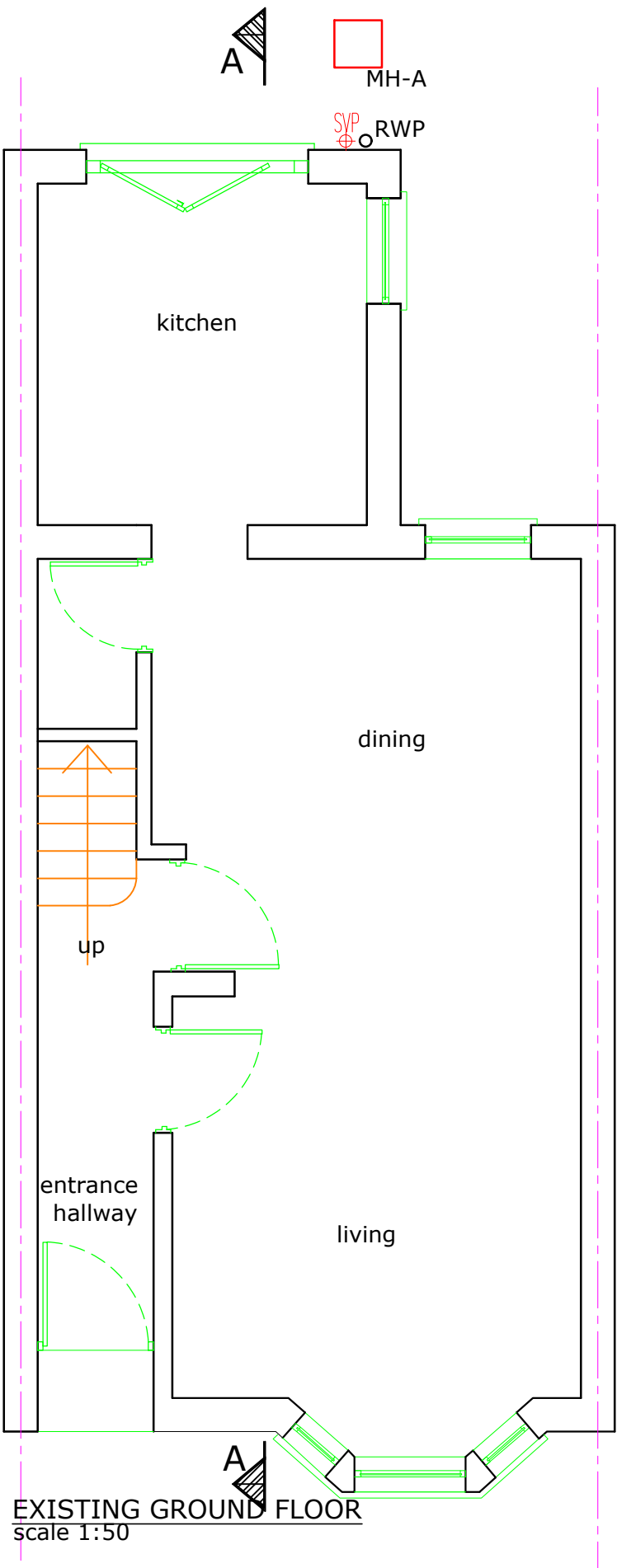
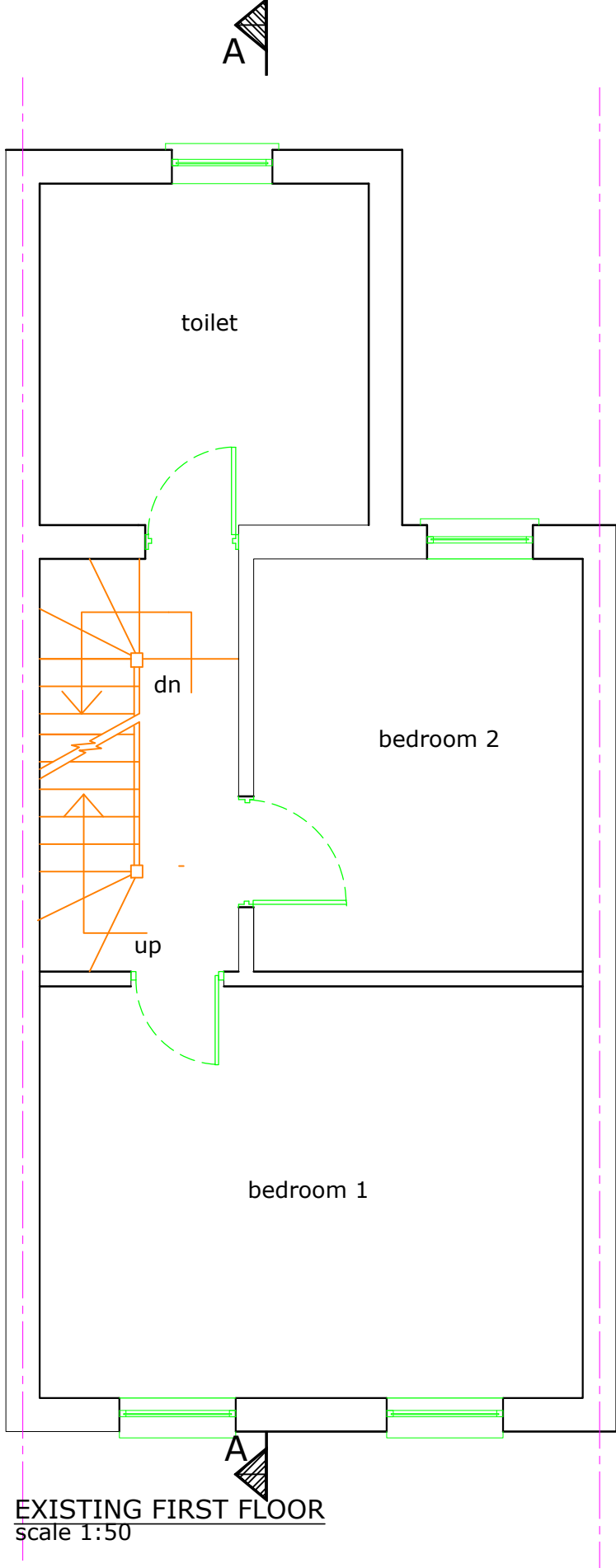
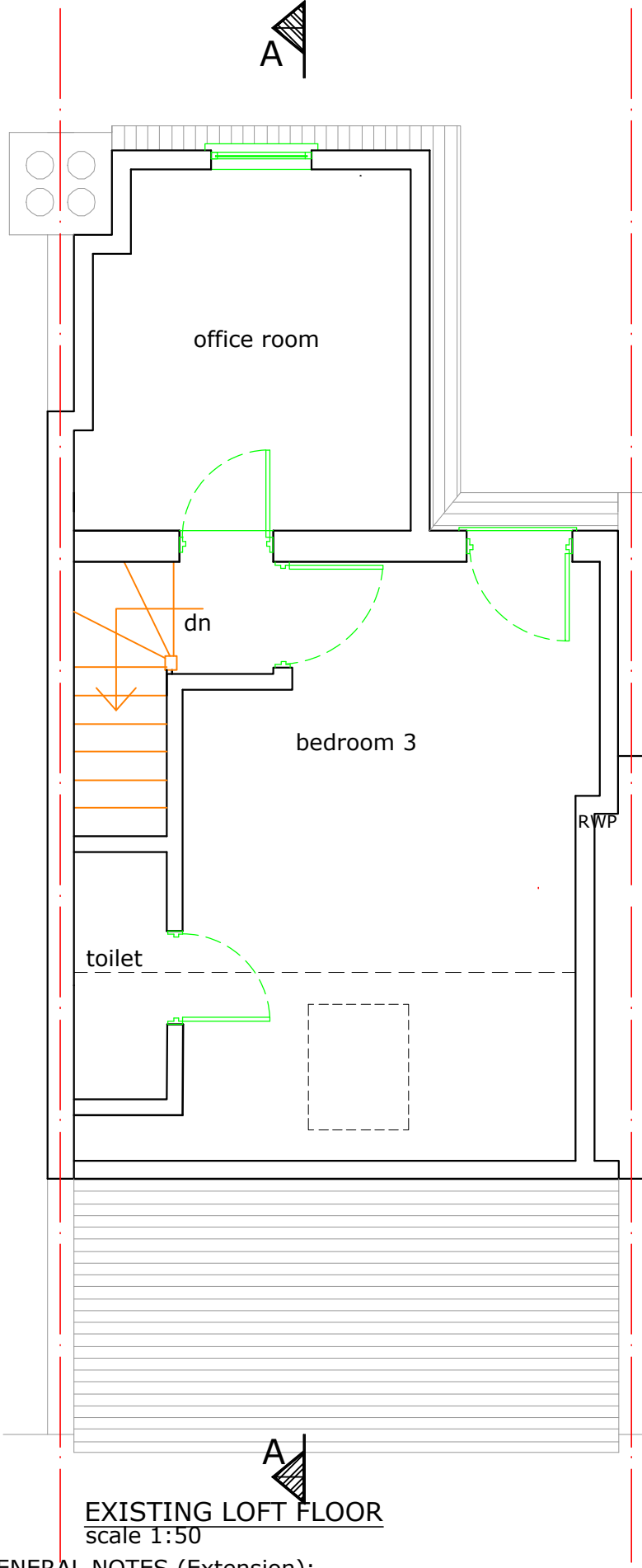




