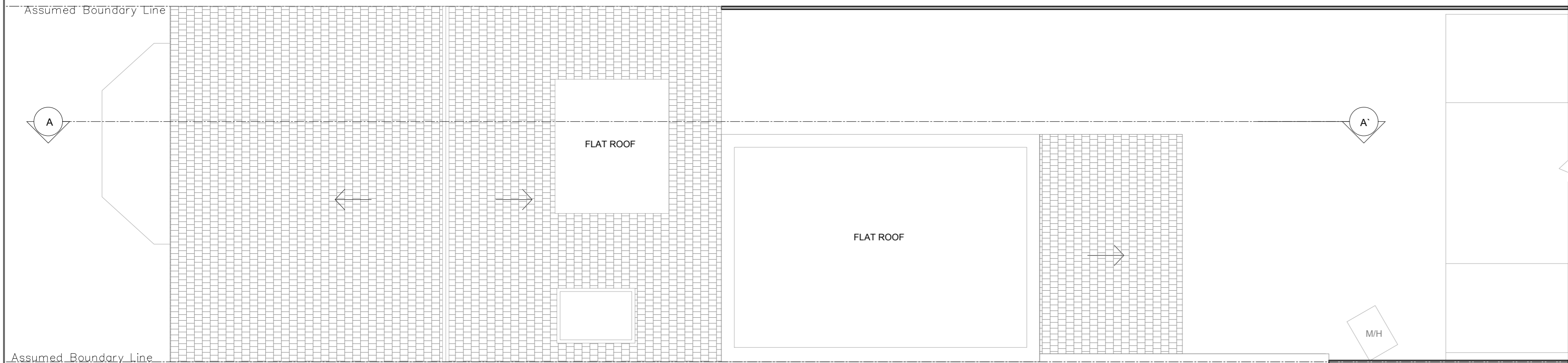
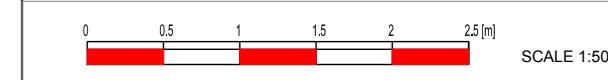




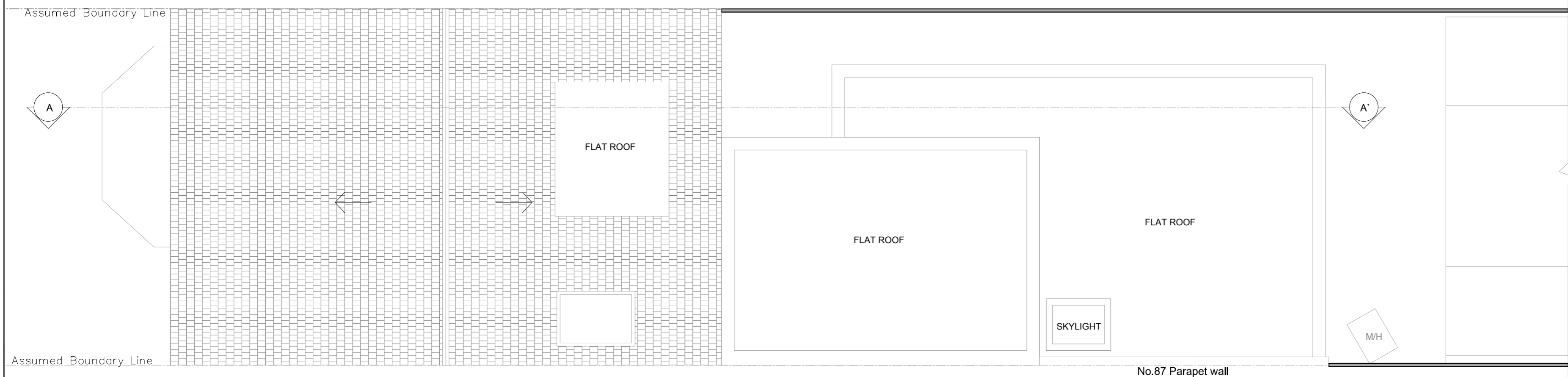
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**GENERAL NOTES**

1. Work to be carried out with proper materials and in a workman like & safe manner in accordance with CDM regulations. In particular the contractor is to allow for occupied premises, heavy loads, works at high level, services, glazing, hazardous materials, site restrictions, etc.
2. Materials to comply with relevant British & European standards, and used in accordance with appropriate agreement certificates. Include testing of structure for sound separation & modification to comply with Part A.
3. Check all dimensions on site. Do not scale from drawing.
4. All materials in contact with the ground to be sulphate-resisting. Hard core to be selected and free from sulphurous matter.
5. All structural timbers, roof timbers and external joinery to be treated with appropriate preservative.
6. Open up existing structure as required by the Building Inspector and modify as necessary.
7. Provide strutting at mid-spans of joists spanning 2.5 - 4.5 m and at third span for joists over 4.5m.
8. All drains which are serviced by the works to be tested on completion, in accordance with local authority requirements.
9. Electrical work to be designed & carried out by a competent registered person in accordance with current NICEIC recommendations & BS 7671. Include in specification & testing and providing completion & inspection certificates on completion. Electric cut outs and switches located between 450 and 1200mm above floor level as relevant.
10. Walls to comply with relevant requirements of BS5628: part 3.
11. Maximum spacing of cavity ties for 100mm cavity: 750mm horizontally, 450 mm vertically, 325 mm at all unbounded jambs with in 225mm of openings.
12. Roof structure and finishes to be securely fixed. Include 900x30x5mm galvanized metal straps at 1500 mm centers.
13. Wall ties to comply with DD 140-2: Ancon Star fix HRT 4, austenitic stainless steel.
14. Brick work and block work to be properly bonded and constructed of clay brick sbs BS3921:1974, concrete blocks to meet BS 6073: part1:1981.
15. Mortar to be mixed to appropriate designations to BS5628: part1. Sulphate resisting cement below dpc.
16. Bearing lengths for lintels to be 150 mm minimum. Includes lopers & weepverts (m in 2 no@450 mm centers) in flat roof masonry.
17. Foundations to be situated centrally under walls, minimum thickness 150mm, consisting of cement to BS12:1978, aggregate to BS 882:1983. Grade C20 P to BS 5328:1981, 1:2.4 mix or similar. All subject to approval by building inspector and engineer. 1100 mm deep except as stated. Notify adjoining owner as necessary.
18. Structural work of concrete to meet BS8110: parts 1&2.
19. Structural work of steel to meet BS5950: part 1.
20. Include all fire stopping and sealing of compartments to comply with Building Regulations. Separating walls to carry up to, and be fire-stopped at under side of roof for floor over. In fumecant strips to fire doors.
21. Roof windows to be fire rated AA within 6m of boundaries. Velux fire rated glazing, inner 4mm toughened with low-Ecoating.
22. Clear the site of all turf and other vegetable matter as affected by the new building works. Relay turf/ton completion.
23. Inform the architect of any tree roots, existing services, contaminants or ground water affected by the works. Foundations 600mm below any roots.
24. Avoids under suspended ground floor to be adequately ventilated: 1500qpm clear ventilation per metre external wall.
25. Damp proof course to be continuous and minimum 150 mm above ground level.
26. Include dpc and cavity trays to call cavity closures. "Democof" insulating dpc to all new external openings.
27. Natural ventilation to habitable rooms, kitchens & bathrooms to be minimum of 5% of the floor area.
28. Ventilation systems to be designed, installed, tested & certified by registered competent person.
29. Mechanical ventilation to be provided to kitchens, bathrooms and all rooms lacking natural ventilation. Air changes per hour to be: habitable rooms and ancillary accommodation: 1 ach with 8000 sq mm trickle vents; kitchens: 4000 mm vents and 60 l/s or 30m<sup>3</sup> cooker hood extract; bathrooms: 4000 sq mm and 15l/s with 15 m in over run for rooms with windows.
30. Sanitary fittings to be connected by way of deep seatings, 75 mm deep (part 50mm).
31. Basin wastes: m in 32 mm dia, sink, bath & shower: m in 40 mm, wc: 100mm. No connection to be made 200mm below soil connection with stack. Include thermostatic valves to baths: max 48 deg C.
32. Maximum lengths of unventilated branch pipes to washbasins: 4m; w.c.s: 15m. Include air - entraining valves as necessary.
33. Include rodding eyes to pipes which are not accessible from traps.
34. Allowance bands to bases of stacks (m in 200 mm radius).
35. Discharge stacks to be vented and fitted with durable cages minimum 900 mm above openings, 3 m horizontally. Include suitable sleeves as necessary.
36. Inspection chambers with access from inside the building to be fitted with mechanically-fixed, air-tight covers, double-sealed.
37. Drains under the building to meet BS 8301, surround with minimum 150 mm selected fill or concentrate on 100mm granular bed.
38. Drains passing through walls and foundations to have minimum 50mm clearance all round. Include lintels as required.
39. Surround drains with concrete, as affected by foundations, to conform with building regulations, part H. Include flexible joints as necessary.
40. Maximum slopes of ramps to be 1:12.
41. Construction to provide adequate u-values to comply with current building regulations: New dwellings: walls: 0.20-0.25; ground floors: 0.15-0.20; pitched roofs: ceiling insulation: 0.13-0.15; pitched roofs: roofs: 0.13-0.15; flat roofs: 0.13-0.15; w.c. in K. Minimum u-value for windows/roof lights: 1.6; glazed doors: 1.8; other doors: 1.8; w.c. in K.
42. Gas boilers: SC2020K not less than 75% to be designed, fitted, tested & certified by gas safe registered person. Include programmer, thermostat controls and thermostatic valves to new radiators.
43. Maximum area of windows, doors & roof light openings in dwellings to be 25% of floor area. Include trickle vents and low-E coating to new 16mm argon filled double glazed windows & doors.
44. Safety glazing to satisfy approved document N to BS EN 12600 BS 6202.
45. Trees located within 35 m of construction, as shown. Foundations to be in accordance with NHBC Practice note CH 4.5.
46. Install suitable smoke detection & alarm system to satisfy Building regulations & BS 5839 smoke detectors to be interlinked & separately fused with stand by battery.
47. Emergency exit windows to have unobstructed open able area at least 0.33 sq m and min 450 mm high 450 mm wide max sill height of 1100mm.
48. Supply and fix low energy light fittings to comply with relevant part L.



