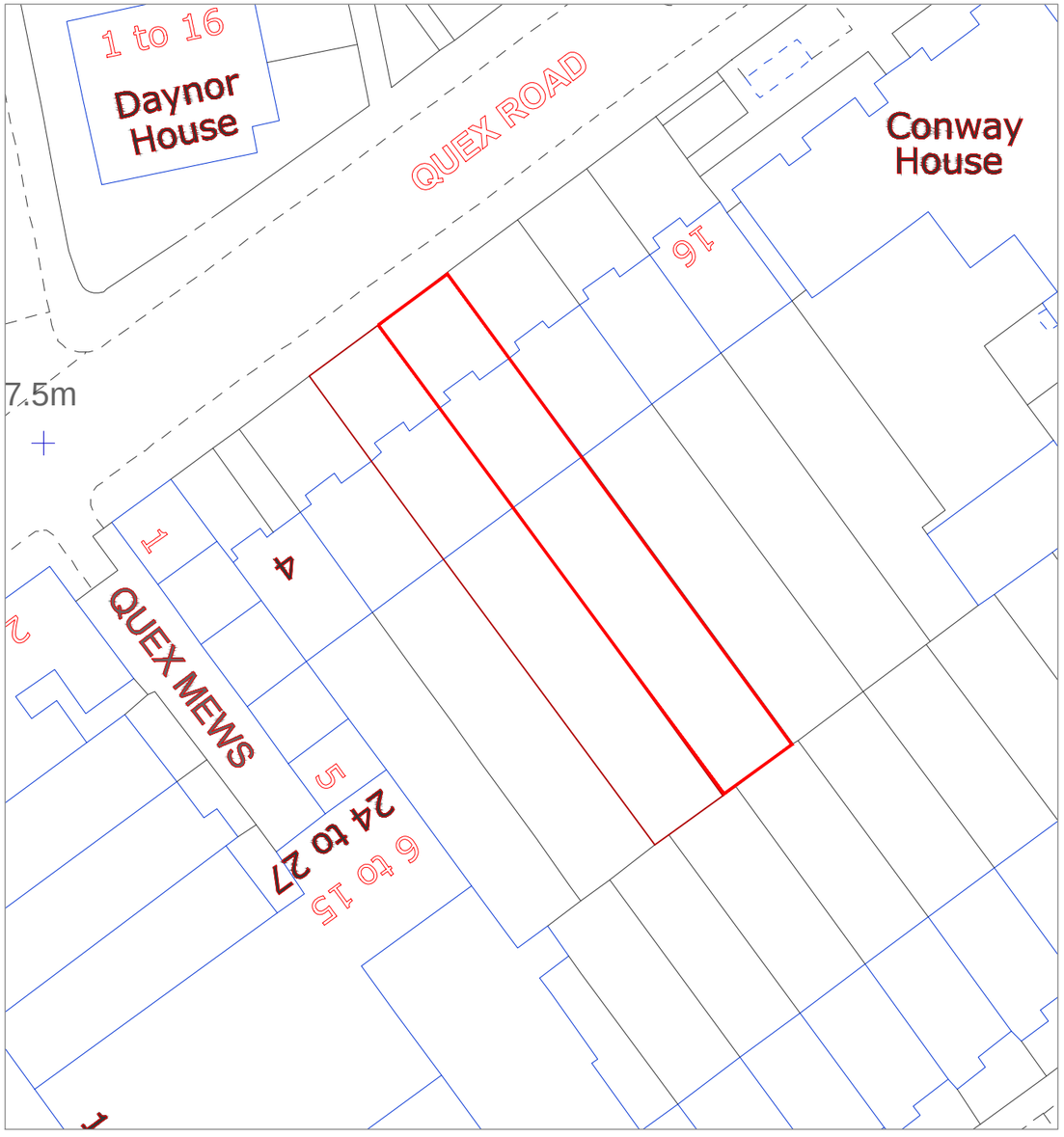
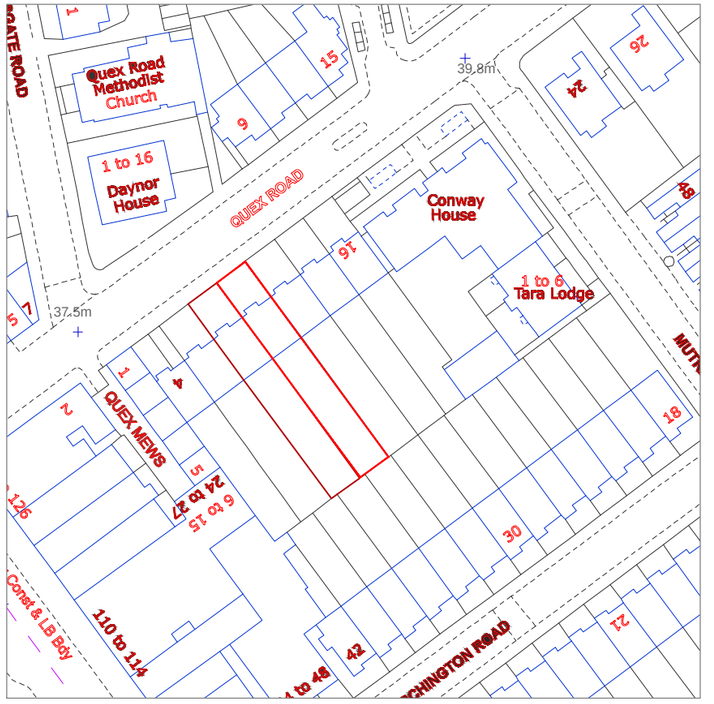


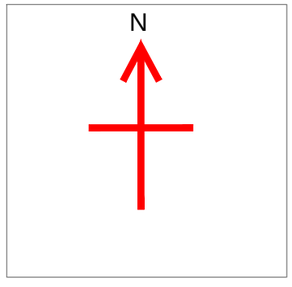
BLOCK PLAN
SCALE 1:500

0 10 20 30 40 50m



LOCATION PLAN
SCALE 1:1250

0 10 20 30 40 50 60 70 80 90 100m



APPLICATION SITE

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED .
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2007.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTIFIED PRIOR PROCEEDING ANY WORKS .
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FORM DESIGN VOID THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.

No:	Revision:	Date:

Bischell

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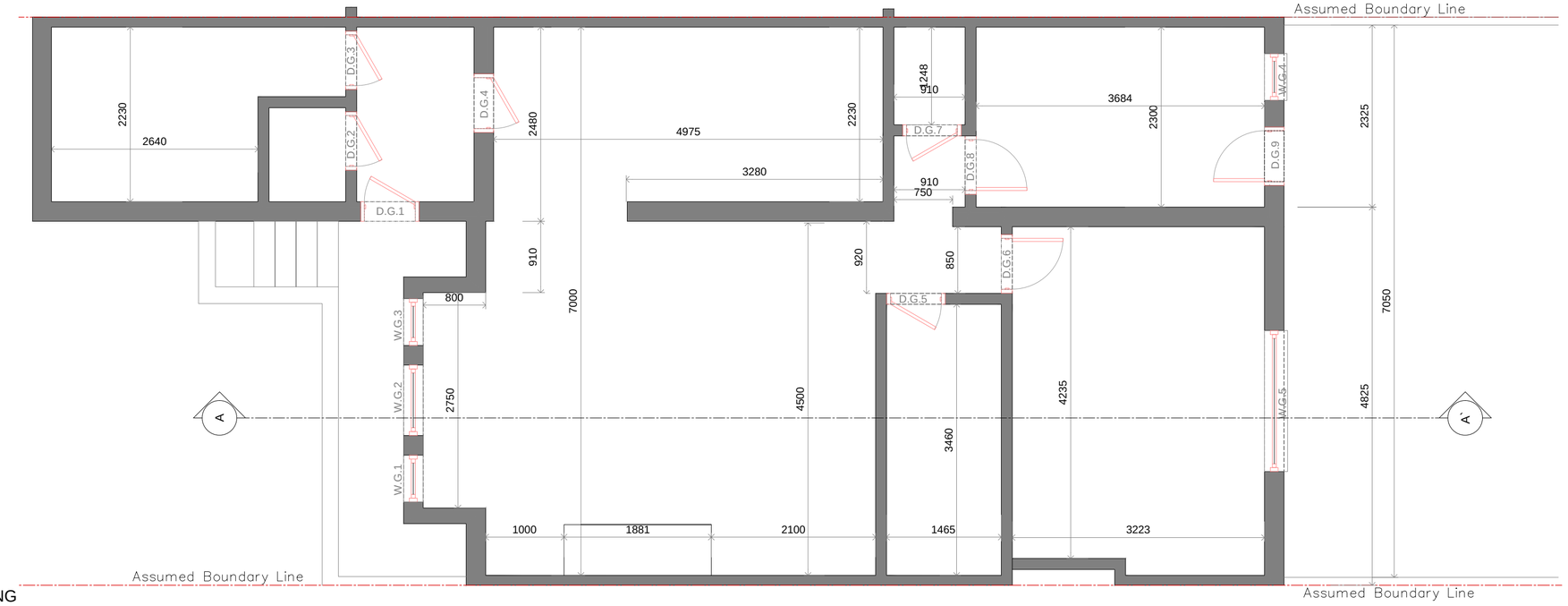
Suite 200g
80 Cumberland House, Scrubs Lane
Hammersmith & Fulham, NW10 6RF

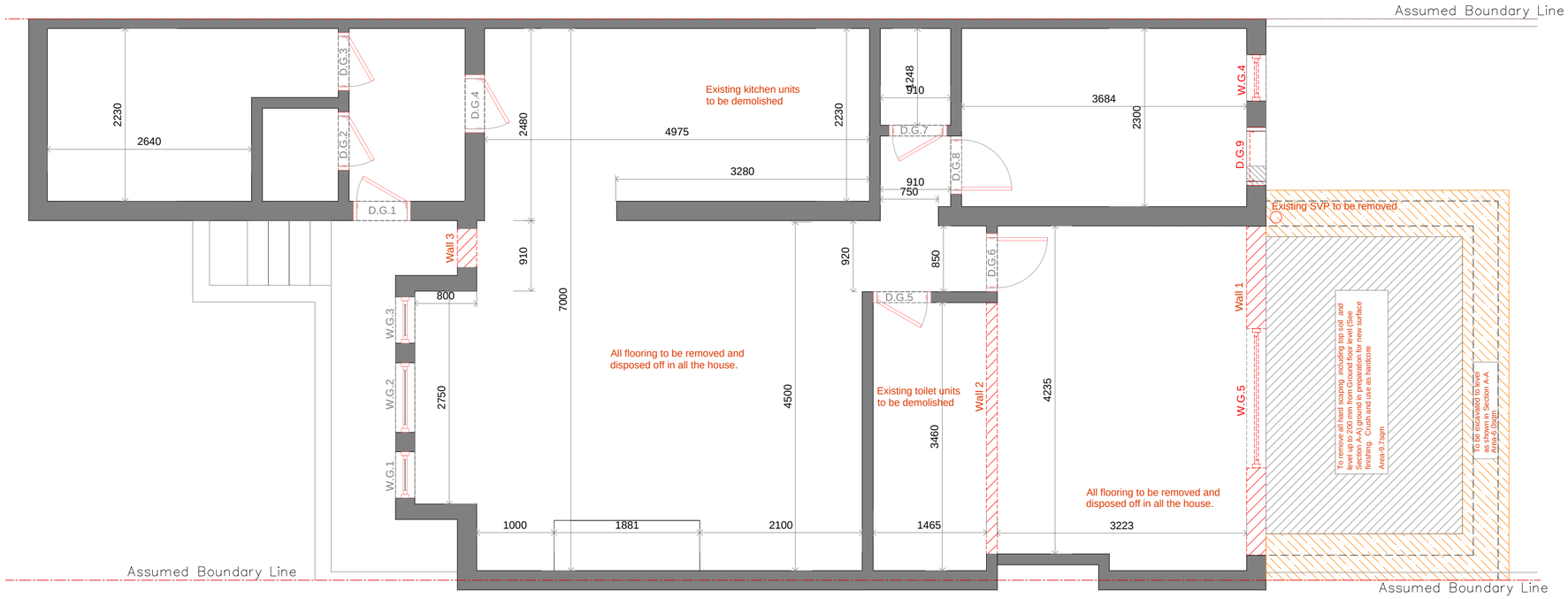
Design & Build
www.bischell.co.uk

Client:	Kate Shaw 10 Quex Road, London, NW6 4PL
Drawing title:	Block & Location Plan
Status:	Buidling Regulation
Scale:	1:500 @A3 1:1250 @A3
Date:	16.06.15
Drawn by:	HC
Drawing no:	BR-HC-01-KS-06-15
Rev:	0