EXISTING GROUND FLOOR
scale 1:50



EXISTING FIRST FLOOR
scale 1:50



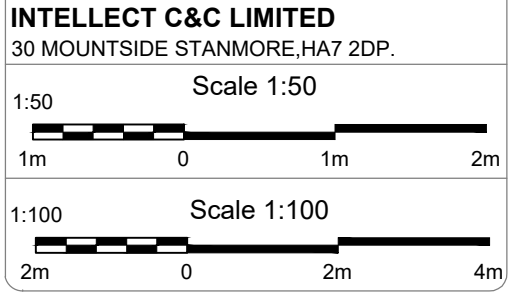
EXISTING LOFT FLOOR
scale 1:50

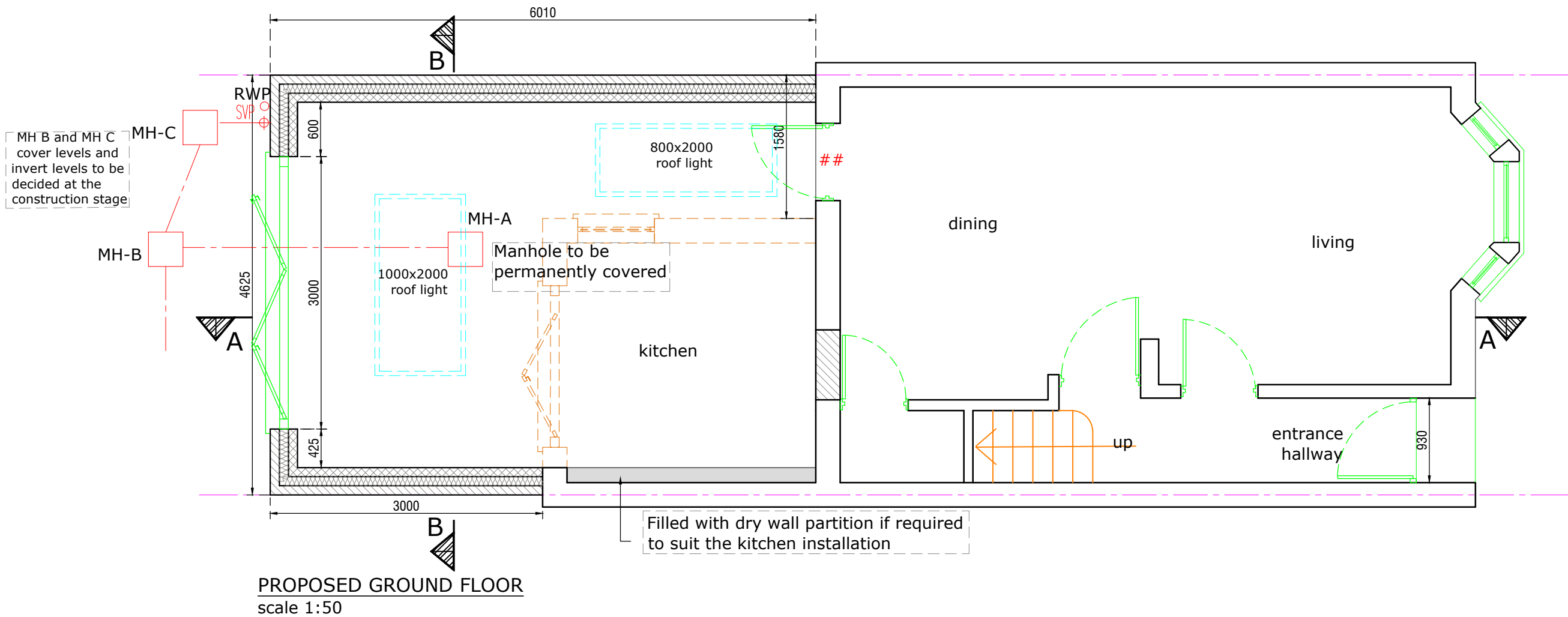
GENERAL NOTES (Extension):

