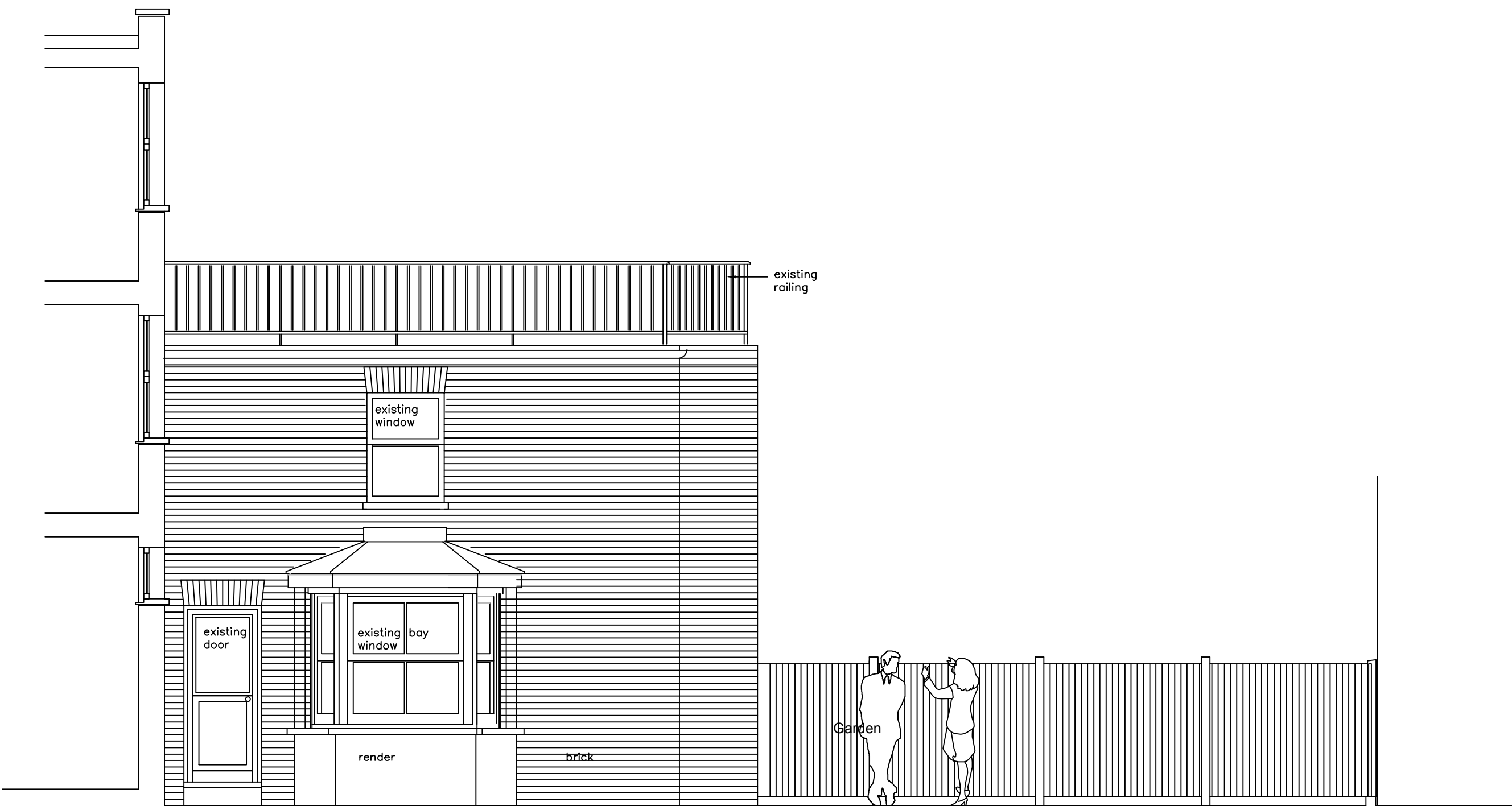


Proposed Garden Side Passage Elevation

PROPOSED GARDEN SIDE PASSAGE ELEVATION 1:50



Existing Garden Side Elevation

EXISTING GARDEN SIDE PASSAGE ELEVATION 1:50

PART B: FIRE SAFETY

MINIMUM GRADE D CATEGORY LD3 STANDARD SYSTEM REQUIRED. ALL IN ACCORDANCE WITH BS 5499 COMPRISING MAINS CONNECTED INTERLINKED SMOKE DETECTORS WITH BATTERY BACKUP TO THE BEDROOM AND LIVING AREA, ALSO PROVIDE A MAINS POWERED INTERLINKED HEAT DETECTOR WITH BATTERY BACKUP WITHIN THE KITCHEN, ALL SMOKE/HEAT DETECTORS TO BE SITED MIN. 300MM FROM ANY WALL, LIGHT FITTING OR SIMILAR OBSTRUCTION AND WITHIN 7500MM OF THE DOOR TO EVERY HABITABLE ROOM.