GROUND FLOOR - EXISTING

SCALE 1:50



Key

- Over head opening
- Existing wall (225-280mm)
- New wall placement on foundation trench
- Foundation excavation line 1. 600mm (eccentric) 2. 500mm (strip)
- New cavity wall (300 mm)
- Demolition line / area
- Floor level finish: Tiles
- Infill wall
- Steel plan / cross section
- J1: 150mm x 50mm joists
- J2: 150mm x 50mm double
- J3: 150mm x 50mm triple
- J4: 200mm x 60mm joists
- Extractor: 6 or 15L/ sec
- Light fixture: Spot / IP45
- Smoke and heat detector

GROUND FLOOR - DEMOLITION

SCALE 1:50

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 spection & 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 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 Sta fix HRT 4, austenitic stainless steel.

14. Brick work and block work to be properly bonded and constructed of clay brick sto 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 topends & weepvents (m in 2 no@450 mm centers) in fair faced 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 in spector and engineer, 1100 mm deep exceptas 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 upto, and be fire-stopped at under side of roof for floor over. In turnescent 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-E-coating.

22. Cleathes site of all turf and other vegetable matter as affected by the new building works. Relay turfetcon 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. Allvoids under suspended ground floor to be adequately ventilated: 1500sqmm clear ventilation per metre external wall.

25. Damp proof course to be continuous and minimum 150 mm above ground level.

26. Included pcs and cavity trays to cal cavity closures. 'Stamcor' insulating dpc to all new external openings.

27. Natual 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 hour 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 30l/s 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(wc pans 50mm).

31. Basin wastes: m in 32 mm dia; sink, bath & shower: m in 40 mm; wc: 100mm. No connection to be made 200mm bel soil connection with stack. Include thermostatic valves to baths: max 48 deg C.

32. Maximum lengths of unventilated branch pipes to washbasins: 4m; wcs: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 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 lintols 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, lofts : 0.13-0.15;flat roofs: 0.13-0.15 w/sq m. K. Minimum u-value for windows/roof lights:1.6, glazed doors: 1.8, other doors : 1.8 w/sq.m. K.

42. Gas boilers SEDBUK not less than 78% to be designed, fitted, tested & certified by gas sage 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 areas. 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 smoked 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.

0 0.5 1 1.5 2 2.5 [m]

SCALE 1:50

No:	Revision:	Date:

Bischell

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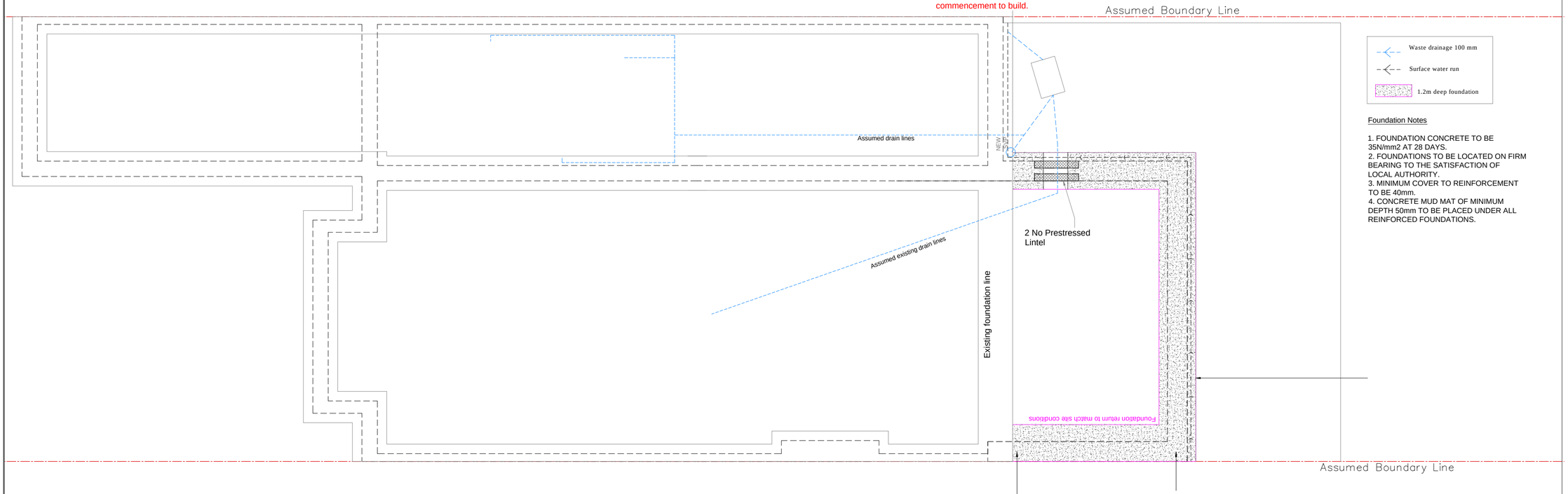
Suite 200g
80 Cumberland House, Scrubs Lane
Hammersmith & Fulham, NW10 6RF

Design & Build
www.bischell.co.uk

Client:	Kate Shaw 10 Quex Road, London, NW6 4PL
Drawing title:	Ground floor plan-Existing/Demolition
Status:	Buidling Regulation
Scale: 1:50 @A2	Date: 16.06.15
Drawn by: HC	
Drawing no: BR-HC-02-KS-06-15	Rev: 0

Drainage layout assumed - Contractor to conduct CCTV survey report prior to commencement to build.



Waste drainage 100 mm

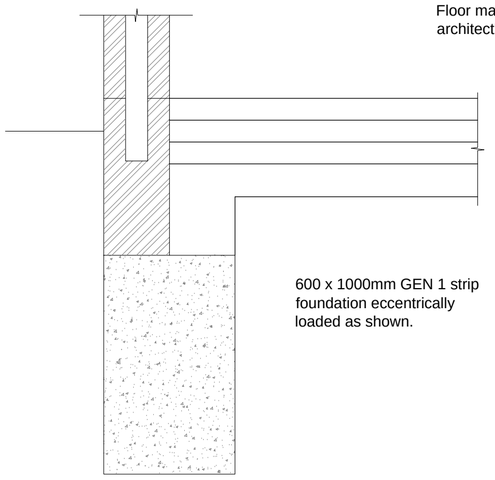
Surface water run

1.2m deep foundation

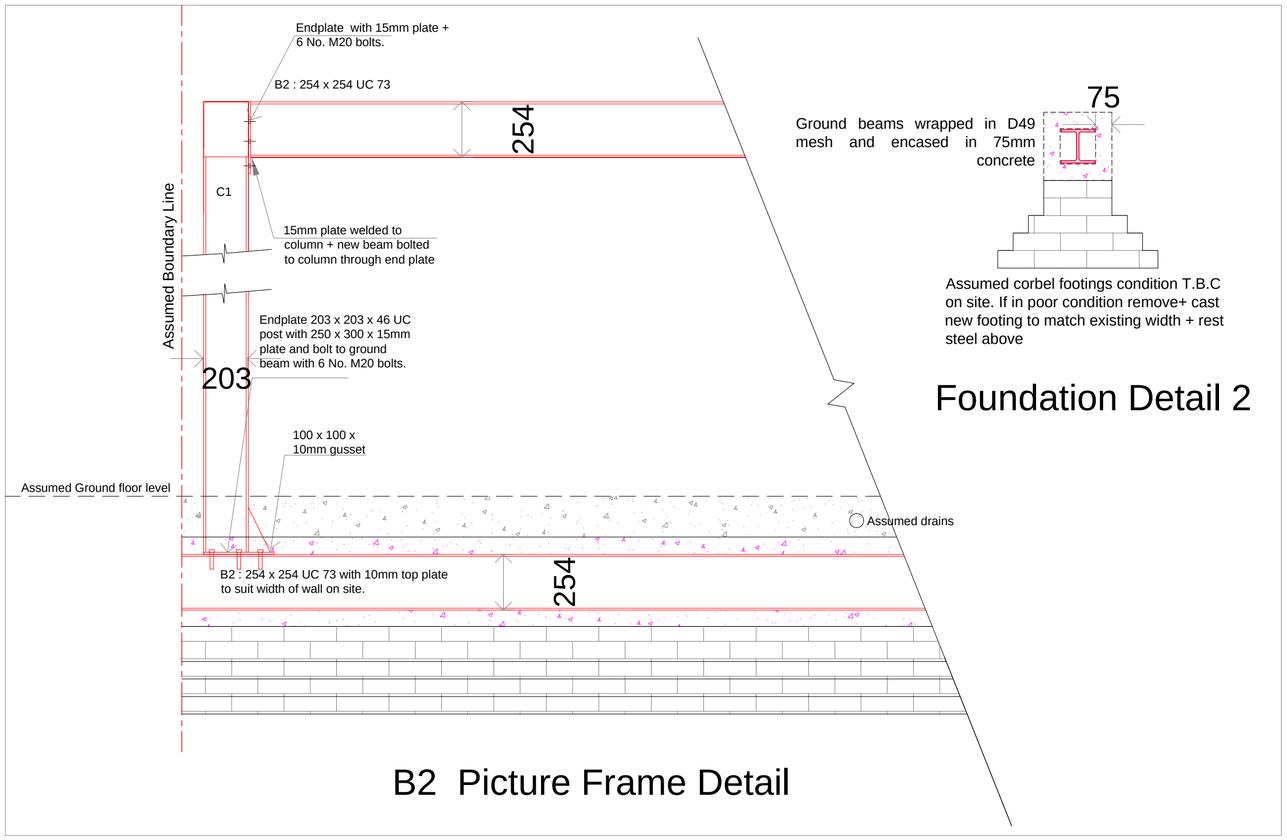
Foundation Notes

1. FOUNDATION CONCRETE TO BE 35N/mm2 AT 28 DAYS.
2. FOUNDATIONS TO BE LOCATED ON FIRM BEARING TO THE SATISFACTION OF LOCAL AUTHORITY.
3. MINIMUM COVER TO REINFORCEMENT TO BE 40mm.
4. CONCRETE MUD MAT OF MINIMUM DEPTH 50mm TO BE PLACED UNDER ALL REINFORCED FOUNDATIONS.

