## SPECIFICATION.

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

accordance with NHBC chapter 4.2 and to Building Control approval. Oversite concrete to be grade ST2 or GEN 1 concrete to BS 8500-1. insulation carried the full extent of gable walls. Cavity must not be closed at Foundations shall be extended below pipe or ductwork penetrating walling. conditions are not favourable. Foundations depth and type to be in BS8004. Foundation depth and type depends on existing ground conditions engineering brickwork. Any existing suspended gorund floor ventilation ground level both leaves shall be built in trench-blocks or class 'B' Cavity insulation to finish at same level as floor slab insulation. Below fill to all cavity walling terminating min. 225mm below lowest DPC level. to BS EN 845-1 positioned 450mm apart vertically and 750mm horizontally. internal leafs are to be securely retained by approved stainless steel wall ties eaves with blockwork. All cavity closers to be insulated. All external and Cavity wall insulation carried below DPC and overlapped by 150mm with AIRCRETE blocks on the inner leaf with mortar as before and finished to be in a facing rencer to match existing comprising of 100mm blockwork 1. EXTERNAL WALLS AND FOUNDATIONS: The external walls are Unsuitable load bearing strata will necessitate separate structural design. Oversite concrete will be level with or above the finished ground level. and nearby trees, an engineering design may be required if existing diameter pipes through new solid floor. Foundations in accordance with blocked by new ground floor structure to be extended by ducting 100mm within 225mm from sides of openings at unbonded jambs. Lean mix cavity Wall ties at openings spaced not more than 300mm vertically provided floor insulation and to meet with roof insulation at top of wall. Cavity fixed on dabs to inner face of blockwork), all to achieve a'U' value of 0.18. internally with 12,5mm plasterboard and skim finish (plasterboard to be 100mm thermal insulating blockwork Celcon or Thermalite using Kingspan Kooltherm K108 Cavity Board insulation - partial fill cavity. to the external leaf with 1.1.6 cement/lime/sand. 130mm cavity with 75mm

- x 1000mm deep. Use cocnrete grade ST2 or GEN 1 to BS 8500-1. (a) Concrete trench fill founds to all load bearing cavity walls to be min. 600
- damp proof membrane. (a) min. 150mm above ground to all load bearing walls, lapped with floor

comply with BS743 (pitch polymer) and be incorporated:

2. DAMP PROOF COURSES:- Horizontal and vertical DPC's will

- (b) Vertically built into jambs of all external openings
- (c) Horizontally stepped to all external openings

engineering brick to BS EN 771-1 to the required invert depth. 150mm material. Where rigid pipes of less than 150mm dia. have less than 300mm be water pressure tested and cleansed. 3. A sewer. Rainwater connections to foul sewers may only be made where to the drain. Pipe to be either rocker type or hole around fitted with corkpack or similar flexible material should be inserted to provide protection above opening (or use of rocker pipes) and a settlement gap of 50mm to BS EN 12620:2002. The selected fill should be free from stones larger consumption of water. Below ground drainage to comprise Marley UPVC Safe operation of all types of hot water systems are required to prevent soakaway and watercourse cannot be used. On completion the system is to be at min. 5.0m away from any building (foundations). 2. A watercourse or must be proved. Priority order for surface water is 1. Soakaway which must frame and lid. Where foul and surface water are available on site connections concrete cover slab with haunching forming the cover level complete with material or constructed of 150mm concrete base slab with benching formed requirement of 1:40 to provide self cleansing velocities. All gullies will be compressible material. All gravity drainage should have a min. fall pipes should be encased in 150mm concrete. Where flexible pipes are not cover, or rigid pipes of 150mm or more have less than 600mm of cover the than 40mm clay exceeding 100mm, timber, vegetable matter or frozen and fixed appliances that use water efficiently for the prevention of undue valves). Reasonable provisions must be made by the installations of fittings or 100 degree celsius where held in storage, (i.e. by use of temperature relief scalding, so the temperature does not exceed 48 degree celsius through taps EN 1329-1. Baths, sink units, showers - 42mm dia. wastes via 75mm traps. 3. **DRAINAGE:** The existing drainage system is assumed to be a single be designed to comply with BRE 365 and BS EN 752:2017. Soakaways to branches and connecting bends. The walls are to be 225mm, class 'B' in 1.2 cement mortar to 1.12 gradient trowelled smooth with all channels, Inspection chambers of up to 900mm depth may be of a UPVC or GRP back inlet trapped gullies with rodding facility unless otherwise stated penetrating through a structure below ground level should have a lintel trench should be backfilled to the found level with concrete. Any pipe the level of the drain is below the level of the foundation then the drain under a road or have less than 600mm cover they should be encased in pipes to BS 4660 & BS EN 1401-1 or similar. Laid on granular bed material WC pans - 100mm dia. with 100mm traps. Where WHB waste exceeds line combi system (to be confirmed on stie). UPVC fittings to BS 4514, BS 150mm concrete. Where drainage runs within 1.0m of any foundation and ..75m length or Bath/Shower exceeds 2.3m anti-syphon traps to be fitted.