PROVIDE FD30 DOORS INTERNALLY TO ALL DOORS OTHER THAN THE BATHROOM AND WC, PROVIDE FD30S DOORS TO THE FLAT ENTRANCE DOOR AND ALSO THE DOOR LEADING TO THE EXISTING UPSTAIRS FLAT.

PROVIDE A TOTAL OPENING AREA OF NO LESS THAN 0.33M²

1 HOUR FIRE RESISTANCE IS TO BE ACHIEVED BETWEEN THE NEW FLAT AND THE EXISTING FLAT AND THE NEW FLAT AND THE COMMERCIAL UNIT.

THE MEANS OF ESCAPE FROM THE FLAT IS EITHER OUT OF THE FRONT ENTRANCE DOOR VIA THE COMMUNAL HALLWAY, OUT OF THE LIVING ROOM DOOR OR OUT OF THE BEDROOM DOOR, DEPENDANT ON THE LOCATION OF THE OCCUPANT AND THE LOCATION OF THE FIRE RISK.

PART P

ELECTRICAL INSTALLATION TO BE INSTALLED AND TESTED BY A CERTIFIED ELECTRICIAN, PRESENT BS7671 CERTIFICATE TO BCO UPON COMPLETION AND ENSURE BS7671 INSTALLER LABEL ATTACHED TO CONSUMER UNIT UPON COMPLETION.

GAS INSTALLATION

ALL GAS WORKS MUST BE CARRIED OUT AND CERTIFIED BY A GASSAFE REGISTERED INSTALLER, GAS SAFETY CERTIFICATE SHOULD BE MADE AVAILABLE TO BCO UPON COMPLETION.

NOTE: GAS PIPEWORK CONTAINED WITHIN DUCTING/SHAFTS SHOULD BE VENTED AT BOTH ENDS/TOP AND BOTTOM.

STEELWORK

ALL STEELWORK AND PADSTONE/SPREADER PLATE SIZES TO BE AS PER ENGINEER'S DESIGN, ALL STEELWORK MUST BE INSTALLED IN ACCORDANCE WITH BS5950, ECCENTRICALLY LOADED BEAMS TO HAVE END FULLY BUILT-IN PRIOR TO WALL/FLOOR LOADING FROM ABOVE, TEMPRARY PROPPING MAY BE REQUIRED WHERE ECCENTRIC LOADS OCCUR.

ALL STEELWORK MUST BE PRESERVATIVE COATED AND FIRE-RESISTANCE PROVIDED IN ACCORDANCE WITH THE DESIGN AND APPROVED DOCUMENT PART 8, BY EITHER PLASTERBOARD CLADDING OR INTUMESCENT PAINT APPLICATION. (NOTE THAT FIRE-RESISTANCE IS NOT REQUIRED TO STEELWORK SUPPORTING ONLY ROOF).

ALL BOLTS TO BE GRADE 8.8 UNLESS STATED OTHERWISE, ALL CONNECTIONS TO BE INSTALLED IN ACCORDANCE WITH BS5950.

TIMBER JOISTS NOTCHED INTO STEELWORK ARE TO ALLOW FOR SHRINKAGE BY MEANS OF A 12MM AND 2MM VERTICAL PROJECTION BEYOND THE TOP AND BOTTOM FLANGES OF THE STEEL RESPECTIVELY, STEEL SIZES TO BE IN ACCORDANCE WITH THH STRUCTURAL ENGINEER'S DESIGN AND CALCULATIONS.

IF UPON EXPOSING EXISTING FABRIC THE EXISTING STRUCTURE/MATERIAL IS FOUND TO BE OF INSUFFICIENT CONDITION OR SPECIFICATION TO ACT AS A BEARING POINT FOR STRUCTURAL ELEMENTS, THE STRUCTURAL ENGINEER IS TO BE INFORMED IMMEDIATELY SO THAT REINFORCEMENT/MEDIALS/REPLACEMENT OF THE FABRIC CAN BE INVESTIGATED.

PART M

PART M IS NOT APPLICABLE TO THE EXISTING FABRIC UNDER THE BUILDING REGULATIONS 2010, ALTHOUGH NEW FABRIC WILL COMPLY.

ALL SOCKETS AND SWITCHES MUST BE SITED BETWEEN 450MM-1200MM VERTICALLY FROM FFL.