GROUND FLOOR PLAN - FOUNDATION
SCALE 1:50



Foundation Detail 1 (Eccentric)



B2 Picture Frame Detail

Assumed corbel footings condition T.B.C on site. If in poor condition remove+ cast new footing to match existing width + rest steel above

Foundation Detail 2

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.

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11. Maximum spacing's 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 Sta fix HRT 4, austenitic stainless steel.

14. Brick work and block work to be properly bonded and constructed of clay brick sto 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 topends & weepvents (in in 2 no@450 mm centers) in fair faced masonry.

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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 upto, and be fire-stopped at under side of roof for floor over. In turnescent 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-E-coating.

22. Cleathes site of all turf and other vegetable matter as affected by the new building works. Relay turfetcon 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. Allvoids under suspended ground floor to be adequately ventilated: 1500sqmm clear ventilation per metre external wall.

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30. Sanitary fittings to be connected by way of deep sealtraps,75 mm deep(wc pans 50mm).

31. Basin wastes: m in 32 mm dia; sink, bath & shower: m in 40 mm; wc: 100mm. No connection to be made 200mm bel soil connection with stack. Include thermostatic valves to baths: max 48 deg C.

32. Maximum lengths of unventilated branch pipes to washbasins: 4m; wcs: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 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 lintols 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, lofts : 0.13-0.15;flat roofs: 0.13-0.15 w/sq m. K. Minimum u-value for windows/roof lights:1.6, glazed doors: 1.8, other doors : 1.8 w/sq.m. K.

42. Gas boilers SEDBUK not less than 78% to be designed, fitted, tested & certified by gas sage registered person. Include programmer, thermostat controls and thermostatic valves to new radiators.

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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 smoked 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.

0 0.5 1 1.5 2 2.5 [m]

SCALE 1:50

No:	Revision:	Date:

Bischell

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80 Cumberland House, Scrubs Lane
Hammersmith & Fulham, NW10 6RF

Design & Build
www.bischell.co.uk

Client:	Kate Shaw 10 Quex Road, London, NW6 4PL
Drawing title:	Ground Floor Plan - Foundation
Status:	Buidling Regulation
Scale: 1:50 @A2	Date: 16.06.15
Drawn by:	HC
Drawing no:	BR-HC-03-KS-06-15
Rev:	0

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.

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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 upto, and be fire-stopped at under side of roof for floor over. In turnescent 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-E-coating.

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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 lintols 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, lofts : 0.13-0.15;flat roofs: 0.13-0.15 w/sq m. K. Minimum u-value for windows/roof lights:1.6, glazed doors: 1.8, other doors : 1.8 w/sq m. K.

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44. Safety glazing to satisfy approved document N to BS EN 12600 BS 6262.

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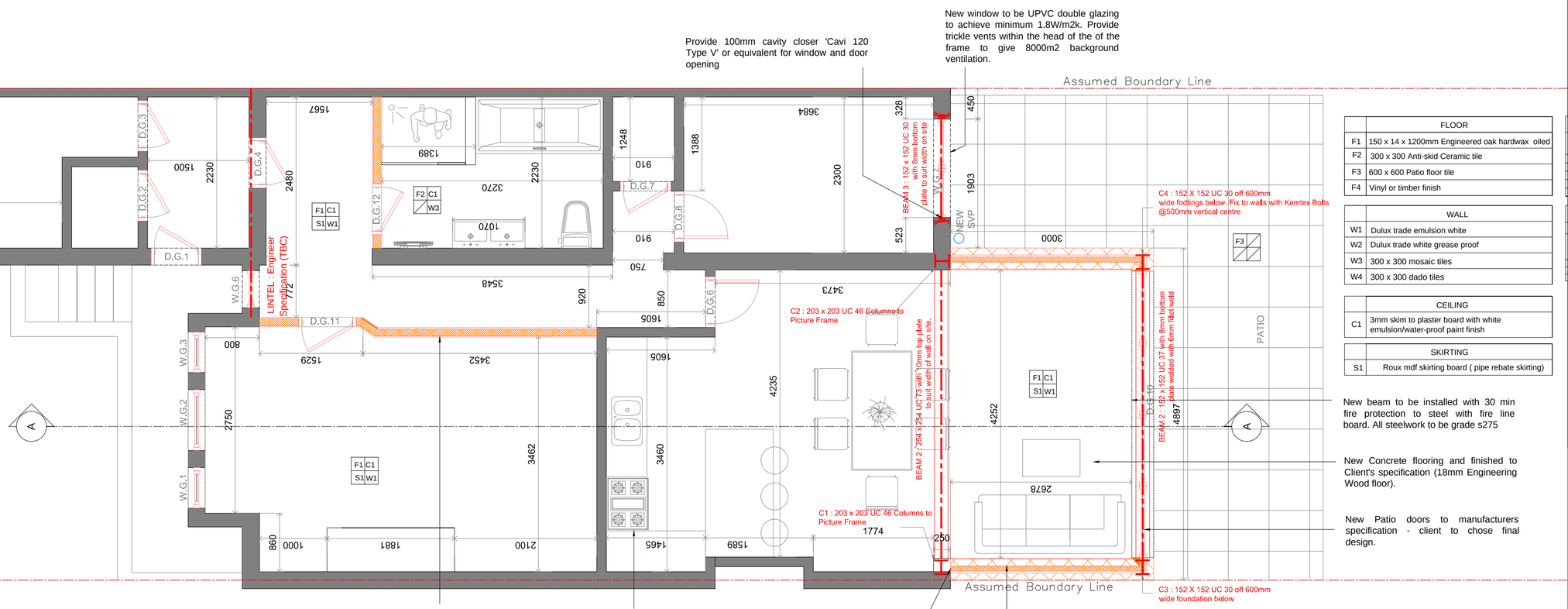
48. Supply and fix low energy light fittings to comply with relevant part L.



New beam to be installed with 30 min fire protection to steel with fire line board. All steelwork to be grade s275

New Concrete flooring and finished to Client's specification (18mm Engineering Wood floor).

New Patio doors to manufacturers specification - client to chose final design.

	FLOOR
F1	150 x 14 x 1200mm Engineered oak hardwax oiled
F2	300 x 300 Anti-skid Ceramic tile
F3	600 x 600 Patio floor tile
F4	Vinyl or timber finish

	WALL
W1	Dulux trade emulsion white
W2	Dulux trade white grease proof
W3	300 x 300 mosaic tiles
W4	300 x 300 dado tiles

	CEILING
C1	3mm skim to plaster board with white emulsion/water-proof paint finish

	SKIRTING
S1	Roux mdf skirting board (pipe rebate skirting)

0 0.5 1 1.5 2 2.5 [m] SCALE 1:50

Key

- Over head opening
- Existing wall (225-280mm)
- New wall placement on foundation trench
- Foundation excavation line 1. 600mm (eccentric) 2. 500mm (strip)
- New cavity wall (300 mm)
- Demolition line / area
- Floor level finish: Tiles
- Infill wall
- Steel plan / cross section
- J1: 150mm x 50mm joists
- J2: 150mm x 50mm double
- J3: 150mm x 50mm triple
- J4: 200mm x 60mm joists
- Extractor: 6 or 15L/ sec
- Light fixture: Spot / IP45
- Smoke and heat detector

New internal non-bearing party walls to be constructed of 100 x 50mm soft wood studs, fixed vertically at 400mm ctrs with head and sole plates and intermediate noggins fixed at 600mm with a minimum of 25 mm of 10Kg/m2 proprietary sound insulation quilt suspended in the stud and finished with tiles on wet room sides and 15 mm plasterboard and on other rooms sides. All walls enclosed to staircase to be 30 min fire resitant

NB: Kitchen to specialist design.
All floor units 900mm high off FFL
Floor units 600mm deep
Wall units 400mm deep
Floor to ceiling units 2100mm
Appliances not concealed unless specified.

Kitchen Layouts for illustrative purposes only. To be finalized by kitchen suppliers

Tie new wall to existing with Stafix starter ties by Ancon at 225mm c/c vertically. New foundation to be tied to existing with 2 no. H25 dowel bars with min. 400mm embedment.

New external load-bearing wall to consist of 100mm block with value 0.42 or lower, 100mm cavity wall filled with 75mm Xtratherm with K value of 0,020 to achieve U-value of not more then 0.22 W/m².k, 100m block with value 0.42 or lower with 12.5mm plasterboard skimmed dry lining. Walls to be built with 1:5/6 cement mortar and tied with BBA approved stainless steel wall ties suitable for cavity width. All walls to be 30 min fire resistance. Movement joints to be provided to blockwork lenghts exceeding 6000mm. Joints to be 10mm wide and filled with a 13mm polyethylene foam strip or similar compressible filler, with a bond breaker and finished with a 2 part polysulphide when used externally or similar suitable sealant. Where masonry has an applied finish such as render/plaster or pebbledash, the joint should be continuous through the finishes. Position of joints is not to be within 3000mm of return wall.

GROUND FLOOR PLAN - PROPOSED

SCALE 1:50

No:	Revision:	Date:

Bischell

Bischell - Design & Build -
Suite 200g
80 Cumberland House, Scrubs Lane
Hammersmith & Fulham, NW10 6RF

Design & Build
www.bischell.co.uk

Client:	Kate Shaw 10 Quex Road, London, NW6 4PL
Drawing title:	Ground Floor Plan - Proposed
Status:	Buidling Regulation
Scale:	1:50 @A2
Date:	16.06.15
Drawn by:	HC
Drawing no:	BR-HC-04-KS-06-15
Rev:	0

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 spection & 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 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 Sta fix HRT 4, austenitic stainless steel.

14. Brick work and block work to be properly bonded and constructed of clay brick sto 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 topends & weepvents (m in 2 no@450 mm centers) in fair faced 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 in spector and engineer, 1100 mm deep exceptas 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 upto, and be fire-stopped at under side of roof for floor over. In turnescent 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-E-coating.

22. Cleathes site of all turf and other vegetable matter as affected by the new building works. Relay turfeston 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. Allvoids under suspended ground floor to be adequately ventilated: 1500sqmm clear ventilation per metre external wall.

25. Damp proof course to be continuous and minimum 150 mm above ground level.

26. Included pcs and cavity trays to cal cavity closures. 'Diamcor' insulating dpc to all new external openings.

27. Natual 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 hour per hour to be: habitable rooms and ancillary accommodation:1 ach/e with 8000 sq mm trickle vents; kitchens: 4000 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 windows.

30. Sanitary fittings to be connected by way of deep sealtraps,75 mm deep(wc pans 50mm).

31. Basin wastes: m in 32 mm dia; sink, bath & shower: m in 40 mm; wc: 100mm. No connection to be made 200mm bel soil connection with stack. Include thermostatic valves to baths: max 48 deg C.

