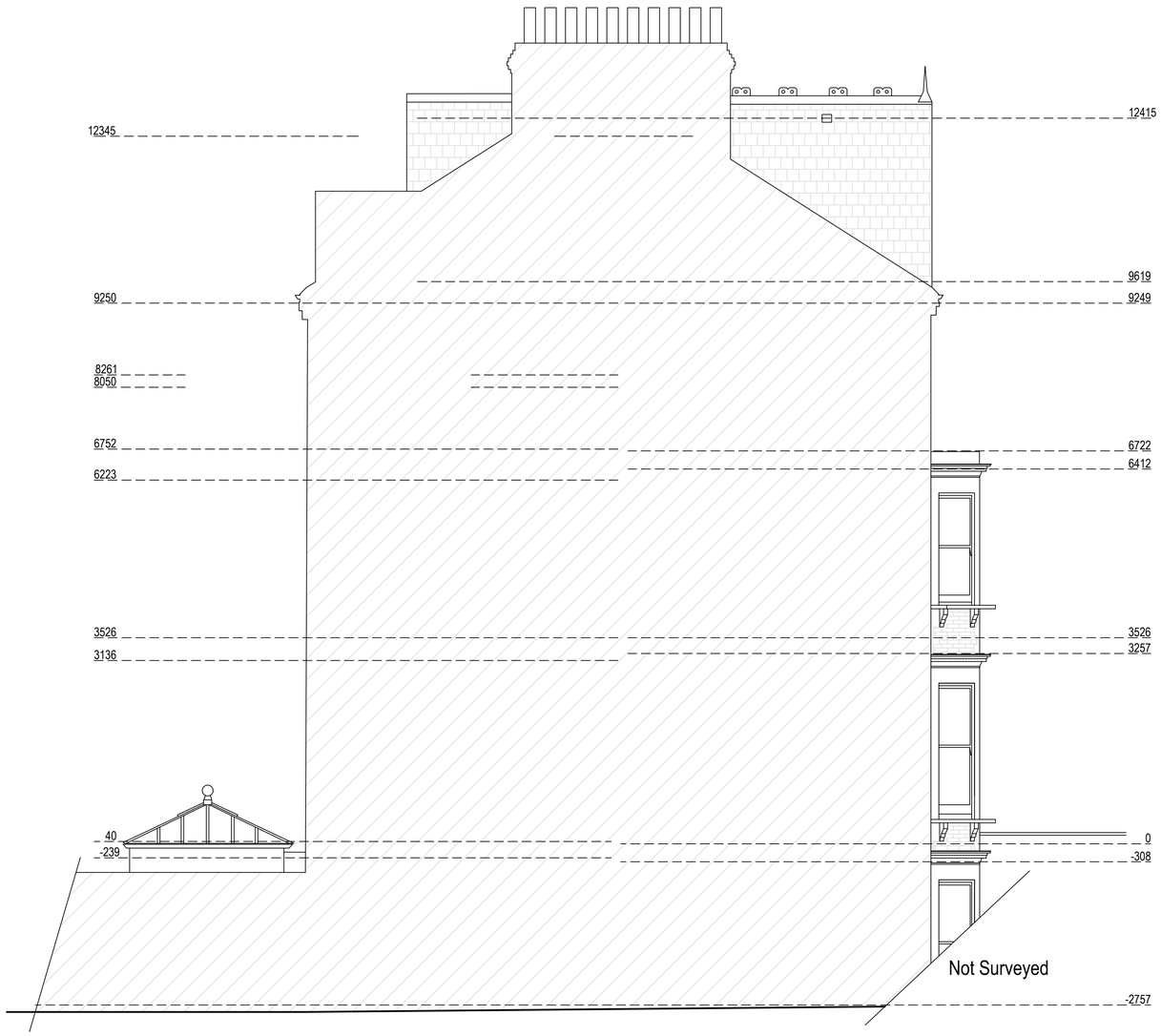
Title Number	LN94438	**Title**	As Shown



Existing Southwest Elevation
