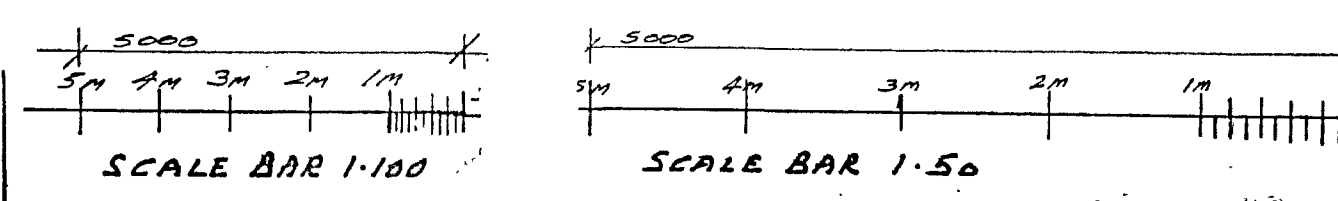


APPLICANT TO OBTAIN PARTY WALL AGREEMENTS
ALL NEW MATERIALS TO MATCH EXISTING

THE APPLICANT IS RESPONSIBLE FOR ALL WORK UNDERTAKEN PRIOR TO
TO APPROVALS APPLIED FOR



NOTES

This is a scaled drawing. Any discrepancy between drawing and site conditions to be reported to surveyor John Cooper.

D.P.C. all new d.p.c. to be min 150, above ground level to lap existing d.p.c. min 100, not to bridge cavity, to be to B.S.743.

INTERIORS all to have min 150, end bearing along with all beams.

LATERAL RESTRAINT all new ceiling and floor joists to have 30 x 5 galvanised S.S. straps at max 2000 centre centres with gable end strapping at 1500 max centres these fixed to 3no rafters all to be to CP111.

NEW WALLS to be tied to existing walls via. stainless steel wall ties fixex or crocodile.

VENTILATION new rooms and those existing affected by proposed works to have min 5% floor area as opening window along with permanent ventilation via grilles in windows.

MECHANICAL VENTILATION. Kitchens to have min. 60 l/sec. air change. Utility rooms min. 30 l/sec. air change. Shower rooms, Bathrooms to have min. 15 l/sec. air change, internal w.c. cubicles to also have 15 l/sec. air change operated off light switch having overrun facilities.

STRUCTURAL TIMBERS. to be general stressed grade to B.S.4978 (1973) 2007

EXTERNAL TIMBERS. treated to CP98.

MANHOLES. to be constructed in 225 semi-engineering brickwork with 150 concrete base. Cover to be to B.S.4978 Manhole cover to be to CP111. All internal manholes to have double sealed access down cover to remove floor finish. cover to be to B.S.4978.

