



Window frames to be double glazed with safety glazing to all doors, side panels, and all areas extending below 800mm from floor level. New or replacement windows double glazed with 16mm air gap or 12mm argon filled gap and a both finished soft low 'E' coating to achieve U-value of 1.6. New doors with more than 50% internal glazed area to have a U-value of 1.8 and 1.8 if less than 50% internal glazed area. Installed either by Fensa registered installer or compliance via certificate from L.A. Building control. (fee Payable) Max. area of windows, doors and roof lights should not exceed 25% of floor area of the extension.

12. ELECTRICAL INSTALLATION: 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 BPEC certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS8761 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A competent person is defined as a person registered with a competent person self certification scheme such as BPEC certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. Mains operated linked smoke alarm detection system to BS 5446-1:2000 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/ stores/ 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 a ceiling mounted smoke alarm. Minimum luminous efficacy light fittings that only take lamps, having a luminous efficacy greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations.

13. GAS INSTALLATION AND 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 by laws, Gas safety requirements and IEEE regulations. Heating and hot water will be supplied via a wall mounted condensing vertical balanced flow pressurised boiler with a min SEDBUK rating of 86%. 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.

14. NATURAL AND MECHANICAL VENTILATION:-

- 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 - 5000 mm²
- b) En-suite (with or without WC):
 - Rapid ventilation - opening window
 - Background ventilation - 2500 mm²
 - Extract ventilation fan rates - 15 l/s

Extract as above required for new en-suite at attic floor.

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.

15. STAIRS :- New staircase modulated to client instructions. Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS8585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the width of the straight flight. The width of the straight flights measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across at a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 20mm headroom measured vertically above pitch line of stairs and landings. However, if the pitch of the stairs is less than 1:1, this height the headroom will be satisfactory if the height measured at the centre of the stair width is 1.9m reducing to 1.8m at one side of the stair. Handrail on staircase to be 900mm above the pitchline handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbed by children. The balustrade must be at least 100mm above the floor or platform, or the space through which a 100mm sphere could pass. Allow for the structure as designed by a Structural Engineer.

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

Other Notes , Alterations.

1. 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.



Telephone: 0208 1447778
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Project:

Loft Conversion

For

Carlos Almeida
2 Smyrna Road
London
NW6 4LY

Scale:

As shown

Dwg. no

KJM09203

Ref. no

003K

Drawn by	
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K. Miller

	Date Draw
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ate Drawn:
FEB-2013

