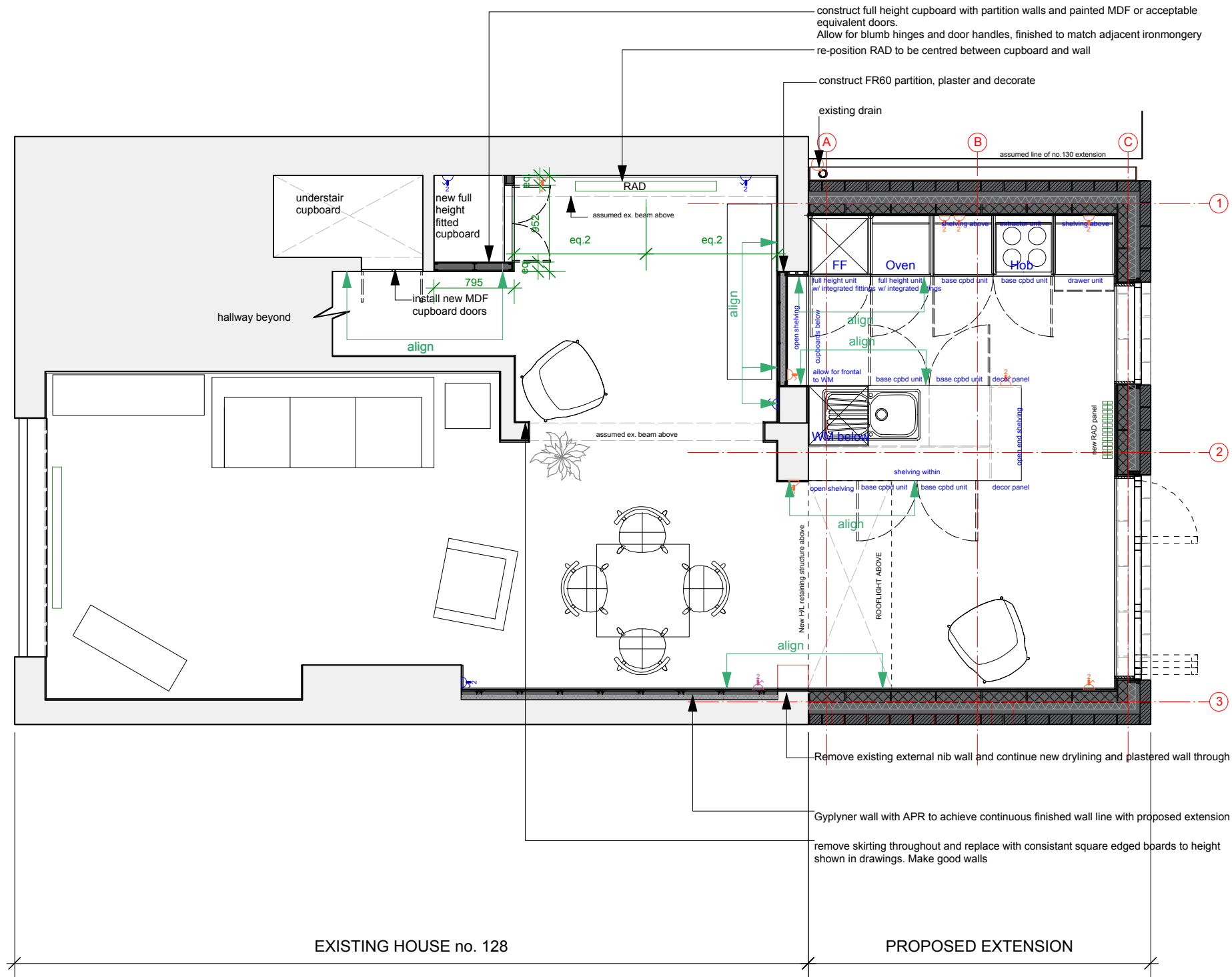


PROPOSED GROUND FLOOR PLAN



**Performance & Design Intent Specification**

Drawings show design intent and setting out only. Structural, Electrical and Civils input is required to complete the design and pricing prior to construction.

It is the responsibility of the Contractor to ensure the performance specification is delivered. It is the responsibility of the Contractor to ensure that the new-build extension adheres to current Building Regulations and that the necessary approvals are sought during construction to achieve a Building Control Certificate.

