PITCHED ROOF CONSTRUCTION:- Roof tiles to match existing in colour and style laid to gauge with 75mm headlaps on 50x25mm tanilised softwood battens secured with wire nails to BS5534. "TYVEK" breathable membrane laid to manufacturer's instructions (150mm laps), laid horizontally over specified rafters. Timber rafters as specified by Structural Engineer secured to a 100x50mm SC3 softwood wallplate strapped down to the external cavity walls and to existing house wall via wallplate bolted at 400mm c/c. 100mm Celotex GA4100 insulation set beween rafters with min 25mm ventilation gap maintained to underside of breathable membrane and fixed across face of rafters with a further 60mm Celotex PL4000 insulation and finished with 12.5mm plaster board (vapour check type) and skim finish. All to give a U-value of 0.15. All valleys to be lined with code 4 lead work on treated softwood valley boards. Where new roofs abut new or existing brickwork provide for code 4 lead flashing stepped where required with patent cavity trays fitted over where required. Horizontal and vertical straps for lateral support as described above positioned at intervals not exceeding 1.8m. New velux windows as per plan. All velux windows to have EDN type flashing for flush fit installation. Velux windows are AA rated.

10. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES :- Internal door linings shall be 100 x 38 with planted stops. Skirting boards shall be 100 x 19mm. chamfered. Architraves shall be 75x19 chamfered. All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. Window frames with safety glazing to all doors, side panels, and all areas extending below 800mm from floor level and to be in accordance with BS 6206 and or BS EN 12600. New or replacement doors and windows to be UPVC and double or triple glazed, argon filled gaps and finished soft low 'E' coating to achieve U-value of 1.40W/m2K or window energy rate - Band B or better. New rooflights with kerb/upstands can have a value no worse than 2.2W/m2K. New external doors with more than 60% of internal face glazed to have a U value of 1.40W/m2K or doorset energy rate - Band C or better, other external doors to have a U value of 1.40W/m2K or doorset energy rate - Band B or better. Installed either by Fensa registered installer or compliance via certificate from L.A. Building control (fee Payable). All roof lights/lanterns to be glazed. If polycarbonate or uPVC roof lights/lanterns are to be used, ensure rating is class C-s3,d2 which can be regarded as having a BRoof(t4) classification. BRoof(t4) units can be used within 6m of the boundary. However, they are not to be used within 1500mm of a compartment wall line separating property's. Max. area of windows, doors and roof lights should not exceed the sum of the following:

a. 25% of the floor area of the extension and

b. the total area of any windows and doors which no longer exist or are no longer exposed

due to the extension.

When glazing area is more than the sum of a. and b. then SAP calculations must be provided and the new sets of U-values must be followed.

11. ELECTRICAL INSTALLATION and PART P BUILDING REGULATIONS ELECTRICAL SAFETY:- Where electrical work is

required to comply with Schedule 1 of the Building regulations it will either:

- a. Be installed, by electrician who is registered as Part P approved by an authorised body (a completion certificate/certificate of compliance will need to be obtained from their authorised body (NICEIC, ELECSA, NAPIT etc.).
- b. Any other electrician will require and Electrical Safety Building Notice application.

The proposed electrical installation, earthing and bonding to be installed to current IEE regulations & to comply with Part P requirements of the Building regulations. Smoke alarms must be provided at each landing level. The fire alarm system to be at least a Grade D2 Category LD3 in accordance with BS 5839-6. Smoke alarms to be mains operated and inter linked and conform to BS EN 14604 whilst heat alarms to be to BS 5446-2. The alarms to have a standby power supply, such as battery back-up. Any fixed lighting to achieve lighting levels appropriate to the activity in the space and spaces to not be over-illuminated. Each internal light fitting to have lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt. Internal light fittings to have local controls to allow for the separate control of lighting in each space or zone. Controls may be manual, automatic or a combination of both. Fixed external lighting to have both of the following controls.

a. Automatic controls which switch luminaires off in response to daylight. b. If luminous efficacy is 75 light source lumens or less, automatic controls which switch luminaires off after the area lit becomes unoccupied. If luminous efficacy is greater than 75 light source lumens, manual control is acceptable.

