## SPECIFICATION

GENERAL:dimensions given are in millimetres. owner is to be informed under the terms of the Party Wall Act 1996 and its All dimensions must be checked on site and not scaled from this drawing. Any be served notice under section 65 of the Town & Country Planning Act 1990. provisions followed. Where building over boundaries the adjacent owner is to Internal alterations. Where building to boundaries the adjacent

with BS743 (pitch polymer) and be incorporated: **DAMP PROOF COURSES:** Horizontal and vertical DPC's will comply

(a) min. 150mm above ground to all load bearing walls, lapped with floor damp

(b) Vertically built into jambs of all external openings

(c) Horizontally stepped to all external openings.

connections to foul sewers may only be made where soakaway and watercourse cover slab with haunching forming the cover level complete with frame and lid drainage should have a min. fall requirement of 1:40 to provide self cleansing 300mm cover, or rigid pipes of 150mm or more have less than 600mm of cover cannot be used. On completion the system is to be water pressure tested and from any building (foundations). 2. A watercourse or 3. A sewer. Rainwater structure below ground level should have a lintel above opening (or use of the pipes should be encased in 150mm concrete. Where flexible pipes are not or frozen material. Where rigid pipes of less than 150mm dia. have less than from stones larger than 40mm clay exceeding 100mm, timber, vegetable matter drainage to comprise Marley UPVC pipes to BS 4660 & BS5481 or similar. efficiently for the prevention of undue consumption of water. Below ground Bath/Shower exceeds 2.3m anti-syphon traps to be fitted. Safe operation of all combi system (to be confirmed on stie). UPVC fittings to BS 4514, BS 5255. comply with BRE 365 and BS 8301:2000. Soakaways to be at min. 5.0m away Priority order for surface water is 1. Soakaway which must be designed to Where foul and surface water are available on site connections must be proved all channels, branches and connecting bends. The walls are to be 225mm, class benching formed in 1.2 cement mortar to 1.12 gradient trowelled smooth with UPVC or GRP material or constructed of 150mm concrete base slab with unless otherwise stated. Inspection chambers of up to 900mm depth may be of a velocities. All gullies will be back inlet trapped gullies with rodding facility rocker type or hole around fitted with compressible material. All gravity material should be inserted to provide protection to the drain. Pipe to be either rocker pipes) and a settlement gap of 50mm corkpack or similar flexible backfilled to the found level with concrete. Any pipe penetrating through a the drain is below the level of the foundation then the drain trench should be concrete. Where drainage runs within 1.0m of any foundation and the level of under a road or have less than 600mm cover they should be encased in 150mm Laid on granular bed material to BS 882 table 4. The selected fill should be free be made by the installations of fittings and fixed appliances that use water in storage, (i.e. by use of temperature relief valves). Reasonable provisions must does not exceed 48 degree celsius through taps or 100 degree celsius where held types of hot water systems are required to prevent scalding, so the temperature Baths, sink units, showers - 42mm dia. wastes via 75mm traps. WC pans -**2. DRAINAGE:** The existing drainage system is assumed to be a single line B' engineering brick to BS 3921 to the required invert depth. 150mm concrete 00mm dia. with 100mm traps. Where WHB waste exceeds 1.75m length or

> steelwork as above. as per Structural Engineer's drawings and details. Half hour fire protection to bearing where bearing is less than 150mm concrete padstones are to be joists to be doubled up when running parallel with and under timber partitions around bedrooms to comply with E2 requirements for sound deadening. Floor 25mm Isowool APR 1200 sound insulation to partition voids at bathrooms and intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 600mm c/c secured to 100x50mm SC3 head and sole plates. Noggins at 600mm 3. TIMBER PARTITIONS: 100x50mm SC3 vertical softwood studs at from each bearing point and at mid span and set to concrete padstones each end half hour fire resistance and be insulated to prevent cold bridging where BS5977 (sizes as recommended by manufacturer). Provide min. 150mm end **4. LINTELS:** Unless otherwise stated lintels to be Catnic combined steel to necessary. Where steel beams are used they are to be braced together 350mm provided (sizes to suit load and detail). All lintel backs and soffits to have min.

