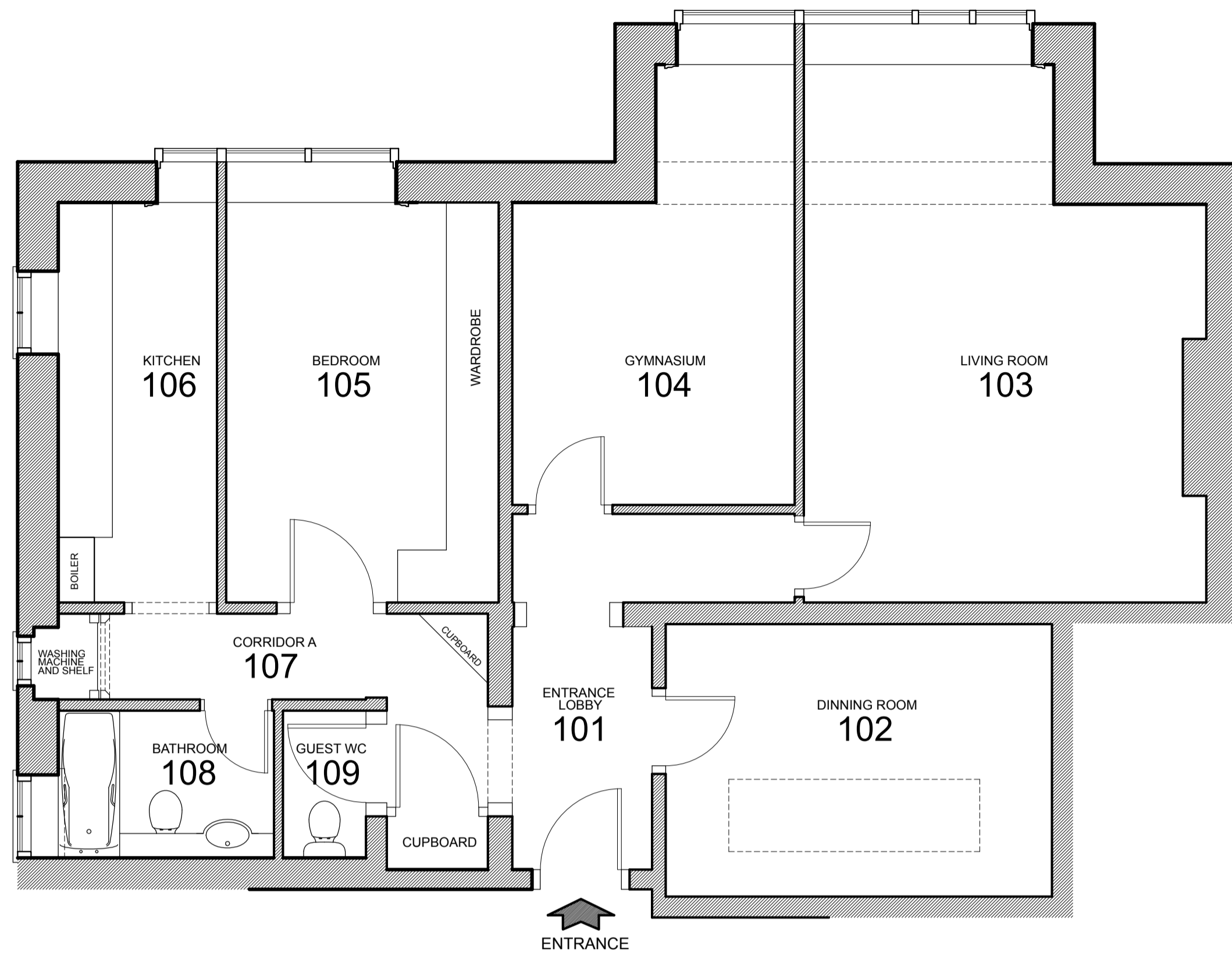
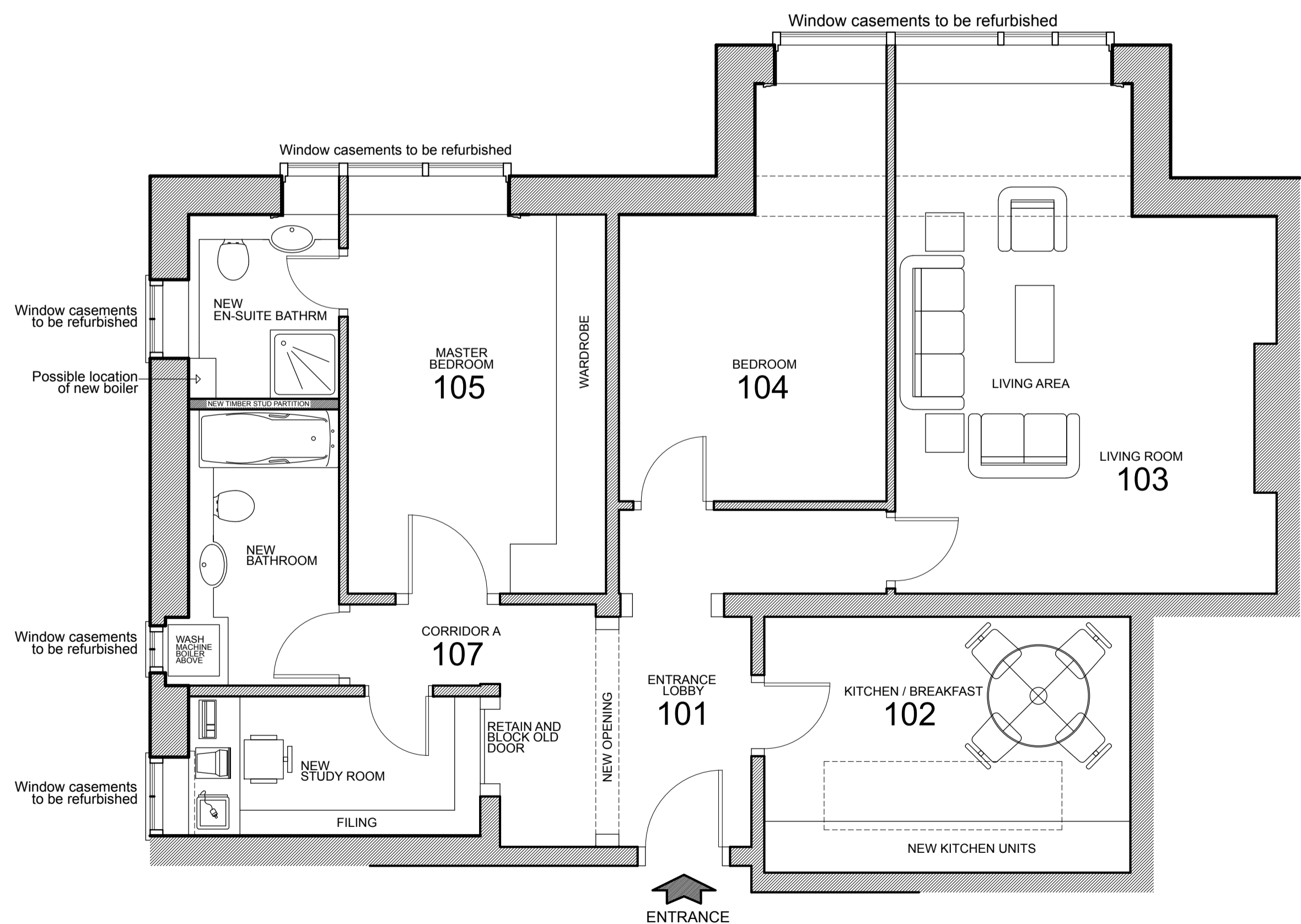


