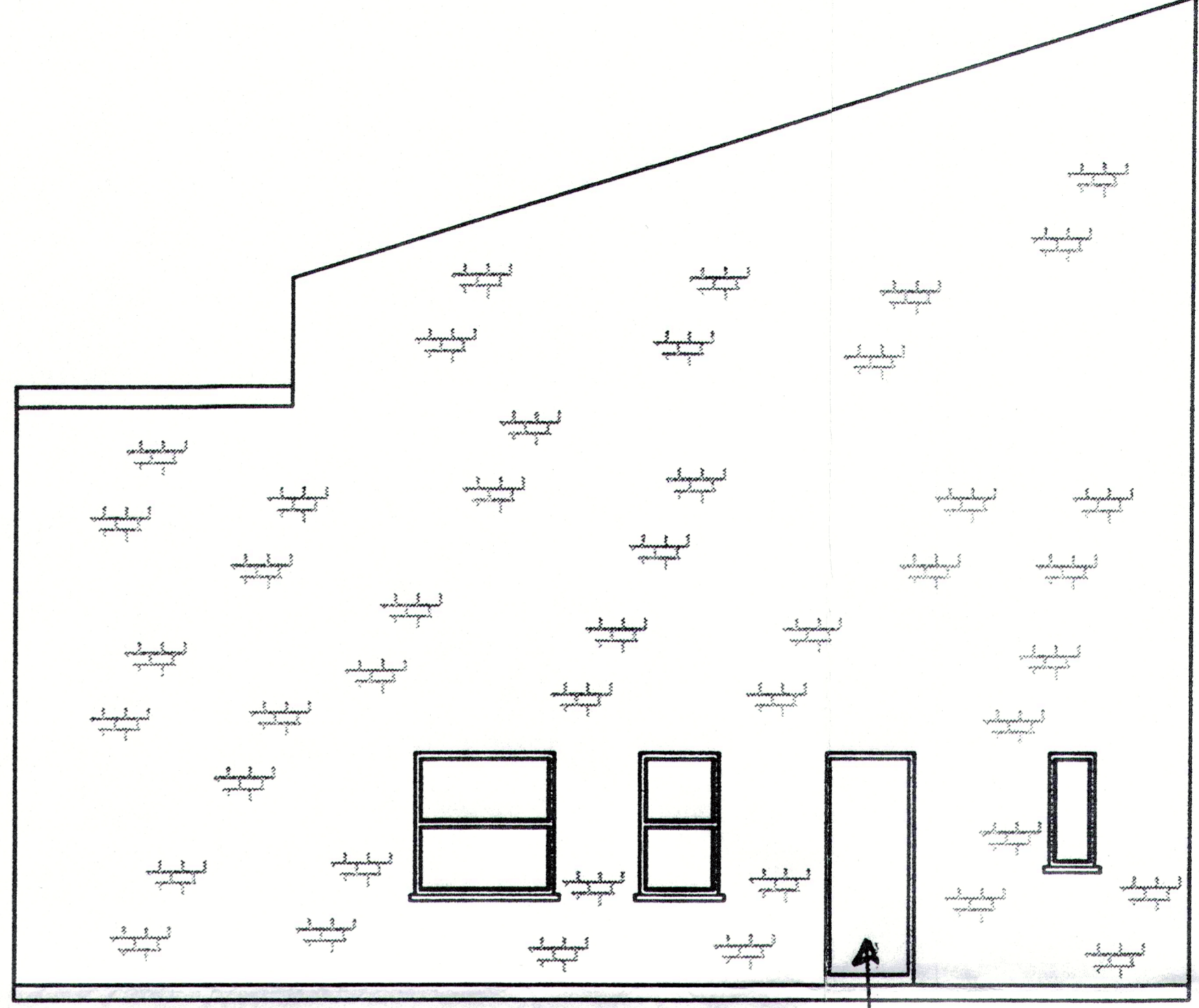