**ROOF PLAN - EXISTING**  
SCALE 1:50



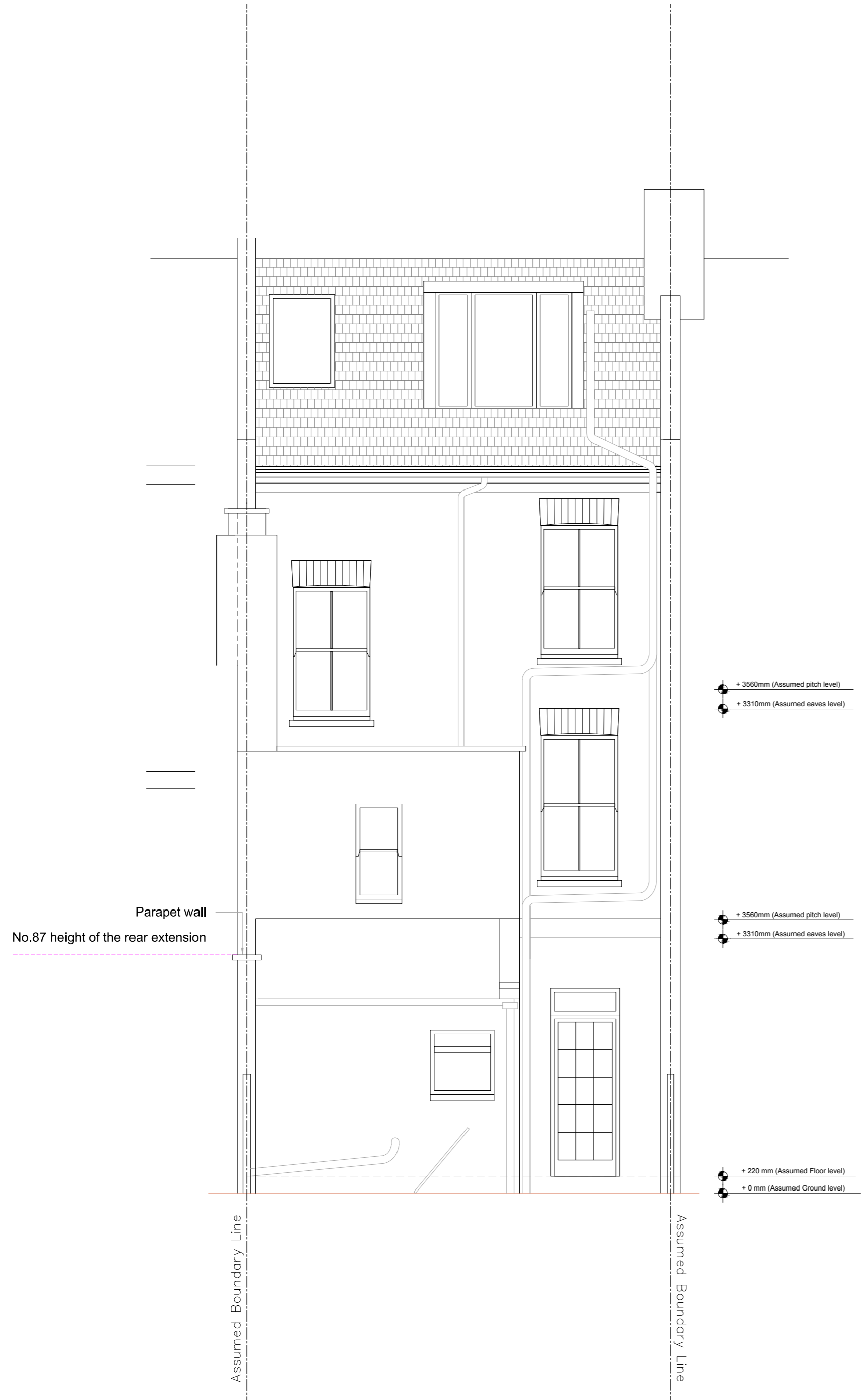
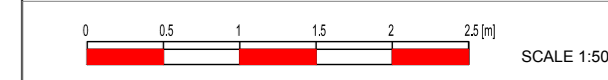
**ROOF PLAN - PROPOSED**  
SCALE 1:50

No.:	Revision:	Date:
<b>BISCHELL</b> THE DESIGN & BUILD COMPANY		
Bischell - Design & Build - Suite 114 80 Cumberland House, Scrubs Lane Hammersmith & Fulham, NW10 6RF www.bischell.co.uk		
Client: <b>Duncan Turner</b> 85 Iverson Road, London, NW6 2QY		
Drawing title: <b>Roof plan - Existing / Proposed</b>		
Status: <b>PLANNING</b>		
Scale: 1:50 @A2	Date: 10.07.16	Drawn by: HC
Drawing no: HC-Q3-DT-07-16	Rev: 3	