Scale 1:50



Existing Southeast Elevation
Scale 1:50

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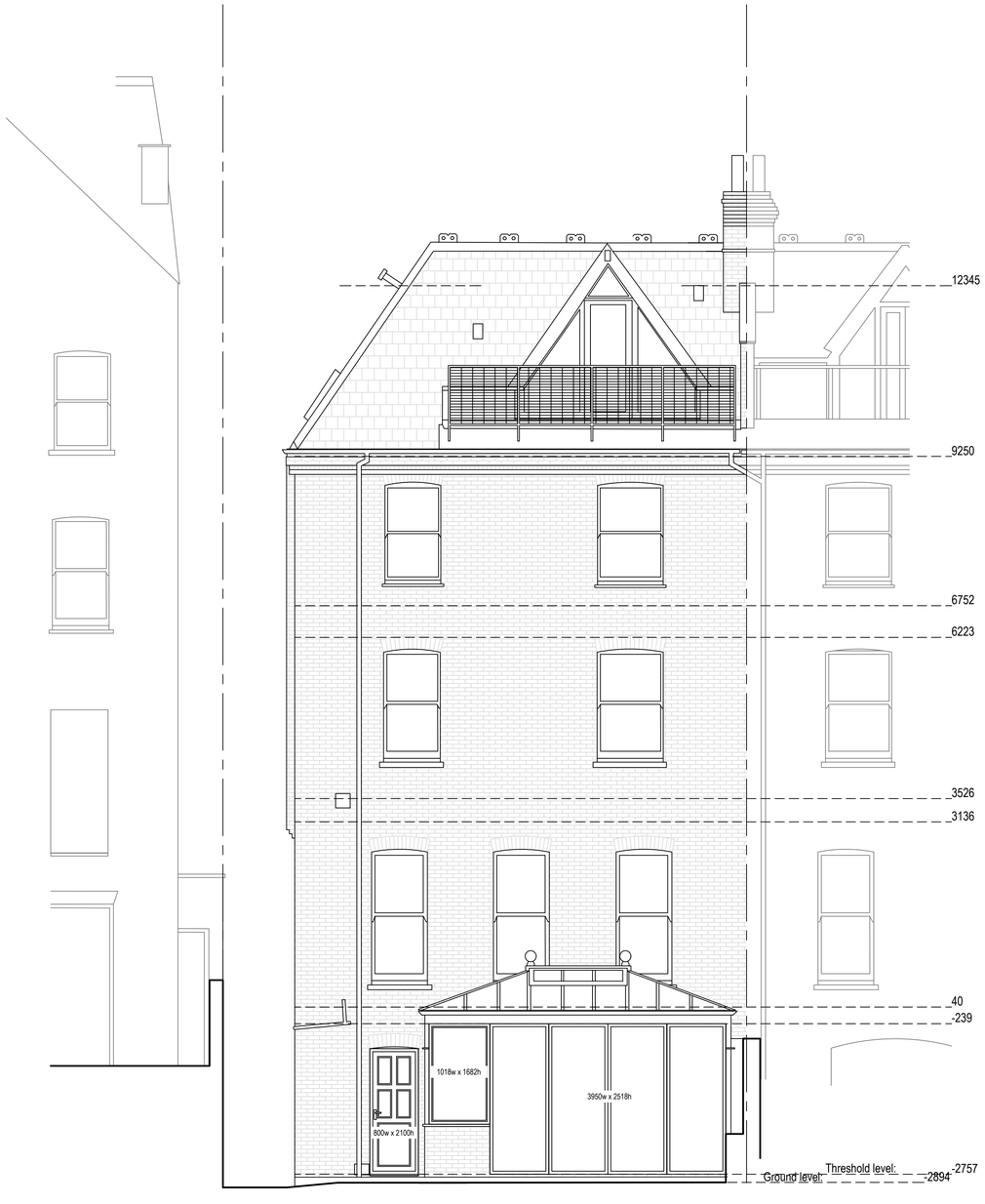
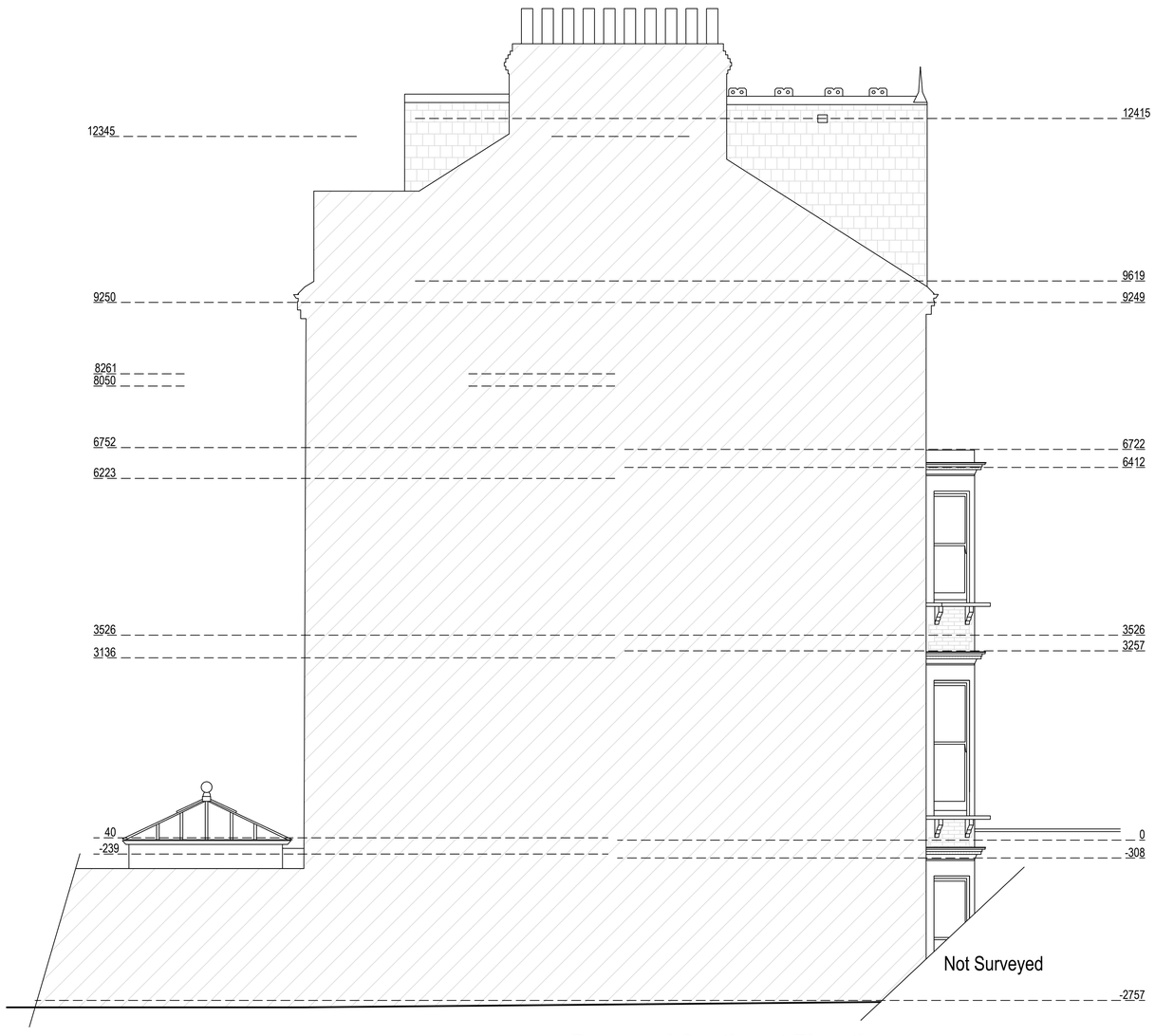
0 5 metres

