

Address : 130 HARINGAY ROAD
LONDON
N15 3HL

Project: LOFT CONVERSION

Client: MR & MRS B BROWN

Drawn / Prepared by:

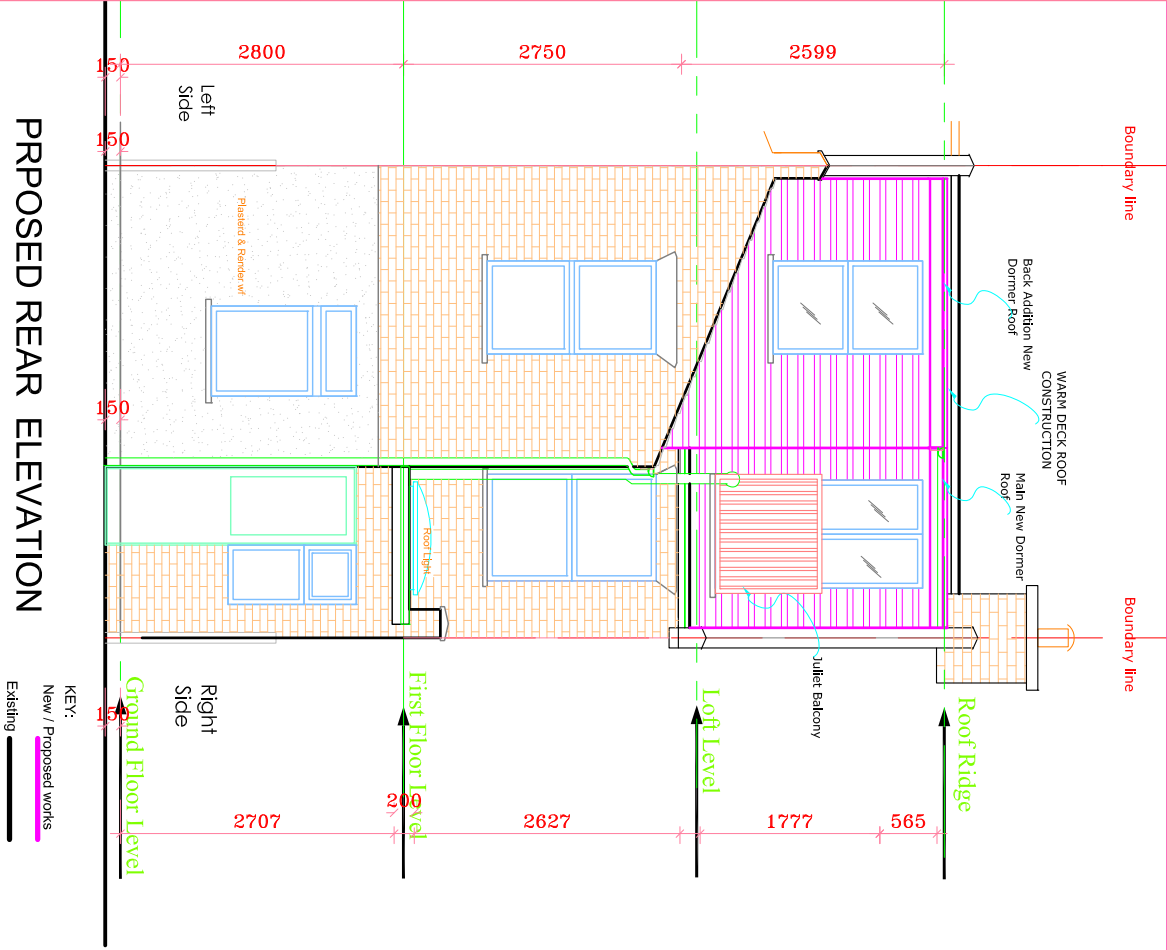
Date: Sep 2022

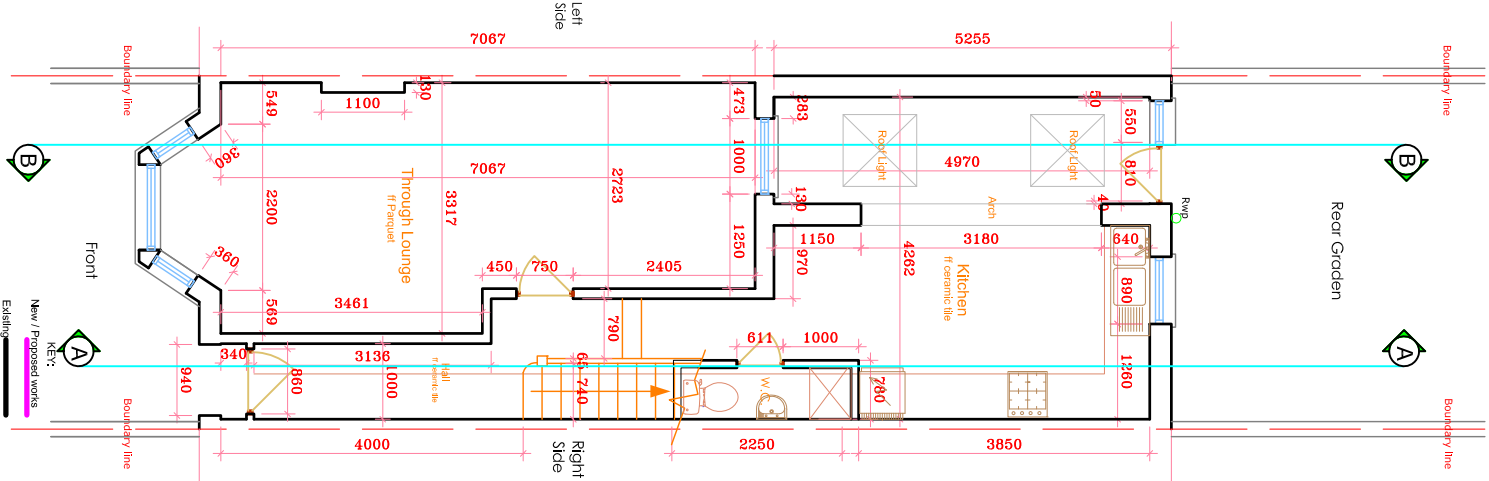
E RILEY ASSOCIATES
CHARTERED SURVEYORS
5 PARKWOOD CLOSE
BROXBORNE
HERTFORDSHIRE
EN10 7PF
COPYRIGHT

Tel: 01992 465 880 Mobil: 07958 035 096

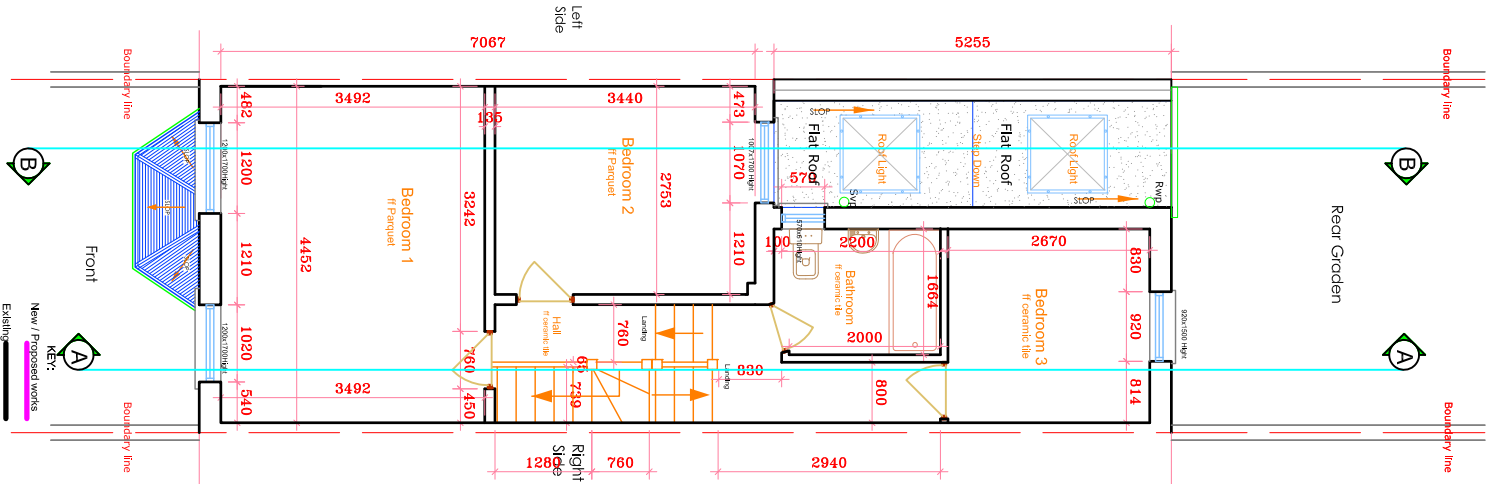
Application no:

Page no: 1-25

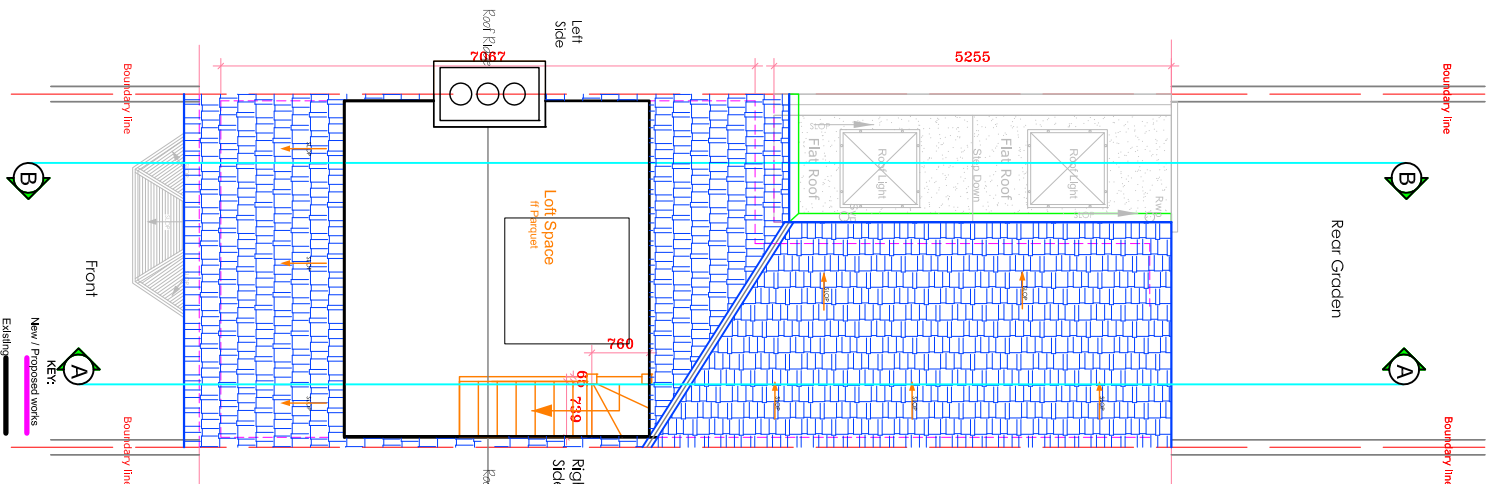




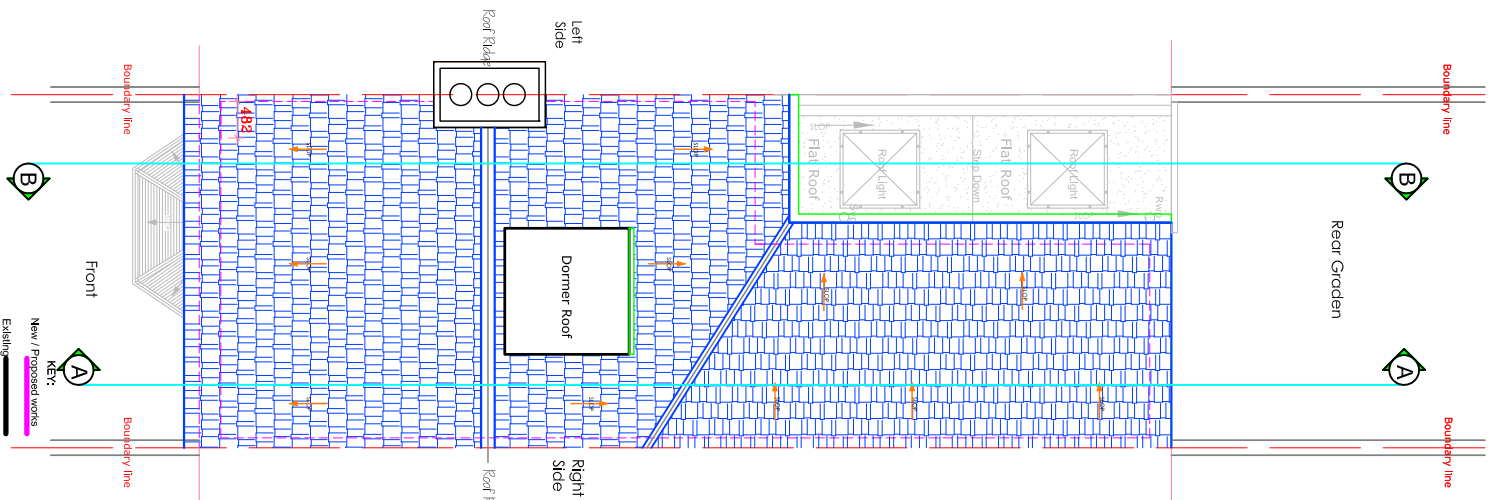
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

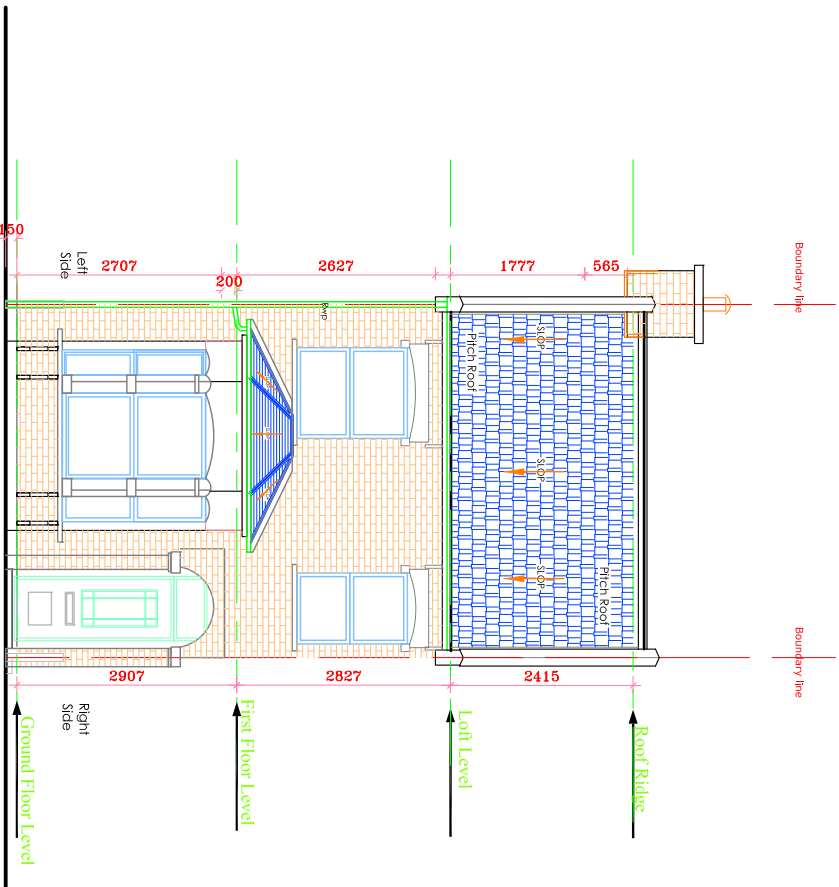


EXISTING LOFT PLAN

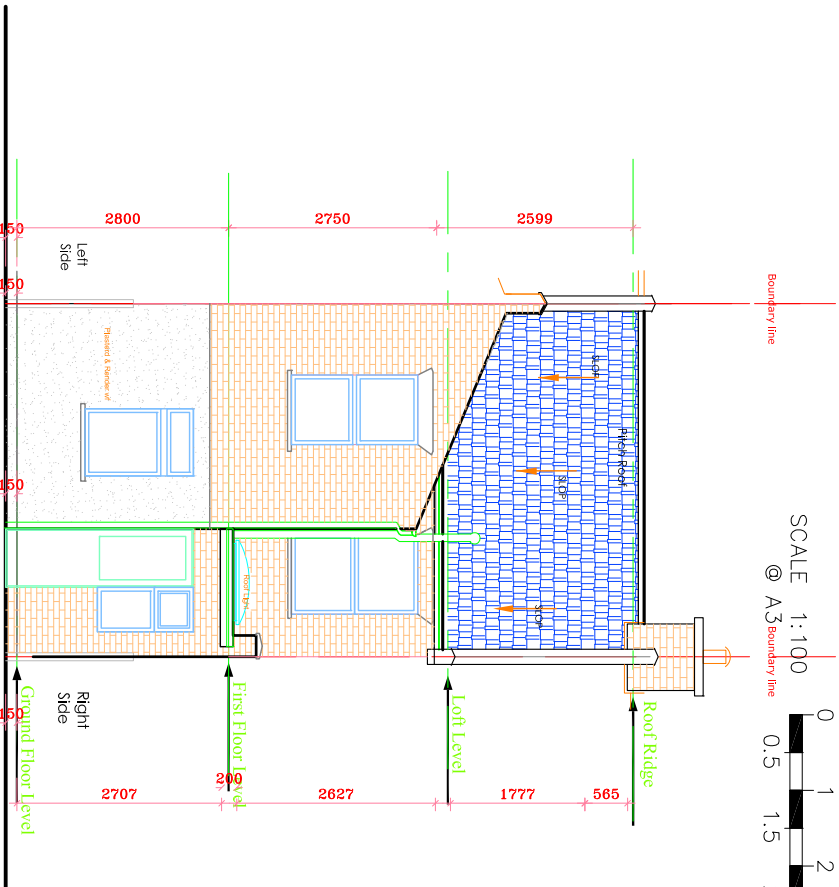


EXISTING ROOF PLAN

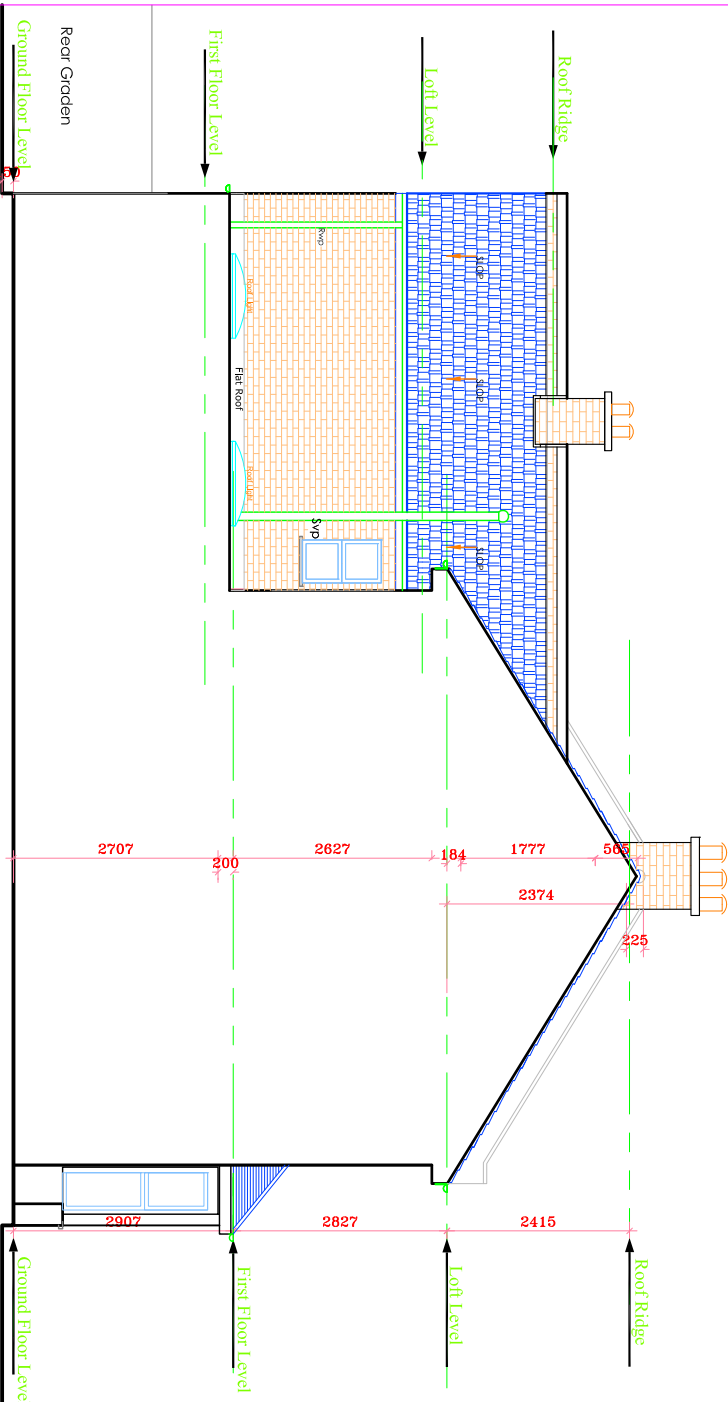
GENERAL PERMITTED DEVELOPMENT			
ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS		E RILEY ASSOCIATES CHARTERED SURVEYORS 5 PARKWOOD CLOSE BROXBORNE HERTFORDSHIRE, EN10 7PF Tel: 01992 465 880 Mobil: 07958 035 096 1275 COPRIGHT	
Ref.	Revision	Date	By
Project title: LOFT CONVERSION		Project Address: 130 HARINGEY ROAD HARRINGEY LONDON N15 3HL	Date: Sep 2022
Drawing title: EXISTING FLOOR PLANS		Client: MR & MRS B BROWN	CAD & Drawn by: BB
			Drawn & Checked by: ER
			File name: T & B135 Sep 2022
			Scale: 1:100 @A3
			Drawing No: 01/25