1. This drawing is to be read in conjunction with all relevant architect's and structural engineer's drawings.
2. All works to comply with relevant Codes of Practice and British Standards. Existing foundations and lintels may be exposed where necessary to establish their suitability and underpinned or replaced if found to be unsatisfactory, subject to inspection and approval by the building control officer.
3. All site particulars, dimensions and levels of existing structure to be checked on site with the drawings by the contractor and any discrepancies reported

4. New foundation depths shown are provisional and are subject to site investigation, tree survey and depth of existing foundations. The formation level of the foundations is to be the satisfaction of the building inspector, and the minimum permissible ground pressure is to be 100kN/m2 under foundations at formation level.
5. In made ground, foundations shall be taken down to the natural formation. Minimum foundation depths are to be in accordance with NHBC Technical Standards Part 4: Foundations.
6. The information shown on the drawings relating to existing structure is based upon assumptions. The contractor is to check and confirm these assumptions before commencement of works.
7. The Contractor shall be responsible for the and detailing of the temporary works.
8. All concrete shall be grade C35 with a min. cement content of 325Kg per cubic meter with a max. water cement ratio of 0.55, Sulphate resisting Class 2, unless noted otherwise. Dry pack to 1:2 Cement Sand Mix. Cover to reinforcement shall be 50mm unless noted otherwise.
9. All steelwork to be grade S275 to BS5950 and shall receive two coats of Hi-build zinc rich primer after fabrication and prior to delivery on site unless noted otherwise.
10. All bolts to be grade 8.8. Minimum of 2M16 bolts in any connection. All welds to be 6mm min. continuous fillet welds unless noted otherwise.
11. All Timber shall be grade C24 unless noted otherwise. (See architect's drawings and the specifications for fire protection and preservation treatment).
12. All proprietary fixings to be installed in accordance with the manufacturer's recommendations.
13. All claddings, batten, structural timber to BS4072. Construction timber to be treated against infestation by house longhorn beetle (Reg.7). Timber to be of strength C24 unless otherwise noted.

Client	Ms RAPHAELLE ROUX		
Project	39 STATION CRESCENT LONDON N15 5BG		
Job Title	REAR EXTENSION		
Drawing Title	EXISTING FLOORS		
Date	January 2023	Drawing No.	INT/2023/06/01
Revision:			
Date:			
Suitability			
Ref Archt. Dwg.			





FOUNDATIONS

building control approval. Foundations to be level with or lower than invert of adjacent sewer pipe, Lintels to be provided in walls where drains pass through (no load to be transferred to drain)

FLOOR CONSTRUCTION

Concrete blocks run around the edge with 3 layers of damp stopping plastic sheeting over the blocks and 450mm up the surrounding walls, add 90mm Celotex and 60mm screed on top.

New foundations to be a minimum of 600mm wide and 1000mm deep mass concrete trench fill footings unless noted otherwise. Formation level to be agreed on site with Building C O

NEW WALL TO EXISTING

The wall between the proposed extension and the existing house is to be upgraded by screwing 100mm tannolised wood beam studs to the wall @400mm centres and the space between the battens filled with 90mm Celotex insulation, with 10mm air gap. Fix 12.5mm plasterboard onto battens and finish with a skim coat of plaster.

FIRE PRECAUTIONS

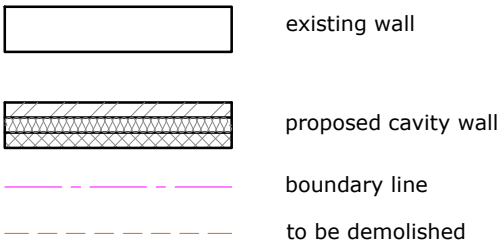
Means of escape to be via a protected stairway at all levels leading to a final exit, or give access to at least two escape routes at ground level. All habitable rooms with direct access to the protected stairway to be fitted with doors (##) giving 30 minutes fire resistance (FD30) marked with intumescent strips and fan lights within the stair enclosure to be fitted with 6mm Pilkington Pyroshield glass or Georgian wired glass. Any internal wall glazing within the stair enclosure to be changed to 15mm Pilkington Pyrostop glass.

ELECTRICAL INSTALLATIONS (PART P REGS.)

Where electrical installation is to be carried out, compliance is necessary within the Electricity at Work Regulations 1989. Electrical installations should be enclosed and separated by appropriate distances to provide mechanical and thermal protection so that they incorporate measures that afford protection for persons against the risk of electric shock, burn or fire injuries. Electrical installations should be inspected and tested during, and at the end of installation, before they are taken into service to verify that they are reasonably safe; that is to say that they comply with BS7671:2001.

Provide energy efficient lighting in all living areas and kitchen in accordance with Part L1 B. Ensure that new fittings to habitable rooms have fittings that accept only lamps with a luminous greater than 40 lamp lumens per circuit-watt. Provide minimum 75% energy efficient lighting in all locations.

All light switches, plug sockets and electrical switches to be set between 450mm and 1200mm above finished floor level and comply with Part M of the Building Regs. All internal downlights and recessed spotlights are to be enclosed with minimum half hour fire resisting hoods, to comply with Part L of the Building Regs and the Domestic Building Services Compliance Guide.



GLAZING & VENTILATION

Glazing in all doors to be fitted with safety toughened or laminated glass except fire doors. All external windows and doors to have double glazed units with a 16mm air gap and low-E glass on the inner pane. All new windows to achieve a minimum 'U' value of 1.6W/m and 1.8W/m k for all new doors with more than 50% glazing.

Habitable rooms to have a minimum opening of $\frac{1}{20}$ of the internal floor area of the room with some part of that being at least 1750mm above finished floor level. Background ventilation is to be provided by trickle ventilators within the window to give a minimum free area of 8000mm .