0 1 2 3 4 5m

SCALE 1:50
WHEN PRINTED ON A1 SIZE PAPER
SCALE 1:100
WHEN PRINTED ON A3 SIZE PAPER



EXISTING LAYOUT PLAN
Scale 1:50



PROPOSED LAYOUT PLAN
Scale 1:50

GENERAL NOTES:

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS APPROVED DOCUMENTS AND TO THE SATISFACTION OF THE DISTRICT SURVEYOR.

PART A-STRUCTURAL ADEQUACY
All sizes, detailing and specification of structural timber/steelwork/pre-cast concrete beams to be confirmed by the STRUCTURAL ENGINEER prior to construction. Wall ties to retaining/blockwork blockwork walls to be specified prior construction in agreement with district surveyor.

FOR ALL STRUCTURAL INFORMATION REFER TO DRAWING 201
Drawing to be read in conjunction with all other specialists drawings. All dimensions to be checked on site before works and fabrication of components commence. All discrepancies to be reported to the architects/designers at the first opportunity.

PART B - FIRE SAFETY (MEANS OF ESCAPE IN CASE OF FIRE)

Structural steelwork to be provided with 1 hour fire protection. All internal partitions to have minimum 1/2hour fire resistance. All internal doors to common areas to be FD30 with self-closing mechanism and cold smoke seals. All habitable rooms to have a minimum of 1sq opening window. All internal partitions to have minimum 1/2hour fire resistance, offering unobstructed egress of minimum 450mmx450mm for means of escape purposes as required by Approved Document B.