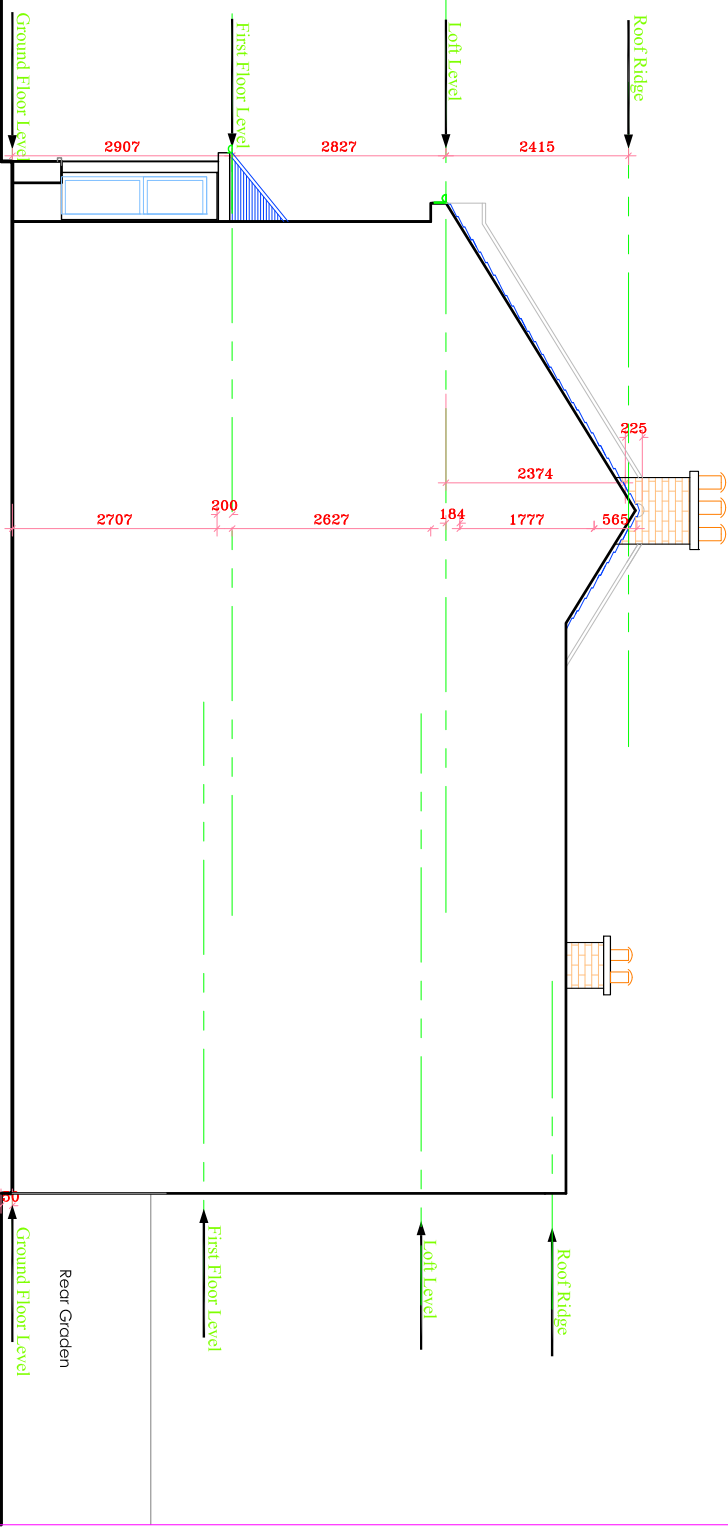
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

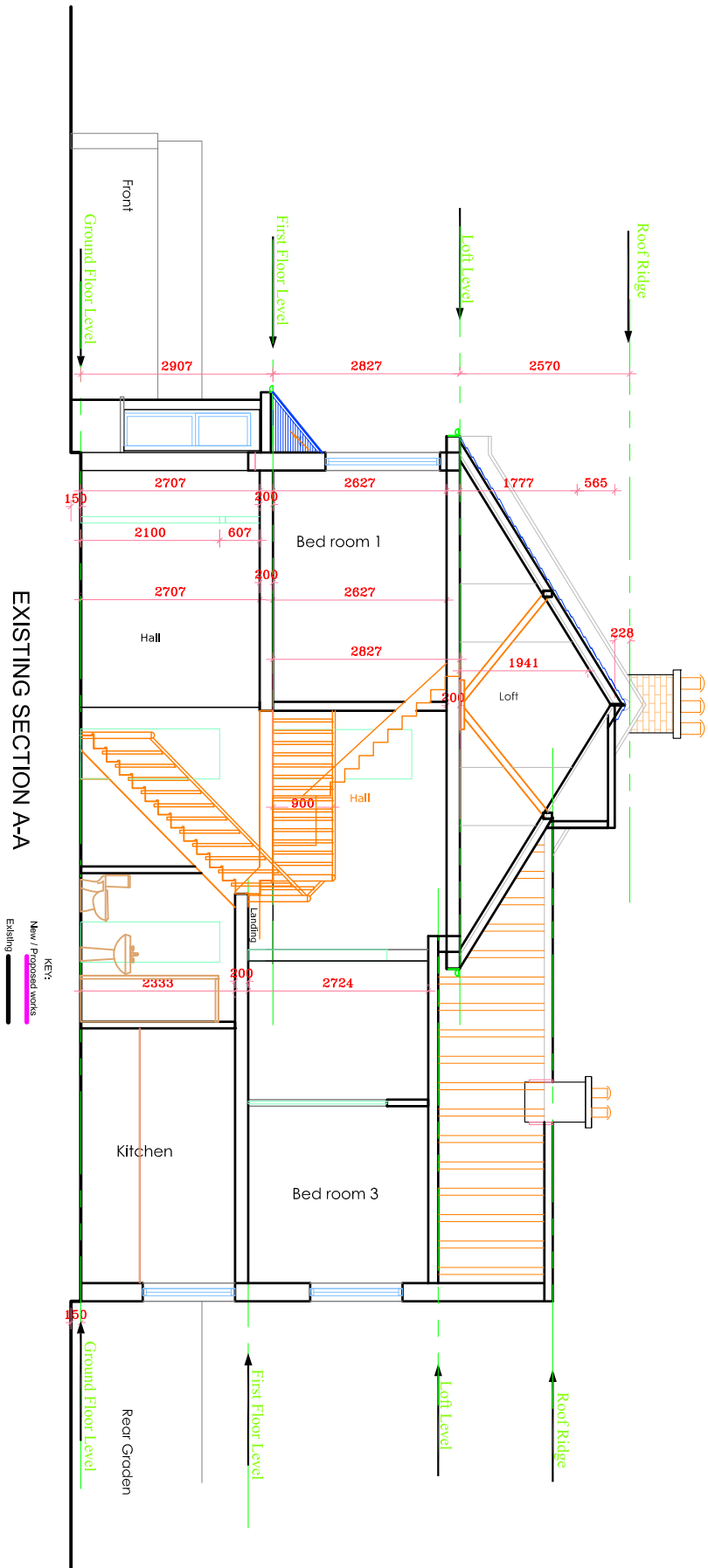


EXISTING LEFT SIDE ELEVATION

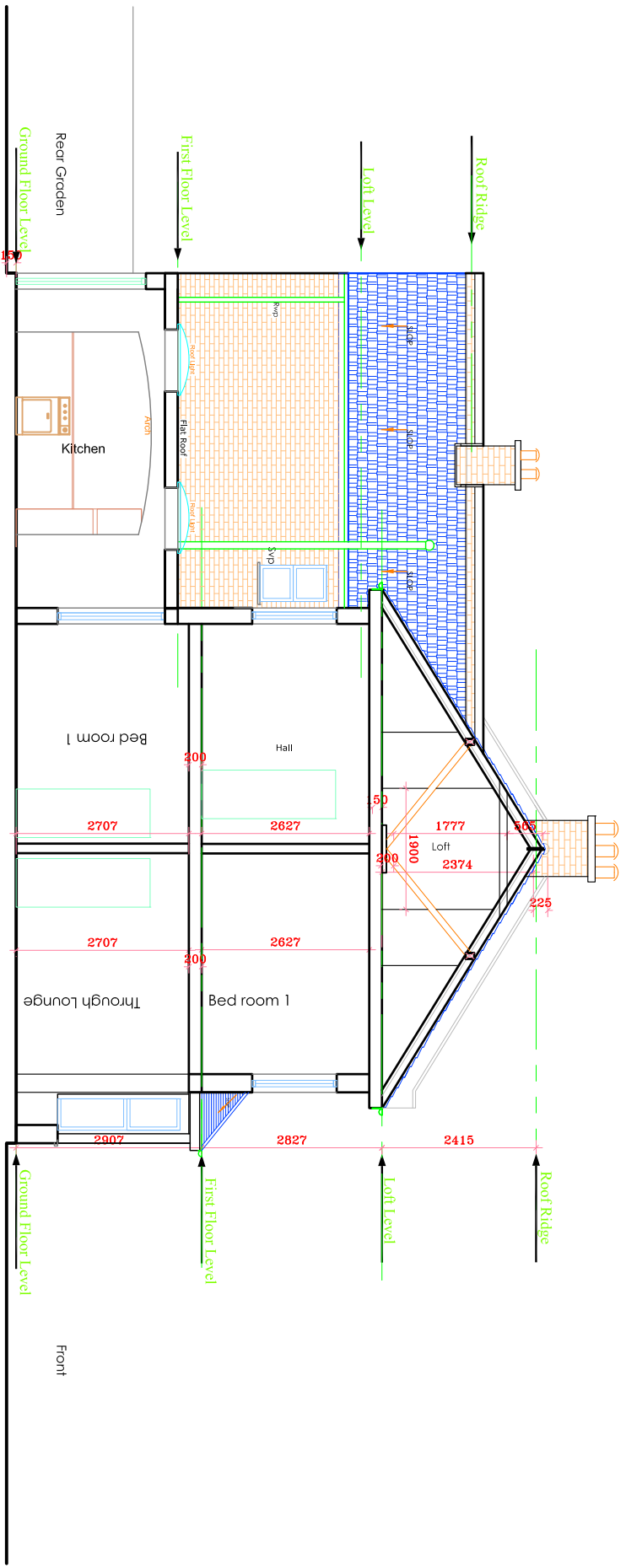


EXISTING RIGHT SIDE ELEVATION

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS				GENERAL PERMITTED DEVELOPMENT			
E RILEY ASSOCIATES CHARTERED SURVEYORS 5 PARKWOOD CLOSE BROXBOURNE HERTFORDSHIRE, EN10 7PF Tel: 01992 465 880 Mobil: 07958 035 096 © 2020 COPYRIGHT				Project Address: 130 HARINGEY ROAD HARRINGEY LONDON N15 3HL		Date: Sep 2022	Scale: 1:100 @A3
Ref.	Revision	Date	By	Client:	MR & MRS B BROWN		Drawing No:
				Drawing title:	EXISTING ELEVATIONS		Drawn & Checked by: ER
					File name: T & B135 Sep 2022		02/25



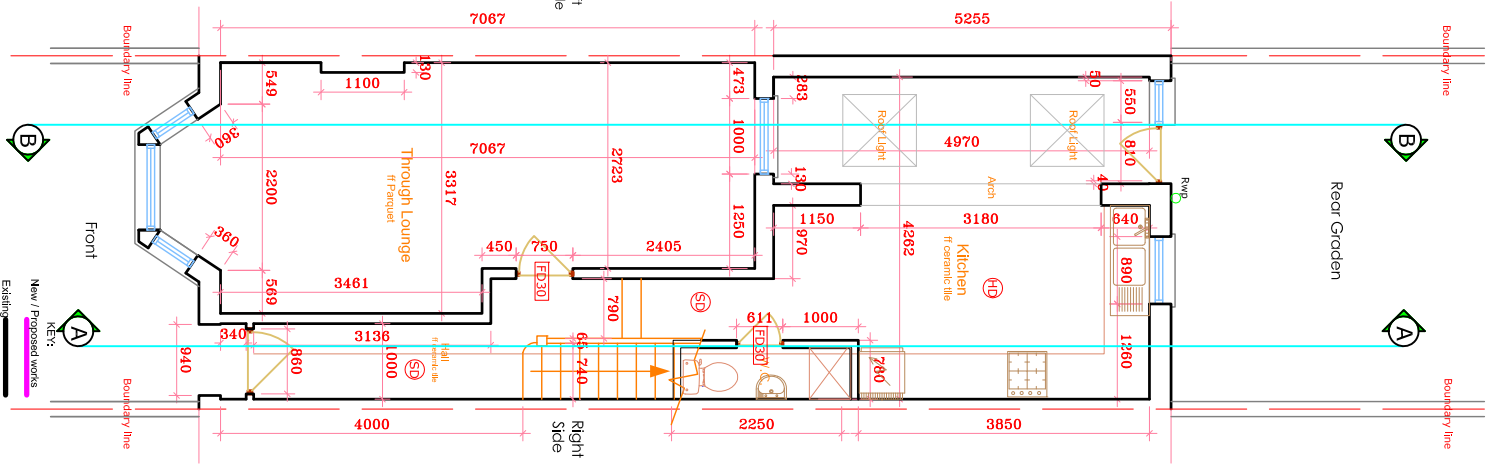
EXISTING SECTION A-A



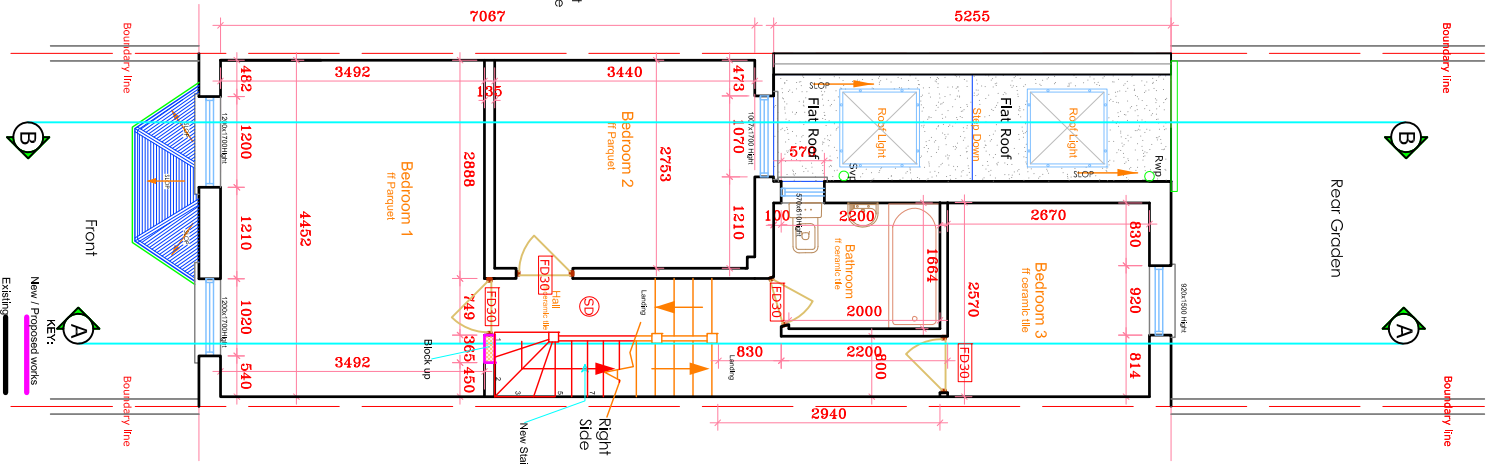
EXISTING SECTION B-B

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS				GENERAL PERMITTED DEVELOPMENT			
Ref.	Revision	Date	By	E RILEY ASSOCIATES CHARTERED SURVEYORS 5 PARKWOOD CLOSE BROXBORNE HERTFORDSHIRE, EN10 7PF Tel: 01992 465 880 Mobil: 07958 035 096 © 2020 COPYRIGHT		Project Address: 130 HARINGEY ROAD HARRINGEY LONDON N15 3HL	
				Client: MR & MRS B BROWN		Date: Sep 2022	Scale: 1:100 @A3
				Drawing title: EXISTING SECTION A-A & B-B		CAD & Drawn by: BB	Drawing No:
						Drawn & Checked by: ER	
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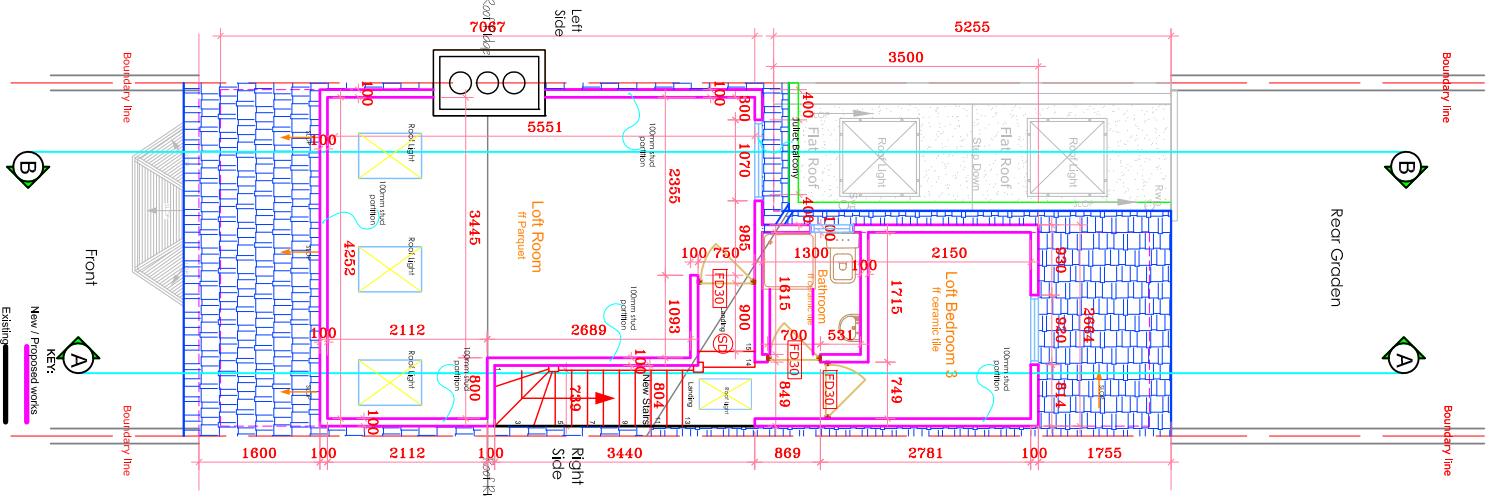
- SD** - Smoke detector
- FD30** - Fire door fitted with 1½ hours Resistance
- CP** - Call Point
- HD** - Heat Detector



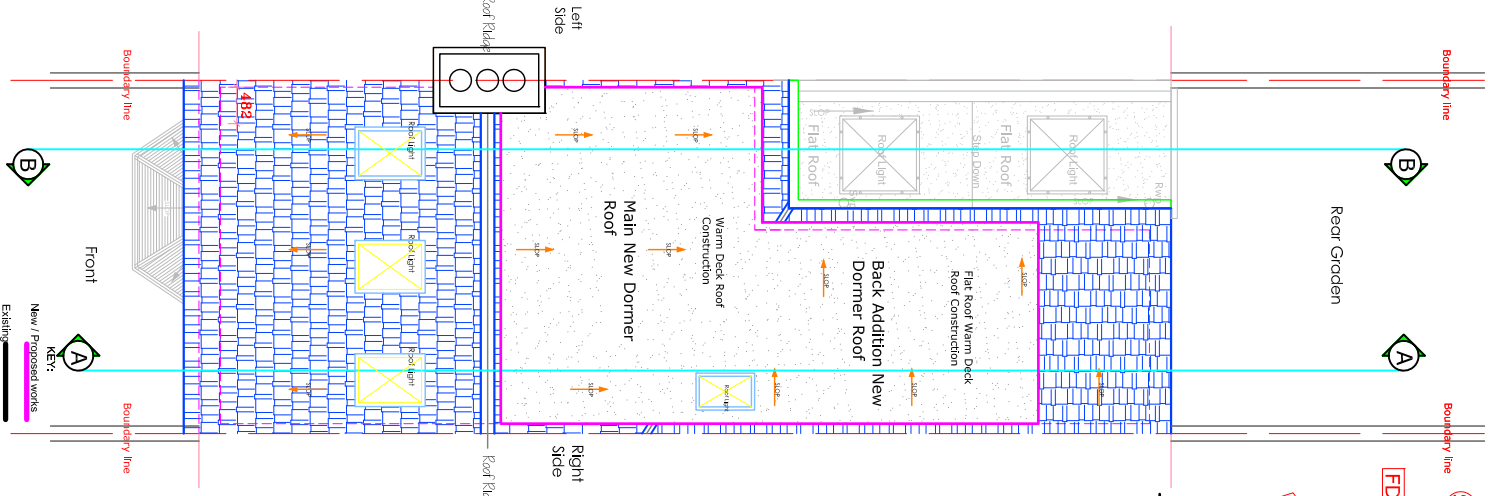
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