32. Maximum lengths of unventilated branch pipes to washbasins: 4m; wcs: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 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 lintols 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, lofts : 0.13-0.15;flat roofs: 0.13-0.15 w/sq m. K. Minimum u-value for windows/roof lights:1.6, glazed doors: 1.8, other doors : 1.8 w/sq m. K.

42. Gas boilers SEDBUK not less than 78% to be designed, fitted, tested & certified by gas sage 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 areas. Include trickle vents and low-E coating to new 16mm argon filled double glazed windows & doors.

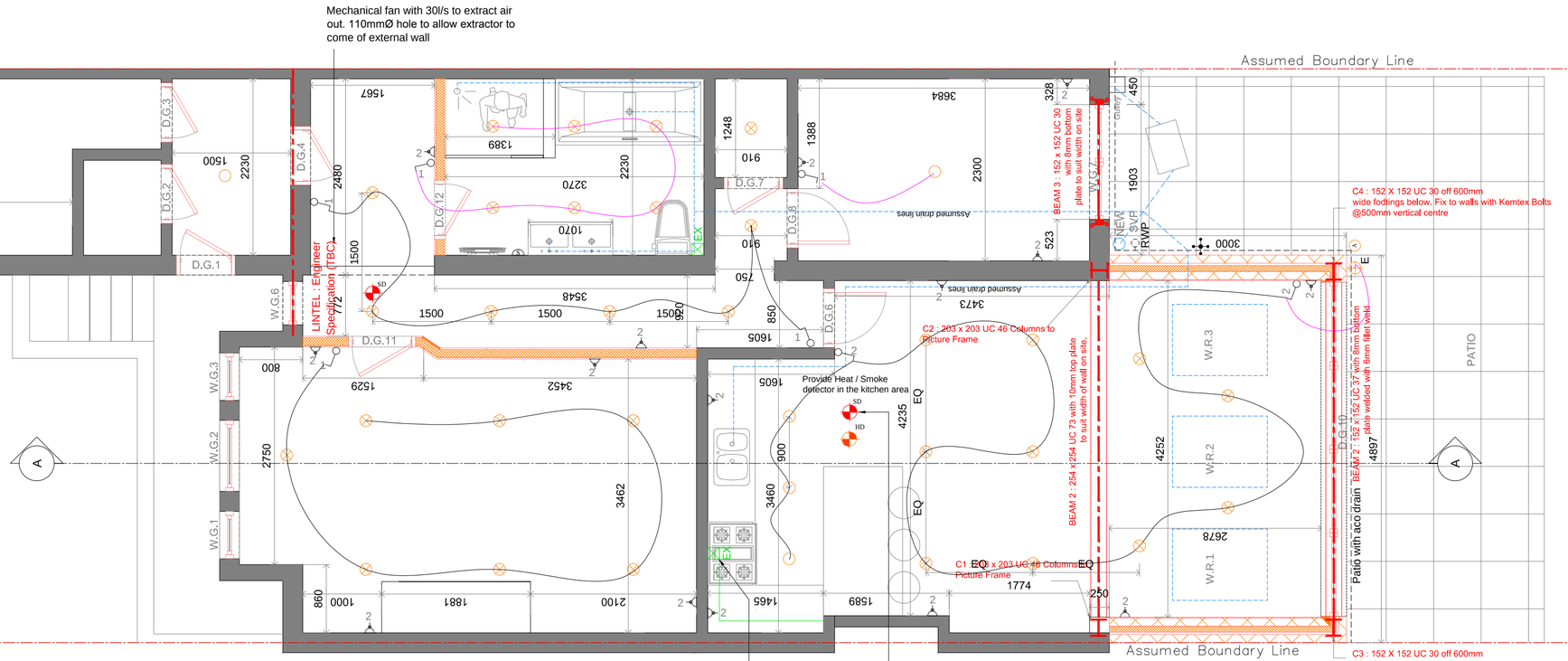
44. Safety glazing to satisfy approved document N to BS EN 12600 BS 6262.

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 smoked 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.



Kitchen - 30l/s if placed over the hob. To be extracted through wall.
If not applicable, recirculation cooker hoods will be applied

Smoke alarms to BS 5839 Part 6 to be atleast Grade D category LD3 Standard. Alarms to be installed in locations indicated & be interlinked Alarms should be fixed to the ceiling at least 300mm from any wall or light fitting be electrically operated with battery backup.

T	Room thermostat	A	Alarm System
W	Wall light fitting location		Recessed down light
E	External light fitting location		Pendant light fitting assembly
S	Motion Sensor light fitting location		Fluorescent light fitting assembly
	Shaver socket		TV / FM Aerial socket + CAT6
	Switch	M	Telephone outlet M = Master BT outlet (where noted)
	Switch & Socket outlet		Shaver socket
	Outside tap		

Note- Electrical Points in Kitchen and Bathroom should follow Kitchen and Bathroom suppliers layout

Shaver socket-TBC by Clients
AV/Home theatre system/CCTV Alarm systems- TBC by Clients

LED strip Stair lights to be provided on every step. TBC by Clients

Provision for Garden lights should follow Landscape layout.

MANIFOLD

NOTE: MANIFOLD TO BE PUT BELOW BOILER

Gas meter location TBC on site.

Drainage layout is assumed. Contractor to conduct CCTV survey prior to commencement to build.

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- Demolition line / area
- Floor level finish: Tiles
- Infill wall
- Steel plan / cross section
- J1: 150mm x 50mm joists
- J2: 150mm x 50mm double
- J3: 150mm x 50mm triple
- J4: 200mm x 60mm joists
- Extractor: 6 or 15L/ sec
- Light fixture: Spot / IP45
- Smoke and heat detector

0 0.5 1 1.5 2 2.5 [m]

SCALE 1:50

GROUND FLOOR PLAN - M & E
SCALE 1:50

No:	Revision:	Date:

Bischell
Bischell - Design & Build -
Suite 200g
90 Cumberland House, Scrubs Lane
Hammersmith & Fulham, NW10 6RF
Design & Build
www.bischell.co.uk

Client: Kate Shaw
10 Quex Road, London, NW6 4PL

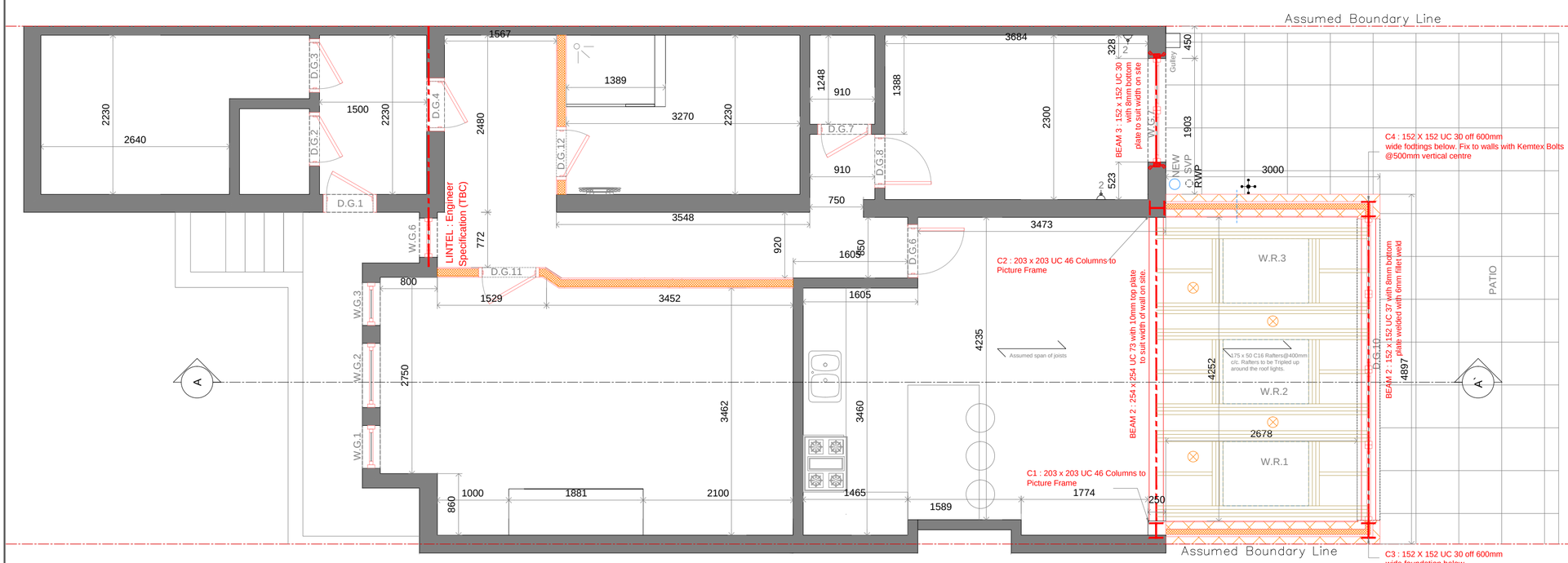
Drawing title: Ground Floor Plan - M & E

Status: Buidling Regulation

Scale:	Date:	Drawn by:
1:50 @A2	16.06.15	HC

Drawing no: BR-HC-05-KS-06-15

Rev: 0



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ROOF PLAN - STUCTURE

SCALE 1:50

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5. All structural timbers, roof timbers and external joinery to be treated with appropriate preservative.

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13. Wall ties to comply with DD 140-2: Ancon Sta fix HRT 4, austenitic stainless steel.

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21. Roof windows to be fire rated AA within 6m of boundaries: Velux fire rated glazing, inner 4mm toughened with low-E-coating.

22. Cleathes site of all turf and other vegetable matter as affected by the new building works. Relay turfetcon 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. Allvoids under suspended ground floor to be adequately ventilated: 1500sqmm clear ventilation per metre external wall.

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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 lintols 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, lofts : 0.13-0.15;flat roofs: 0.13-0.15 w/sq m. K. Minimum u-value for windows/roof lights:1.6, glazed doors: 1.8, other doors : 1.8 w/sq m. K.

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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 smoked detection & alarm system to satisfy Building regulations & BS 5839.smoke detectors to be interlinked & separately fused with stand by battery.