MINIMUM CLEAR OPENING WIDTHS OF DOORS TO BE ACHIEVED AS FOLLOWS:

DOORWAY CLEAR OPENING WIDTH (MM)	CORRIDOR WIDTH (MM)
750 OR WIDER	900 (WHEN APPROACH HEAD-ON)
750	1200 (WHEN APPROACH NOT HEAD-ON)
775	1050 (WHEN APPROACH NOT HEAD-ON)
800	900 (WHEN APPROACH NOT HEAD-ON)

*PLEASE NOTE THAT THE THICKNESS OF THE DOOR LEAF AND DOORSTOP SHOULD BE SUBTRACTED FROM THE CLEAR OPENING WIDTH.

PART F : MEANS OF VENTILATION

BACKGROUND VENTILATORS AND INTERMITTENT EXTRACT FANS (SYSTEM 1) TO BE USED, PROVIDE MECHANICAL EXTRACT VENTILATION TO BATHROOM WITH A MIN. CAPCITY OF 15 L/S AND A 15 MINUTE OVERRUN, EXTRACT TO WC NOT NECESSARY IF OPENABLE AREA OF WINDOW IS MIN. 1/20th OF TOTAL FLOOR AREA OF ROOM, IN THE KITCHEN PROVIDE MECHANICAL EXTRACT VENTILATION WITH A MIN. CAPACITY OF 30 l/s IF SITED OVER THE HOB OR 60 l/s IF SITED REMOTE FROM THE HOB, BACKGROUND VENTILATION TO BE VIA TRICKLE VENTS, 42M² FLOOR AREA REQUIRES MIN. 35,000MM² EQUIVALENT AREA OF WHOLE BUILDING VENTILATION AND MIN. 5000MM² EQUIVALENT AREA TO EACH HABITABLE ROOM, SUGGEST PROVIDING TRICKLE VENT ABOVE EVERY WINDOW OPENER FOR SIMPLICITY, PLEASE NOTE THAT A STANDARD 8000MM² TRICKLE VENT IS ONLY RATED AT 5000MM² OF EQUIVALENT AREA UNDER THE LATEST REGULATIONS.

EACH HABITABLE ROOM SHOULD HAVE A METHOD OF PURGE VENTILATION, PROVIDING AN OPENABLE AREA OF MIN. 1/20 OF THE TOTAL FLOOR AREA OF THE ROOM.

EXTERNAL DRAINAGE

ALL NEW DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH BS8301 & bs4480, ALL UNDERGROUND DRAINAGE TO BE RUN IN 100MMØ PVC PIPEWORK BEDDED AND SURROUNDED IN 100MM OF 4-10MM DIAMETER PEA-SHINGLE WITH MINIMUM FALLS OF 1:40, 100MMØ DRAIN RUNS WITH A PEAK FLOWRATE >1L/S MAY BE RUN TO FALLS OF 1:80 IF THEY SERVE AT LEAST 1 WC, CONTRACTOR MUST VERIFY ALL DRAINAGE LOCATIONS AND OBTAIN ANY NECESSARY PERMISSIONS.

FW CONNECTIONS TO BE MADE INTO THE EXISTING DRAINS ON SITE WHICH THEN DISCHARGE INTO THE PUBLIC SEWER.

SURFACE WATER TO DISCHARGE INTO EXISTING SW DRAINAGE CONNECTION LOCATED IN REAR GARDEN, SVP'S SHOULD TERMINATE MIN. 900MM ABOVE ANY OPENING WITHIN 3M VERTICALLY

ROOF DRAINAGE TO DISCHARGE INTO 100MM GUTTER, INTO 63MM DOWNPIPE WHICH DISCHARGES BELOW GROUND INTO A RODDABLE GULLEY.

ENQUIRY SHOULD BE MADE BY THE CONTRACTOR AS TO THE REQUIREMENT FOR RELEVANT PERMISSIONS AND INSPECTIONS FROM THE WATER AUTHORITY.

SERVICES AND INTERNAL DRAINAGE

SOIL AND VENT PIPES TO BE 100MM DIAMETER PVCU WITH PEST GUARD/CAGE TO ANY OPEN TOP, TERMINATING MINIMUM 900MM ABOVE ANY WINDOW/DOOR OPENING WITHIN 3M VERTICALLY, SOIL AND VENT PIPES SHOULD BE VENTED TO AIR WHEREVER POSSIBLE, USE OF AIR ADMITTANCE VALVES (DERGOS) TO ONLY BE USED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

WASTE PIPEWORK TO ACHIEVE MINIMUM DIAMETER AS FOLLOWS:
WC - 100MM / BASIN - 32MM / SHOWER OR BATH - 38MM / COMBINED WASTE FOR SINK, DISH/WASHER WASHING MACHINE TO BE MIN. 50MM, WASTE RUNS EXCEEDING 1600MM SHOULD BE PROVIDED WITH ANTI-SYPHONIC TRAPS, LOWEST WASTE CONNECTION SHOULD BE MINIMUM 450MM ABOVE INVERT, RODDING EYES ARE TO BE PROVIDED AT CHANGES IN DIRECTION.