calculations for the Juliet balcony guarding and fixings to be supplied to BCO exceed the sum of the following: separating property's. Max. area of windows, doors and roof lights should not classification. BRoof(t4) units can be used within 6m of the boundary. certificate from L.A. Building control (fee Payable). All roof lights/lanterns to or better. Installed either by Fensa registered installer or compliance via external doors to have a U value of 1.40W/m2K or doorset energy rate - Band B 2.2W/m2K. New external doors with more than 60% of internal face glazed to better. New rooflights with kerb/upstands can have a value no worse than be UPVC and double or triple glazed, argon filled gaps and finished soft low 'E' coating to achieve U-value of 1.40W/m2K or window energy rate - Band B or a 100mm diameter sphere can pass through. Structural engineer's details and Document K, to be at a height of 1100mm, have no gaps between openings that and or BS EN 12600. Juliette balcony to be in accordance with Approved extending below 800mm from floor level and to be in accordance with BS 6206 Window frames with safety glazing to all doors, side panels, and all areas doors to have min. undercut of 10mm above the fitted floor finish surface. linings shall be 100 x 38 with planted stops. Skirting boards shall be 100 x 5. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES: However, they are not to be used within 1500mm of a compartment wall line rating is class C-s3,d2 which can be regarded as having a BRoof(t4) be glazed. If polycarbonate or uPVC roof lights/lanterns are to be used, ensure have a U value of 1.40W/m2K or doorset energy rate - Band C or better, other prior to work commencing on site. New or replacement doors and windows to 19mm. chamfered. Architraves shall be 75x19 chamfered. All new internal Internal door

a. 25% of the floor area of the extension and

b. the total area of any windows and doors which no longer exist or are no

due to the extension.

When glazing area is more than the sum of a. and b. then SAP calculations must be provided and the new sets of U-values must be followed.

REGULATIONS ELECTRICAL SAFETY:-**ELECTRICAL INSTALLATION and PART P BUILDING** Where electrical work is

required to comply with Schedule 1 of the Building regulations it will either:

a. Be installed, by electrician who is registered as Part P approved by an need to be obtained from their authorised body (NICEIC, ELECSA, authorised body (a completion certificate/certificate of compliance will

b. Any other electrician will require and Electrical Safety Building Notice

alarm system to be at least a current IEE regulations & to comply with Part P requirements of the Building per circuit watt. fitting that switches off automatically or fittings taking only lamps of 40 lumens external lighting shall be either lamp capacity not exceeding 150w per light of floor area or three of four or 75% fittings which ever is the greater. Fixed luminous efficiency of 40 lumens per circuit watt shall be used at one per 25 m2 power supply, such as battery back-up. Fixed fitting taking only lamps having a EN 14604 whilst heat alarms 5839-6. Smoke alarms to be regulations. Smoke alarms must be provided at each landing level. The fire The proposed electrical installation, earthing and bonding to be installed to mains operated and inter linked and conform to BS Grade D2 Category LD3 in accordance with BS to be to BS 5446-2. The alarms to have a standby

insulated to non heated locations. system. New radiators fitted Class A or B and the condensate outlet must be taken to the foul drainage are installed must be a condensing boiler and must have a SEDBUK rating of heating to new areas to client certificate provided to Build be designed and installed by . GAS INSTALLATION & **HEATING:-** The proposed gas installation shall with thermostatic type valves with pipework ing Control pre-completion. Extend existing central GASSAFE registered person and a relevant t's instructions. Where new or replacement boilers

deposited with building Control to show complaince with F1 (2). details of commissioning and testing of mechanical systems for extracts to be NATURAL AND MECH HANICAL VENTILATION: Prior to completion

a) Habitable room:

- Rapid ventilation of floor area - for a hinged or pivot window that opens less than 30°. window that opens 30° or more, or for sliding sash windows. 1/10th 1/20th of floor area - for a hinged or pivot
- Background ventilation 8000 mm<sup>2</sup>

b) Bathroom (with or without WC):

- Rapid ventilation opening window
- Background ventilation 5000 mm<sup>2</sup>
- Extract ventilation fan rates - 15 l/s

opening window to be provided with a 15 minute overrun. The extract fans to rooms like utility, WC and bathroom having no external

Location of mechanical ventilation devices in rooms:

a) Mechanical extract fans dwellings. preferably less than 400mm below the ceiling. Refer to Appendix E Approved Document F for further guidance of installation of fans in should be placed as high as practicable and

diameter sphere can pass through; handrail to be between 1100mm above the 1100mm high, non-climbable (max. pitch 42 degrees) and pitch line or floor. Minimum HE CONTRACTOR SHALL ALLOW FOR MAKING GOOD OF ALL **EXTERNAL STAIRS:**e, have no gaps between openings than a 100mm width unobstructed 810mm. Guarding to be headroom over pitch 2000mm measured vertically. New stairs with min. go 223mm, max. rise 200mm

Other Notes, Alterations.

DISTURBED WORKS.

and upgraded if found necessary. be exposed, if necessary, for consideration by the Building Control Surveyor All existing foundations, beams and/or lintels accepting additional load, are to

GENERAL NOTES:

Any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, any dimensions shown are indicative only and are subject to verification on site. The contractor to setting out on site. This drawing to be read in conjunction with all other Architects and Engineer's dewings. Structural Engineers calculations and any appositiest supplier's deviating.

Engineers calculations and any appositiest supplier's deviating and any apposition and several and about to commence on site after reserving an approved decision from planning / building control in writing for your proposed works.

2. Inform the Building control deportment that the works are about to commence on site after reserving an approved decision from planning / building control in writing for your proposed works.

3. Verify boundary lines & ground conditions including checking positions and new connections of all gas: accordance in the several sounds and the several sounds of the several sounds and the several sounds and the control of the provision of the several sounds and the control of the provision of the several sounds and the control of the provision of the provisi and that a worker is the building and tender of the building and tender of the design of the building and tender of the design of the accessory propping and temporary according to the soliding and the soliding and the soliding and the soliding and the soliding according to the soliding according to the soliding and the soliding according to the soliding

DRAWING STATUS

CONSTRUCTION

DATE

NAME

DESCRIPTION

Architectural Design Studio

4 ST ANNES, DORIC WAY, EUSTON, LONDON NW1 1LG

OTHER NOTES:

All new proposed roof and wall finishes on this drawing to match existing materials. All new shown on this drawing will be designed not protrude more than 150mm from the existing roo shown on the foreign will be designed in the proposed windows promoted the state of the proposed windows promoted the work of the designed the state of the designed that the designed that work all words or the excess by 200mm, this note is a confirmation that it is designed this work. All words to the excess by 200mm, this note is a confirmation that it is designed this work. All words to the excess by 200mm, this note is a confirmation that it is designed this work. All words to the excess by 200mm, this note is a confirmation that it is designed this work. All words to the excess by 200mm, this note is a confirmation that it is designed this work. respection of the underground drollage was not possible on survey. Confractor should check drollage runs invert events prior to starting work on site and notify building control of results. ALL DRANAGE SHOWN IS UNED AND MUST BE VERRIED BY CONTRACTOR. this drowing has been created by discount plans list for the "client" only, a bound contract in you in which a signed contract for creation of what involving person-reading hours for this project to a sile to allowed or client makes of drawing and any other drawings' arisoting to this project to require the Checourt plans lat had full applicit of the material and have the full fill project to significant or present what infringes these rights all the subject to legal or which makes the created and the control between the full representation of the control to the control oof profile. All new on opening and of non opening and of ing is set back from the carried out in as been mode between works, the been mode, which we been mode, which we have been controlled to the property of the been controlled to the purple of the property of the purple of the p

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