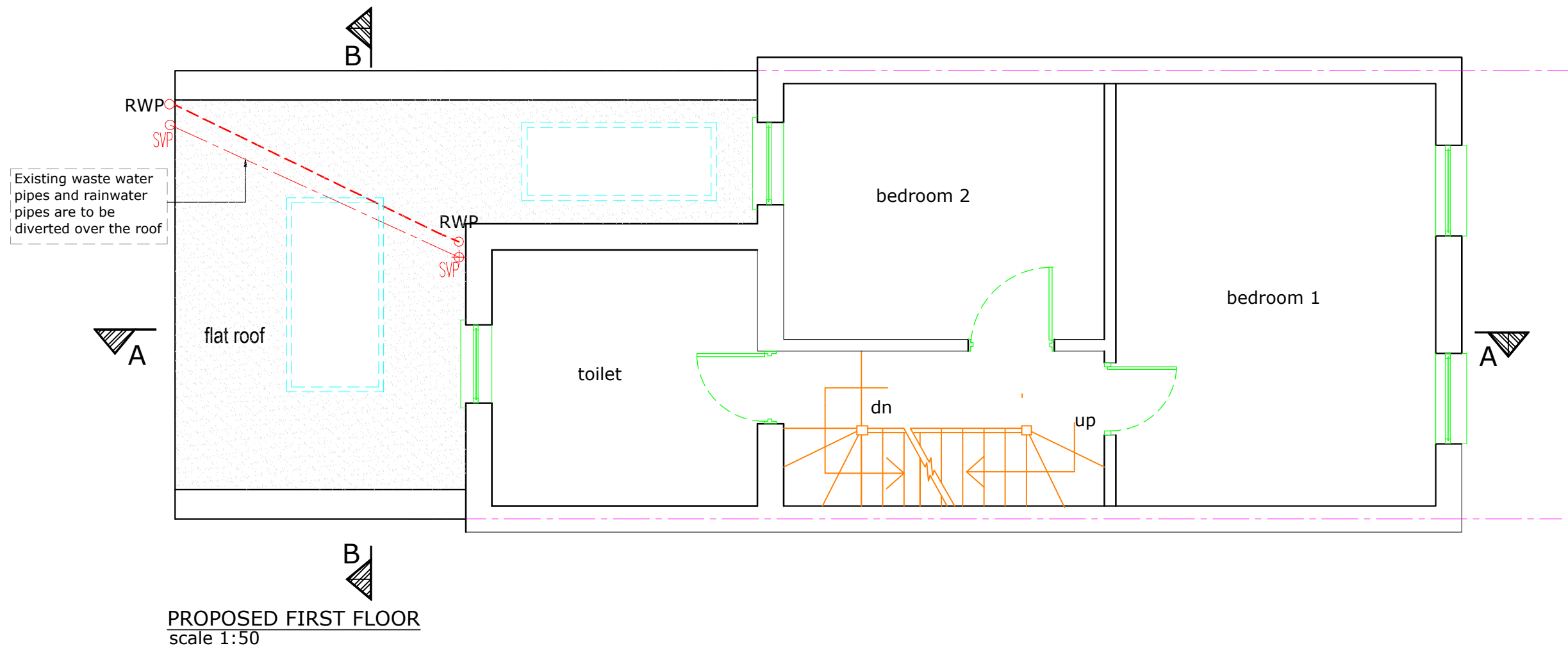
Safety glass to be used when lower than 800mm above the first floor level, all upper floor windows must be designed with means of escape. Shower/bathroom to have background ventilation of 4000mm and fitted with a mechanical extractor vented to outside air to achieve 15L/S extraction. Existing roof to be provided with proprietary ventilators to achieve the equivalent continuous ventilation of 25mm (eaves) and 5mm ridge.

SMOKE DETECTION

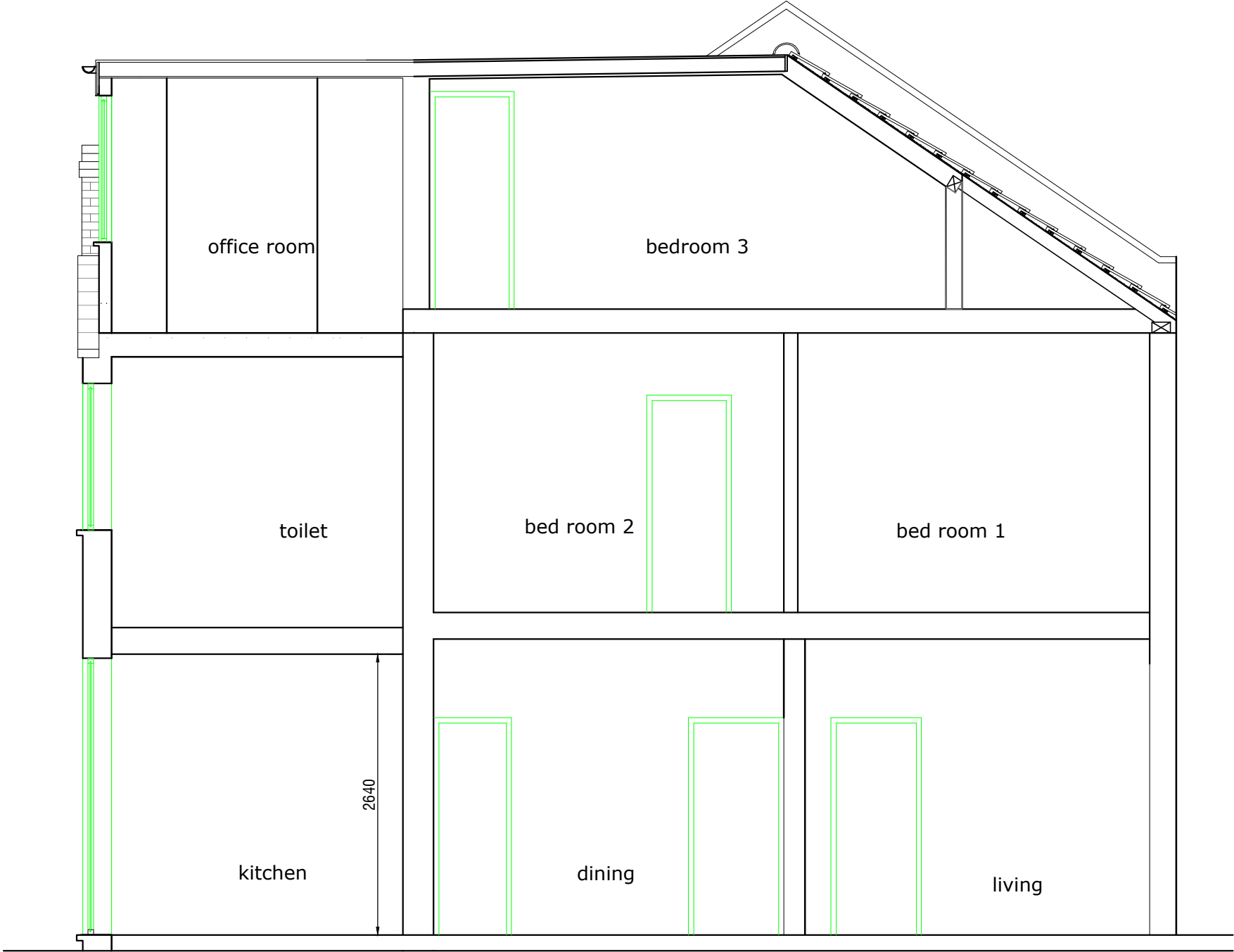
Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839 - 6:2004 to at least a Grade D category LD3 standard to be mains powered with back up shown thus

Smoke alarms should be sited so that there are smoke alarms in the circulation space on the ground floor hallway, and all upper floor landings. Ceiling mounted alarms should be 300mm from the walls and light fittings.