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0 0.5 1 1.5 2 2.5 [m]

SCALE 1:50

No:	Revision:	Date:

Bischell

Bischell - Design & Build -
Suite 200g
80 Cumberland House, Scrubs Lane
Hammersmith & Fulham, NW10 6RF

Design & Build
www.bischell.co.uk

Client:	Kate Shaw 10 Quex Road, London, NW6 4PL
Drawing title:	Roof Plan-Proposed
Status:	Buidling Regulation
Scale:	1:50 @A2
Date:	16.06.15
Drawn by:	HC
Drawing no:	BR-HC-06-KS-06-15
Rev:	0

GENERAL NOTES

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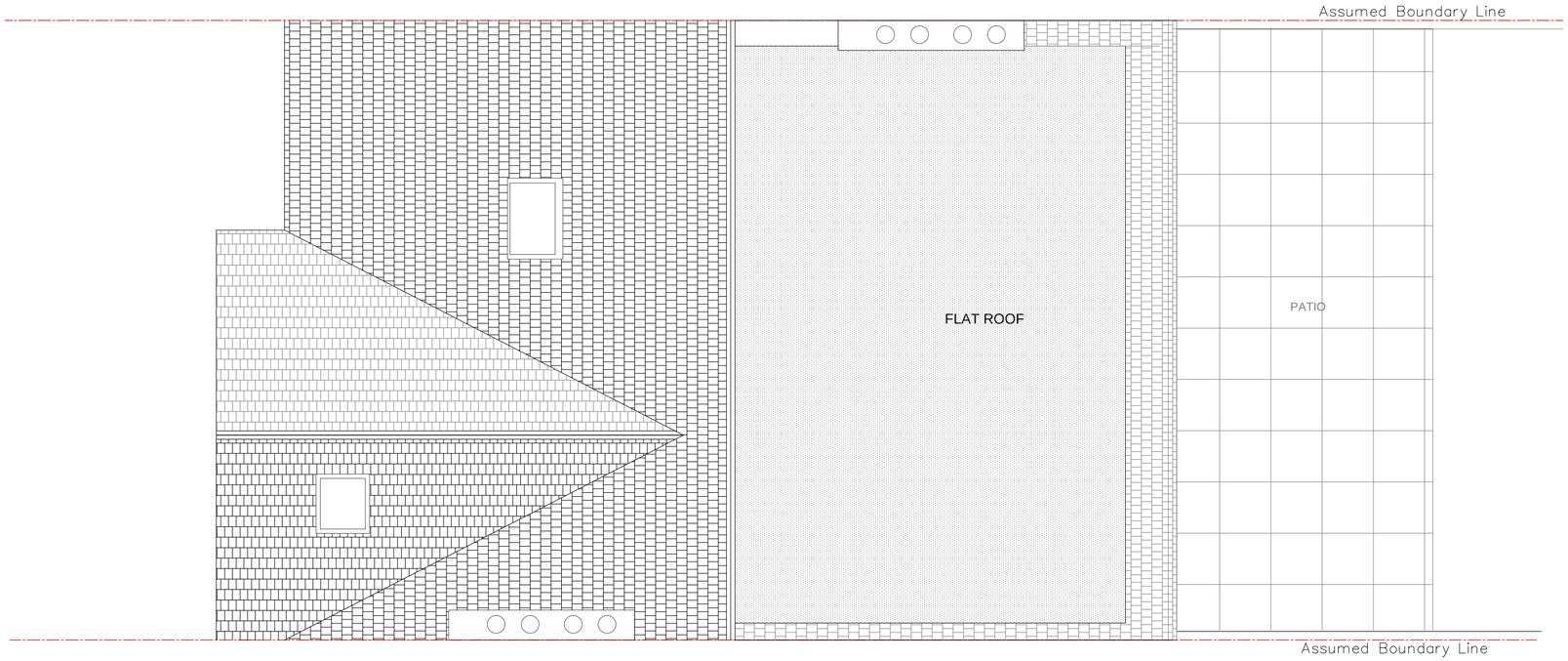
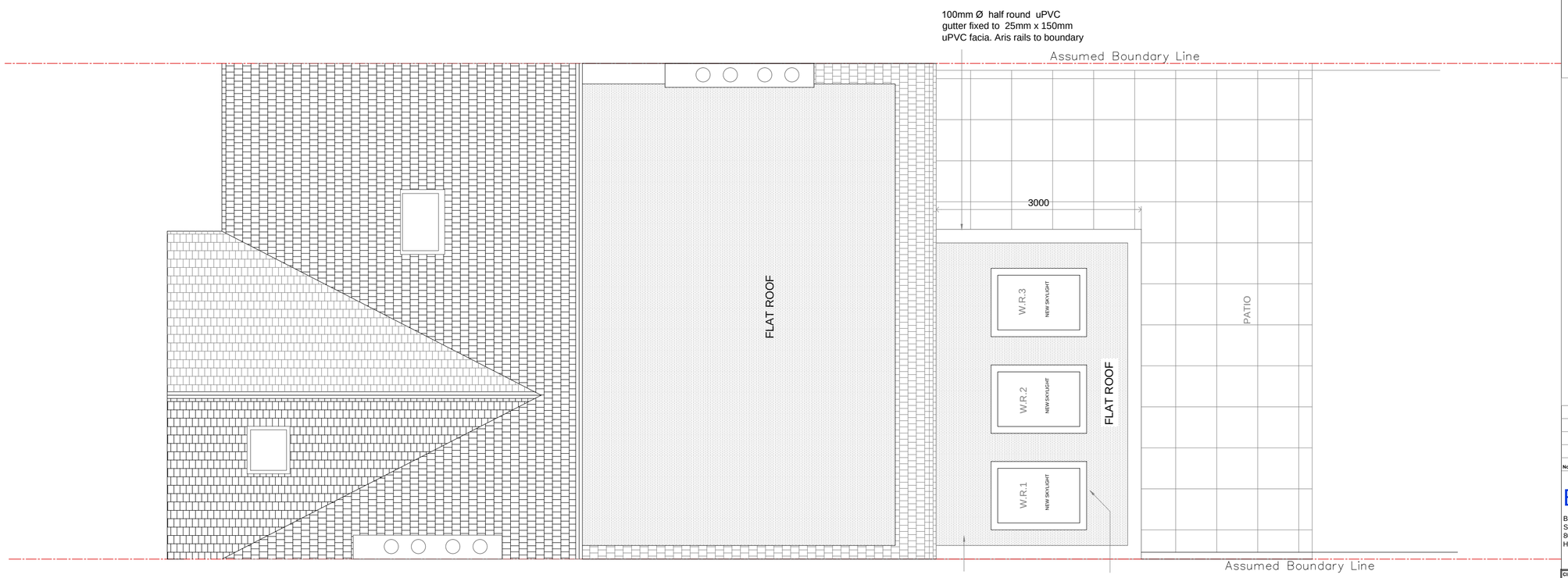


ROOF PLAN - EXITING
SCALE 1:50



ROOF PLAN - Proposed
SCALE 1:50

0 0.5 1 1.5 2 2.5 [m]

SCALE 1:50

No:	Revision:	Date:

Bischell

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Date:	16.06.15
Drawn by:	HC
Drawing no:	BR-HC-07-KS-06-15
Rev:	0

FRONT ELEVATION - EXISTING
SCALE 1:50

FRONT ELEVATION - PROPOSED
SCALE 1:50

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 spection & 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 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 Sta fix HRT 4, austenitic stainless steel.

14. Brick work and block work to be properly bonded and constructed of clay brick sto 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 topends & weepvents (m in 2 no@450 mm centers) in fair faced 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 in spector and engineer, 1100 mm deep exceptas 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 upto, and be fire-stopped at under side of roof for floor over. In tumescent 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-E-coatting.

22. Cleathes site of all turf and other vegetable matter as affected by the new building works. Relay turfetcon 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. Allvoids under suspended ground floor to be adequately ventilated: 1500sqmm clear ventilation per metre external wall.

25. Damp proof course to be continuous and minimum 150 mm above ground level.

26. Included pcs and cavity trays to cal cavity closures. 'Damcor' insulating dpc to all new external openings.

27. Natual 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 hour 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 30l/s 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(wc pans 50mm).

31. Basin wastes: m in 32 mm dia; sink, bath & shower: m in 40 mm; wc: 100mm. No connection to be made 200mm bel soil connection with stack. Include thermostatic valves to baths: max 48 deg C.

32. Maximum lengths of unventilated branch pipes to washbasins: 4m; wcs: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 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 lintols 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, lofts : 0.13-0.15;flat roofs, 0.13-0.15 w/sq m. K. Minimum u-value for windows/roof lights:1.6, glazed doors: 1.8, other doors : 1.8 w/sq.m. K.

42. Gas boilers SEDBUK not less than 78% to be designed, fitted, tested & certified by gas sage 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 areas. 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 smoked 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.

0 0.5 1 1.5 2 2.5 [m]

SCALE 1:50

No:	Revision:	Date:

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80 Cumberland House, Scrubs Lane
Hammersmith & Fulham, NW10 6RF

Design & Build
www.bischell.co.uk

Client:	Kate Shaw 10 Quex Road, London, NW6 4PL
Drawing title:	Front elevation - Existing/Proposed
Status:	Buidling Regulation
Scale: 1:50 @A2	Date: 16.06.15 — Drawn by: HC
Drawing no: BR-HC-08-KS-06-15	Rev: 0

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 spection & testing and providing completion & inspection certificates on completion. Electric out lets and switches located between 450 and 1200mm above floor level as relevant.

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11. Maximum spacing's 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 Sta-fix HRT 4, austenitic stainless steel.

14. Brick work and block work to be properly bonded and constructed of clay brick sto 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 topends & weepvents (m in 2 no@450 mm centers) in fair faced 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 in spector and engineer, 1100 mm deep exceptas 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 upto, and be fire-stopped at under side of roof for floor over. In turnescent 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-E-coating.

22. Cleathes site of all turf and other vegetable matter as affected by the new building works. Relay turfetcon 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. Allvoids under suspended ground floor to be adequately ventilated: 1500sqmm clear ventilation per metre external wall.

25. Damp proof course to be continuous and minimum 150 mm above ground level.

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31. Basin wastes: m in 32 mm dia; sink, bath & shower: m in 40 mm; wc: 100mm. No connection to be made 200mm bel soil connection with stack. Include thermostatic valves to baths: max 48 deg C.

32. Maximum lengths of unventilated branch pipes to washbasins: 4m; wcs: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 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 lintols 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, lofts : 0.13-0.15;flat roofs: 0.13-0.15 w/sq m. K. Minimum u-value for windows/roof lights:1.6, glazed doors: 1.8, other doors : 1.8 w/sq.m. K.