PART E (ACOUSTIC)

SOUND TESTING IS NOT POSSIBLE DUE TO THE FIRST FLOOR UNIT BEING OCCUPIED, ALTHOUGH THE CEILING CONSTRUCTION WILL BE UPGRADED FROM BENEATH.

A PROPRIETARY SOUNDPROOFING SYSTEM MUST BE PROVIDED IN ORDER TO UPGRADE THE EXISTING TIMBER FLOOR FROM THE UNDERSIDE, THE INITIAL SPECIFICATION IS FOR THE ACOUSTICEL R10 SYSTEM, ANY ALTERNATIVE SYSTEM PROPOSED BY THE CONTRACTOR MUST BE AGREED WITH THE BCO PRIOR TO INSTALLATION.

THE ACOUSTICEL R10 SYSTEM COMPRISES A 46MM BUILD-UP TO THE UNDERSIDE OF THE JOISTS (2 X 15MM SOUNDBLOCK / PLASTERBOARD ON 16MM RESILIENT BARS) 100MM ACOUSTIC INSULATION IS ALSO PROVIDED BETWEEN THE JOISTS.

THE ABOVE-JOIST ELEMENT OF THE SYSTEM WHICH DEALS WITH IMPACT SOUND FROM THE FOOT TRAFFIC ABOVE CANNOT BE APPLIED AS ACCESS TO THE UPPER FLOOR UNIT WOULD BE REQUIRED.

THE ABOVE SPECIFICATION IS MERELY INDICATIVE, PLEASE CONSULT THE ACOUSTICEL R10 BBA CERTIFICATE, TECHNICAL SPECIFICATION AND INSTALLATION GUIDE FOR FULL DETAILS.

THE WALL BETWEEN THE COMMERCIAL UNIT AND THE RESIDENTIAL UNIT IS TO BE FORMED WITH 100MM BLOCKWORK WITH BG SOUNDBLOC PROVIDED TO BOTH SIDES ON DOT AND DAB.

INTERNAL WALLS

INTERNAL NON-LOADBEARING GROUND FLOOR PARTITIONS TO BE 100MM MASONRY OF AT LEAST 3.5N/mm² CONCRETE BLOCKWORK, (EG. CELCON STANDARD) WITH 12.5MM LWP FINISH, OPENINGS TO BE FORMED WITH REINFORCED CONCRETE LINTELS WITH MIN. 100MM BEARING FOR SPANS UP TO 1200MM AND 150MM BEARING FOR SPANS ABOVE 1200MM, PROVIDE MIN. 12.5MM PLASTER FINISH TO ACHIEVE AD PART E ACOUSTIC PERFORMANCE (40dB).

IF ANY WALLS TO BE REMOVED ARE DISCOVERED TO BE LOADBEARING UPON OPENING UP OF THE STRUCTURE, THE DESIGNER IS TO BE INFORMED BY THE PRINCIPAL CONTRACTOR IMMEDIATELY SO THAT THE STRUCTURAL ENGINEER CAN BE CONSULTED AND IF NECESSARY A SITE VISIT CARRIED OUT, WITH REVISIONS TO THE DESIGN AND CALCULATIONS CARRIED OUT AND ISSUED AS NECESSARY, PLEASE NOTE THAT THESE INSTRUCTIONS EXCLUDE INTERNAL WALLS THAT ARE ALREADY INDICATED AS LOADBEARING WALLS ON THE PLANS.

WINDOWS AND DOORS

ALL EXTERNAL DOORS AND WINDOWS TO BE EXTERNAL GRADE PVCU DOUBLE GLAZED UNITS, OR IN ACCORDANCE WITH ANY RELEVANT PLANNING PERMISSIONS (PLANNING PERMISSION WILL TAKE PRECEDENCE).

ALL WINDOWS TO BE FITTED WITH TRICKLE VENTS TO PROVIDE VENTILATION AS SPECIFIED IN SECTION F OF SPECIFICATION
DOUBLE GLAZED UNITS TO BE CONSTRUCTED WITH LOW E GLASS WITH MIN 16MM CAVITY AND ARGON FILL TO ACHIEVE MIN. 1.8 W/MK U-VALUE
ALL ESCAPE WINDOWS TO FIRST FLOOR TO BE NO LESS THAN 450mm IN ANY DIRECTION AND CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS
MIN. 1050MM CLEAR WIDTH REQUIRED TO HALLWAY AND LANDING AREAS TO ALLOW PROVISION OF 775MM CLEAR OPENING WIDTH DOORS.
ALL INTERNAL CILL HEIGHTS TO FIRST FLOOR TO BE MIN. 800MM FROM FINISHED FLOOR LEVEL, ESCAPE WINDOW CILL HEIGHTS TO BE NO MORE THAN 1100mm FROM FINISHED FLOOR LEVEL.