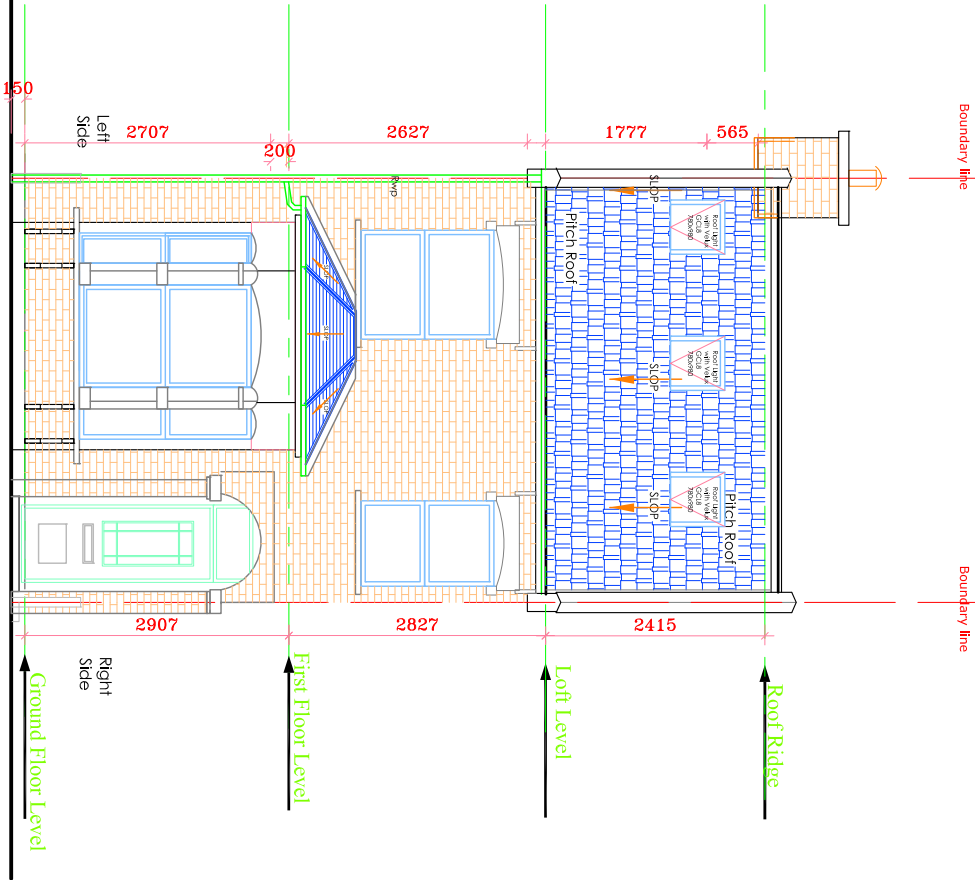


PROPOSED LOFT PLAN

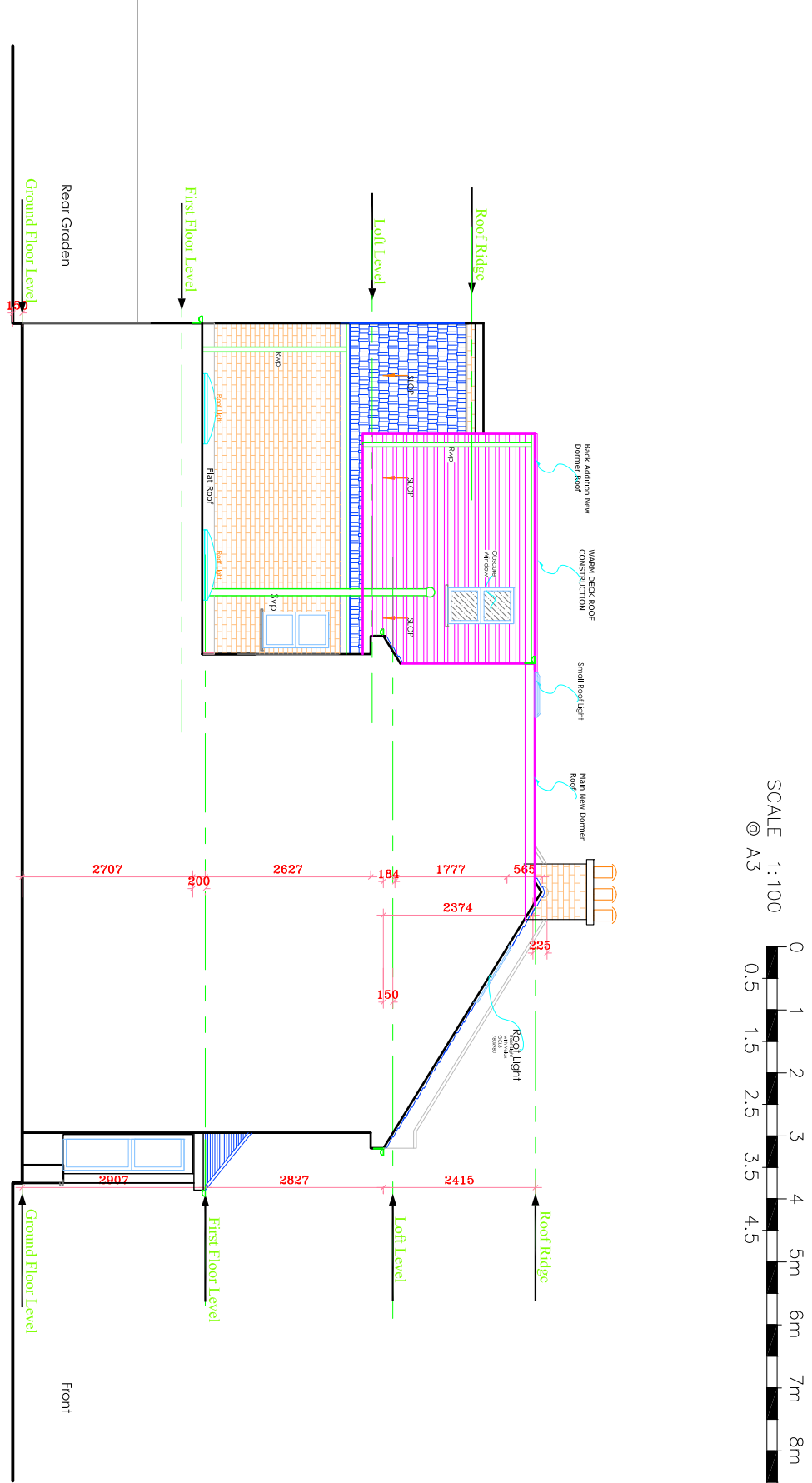


PROPOSED ROOF PLAN

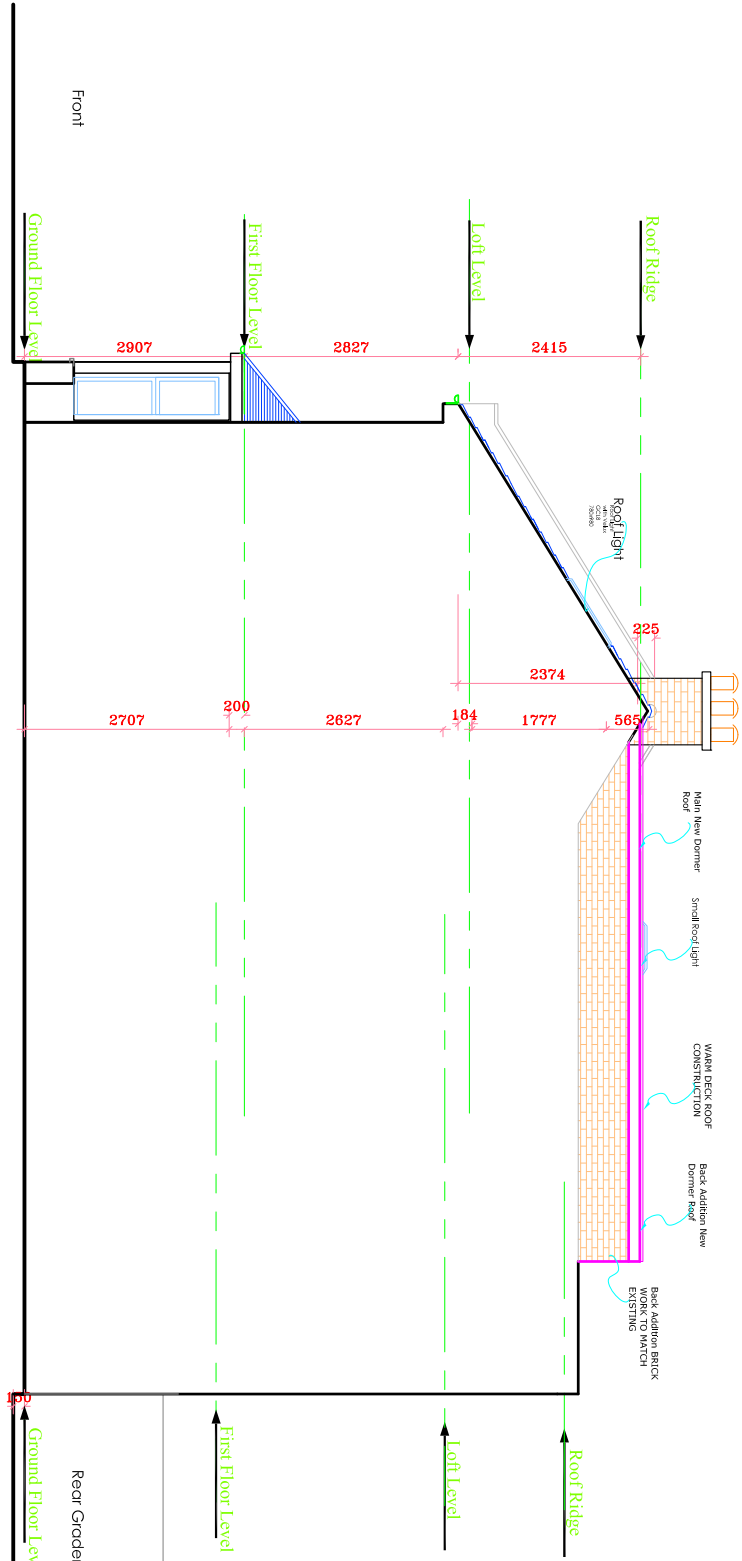
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ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS		E RILEY ASSOCIATES CHARTERED SURVEYORS 5 PARKWOOD CLOSE BROXBORNE HERTFORDSHIRE, EN10 7PF Tel: 01992 465 880 Mob: 07958 035 096 © 2020 COPRIGHT	
Ref.	Revision	Date	By
Project title: LOFT CONVERSION		Project Address: 130 HARINGEY ROAD HARRINGEY LONDON N15 3HL	Date: Sep 2022
Drawing title: PROPOSED FLOOR PLANS		Client: MR & MRS B BROWN	CAD & Drawn by: BB
			Drawn & Checked by: ER
			File name: T & B135 Sep 2022
			Scale: 1:100 @A3
			Drawing No: 04/25



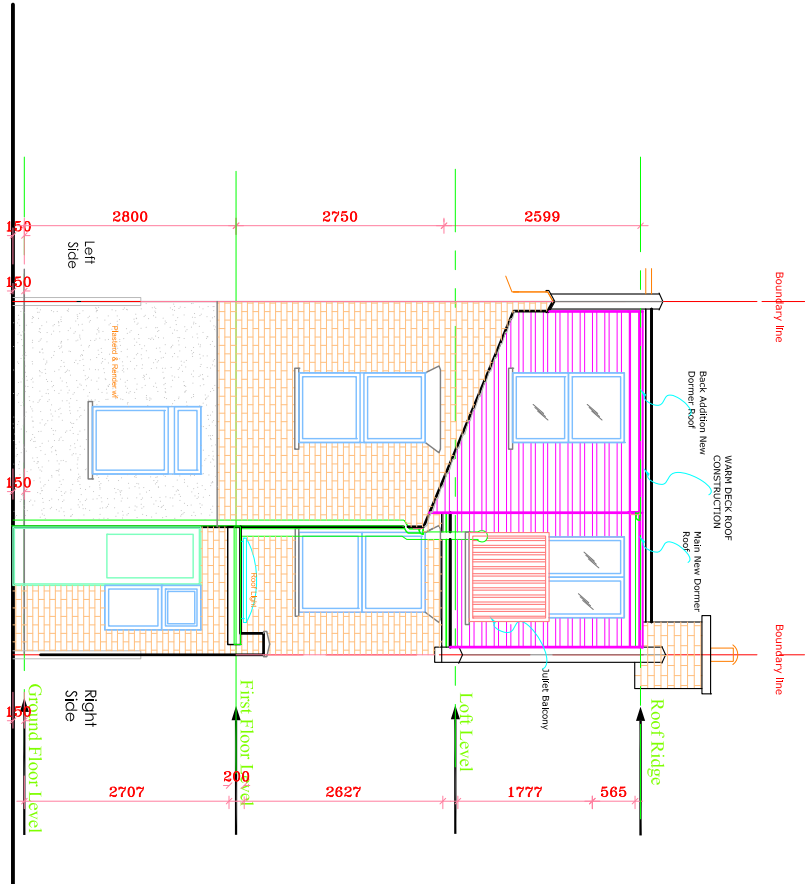
PROPOSED FRONT ELEVATION



PROPOSED LEFT SIDE ELEVATION

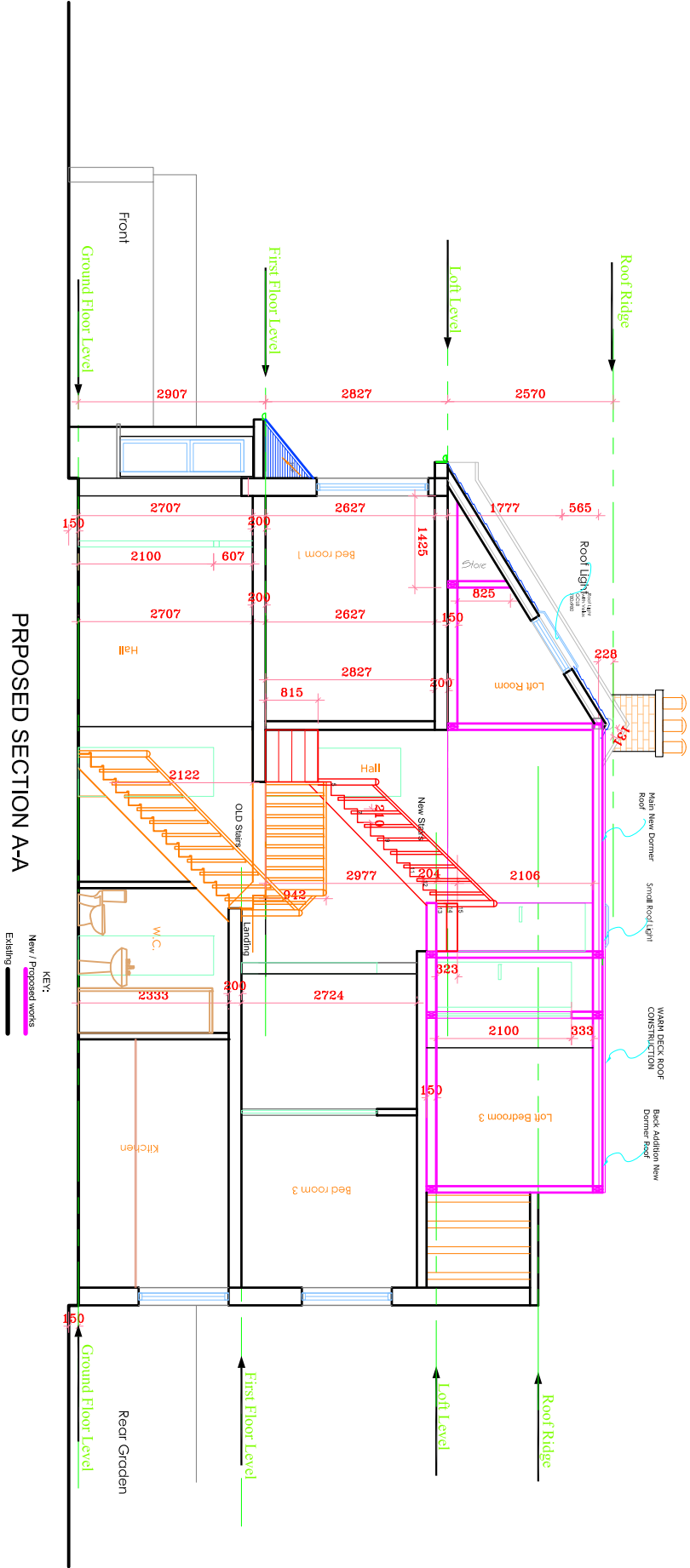


PROPOSED RIGHT SIDE ELEVATION

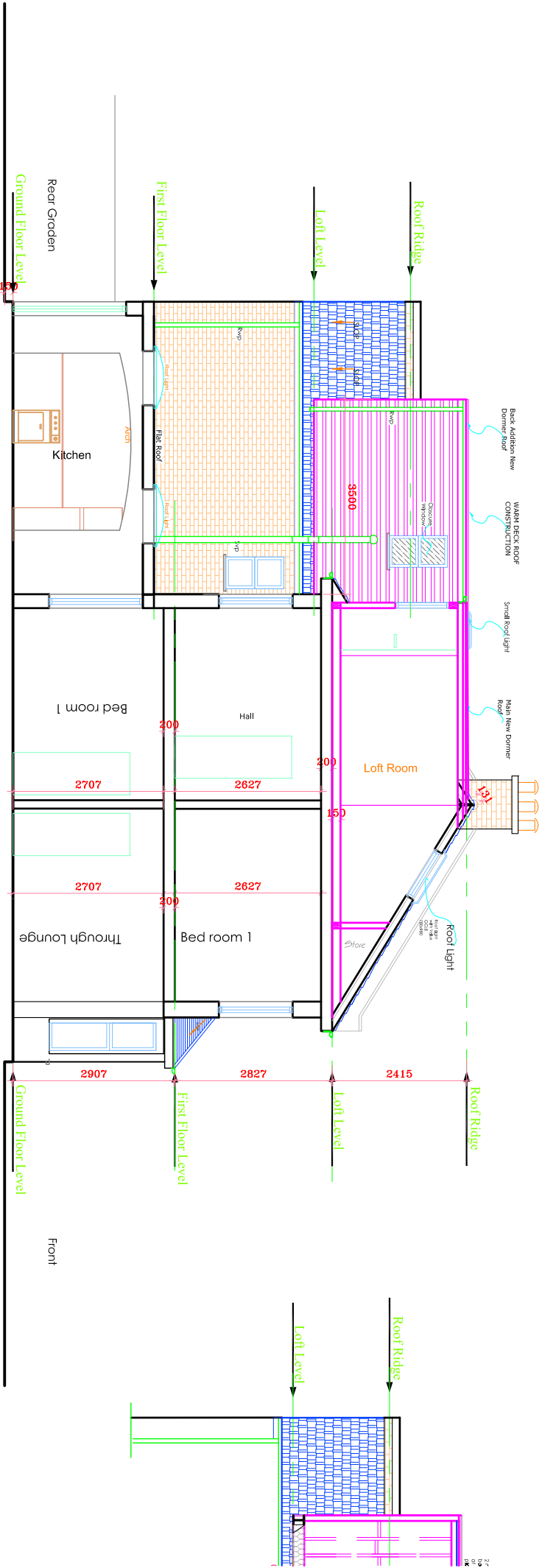


PROPOSED REAR ELEVATION

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS				E RILEY ASSOCIATES CHARTERED SURVEYORS 5 PARKWOOD CLOSE BROXBORNE HERTFORDSHIRE, EN10 7PF Tel: 01992 465 880 Mob: 07958 035 096 01992 COP-RIGHT		
Ref.	Revision	Date	By	Project Address:	130 HARINGEY ROAD HARRINGEY LONDON N15 3HL	Date: Sep 2022
				Client:	MR & MRS B BROWN	CAD & Drawn by: BB
				Drawing title:	PROPOSEDELEVATIONS	Drawn & Checked by: ER
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						Drawing No:
						05/25