PART C - SITE PREPARATION AND RESISTANCE TO MOISTURE

Site investigation to be carried out to determine bearing capacity of soil prior to structural design and to assess if any contamination exists. All dpc's to be minimum of 150mm above external ground level. Weathering upstands at all locations, parapets etc, to be a minimum of 150mm.

PART D - TOXIC SUBSTANCES

To be designed in accordance with Approved Document D

PART E-RESISTANCE TO THE PASSAGE OF SOUND

To be designed in accordance with Approved Document E (Dwelling houses, flats and rooms for residential purposes shall be designed and constructed in such a way that they provide reasonable resistance to sound from other part of the same building and from adjoining buildings.)

PART F-VENTILATION

New windows to all habitable rooms to be fitted with trickle vents (in addition to the operable area of 3% of room floor area) with an area of at least 800mmx2400mm in bathrooms, kitchens/utility areas, in accordance with Approved Document F Section 1. All habitable rooms to have a minimum of 1/20th floor area of direct operable ventilation and 1/10th floor area in unobstructed glazing. Extract to bathroom & WC areas to be rated at least 15 litres/sec activated from light switch with 20 mins overrun. Extract to the kitchen to be rated at least 60 litres/sec. Heat recovery ventilation system to fulfil Part F requirements.

PART G -HYGIENE

Sanitary conveniences designed in accordance with Approved Document G including all new baths/showers to be fitted with thermostatic valves.

PART H -DRAINAGE AND WASTE DISPOSAL

To be connected to existing Soil&vents Pipes-SVP&skub stacks to have Flood Eyes as in accordance with good plumbing practice. Ends of waste &floots to have RE's at ends trap/waste pipe sizes in accordance with Approved Document H, Section 1. All pipework to be pressure tested before back filling to the satisfaction of the local authority building control officer. L Conservation of Fuel & J Heat producing appliances.

PART J -HEAT PRODUCING APPLIANCES

Gas fittings, new boilers and appliances. Gas-Fired boilers installed after 1 April 2005, and oil-fired boilers installed after 1 April 2007, must be condensing boilers, whether they are replacements or new installations. The Gas installation of boilers and appliances to comply with the requirements of Gas Safety (Installation and use) Regulations 1996. The installation should be in accordance with the local gas region and local authority as well as the relevant recommendations the following:

British Standard Codes of Practice: BS 6981-1988, BS6798-1987, BS5449 Pt1-1990, BS5546-1990, BS 5440 Pt1-1990, BS 5440 Pt2-1989, BS7074 Pt1-1989.

Pipes carrying gas to be of screwed steel or of all welded steel construction. Boiler to be mounted in position shown and fixed to an external wall in accordance with the manufacturers recommendations. Space heating system to be provided with zonecontrols, timing controls and boiler controls. Reasonable provision should be made for insulating hot water pipes to conserve heat and maintain the temperature of the heating. The householder should be provided with suitable operational and maintenance instructions for the boiler/heating system upon completion of works.

PART K -STAIRS, RAMPS AND GUARDS

Stairs made to give equal risers of maximum 200mm and equal goings (treads) of minimum 240mm. Maximum pitch of new stairs to be 42 degrees. Minimum going of tapered steps to be 50mm. Width of new stair to be minimum 850mm. Minimum headroom over to be 2000mm. Vertical balustrade spacing not to exceed 100mm.

PART L CONSERVATION OF FUEL AND POWER.

A minimum of 30% of internal light fitting to accept only low lumen light bulbs via dedicated connectors. Rooms to be provided with independent adjustable thermostatic controls. Thermostat or similar proprietary insulated cavity closers to be used at all external door and window openings.

PART M -ACCESS AND FACILITIES FOR DISABLED PEOPLE.

All new sockets, switches and electrical controls should be located in accordance with Approved Document M, having all switch sockets a minimum of 450 mm above finished floor level and light switches a maximum of 1200mm above finished floor level. All doors to habitable rooms to have a minimum clear opening width of 775mm. Internal doors 44mm solid core FD30 doors, where indicated on the drawing, manufactured to be BS 459 PL3, BS 4787, BS 5277MBS 5278 in softwood frames.

PART N -GLAZING -MATERIALS AND PROTECTION

Double glazing to comprise of 28mm sealed units using toughened or laminated, safety glass to both leaves in risk areas to comply with BR Part N1. All safety glazing to comply with BS 6206 to be visibly BS Kite mark at the bottom LH corner of each pane. All glazing in windows under 90mm cill height (1500mm where in or within 300mm of a door) to be installed with safety glass. All new windows to be glazed with low emissivity glass double glazed units, to achieve U value of 1.8W/m2K. All windows and doors to be fabricated by a FENSA approved manufacturer.