Client	Ms RAPHAELLE ROUX		
Project	39 STATION CRESCENT LONDON N15 5BG		
Job Title	REAR EXTENSION		
Drawing Title	PROPOSED GROUND FLOOR		
Date January 2023	Drawing No. INT/2023/06/02		
Revision:			
Date:			
Suitability			
Ref Archt. Dwg.			
INTELLECT C&C LIMITED 30 MOUNTSIDE STANMORE,HA7 2DP.			
1:50 Scale 1:50			
 1m 0 1m 2m			
1:100 Scale 1:100			
 2m 0 2m 4m			



Client		Ms RAPHAELLE ROUX	
Project		39 STATION CRESCENT LONDON N15 5BG	
Job Title		REAR EXTENSION	
Drawing Title		PROPOSED FIRST FLOOR	
Date January 2023		Drawing No. INT/2023/06/03	
Revision:			
Date:			
Suitability			
Ref Archt. Dwg.			
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1:100		Scale 1:100	



EXISTING SECTION A-A
scale 1:50

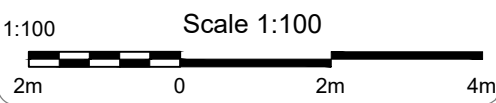
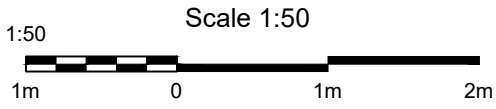
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Project	39 STATION CRESCENT LONDON N15 5BG	
Job Title	REAR EXTENSION	
Drawing Title	EXISTING SECTION	
Date	January 2023	Drawing No. INT/2023/06/04

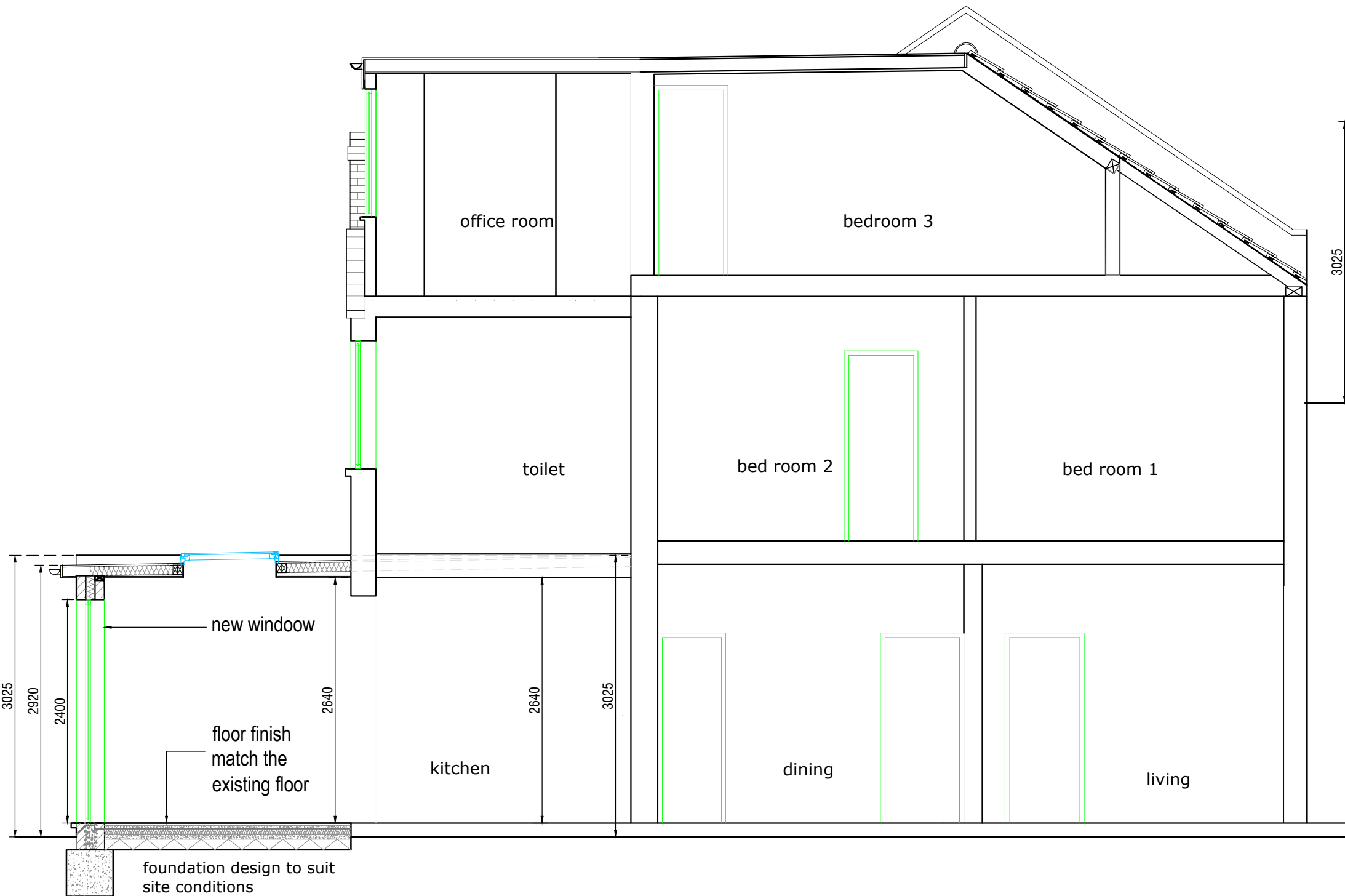
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Date:

Suitability

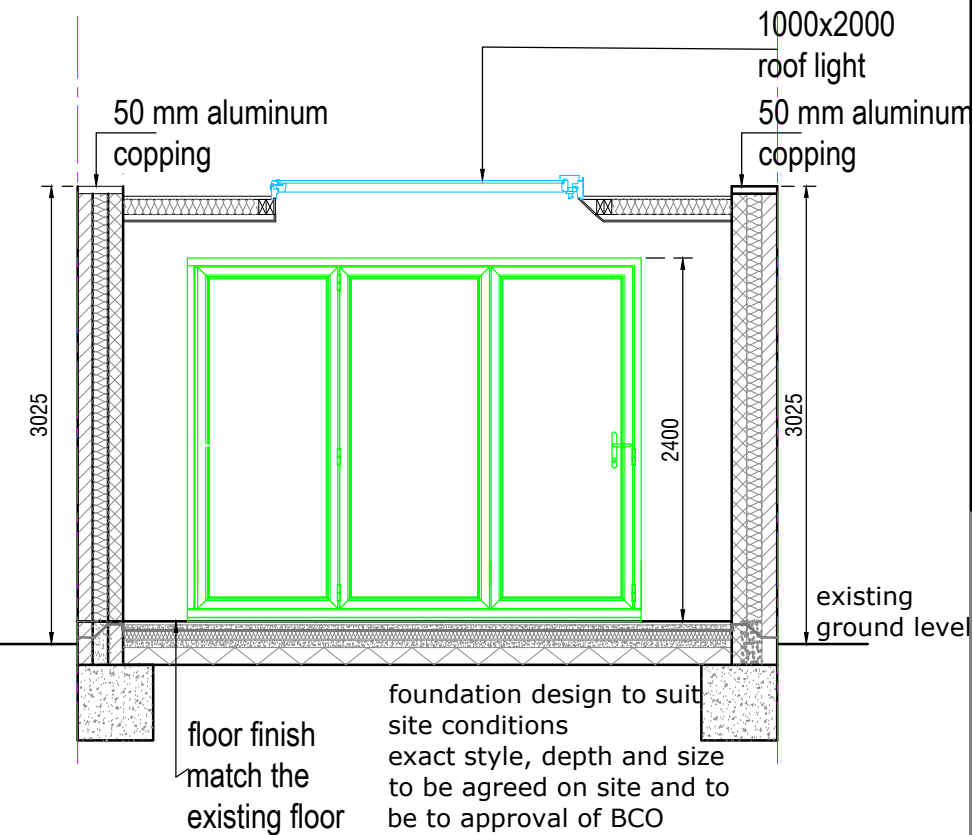
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PROPOSED SECTION A-A
scale 1:50



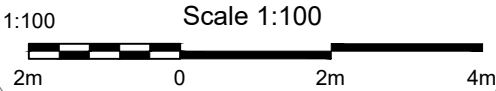
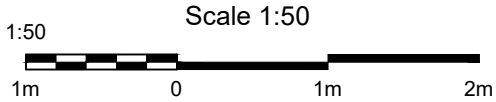
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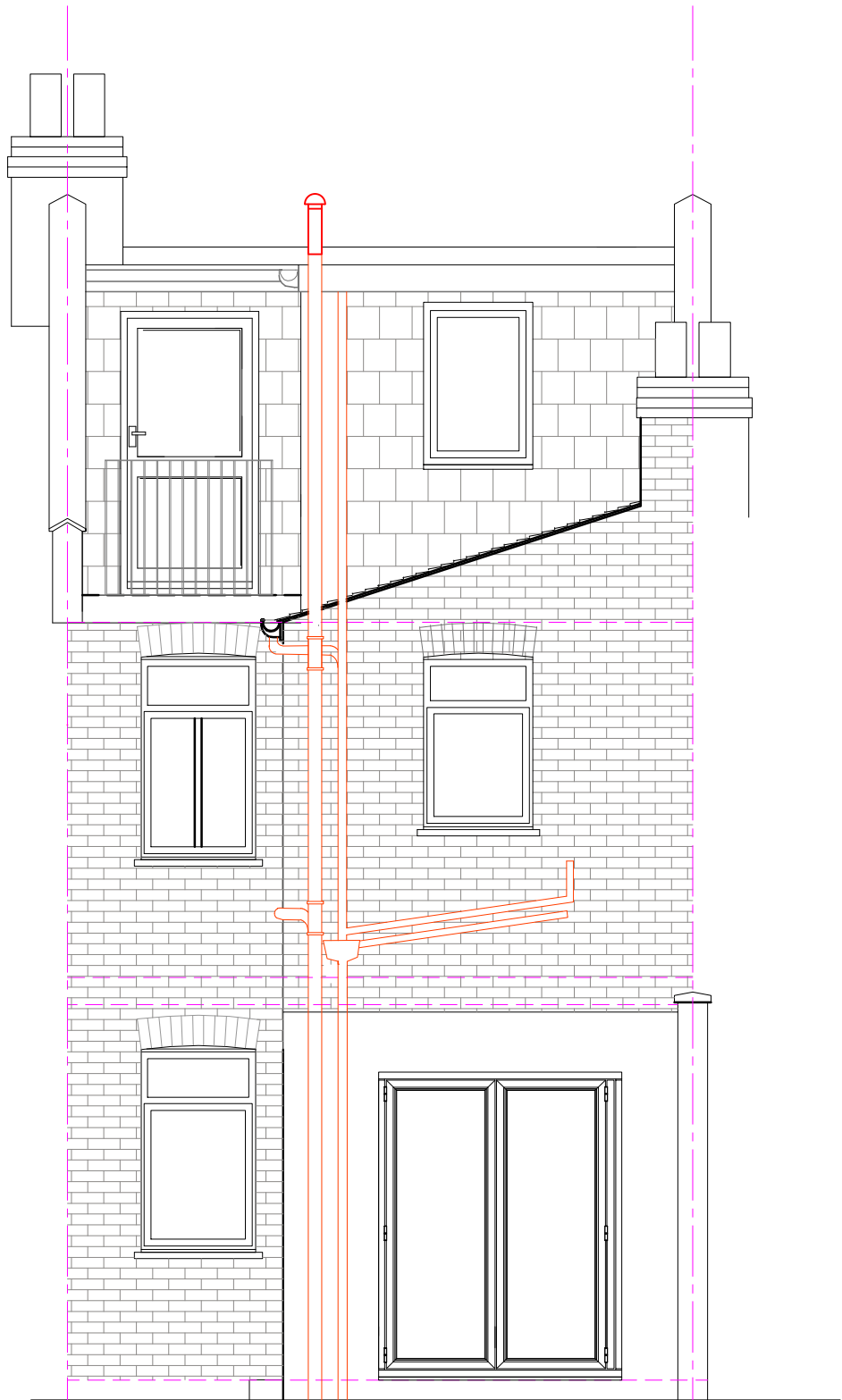
Client	Ms RAPHAELLE ROUX	
Project	39 STATION CRESCENT LONDON N15 5BG	
Job Title	REAR EXTENSION	
Drawing Title	PROPOSED SECTION	
Date	January 2023	Drawing No. INT/2023/06/05
Revision:		
Date:		