PROPOSED SECTION A-A



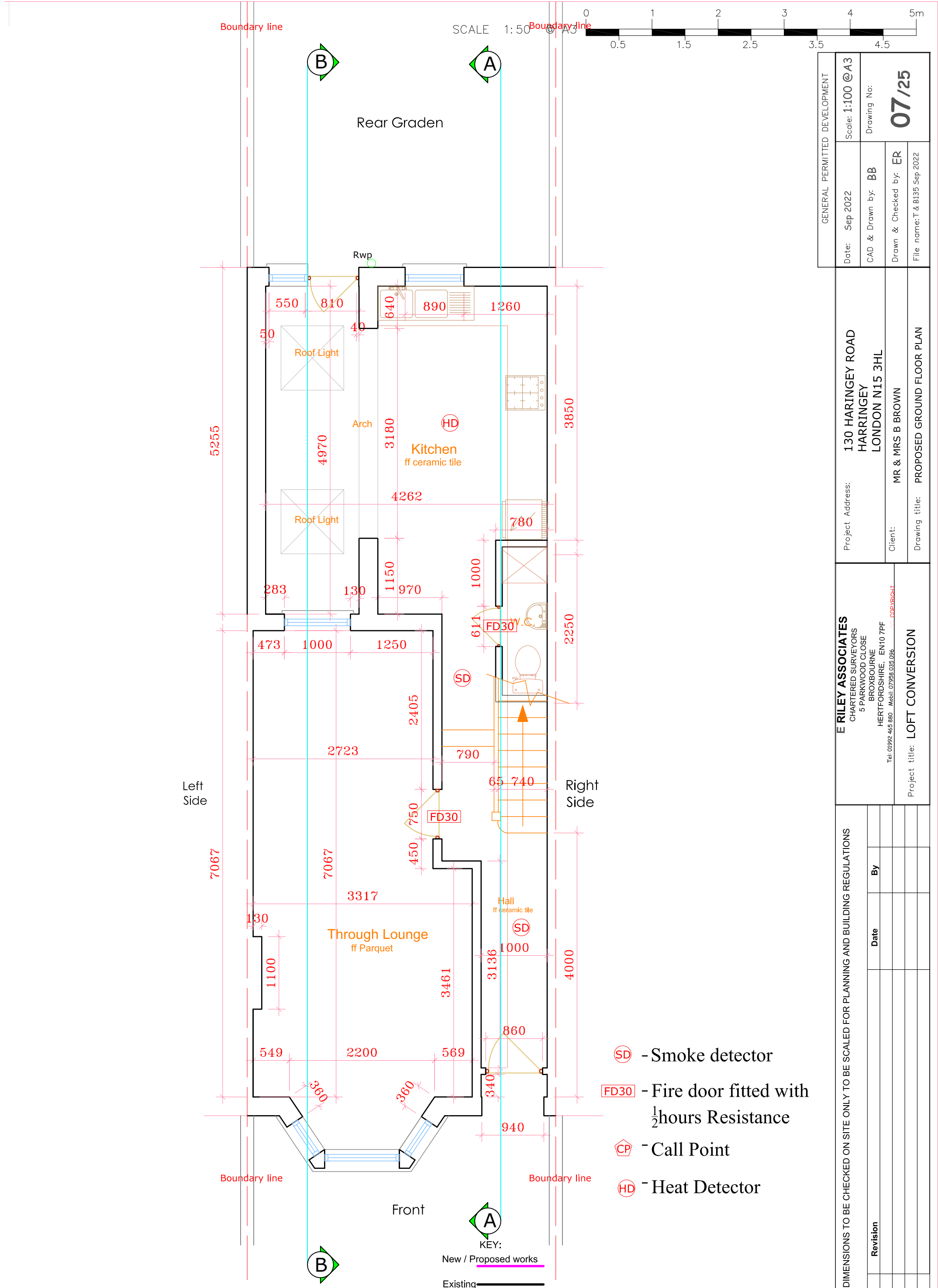
PROPOSED SECTION B-B

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS				GENERAL PERMITTED DEVELOPMENT	
Ref.	Revision	Date	By	Project Address: 130 HARINGEY ROAD HARRINGEY LONDON N15 3HL	Date: Sep 2022
				Client: MR & MRS B BROWN	CAD & Drawn by: BB
				Drawing title: PROPOSED SECTION A-A & B-B	Drawn & Checked by: ER
					File name: T & B135 Sep 2022

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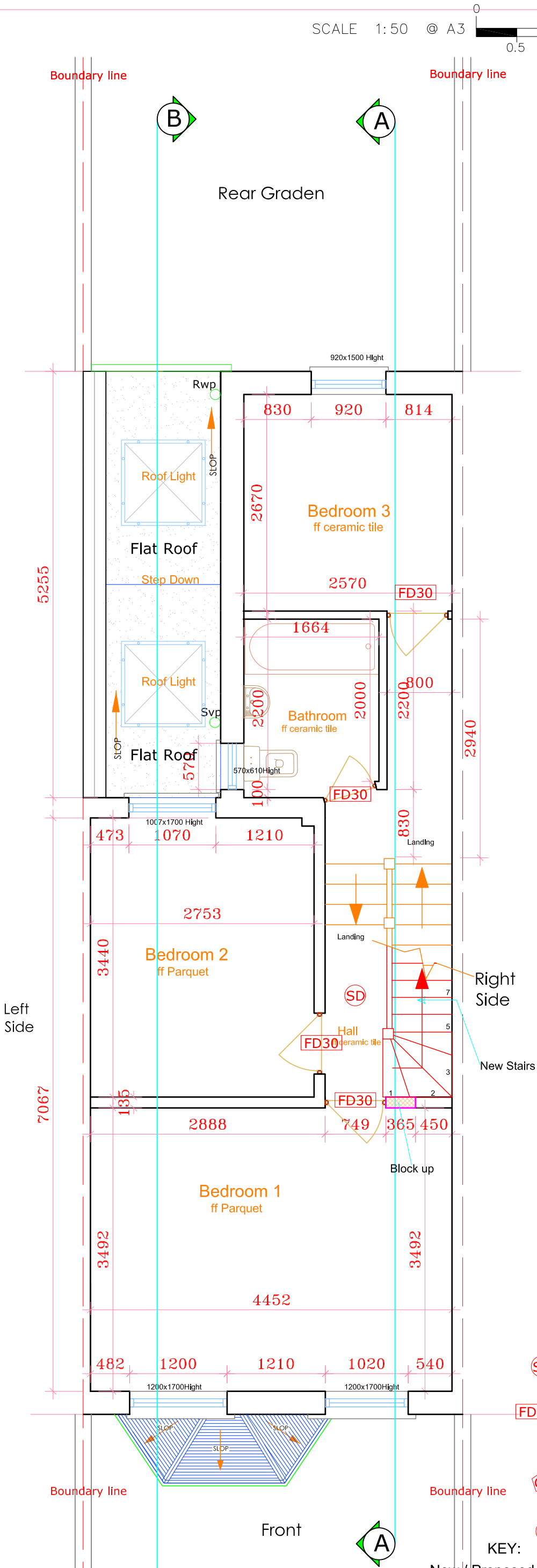
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Drawing No: **06/25**



PRPOSED GROUND FLOOR PLAN

GENERAL PERMITTED DEVELOPMENT			
ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS	Ref.	Revision	
E RILEY ASSOCIATES CHARTERED SURVEYORS 5 PARKWOOD CLOSE BROXBORNE HERTFORDSHIRE, EN10 7PF Tel: 01992 465 880 Mobil: 07958 035 096 www.ERILEYASSOCIATES.CO.UK	Project Address: 130 HARINGEY ROAD HARRINGEY LONDON N15 3HL		Date: Sep 2022
	Client: MR & MRS B BROWN		CAD & Drawn by: BB
	Project title: LOFT CONVERSION		Drawn & Checked by: ER
		Scale: 1:100 @A3	File name: T & B135 Sep 2022
		Drawing No:	07/25

PROPOSED FIRST FLOOR PLAN



- SD - Smoke detector
- FD30 - Fire door fitted with 1/2 hours Resistance
- CP - Call Point
- HD - Heat Detector

KEY:
New / Proposed works
Existing

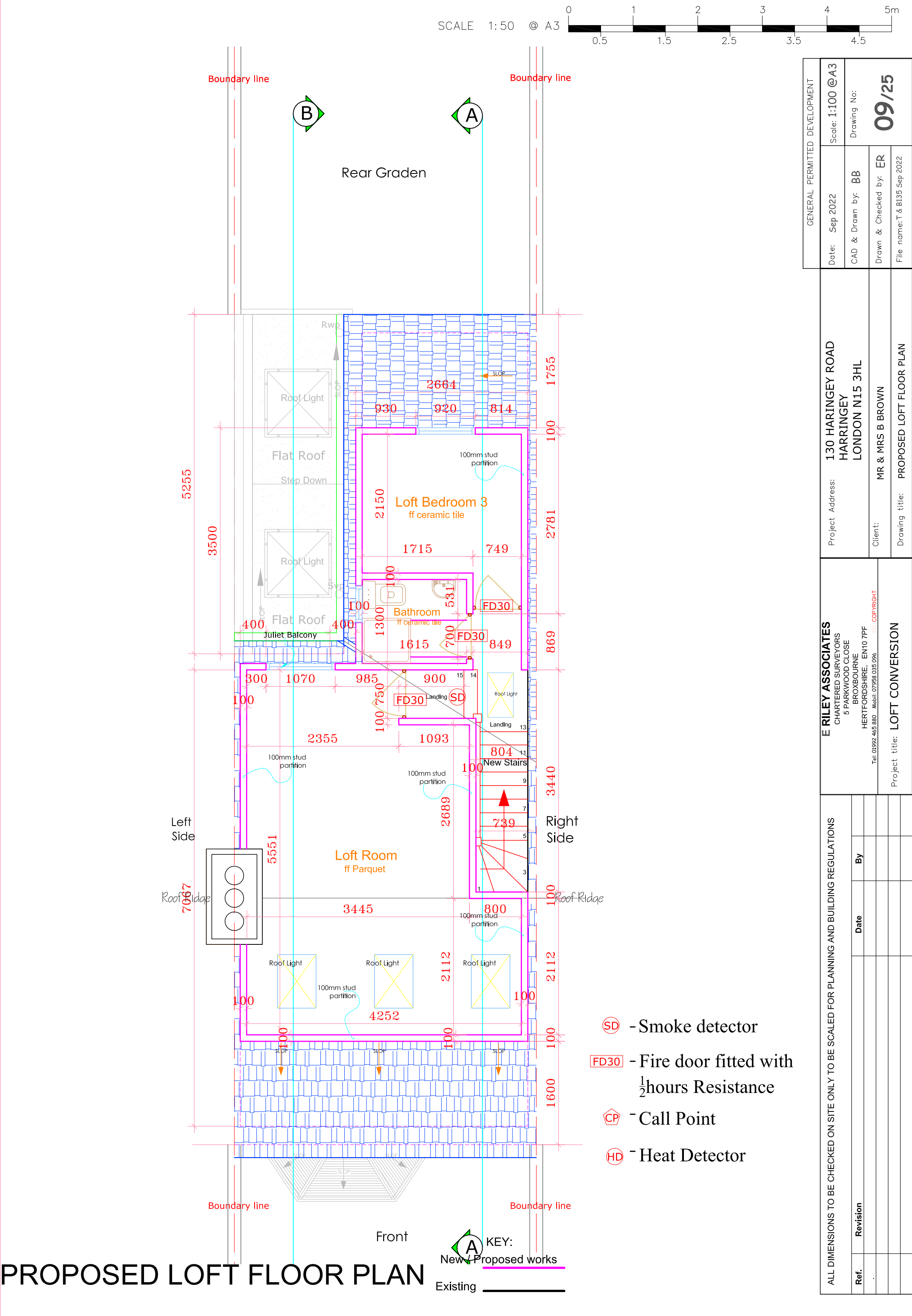
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Date:	Sep 2022	Scale:	1:100 @A3
CAD & Drawn by:	BB	Drawing No:	08/25
Drawn & Checked by:	ER		
File name:	T & B135 Sep 2022		

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ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS			
Ref.	Revision	Date	By

Project Address:	130 HARINGEY ROAD
	HARINGEY
	LONDON N15 3HL
Client:	MR & MRS B BROWN
Drawing title:	PROPOSED FIRST FLOOR PLAN

Project title: LOFT CONVERSION	
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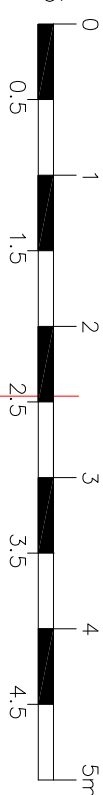
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Ref.	Revision			Date	By	Client: MR & MRS B BROWN		CAD & Drawn by: BB		Drawing No:	
						Project title: LOFT CONVERSION		Drawn & Checked by: ER		09/25	
						Drawing title: PROPOSED LOFT FLOOR PLAN		File name: T & B135 Sep 2022			

Boundary line

Boundary line

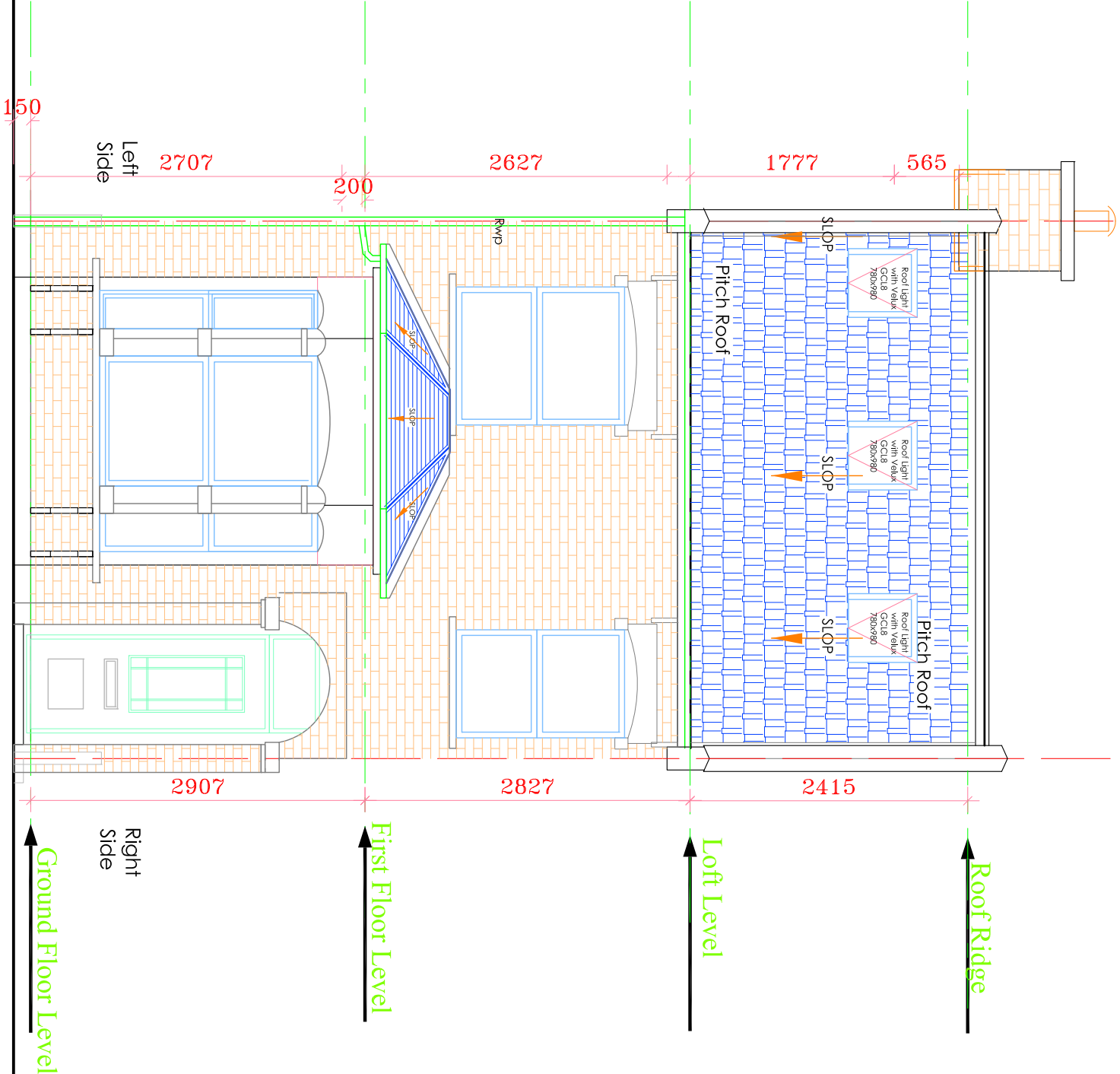
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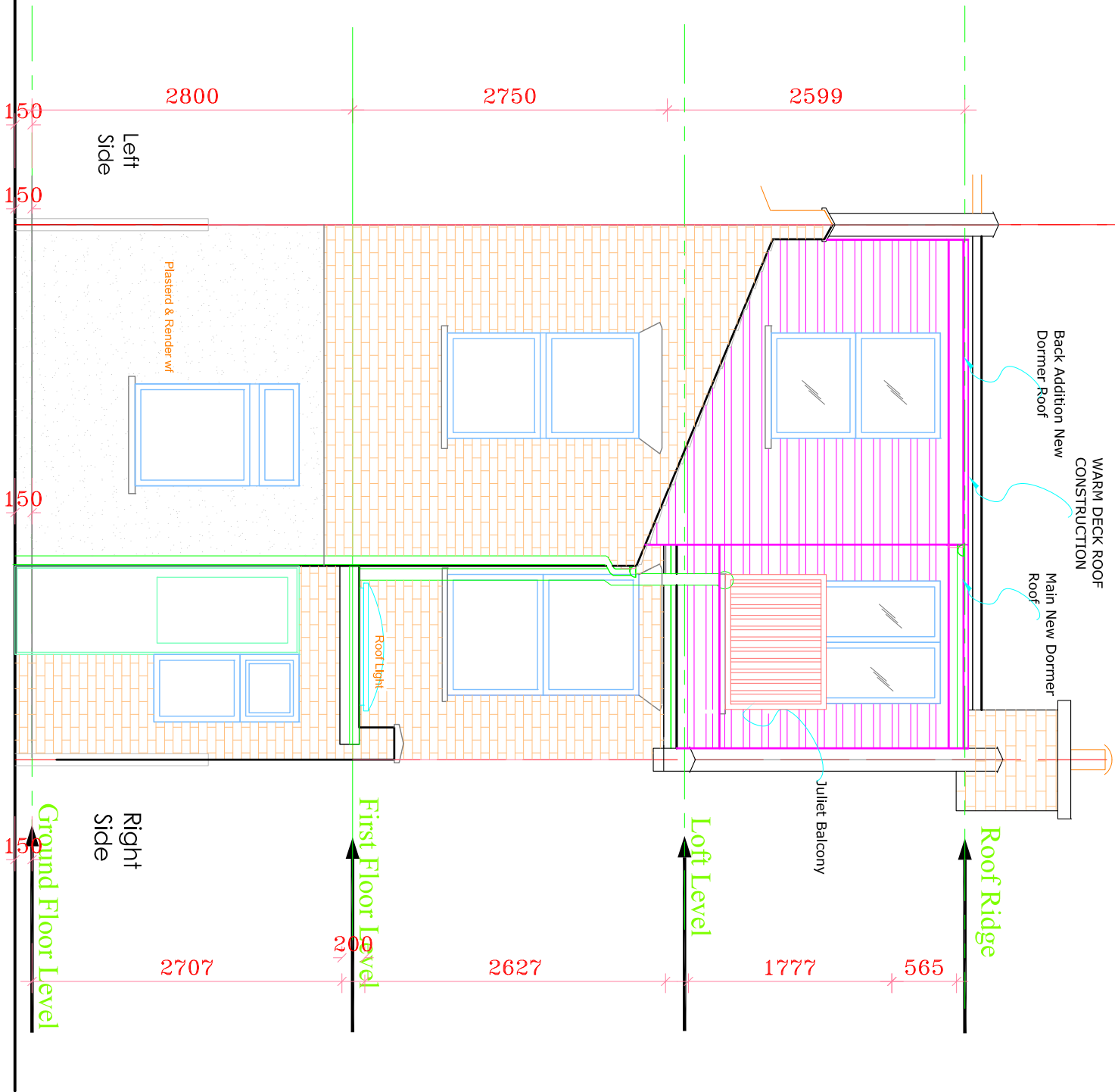
Boundary line

Boundary line



PROPOSED FRONT ELEVATION

KEY:
New / Proposed works
Existing



PROPOSED REAR ELEVATION

KEY:
New / Proposed works
Existing

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Ref.	Revision	Date	By

E RILEY ASSOCIATES

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Tel: 01992 465 880 Mobil: 07958 035 096

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Project title: LOFT CONVERSION

Project Address:

130 HARINGEY ROAD
HARRINGEY
LONDON N15 3HL

Client:

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Drawing title:

PROPOSED FRONT & REAR ELEVATIONS

Date:

Sep 2022

CAD & Drawn by:

BB

Drawn & Checked by:

ER

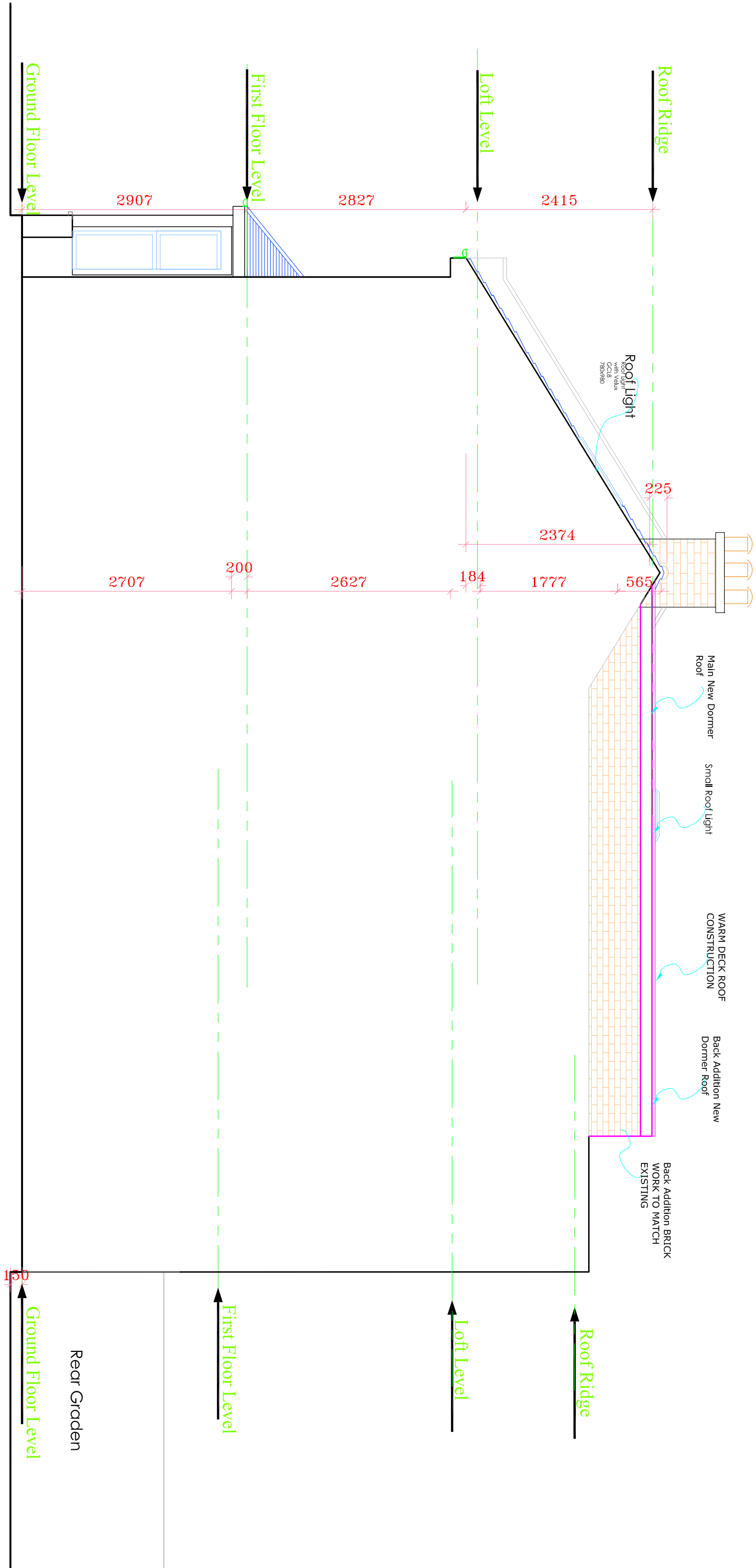
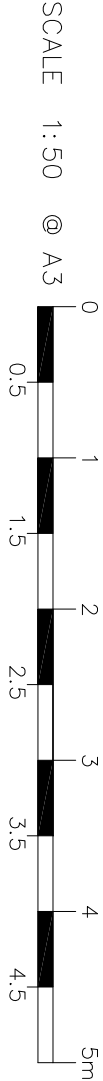
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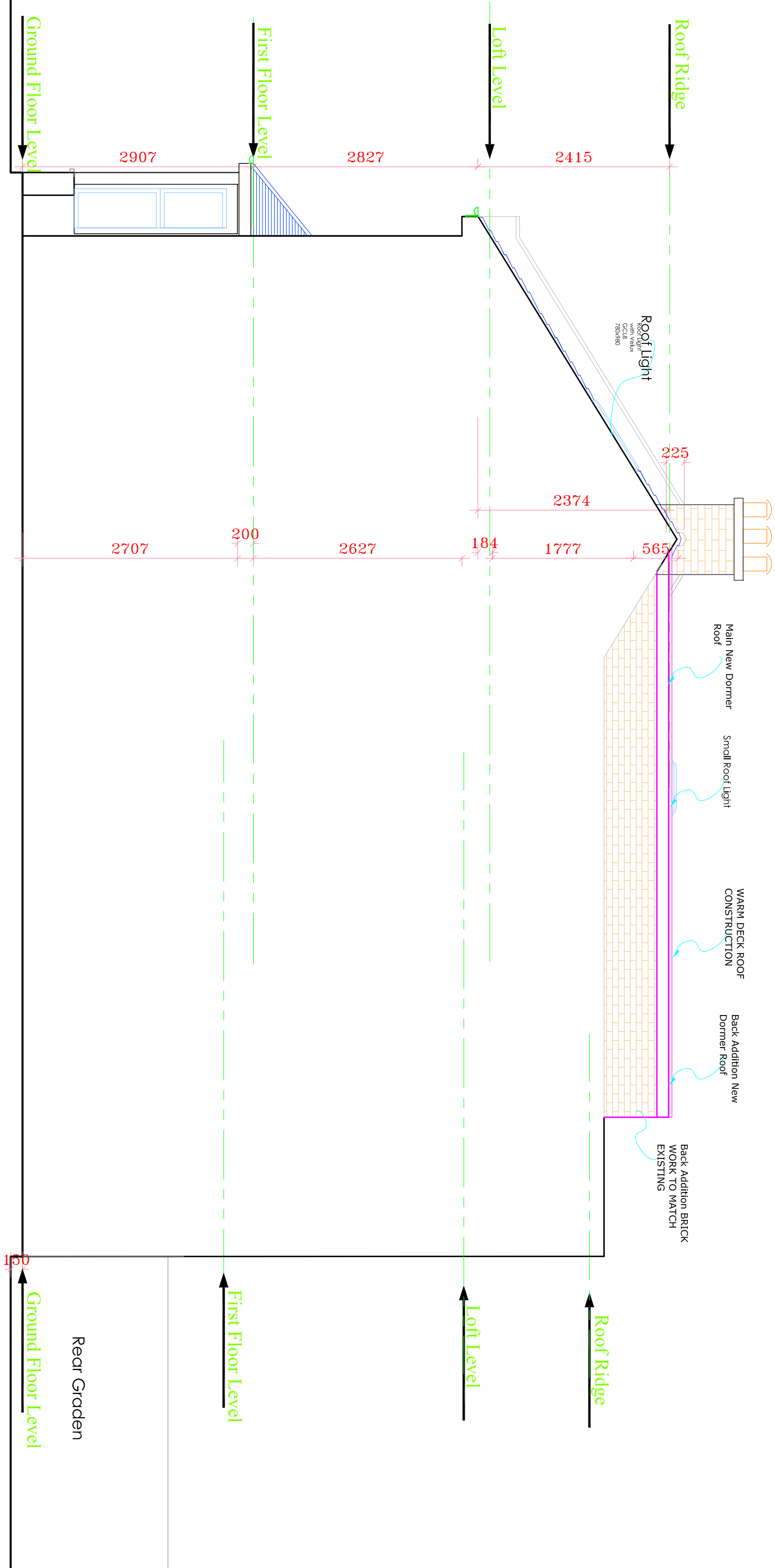
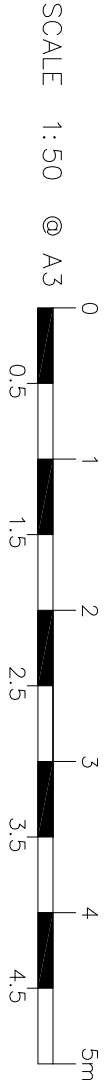
11/25

GENERAL PERMITTED DEVELOPMENT



PROPOSED RIGHT SIDE ELEVATION

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS				GENERAL PERMITTED DEVELOPMENT	
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Ref.	Revision	Date	By	Client: MR & MRS B BROWN	CAD & Drawn by: BB
				Drawing title: PROPOSED RIGHT SIDE ELEVATION	Drawn & Checked by: ER
					File name: T & B135 Sep 2022
					Scale: 1:100 @ A3
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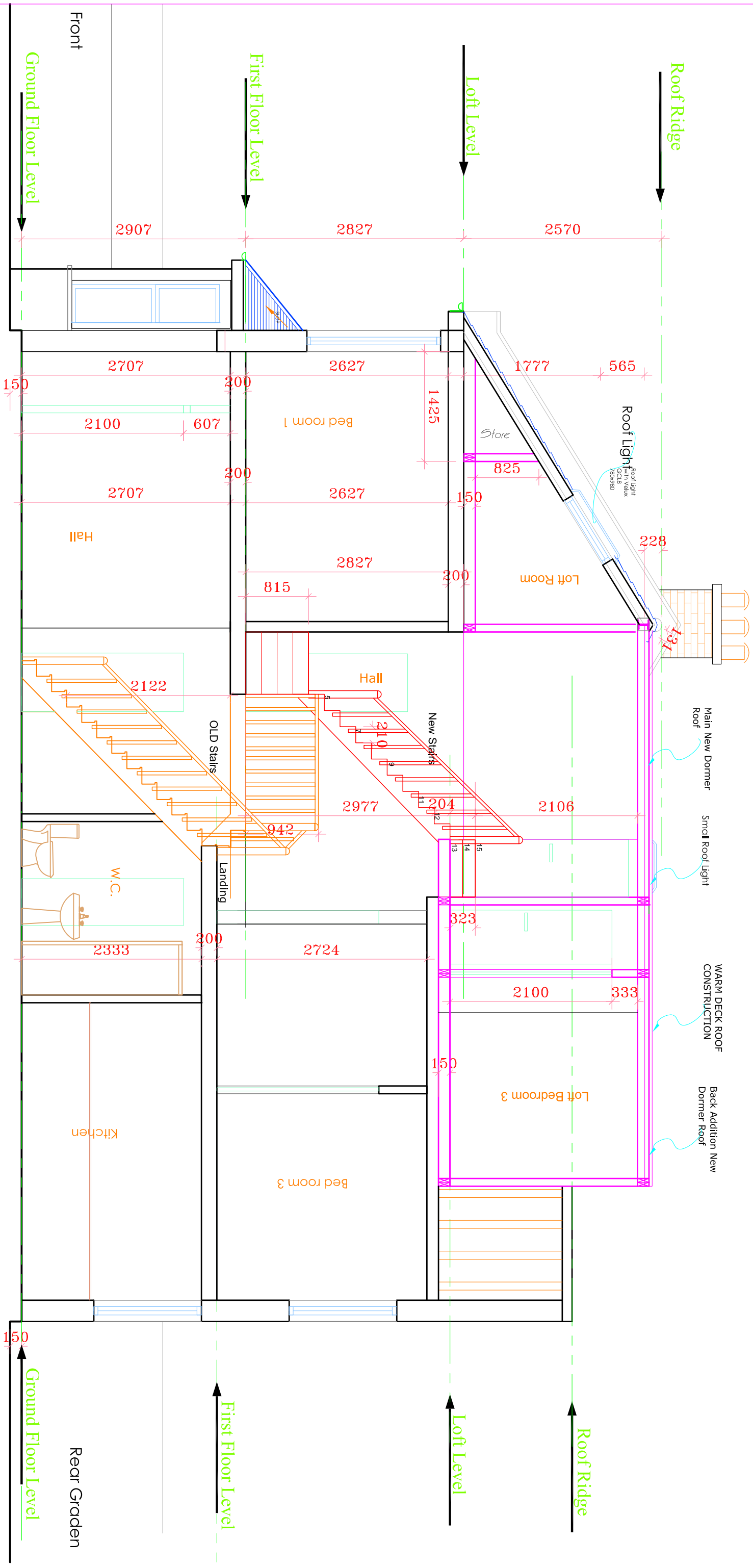
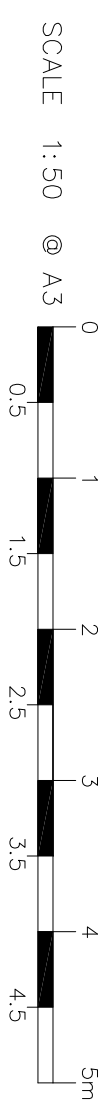


PROPOSED RIGHT SIDE ELEVATION

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS				GENERAL PERMITTED DEVELOPMENT	
Ref.	Revision	Date	By	Project Address:	Date:
				130 HARINGEY ROAD HARRINGEY LONDON N15 3HL	Sep 2022
				Client: MR & MRS B BROWN	CAD & Drawn by: BB
				Drawing title: PROPOSED RIGHT SIDE ELEVATION	Drawn & Checked by: ER
					File name: T & B135 Sep 2022
					13/25

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Project title: **LOFT CONVERSION**



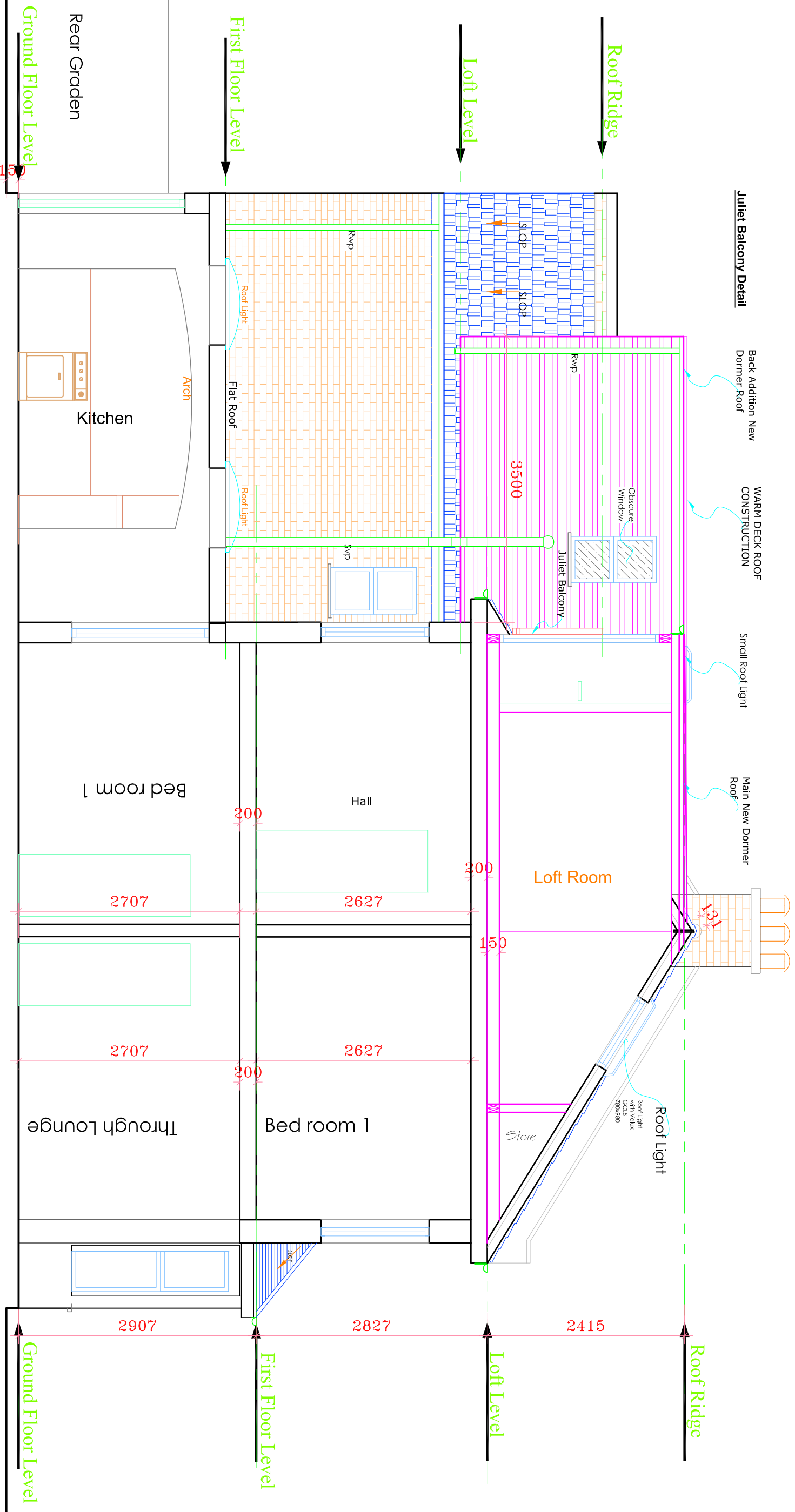
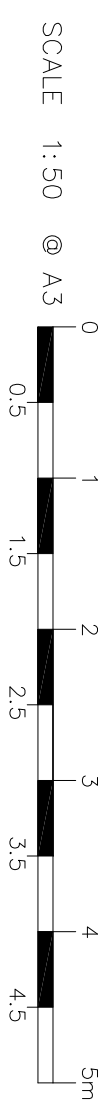
PROPOSED SECTION A-A

KEY:

New / Proposed works

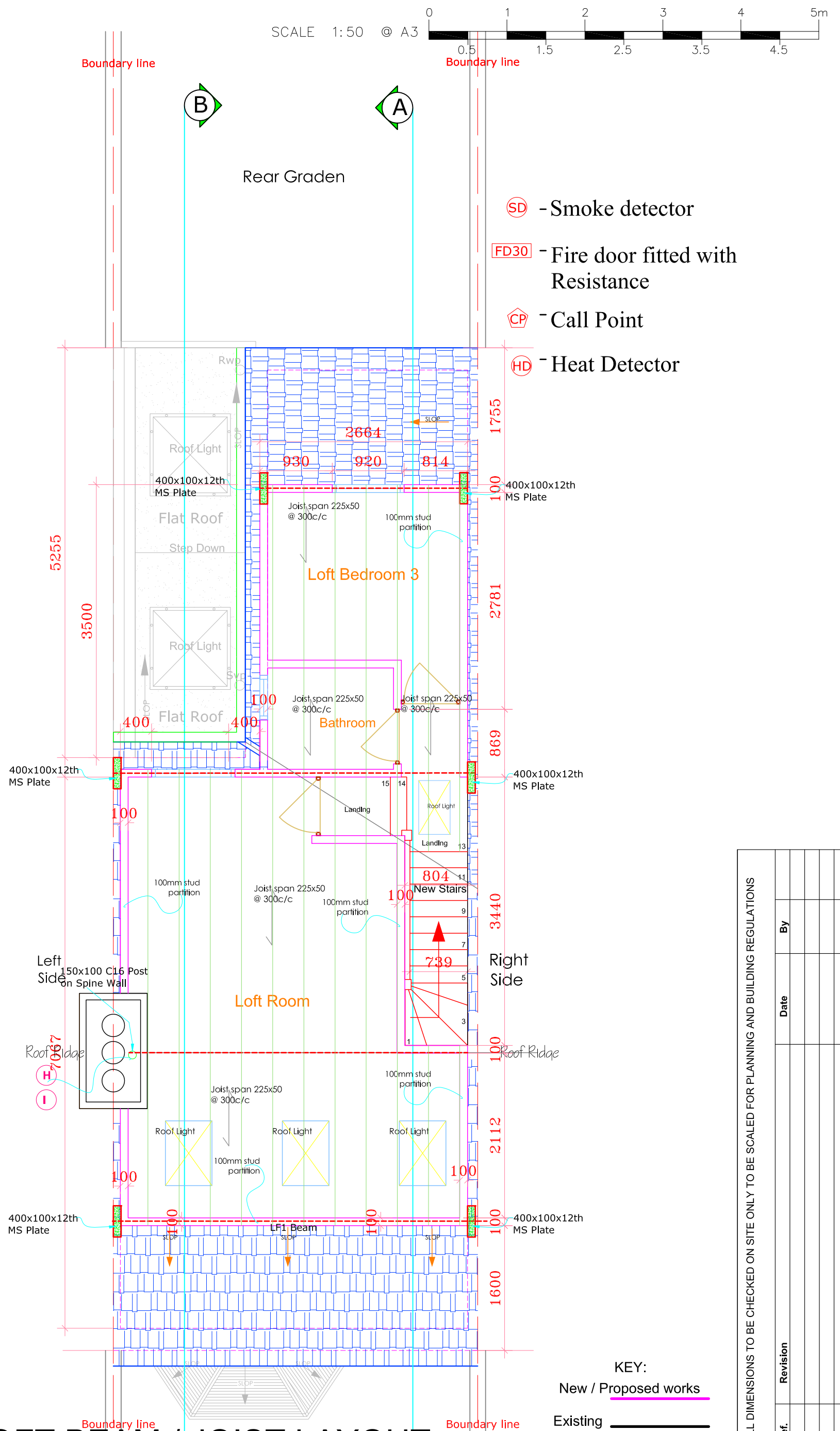
Existing

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS					
E RILEY ASSOCIATES CHARTERED SURVEYORS 5 PARKWOOD CLOSE BROXBOURNE HERTFORDSHIRE, EN10 7PF Tel: 01992 465 880 Mobil: 07958 035 096 TITLE COPYRIGHT			Project Address: 130 HARINGEY ROAD HARRINGEY LONDON N15 3HL		
Project title: LOFT CONVERSION			Client: MR & MRS B BROWN		
			Drawing title: PROPOSED SECTION A-A		
			Date: Sep 2022	Scale: 1:100 @A3	
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			Drawn & Checked by: ER		
			File name:T & B135 Sep 2022		
			14/25		