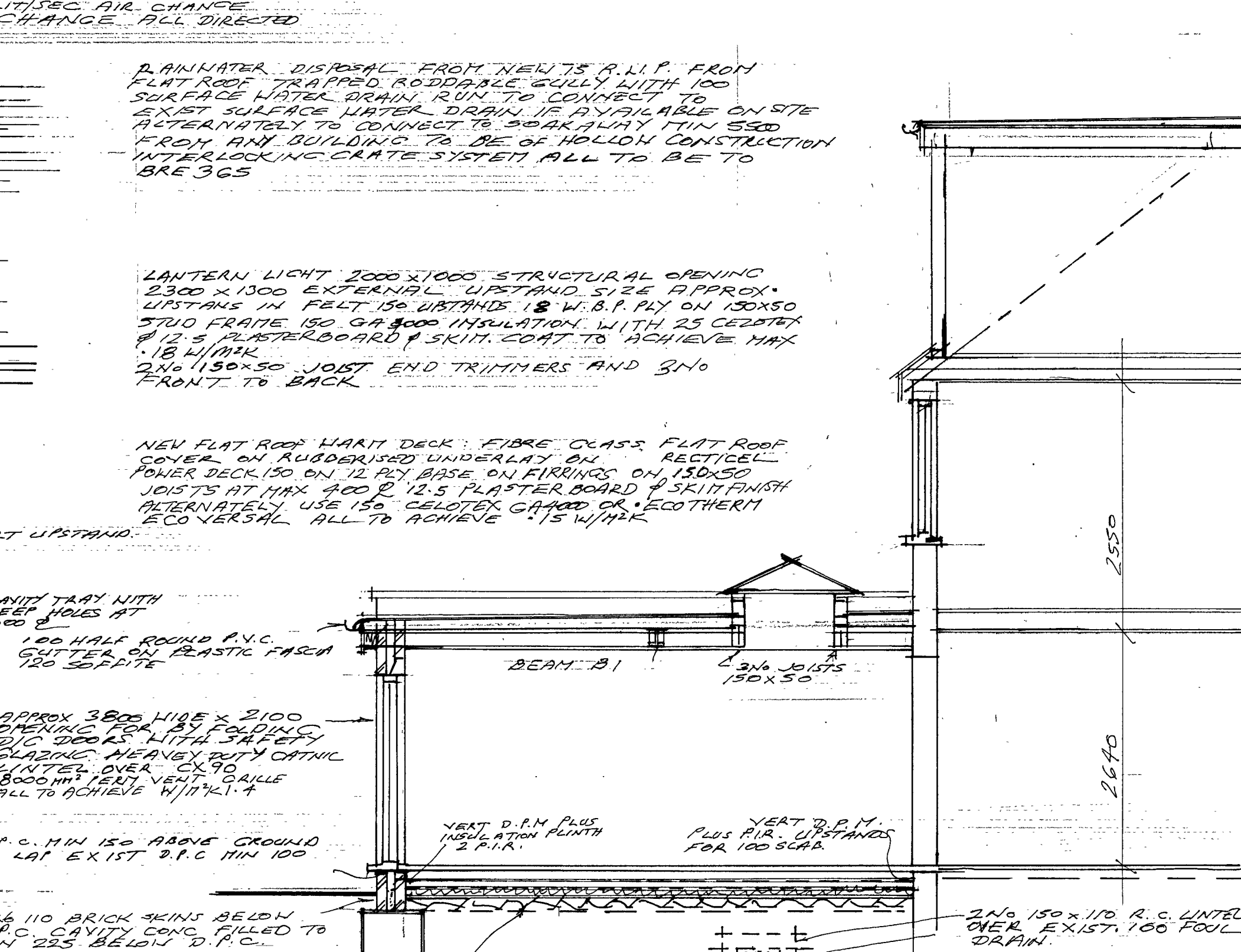
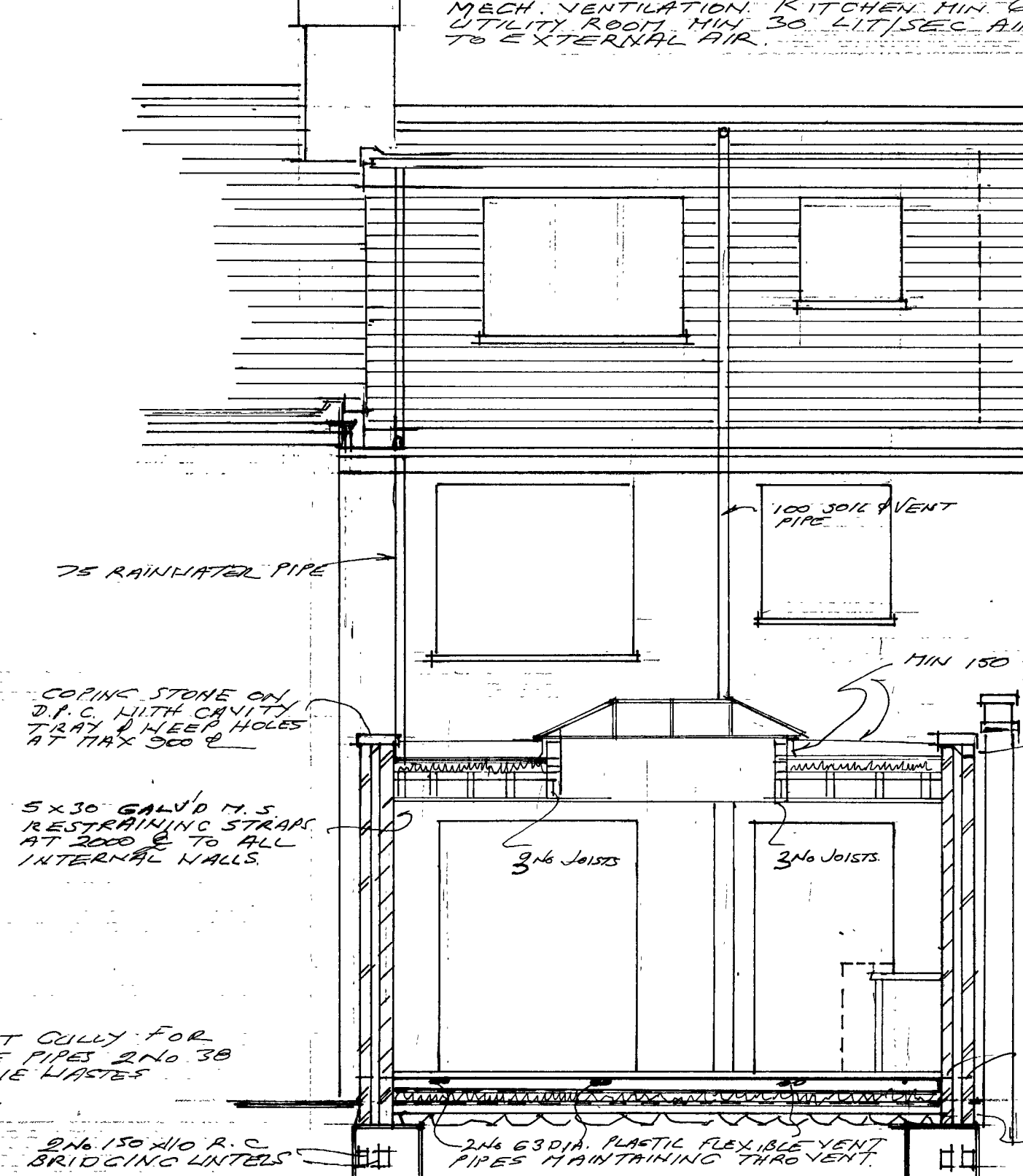
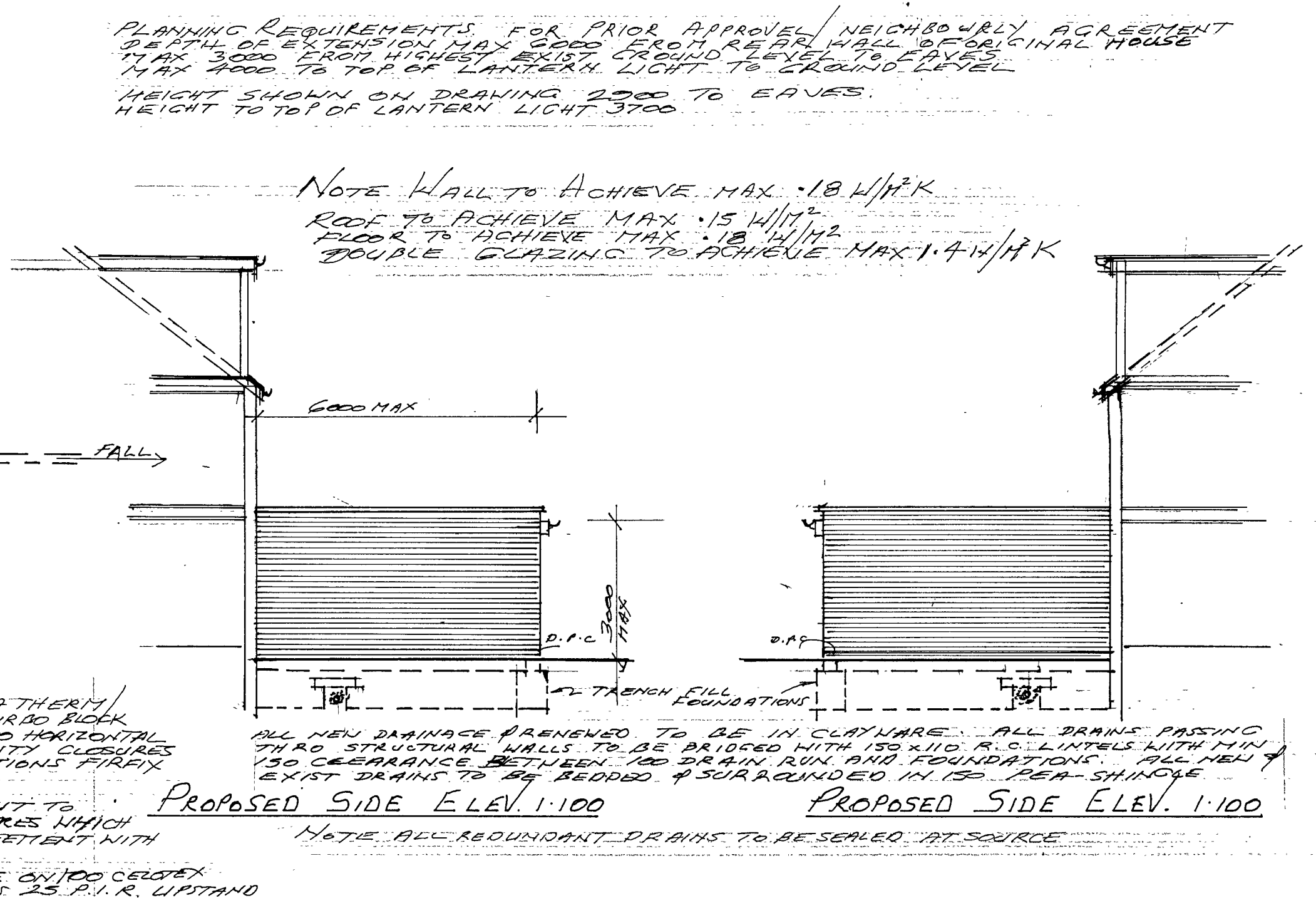