**U-values:**

- New External Walls to achieve target U-value 0.20 W/m2K or improved,
- New Floors to achieve target U-value 0.15 W/m2K or improved,
- New Roofs to achieve target U-value 0.18 W/m2K or improved
- Windows, Rooflights & External doors to achieve 1.6 W/m2K.

**Setting out:**

- to be in accordance with setting out dimensions. Where additional dimensions are required, seek architect's input. Existing building has not been subject of a measured survey. Discrepancies may arise between OS and as-built measures. Where this occurs, modifications should be made to ensure that Permitted Development rights and design intentions are maintained.

**Existing Building:**

- The existing building has not been surveyed to ascertain the condition or composition of the existing building.
- Dimensions and brick counts in relation to the existing building and Party Fence Walls are approximate.
- Existing concealed structure is unknown.
- Make good any damage to the existing retained works.
- Allow for the introduction of cavity trays at the interface between the proposed extension and existing building.
- Replacement brickwork and mortar to match existing and adjacent.

**Demolition:**

- As identified on the drawings.
- Make allowances for temporary propping throughout the duration of the works to SE guidance and design.
- Allow for temporary protection to retained works and adjacent buildings where necessary.
- Allow for temporary weathertightness measures to the retained works.

**Drainage:**

- Refer to existing utilities information issued for pricing i.e Yorkshire Water Asset search.
- Site observations suggest that combined drainage systems are used within the area. This is to be ratified by Building Control.
- Allow for new foul drainage to all appliances; sink, washing machines etc.
- Utilise existing services runs where possible.
- Notify the client of the below slab civils infrastructure and all works proposed in association with the capping of redundant and/or diverted services.

**Structures & Civils:**

- All structural and civils works are to be designed and specified by an engineer,
- Structural elements depicted on the drawing are for illustration only to outline the visual intent and not intended for construction.
- Slab build up and foundations to SE design and specification, design to maintain below slab airflow to existing building,
- Roof structure to SE design and specification to achieve FCLs as shown,
- All steelwork, lintels, supporting structure, cavity wall ties, roof joists, joist hangers and brick and blockwork ancillaries to be specified by the S.Engineer.
- All blockwork to be performance specified by the S.Engineer.
- Mortar performance to be specified by S.Engineer. Allow for max. 10mm thick mortar joints, to be consistent across elevation
- Colour to be agreed by Client. Allow for 2no. 450x450mm sample panels to trial;
- 2no. cream mortars to S.Engineer's structural requirements. Mortar colour to be matched to the brickwork (assumed buff) with 3mm raked joint.
- Should a reddish brick be specified, 1no. sample panel should trial a 3mm raked mortar joint in mortar, colour matched to brickwork.
- Make allowances for the concealment of all high level structure within ceiling and finishes build ups. Where this cannot be achieved, notify the client and architect prior to undertaking the works.

- Finishes for visual services and fittings to be agreed with the client.

**Small Power, Data, Lighting & Fire:**

- Layouts depict design intent only. Detailed design to be completed by a qualified electrician.
- Drawings do not depict hard wired fittings, spurs or outlets. Spurs and outlets are to be concealed within high level cupboards unless otherwise agreed with architect.
- All light switches to be 1200mm AFFL (to top of switch plate) unless dimensioned otherwise,
- All low level sockets to be 450mm AFFL (to base of switch plate) unless dimensioned otherwise,
- All above counter sockets to be 150mm above worktop surface level and min. 450mm away from sink units (if applicable)
- All switch and socket plates to be satin stainless steel, flush plates unless stated otherwise. Submit samples for approval.

**UFH & Radiator:**

- Allow for electric mat underfloor heating within the footprint of the new extension only. Coordination with floor build up and screed required.
- Allow for 1no. tall column radiator to be installed in the location indicated. Radiator to achieve a min. 5000 BTU. Finish to be matte (max. 30% gloss). RAL colour tbc with client to match adjacent wall finish. Submit proposals prior to ordering

Key	Revision	Date	Description	Notes	Holly Galbraith Architect	
	-	13/9/2020	Design Intent - Issued for Pricing		JOB: 1901 - Wymersley Road	49 Lulot Gardens
					CLIENT: Mr & Mrs. M. Mitchell	Highgate
					SCALE: 1:50 @ A3	London N19 5TR
					DATE FIRST ISSUED: May 2019	T: +44 (0) 7725 269 253
					DRAWING: Proposed Ground Floor Plan	E: hrgalbraith@gmail.com
					REFERENCE: 1901-00-100	
					REVISION: -	
					STATUS: FOR PRICING	