SPECIFICATION

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

insulation. Below ground level both leaves shall be built in trench-blocks or class B' engineering brickwork. All external walls adjoining timber floors should have airbricks or ductwork penetrating walling. Oversite concrete will be level with or above the ground conditions to have at least 750mm cover below ground level. Minimum of running wall. Any trunking or pipes needing to carry ventilation air should be min. 100mm dia. Foundations in accordance with BS8004. All foundations subject to to BS493 ensuring that vent. air will have a continuous path between opposite sides of or other approved insulation material. 100mm thermal insulating blockwork Celcon or all sub-floor voids. The air bricks shall allow the passage of 3000mm² for each metre below lowest DPC level. Cavity insulation to finish at same level as floor slab leafs are to be securely retained by approved stainless steel wall ties to BS1243 at eaves with blockwork. All cavity closers to be insulated. All external and internal overlapped by 150mm with floor insulation and to meet with roof insulation at top of investigation. Unsuitable load bearing strata will necessitate separate structural design. 8500-1. Foundation design must be approved by the BC officer subject to site finished ground level. Oversite concrete to be grade ST2 or GEN 1 concrete to BS foundation depth in clay soil to be 900mm. Foundations shall be extended below pipe at unbonded jambs. Lean mix cavity fill to all cavity walling terminating min. 225mm spaced not more than 300mm vertically provided within 225mm from sides of openings positioned 450mm apart vertically and 750mm horizontally. Wall ties at openings wall. Cavity insulation carried the full extent of gable walls. Cavity must not be closed plaster, all to achieve a'U' value of 0.28. Cavity wall insulation carried below DPC and Thermalite on the inner leaf with mortar as before, 13mm thickness British Gypsum with 1.1.6 cement/lime/sand. 100mm cavity with 100mm Rockwool 'Full-fill' Dritherm facing brick to match existing comprising of 103mm brickwork to the external leaf EXTERNAL WALLS AND FOUNDATIONS: The external walls are to be in a

2. DAMP PROOF COURSES:- Horizontal and vertical DPC's will comply with (a) Concrete trench fill founds to all load bearing cavity walls to be min. 600 x 1000mm deep. Use cocnrete grade ST2 or GEN 1 to BS 8500-1.

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

BS743 (pitch polymer) and be incorporated:

(b) Vertically built into jambs of all external openings.

(c) Horizontally stepped to all external openings.

have less than 600mm cover they should be encased in 150mm concrete. Where drainage runs within 1.0m of any foundation and the level of the drain is below the level of the foundation then the drain trench should be backfilled to the found level fixed appliances that use water efficiently for the prevention of undue consumption of water. Below ground drainage to comprise Marley UPVC pipes to BS 4660 & BS5481 should be encased in 150mm concrete. Where flexible pipes are not under a road or cover, or rigid pipes of 150mm or more have less than 600mm of cover the pipes frozen material. Where rigid pipes of less than 150mm dia. have less than 300mm or similar. Laid on granular bed material to BS 882 table 4. The selected fill should be through taps or 100 degree celsius where held in storage, (i.e. by use of temperature anti-syphon traps to be fitted. Safe operation of all types of hot water systems are system (to be confirmed on stie). UPVC fittings to BS 4514, BS 5255. Baths, sink 3. DRAINAGE:- The existing drainage system is assumed to be a single line combi free from stones larger than 40mm clay exceeding 100mm, timber, vegetable matter or relief valves). Reasonable provisions must be made by the installations of fittings and required to prevent scalding, so the temperature does not exceed 48 degree celsius 100mm traps. Where WHB waste exceeds 1.75m length or Bath/Shower exceeds 2.3m units, showers - 42mm dia. wastes via 75mm traps. WC pans - 100mm dia. with

> where soakaway and watercourse cannot be used. On completion the system is to be water and BS 8301:2000. Soakaways to be at min. 5.0m away from any building (foundations). order for surface water is 1. Soakaway which must be designed to comply with BRE 365 concrete cover slab with haunching forming the cover level complete with frame and lid 225mm, class 'B' engineering brick to BS 3921 to the required invert depth. 150mm opening (or use of rocker pipes) and a settlement gap of 50mm corkpack or similar flexible material should be inserted to provide protection to the drain. Pipe to be either trowelled smooth with all channels, branches and connecting bends. The walls are to be 150mm concrete base slab with benching formed in 1.2 cement mortar to 1.12 gradient chambers of up to 900mm depth may be of a UPVC or GRP material or constructed of back inlet trapped gullies with rodding facility unless otherwise stated. Inspection rocker type or hole around fitted with compressible material. All gravity drainage should Any pipe penetrating through a structure below ground level should have a lintel above Where foul and surface water are available on site connections must be proved. Priority have a min. fall requirement of 1:40 to provide self cleansing velocities. All gullies will be A watercourse or 3. A sewer. Rainwater connections to foul sewers may only be made

compacted hardcore. All to give 'U' value of 0.22. on 1200 gauge DPM lapped to wall DPC. Sand blinding and min. 150mm clean GA4080 Celotex insulation with a 25mm upstand of insulation provided to perimeter edges of floors, on 150mm re-inforced concrete slab (grade ST2 or GEN 1 to BS 8500-1.) **SOLID FLOOR SLAB:** 75mm concrete screed, on vapour barrier, on 80mm

pressure tested and cleansed.