Suitability

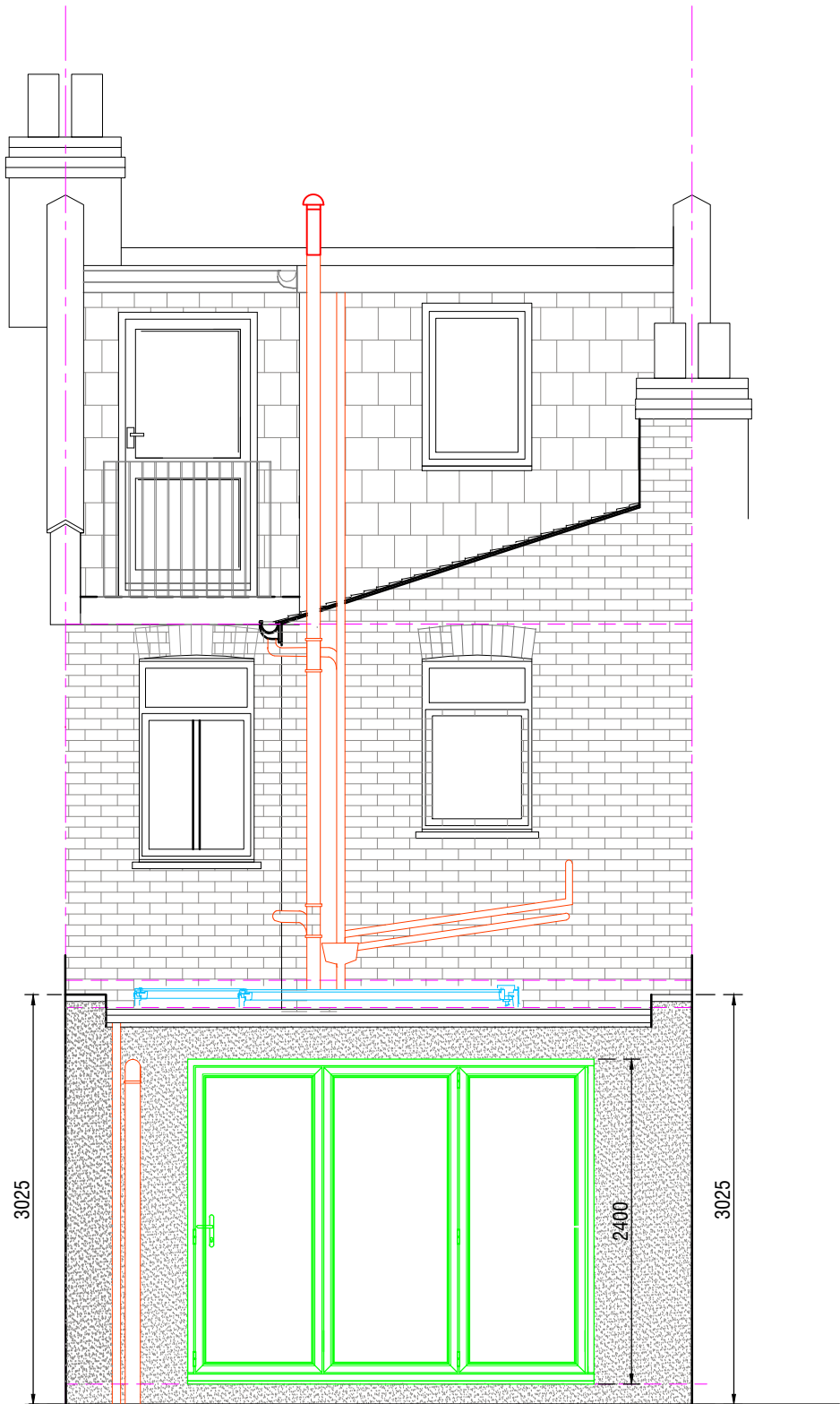
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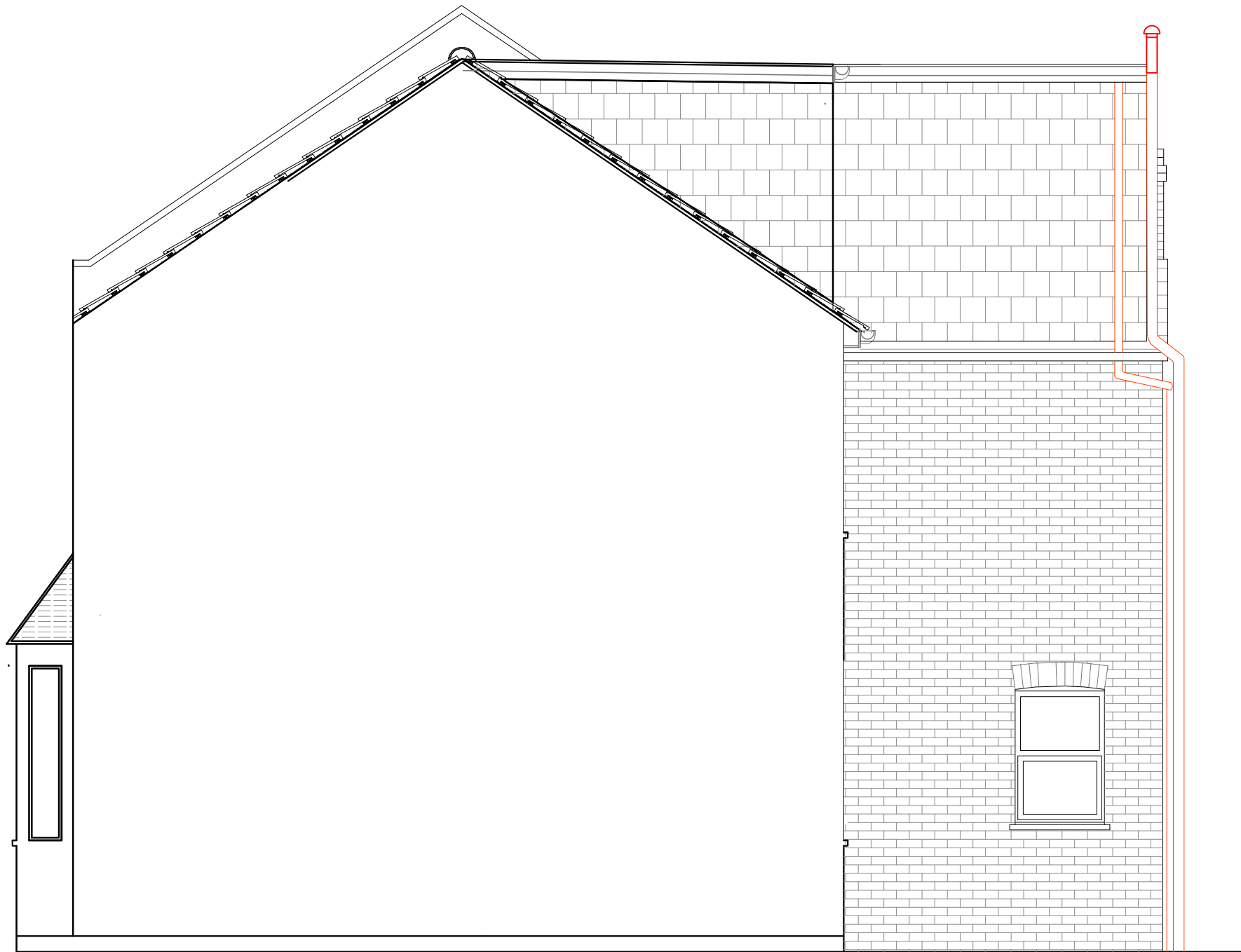