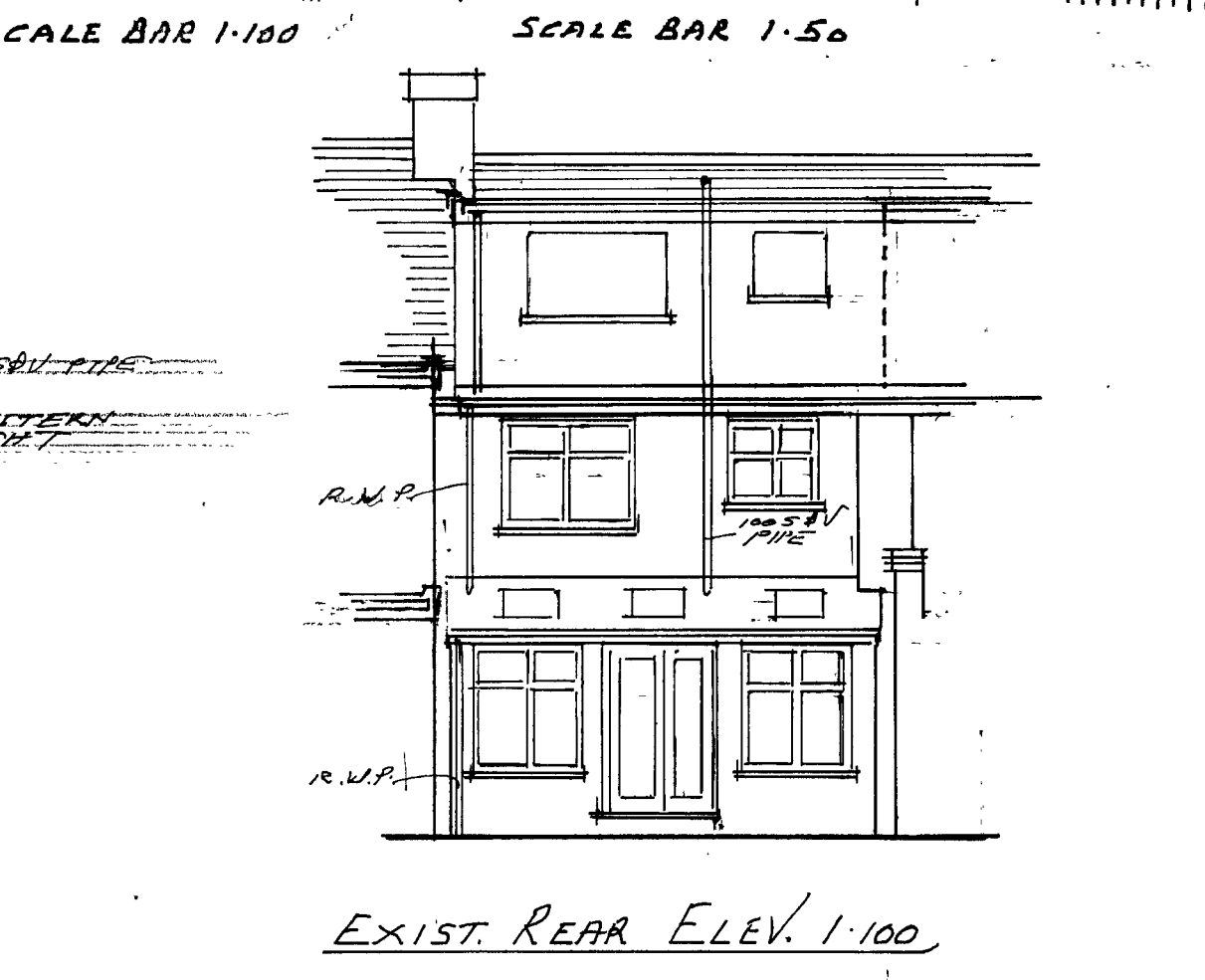
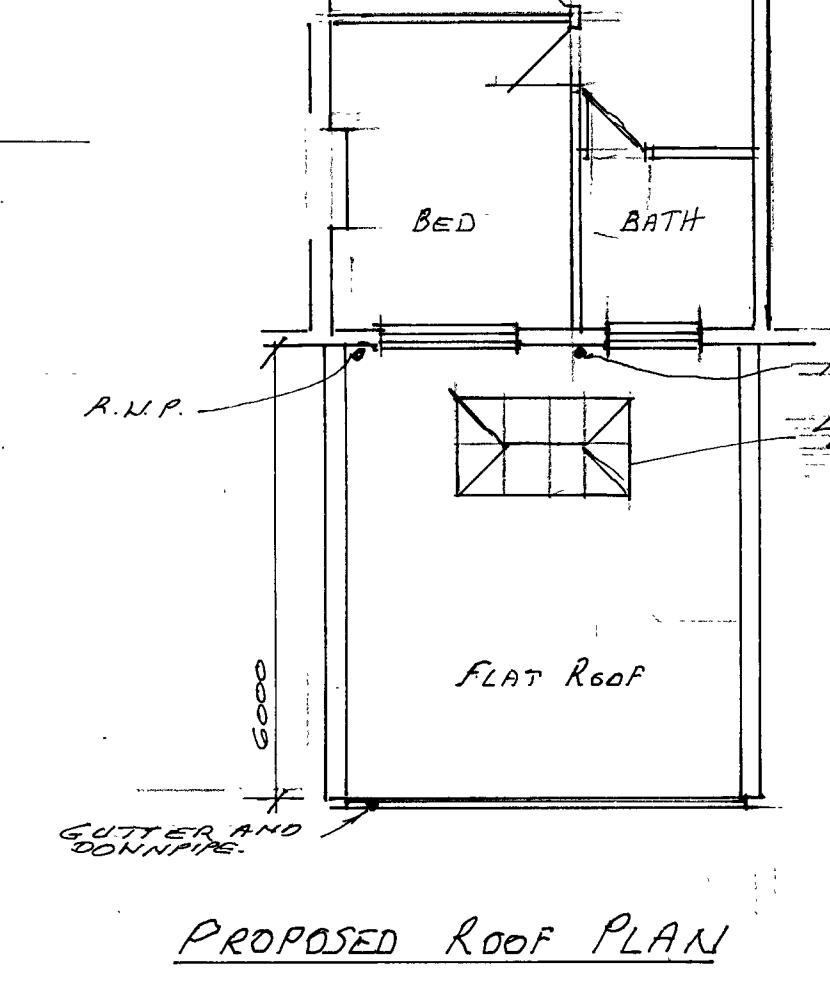
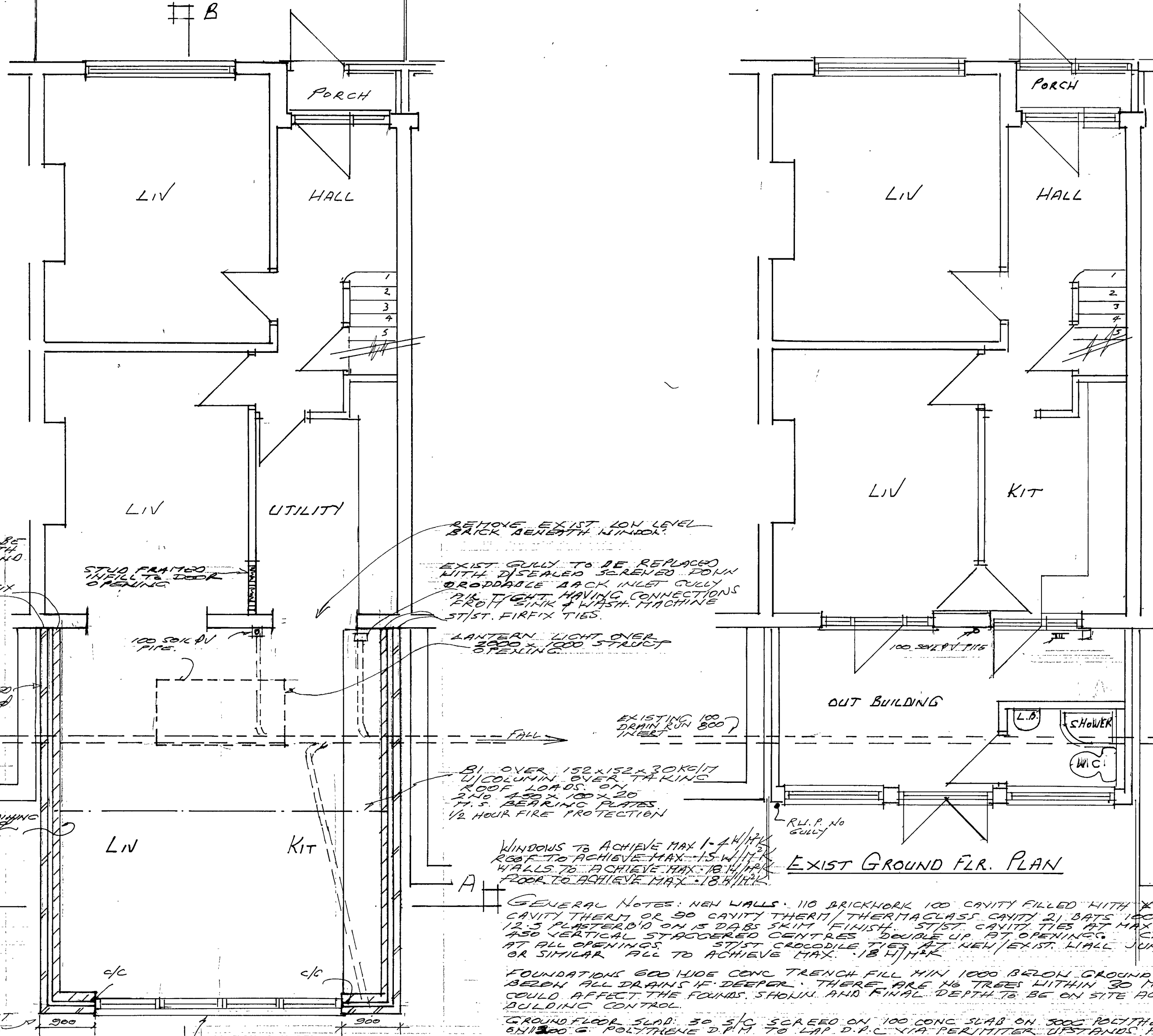
DRAINAGE all new drains to be 100 dia. to fall min. 1 in 40. to be flexibly jointed. All new drains & those exposed on excavations to be encased in 150 conc. where passing beneath new building. To be adequately bridged with conc. LINTELS where passing through structural walls. Elsewhere to be bedded & surrounded in pea shingle. All redundant drain runs sealed at source with conc. All new & existing drains to be backfilled to Reg. 14.