> all sub-floor voids. The air bricks openings must not be less than either that ventilated air will have a continuous path between two opposite sides of adjoining new suspended accordance with the manufacturer drawings and details. External walls 200mm for a low volume change potential. Installation to be done in with a 25mm upstand of concrete screed, on vapour barrier, on 120mm GA4000 Celotex insulation gives the largest overall opening area. 1500mm2/m run of external wall or 500mm2/m2 of floor area, whichever volume change potential ground surface and underside of beams to be 300mm for ground with a high provided by manufacturer 1200mm gauge DPM lapped to wall DPC, on beams and block construction SUSPENDED BEAM insulation provided to perimeter edges of floors, on floors should have airbricks to BS493 ensuring & BLOCK GROUND FLOOR:-All to give 'U' value of 0.18. Airspace between 250mm for a medium volume change potential and \_ 65mm

- deadening. Floor joists to bathrooms and around bedrooms to comply with E2 requirements for sound 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. 600mm c/c secured to 100x50mm SC3 head and sole plates. Noggins at 5. TIMBER PARTITIONS: 100x50mm SC3 vertical softwood studs at under timber partitions. Provide 25mm Isowool APR 1200 sound insulation to partition voids at be doubled up when running parallel with and
- end as per Structural Engineer's drawings and details. Half hour fire necessary. Where steel beams are used they are to be braced together 350mm end bearing where bearing is less than 150mm concrete padstones are to be to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm protection to steelwork as above. provided (sizes to suit load and detail). All lintel backs and soffits to have from each bearing point and at mid span and set to concrete padstones each min. half hour fire resistance and be insulated to prevent cold bridging where **6. LINTELS:** Unless otherwise stated lintels to be Catnic combined steel
- Straps to be secured to timber elements and walls min. 1.0m long at max. roofs to be anchored by Bat or Catnic metal anchors (30 x5mm mild steel). 1.2 m c/c (1.8 m c/c in single storey construction). 7. LATERAL RESTRAINT TO FLOOR AND ROOF: All floors and
- softwood firrings. Softwood treated timber flat roof joists as specified by vapour barrier on 18mm WBP plywood to BS 1088 all laid to falls via hangers fixed timber wallplates (bolted to existing wall via M12 bolts at plasterboard and skim finish ceiling internally. All to provide a 'U' value at Structural Engineer with 8. FLAT ROOF CONST 0.15 or better. Flat roof joists to be set to existing walls via Catnic type joist to 150mm Celotex XR4000 roofboards or other equal approved insulation on bonded with fire retardant top coat resin, to 18mm WBP plywood to BS 1088 min. 100mm end bearing. 12.7mm Duplex Gyproc **RUCTION:-** High performance fibreglass roof

Architectural Design Studio	Archited	, ,	
DESCRIPTION	NAME	DATE	REV.
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cartments, if uncertain a land search should be carried out by the homeomer/contractor.

Lare not responsible for builders changing design methods from proposed works. The client is possible for works being carried out on a building notice. No project should start without coles. The is responsible for purchasing additional materials and covering extra engineering design costs any additional throughout site from the start to end of building works requested building control or any other third party's instruction during building works. elborn are indicative only and are subject to verification on etc. The contractor to set out on ordinate all dimensions on all auting the course of the venta and prior to setting out on go to be read in conjunction with all other Architect's and Engineer's drawings, Structural

works commence and purchase or naturally works commenced and approved by building control or the engineer before works can warms all of PIR structural designs are subject to footings being an desp. If boxessy the coining foundation is different a trail-boxe will need to duly to exhibiting that existing foundation the staining foundation that the production of construction. If requested by building control eigher and for priesd commenced. We will need to be designed by an engineer with an additional cost being implemented. We building control eigher art for priesd beging the best emoved on plans are to be checked on sit by building control inspector/builder for load beging from con-load bearing status before by building control inspector/builder for load beging from steel's building control inspector builder for load beging from steel's building control inspector/builder for load beging from steel's building control inspector/builder for load beging from steel's building control inspector builder for load beging from steel's building control inspector builder for load beging from steel's building control inspector builder for load beging from steel's building control inspector builder for load beging from steel's building control inspector builder for load beging from steel's building control inspector builder for load beging the steel's building control inspector builder for load beging the steel's building control inspector builder for load beging the steel's building control inspector builder for load beging the steel's building control inspector builder for load beging the steel's building control inspector builder for load beging the steel's building control inspector builder for load beging the steel building control building control building control buil ne or between this drawing pupit to the immediate methodical and electrical on drawings do not match attention straight away before an attentive design can be or before works can commence.

OTHER NOTES:

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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 discussion of the same specified on permitted development of the discussion of the discussion of the accordance with the latest appropriate codes of practice and to comply with current balls accordance with the latest appropriate codes of practice and to comply with current balls. — this drawing has been created by discount plans ltd for the "ty" in "which a slighed contract for creation of works involving July in "which a slighed contract for creation which was to see the property of the day of the plant operation of the down ands that no refunds can be given. tion of the underground drainage was not possible on survey. Contractor should write prior to starting work on site and notify building control of results. ALL AND MUST BE VERNIED BY CONTRACTOR. Il new proposed skylights ting roof profile. All new to be non opening and of drawing is set back from ks to be carried out in utilding regulations. check drainage runs DRAINAGE SHOWN IS

DRAWING TITLE WHETSTONE, LONDON, N20 0UU 16 RALEIGH DRIVE, SITE ADDRESS SPECS DRAWN AT HEAD OFFICE DRAWN BY

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