

11. 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.

12. 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 compliance with F1 (2).

a) Habitable room:

- 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 than 30°.
- Background ventilation - 8000 mm²

b) Bathroom (with or without WC):

- Rapid ventilation - opening window
- Background ventilation - 5000 mm²
- Extract ventilation fan rates - 15 l/s

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.

Location of mechanical ventilation devices in rooms:

- a) 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 dwellings.

Note for the removal of the existing chimney:

Providing the chimney removal makes the overall ventilation no worse than existing. A chimney which was sealed internally or externally prior to the new Regulation coming in would not be providing ventilation to the property anyway, as such, full or even part removal of such a chimney would in theory be no worse.

13. STAIRS:- New softwood staircase min. go 223mm, max. rise 200mm (max. pitch 42 degrees) and width unobstructed 810mm. Guarding of internal stairs to be 900mm high, non-climbable, have no gaps between openings than a 100mm diameter sphere can pass through; handrail to be between 900mm and 1000mm above the pitch line or floor. Minimum headroom over pitch 2000mm measured vertically. New staircase as per detail closed tread design. Site measure for new staircase prior to ordering. All to comply with approved Doc.K.

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

Other Notes , Alterations.

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.

DRAWING STATUS	PLANNING
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FOR PLANNING AND BUILDING CONTROL APPROVAL ONLY NOT FOR CONSTRUCTION

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GENERAL NOTES:
Any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check, and re-ordinate all dimensions on site during the course of the works and prior to setting out on site. This drawing to be read in conjunction with the Building Control approval and any specialist supplier's approved drawings.

1. Ensure that all working drawings and calculations are completed, approved by Building Control or Planning Departments prior to commencement of building works the contractor or homeowner is responsible and should:-
2. Inform and register with the Building Control department that the works are about to commence on site after receiving an approved decision from planning and obtain a plans check certificate for all drawings and calculations.
3. Verify boundary lines & ground conditions including checking positions and new connections of all gas, electrical, water, drainage, and other services drainage set within the site prior to the commencement of excavations. Owner is responsible for providing the correct information for the design and construction of the works.
4. Owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design change on site from the start to end of building works requested by building control or any other requesting a copy of the Party Wall Award where works effect party wall or involve excavations within 3 meters of adjoining buildings or building over a public sewer. (Client's responsibility)

Where works involve demolition to ensure that all elements of the building and adjoining structures are accounted for and removed. Preparing and submitting a demolition plan to Building Control prior to demolition approval on site. All DPL drawings must be approved before works commence. Builders/homeowner building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works or breach in planning control.

1. Any discrepancies, either between written and site dimensions or between the drawing and other consultant's or mechanical and electrical works. This includes types of materials shown on drawings do not match what is on site then this will need to be brought to DPL attention straight away before works commence and purchase of materials be made so an alternative design can be rechecked and approved by building control or the engineer before work can commence. Foundation design depth must be approved in writing by Building Control prior to pouring.
2. All excavations must be designed and approved by building control either a raft or piled foundation, this will need to be designed by an engineer with an additional cost being implemented.
3. All work/s which have been designed to be removed on plans are to be checked on site by building control then inspected/signed for load bearing or non-load bearing status before purchase of steel/s. If non-load bearing then these steel/s may be off. Works cannot be approved before works commence. Builders/homeowner building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works or breach in planning control.

An inspection of the underground drainage was not possible on survey. Care must be taken to ensure that the correct size and type of pipe is used. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.

TERMS - this drawing has been created by DISCOURT PLANS LTD for the "best" copy/s in which a signed contract for creation of works involving both party/s in which a signed contract for creation of works involving person-working hours for this drawing has been made, no refund will be allowed or claim made of drawing and any other drawing/s relating to this project for whatever reason can be made against DPL.

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SITE ADDRESS
168 LEIGHTON ROAD,
LONDON, NW5 2RE

DRAWING TITLE
SPECS. - loft conversion

SCALE	@ A3	DRAWN	HEAD OFFICE
DRAWING Number:	REVISION	DATE	
DPL.06.	A	20. JUNE. 2024	