ALL NEW ABOVE GROUND DRAINAGE. to be to B.S. EN12056. having access for rodding at all bends & change of directions bath, showers, sinks & wash. Machines to be 38 dia. Hand basins 32 dia max 1700 run. All to have 75 deep seal traps 100 dia. Soil & vent pipe to terminate min. 900 above all window openings via. bird guard.

RAINFALL. To discharge via. 75 dia downpipes to trapped roddable gully connecting to surface water main drain via. 100 dia. drain run.

FOUNDATIONS. 600 wide conc. trench fill type min. 1000 below ground but to below invert level of all drains where deeper, but to suitable sub soil condition.

TREES. All adjacent trees to be plotted and noted due to determining foundation depth.



PLANNING REQUIREMENTS FOR PRIOR APPROVAL / NEIGHBOURLY AGREEMENT

DEPTH OF EXTENSION MAX 6000 FROM REAR WALL OF ORIGINAL HOUSE

MAX 2000 TO TOP OF LANTERN LIGHT TO GROUND LEVEL

HEIGHT SHOWN ON DRAWING 2000 TO EAVES

HEIGHT TO TOP OF LANTERN LIGHT 3700

NOTE WALL TO ACHIEVE MAX 1.8 W/H/K

ROOF TO ACHIEVE MAX 1.5 W/H/K

FLOOR TO ACHIEVE MAX 1.8 W/H/K

DOUBLE GLAZING TO ACHIEVE MAX 1.4 W/H/K

GENERAL NOTES: NEW WALLS 110 BRICKWORK 100 CAVITY FILLED WITH EXTRATHERM CAVITY THERM OR 90 CAVITY THERM THERMIT GLASS CAVITY 21 BAYS 120 TURBO BLOCK 12.5 PLASTERBOARD ON 3 BAYS SKIN FINISH STIFF CAVITY TIES AT MAX 300 HORIZONTAL AND VERTICAL STAGGERED CENTRES DOUBLE UP AT OPENINGS. CAVITY CLOSURES AT ALL OPENINGS STIFF CROCODILE TIES NEW/EXIST. WALL JOINTS FIRIX OR SIMILAR ALL TO ACHIEVE MAX 1.8 W/H/K