Site	14 Tanza Road, London NW3 2UB	**Date**	31.01.2024
		Sheet	24-0014 D08 REV 05
		Job	Internal Alterations
		Scale	As Shown@A1
Title Number	LN94438	**Title**	As Shown



Proposed Southwest Elevation
Scale 1:50



Proposed Southeast Elevation
Scale 1:50

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0 5 metres

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Site	14 Tanza Road, London NW3 2UB	**Date**	31.01.2024
		Sheet	24-0014 D09 REV 05
		Job	Internal Alterations
		Scale	As Shown@A1
Title Number	LN94438	**Title**	As Shown

BUILDING REGULATIONS NOTES

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING
Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.40W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

NEW EXTERNAL DOORS
New external doors to achieve a U-Value of 1.40W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

EXTRACT FOR SHOWER ROOM
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO W/C
W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent to have a 15min overun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO UTILITY ROOM
To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

UNDERGROUND FOUL DRAINAGE
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

AUTOMATIC AIR VALVE
Ground floor fittings from WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

ESCAPE WINDOWS / DOORS
Provide emergency egress windows / doors to any ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

MEANS OF ESCAPE - Fire doors
Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD30 rated fire doors to BS 5839-6: 2019 or the European equivalent BS EN 1634 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

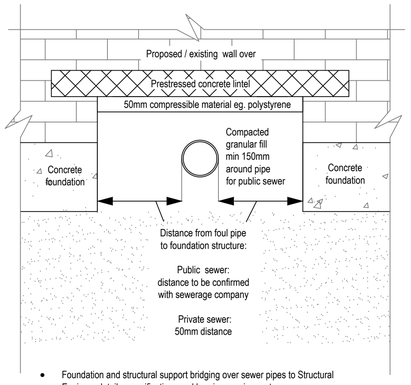
MEANS OF ESCAPE - SPRINKLERS
Provide a residential sprinkler system to BS 9251:2005 or MIST sprinklers to the open-plan area on the ground floor, in conjunction with fire-resisting partition and FD30 fire door fitted with intumescent strips which separates the ground floor from the upper storeys. This door should be so arranged as to allow the occupants of the loft room to access an escape window in compliance with approved document B on first floor level, window to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq, the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire. Any cooking facilities should be separated from the open plan area with fire-resisting construction.

NEW GAS BOILER
Heating and hot water will be supplied via a wall mounted condensing vertical balanced flue pressurised boiler with a min SEDBUK rating of 90%. No combustible materials within 50mm of the flue. System to be fitted with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a "competent person" and a certificate issued that the installation complies with the requirements of PART L. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

RAINWATER DRAINAGE
New rainwater goods to be new ACO drain system as per manufacturer's details and specification. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

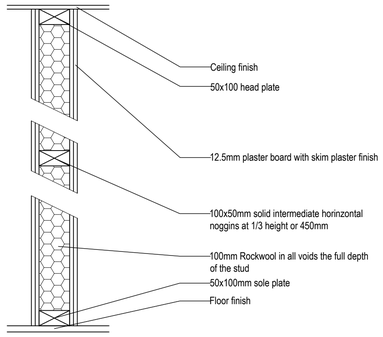
SOAKAWAY USING CRATES
Trench of soakaway to be provided slightly largely than designed depth after porosity test (if required) but just over 1m3 min from invert level of pipe. Provide suitable geotextile over the base and up the sides of the trench over 100mm level and compact bed of coarse sand. Install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

BRIDGING DETAIL OVER SEWER



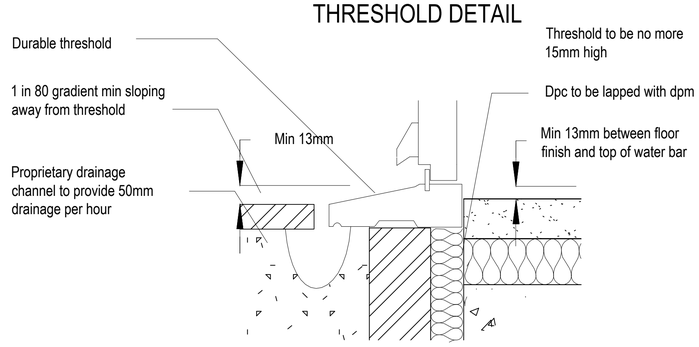
- Foundation and structural support bridging over sewer pipes to Structural Engineer details, specifications and bearing requirements
- No additional loads to be transmitted to sewer pipes
- New connections to existing sewer network to be constructed in matching materials and via a manhole or a pre-formed junction
- Foundations to be taken down a minimum of 150mm below invert.
- Minimum 300mm space between floor level and crown of pipe.
- Mask opening on all sides with rigid sheet material to prevent entry or fill or vermin.