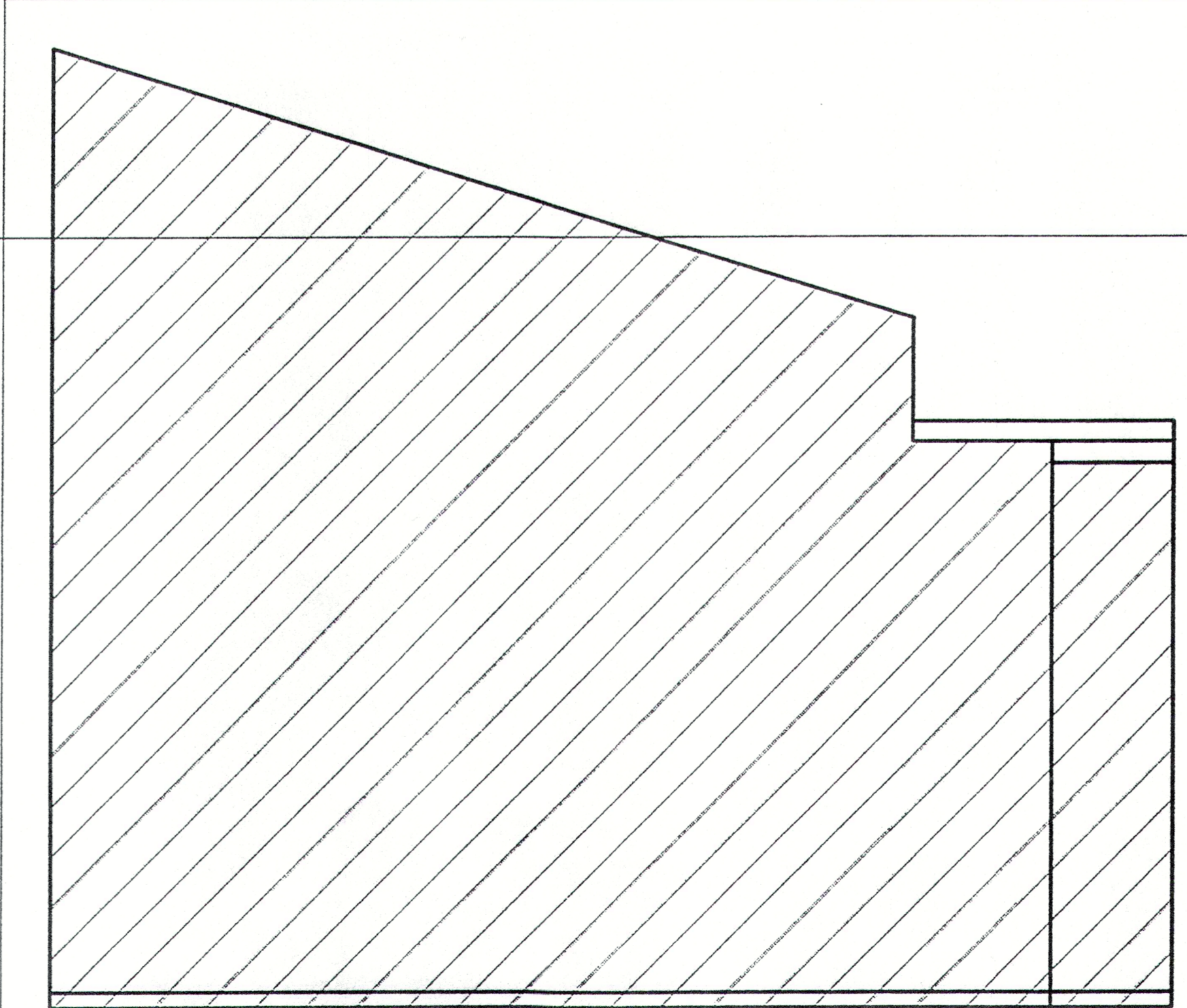