FOUNDATIONS 600 WIDE CONC TRENCH FILL MIN 1000 BELOW GROUND BUT TO 3000mm ALL DRAINING DEEPER. THEREFORE FOR 150 TO BE WITHIN 3000mm COULD AFFECT THE FOUND. SHOWN AND FINAL DEPTH TO BE ON SITE AGREEMENT WITH BUILDING CONTROL

GROUND FLOOR SLAB: 80 S/C SCREED ON 100 CONC SLAB ON 500G POLYTHENE ON 100 CELOTEX 2500 G.P. POLYTHENE D.P.M. TO LAP D.P.C. VIA PERIMETER UPSTANDS MIN 25 P.I.R. UPSTAND COLD BRIDGE STOP ON 50 BLINDING ON MIN 100 HARDWARE

MECH VENTILATION KITCHEN MIN 60 L/SEC AIR CHANGE

MECH VENTILATION MIN 30 L/SEC AIR CHANGE ALL DIRECTED TO EXTERNAL AIR

RAINFALL DISPOSAL FROM NEW 75 R.U.P. FROM PLANT ROOM TO RODDABLE GULLY WITH 100 SURFACE WATER DRAIN RUN & CONNECT TO EXIST SURFACE WATER DRAIN IF AVAILABLE ON SITE OTHERWISE TO CONNECT TO SEWAGE MAIN 500 FROM BUILDING TO BE OF HDPE CONSTRUCTION INTERLOCKING CRATE SYSTEM ALL TO BE TO BRE 365

LANTERN LIGHT 2000 x 1000 STRUCTURAL OPENING 2300 x 1300 EXTERNAL UPSTAND SIZE APPROX 1500 x 150 FELT 150 UPSTANDS 18 W.B.P. PLY ON 100x50 2300 FRAME 150 G.P. 400 INSULATION WITH 25 CELOTEX 12.5 PLASTERBOARD & SKIN COAT TO ACHIEVE MAX 1.8 W/H/K 250 150x50 JOIST END TRIMMERS AND 310 FRONT TO BACK

NEW FLAT ROOF W/ART DECK FIBRE GLASS FLAT ROOF COVER ON RUBBERISED UNDERLAY ON RECTICEL POWER DECK 150 ON 12 PLY BASE ON FIRRINGS ON 150x50 JOISTS AT MAX 400 & 12.5 PLASTERBOARD & SKIN FINISH INTERNALLY USE 150 CELOTEX 12.5 EXTRATHERM 500 VERICAL ALL TO ACHIEVE 1.5 W/H/K

APPROX 3800 L/SEC x 2100 OPENING AREA 8000 L/SEC LIFT SHADING GLAZING HEAVY DUTY CATIN LANTERN OVER CK 70 GALLIE ALL TO ACHIEVE 1.4 W/H/K

D.P.C. MIN 150 ABOVE GROUND TO LAP EXIST D.P.C. MIN 100

210 110 BRICK KEINS BELOW D.P.C. CAVITY CONC FILLED TO MIN 225 BELOW D.P.C.

210 150 BRICK KEINS BELOW D.P.C. CAVITY CONC FILLED TO MIN 225 BELOW D.P.C.

NEW SOLID FLOOR 750 S/C SCREED ON 100 CONC SLAB ON 500 G.P. POLYTHENE ON 100 CELOTEX ON 100 POLYTHENE D.P.M. TO LAP D.P.C. VIA PERIMETER UPSTAND ON 50 BLINDING ON MIN 100 HARDWARE

THE PARTY WALL REQUIREMENTS HAVE BEEN RELAYED TO THE APPLICANT

PROPOSED REAR GROUND FLOOR EXTENSION 6000 DEEP

AT 59 CREIGHTON ROAD TOTTENHAM N17 5JU. For MR. D. GOSAL

DRG. No. 1 OFF 1

DATE OCT 2022 SCALE 1 TO 50 & 1:100

JOHN COOPER
30 WOODGREEN ROAD
UPSHIRE ESSEX EN9 3SD
07960050543 TEL. 01992 787290