ALL GLAZING BELOW 800MM TO BE TOUGHENED TO BS EN 12150.

INTERNAL SERVICES

FOR GOOD PRACTICE PROVIDE MINIMUM NUMBER OF SOCKET OUTLETS AS FOLLOWS:

- KITCHEN - 8
- DINING ROOM - 4
- LIVING ROM - 8
- MAIN BEDROOM - 6
- OTHER BEDROOMS - 4
- HALL/LANDING - 2

PART L (L1A)

MIN 90% (SEDBUK) EFFICIENCY BOILER TO BE PROVIDED AND ALSO IN ACCORDANCE WITH ANY SAP CALCULATION ASSUMPTIONS, INSULATE PRIMARY HOT WATER PIPEWORK, BOILER MUST HAVE BOILER INTERLOCK FEATURE AND SUITABLE PROGRAMMER FOR CENTRAL HEATING GENERALLY, THERMOSTATIC RADIATOR VALVES TO ALL ROOMS EXCEPT THE ROOM PROVIDED WITH ROOMSTAT.

ENERGY EFFICIENT INTERNAL LIGHTING REQUIRED WHICH ONLY TAKE LAMPS WITH A LUMINOUS EFFICACY >40lm/CIRCUIT WATT, PROVIDE MIN. 3 IN 4 TOTAL FITTINGS OR 1 FITTING PER 25M², WHERE EXTERNAL LIGHTING IS PROVIDED A PHOTOCELL/PIR DEVICE MAX. 150W OR LAMPS HAVING A LUMINOUS EFFICACY >40lm/CIRCUIT WATT SHOULD BE ADOPTED.

THE PARTY WALL ETC. ACT 1996

PLEASE NOTE THAT BEFORE STARTING WORK IT WILL BE NECESSARY FOR THE BUILDER OR CLIENT TO SERVE NOTICE ON ANY ADJOINING OWNERS IF: ANY WORKS ARE TO BE CARRIED OUT TO A PARTY WALL OR STRUCTURE / EXCAVATION IS TO TAKE PLACE WITHIN 6M OF A NEIGHBOURING BUILDING OR STRUCTURE / A STRUCTURE IS TO BE BUILT UP AGAINST OR ASTRIDE A BOUNDARY LINE.

A SUITABLE PERSON SHOULD BE APPOINTED TO DETERMINE WHETHER A NOTICE NEEDS TO BE SERVED AND IF SO, TO SERVE THE NECESSARY NOTICES, IT MAY BE NECESSARY FOR A PARTY WALL SURVEYOR TO BE APPOINTED FOR FURTHER GUIDANCE CONSULT THE PARTY WALL ETC. ACT 1996 EXPLANATORY BOOKLET PUBLISHED BY COMMUNITIES AND LOCAL GOVERNMENT. (<http://www.communities.gov.uk/publications/planningandbuilding/partywall>)

EXTERNAL WALLS

EXTERNAL WALLS TO BE OF 2 LEAF CAVITY CONSTRUCTION, COMPRISING INNER LEAF OF 7N/M² CONCRETE BLOCKWORK WITH 100MM CAVITY FULLY FILLED WITH 100MM ROCKWOOL INSULATION BATTS AND OUTER LEAF OF 100MM FACING BRICKWORK.

PROVIDE STAINLESS STEEL WALL TIES @ 750MM C/C HORIZONTALLY 450MM C/C VERTICALLY AND TIES AROUND REVEALS @ 225MM C/C VERTICALLY WITHIN 150MM OF REVEAL, HORIZONTALLY, WALL TIES SHOULD BE CORRECT SIZE FOR CAVITY ALLOWING MIN. 50MM EMBEUREMENT INTO EACH LEAF, PROVIDE 'SLIP-TIES' TO ALL MOVEMENT JOINTS AND STAINLESS STEEL CAVITY TIES AT EVERY 225MM VERTICALLY AND WITHIN 150MM VERTICALLY OF THE JOINT, MOVEMENT JOINTS REQUIRED TO MASONRY IN ACCORDANCE WITH BS5628, 10MM JOINT AT MIN. 6M C/C TO CONCRETE BLOCKWORK AND 16MM JOINTS AT MIN. 12M C/C TO BRICKWORK, NO MORE THAN 3M FROM A RETURN AND FILLED WITH COMPRESSIBLE FOAM AND LOW MODULUS MASTIC SEALED.