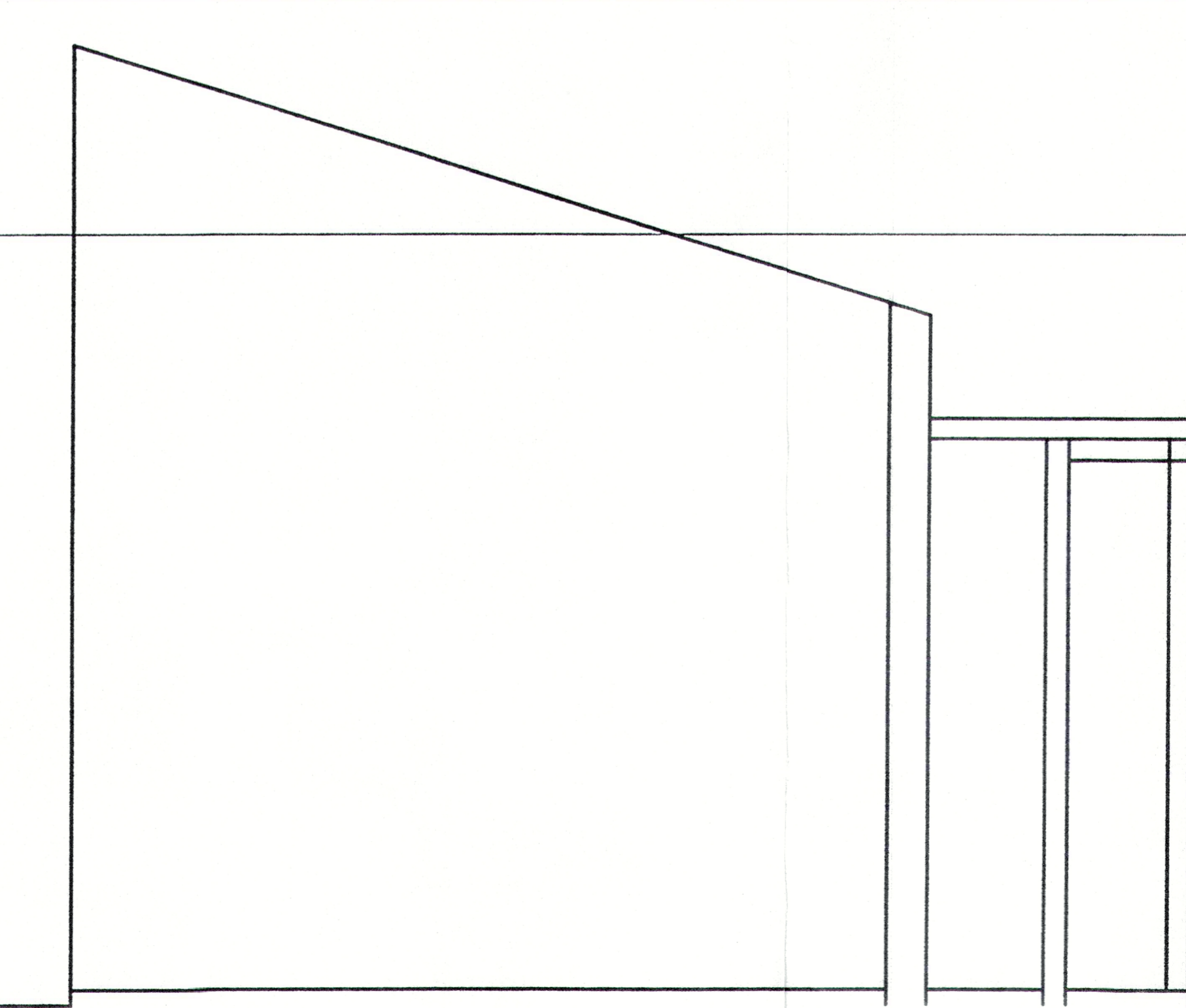
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE SECTION