PART P -ELECTRICAL SAFETY

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition Wiring Guidance and Building Regulation Part P by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. The competent person is to send to the local authority a self-certification certificate within 30 days of the electrical works completion. The client must receive both a copy of this self-certification certificate and a BS 7671 Electrical Installation Test Certificate. Any downlights in ceilings to be fully enclosed/fire rated and maintain acoustic properties of ceiling.

REGULATION 7 (1999 EDITION)-MATERIALS AND WORKMANSHIP

Buildings work shall be carried out with adequate and proper materials which are appropriate for the circumstances in which they are used or adequately mixed or prepacked which are applied, used or fixed so as adequately to perform the functions for which they are designed and in a workmanlike manner.

GENERAL NOTES:

Vertical DPC's to be applied to all cavity closers.

All windows to be glazed with low emissivity glass 28mm sealed double glazed units with argon fill to achieve max U-Value of 1.8W/m2K.

All glazing in windows under 90mm cill height (1500mm where in or within 300mm of a door) to be installed with toughened safety glass to both leaves and to be visibly BS Kite mark at the bottom LH corner of each pane.

All glazed doors to be fitted with low emissivity glass 28mm sealed double glazed units with argon fill to achieve max U-Value of 2.4W/m2K.

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 16th edition Wiring Guidance and Part P by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.

The competent person is to send to the local authority a self-certification certificate within 30 days of the electrical works completion. The client must receive both a copy of this self-certification certificate and a BS 7671 Electrical Installation Test Certificate.

All sanitary appliances to be fitted with 50mm uPVC waste pipes with 75mm deep seal traps. To be fitted with rodding access ports just above ground level.

All below ground drainage to be 100mm uPVC with flexible joints laid to max 1:40 fall. All drainage to be covered with 150mm pvc shingle all around except where drainage runs close to foundations when they are to be enclosed in 150mm concrete cover all around.

Final design of below ground drainage including invert /cover levels of new manholes to be completed after site investigation & agreed with district surveyor prior to construction.

All new drainage to discharge into existing manhole to side of house as indicated on plans.

All new drainage runs passing through or under load-bearing elements are to be fitted with 150mmX100MM PC concrete lintels over leaving a minimum of 15mm clearance and pocket in place with polystyrene

APPROVED DOCUMENT L(L1) DWELLINGS THERMAL PERFORMANCE (U-VALUES)

- U-VALUE OF WALLS < 0.28 W/M2K
- U-VALUE OF SLOPING ROOF < 0.18 W/M2K
- U-VALUE OF FLAT ROOFS < 0.18 W/M2K
- U-VALUE OF WINDOWS < 1.6 W/M2K
- U-VALUE OF DOORS < 1.8 W/M2K
- U-VALUE OF DOORS (50% GLAZED) < 1.8 W/M2K

FIRE PRECAUTIONS

ALL NEW DOORS TO BE FIRE DOORS (EXCEPT BATHROOMS) SET IN FIRE RESISTANT FRAME WITH AUTO-CLOSURE. DOOR STOPPS TO BE 25X38MM GLEUED AND SCREWED. ALL GLAZING IN THE STAIRS ENCLOSURE TO BE REPLACED WITH EMW WREED GLASS. SELF CONTAINED MANN OPERATED, INTERLINKED SMOKE ALARMS TO BE FITTED TO ALL LANDING CEILING TO BS5446.

IMPORTANT NOTE

ALL DIMENSIONS TO BE CONFIRMED ON SITE. ALL FINAL DIMENSIONS MUST BE CONFIRMED WITH THE ARCHITECT BEFORE WORK PROCEEDS. ANY DIMENSIONAL DISCREPANCIES MUST ALSO BE REFERRED TO THE ARCHITECT WHOSE DECISION IS FINAL AND BINDING.

A | 29.04.2021 | PLANING APPLICATION DRAWINGS

HOME AND OFFICE
CHARTERED ARCHITECTS - PLANNERS

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MICHAEL HAPESHIS
BA(Hon's), DipArch(Hon's), RIBA, ARB, ETEK

STRUCTURAL ENGINEER:

BUILDING SERVICES ENGINEER:

QUANTITY SURVEYOR:

DRAWING TITLE: EXISTING AND PROPOSED LAYOUTS

PROJECT TITLE / CLIENT:
INTERIOR ALTERATIONS TO GRADE 2 LISTED FLAT AT 3, 50 NETHERHALL GARDENS, LONDON NW3 5RG

CLIENT:
BAIJU GANATRA, Esq

Job No:

DRAWING NO: **101**

REVISION: SUFFIX

Scale: 1:50 DATE: 29.04.2021

DRAWN: MPH CHECKED: M.HAPESHIS