

9. 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 B Roof(t4) classification. B Roof(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:

- a. 25% of the floor area of the extension and
- b. 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.

10. 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:
- 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 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 14604 whilst heat alarms to be to BS 5446-2. The alarms to have a standby power supply, such as battery back-up. Any fixed lightning to achieve lightning 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.

- a. Automatic controls which switch luminaires off in response to daylight.
- b. 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.

11. 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.

12. 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).

- a) 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
- b) Kitchen:
 - Rapid ventilation - opening window
 - Background ventilation - 8000 mm²
 - Extract ventilation fan rates - 30 l/s adjacent to a hob or 60l/s elsewhere

The extract fans to rooms like utility, WC and bathroom having no external opening window to be provided with a 15 minute overrun. Fans with a duct more than 1.50 m in length to be rigid and a centrifugal.


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 F for further guidance of installation of fans in dwellings.

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.

DRAWING STATUS	PLANNING	
REV.	DATE	DESCRIPTION
		Architectural Design Studio
 4 ST ANNES, DORIC WAY, EUSTON, LONDON NW1 1LG +44 07838 135 957		

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 any precedent support drawings. Homeowner is responsible and should ensure that all working drawings and calculations are completed before any works start on site.
1. Ensure that all working drawings and calculations are completed 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 connections. Owner is responsible for establishing own boundary lines on DPL, are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. If uncertain a land search should be carried out by the homeowner/contractor.
4. DPL are not responsible for builders changing design methods from proposed works. The client is responsible for any changes to the design methods from proposed works.
5. Owner is responsible for providing suitable access for the contractor's equipment and materials 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)

7. Where walls, lintels, foundations to ensure that all elements of the building and adjoining structures are accounted for and that all necessary propping and temporary supports are in place. So, not scale off this drawing as the scaling may be off. Works carried out under a building notice or prior to approval of drawings are of the contractor's/owner risk. (All DPL drawings must be approved before works commence) 8. Homeowner is fully responsible for the likelihood of condemned works.
9. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or supplier drawings, should be brought to the immediate attention of DPL, before executing the structural, drainage, mechanical and electrical works commence and purchase of materials be made so an alternative design can be recommended and approved by building control or the engineer before works commence. 10. All of the structural drawings are subject to building control approval. If the contractor is to carry out any work on an existing foundation, this will need to be approved by building control either a not or piled foundation, this will need to be approved by an engineer with an additional cost being implemented on site by building control inspector/builder for load bearing or non-load bearing status before purchase of steel/s, if non-load bearing then steel's should not be ordered. No refund or claim can be given against DPL on the design/materials changed for these steel/s.

OTHER NOTES:
All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed rooflights and windows to 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.
An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and ensure they are not blocked. All drainage connections are assumed & it is subject for checking by builder. Thomas water & building control, Thames water before works commence.
12. All drainage connections is assumed & it is subject for checking by builder, Thomas water & building control, Thames water before works commence.
THIS DRAWING, CONTENT INCLUDING NOTES IS BOND TO SIGN AND AGREED CONTRACT BETWEEN CLIENT & DISCOUNT PLANS LTD

SITE ADDRESS		DRAWN BY	
16 RALEIGH DRIVE, WHESTSTONE, LONDON, N20 0UU		DRAWN BY	
DRAWING TITLE		SCALE	
SPECS.		HEAD OFFICE	
		10. APRIL, 2024	
DRAWING NO.		REVISION	
DPL. 15.		-	
www.discountplansltd.com			