ALL WALL INSULATION TO EXTEND MIN. 450MM VERTICALLY BEYOND LINE OF CEILING INSULATION AND 150MM BELOW LINE OF GROUND FLOOR INSULATION, INNER LEAF THROUGHOUT TO BE FINISHED IN 12.5MM LIGHTWEIGHT PLASTER.

CONNECT NEW MASONRY TO EXISTING USING FURFUX TIES AND FIXING PLATE SCREWED AND PLUGGED

WORKMANSHIP:

PROVIDE EML BED REINFORCEMENT TO EXTERNAL BLOCKWORK AT EVERY THIRD COURSE.

PROVIDE A CAVITY TRAY WITH STOPPENS AND WITH WEEPVENTS AT 450MM C/C DIRECTLY ABOVE ALL EXTERNAL LINTELS, WEEPVENTS NOT REQUIRED WHERE WALL FULL-HEIGHT RENDERED, MIN. 150MM BEARING TO ALL EXTERNAL LINTELS AND BEARING ONTO A FULL BLOCK.
IF RENDERING ONTO LIGHTWEIGHT BLOCKS SUCH AS CELCON SOLARS THEN PROVIDE EML, FOR ALL OTHER BLOCKS RECOMMEND WETTING BLOCKS BEFORE RENDERING OR PROVIDE EML, RENDER SHOULD BE TERMINATED AT DPC LEVEL WITH A DRIP BEAD.

EML BED JOINT REINFORCEMENT IS RECOMMENDED EVERY THIRD COURSE AND AREAS PRONE TO CRACKING SUCH AS ABOVE AND BELOW WINDOW AND DOOR OPENINGS.
UNREINFORCED CORBELLING SHOULD BE NO MORE THAN ONE THIRD OF LEAF THICKNESS (EG. A MAX. 33MM CORBEL PERMITTED TO 100MM LEAF), ANY LARGER CORBELLING SHOULD BE ENGINEER DESIGNED.
BRICK AND BLOCKWORK SHOULD NOT BE BUILT WHEN TEMPERATURE IS 5C AND FALLING.
KEEP CAVITIES AND TIES CLEAN AT ALL TIMES AND FULLY POINT ALL JOINTS, STRIKE OFF JOINTS TO INSIDE OF CAVITY AS WORK PROCEEDS.

SITE EXPOSURE ZONE IS CLASSIFIED AS 'SHELTERED' UNDER BS 8104 AND NOT IN A FROST RISK AREA

MORTAR SPECIFICATION AS FOLLOWS:

MORTAR BELOW DPC TO BE IN MORTAR DESIGNATION (i) IN ACCORDANCE WITH BS5628 PART 1 TABLE 1, CEMENT:SAND AT 3:1

ABOVE DPC BLOCKWORK TO BE IN MORTAR DESIGNATION (ii) IN ACCORDANCE WITH BS5628 PART 1 TABLE 1, CEMENT :SAND WITH PLASTICISER 1 : 5 TO 6, ALL MASONRY TO BE INSTALLED IN ACCORDANCE WITH BS5628, RECOMMEND 1:1.5 : 6 CEMENT:LIME:SAND MORTAR MIX AND TO BS5628

FOUNDATIONS AND SUBSTRUCTURE

FOUNDATIONS TO BE OF MONOLITHIC CONCRETE TRENCH CONSTRUCTION, MINIMUM DEPTH OF 1000MM BELOW GL AND IN ACCORDANCE WITH ENGINEER'S DESIGN.

BASE OF TRENCH SHOULD EXTEND MIN 300MM BELOW ANY ROOTS/FILL MATERIAL OR NEARBY DRAIN INVERT, ALL OF THE ABOVE IS SUBJECT TO LOCAL GROUND CONDITIONS AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.

EXTERNAL WALLS BELOW DPC TO BE 2 SKINS OF 102MM CONCRETE BLOCK WITH A COMPRESSIVE STRENGTH NOT LESS THAN 7.3N/MM² (EG. CELCON H-7 BLOCKS) WITH 100MM CAVITY FILLED IN CONCRETE UP TO 225MM BELOW DPC.