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**GENERAL NOTES**

1. Work to be carried out with proper materials and in a workman like & safe manner in accordance with CDM regulations. In particular the contractor is to allow for occupied premises, heavy loads, works at high level, services, glazing, hazardous materials, site restrictions, etc.
2. Materials to comply with relevant British & European standards, and used in accordance with appropriate agreement certificates. Include testing of structure for sound separation & modification to comply with Part A.
3. Check all dimensions on site. Do not scale from drawing.
4. All materials in contact with the ground to be sulphate-resisting. Hard core to be selected and free from sulphurous matter.
5. All structural timbers, roof timbers and external joinery to be treated with appropriate preservative.
6. Open up existing structure as required by the Building Inspector and modify as necessary.
7. Provide strutting at mid-spans of joists spanning 2.5 - 4.5 m and at third span for joists over 4.5m.
8. All drains which are serviced by the works to be tested on completion, in accordance with local authority requirements.
9. Electrical work to be designed & carried out by a competent registered person in accordance with current NICEIC recommendations & BS 7671. Include in specification & testing and providing completion & inspection certificates on completion. Electric out lets and switches located between 450 and 1200mm above floor level as relevant.
10. Walls to comply with relevant requirements of BS5628: part 3.
11. Maximum spacing of cavity ties for 100mm cavity: 750mm horizontally, 450 mm vertically, 225 mm at all unbounded jambs with in 225mm of openings.
12. Roof structure and finishes to be securely fixed. Include 900x30x5mm galvanized metal straps at 1500 mm centers.
13. Wall ties to comply with DD 140-2: Ancon Star fix HRT 4, austenitic stainless steel.
14. Brick work and block work to be properly bonded and constructed of clay brick sbs BS3921:1974, concrete blocks to meet BS 6073: part1:1981.
15. Mortar to be mixed to appropriate designations to BS5628:part1. Sulphate resisting cement below dpc.
16. Bearing lengths for lintels to be 150 mm minimum. Includes laperds & sweepers (m in 2 m)@450 mm centers in far floor masonry.
17. Foundations to be situated centrally under walls, minimum thickness 150mm, consisting of cement to BS12:1975, aggregate to BS 882: 1983, Grade C20 P to BS 5328:1981, 1:2.4 mix or similar. All subject to approval by building inspector and engineer. 1100 mm deep excavations stated. Notify adjoining owner as necessary.
18. Structural work of concrete to meet BS8110: part 1&2.
19. Structural work of steel to meet BS5950: part 1.
20. Include all fire stopping and sealing of compartments to comply with Building Regulations. Separating walls to carry up to, and be fire-stopped at under side of roof for floor over. In fumecant strips to fire doors.
21. Roof windows to be fire rated AA within 6m of boundaries. Velux fire rated glazing, inner 4mm toughened with low-Ecoating.
22. Clear the site of all turf and other vegetable matter as affected by the new building works. Relay turf/ton completion.
23. Inform the architect of any tree roots, existing services, contaminants or ground water affected by the works. Foundations 600mm below any roots.
24. Avoids under suspended ground floor to be adequately ventilated: 1500qmm clear ventilation per metre external wall.
25. Damp proof course to be continuous and minimum 150 mm above ground level.
26. Include dpc and cavity trays to call cavity closures. "Damp" insulating dpc to all new external openings.
27. Natural ventilation to habitable rooms, kitchens & bathrooms to be minimum of 5% of the floor area.
28. Ventilation systems to be designed, installed, tested & certified by registered competent person.
29. Mechanical ventilation to be provided to kitchens, bathrooms and all rooms lacking natural ventilation. Air changes per hour to be: habitable rooms and ancillary accommodation: 1 ach with 8000 sq mm trickle vents; kitchens: 4000 mm vents and 60 l/s or 30m<sup>3</sup> cooker hood extract; bathrooms: 4000 sq mm and 15l/s with 15 m in over run for rooms with windows.
30. Sanitary fittings to be connected by way of deep sealtraps, 75 mm deep (per part 50mm).
31. Basin wastes: m in 32 mm dia, sink, bath & shower: m in 40 mm, w/c: 100mm. No connection to be made 200mm below soil connection with stack. Include thermostatic valves to baths: max 48 deg C.
32. Maximum lengths of unventilated branch pipes to washbasins: 4m; w/c: 15m. Include air - entraining valves as necessary.
33. Include rodding eyes to pipes which are not accessible from traps.
34. Allow sleeve bends to bases of stacks (m in 200 mm radius).
35. Discharge stacks to be vented and fitted with durable cages minimum 900 mm above openings, 3 m horizontally. Include suitable sleeves as necessary.
36. Inspection chambers with access from inside the building to be fitted with mechanically-fixed, air-tight covers, double-sealed.
37. Drains under the building to meet BS 8301, surround with minimum 150 mm selected fill or concentrate on 100mm granular bed.
38. Drains passing through walls and foundations to have minimum 50mm clearance all round. Include lintels as required.
39. Surround drains with concrete, as affected by foundations, to conform with building regulations, part H. Include flexible joints as necessary.
40. Maximum slopes of ramps to be 1:12.
41. Construction to provide adequate u-values to comply with current building regulations: New dwellings: walls: 0.20-0.25; ground floors: 0.15-0.20; pitched roofs: ceiling insulation: 0.13-0.15; pitched roofs: rafters: 0.13-0.15; flat roofs: 0.13-0.15; w/c in K. Minimum u-value for windows/roof lights: 1.6; glazed doors: 1.8; other doors: 1.8; w/c in K.
42. Gas boilers: 2020/2016 not less than 75% to be designed, fitted, tested & certified by gas safe registered person. Include programmer, thermostat controls and thermostatic valves to new radiators.
43. Maximum area of windows, doors & roof light openings in dwellings to be 25% of floor area. Include trickle vents and low-E coating to new 16mm argon filled double glazed windows & doors.
44. Safety glazing to satisfy approved document H to BS EN 12600 BS 6202.
45. Trees located within 35 m of construction, as shown. Foundations to be in accordance with NHBC Practice note CH 4.5.
46. Install suitable smoke detection & alarm system to satisfy Building regulations & BS 5839 smoke detectors to be interlinked & separately fused with stand by battery.
47. Emergency exit windows to have unobstructed open able area at least 0.33 sq m and min 450 mm high 450 mm wide max sill height of 1100mm.
48. Supply and fix low energy light fittings to comply with relevant part L.



**REAR ELEVATION - EXISTING**  
SCALE 1:50



**REAR ELEVATION - PROPOSED**  
SCALE 1:50

York flagstone or similar to be laid on 40mm class M sand blinding on Geotextile (SF40 Dupont), on 150mm well compacted DTP1 granular sub-base on Geotextile layer.

NEW EXTERNAL EXTENSION WALL TO BE FINISHED WITH RENDER TO MATCH EXISTING

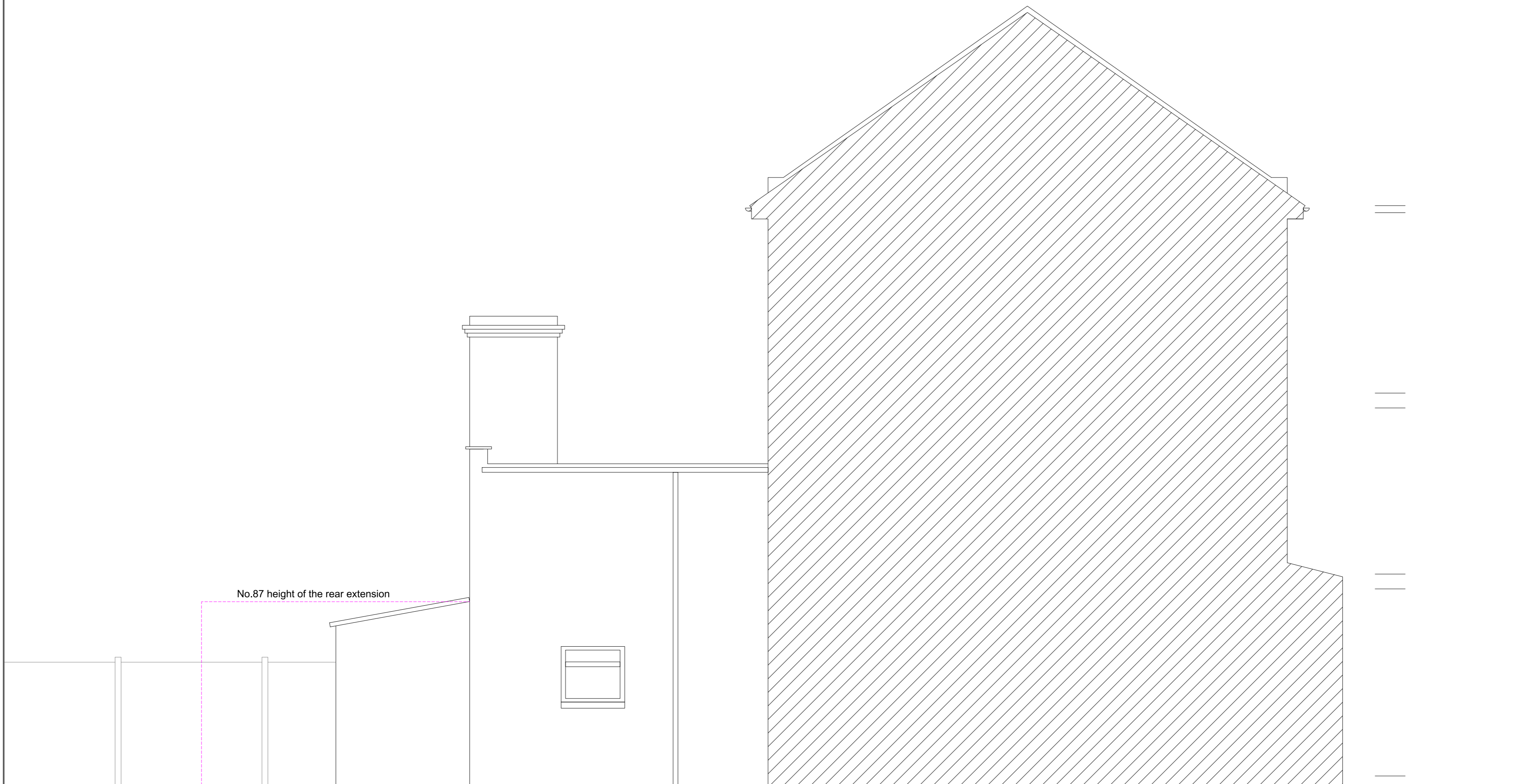
NEW DOUBLE GLAZED 1.6U-VALUE WHITE POWDER COATED BI FOLDING DOORS BY CONTRACTOR (ALUMINIUM)