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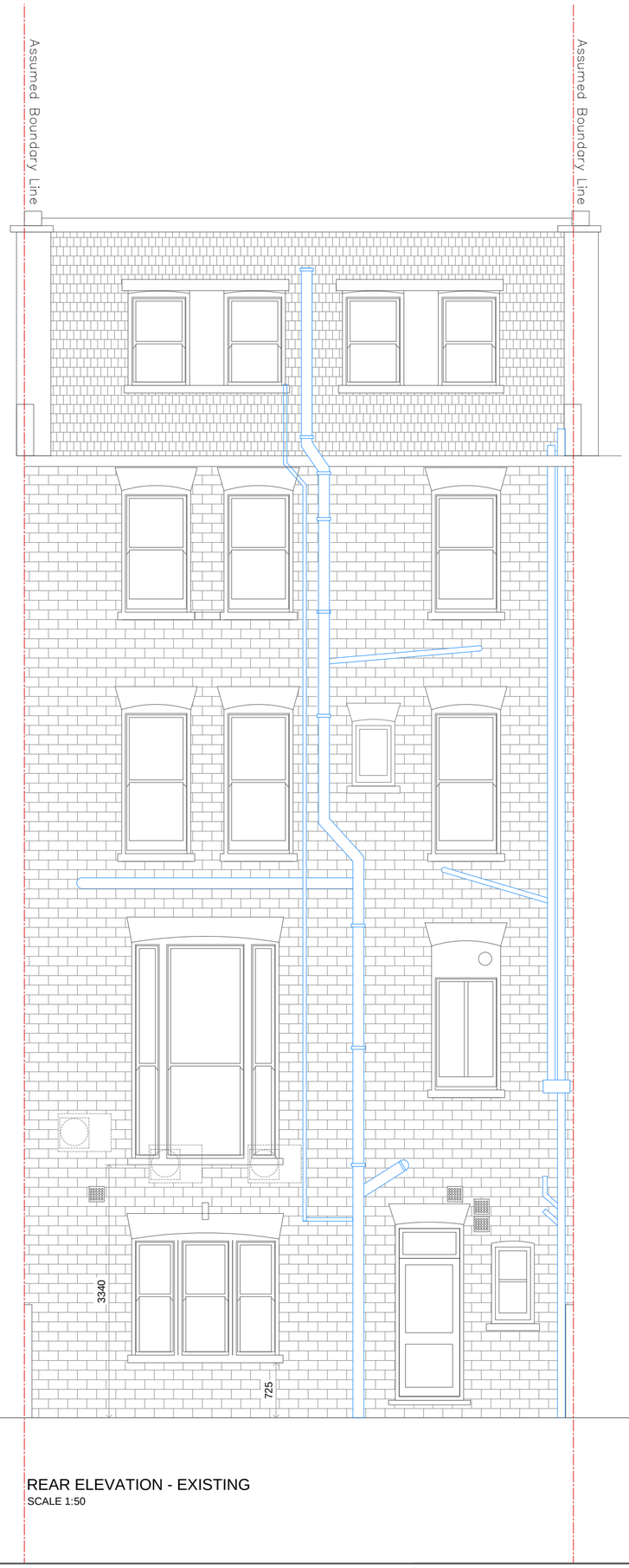
44. Safety glazing to satisfy approved document N to BS EN 12600 BS 6262.

45. Trees located within 35 m of construction, as shown. Foundations to be in accordance with NHBC Practice note Ch 4.2.

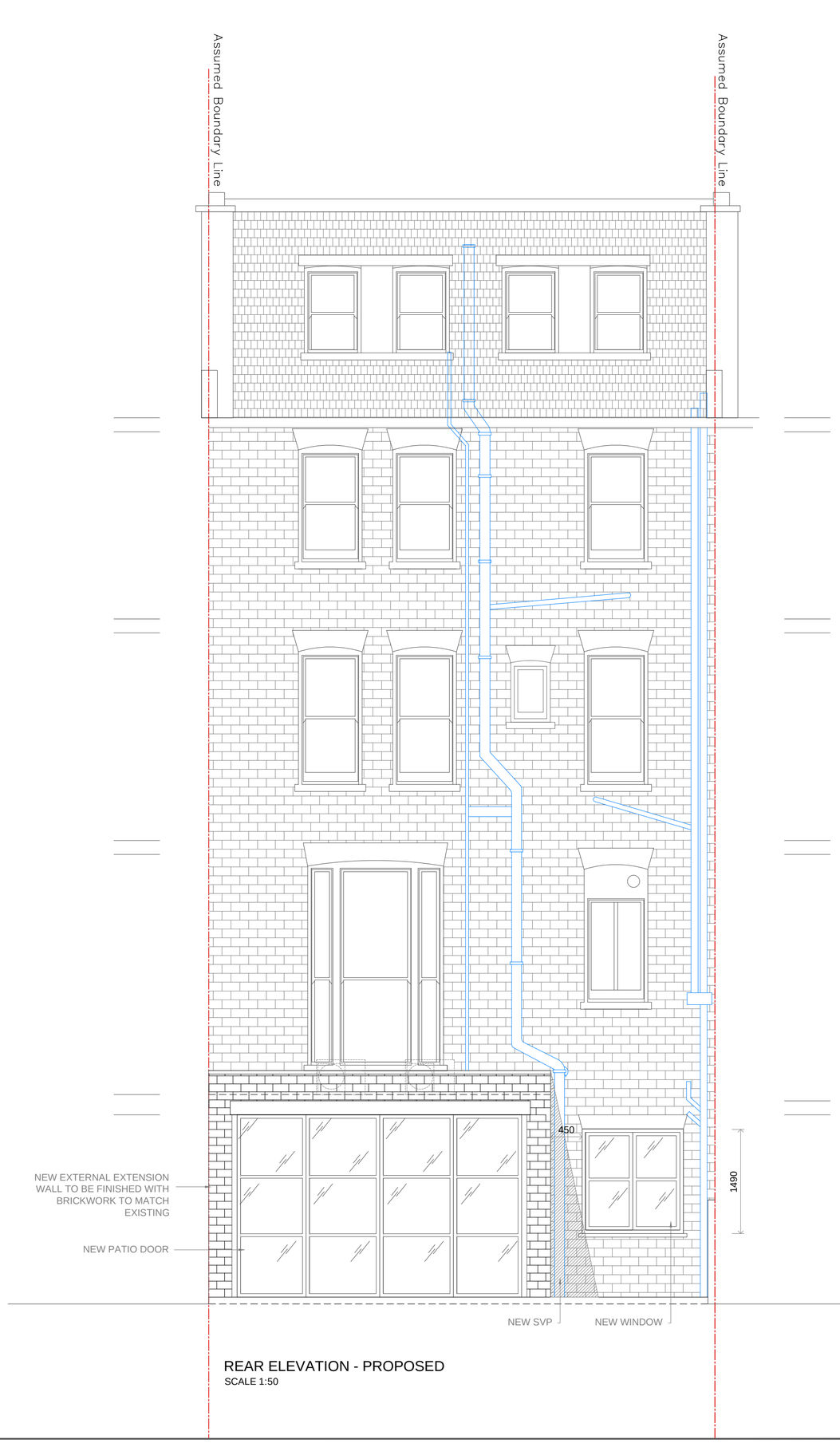
46. Install suitable smoked detection & alarm system to satisfy Building regulations & BS 5839.smoke detectors to be interlinked & separately fused with stand by battery.

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.



REAR ELEVATION - EXISTING
SCALE 1:50



REAR ELEVATION - PROPOSED
SCALE 1:50

0 0.5 1 1.5 2 2.5 [m]

SCALE 1:50

No:	Revision:	Date:

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Design & Build
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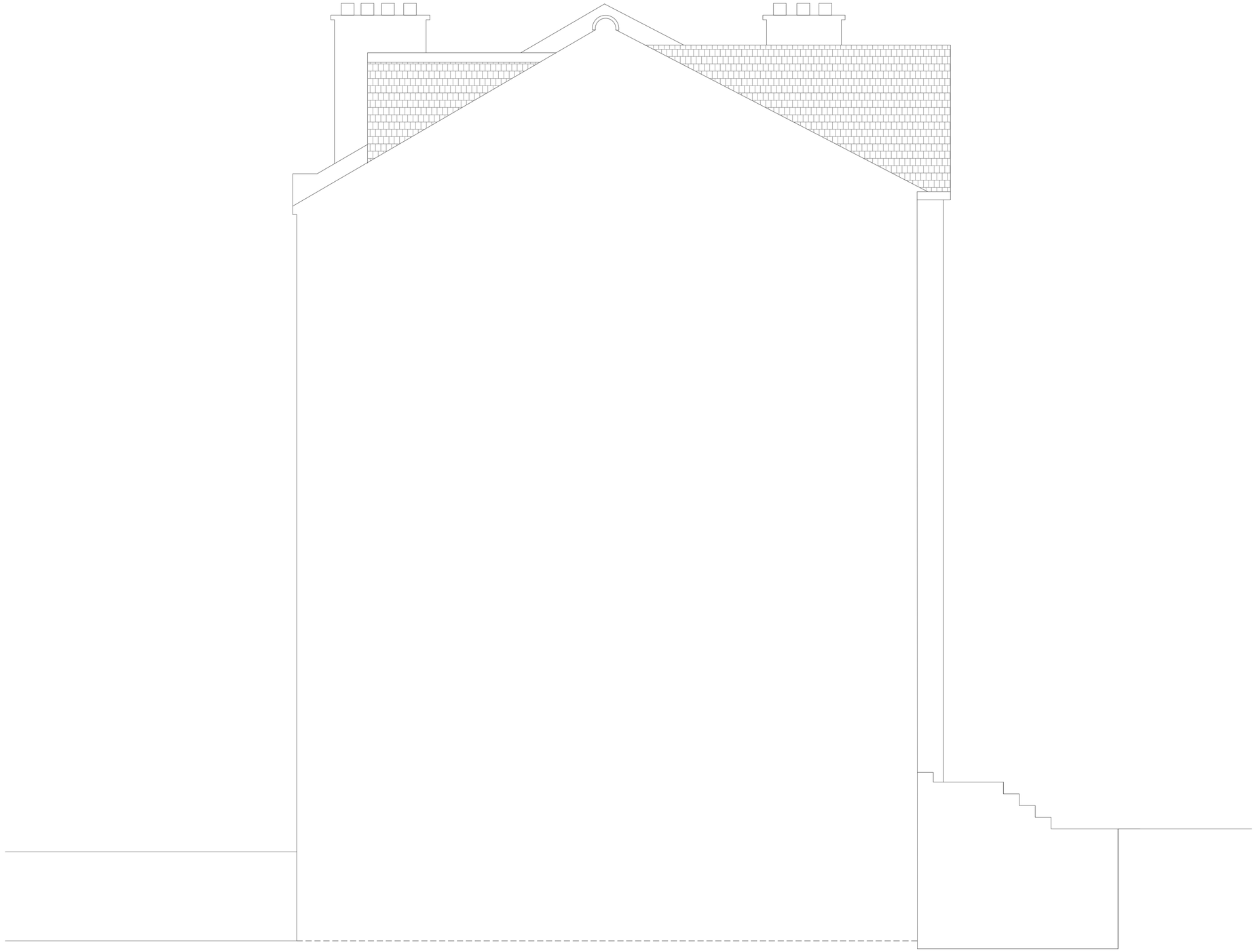
Client:
Kate Shaw
10 Quex Road, London, NW6 4PL

Drawing title:
Rear elevation - Existing/Proposed

Status:
Buidling Regulation

Scale:	Date:	Drawn by:
1:50 @A2	16.06.15	HC

Drawing no:	Rev:
BR-HC-09-KS-06-15	0



SIDE ELEVATION - EXISTING
SCALE 1:50

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 spection & 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 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 Sta-fix HRT 4, austenitic stainless steel.

14. Brick work and block work to be properly bonded and constructed of clay brick sto 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 topends & weepvents (m in 2 no@450 mm centers) in fair faced 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 in spector and engineer, 1100 mm deep exceptas 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 upto, and be fire-stopped at under side of roof for floor over. In turnescent 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-E-coating.

22. Cleathes site of all turf and other vegetable matter as affected by the new building works. Relay turfetcon 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. Allvoids under suspended ground floor to be adequately ventilated: 1500sqmm clear ventilation per metre external wall.

25. Damp proof course to be continuous and minimum 150 mm above ground level.

26. Included pcs and cavity trays to cal cavity closures. 'Damcor' insulating dpc to all new external openings.

27. Natual 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.

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30. Sanitary fittings to be connected by way of deep sealtraps,75 mm deep(wc pans 50mm).

