

10. PITCHED ROOF CONSTRUCTION:- Roof tiles to match existing in colour and style laid to gauge with 75mm headlaps on 50x25mm tanilised softwood battens secured with wire nails to BS5534. "TYVEK" breathable membrane laid to manufacturer's instructions (150mm laps), laid horizontally over specified rafters. Timber rafters as specified by Structural Engineer secured to a 100x50mm SC3 softwood wallplate strapped down to the external cavity walls and to existing house wall via wallplate bolted at 400mm c/c. Rigid connection (use truss clips) to be provided between top of rafters and wallplate. 100mm Celotex GA4100 insulation set between rafters with min 25mm ventilation gap maintained to underside of breathable membrane and fixed across face of rafters with a further 60mm Celotex PL4000 insulation and finished with 12.5mm plaster board (vapour check type) and skim finish. All to give a U-value of 0.15. All valleys to be lined with code 4 lead work on treated softwood valley boards. Where new roofs about new or existing brickwork provide for code 4 lead flashing stepped where required with patent cavity trays fitted over where required. Horizontal and vertical straps for lateral support as described above positioned at intervals not exceeding 1.8m.

11. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES :- Internal door linings shall be 100 x 38 with planted stops. Skirting boards shall be 100 x 19mm. chamfered. Architraves shall be 75x19 chamfered. All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. Window frames with safety glazing to all doors, side panels, and all areas extending below 800mm from floor level and to be in accordance with BS 6206 and or BS EN 12600. New or replacement doors and windows to 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 better. New rooflights with kerb/upstands can have a value no worse than 2.2W/m2K. New external doors with more than 60% of internal face glazed to have a U value of 1.40W/m2K or doorset energy rate - Band C or better, other external doors to have a U value of 1.40W/m2K or doorset energy rate - Band B or better.

Installed either by Fensa registered installer or compliance via certificate from L.A. Building control (fee Payable). All roof lights/lanterns to be glazed. If polycarbonate or uPVC roof lights/lanterns are to be used, ensure rating is class C-s3,d2 which can be regarded as having a BRoof(t4) classification. BRoof(t4) units can be used within 6m of the boundary. However, they are not to be used within 1500mm of a compartment wall line separating property's. Max. area of windows, doors and roof lights should not exceed the sum of the following:

- 25% of the floor area of the extension and
- the total area of any windows and doors which no longer exist or are no longer exposed 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.

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

- required to comply with Schedule 1 of the Building regulations it will either:
- 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.).
 - Any other electrician will require and Electrical Safety Building Notice application.

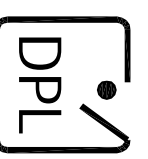
The proposed electrical installation, earthing and bonding to be installed to current IEE regulations & to comply with Part P requirements of the Building regulations. Smoke alarms must be provided at each landing level. The fire alarm system to be at least a Grade D2 Category LD3 in accordance with BS 5839-6. Smoke alarms to be mains operated and inter linked and conform to BS EN 14664 whilst heat alarms to be to BS 5446-2. The alarms to have a standby power supply, such as battery back-up. Any fixed lighting to achieve lighting levels appropriate to the activity in the space and spaces to not be over-illuminated. Each internal light fitting to have lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt. Internal light fittings to have local controls to allow for the separate control of lighting in each space or zone. Controls may be manual, automatic or a combination of both. Fixed external lighting to have both of the following controls.

- Automatic controls which switch luminaires off in response to daylight.
- If luminous efficacy is 75 light source lumens or less, automatic controls which switch luminaires off after the area lit becomes unoccupied. If luminous efficacy is greater than 75 light source lumens, manual control is acceptable.

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

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

- Habitable room:
 - Rapid ventilation - 1/20th of floor area - for a hinged or pivot window that opens 30° or more, or for sliding sash windows. 1/10th of floor area - for a hinged or pivot window that opens less than 30°.
 - Background ventilation - 8000 mm²
- Kitchen:
 - Rapid ventilation - opening window
 - Background ventilation - 8000 mm²
 - Extract ventilation fan rates - 30 l/s adjacent to a hob or 60l/s elsewhere
- Bathroom (with or without WC):
 - Rapid ventilation - opening window
 - Background ventilation - 5000 mm²
 - Extract ventilation fan rates - 15 l/s
- Sanitary accommodation (separate from bathroom):
 - Rapid ventilation - opening window
 - Background ventilation - 2500 mm²
 - Extract ventilation fan rates - 6 l/s

DRAWING STATUS		CONSTRUCTION	
REV.	DATE	NAME	DESCRIPTION
 <p>Architectural Design Studio 4 ST ANNES, DORIC WAY, EUSTON, LONDON NW1 1LG +44 07838 135 957</p>			

GENERAL NOTES:-
Any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check and co-ordinate all dimensions on site during the course of the works and prior to setting out on site. This drawing to be read in conjunction with all other Architect's and Engineer's drawings. Structural Engineers calculations and/or specialist supplier drawings. Homeowner is responsible and should ensure that all working drawings and calculations are completed, approved by Building Control or Planning Departments & that they are the current revised drawings before any works start on site.
2. Inform the Building Control department that the works are about to commence on site after receiving 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 services.
4. DPL are not responsible for building changing design methods from proposed works. The client is responsible for any additional structural design change on site from the start to end of building works requested by building control or any other third party's instruction during building works.
6. Request a copy of the Party Wall Award where works affect party wall or involve excavations within 3 meters of adjoining buildings or building over a public sewer. (Clients responsibility)

OTHER NOTES:-
All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed roof and wall finishes shall be installed in accordance with the Building Regulations. All new proposed windows shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing. For a permitted development left design the former designed on this drawing is set back from the street by 20mm, this note is a confirmation that it is designed this way. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.
No inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and ensure they are correctly installed and working. ALL DRAWING SYSTEM IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.
THIS DRAWING CONTENT INCLUDING NOTES IS BOUND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & DISCOUNT PLANS LTD

The extract fans to rooms like utility, WC and bathroom having no external opening window to be provided with a 15 minute overrun. Location of mechanical ventilation devices in rooms:

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

Note for the removal of the existing chimney:
Providing the chimney removal makes the overall ventilation no worse than existing. A chimney which was sealed internally or externally prior to the new Regulation coming in would not be providing ventilation to the property anyway, as such, full or even part removal of such a chimney would in theory be no worse.

15. STAIRS:- New softwood staircase min. go 223mm, max. rise 200mm (max. pitch 42 degrees) and width unobstructed 810mm. Guarding of internal stairs to be 900mm high, non-climbable, have no gaps between openings than a 100mm diameter sphere can pass through; handrail to be between 900mm and 1000mm above the pitch line or floor. Minimum headroom over pitch 2000mm measured vertically. New staircase as per detail closed tread design. Site measure for new staircase prior to ordering. All to comply with approved Doc.K.

THE CONTRACTOR SHALL ALLOW FOR MAKING GOOD OF ALL DISTURBED WORKS.

Other Notes, Alterations.

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

SITE ADDRESS		DRAWN AT		DRAWN BY	
27 GEORGE STREET, HERTFORD, HERTS, SG14 3AD		HEAD OFFICE			
DRAWING TITLE		SCALE		DRAWING NO.	
SPECS.		@ A3		DPL. 17.	
		15. NOV. 2023		REVISION	
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