No.:	Revision:	Date:
<b>BISCHELL</b> THE DESIGN & BUILD COMPANY		
Bischell - Design & Build - Suite 114 80 Cumberland House, Scrubs Lane Hammersmith & Fulham, NW10 6RF www.bischell.co.uk		
Client:	Duncan Turner 85 Iverson Road, London, NW6 2QY	
Drawing title:	Rear Elevation- Existing/Proposed	
Status:	PLANNING	
Scale:	1:50 @A2	Date: 10.07.16
Drawn by:	HC	
Drawing no.:	HC-04-DT-07-16	Rev: 3

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2. Materials to comply with relevant British & European standards, and used in accordance with appropriate agreement certificates. Include testing of structure for sound separation & modification to comply with Part A.
3. Check all dimensions on site. Do not scale from drawing.
4. All materials in contact with the ground to be sulphate-resisting. Hard core to be selected and free from sulphurous matter.
5. All structural timbers, roof timbers and external joinery to be treated with appropriate preservative.
6. Open up existing structure as required by the Building Inspector and modify as necessary.
7. Provide shuffling at mid-spans of joists spanning 2.5 - 4.5 m and at third span for joists over 4.5m.
8. All drains which are serviced by the works to be tested on completion, in accordance with local authority requirements.
9. Electrical work to be designed & carried out by a competent registered person in accordance with current NICEIC recommendations & BS 7671. Include in specification & testing and providing completion & inspection certificates on completion. Electric out lets and switches located between 450 and 1200mm above floor level as relevant.
10. Walls to comply with relevant requirements of BS5628: part 3.
11. Maximum spacing's of cavity ties for 100mm cavity: 750mm horizontally, 450 mm vertically, 225 mm at all unobstructed joints with in 225mm of openings.
12. Roof structure and finishes to be securely fixed. Include 90x30x5mm galvanneal metal straps at 1500 mm centres.
13. Wall ties to comply with DD 145-2 Ancon Slab fix HRT 4, austenitic stainless steel.
14. Brick work and block work to be properly bonded and constructed of clay brick to BS3621/1974, concrete blocks to meet BS 6073: part1 1981.
15. Mortar to be mixed to appropriate designations to BS5628: part1. Sulphate resisting cement below DPC.
16. Bearing lengths for ties to be 150 mm minimum. include spacers & weepholes (m in 2 reg@450 mm centres) in fair faced masonry.
17. Foundations to be situated centrally under walls, minimum thickness 150mm, consisting of cement to BS12:1076; aggregate to BS 882: 1983. Grade C20 P to BS 5328:1981, 1:2:4 mix or similar. All subject to approval by building inspector and engineer. 1100 mm deep excavation stated. Notify adjoining owner as necessary.
18. Structural work of concrete to meet BS8110: parts 1&2.
19. Structural work of steel to meet BS5950: part 1.
20. Include all fire stopping and sealing of compartments to comply with Building Regulations. Separating walls to carry up to, and be fire stopped at under side of roof for floor over. In turret roof steps to fire doors.
21. Roof windows to be fire rated AA within dm of boundaries. Value fire rated glazing, inner 4mm toughened with low-E coating.
22. Cleanside site of all turf and other vegetable matter as affected by the new building works. Retlay turf/ston completion.
23. Inform the architect of any tree roots, existing services, contaminants or ground water affected by works. Foundations 600mm below any roots.
24. Avoids under suspended ground floor to be adequately ventilated: 1500qpm clear ventilation per metre external wall.
25. Damp proof course to be continuous and minimum 150 mm above ground level.
26. Included pipe and cavity traps to call clearly closures. "Dampor" insulating slab to all new external openings.
27. Natural ventilation to habitable rooms, kitchens & bathrooms to be minimum of 5% of the floor area.
28. Ventilation systems to be designed, installed, tested & certified by registered competent person.
29. Mechanical ventilation to be provided to kitchens, bathrooms and all rooms lacking natural ventilation. Air changes per hour per hour to be: habitable rooms and ancillary accommodation 1 ach with 8000 sq mm trickle vents. Kitchens: 40000 mm vents and 60 l/s or 30l/s cooker hood extract, bathrooms: 4000 sq mm and 15l/s with 15 m in over run for rooms without windows.
30. Sanitary fittings to be connected by way of deep seatraps, 75 mm deep (para 50mm).
31. Basin wastes: m in 32 mm dia. sink, bath & shower: m in 40 mm; wc: 100mm. No connection to be made 200mm below roof connection with stack. Include thermostatic valves to bath: max 45 deg C.
32. Maximum lengths of unventilated branch pipes to washbasins: 4m; wc: 15m; include air-entraining valves as necessary.
33. Include rodding eyes to pipes which are not accessible from traps.
34. Allow slow bends to bases of stacks (m in 200 mm radius).
35. Discharge stacks to be vented and filled with durable cages minimum 900 mm above openings, 3 m horizontally. Include suitable leaves as necessary.
36. Inspection chambers with access from inside the building to be fitted with mechanically-fixed, air-tight covers, double-sealed.
37. Drains under the building to meet BS 8301, surround with minimum 150 mm selected fill or concentrate on 100mm granular bed.
38. Drains passing through walls and foundations to have minimum 50mm clearance all round. Include leads as required.
39. Surround drains with concrete, as affected by foundations, to conform with building regulations, part H. Include flexible joints as necessary.
40. Maximum slopes of ramps to be 1:12.
41. Construction to provide adequate u-values to comply with current building regulations: New dwellings: walls: 0.20-0.25; ground floors: 0.15-0.20; pitched roofs: ceiling insulation: 0.13-0.15; pitched roofs: lifts: 0.13-0.15; flat roofs: 0.13-0.15 w/eq m. K. Minimum u-value for windows/roof lights: 1.6, glazed doors: 1.8, other doors: 1.8 w/eq m. K.
42. Gas boilers: SEDBUK not less than 78% to be designed, fitted, tested & certified by gas safe registered person. Include programmer, thermostat controls and thermostatic valves to new radiators.
43. Maximum area of windows, doors & roof light openings in dwellings to be 25% of floor area. Include trickle vents and low-E coating to new 16mm argon filled double glazed windows & doors.
44. Safety glazing to satisfy approved document N to BS EN 12600 BS 6262.
45. Trees located within 35 m of construction, as shown. Foundations to be in accordance with NHBC Practice note Ch 4.2.
46. Install suitable smoke detection & alarm system to satisfy Building regulations & BS 5839 smoke detectors to be interlinked & separately fused with stand by battery.
47. Emergency exit windows to have unobstructed open able area of at least 0.33 sq m and min 450 mm high, 450 mm wide max sill height of 1100mm.
48. Supply and fix low energy light fittings to comply with relevant part L.