31. Basin wastes: m in 32 mm dia; sink, bath & shower: m in 40 mm; wc: 100mm. No connection to be made 200mm bel soil connection with stack. Include thermostatic valves to baths: max 48 deg C.

32. Maximum lengths of unventilated branch pipes to washbasins: 4m; wcs: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 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 lintols 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, lofts : 0.13-0.15;flat roofs: 0.13-0.15 w/sq m. K. Minimum u-value for windows/roof lights:1.6, glazed doors: 1.8, other doors : 1.8 w/sq.m. K.

42. Gas boilers SEDBUK not less than 78% to be designed, fitted, tested & certified by gas sage 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 areas. 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 smoked 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.

0 0.5 1 1.5 2 2.5 [m]

SCALE 1:50

No:	Revision:	Date:

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Hammersmith & Fulham, NW10 6RF

Design & Build
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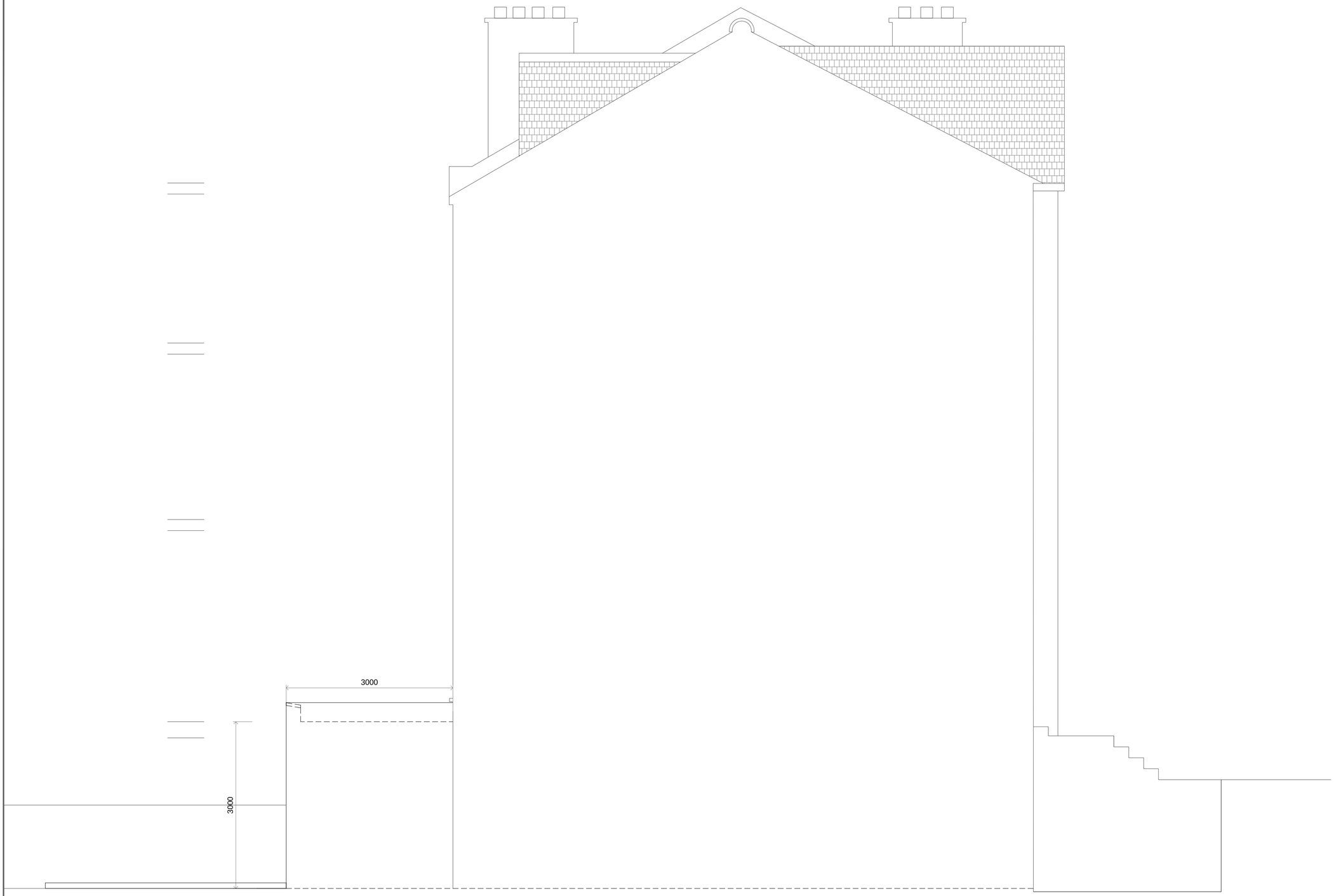
Client:	Kate Shaw 10 Quex Road, London, NW6 4PL
Drawing title:	Side elevation - Existing
Status:	Buidling Regulation
Scale:	1:50 @A2
Date:	16.06.15
Drawn by:	HC
Drawing no:	BR-HC-10-KS-06-15
Rev:	0



SIDE ELEVATION - PROPOSED
SCALE 1:50

GENERAL NOTES

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5. All structural timbers, roof timbers and external joinery to be treated with appropriate preservative.

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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 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.

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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 lintols as required.

39. Surround drains with concrete, as affected by foundations, to conform with building regulations, part H. Include flexible joints as necessary.

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48. Supply and fix low energy light fittings to comply with relevant part L.

0 0.5 1 1.5 2 2.5 [m]

SCALE 1:50

No:	Revision:	Date:

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Suite 200g
80 Cumberland House, Scrubs Lane
Hammersmith & Fulham, NW10 6RF

Design & Build
www.bischell.co.uk

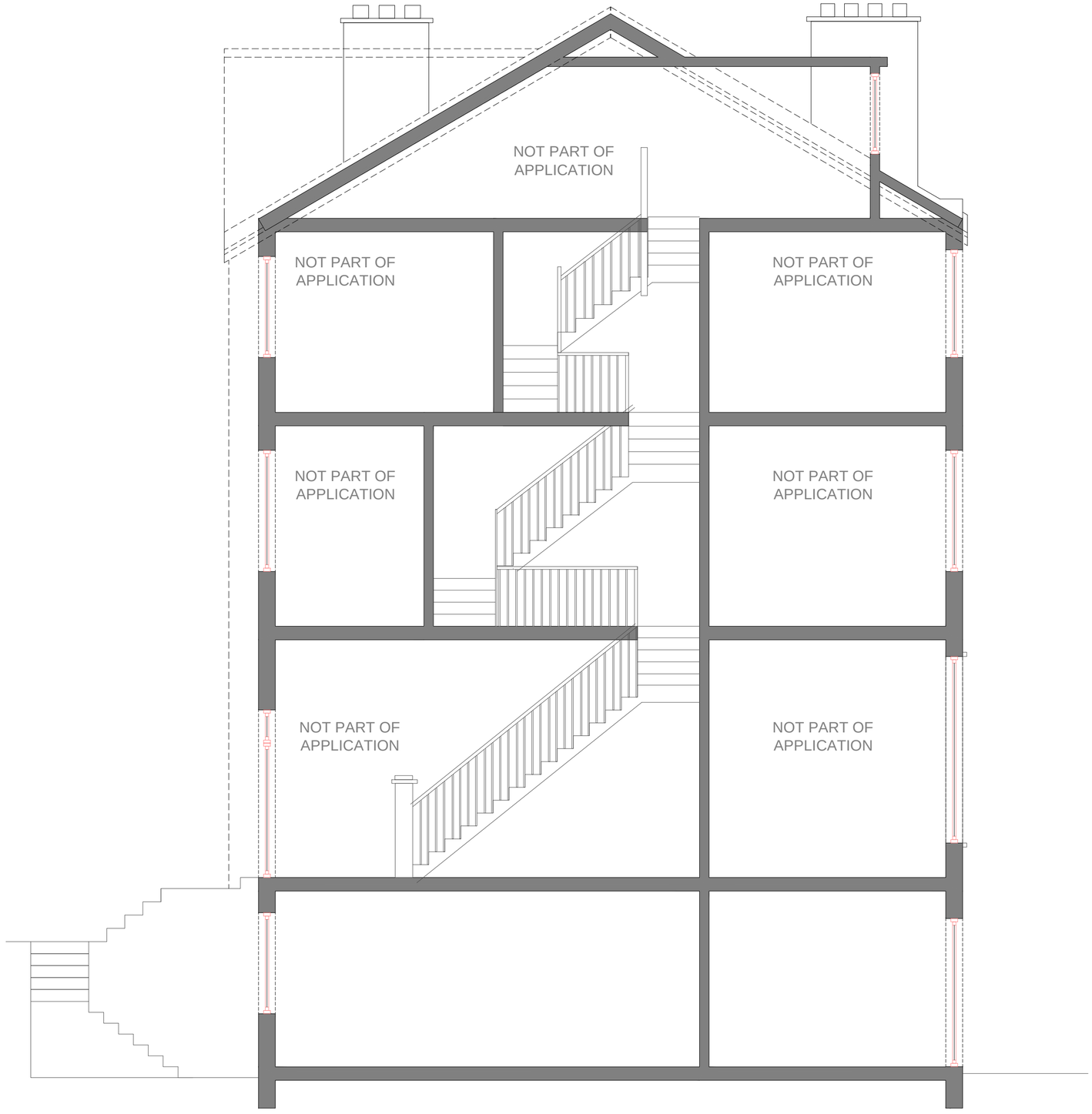
Client:
Kate Shaw
10 Quex Road, London, NW6 4PL

Drawing title:
Side elevation - Proposed

Status:
Buidling Regulation

Scale:	Date:	Drawn by:
1:50 @A2	16.06.15	HC

Drawing no:	Rev:
BR-HC-11-KS-06-15	0



SECTION A-A - EXISTING
SCALE 1:50

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 spection & 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 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 Sta fix HRT 4, austenitic stainless steel.

14. Brick work and block work to be properly bonded and constructed of clay brick sto 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 topends & weepvents (m in 2 no@450 mm centers) in fair faced 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 in spector and engineer, 1100 mm deep exceptas 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 upto, and be fire-stopped at under side of roof for floor over. In tumescent 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-E-coating.

22. Cleathes site of all turf and other vegetable matter as affected by the new building works. Relay turfetcon 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. Allvoids under suspended ground floor to be adequately ventilated: 1500sqmm clear ventilation per metre external wall.

25. Damp proof course to be continuous and minimum 150 mm above ground level.

26. Included pcs and cavity trays to cal cavity closures. 'Damcor' insulating dpc to all new external openings.

27. Natual 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 hour 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 30l/s 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(wc pans 50mm).

31. Basin wastes: m in 32 mm dia; sink, bath & shower: m in 40 mm; wc: 100mm. No connection to be made 200mm bel soil connection with stack. Include thermostatic valves to baths: max 48 deg C.

32. Maximum lengths of unventilated branch pipes to washbasins: 4m; wcs: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 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 lintols 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, lofts : 0.13-0.15;flat roofs: 0.13-0.15 w/sq m. K. Minimum u-value for windows/roof lights:1.6, glazed doors: 1.8, other doors : 1.8 w/sq.m. K.

42. Gas boilers SEDBUK not less than 78% to be designed, fitted, tested & certified by gas sage 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 areas. 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 smoked 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.