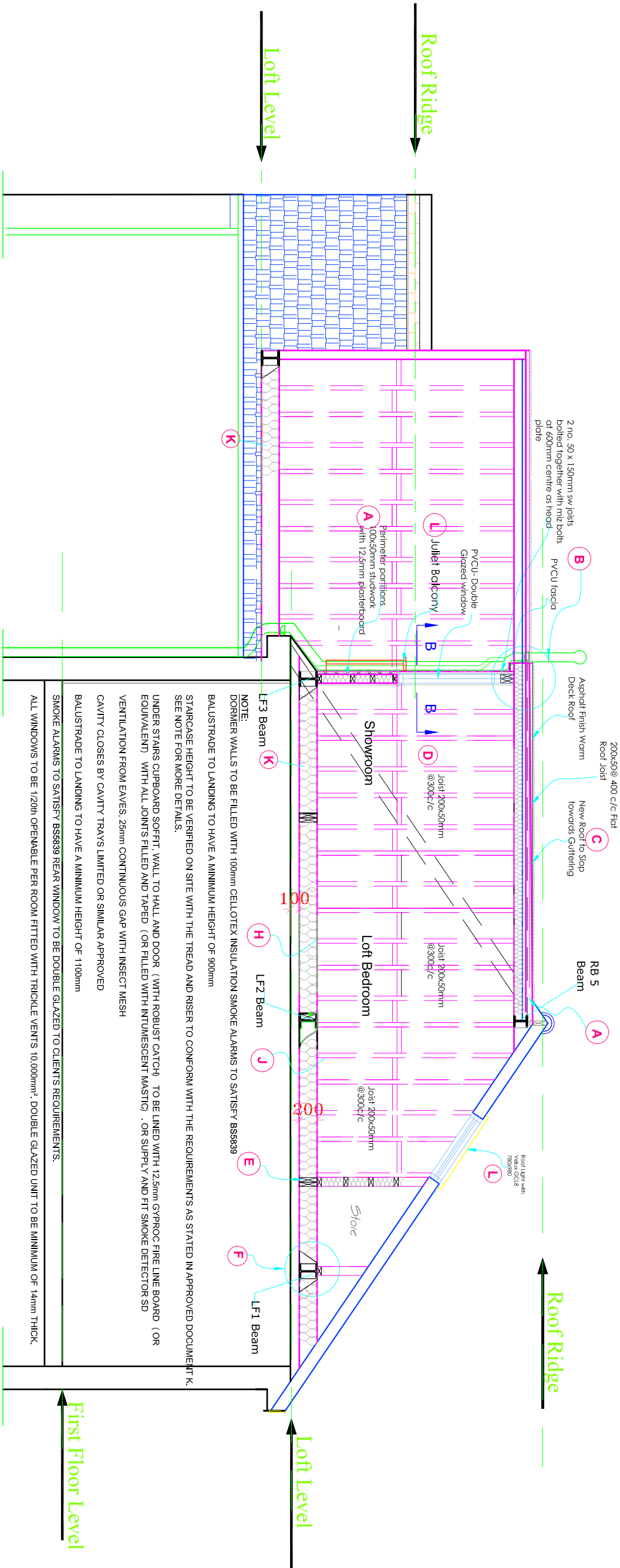
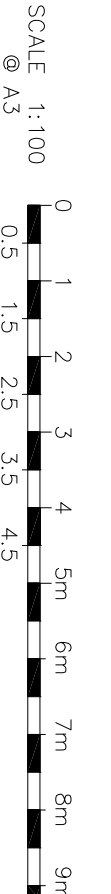
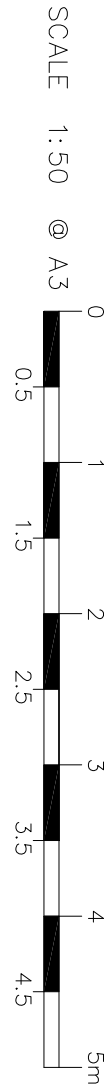
PROPOSED SECTION B-B

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS					
Ref.	Revision	Date	By		
E RILEY ASSOCIATES CHARTERED SURVEYORS 5 PARKWOOD CLOSE BROXBORNE HERTFORDSHIRE, EN10 7PF Tel: 01992 465 880 Mobil: 07958 035 096 TOT COPYRIGHT				Project title: LOFT CONVERSION	
Project Address: 130 HARINGEY ROAD HARRINGEY LONDON N15 3HL				Date: Sep 2022	
Client: MR & MRS B BROWN				CAD & Drawn by: BB	
Drawing title: PROPOSED SECTION B-B				Drawn & Checked by: ER	
File name: T & B135 Sep 2022				Scale: 1:100 @A3	
				Drawing No:	
				15/25	



PROPOSED LOFT BEAM / JOIST LAYOUT

E RILEY ASSOCIATES CHARTERED SURVEYORS 5 PARKWOOD CLOSE BROXBOURNE HERTFORDSHIRE, EN10 7PF Tel: 01992 465 880 Mobil: 07958 035 096  COPYRIGHT	Project Address:	130 HARINGEY ROAD HARRINGEY LONDON N15 3HL	Date: Sep 2022	Scale: 1:100 @A3
	Client:	MR & MRS B BROWN	CAD & Drawn by: BB	Drawing No: 16/25
Project title: LOFT CONVERSION	Drawing title:	PROPOSED LOFT BEAM / JOIST LAYOUT	Drawn & Checked by: ER	
			File name:T & B135 Sep 2022	



PROPOSED SECTION B-B

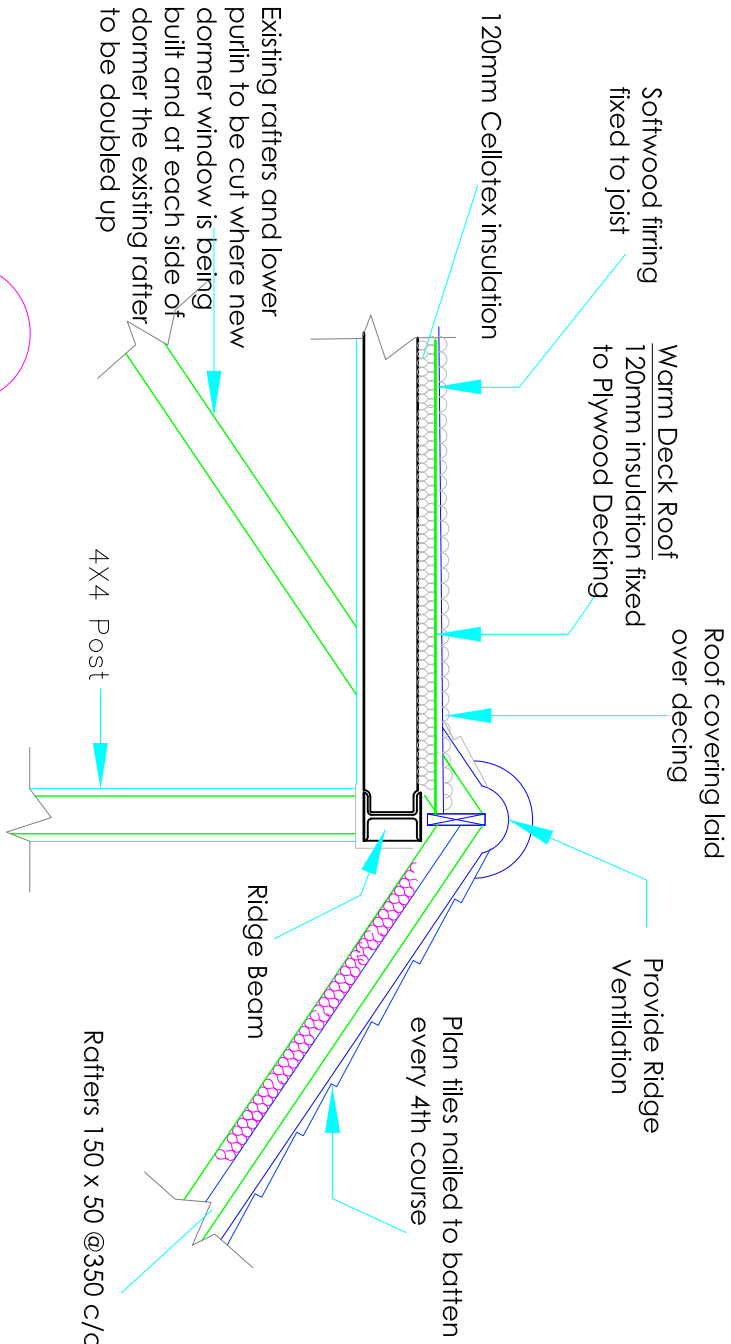
KEY:
New / Proposed works
Existing

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS			
Ref.	Revision	Date	By

E RILEY ASSOCIATES CHARTERED SURVEYORS 5 PARKWOOD CLOSE BROXBORNE HERTFORDSHIRE, EN10 7PF Tel: 01992 465 880 Mob: 07938 035 096 © 2022 COPYRIGHT	
Project title: LOFT CONVERSION	

Project Address:	130 HARINGEY ROAD HARRINGEY LONDON N15 3HL
Client:	MR & MRS B BROWN
Drawing title:	PROPOSED SECTION B-B & JOIST LAYOUT

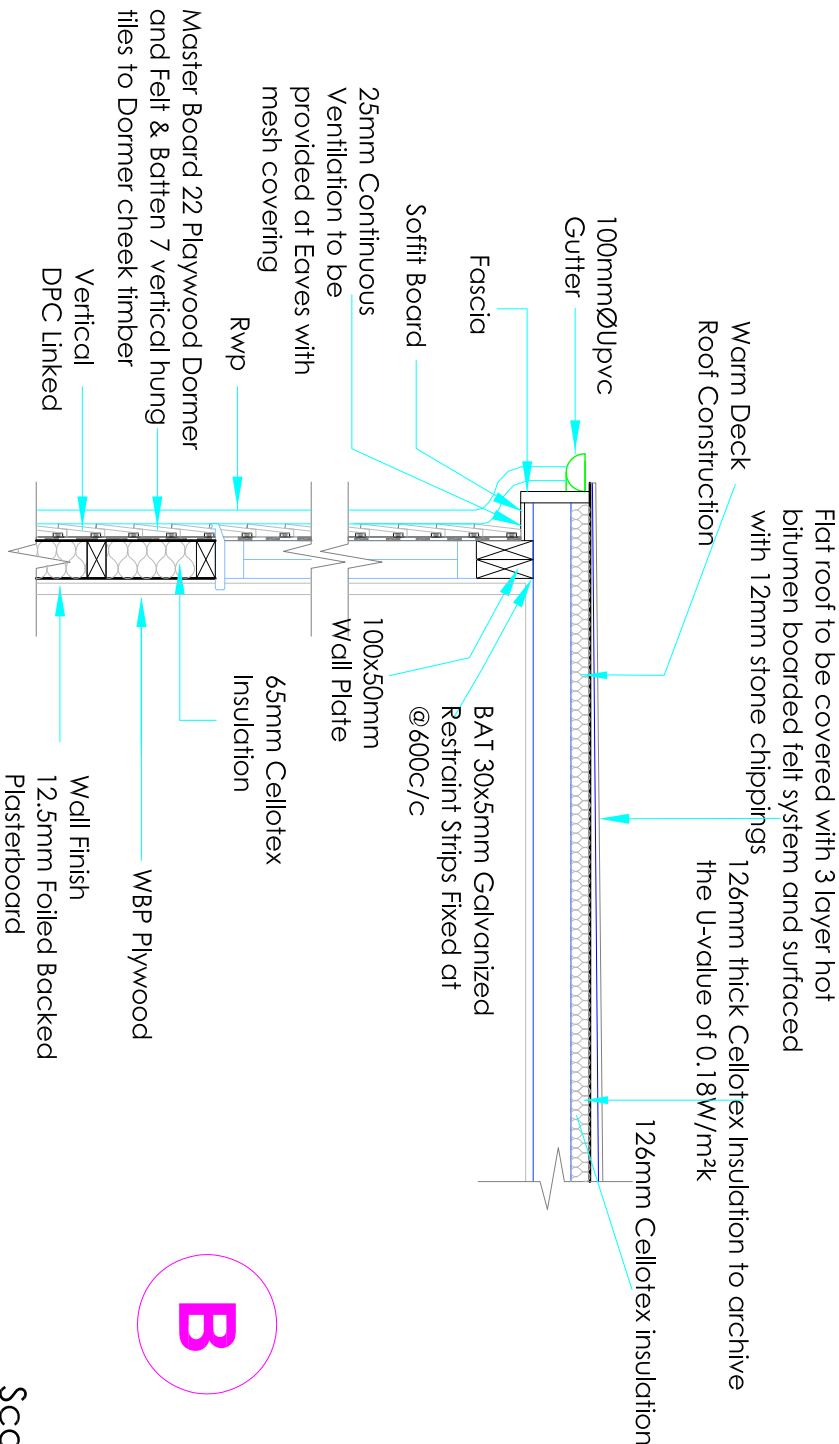
GENERAL PERMITTED DEVELOPMENT		
Date:	Sep 2022	Scale: 1:50 & 100 @A3
CAD & Drawn by:	BB	Drawing No:
Drawn & Checked by:	ER	
File name:	T & B135 Sep 2022	



A

Ridge Beam

Scale 1:20



B

Warm Deck Roof construction Around Dormer

Scale 1:20



@

SCALE 1:20

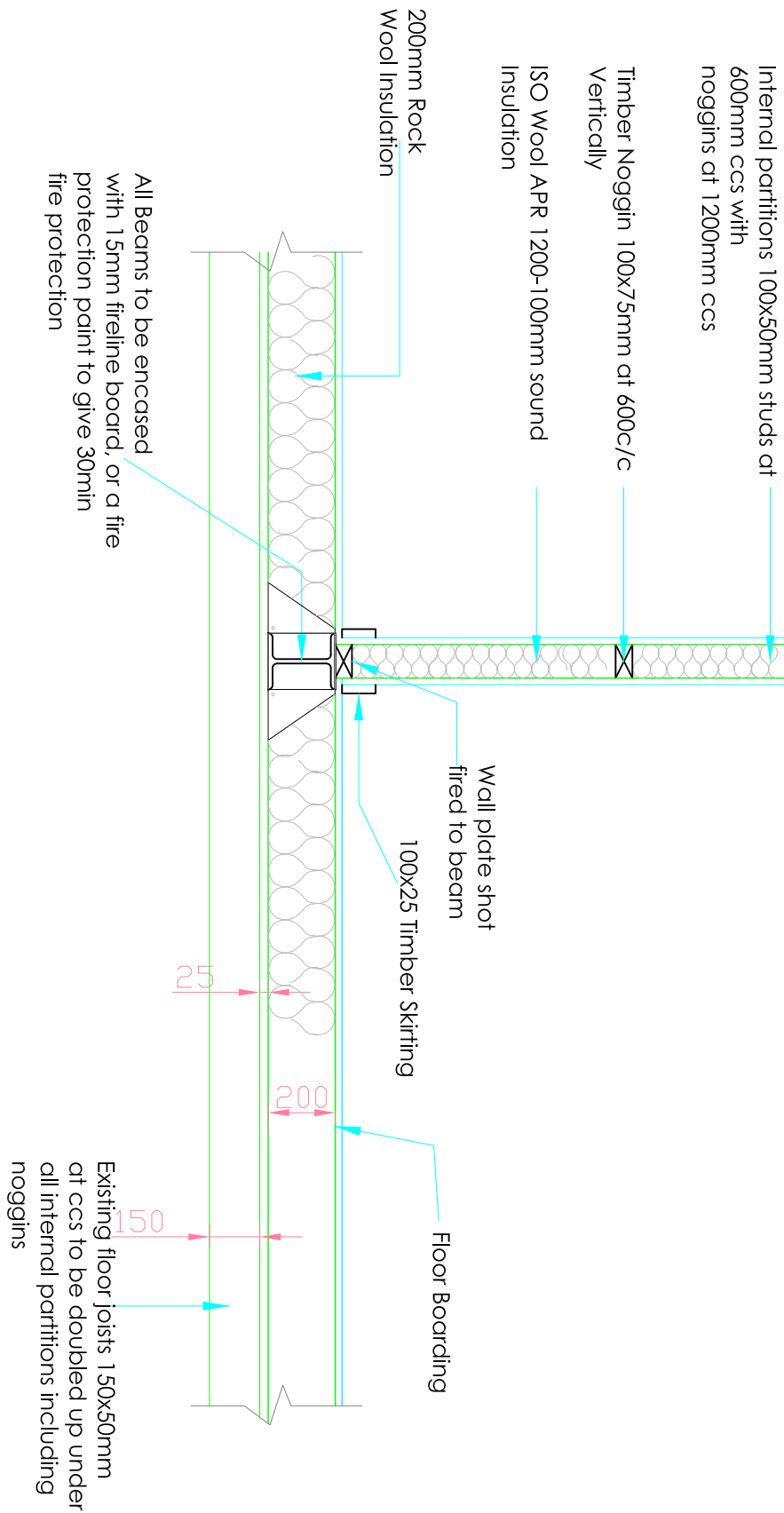
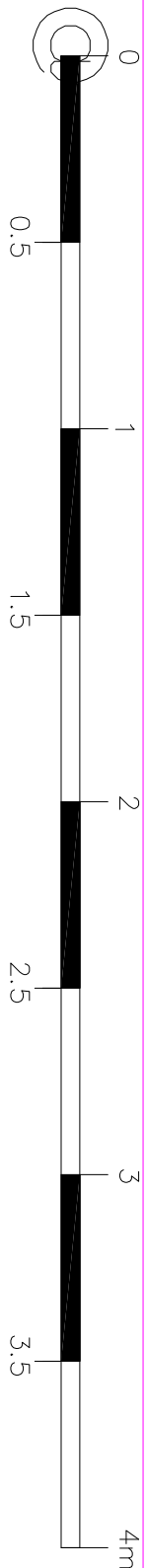
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Ref.	Revision	Date	By

E RILEY ASSOCIATES CHARTERED SURVEYORS 5 PARKWOOD CLOSE BROXBORNE HERTFORDSHIRE, EN10 7PF Tel: 01992 465 880 Mobil: 07958 035 096 © 2010 COPYRIGHT	
Project title: LOFT CONVERSION	

Project Address:	
130 HARINGEY ROAD HARRINGEY LONDON N15 3HL	
Client:	
MR & MRS B BROWN	
Drawing title:	
PROPOSED DETAIL 1	

GENERAL PERMITTED DEVELOPMENT		
Date:	Sep 2022	Scale: 1:20 @A3
CAD & Drawn by:	BB	Drawing No:
Drawn & Checked by:	ER	
File name: T & B135 Sep 2022		18/25