12. GAS INSTALLATION & HEATING:- The proposed gas installation shall be designed and installed by GASSAFE registered person and a relevant certificate provided to Building Control pre-completion. Extend existing central heating to new areas to client's instructions. Where new or replacement boilers are installed must be a condensing boiler and must have a SEDBUK rating of Class A or B and the condensate outlet must be taken to the foul drainage system. New radiators fitted with thermostatic type valves with pipework insulated to non heated locations.

13. NATURAL AND MECHANICAL VENTILATION:- Prior to completion details of commissioning and testing of mechanical systems for extracts to be deposited with building Control to show complaince with F1

(2).

- a) Habitable room:

 - than 30°.
- b) Kitchen:

 - elsewhere

c) Bathroom (with or without WC):

The extract fans to rooms like utility, WC and bathroom having no external opening window to be provided with a 15 minute overrun. Fans with a duct more than 1.50 m in length to be rigid and a centrifugal.

- follow manufacturer's instructions).
- dwellings.

THE CONTRACTOR SHALL ALLOW FOR MAKING GOOD OF ALL DISTURBED WORKS.

Other Notes, Alterations. Notes:

All existing foundations, beams and/or lintels accepting additional load, are to be exposed, if necessary, for consideration by the Building Control Surveyor and upgraded if found necessary.

PLANNING STATUS FOR PLANNING AND BUILDING CONTROL

APPROVAL ONLY NOT FOR CONSTRUCTION

Architectural Design Stud

Tel.No. 07838 135 957

www.discountplansltd.com

discountplansItd@gmail.co

DRAWING

GENERAL NOTES:

hat all working drawings and calculations are they are the current revised drawings before ind register with the Building control departm nce on site after ground

been approved by the pro-homeowner if unknown. DPL are not responsives ... Owner is responsible for purchasing additional materials and covering on-structural design change on site from the start to end of building works requested third party instruction during building works. Request a copy of the Party Wall Award where works affect party wall or involve adjusting buildings or building over a public sever. (clients responsibility) lanning and building DPL are not respons

Where works involve demolition to ensure that all elements of the building and adjoining structures are accounted f and that all necessary propping and temporary supports are in place. 'do not scale off this drawing as the scaling may be off Works carried under a building notice or prior to planning approval are at the contractors/owners risk All DPL drawings must be approved before works commence. Builders/Homeowner's building without plans being approved by planning & building contice are fully responsible for the likelihood of condemned works or

control. either between written and site dimensions or between this drawing and other , should be brought to the immediate attention of DPL before executing the st jectrical works. This includes types of materials if materials shown on drawings is will need to be brought to DPL attention straight away before works comment. then this will need to be brought to attention straight away before w need to be dug to If requ

or connected in an additional cost being implemented. In an additional cost being implemented. have been designed to be removed on plans are to be checked on site by for load bearing or non-load bearing status before purchase of steel/s. If All wall/s refund or claim can be given against DPL on the a

- Rapid ventilation - 1/20th of floor area - for a hinged or pivot window that opens 30° or more, or for sliding sash windows. 1/10th of floor area - for a hinged or pivot window that opens less

- Background ventilation - 8000 mm²

- Rapid ventilation - opening window

- Background ventilation - 8000 mm²

- Extract ventilation fan rates - 30 l/s adjacent to a hob or 60l/s

- Rapid ventilation - opening window

- Background ventilation - 5000 mm²

- Extract ventilation fan rates - 15 l/s

Location of mechanical ventilation devices in rooms:

a) Cooker hoods should be 650mm to 750mm above the hob surface (or

b) Mechanical extract fans should be placed as high as practicable and preferably less than 400mm below the ceiling. Refer to Appendix E Approved Document F for further guidance of installation of fans in

possible on survey. evels prior to starting ALL DRAINAGE SHOWN IS	SITE ADDRESS		
	168 LEIGHTON ROAD,		
	LONDON, NW5 2RE		
INT PLANS LTD for the Indate terms between In of works involving			
age, no rerund will be Irawing/s relating to this DPL.	DRAWING TITLE SPECS extensions		
rial and have the full any, department or			
blegal compensation	SCALE	@ A3	DRAWN HEAD OFFICE
d understands that no in accordance with the with current building	DRAWING Number.	REVIS	SION DATE
	DPL.06.	Α	20. JUNE. 2024