1 STUD WALL

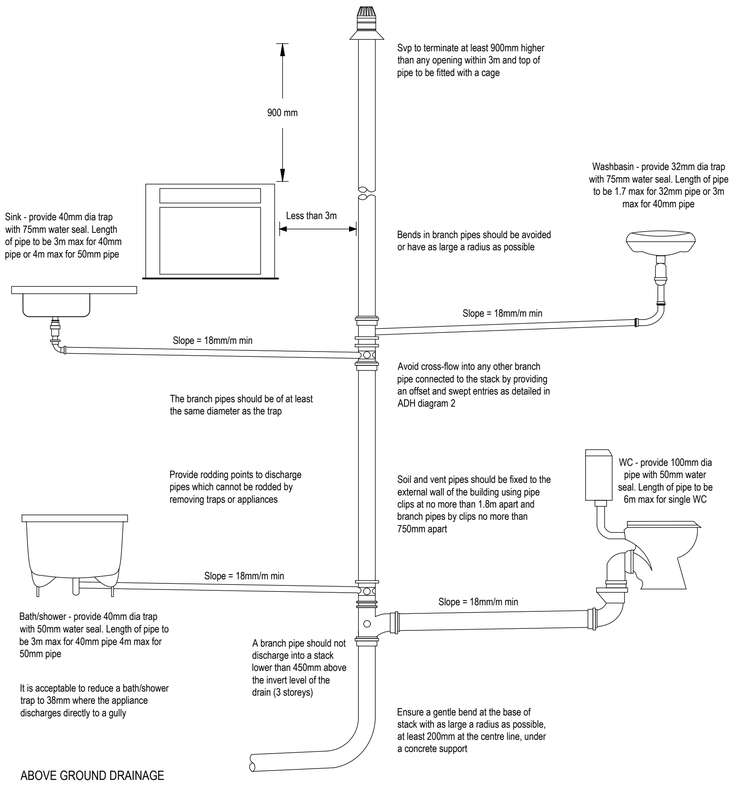


INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

THRESHOLD DETAIL



ABOVE GROUND DRAINAGE SCALE 1:20



ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
- Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
- Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
- W/C - 6m for 100mm pipe for single WC

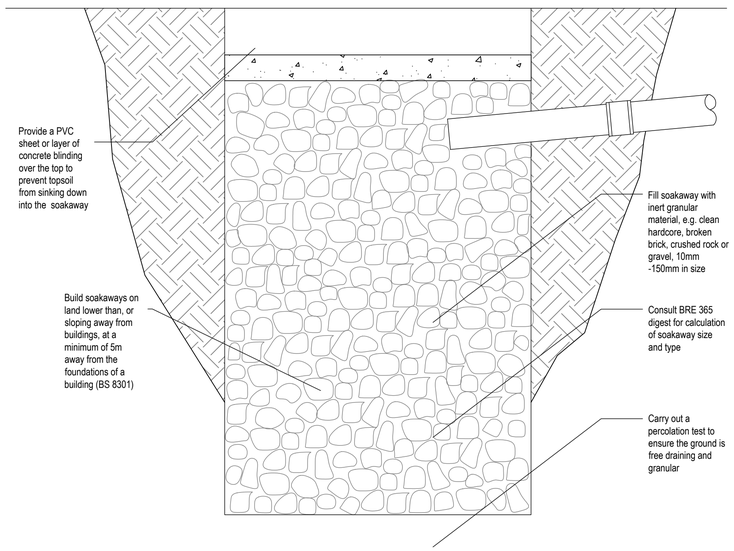
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m, or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

SOAKAWAY OPTIONS -

please confirm on site with the BCO the required method

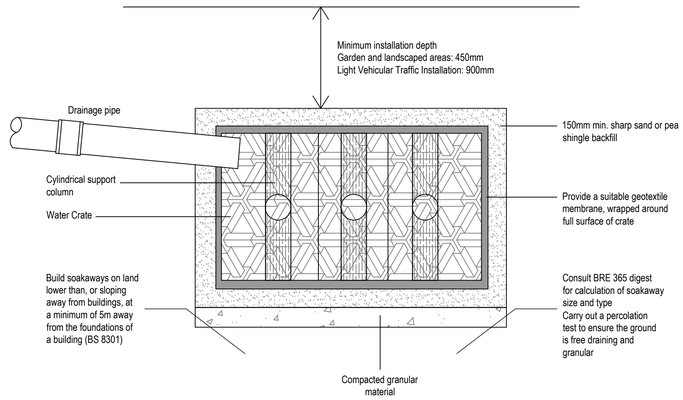
SOAKAWAY

Soakaway size and type dependent on space requirements, site layout, topography, water table, subsoil type, etc.
Designed to BS EN 752:2017 and BRE digest 365



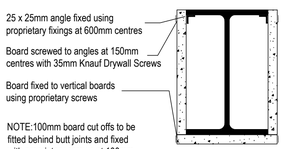
SOAKAWAY CRATES

Soakaway size and type dependent on space requirements, site layout, topography, water table, subsoil type, etc.
Designed to BS EN 752



FIRE PROTECTION OF STEEL BEAM

(Knauf fire board - as section 6 :2012 of manufacturer's details)



BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

Arkiplan
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Site	14 Tanza Road, London NW3 2UB	**Date**	31.01.2024
		Sheet	24-0014 D10 REV 05
		Job	Internal Alterations
		Scale	Not To Scale
Title Number	LN94438	**Title**	Specification & Section Detail Drawings 1:10