

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:

- 25% of the floor area of the extension and
- the total area of any windows and doors which no longer exist or are no longer exposed

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.

10. 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:

- 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.).
- 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:

- Automatic controls which switch luminaires off in response to daylight.
- 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.

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).

- 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
- Kitchen:
 - Rapid ventilation - opening window
 - Background ventilation - 8000 mm²
 - Extract ventilation fan rates - 30 l/s adjacent to a hob or 60l/s elsewhere
- Sanitary accommodation (separate from bathroom):
 - Rapid ventilation - opening window
 - Background ventilation - 4000 mm²
 - Extract ventilation fan rates - 6 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:

- Cooker hoods should be 650mm to 750mm above the hob surface (or follow manufacturer's instructions).
- 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.

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

Other Notes, Alterations.

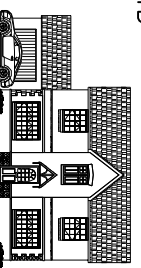
Notes:
All existing foundations, beams and/or lintels accepting additional load, are to be exposed, if necessary, for consideration by the Building Control Surveyor and upgraded if found necessary.

PLANNING

REV.	DATE	NAME	DESCRIPTION
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UK Smart Build LTD

9 Cheapside
London
North Circular Road
N13 5SD



GENERAL NOTES:-
1. Drawing, any dimensions shown are indicated and are subject to verification on site. The contractor to 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 all other Architect's and Engineer's drawings. Structural Engineers calculations and any specialist supplier's drawings.
2. Prior to commencement of building works the contractor/owner should:-
1. Inform the Building Control department that the works are about to commence on site after receiving Department's & that they are the current revised drawings before any works start on site.
3. On approved decision from building control in writing, including positions and connections of all gas electrical, water & other services drainage etc. within the site prior to the commencement of excavations. Owner is responsible for establishing own boundary lines as UKSB are not responsible for checking land ownership even if drawings have been approved by the planning and building departments.
4. UKSB are not responsible for builders changing design methods from proposed works. The client is responsible for purchasing additional materials and covering extra engineering design costs.
5. UKSB are not responsible for builders changing design methods from proposed works. The client is responsible for purchasing additional materials and covering extra engineering design costs.
6. Request a copy of the Party Wall Award where works affect party wall or involve excavations within 3 meters of adjoining buildings.
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7. Where works involve demolition to ensure that all elements of the building and its contents are properly documented for and that all necessary pre-work and temporary supports are in place.
8. Works carried out under a building notice or prior to approval of drawings are at the contractor/owner's risk. (all UKSB drawings must be approved before works commence) Builders building without plans being approved by planning & building control.
9. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or supplier's drawings, should be brought to the immediate attention of UKSB before executing the structural, drainage, mechanical and electrical works. This includes types of materials, methods shown on drawings do not match with the approved drawings. UKSB will not be responsible for any errors or omissions before works commence so an alternative design can be rechecked and approved by building control before works can commence.
10. All of UKSB structural designs are subject to footings being 1m deep, if however the building control before works can commence.
11. All walls which have been designed to be removed on plans are to be checked on site by building control inspector/builder for load bearing or non-load bearing status before purchase of steel/a. If non-load bearing then steel's should not be ordered. No refund or claim can be given against UKSB on the design/materials changed for steel a/b/y/a.

PLANNING NOTES:-

- All new proposed roof and wall finishes on this drawing to match existing materials.
- All new proposed skylights shown on this drawing will be designed not protrude more than 150mm from the existing roof profile.
- All new proposed windows on this drawing which overtop other property's are designed to be non opening and of obscure glazing.
- For a permitted development lift design the dormer base must be set back from the existing roof by 200mm on this side in a confirmation that it is not a permitted development.
- All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

PRINT @ A3 SHEET SIZE
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DRAWING TITLE

SPECS.

DRAWN AT HEAD OFFICE

25. JULY. 2024

DRAWN BY

DRAWING NO.

05.

REVISION

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