sound insulation to partition voids at bathrooms and around bedrooms to comply with E2 Gyproc plasterboard and skim finish to both sides. Provide 25mm Isowool APR 1200 5. TIMBER PARTITIONS: 100x50mm SC3 vertical softwood studs at 600mm c/c requirements for sound deadening. Floor joists to be doubled up when running parallel secured to 100x50mm SC3 head and sole plates. Noggins at 600mm intervals. 12.7mm with and under timber partitions.

braced together 350mm from each bearing point and at mid span and set to concrete to prevent cold bridging where necessary. Where steel beams are used they are to be detail). All lintel backs and soffits to have min. half hour fire resistance and be insulated (sizes as recommended by manufacturer). Provide min. 150mm end bearing where 6. LINTELS: Unless otherwise stated lintels to be Catnic combined steel to BS5977 padstones each end as per Structural Engineer's drawings and details. Half hour fire protection to steelwork as above. bearing is less than 150mm concrete padstones are to be provided (sizes to suit load and

construction) timber elements and walls min. 1.0m long at max. 1.2m c/c (1.8m c/c in single storey anchored by Bat or Catnic metal anchors (30 x5mm mild steel). Straps to be secured to 7. LATERAL RESTRAINT TO FLOOR AND ROOF: All floors and roofs to be

other equal approved insulation to provide a 'U' value at 0.18 or better. Vapour barrier on 18mm WBP plywood to BS 1088 all laid to falls via softwood firrings. Softwood treated timber flat roof joists as specified by Structural Engineer with min. 100mm end bearing. existing either via Catnic type joist hangers or 100x50mm SC3 wallplates. bottom layer to be partially bonded to 130mm Celotex XR4000 roofboards over joists or mineral surfaced bituminous fully bonded to glass fibre based underfelt layer. Type 3G finished with bitumen-bedded stone chippings to a depth of 12.50mm. The top layer to be 8. FLAT ROOF CONSTRUCTION: Three layers of built up roofing class 3 to BS 747 12.7mm Duplex Gyproc plasterboard and skim finish ceiling internally. Set to new and

soft low 'E' coating to achieve U-value of 1.60 and to have window energy rate - Band C or better. New external doors to have a U value of 1.80. Installed either by Fensa extension. Max. area of windows, doors and roof lights should not exceed 25% of floor area of the windows double glazed with 16mm air gap or 12mm argon filled gap and a both finished planted stops. Skirting boards shall be 100 x 19mm, chamfered. Architraves shall be 9. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES: New external doors and windows to be UPVC and double glazed. Internal door linings shall be 100 x 38 with side panels, and all areas extending below 800mm from floor level. New or replacement floor finish surface. Window frames to be double glazed with safety glazing to all doors, registered installer or compliance via certificate from L.A. Building control (fee Payable) 75x19 chamfered. All new internal doors to have min. undercut of 10mm above the fitted

> Schedule 1 of the Building regulations it will either: ELECTRICAL SAFETY:-10. ELECTRICAL INSTAI LATION and PART P BUILDING REGULATIONS Where electrical work is required to comply with

- a. Be installed, by electrician who is registered as Part P approved by an authorised body (a completion certificate/certificate of compliance will need to be obtained from their authorised body (NICEIC, ELECSA, NAPIT etc.).
- b. Any other electrician will require and Electrical Safety Building Notice

off automatically or fittings taking only lamps of 40 lumens per circuit watt. of Appeoved Document B Volume 1. Fixed fitting taking only lamps having a the dwelling. The smoke alarms shall be mains operated in accordance with Section 1 lighting shall be either lamp regulations & to comply with Part P requirements of the Building regulations. floor area or three of four or luminous efficiency of 40 lur Inter-linked, slef-contained smoke alarms shall be provided in the circulation areas of The proposed electrical instal capacity not exceeding 150w per light fitting that switches llation, earthing and bonding to be installed to current IEE nens per circuit watt shall be used at one per 25 m2 of 75% fittings which ever is the greater. Fixed external

type valves with pipework insulated to non heated locations. outlet must be taken to the foul drainage system. New radiators fitted with thermostatic condensing boiler and must have a SEDBUK rating of Class A or B and the condensate areas to client's instructions. provided to Building Control designed and installed by GASSAFE registered person and a relevant certificate 11. GAS INSTALLATION & HEATING: The proposed gas installation shall be Where new or replacement boilers are installed must be a pre-completion. Extend existing central heating to new

with building Control to show complaince with F1 (2). details of commissioning and testing of mechanical systems for extracts to be deposited 12. NATURAL AND MECHANICAL VENTILATION: Prior to completion

a) Habitable room:

- hinged or pivot window that opens less than 30°. opens 30° or more, or for sliding sash windows. 1/10th of floor area - for a Rapid ventilation -1/20th of floor area - for a hinged or pivot window that
- Background ventilation 8000 mm²

b) Kitchen:

- Rapid ventilation opening window
- Background ventil ation - 2500 mm²
- Extract ventilation fan rates - 30 l/s adjacent to a hob or 60l/s elsewhere

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

Location of mechanical ventilation devices in rooms:

- a) Cooker hoods should be 650mm to 750mm above the hob surface (or follow manufacturer's instructions).
- b) Mechanical extract fans should be placed as high as practicable and preferably less than 400mm below the ceiling. Refer to Appendix E Approved Document Ffor further guidance of installation of fans in dwellings.

DISTURBED WORKS. THE CONTRACTOR SHA LL ALLOW FOR MAKING GOOD OF ALL

Other Notes, Alterations.

Notes:

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

REV. DRAWING STATUS DATE NAME Architectural Design Studio CONSTRUCTION DESCRIPTION

4 ST ANNES, DORIC WAY, EUSTON, LONDON NW11LG

+44 O7838 135 957

GENERAL NOTES:

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OF The contractor to act out of the works and prior to setting out on a site. The contractor to act out of the works and prior to setting out on a site. Amy dimensions allower and co-ordinate and dimensions at the contractor of the works and prior to setting out on a site. This drawing is be reed in conjunction with all other workships of contractors are considered by the confidence of the contractor of the commencement of building control department that the works are about to commence on site after reserving and polarizations are completed, approved by Building Control of Proming Departments & that they are the contractor of the commencement of the contractor of the commencement of the contractor of the commencement of the contractor of the c

7. Where works involve denotition to ensure that all elements of the building and objecting attractures are accounted for and that all necessary propring and temporary and property of a supported set in place. You not soalle off the drawing as the soaling may be off the contractors/sweez risk. (all DPL drawings must be approved before works are other contractors/sweez risk. (all DPL drawings must be approved by the propried and apparent of the departments are fully responsible for the likelihood of condemned works.

8. Any discrepancies, alther between written and site dimensions or between this drawing and other consultant's or suppliers a contrigue and other brought to the amendicular contraction to the second to be contributed as a contraction of the second and approved by building control of the engineer before works can commence, which is on after than this will need to be brought to DPL structural designs are subject to footings heing in deep, if however the existing foundation types and building control will need to be designed by an engineer with an additional cost being status before the purchase of steely. If non-load bearing or non-load bearing a status before a purchase of steely. If non-load bearing the steel's should not be ordered. No refund or claim can be given against DPL on the design/materials and on the bordered. No refund or claim can be given against DPL on the design/materials and on the bordered. No refund or claim can be given against DPL on the design/materials and on the bordered.

TERUS — this drowing has been created by discount plans lid for the "client" only, a bound control took hardy in which a signed contract for creation of works involving param-recision harms for the nor related will be alleged or claim made of drowing and any other drowings resonanced and how the property of the most of param that dropping and any other drowings are drowings and the same that the property of the most of the same that any param of the above by againg control between understores that one or entireds can be given.

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OTHER NOTES:

All new proposed coof and wall finishes on this drawing to match existing materials. All new proposed coof and wall finishes on this drawing will be designed not protrude more than 150mm from the existing shown on this drawing which overlook other property's one designed to the consumer specified on the designed public of the same specified on permitted development of the design the drawing with under the average by 200mm, this node is a confirmation that it is designed this way. All works a coordinate with the latest appropriate codes of practice and to comply with current balls occurred to the same specified to the same sp floon of the underground drainage was not possible on survey. Contractor should levels prior to starting work on site and notify building control of results. ALL AND MUST BE VERIFIED BY CONTRACTOR. I new proposed skylights ing roof profile. All new to be non opening and of drawing is set back from a to be carried out in silding regulations. check drainage runs DRAINAGE SHOWN IS

OTES IS BOND TO SIGNED & DISCOUNT PLANS LTD & is subject for to building control, be approved by DRAWING TITLE SPECS **BUSHEY, HERTS, WD23 2HZ** 25A BENDYSH ROAD SITE ADDRESS DPL DRAWN AT HEAD OFFICE 12 www.discountplansltd.com 05.

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