SCALE 1:20



E

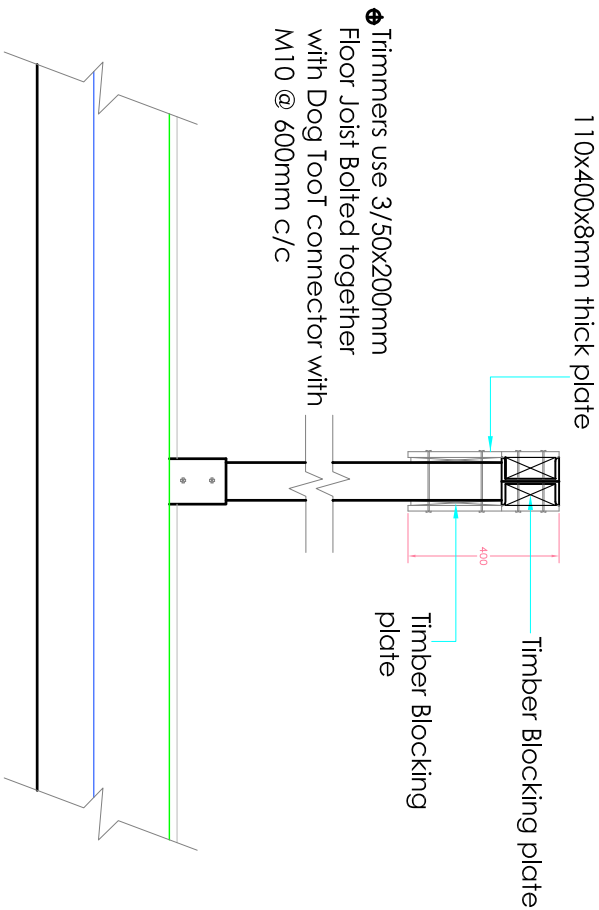
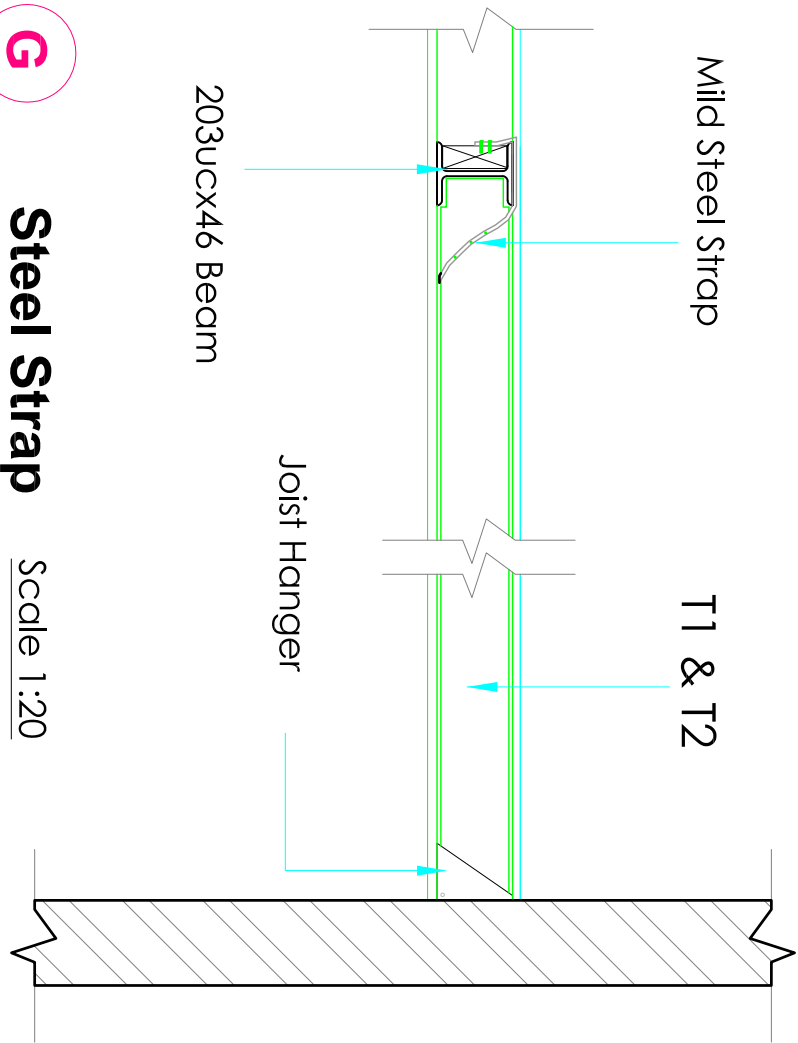
Floor Joist & Beam Connection

Scale 1:20

G

Steel Strap

Scale 1:20



H

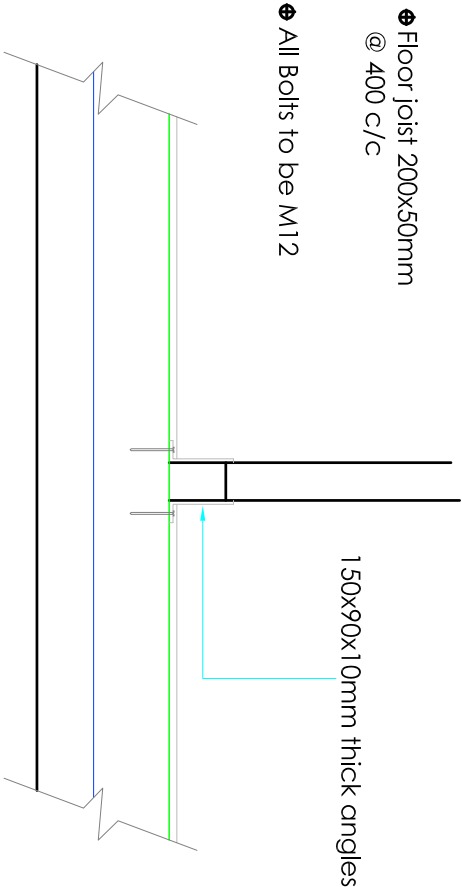
Post Detail

Scale 1:20

J

Floor Joist & Bolted connection

Scale 1:20



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Ref.	Revision	Date	By

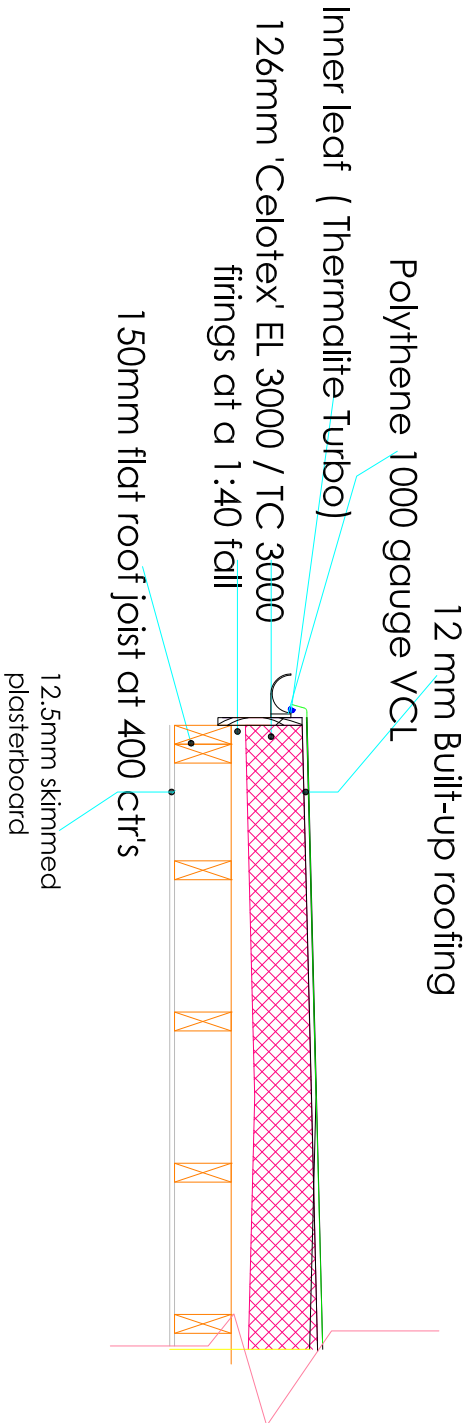
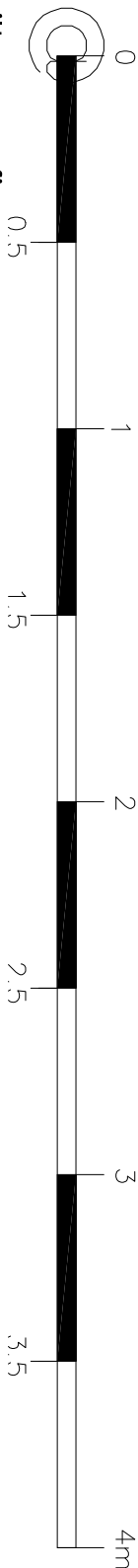
E RILEY ASSOCIATES CHARTERED SURVEYORS 5 PARKWOOD CLOSE BROXBORNE HERTFORDSHIRE, EN10 7PF Tel: 01992 465 880 Mobil: 07958 035 096 © 2017 COPYRIGHT	
Project title: LOFT CONVERSION	

Project Address:	130 HARINGEY ROAD HARRINGEY LONDON N15 3HL
Client:	MR & MRS B BROWN
Drawing title:	PROPOSED DETAIL 2

GENERAL PERMITTED DEVELOPMENT		
Date:	Sep 2022	Scale: 1:20 @A3
CAD & Drawn by:	BB	Drawing No:
Drawn & Checked by:	ER	
File name:	T & B135 Sep 2022	

18/25

SCALE 1:20



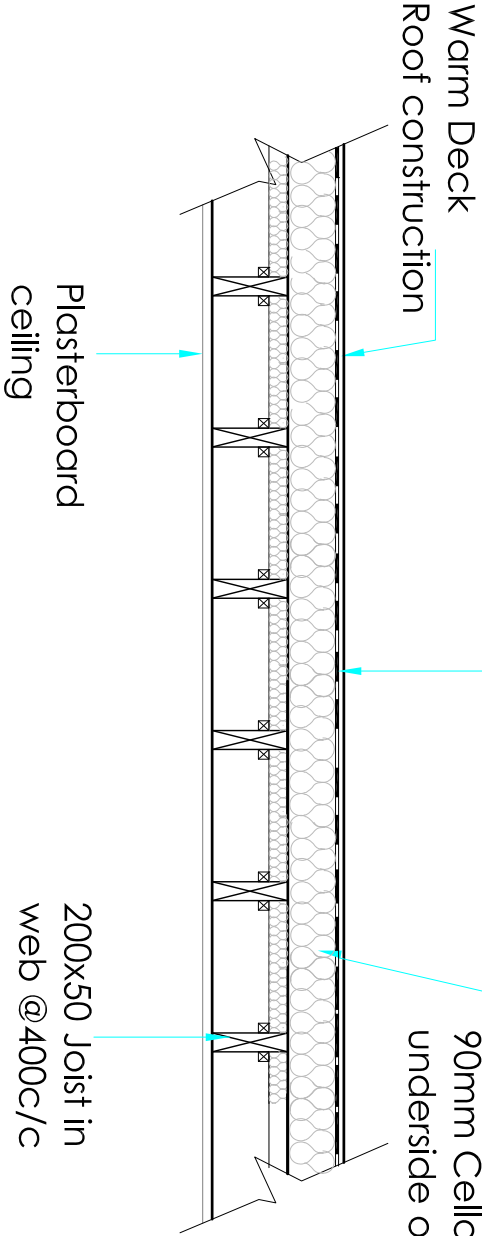
Flat Roof Construction(warm)
timber deck fully bonded

Flat Roof Construction(warm)
timber deck fully bonded
to give a U value of 0.15W/m2K

Scale 1:20

E'

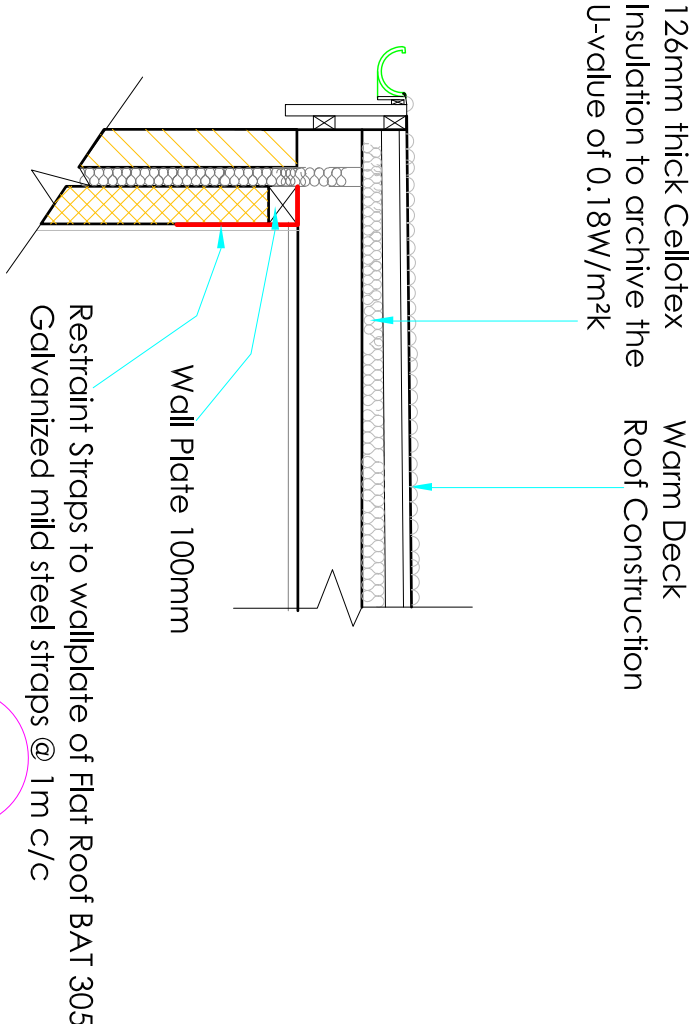
3 layer high performance felt separating membrane laid on
126mm cellotex insulation laid on vapour barrier laid on 22mm
wbp plywood. mechanically fixed onto firing pieces laid
towards gutter fixed on 200 x 50mm roof joist @ 400c/c



TYPICAL WARM DECK ROOF DETAIL

D

Flat Roof Construction(warm)
timber deck fully bonded
to give a U value of 0.15W/m2K



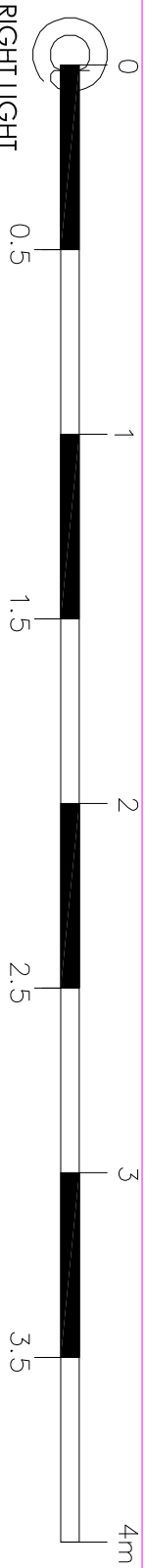
METAL STRAP DETAIL

E

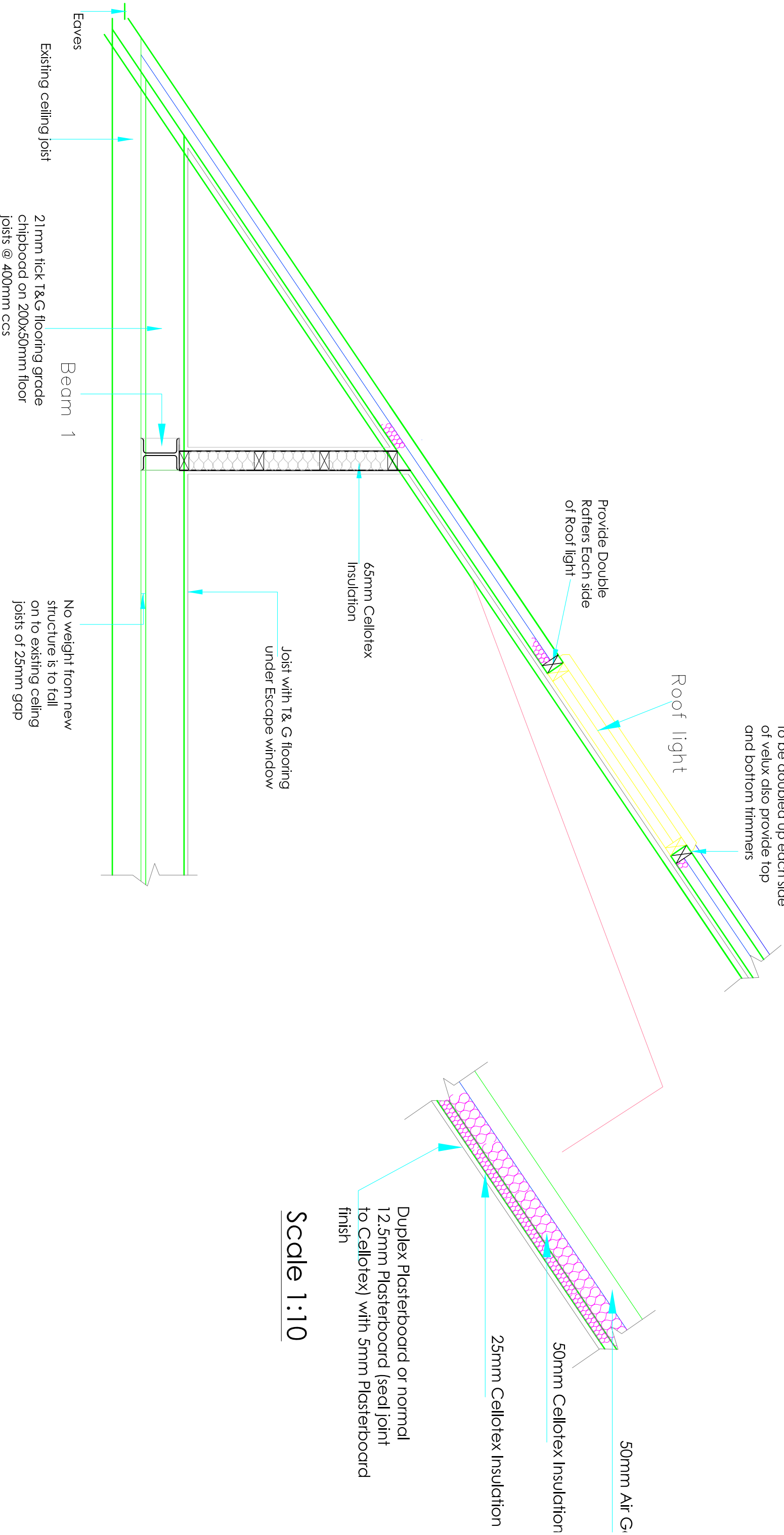
ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS				E RILEY ASSOCIATES CHARTERED SURVEYORS 5 PARKWOOD CLOSE BROXBORNE HERTFORDSHIRE, EN10 7PF Tel: 01992 465 880 Mobil: 07958 035 096 © 2022 COPYRIGHT		Project Address: 130 HARINGEY ROAD HARRINGEY LONDON N15 3HL		Date: Sep 2022	Scale: 1:20 @A3
Ref.	Revision	Date	By	Client: MR & MRS B BROWN		Drawn & Checked by: ER		CAD & Drawn by: BB	Drawing No:
				Project title: LOFT CONVERSION		Drawing title: PROPOSED DETAIL 3			
						File name: T & B135 Sep 2022			20/25

GENERAL PERMITTED DEVELOPMENT

SCALE 1:20



RIGHT LIGHT
Velux GGL8 Existing rafters
to be doubled up each side
of velux also provide top
and bottom trimmers



Scale 1:10

F

Roof & Roof Light

Scale 1:20

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Ref.	Revision	Date	By

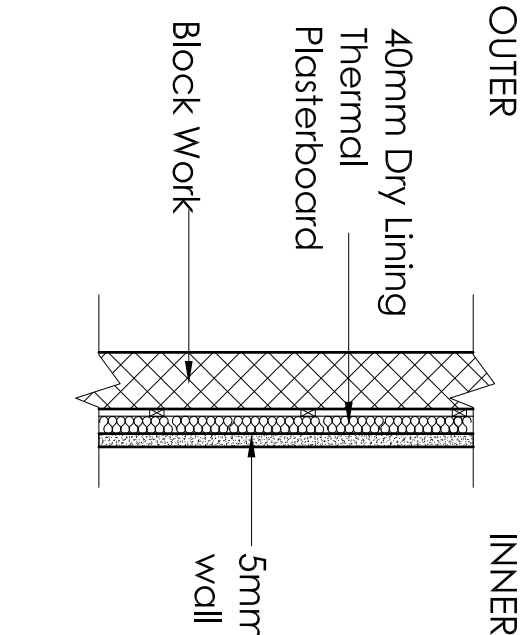
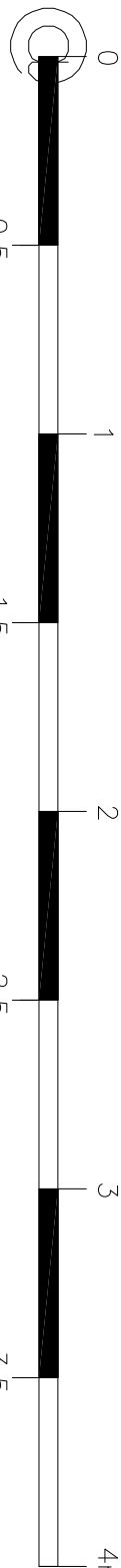
E RILEY ASSOCIATES CHARTERED SURVEYORS 5 PARKWOOD CLOSE BROXBOURNE HERTFORDSHIRE, EN10 7PF Tel: 01992 465 880 Mobil: 07958 035 096 ESTD 1970 COPYRIGHT	
Project title: LOFT CONVERSION	

Project Address:	130 HARINGEY ROAD HARRINGEY LONDON N15 3HL
Client:	MR & MRS B BROWN
Drawing title:	PROPOSED DETAIL 4

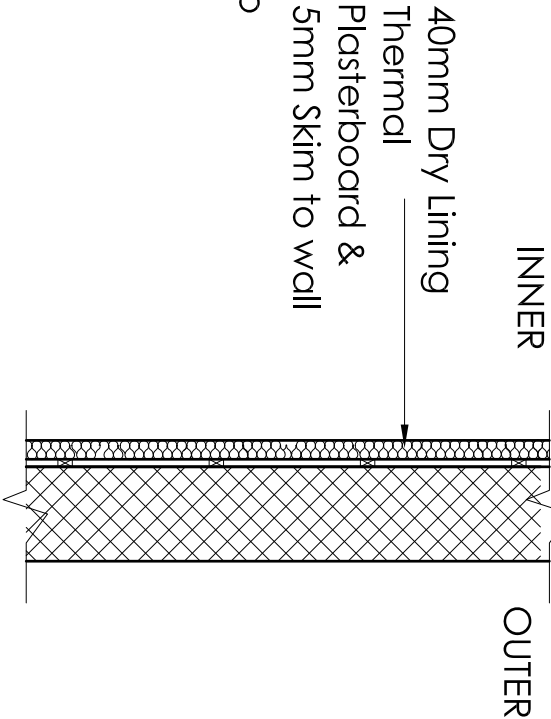
GENERAL PERMITTED DEVELOPMENT			
Date:	Sep 2022	Scale:	1:20 @A3
CAD & Drawn by:	BB	Drawing No:	
Drawn & Checked by:	ER		
File name:	T & B135 Sep 2022		

