

#### GUARDING FOR WINDOWS

All new Juliet style balcony railings to be installed to a minimum height of 800mm from internal finished floor level and ensure that there are no gaps greater than 100mm in any design to ensure that a 100mm sphere cannot pass through any openings. Installation to comply with Part K of the Building Regulations..

Fixings and railings to be supplied and installed to manufacturers recommendations.

#### GLAZING TO WINDOWS

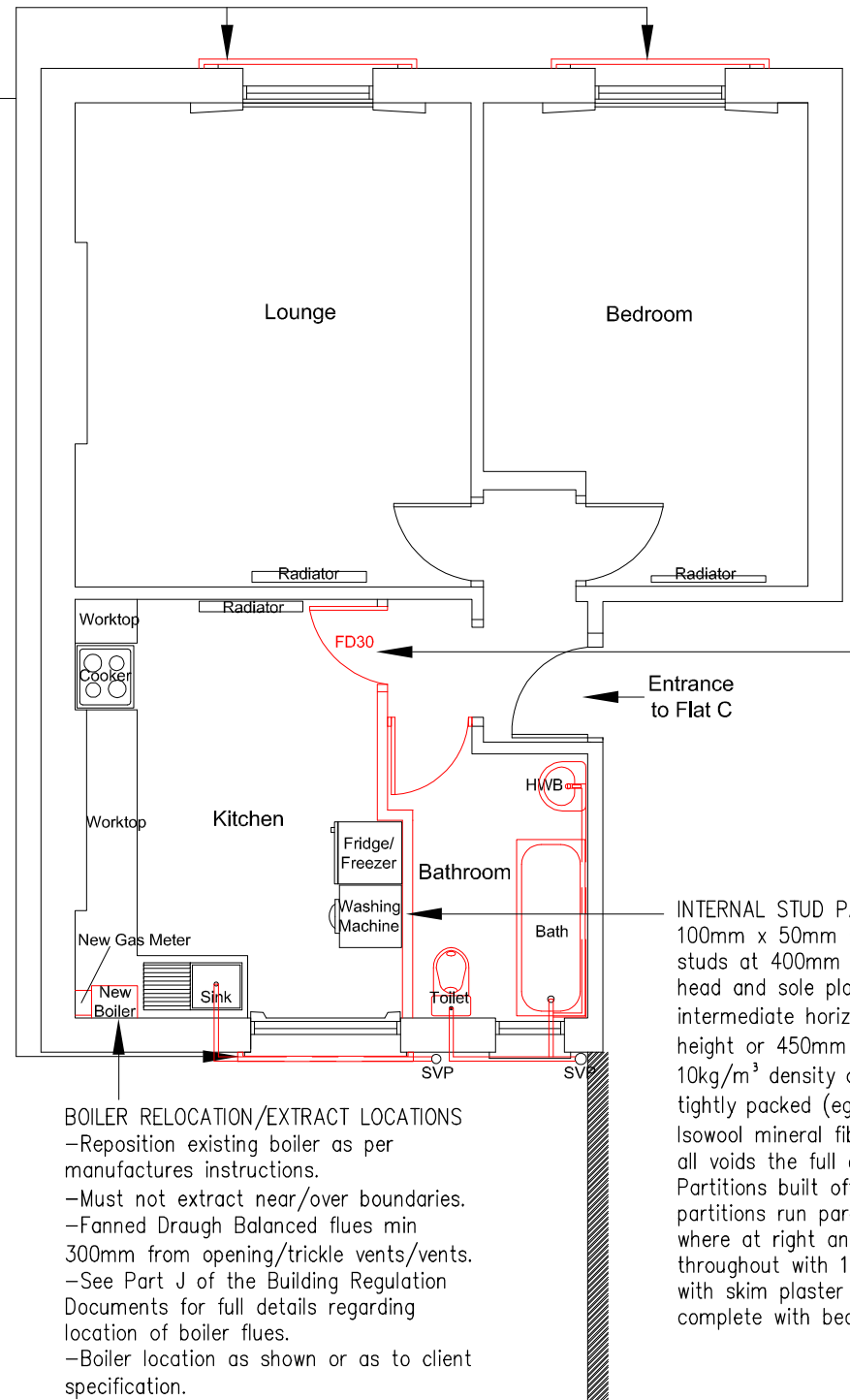
Where existing low level glazing to all existing lower sashes of windows where new Juliet style balcony railings are to be fitted do not comply with Part K4 of the Building Regulations, then replace the low level glazing with toughened or laminate glass to comply with Part K4 of the Building Regulations and BS 6206 & BS EN 12600.

#### WINDOW RESTRICTORS

All existing window restrictors to be retained and fitted/replaced where missing.

#### ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction. Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used) Wash basin – 1.7m for 32mm pipe 3m for 40mm pipe Bath – 3m for 40mm pipe 4m for 50mm pipe W/c – 6m for 100mm pipe for single WC. All branch pipes to connect to EXISTING 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.



#### BOILER RELOCATION/EXTRACT LOCATIONS

- Reposition existing boiler as per manufactures instructions.
- Must not extract near/over boundaries.
- Fanned Draugh Balanced flues min 300mm from opening/trickle vents/vents.
- See Part J of the Building Regulation Documents for full details regarding location of boiler flues.
- Boiler location as shown or as to client specification.

#### SMOKE DETECTION

Provide mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard to be mains powered with battery back up to be placed . Smoke alarms should be sited so that there is a smoke alarm in the circulation space within 7.5m of the door to every habitable room.

If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

#### EXTRACT FOR BATHROOM & KITCHEN

Provide mechanical extract ventilation to bathroom ducted to external air capable of extracting at a rate of not less than 15 litres per second for bathroom and 60 literes per second or 30 litres per second if adjacent to hob, sealed to prevent entry of moisture.

#### FIRE DOOR

The existing repositioned or new door to new kitchen must be FD30 rated fire door to BS 476-22:1987 BS EN1634 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire door to be half hour fire resisting) in accordance with part B1 of the Building Regulations.

#### INTERNAL STUD PARTITION

100mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m<sup>3</sup> density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS OR PREPARING SHOP DRAWINGS. ALL WORK MUST COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS. DIMENSIONS MUST NOT BE SCALED FROM THIS PRINT

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Drawing Existing & Proposed Layout - BREGS

Scale 1:50@A3 Date Feb 22 Drawn MR Checked

Drawing No. 22008-05