**SIDE ELEVATION - EXISTING**  
SCALE 1:50

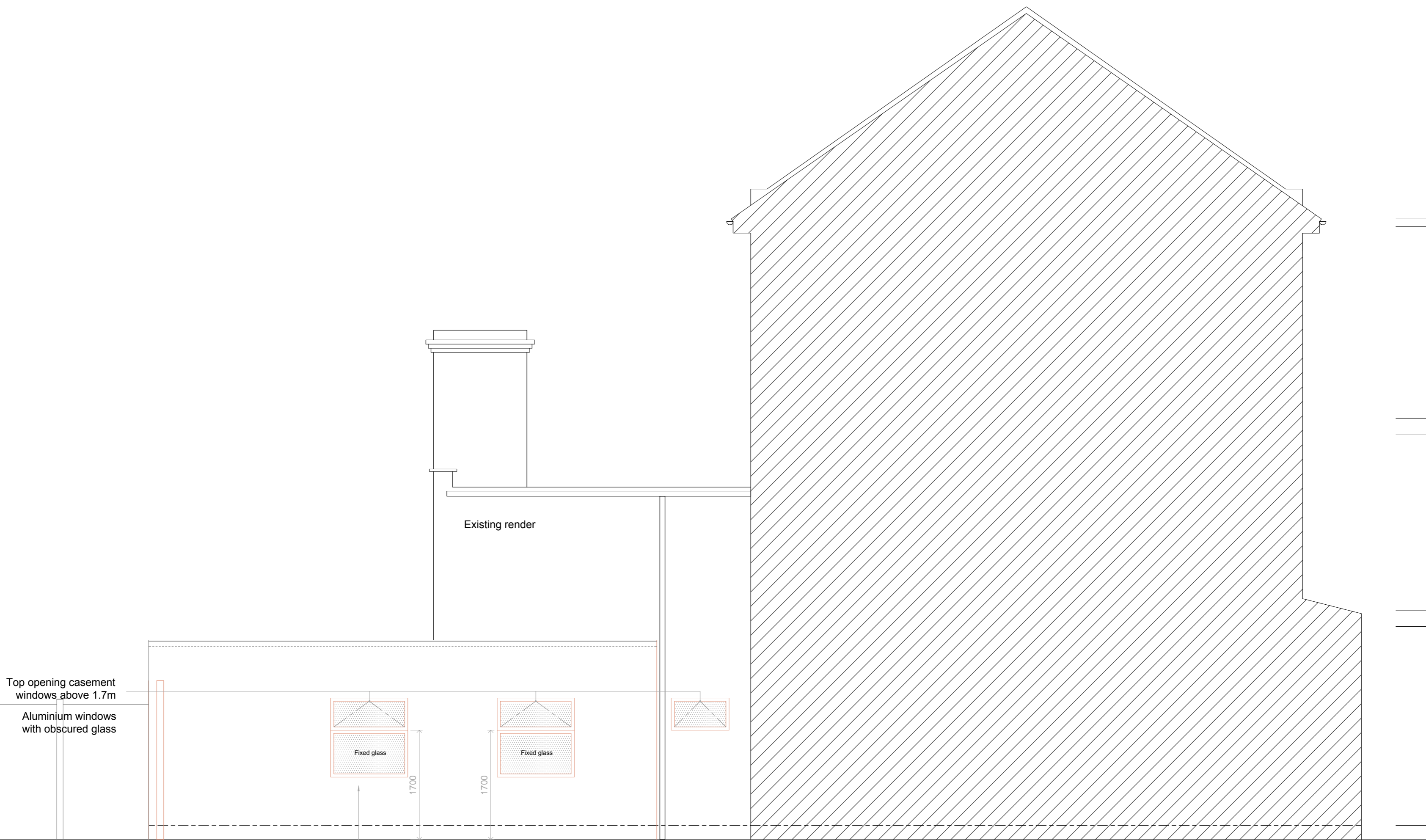
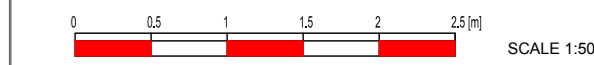
No:	Revision:	Date:
Bischell - Design & Build - Suite 114 80 Cumberland House, Scrubs Lane Hammersmith & Fulham, NW10 6RF www.bischell.co.uk		
Client: <b>Duncan Turner</b> 85 Iverson Road, London, NW6 2QY		
Drawing title: <b>Side elevation : Existing</b>		
Status: <b>PLANNING</b>		
Scale:	Date:	Drawn by:
1:50 @A2	10.07.16	HC
Drawing no: <b>HC-05-DT-07-16</b>		Rev: 1



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GENERAL NOTES

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2. Materials to comply with relevant British & European standards, and used in accordance with appropriate agreement certificates. Include testing of structure for sound separation & modification to comply with Part A.
3. Check all dimensions on site. Do not scale from drawing.
4. All materials in contact with the ground to be sulphate-resisting. Hard core to be selected and free from sulphurous matter.
5. All structural timbers, roof timbers and external joinery to be treated with appropriate preservative.
6. Open up existing structure as required by the Building Inspector and modify as necessary.
7. Provide shuffling at mid-spans of joists spanning 2.5 - 4.5 m and at third span for joists over 4.5m.
8. All drains which are serviced by the works to be tested on completion, in accordance with local authority requirements.
9. Electrical work to be designed & carried out by a competent registered person in accordance with current NICEIC recommendations & BS 7671. Include in specification & testing and providing completion & inspection certificates on completion. Electric out lets and switches located between 450 and 1200mm above floor level as relevant.
10. Walls to comply with relevant requirements of BS5628: part 3.
11. Maximum spacing's of cavity ties for 100mm cavity: 750mm horizontally, 450 mm vertically, 225 mm at all unobstructed joints with in 225mm of openings.
12. Roof structure and finishes to be securely fixed. Include 90x30x5mm galvanneal metal straps at 1500 mm centres.
13. Wall ties to comply with DD 145-2 Ancon Slab fix HRT 4, austenitic stainless steel.
14. Brick work and block work to be properly bonded and constructed of clay brick via BS3621/1974, concrete blocks to meet BS 6073: part1 1981.
15. Mortar to meet to appropriate designations to BS5628: part1. Substrate resting cement below 50c.
16. Bearing lengths for ties to be 150 mm minimum. include spacers & weepholes (m in 2 reg@450 mm centres) in fair faced masonry.
17. Foundations to be situated centrally under walls, minimum thickness 150mm, consisting of cement to BS12:1076; aggregate to BS 882: 1983, Grade C20 P to BS 5328:1981, 1:2:4 mix or similar. All subject to approval by building inpector and engineer. 1100 mm deep concrete damped, neatly adjoining owner as necessary.
18. Structural work of concrete to meet BS8110 : parts 1&2.
19. Structural work of steel to meet BS5950 : part 1.
20. Include all fire stopping and sealing of compartments to comply with Building Regulations. Separating walls to carry up to, and be fire stopped at under side of roof for floor over. In turretcent steps to fire doors.
21. Roof windows to be fire rated AA within dm of boundaries. Value fire rated glazing, inner 4mm toughened with low-Ecoating.
22. Cleavane site of all turf and other vegetable matter as affected by the new building works. Retay turf/ston completion.
23. Inform the architect of any tree roots, existing services, contaminants or ground water affected by works. Foundations 500mm below any roots.
24. Avoids under suspended ground floor to be adequately ventilated: 1500qpm clear ventilation per metre external wall.
25. Damp proof course to be continuous, and minimum 150 mm above ground level.
26. Included pipe and cavity trays to call clearly closures. "Dampor" insulating slab to all new external openings.
27. Natural ventilation to habitable rooms, kitchens & bathrooms to be minimum of 5% of the floor area.
28. Ventilation systems to be designed, installed, tested & certified by registered competent person.
29. Mechanical ventilation to be provided to kitchens, bathrooms and all rooms lacking natural ventilation. Air changes per hour per hour to be: habitable rooms and ancillary accommodation 1 ach/hr with 8000 sq mm trickle vents; Kitchens: 4000 sq mm vents and 60 l/s or 30/s cooker hood extract; bathrooms: 4500 sq mm and 15l/s with 15 m in over run for rooms without windows.
30. Sanitary fittings to be connected by way of deep seatraps, 75 mm deep (para 50mm).
31. Basin wastes: m in 32 mm dia. sink, bath & shower: m in 40 mm; wc: 100mm. No connection to be made 200mm below roof connection with stack. Include thermostatic valves to batter: max 45 deg C.
32. Maximum lengths of unventilated branch pipes to washbasins: 4m; wc: 15m; include air - entraining valves as necessary.
33. Include rodding eyes to pipes which are not accessible from traps.
34. Allow slow bends to bases of stacks (m in 200 mm radius).
35. Discharge stacks to be vented and filled with durable cages minimum 900 mm above openings, 3 m horizontally. Include suitable leaves as necessary.
36. Inspection chambers with access from inside the building to be fitted with mechanically-fixed, air-tight covers, double-sealed.
37. Drains under the building to meet BS 8301, surround with minimum 150 mm selected fill or concentrate on 100mm granular bed.
38. Drains passing through walls and foundations to have minimum 50mm clearance all round. Include leads as required.
39. Surround drains with concrete, as affected by foundations, to conform with building regulations, part H. include flexible joints as necessary.
40. Maximum slopes of ramps to be 1:12.
41. Construction to provide adequate u-values to comply with current building regulations: New dwellings: walls: 0.20-0.25;ground floors:0.15-0.20; pitched roofs: ceiling insulation: 0.13-0.15; pitched roofs, lifts : 0.13-0.15;flat roofs: 0.13-0.15 w/eq m. K. Minimum u-value for windows/roof lights: 1.6, glazed doors: 1.8, other doors : 1.8 w/eq m. K.
42. Gas boilers: SEDBUK not less than 78% to be designed, fitted, tested & certified by gas safe registered person. include programmer, thermostat controls and thermostatic valves to new radiators.
43. Maximum area of windows, doors & roof light openings in dwellings to be 25% of floor area. include trickle vents and low-E coating to new 16mm argon filled double glazed windows & doors.
44. Safety glazing to satisfy approved document N to BS EN 12600 BS 6262.
45. Trees located within 35 m of construction, as shown. Foundations to be in accordance with NHBC Practice note Ch 4.2.
46. install suitable smoke detection & alarm system to satisfy Building regulations & BS 5839 smoke detectors to be interlinked & separately fused with stand by battery.
47. Emergency exit windows to have unobstructed open able area of least 0.33 sq m and min 450 mm high,450 mm wide max sill height of 1100mm.
48. Supply and fix low energy light fittings to comply with relevant part L.