EXISTING REAR ELEVATION
scale 1:50



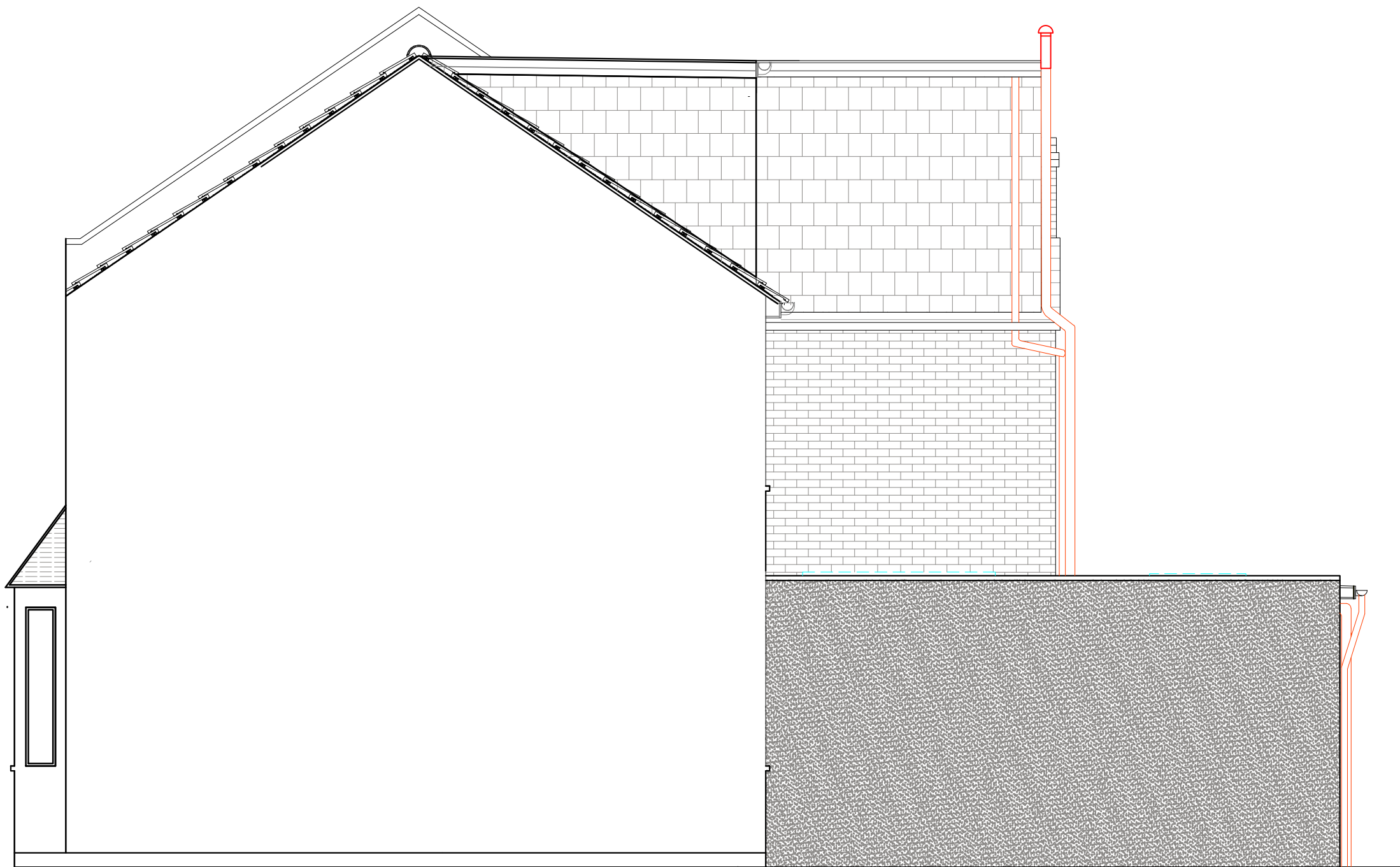
PROPOSED REAR ELEVATION
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Client	Ms RAPHAELLE ROUX		
Project	39 STATION CRESCENT LONDON N15 5BG		
Job Title	REAR EXTENSION		
Drawing Title	REAR ELEVATION		
Date	January 2023	Drawing No.	INT/2023/06/06
Revision:			
Date:	_____		
Suitability			
Ref Archt. Dwg.			
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Scale 1:50			
1:50			
Scale 1:100			
1:100			



EXISTING SIDE ELEVATION
scale 1:50

Client		Ms RAPHAELLE ROUX	
Project		39 STATION CRESCENT LONDON N15 5BG	
Job Title		REAR EXTENSION	
Drawing Title		EXISTING SIDE ELEVATION	
Date January 2023		Drawing No. INT/2023/06/07	
Revision:			
Date:			
Suitability			
Ref Archt. Dwg.			
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1:50 Scale 1:50 			
1:100 Scale 1:100 			



PROPOSED SIDE ELEVATION
scale 1:50

Client	Ms RAPHAELLE ROUX		
Project	39 STATION CRESCENT LONDON N15 5BG		
Job Title	REAR EXTENSION		
Drawing Title	PROPOSED SIDE ELEVATION		
Date January 2023	Drawing No. INT/2023/06/08		
Revision:			
Date:			
Suitability			
Ref Archt. Dwg.			
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1:100	Scale 1:100 		