20/25

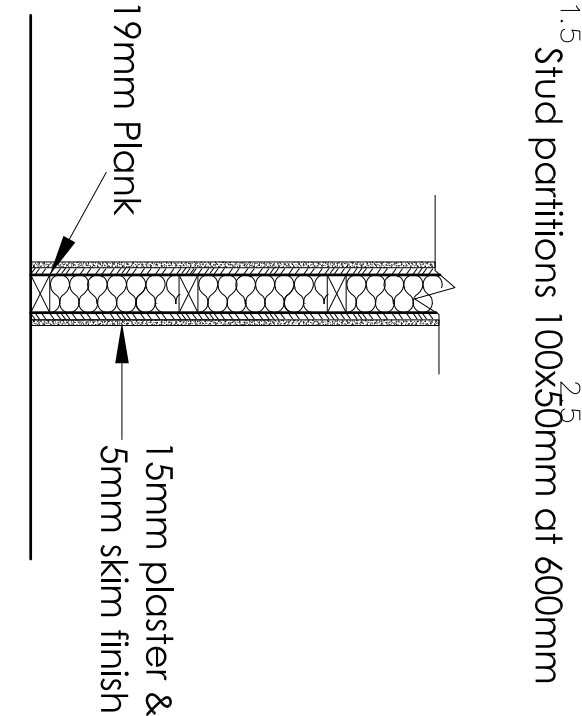
SCALE 1:20



BLOCK WORK WITH WATER
PROOF RENDER DETAIL



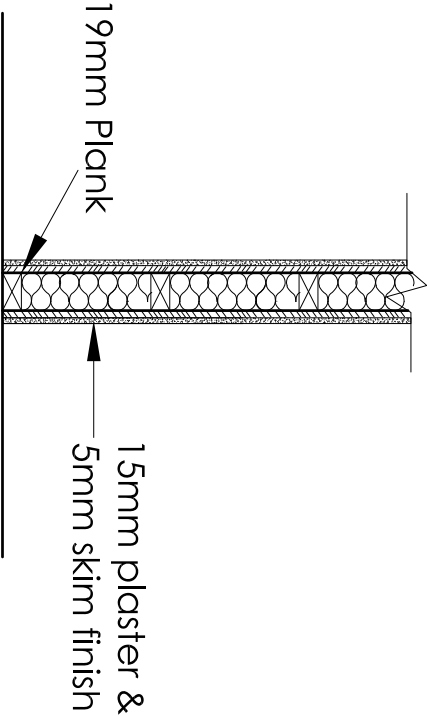
BLOCK WORK WITH DRY LINING
DETAIL



TIMBER STUD PARTITION

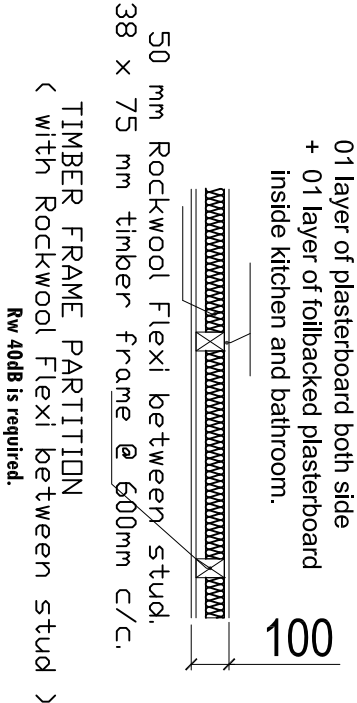
G'

Stud partitions 100x50mm at 600mm



TIMBER STUD PARTITION

H

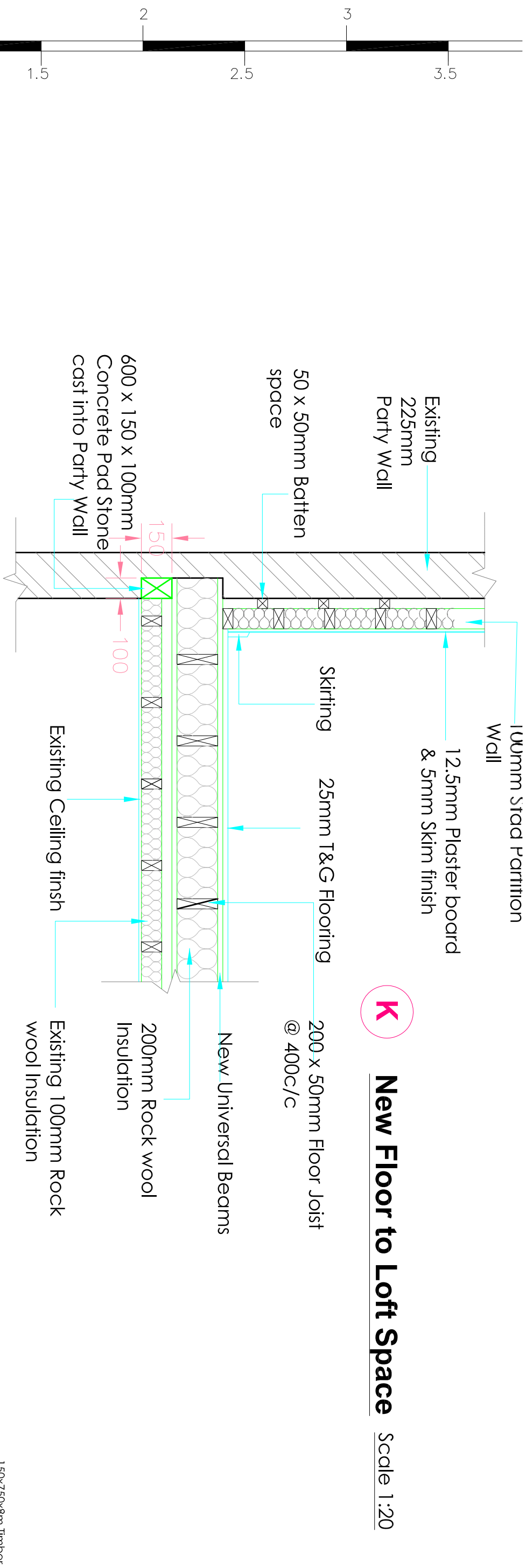


Timber Frame Stud Partition

Scale 1:20

Scale 1:20

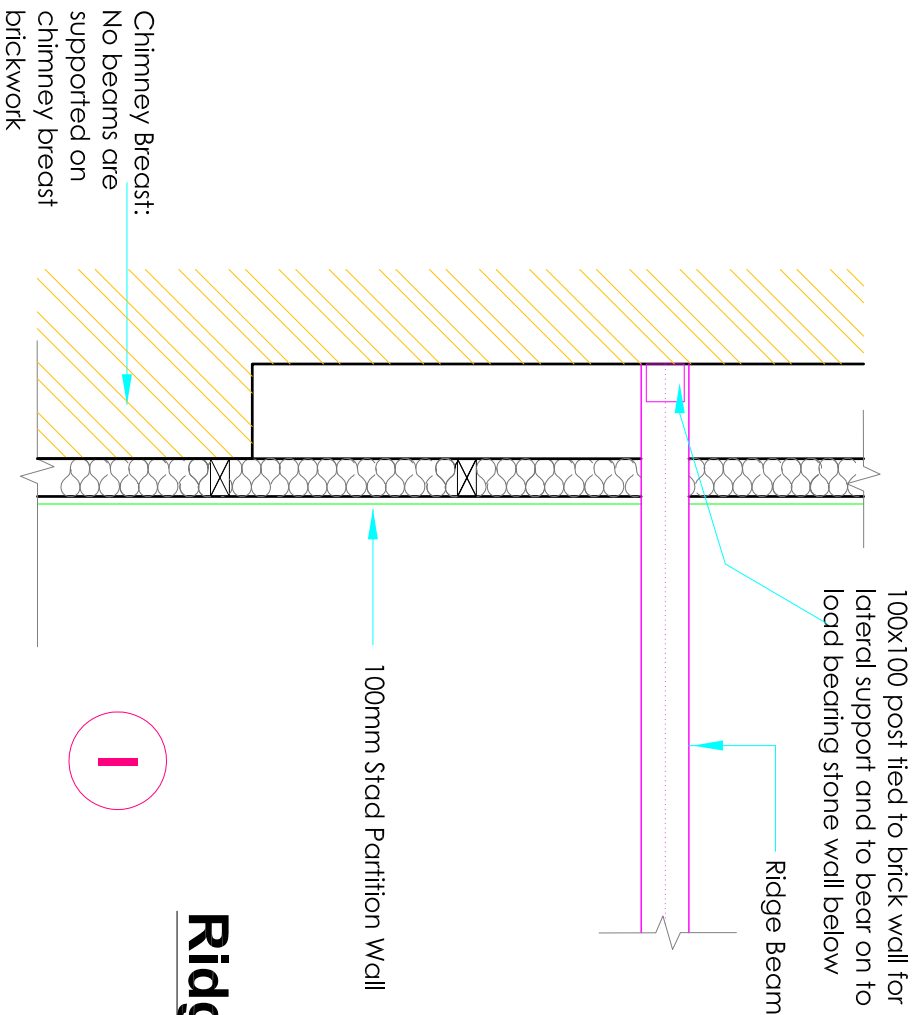
GENERAL PERMITTED DEVELOPMENT			
ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS			
Ref.	Revision	Date	By
E RILEY ASSOCIATES CHARTERED SURVEYORS 5 PARKWOOD CLOSE BROXBORNE HERTFORDSHIRE, EN10 7PF Tel: 01992 465 880 Mob: 07958 035 096 © 2010 COPYRIGHT		Project Address: 130 HARINGEY ROAD HARRINGEY LONDON N15 3HL	
Project title: LOFT CONVERSION		Client: MR & MRS B BROWN	
		Drawing title: PROPOSED DETAIL 5	
		Date: Sep 2022	Scale: 1:20 @A3
		CAD & Drawn by: BB	Drawing No:
		Drawn & Checked by: ER	
		File name: T & B135 Sep 2022	20/25



K

New Floor to Loft Space

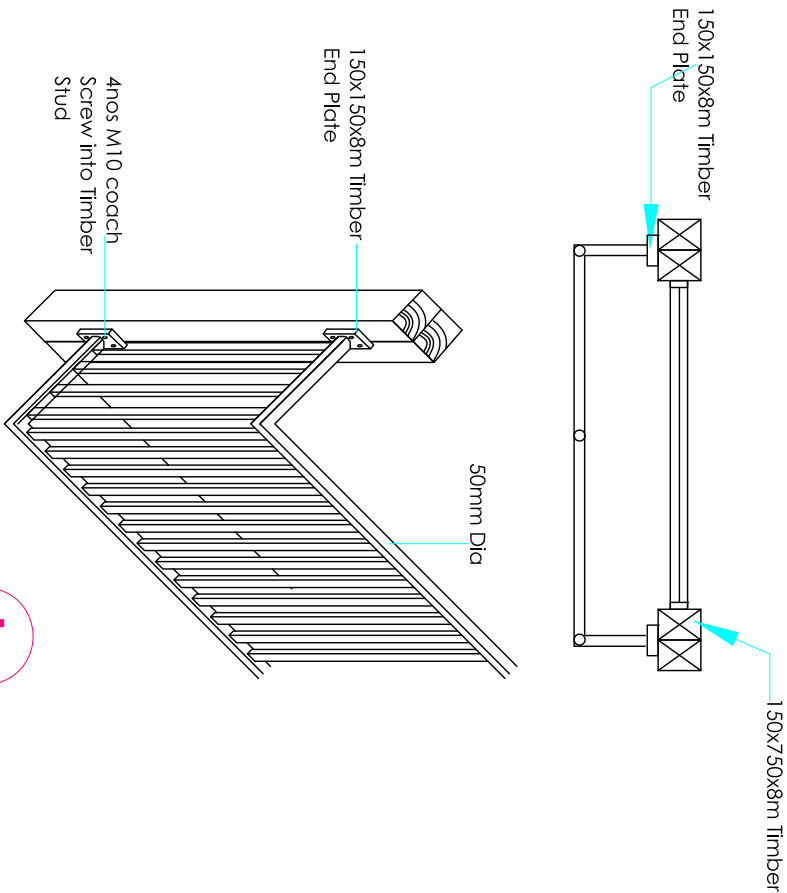
Scale 1:20



I

Ridge Beam

Scale 1:20



L

Juliet Balcony Detail

Scale 1:20

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Ref.	Revision	Date	By	Project title: LOFT CONVERSION			
				Project Address: 130 HARINGEY ROAD HARRINGEY LONDON N15 3HL	Date: Sep 2022	Scale: 1:20 @A3	
				Client: MR & MRS B BROWN	CAD & Drawn by: BB	Drawing No:	
				Drawing title: PROPOSED DETAIL 6	Drawn & Checked by: ER	23/25	
				File name: T & B135 Sep 2022			

All work is to comply with the current Building Regulations and to be local authority satisfaction. Materials to be in accordance with appropriate British Standard were existing
Dimensions are to be checked on site by contractor prior to commencing any excavation works.

SMOKE DETECTION:

Mains operated and interlinked smoke detectors, to BS5446 Pt.1to be installed in positions marked SD, (to include battery as a secondarypower supply). To be provided to hall and landing areas and interconnected (with colour coded wire), separately connected to fused box or connected to a sir lighting circuit (with a means of isolating the detector power without isolating the lighting) with battery back up, to be min 300mm from walls and light fittings, not over stairs and within 7.5m of doors to each habitable room.

SMOKE ALARM: To be installed to comply with BS5839.

MEANS OF ESCAPE IN CASE OF FIRE :

DOORS: New doors marked FRSC to be half hour fire resistant, with self closers, to FD30 standard. Existing doors marked 1 to be fitted with Gibraltar type self closers. Any glazing to existing doors to be in 6mm Georgian wired glass and fanlights above doors to be panelled over on both sides using 12.5mm plasterboard and plaster skim.

ESCAPE WINDOWS:

Each habitable room on the new floor level is to have access to an escape window with an opening area of at least 0.33m2 (and at least 450mm high and 450mm wide). In the case of an escape window set in the sloping section of the roof (Velux GPL-308E 780x 1400mm or equivalent MOE window installed in accordance with manufacturer's specification), the bottom of the open able area should be between 600mm and 1100mm, measured from floor level. In addition, the maximum should be 1700mm. Rafter's each side of new windows to be doubled up by the addition of one no. 5 x100mm rafter in each in each case, bolted to the existing with M10 bolts at 600mm centres. Trim around openings with 100 x 100mm C16 timbers with jiffy hangers at trimmer connections.

In the case of an escape window positioned in the dormer, the bottom of the open able area should be between 800mm x 1100mm, measured from floor level, and a maximum 1700mm measured from the eaves.

WINDOWS

New windows to be designed and installed to meet a U value of 1.8W/M2 K. Installer to provide of u value compliance prior to installing windows. New Double glazed window with 16mm air gap and a "soft" low E coating or with 16mm air gap, argon filled and a "soft" low E coating or double glazed 12mm air gap argon filled and a "soft" low E coating. All new doubled glazed windows to have Trickle vent. Window to have maximum U-value of 1.6.

GLAZING

New windows to be K-type double glazing (1.6W/M2degC). Glass to doors and low level glazing below 1500mm to be safety type to BS6206. If applicable, the new stair window cill to be sited at least 900mm above the highest adjacent stair tread. No new opening window to be less than 800mm above floor level.

ELECTRICAL WORKS

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 17th edition wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an Electrical self Certification scheme authorised by the Secretary of State. The competent person is to send to the Local Authority, a self-certification with 30days of the electrical work completion. The client must receive both copy of the self-certification and a copy of the BS7671 Electrical Installation Test Certificate.

Smoke detectors fitted to be intermittent electrical mains operation with battery back up to BS 5446 pt. 1

GAS APPLIANCE:

All work on gas appliances to be carried out by CORGI registered person. Gas boiler to be repositioned or replaced by CORGI registered Plumber New radiators to have trus thermostatic radiator valves.

CENTRAL HEATING

All central heating that may be installed including radiator to have thermostatic radiator valves (T.R.V)

LIGHT FITTINGS

All new light fittings to be energy efficient in accordance with Part L1.

FOUL DRAINAGE:

To be to CP 301 and be incased in 150mm min concrete where passing under building. Drainage passing through or under walls to be protected by precast concrete lintel 75mm minimum between soffit of lintel and top of drain. All new gulliew to be B.1 type with number of inlets to suit number of wastes. Bend at base of soil stack to be long radius type 100mm diameter vitrified clay pipes, falls to be agreed with Local Authority surveyor. Bed and surround in 150mm concrete new inspection chamber 750mm x 700mm width minimum Internal formed from 225mm thick engineering brick to BS 1301 in English bond. 150mm thick concrete base extending 150mm outside brick walls. Benching to rise vertically from edge of channel to height not less than soffit of outgoing drain then sloped upwards to wall of chamber. Finish with light weight cover and frame.

WASTES:

To be of approved manufacture and have solvent welded joints and clearing eyes at all bends. All new plumbing to be to BS 5572 : 1978 40mm dia basin and bath wastes to 50mm common waste discharging to 100mm soil vent pipe, 40mm dia sink waste to discharge to new back inlet gulley.

DRAINS:

Existing drains and new drains to be suitably bridged where passing through footings. Minimum fall 1:40. All sanitary fittings to be fitted with 75mm deep seal trap. Above ground Drainage to be in accordance BS EN 12056:2000.All new drainage connect to have rodding eye and be roddable in accordance with BS8301 for underground drainage.

VENTILATION

New loft room to have 5% of floor area in ventilation openings for rapid ventilation and 8000mm2 of background ventilation. Shower to have opening window and an additional 15litres per second mechanical extractor fan ducted to external air 400mm2 of background ventilation. Ventilation to be 1 20th of floor area 1 10th openable window.

MECHANICAL VENTILATION

The loft shower room to be fitted with Mechanical Extractor Fan with 15min. over run and extract 6liters/second. The Mechanical Extractor Fan to be controlled by the operation of the light switch. The door to be installed with 10mm gap under it

LATERAL RESTRAINT STRAP:

Heavy duty restraint strap made from 30mm x 5mm galvanised edge coated steel for lateral restraint of roof trusses, rafters and joints tied into masonry walls. Designed to The Building Regulations, BS5268 part 3 and other building standards for horizontal restraint when connecting timber floor and roof systems to masonry walls. Fix straps to joists/rafters with not less than four 50mm x 8 gauge sheradized countersunk screws evenly spread.

GAS APPLIANCES

All work on gas appliances to be carried out by a GORGI registered person.

CENTRAL HEATING

All central heating that may be installed including radiator to have thermostatic radiator valves (T.R.V).

LIGHT FITTINGS

All new light fittings to be energy efficient in accordance with Part L1

SC - New door to be fitted with self-closing device.

SD - Smoke detector to BS 5446 pt. 1

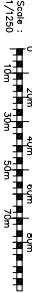
HD - Heat detector

FRSC - Fire resistance door fitted with closing

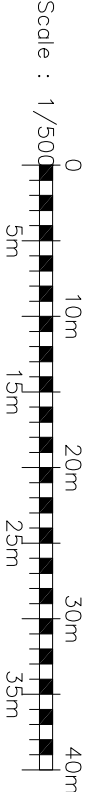
ALL WORK IS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS AND TO BE TO LOCAL AUTHORITY SATISFACTION.

ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS				E RILEY ASSOCIATES		GENERAL PERMITTED DEVELOPMENT	
				CHARTERED SURVEYORS		Project Address:	
				5 PARKWOOD CLOSE		130 HARINGEY ROAD	
				BROXBOURNE		HARRINGEY	
				HERTFORDSHIRE, EN10 7PF		LONDON N15 3HL	
				Tel:01992 464 880. Mobile:07368 035 096. Fax:01992 464 881		Client:	
				Project title: LOFT CONVERSION		MR & MRS B BROWN	
						Drawing title:	
						SPECIFICATION NOTES 2	
						Date: Sep 2022	
						CAD & Drawn by: BB	
						Drawn & Checked by: ER	
						File name:T & B135 Sep 2022	
						Scale:	
						Drawing No:	
						25/25	

Scale 1:1250 on @A3



Scale 1:500 on @A3



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Tel: 01992 465 880 Mobil: 07958 035 096 CAD COPYRIGHT

Project title: **LOFT CONVERSION**

Project Address:

**130 HARRINGEY ROAD
HARRINGEY
LONDON N15 3HL**

Client:

MR & MRS B BROWN

Drawing title:

OS MAP

GENERAL PERMITTED DEVELOPMENT

Date:	Sep 2022	Scale: 1:500 & 1:1250 @A3
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Drawn & Checked by:	ER	
File name:	T & B135 Sep 2022	