SIDE ELEVATION - PROPOSED  
SCALE 1:50

No: Revision: Date:



Bischell - Design & Build -  
Suite 114  
80 Cumberland House, Scrubs Lane  
Hammersmith & Fulham, NW10 6RF  
www.bischell.co.uk

Client: **Duncan Turner**  
85 Iverson Road, London, NW6 2QY

Drawing title: **Side elevation : Proposed**

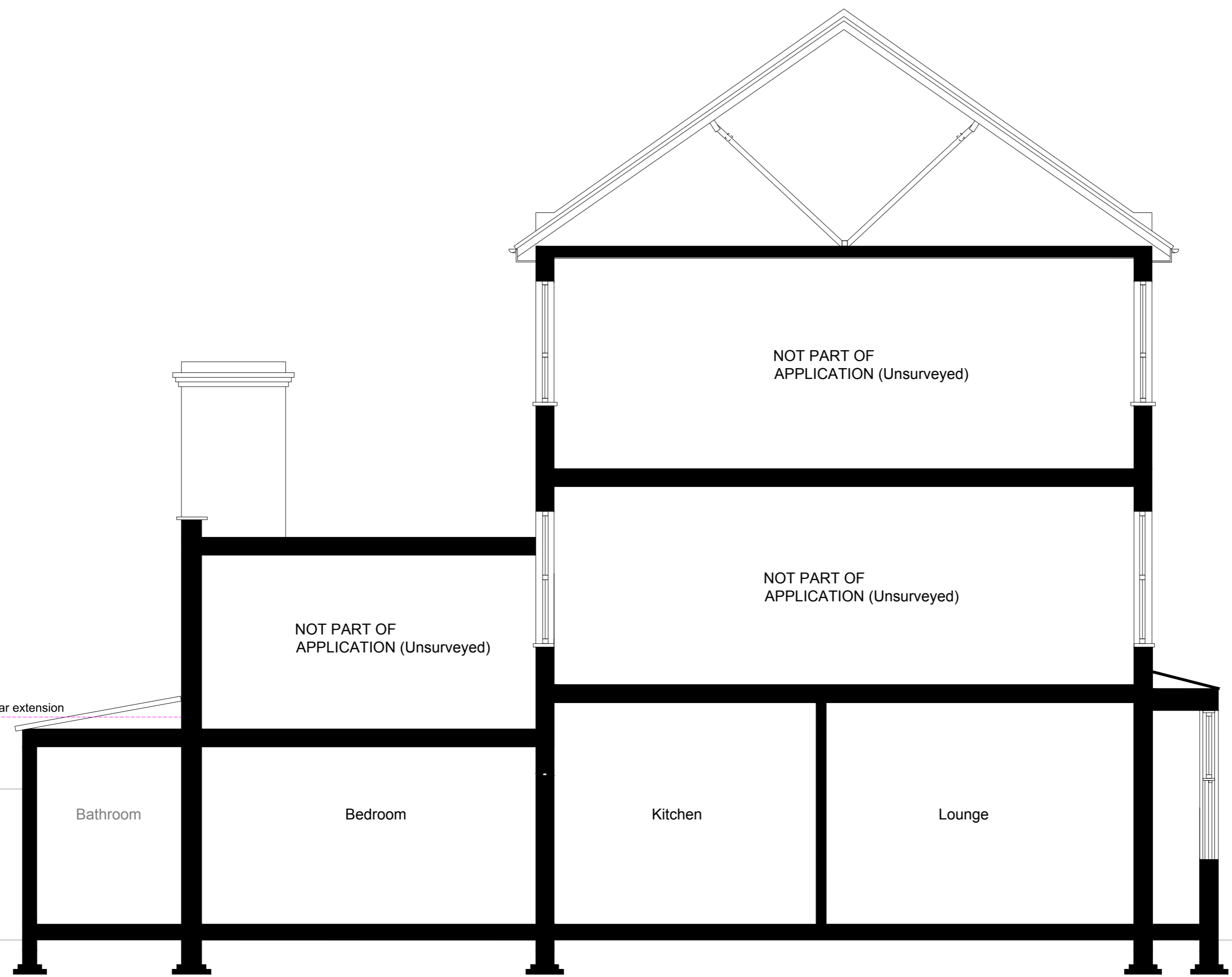
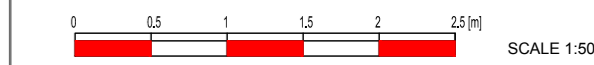
Status: **PLANNING**