INTERNAL WALLS BELOW DPC TO BE FORMED IN 215MM THICK SOLID BLOCKWORK TO SAME SPECIFICATION AS ABOVE (EG. CELCON H-7 BLOCKS) TO SUPPORT GROUND FLOOR BEARINGS.
RECOMMEND MORTAR MIX OF 1:1.5 : 6 CEMENT:LIME:SAND WITH PLASTICISER
ALL SUBSTRUCTURE BLOCKWORK SPECIFIED ABOVE MAY BE SUBSTITUTED WITH ENGINEERING BRICKS IF NECESSARY TO SAME THICKNESS AND SPECIFICATION

PROVIDE VISQUEEN ZEDEX DPC MIN. 150MM ABOVE EXTERNAL GROUND LEVEL TO BOTH INNER AND OUTER LEAVES, INNER AND OUTER DPC SHOULD BE AT SAME LEVEL AND TO SAME LEVEL AS INTERNAL FINISHED FLOOR LEVEL, LAP NEW DPCS WITH EXISTING BY MIN 150MM WHERE NEW INNER AND OUTER LEAVES ABUT EXISTING STRUCTURE, CONNECTION WITH EXISTING STRUCTURE TO BE MADE WITH FIRFIX CONNECTOR RAIL AND SLIDING TIES

PROVIDE PERISCOPE VENTS AT 1500MM CENTRES TO PERIMETER OF FLOOR VOID WITH SEPARATE CAVITY TRAY AND WEEP HOLE ABOVE EACH VENT.
MAINTAIN AIRFLOW ACROSS SLEEPER WALLS WITH DUCTS OR BY REMOVING HALF BLOCKS IN AREAS NOT SUPPORTING GROUND FLOOR BEAMS.
IF LEVEL/RAMPED ACCESS PROVISIONS BREACH 150MM EXTERNAL DPC TOLERANCE, PROVIDE 'DOUBLE DPC' DETAIL TO RELEVANT AREA.

NEW GROUND FLOOR

*NB: THIS SPECIFICATION ASSUMES A CLAY SUB-SOIL, IF A BALLAST/GRANULAR SUBSOIL IS ENCOUNTERED PLEASE ADVISE THE DESIGNER, AS IT MAY BE POSSIBLE TO PROVIDE A GROUND BEARING FLOOR SLAB IF DESIRED BY THE CLIENT.

PRE-CAST CONCRETE BEAM AND BLOCK FLOOR WITH MIN. 300MM VOID BENEATH VENTILATED BY PERISCOPE VENTS AT 1500MM CENTRES TO BUILDING PERIMETER WITH CAVITY TRAY AND WEEPVENTS ABOVE, ENSURE AIRFLOW IS MAINTAINED THROUGH INTERNAL SUBSTRUCTURE WALLS.
65MM SAND/CEMENT SCREED ON 90MM CELOTEX G3000 PIR INSULATION BOARD ON 1200G DPM WITH 150MM LAPS, AT BUILDING PERIMETER TURN DPM 160MM VERTICALLY UP THE INNER FACE OF BLOCKWORK TO LINK IN WITH INNER LEAF DPC.
PROVIDE 20MM CELOTEX TB3020 PIR INSULATION BOARD TO ALL SCREED PERIMETERS WHERE CONTACT WITH BLOCKWORK OCCURS, PERIMETER INSULATION UPSTAND TO BE AT LEAST SAME DEPTH AS SCREED, SECURED BEHIND EDGES OF MARI CELOTEX BOARDS TO HOLD IN POSITION PRIOR TO SCREEDING.
REINFORCEMENT NOT NECESSARY ALTHOUGH 'CHICKEN WIRE' ANTI-CRACK MESH IS GOOD PRACTICE.

ENSURE DPM IS CONTINUOUS BENEATH INTERNAL PARTITIONS AND LOADBEARING WALLS BY PROVIDING 300MM DPC BENEATH AT OUTSET, ALLOWING THEM TO BE SUFFICIENTLY BENT AND LAPPED WITH THE DPM WHEN INSTALLED PRIOR TO SCREEDING, PROTECT ALL EXPOSED DPCS DURING THE WORKS EG. AT EXTERNAL DOOR THRESHOLDS AND OVERHANGS FOR DPM LAPPING.

MINIMUM 90MM BEARING REQUIRED TO BEAM AND BLOCK FLOOR WHERE BEARING ON SUBSTRUCTURE, PROVIDE DPC BOTH BENEATH AND ABOVE FLOOR BEAMS AT BEARING POINTS, SUGGEST VISQUEEN H-I-LOAD DPC BENEATH BEAMS TO MINIMISE DAMAGE DURING INSTALLATION.
GROUT BEAM AND BLOCK FLOOR ONCE INFILL BLOCKS ARE FITTED, SHOULD BE DONE BEFORE EXTERNAL/INTERNAL WALL CONSTRUCTION PROCEEDS.