All the structural support needs to be covered with 2 layers of Gyproc fireboard, 12.5mm thick with 60mins fire resistant. All steel needs to be measured on site and allow for bearings. Steel lengths should not be measured from the drawings always allow for bearings. Steel needs to rest on either high density block-work of at least 75 or engineering brick pier under an adequate footing which needs to be agreed on site with the building inspector. Needs to check on site if any beam is cracked.

All steel needs to be either primed with intumescent paint or boxed in 2 layers Gyproc fire board to achieve 1 hr fire retardant.

Heating via double convactor radiator to proposed system combi boiler 92% efficiency. Thermostatic valve to each radiator and automatic cut out to the boiler when no heat needed.

There will be at least one energy efficient light bulb to every 4 light fittings. Any new or replaced boiler is to be installed and tested and on completion, a copy of the installation and test certificate is to be submitted to the building control, signed by a gas safe registered installer (see discharge in accordance to part 1)

Electric cables should be fixed to the structure above the insulation. Where recessed fittings are to be used, those designed for compact fluorescent or low voltage tungsten halogen lamps should only be used within an enclosure between joists to dissipate heat.

All multiple timbers to be bolted using flat plate washers and timber connections.

The proposed installation work is to be undertaken by a person/firm who is a competent person registered with an electrical self-certification scheme authorized by the Secretary of State. In those cases the person is responsible for ensuring compliance with BS 7671:2001 and all relevant building regulations. On completion of the work, the person ordering the work should receive a signed building regulations self-certification certificate, and the other relevant building control body should receive a copy of the information on the certificate. The person entering the work should also receive a duly completed electrical installation certificate as or similar to the model in BS 7671.

All construction should be well fitted without gaps. Foam and silicon around window and door frame. Cavity closers around openings. All joints should be sealed and tightly constructed.

The heating and hot water system should be inspected on completion of installation to establish that the approved provision for efficient operation have been put in place. These systems should be commissioned to make reasonably certain they can operate efficiently for the purposes of the conservation of fuel and power. A certificate that commissioning has been successfully carried out from the responsible person for achieving compliance and a copy should be forwarded to the building control office.

Smoke detectors should be installed in corridors, on landings. A fixed temperature heat alarm is used in the kitchen, it activates when the temperature reaches 58°C (136°F) in accordance with the recommendations of BS 5839-6.

Double glazed 4-22-4 and low-e coastals in windows. Head vents to provide 8000cm². Toughened glass to doors. The glazing panel below 1500mm height should be toughened glass and should satisfy the BS206 and BS180 to provide containment. 12mm annealed glass or similar should be used. Any replacement windows and doors will need to achieve a min U_v value of 2.0 W/m²K and 2.2 W/m²K for doors with more than 50% glazing. All new windows will need to achieve a min U_v value of 1.6 W/m²K and 2.2 W/m²K for all new doors with more than 50% glazing. The installation should be carried out by a FENSA registered person or according to the building control satisfaction.

Efficient energy lighting: 3 per 4 fixed lighting fixtures. Fixed external light should have effective control and/or use of efficient lamps. Lamp capacity should not exceed 150w and 40 lumens per cm² of wall.

Rain water disposal should be connected to the existing water surface drainage system. Drainage will be discussed on site with the building inspector. If the sewer cannot be found, then a soak-away needs to be constructed at least 5m away from the extension to take the rain water. The internal void is to be left clear of any back-fill. Thames water permission need to be sought if the main drain is within 3m of the proposed work.

- GENERAL NOTES:**
1. All measurements in millimetres.
 2. To builders only. Obtain all dimensions from site. Do not scale from drawing.
 3. Finished room dimensions may vary from plan.
 4. Work although specified may not be part of the contract.
 5. Changes to the drawing must be advised by the inspector.
 6. Party wall agreements are the responsibility of the client.

9. It is the responsibility of the client to wait for the full plan building regulation approval before any work starts. Failure to wait for approval may result in extra work as a result of the council inspection of plans.

SADDO
7A LANGLAND GARDENS
LONDON
NW3 6QD

SINGLE STOREY REAR EXTENSION
EXISTING

DATE: 09/12/2015

SCALE: 1:50 DRAWN BY: LF

DRAWING NO.: LAN/SDC/01PL REV:

REVISIONS ISSUED

Rev	Description	Date
A	1	A
B	2	B
C	3	C
D	4	D