Scale: 1:50 @A2 Date: 10.07.16 Drawn by: HC  
Drawing no: HC-06-DT-07-16 Rev: 3

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GENERAL NOTES

1. Work to be carried out with proper materials and in a workman like & safe manner in accordance with CDM regulations. In particular the contractor is to allow for occupied premises, heavy loads, works at high level, services, piling, hazardous materials, site restrictions, etc.
2. Materials to comply with relevant British & European standards, and used in accordance with appropriate agreement certificates. Include testing of structure for sound separation & modification to comply with Part A.
3. Check all dimensions on site. Do not scale from drawing.
4. All materials in contact with the ground to be sulphate-resisting. Hard core to be selected and free from sulphurous matter.
5. All structural timbers, roof timbers and external joinery to be treated with appropriate preservative.
6. Open up existing structure as required by the Building Inspector and modify as necessary.
7. Provide strutting at mid-spans of joists spanning 2.5 - 4.5 m and at third span for joists over 4.5m.
8. All drains which are serviced by the works to be tested on completion, in accordance with local authority requirements.
9. Electrical work to be designed & carried out by a competent registered person in accordance with current NICEIC recommendations & BS 7671. Include in spec and providing completion & inspection certificates on completion. Electric out lets and switches located between 450 and 1200mm above floor level as relevant.
10. Walls to comply with relevant requirements of BS5620: part 3.
11. Maximum spacing's of cavity ties for 100mm cavity: 750mm horizontally, 450 mm vertically, 225 mm at all unobstructed joints with in 225mm of openings.
12. Roof structure and finishes to be securely fixed. Include 90x30x5mm galvanneal metal straps at 1500 mm centres.
13. Wall ties to comply with DD 145-2: Ancon Stal fix HRT 4, austenitic stainless steel.
14. Brick work and block work to be properly bonded and constructed of clay brick to BS3621/1974, concrete blocks to meet BS 6073: part1 1981.
15. Mortar to meet to appropriate designations to BS5620: part1. Substitute resisting cement below DPC.
16. Bearing lengths for ties to be 150 mm minimum. include lapends & weepholes (m in 2 x 90x450 mm centers) in fair faced masonry.
17. Foundations to be situated centrally under walls, minimum thickness 150mm, consisting of cement to BS12:1076; aggregate to BS 882: 1983. Grade C20 P to BS 5328:1981, 1:2:4 mix or similar. All subject to approval by building inpector and engineer. 1100 mm deep excavation dated. notify adjoining owner as necessary.
18. Structural work of concrete to meet BS8110 : parts 1&2.
19. Structural work of steel to meet BS5950 : part 1.
20. Include all fire stopping and sealing of compartments to comply with Building Regulations. Separating walls to carry up to, and be fire stopped at under side of roof for floor over. In turn-out steps to fire doors.
21. Roof windows to be fire rated AA within dm of boundaries. Value fire rated glazing, inner 4mm toughened with low-E coating.
22. Cleansive site of all turf and other vegetable matter as affected by the new building works. Relay turf/ton completion.
23. Inform the architect of any tree roots, existing services, contaminants or ground water affected by works. Foundations 600mm below any roots.
24. Avoids under suspended ground floor to be adequately ventilated: 1500qpm clear ventilation per metre external wall.
25. Damp proof course to be continuous, and minimum 150 mm above ground level.
26. Included pins and caps to call clearly closures. "Dampor" insulating disc to all new external openings.
27. Natural ventilation to habitable rooms, kitchens & bathrooms to be minimum of 5% of the floor area.
28. Ventilation systems to be designed, installed, tested & certified by registered competent person.
29. Mechanical ventilation to be provided to kitchens, bathrooms and all rooms lacking natural ventilation. Air changes per hour per hour to be: habitable rooms and ancillary accommodation:1 ach/h with 8000 sq mm trickle vents. Kitchens: 40000 sq mm vents and 60 l/s or 30l/s cooker hood extract. bathrooms: 4000 sq mm and 15l/s with 15 m in over run for rooms with no windows.
30. Sanitary fittings to be connected by way of deep seatraps, 75 mm deep (para 50mm).
31. Basin wastes: m in 32 mm dia. sink, bath & shower: m in 40 mm; wc: 100mm. No connection to be made 200mm below roof connection with stack. Include thermostatic valves to bathes max 48 deg C.
32. Maximum lengths of unventilated branch pipes to washbasins: 4m; w/c: 15m; include air - entraining valves as necessary.
33. Include rodding eyes to pipes which are not accessible from traps.
34. Allow slow bends to bases of stacks (m in 200 mm radius).
35. Discharge stacks to be vented and filled with durable cages minimum 900 mm above openings, 3 m horizontally. include suitable sleeves as necessary.
36. Inspection chambers with access from inside the building to be fitted with mechanically-fixed, air-tight covers, double-sealed.
37. Drains under the building to meet BS 8301, surround with minimum 150 mm selected fill or concentrate on 100mm granular bed.
38. Drains passing through walls and foundations to have minimum 50mm clearance all round. include leads as required.
39. Surround drains with concrete, as affected by foundations, to conform with building regulations, part H. include flexible joints as necessary.
40. Maximum slopes of ramps to be 1:12.
41. Construction to provide adequate u-values to comply with current building regulations: New dwellings: walls: 0.20-0.25ground floors:0.15-0.20; pitched roofs: ceiling insulation: 0.13-0.15; pitched roofs: lifts: 0.13-0.15;flat roofs: 0.13-0.15 w/eq m. K. Minimum u-value for windows/roof lights: 1.6, glazed doors: 1.8, other doors: 1.8 w/eq m. K.
42. Gas boiler SEDBUK not less than 78% to be designed, fitted, tested & certified by gas safe registered person. include programmer, thermostat controls and thermostatic valves to new radiators.
43. Maximum area of windows, doors & roof light openings in dwellings to be 25% of floor area. include trickle vents and low-E coating to new 16mm argon filled double glazed windows & doors.
44. Safety glazing to satisfy approved document N to BS EN 12600 BS E2E2.
45. Trees located within 35 m of construction, as shown. Foundations to be in accordance with NHBC Practice note Ch 4.2.
46. install suitable smoke detection & alarm system to satisfy Building regulations & BS 5839 smoke detectors to be interlinked & separately fused with stand by battery.
47. Emergency exit windows to have unobstructed open able area at least 0.33 sq m and min 450 mm high,450 mm wide max cill height of 1100mm.
48. Supply and fix low energy light fittings to comply with relevant part L.



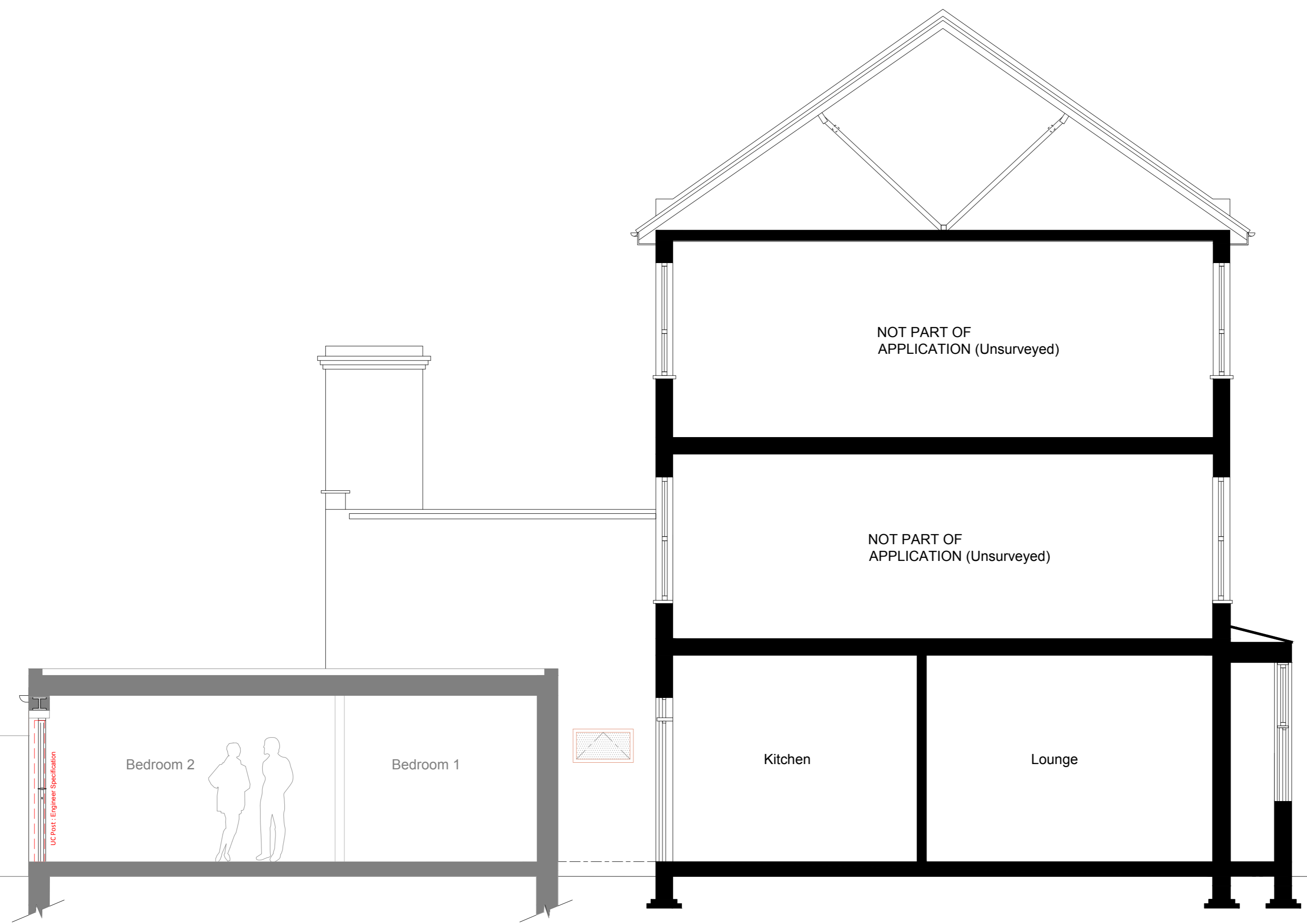
SECTION A-A` - EXISTING  
SCALE 1:50

No:	Revision:	Date:
Bischell - Design & Build - Suite 114 80 Cumberland House, Scrubs Lane Hammersmith & Fulham, NW10 6RF www.bischell.co.uk		
Client: <b>Duncan Turner</b> 85 Iverson Road, London, NW6 2QY		
Drawing title: <b>Section A-A` : Existing</b>		
Status: <b>PLANNING</b>		
Scale:	Date:	Drawn by:
1:50 @A2	10.07.16	HC
Drawing no: <b>HC-07-DT-07-16</b>		Rev: 1