PLEASE NOTE

THE DIMENSIONS IN THESE DRAWINGS ARE INDICATIVE ONLY AND HAVE BEEN OBTAINED SOLELY FOR THE PURPOSES OF PLANNING PERMISSION AND BUILDING CONTROL APPROVAL DESIGN, THEY ARE NOT INTENDED FOR USE AS SHOP DRAWINGS OR USE IN DESIGNING, MANUFACTURING OR INSTALLING ANY ELEMENT OF THE PROJECT ON SITE. DO NOT SCALE FROM THESE DRAWINGS, ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS, ACCURATE SITE DIMENSIONS MUST BE TAKEN BY THE CONTRACTOR FOR THE PURPOSES OF DESIGN AND FABRICATION OF ANY ELEMENT OF THE PROJECT, INCLUDING BUT NOT LIMITED TO STEELWORK, STAIRCASES, WINDOWS, DOORS, FLOOR MEMBERS, TRUSSES, LINTELS ETC. WITH REGARD TO EXISTING STRUCTURES, CONSIDERATION SHOULD BE GIVEN TO THE STRUCTURE BEING OUT OF SQUARE, OUT OF PLUMB OR OUT OF LINE AND LEVEL, AS THIS WILL NOT NECESSARILY BE INDICATED IN THE DRAWINGS, THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, DETAILS, SCHEDULES, SPECIFICATIONS AND STRUCTURAL ENGINEERING CALCULATIONS AND DESIGN, THE DESIGNER IS TO BE NOTIFIED IF ANYTHING ON SITE IS DIFFERENT TO THIS DRAWING OR IF THE DESIGN IS TO BE DEVIATED FROM.

STATUTORY APPROVALS

BUILDING WORK SHOULD NOT BE COMMENCED ON SITE UNTIL THE RELEVANT PLANNING PERMISSION AND/OR BUILDING REGULATIONS APPROVAL IS GRANTED, ANY WORK CARRIED OUT PRIOR TO FULL PLANNING PERMISSION AND/OR BUILDING CONTROL APPROVAL BEING GRANTED, OR PRIOR TO ANY RELEVANT SITE INSPECTIONS BEING CARRIED OUT, IS DONE SO ENTIRELY AT THE CONTRACTORS OWN RISK.

CDM REGULATIONS

MEMBER SIZES AND DIMENSIONS HAVE BEEN DESIGNED IN ORDER TO SATISFY THE DESIGN REQUIREMENTS OF THE PROJECT, THE CONTRACTOR SHOULD BE AWARE OF THE RISKS ASSOCIATED WITH HANDLING AND INSTALLATION OF STRUCTURAL MEMBERS, NO RESPONSIBILITY FOR THESE ASPECTS IS TAKEN AT THE DESIGN STAGE, THE CONTRACTOR MUST BE SUITABLY EXPERIENCED IN ALL ASPECTS OF HANDLING AND LIFTING, ALL TEMPORARY WORKS MUST COMPLY WITH CURRENT LEGISLATION, A SUITABLE METHOD STATEMENT AND RISK ASSESSMENT SHOULD BE PRODUCED PRIOR TO ANY REMOVAL OR RE-LOCATION OF LOADBEARING MEMBERS OR INDEED ANY WORKS WITH POTENTIAL HEALTH AND SAFETY IMPLICATIONS, PARTICULAR CARE MUST BE TAKEN WHEN PROVIDING TEMPORARY SUPPORT, IF THERE IS ANY DOUBT REGARDING HEALTH AND SAFETY, A CDM CO-ORDINATOR/HEALTH AND SAFETY PROFESSIONAL SHOULD BE CONSULTED.

THIS DRAWING IS NOT A TENDER DOCUMENT

THESE DRAWINGS ARE NOT INTENDED FOR USE AS A TENDER DOCUMENT, THE INFORMATION CONTAINED IN THESE DRAWINGS IS CONSIDERED SUFFICIENT FOR THE PURPOSES OF PLANNING PERMISSION AND BUILDING CONTROL APPROVAL, BUT MAY BE LACKING THE NECESSARY INFORMATION REGARDING SPECIFICATION, DIMENSIONS, BUILD METHODOLOGY AND SEQUENCE, M&E, FINISHES ETC, REQUIRED FOR TENDERING, FOR THE PURPOSES OF TENDERING A SUITABLE TENDER DOCUMENT SHOULD BE PRODUCED, THE PROJECT MANAGER/CONTRACT ADMINISTRATOR SHOULD BE CONTACTED REGARDING THIS

REV (DATE)	REVISIONS
A NOV 11	DRAWING TITLES CORRECTED

CLIENT:

Mr P Chowdhry

ADDRESS:

114 Fortune Green Road
West Hampstead
NW6 1DH

PROJECT:

2m Single Storey Rear Extension

TITLE:

Existing and Proposed Elevations
Section

PURPOSE OF ISSUE:

Planning Permission

SCALE:	D	C	DATE
1:50			May 2011

DWG NO.	DRAWING NO.	REVISION
NW6/PLNBC	PLN003	A