



PROPOSED PLAN OF ADDITION - 1:25 (A4:3)

GENERAL NOTES

- Contractor shall review these plans thoroughly, make a detailed site visit, & shall immediately bring any inconsistency, site layout problem or any other request for clarification to the architect for resolution prior to the delivery of any bid - failure to do so shall cause the contractor to be ineligible for extras relating to such matters.
- Contractor shall co-ordinate with all trades to provide complete working systems.
- Exact locations of existing facilities shall be determined by the Contractor from field measurements taken by Contractor's personnel.
- Contractor is not to scale from these drawings - drawings & notes are correlative & have equal authority & priority - should there be any discrepancies between them, the Contractor should notify the Architect, who shall determine the appropriate method of performing the work &/or items to be incorporated - if discrepancy is related to the structural design, the Architect will co-ordinate with the Engineer to resolve any issue.
- Contractor is responsible for the safety, actions & conduct of his employees & his subcontractors' employees while in the project area, adjacent areas & in the building & its vicinity.
- All materials, finishes, manufactured items & equipment shall be installed in full accordance with the suppliers' or manufacturers' written recommendations or these documents, whichever is more stringent.
- Requests to substitute any product, technique, or material shall be submitted to the architect for approval - proposed substitution shall be of equal quality & performance specification to that originally specified.

SPECIFICATION NOTES

- High efficiency light fittings capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit watt will be provided in at a rate of 1 per 25 sq.m of floor area or 1 per 4 fixed lighting fittings - whichever is greater, to meet Building Reg requirements.
- Electrical works: lighting & fittings to be low energy type to conform as far as possible with Building Regs. pt.L1(C). Electrical installation to be undertaken by certified installers.
All new electrical work is to be designed, installed, inspected & tested in accordance with BS 7671:2001 or an equivalent standard. These installation works are to be undertaken by a person registered with an electrical self-certification scheme or alternatively by a suitable qualified person, with a certificate of compliance produced by that person to Building Control upon completion of works.
- Ventilation: (rapid) to be floor area x 1/20 plus:-
Allow 8000 sq.mm trickle vents via an air brick or in joinery or metal windows, for habitable rooms & kitchen - location to be agreed with architect. Background ventilation to be installed min. 1.75m above floor level.
- Mechanical ventilation: Kitchen at 60 l/s or via cooker hood at 30 l/s.
- Existing gas fire in living area: new balanced flue from fire to be as manufacturer's spec. - to be installed by qualified installer in existing chimney with proprietary outlet minimum 600mm above opening rooflight - all to be in compliance with Building Regulations requirements.
- General conservation of energy to be as part L1(a-d).
- Wall construction: brick to match existing house - 50mm airspace - Tyvek breather membrane - 9mm plywood - 50x100 c19 studs at 400 ctrs - 70 Celotex within stud - 30 Celotex on face of stud - vapour barrier - plaster board finish.
- Roof construction: zinc roof cladding to be by VM Zinc or equal - to be installed to manufacturers recommendations - VM Zinc separation membrane - 120 Celotex insulation - aluminium foil back vapour barrier - 18mm plywood - 47x145 c16 flat roof joists at 400 ctrs., with furring to maintain a slope of 3 degrees - plasterboard internal finish - to meet Building Regs. requirements.
- Ground floor construction- kitchen: tile flooring finish - Schluter Ditra Heat underfloor electrical heating system - 75mm reinforced concrete screed - 90 Celotex insulation - waterproof membrane - 150 reinforced concrete slab - 150 compacted hardcore.
Study area as above but without underfloor heating & with a carpet floor finish.
- Exterior glazing to be 25mm gas filled low-E double glazed sealed units.
- All low-level glazing & "critical areas" to be provided with safety glazing (to BS 6206-1981) to meet Building Regs. requirements. Safety glazing to be provided to windows & internal glazing within 800mm from floor level & to doors within 1500mm from floor level.
Windows adjoining doors within a distance of 300mm to be provided with safety glazing to a height of 1500 above floor level.
- All leadwork to be carried out in accordance with The Lead Development Association's recommendations.
- Sound control to new internal walls: min. 100mm mineral wool (min. 10kg/sq.m) between studs with layer 12.5mm plaster board finish each side, to meet Building Regs. requirements.
- Smoke & fire alarms: mains operated - wireless units - smoke alarms to be in all circulation areas of house. Fire alarms to kitchen in accordance with BS 5839-6:2004.

7A Denning Road, Hampstead
Proposed addition & alterations
Drawing DR/18/2
Date: 06/07/2018

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