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**GENERAL NOTES**

1. Work to be carried out with proper materials and in a workman like & safe manner in accordance with CDM regulations. In particular the contractor is to allow for occupied premises, heavy loads, works at high level, services, glazing, hazardous materials, site restrictions, etc.
2. Materials to comply with relevant British & European standards, and used in accordance with appropriate agreement certificates. Include testing of structure for sound separation & modification to comply with Part A.
3. Check all dimensions on site. Do not scale from drawing.
4. All materials in contact with the ground to be sulphate-resisting. Hard core to be selected and free from sulphurous matter.
5. All structural timbers, roof timbers and external joinery to be treated with appropriate preservative.
6. Open up existing structure as required by the Building Inspector and modify as necessary.
7. Provide strutting at mid-spans of joists spanning 2.5 - 4.5 m and at third span for joists over 4.5m.
8. All drains which are serviced by the works to be tested on completion, in accordance with local authority requirements.
9. Electrical work to be designed & carried out by a competent registered person in accordance with current NICEIC recommendations & BS 7671. Include in specification & testing and providing completion & inspection certificates on completion. Electric out lets and switches located between 450 and 1200mm above floor level as relevant.
10. Walls to comply with relevant requirements of BS5628: part 3.
11. Maximum spacing's of cavity ties for 100mm cavity: 750mm horizontally, 450 mm vertically, 225 mm at all unobstructed joints with in 225mm of openings.
12. Roof structure and finishes to be securely fixed. Include 90x30x5mm galvanneal metal straps at 1500 mm centres.
13. Wall ties to comply with DD 145-2. Ancon Stal fix HRT 4, austenitic stainless steel.
14. Brick work and block work to be properly bonded and constructed of clay brick to BS3621/1974, concrete blocks to meet BS 6073: part1 1981.
15. Mortar to be mixed to appropriate designations to BS5628: part1. Substitute resting cement below 50c.
16. Bearing lengths for ties to be 150 mm minimum. include lapends & weepends pm in 2 x 90x450 mm centers) in fair faced masonry.
17. Foundations to be situated centrally under walls, minimum thickness 150mm, consisting of cement to BS12:1076; aggregate to BS 882: 1983. Grade C20 P to BS 5328:1981, 1:2:4 mix or similar. All subject to approval by building inspector and engineer. 1100 mm deep excavation dated. Notify adjoining owner as necessary.
18. Structural work of concrete to meet BS8110 : parts 1&2.
19. Structural work of steel to meet BS5950 : part 1.
20. Include all fire stopping and sealing of compartments to comply with Building Regulations. Separating walls to carry up to, and be fire stopped at under side of roof for floor over. In tumescent steps to fire doors.
21. Roof windows to be fire rated AA within dm of boundaries. Value fire rated glazing, inner 4mm toughened with low-E coating.
22. Cleavage site of all turf and other vegetable matter as affected by the new building works. Relay turf/soil completion.
23. Inform the architect of any tree roots, existing services, contaminants or ground water affected by the works. Foundations 500mm below any roots.
24. Avoids under suspended ground floor to be adequately ventilated: 1500qpm clear ventilation per metre external wall.
25. Damp proof course to be continuous, and minimum 150 mm above ground level.
26. Include drip and cavity trays to call cavity closures. "Dimple" insulating slab to all new external openings.
27. Natural ventilation to habitable rooms, kitchens & bathrooms to be minimum of 5% of the floor area.
28. Ventilation systems to be designed, installed, tested & certified by registered competent person.
29. Mechanical ventilation to be provided to kitchens, bathrooms and all rooms lacking natural ventilation. Air changes per hour per hour to be: habitable rooms and ancillary accommodation:1 ach/hr with 8000 sq mm trickle vents. Kitchens: 40000 sq mm vents and 60 l/s or 30/s cooker hood extract; bathrooms: 4000 sq mm and 15l/s with 15 m in over run for rooms with no windows.
30. Sanitary fittings to be connected by way of deep seatraps, 75 mm deep (para 50mm).
31. Basin wastes: m in 32 mm dia. sink, bath & shower: m in 40 mm; wc: 100mm. No connection to be made 200mm below roof connection with stack. Include thermostatic valves to bath: max 48 deg C.
32. Maximum lengths of unventilated branch pipes to washbasins: 4m; w/c: 15m; include air - entraining valves as necessary.
33. Include rodding eyes to pipes which are not accessible from traps.
34. Allow slow bends to bases of stacks (m in 200 mm radius).
35. Discharge stacks to be vented and filled with durable cages minimum 900 mm above openings, 3 m horizontally. Include suitable sleeves as necessary.
36. Inspection chambers with access from inside the building to be fitted with mechanically-fixed, air-tight covers, double-sealed.
37. Drains under the building to meet BS 8301, surround with minimum 150 mm selected fill or concentrate on 100mm granular bed.
38. Drains passing through walls and foundations to have minimum 50mm clearance all round. Include leads as required.
39. Surround drains with concrete, as affected by foundations, to conform with building regulations, part H. Include flexible joints as necessary.
40. Maximum slopes of ramps to be 1:12.
41. Construction to provide adequate u-values to comply with current building regulations: New dwellings: walls: 0.20-0.25;ground floors:0.15-0.20; pitched roofs: ceiling insulation: 0.13-0.15; pitched roofs, lifts : 0.13-0.15;flat roofs: 0.13-0.15 w/eq m. K. Minimum u-value for windows/roof lights: 1.6, glazed doors: 1.8, other doors : 1.8 w/eq m. K.
42. Gas boiler SEDBUK not less than 78% to be designed, fitted, tested & certified by gas safe registered person. Include programmer, thermostat controls and thermostatic valves to new radiators.
43. Maximum area of windows, doors & roof light openings in dwellings to be 25% of floor area. Include trickle vents and low-E coating to new 16mm argon filled double glazed windows & doors.
44. Safety glazing to satisfy approved document N to BS EN 12600 BS E2E2.
45. Trees located within 35 m of construction, as shown. Foundations to be in accordance with NHBC Practice Ch 4-2.
46. Install suitable smoke detection & alarm system to satisfy Building regulations & BS 5839 smoke detectors to be interlinked & separately fused with stand by battery.
47. Emergency exit windows to have unobstructed open able area at least 0.33 sq m and min 450 mm high,450 mm wide max sill height of 1100mm.
48. Supply and fix low energy light fittings to comply with relevant part L.



**SECTION A-A` - PROPOSED**  
SCALE 1:50

No:	Revision:	Date:
Bischell - Design & Build - Suite 114 80 Cumberland House, Scrubs Lane Hammersmith & Fulham, NW10 6RF www.bischell.co.uk		
Client: <b>Duncan Turner</b> 85 Iverson Road, London, NW6 2QY		
Drawing title: <b>Section A-A` : Proposed</b>		
Status: <b>PLANNING</b>		
Scale:	Date:	Drawn by:
1:50 @A2	10.07.16	HC
Drawing no: <b>HC-08-DT-07-16</b>		Rev: 1