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SCALE 1:50

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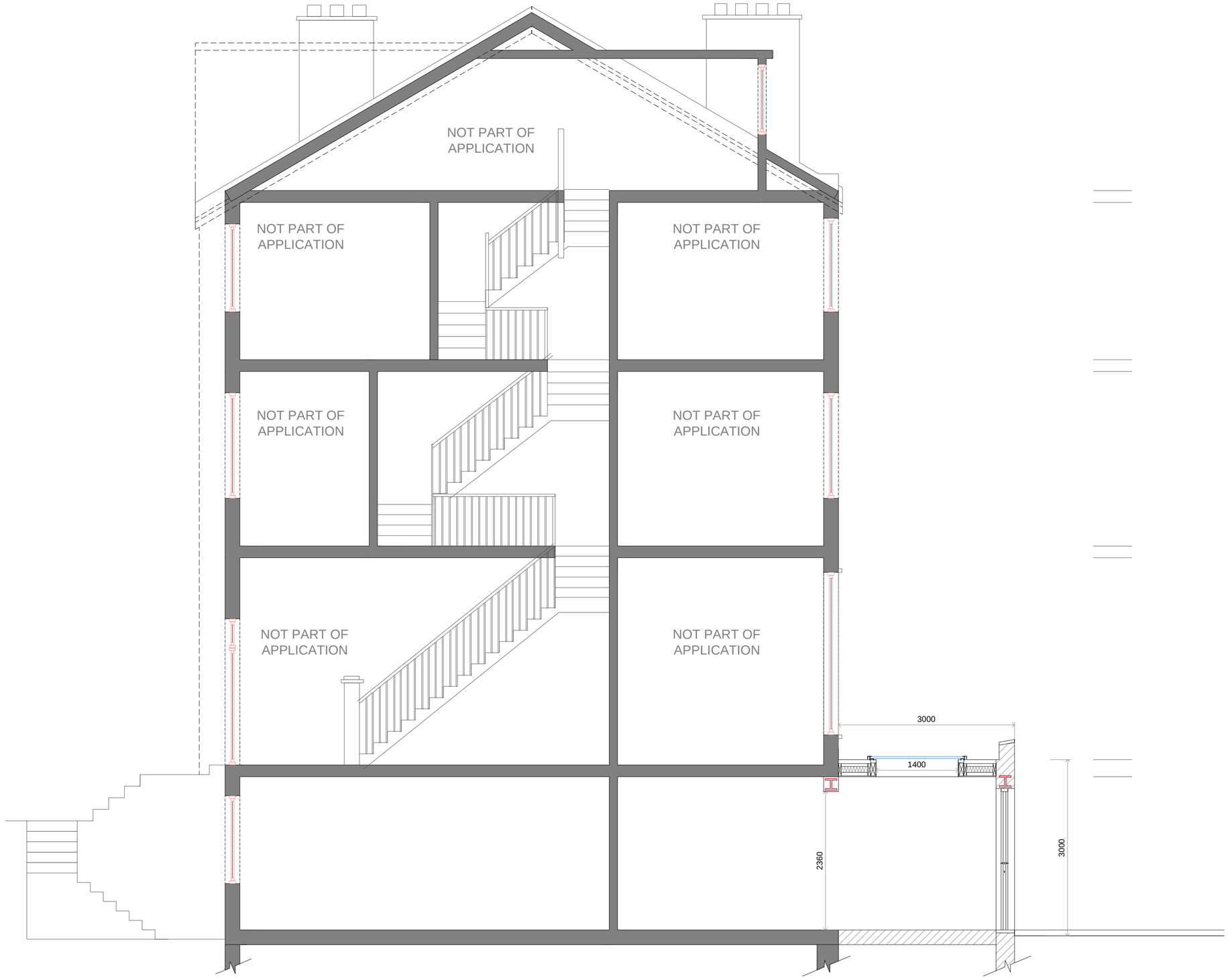
Rev:	0



SECTION A-A - PROPOSED
SCALE 1:50

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 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 spection & 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 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 Sta fix HRT 4, austenitic stainless steel.

14. Brick work and block work to be properly bonded and constructed of clay brick sto 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 topends & weepvents (m in 2 no@450 mm centers) in fair faced 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 in spector and engineer, 1100 mm deep exceptas 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 upto, and be fire-stopped at under side of roof for floor over. In turnescent 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-E-coating.

22. Cleathes site of all turf and other vegetable matter as affected by the new building works. Relay turfetcon completion.

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25. Damp proof course to be continuous and minimum 150 mm above ground level.

26. Included pcs and cavity trays to cal cavity closures. 'Damcor' insulating dpc to all new external openings.

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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 lintols 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, lofts : 0.13-0.15;flat roofs: 0.13-0.15 w/sq m. K. Minimum u-value for windows/roof lights:1.6, glazed doors: 1.8, other doors : 1.8 w/sq m. K.

42. Gas boilers SEDBUK not less than 78% to be designed, fitted, tested & certified by gas sage 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 areas. 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 smoked 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.

0 0.5 1 1.5 2 2.5 [m]

SCALE 1:50

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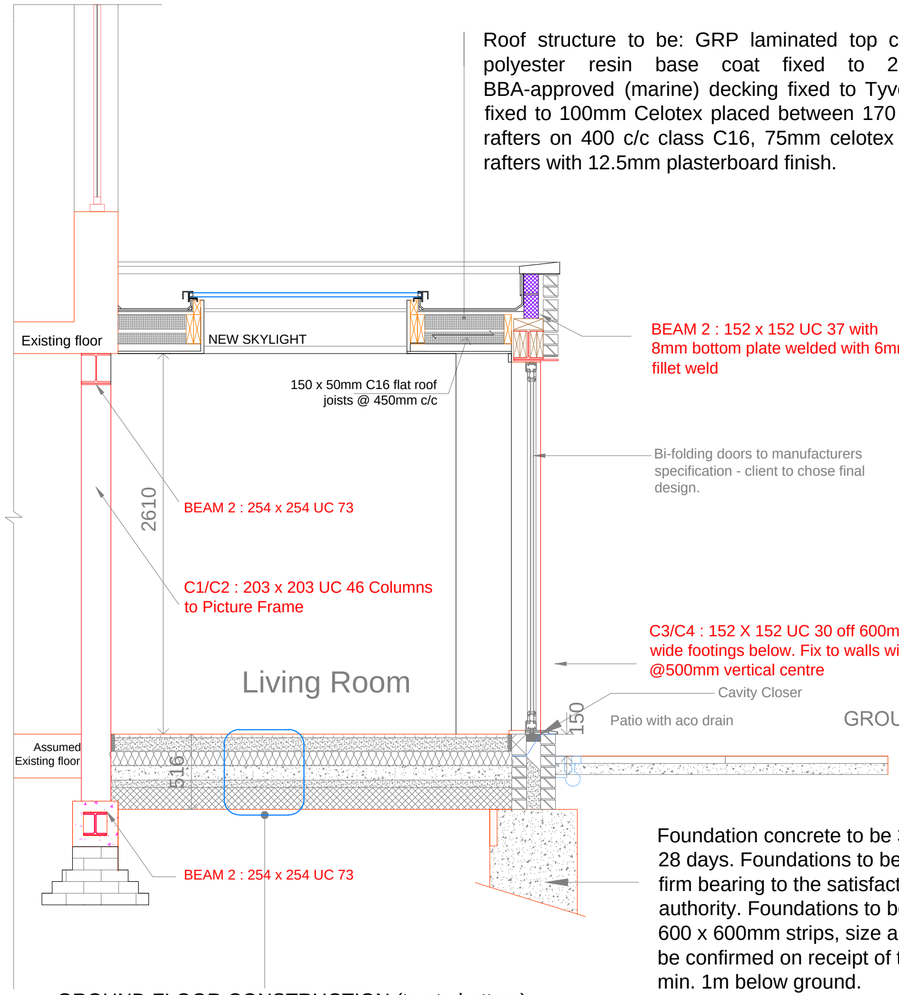
Client:	Kate Shaw 10 Quex Road, London, NW6 4PL
Drawing title:	Section A-A - Proposed
Status:	Buidling Regulation
Scale:	1:50 @A2
Date:	16.06.15
Drawn by:	HC
Drawing no:	BR-HC-13-KS-06-15
Rev:	0



Roof structure to be: GRP laminated top coat fixed to polyester resin base coat fixed to 22mm thick BBA-approved (marine) decking fixed to Tyvek mebrane fixed to 100mm Celotex placed between 170 x 50 timber rafters on 400 c/c class C16, 75mm celotex fixed below rafters with 12.5mm plasterboard finish.

BEAM 2 : 152 x 152 UC 37 with 8mm bottom plate welded with 6mm fillet weld

Bi-folding doors to manufacturers specification - client to chose final design.

C3/C4 : 152 X 152 UC 30 off 600mm wide footings below. Fix to walls with Kemtex Bolts @500mm vertical centre

Cavity Closer

Patio with aco drain

GROUND FLOOR

Foundation concrete to be 35n/mm2 at 28 days. Foundations to be located on firm bearing to the satisfaction of local authority. Foundations to be minimum 600 x 600mm strips, size and depth to be confirmed on receipt of tree survey. min. 1m below ground.

GROUND FLOOR CONSTRUCTION (top to bottom):
- 25mm floor finish zone; proposed16mm ceramic tile, on 5mm adhesive on 4mm schluter dritra mat
- 75mm screed with A142 mesh;
- Vapour control layer
- 100mm Celotex GA4000 rigid insulation board;
- 100mm ground bearing slab with 1:2:4 'GEN 3' mix:
- 1200g damp proof membrane/ radon barrier;
- Min 50mm sand binding
- Min 150mm hard core bed layer.

Section A-A - PROPOSED

Scale-1:30

+ 800mm (Assumed Garden Level)

+ 0mm (Assumed Ground level)

CONTRACTOR TO TAKE ALL NECESSARY PRECAUTIONS TO PROP AND BRACE DURING CONSTRUCTION

Foundation Notes

1. FOUNDATION CONCRETE TO BE 35N/mm2 AT 28 DAYS.

2. FOUNDATIONS TO BE LOCATED ON FIRM BEARING TO THE SATISFACTION OF LOCAL AUTHORITY.

3. MINIMUM COVER TO REINFORCEMENT TO BE 40mm.

4. CONCRETE MUD MAT OF MINIMUM DEPTH 50mm TO BE PLACED UNDER ALL REINFORCED FOUNDATIONS.

Steelwork Notes

1. ALL STEELWORK TO BE GRADE S275.

2. ALL STEELWORK TO BE SHOT BLASTED AND PRIMED WITH 75 MICRONS OF ZINC PHOSPHATE BEFORE DELIVERY TO SITE.

3. STEEL FABRICATOR TO DESIGN CONNECTIONS FOR MOMENTS AND FORCES SHOWN IN ENGINEERS CALCULATIONS.

4. STEEL FABRICATOR TO SUBMIT FABRICATION DRAWINGS FOR CHECKING BEFORE FABRICATION BEGINS.

5. STEEL TO ENCASED IN FIRE LINE GYPROC 12.5MM PLASTERBOARD OR PAINTED WITH FIREPROOF PAINT IF EXPOSED.

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