



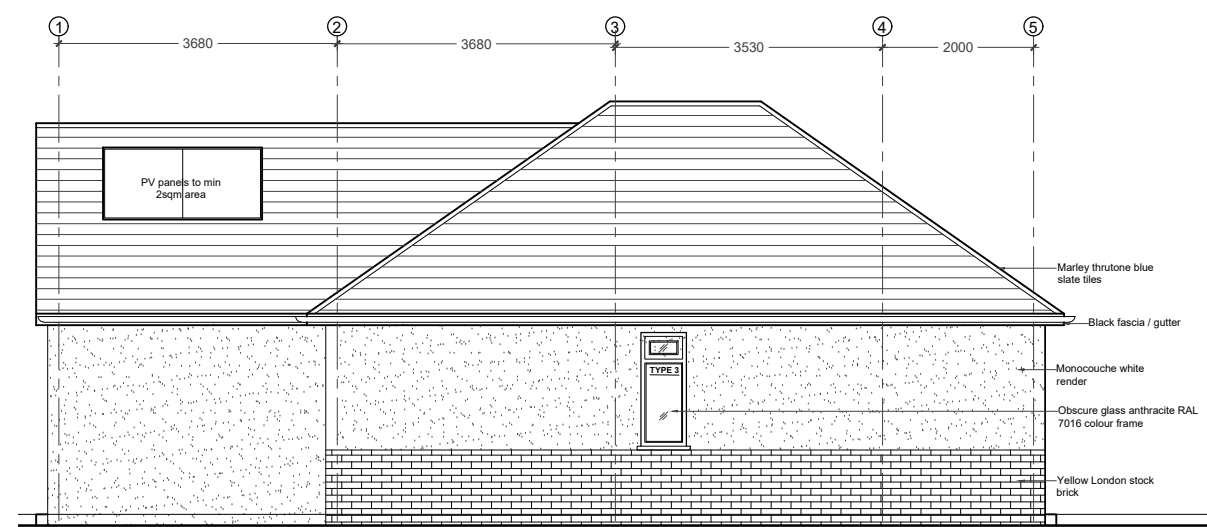
01 - PROPOSED FRONT ELEVATION



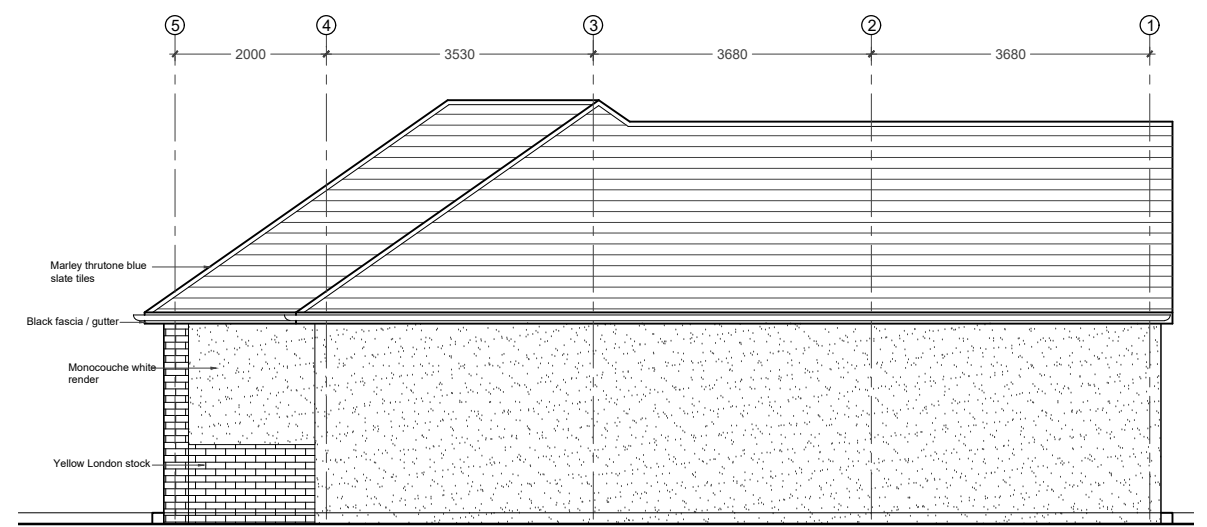
02 - PROPOSED REAR ELEVATION



05- INDICATIVE IMAGE OF DOOR & WINDOW
ANTHRACITE GREY - RAL COLOUR 7016



03 - PROPOSED LEFT SIDE ELEVATION



04 - PROPOSED RIGHT SIDE ELEVATION

VENTILATION

BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm².
Purge ventilation - New windows/rooflights to have openable area in excess of 1/20th of the floor area, if the window opens more than 30° or 1/10th of the floor area if the window opens less than 30°. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide.

PITCHED ROOF VENTILATION

Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

Ventilation:

Shower to have mechanical ventilation @ 15 litres per second

Provide 8000mm² background ventilation to new build

Smoke detection

Analogue addressable fire alarm automatic smoke as shown on drawings wired to Heat sensor. (Must have stand-by power supply such as battery or capacitor).

MEANS OF ESCAPE -

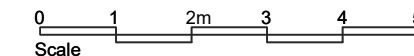
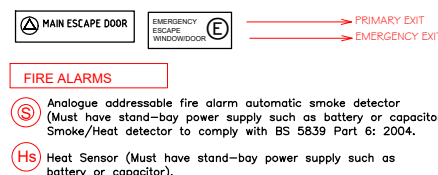
Fire doors Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD20 rated fire doors to BS 476-22:1987 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

HEATING

Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, Gas safety requirements and IEEE regulations.

ELECTRICAL:

The extended electrical system shall be fully in accordance with the requirements of Building Regulations and Local Authority and to the clients specification. All electrical works are to comply with the latest I.E.E Regulations and Building Regulations Approved Document P. Provide 25% Energy efficient light fittings to be provided with a luminous efficiency greater than 45 lumens/circuit watt in accordance with Approved Document L1A.



REVISIONS			
NO.	DESCRIPTION	DATE	BY

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Project: 71 HUXLEY GARDEN, PARK ROYAL LONDON, NW10 7EB			
Title: PROPOSED ELEVATIONS & SPECIFICATIONS			
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