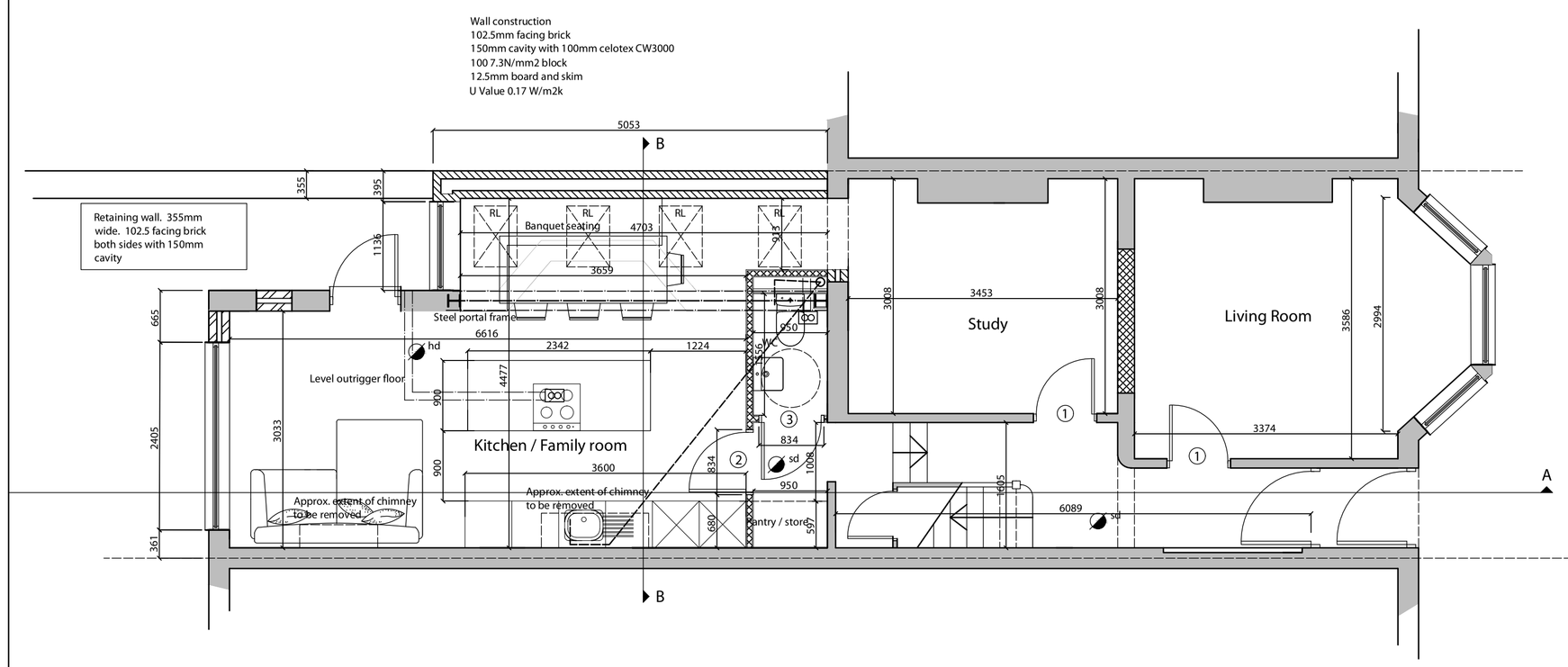
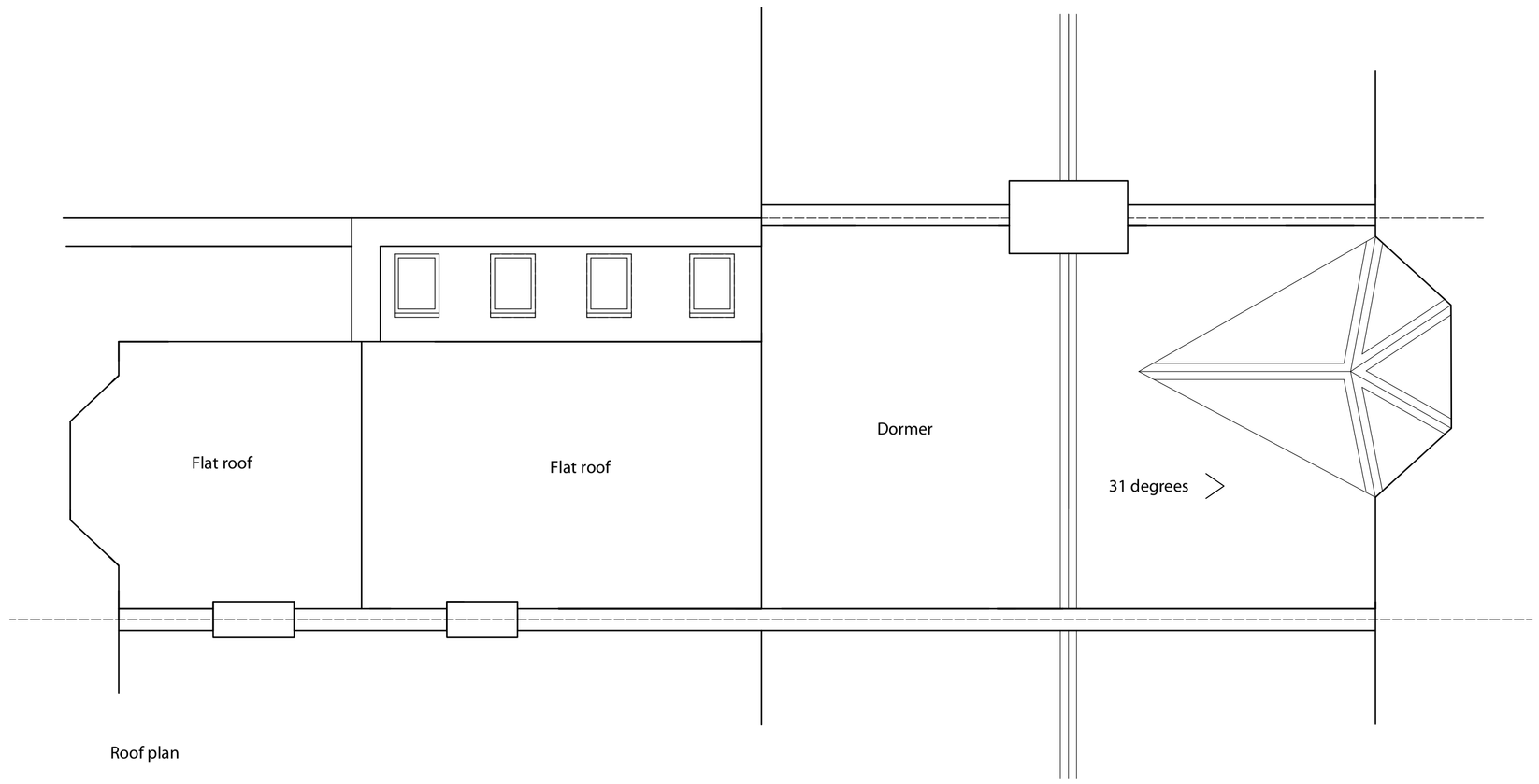
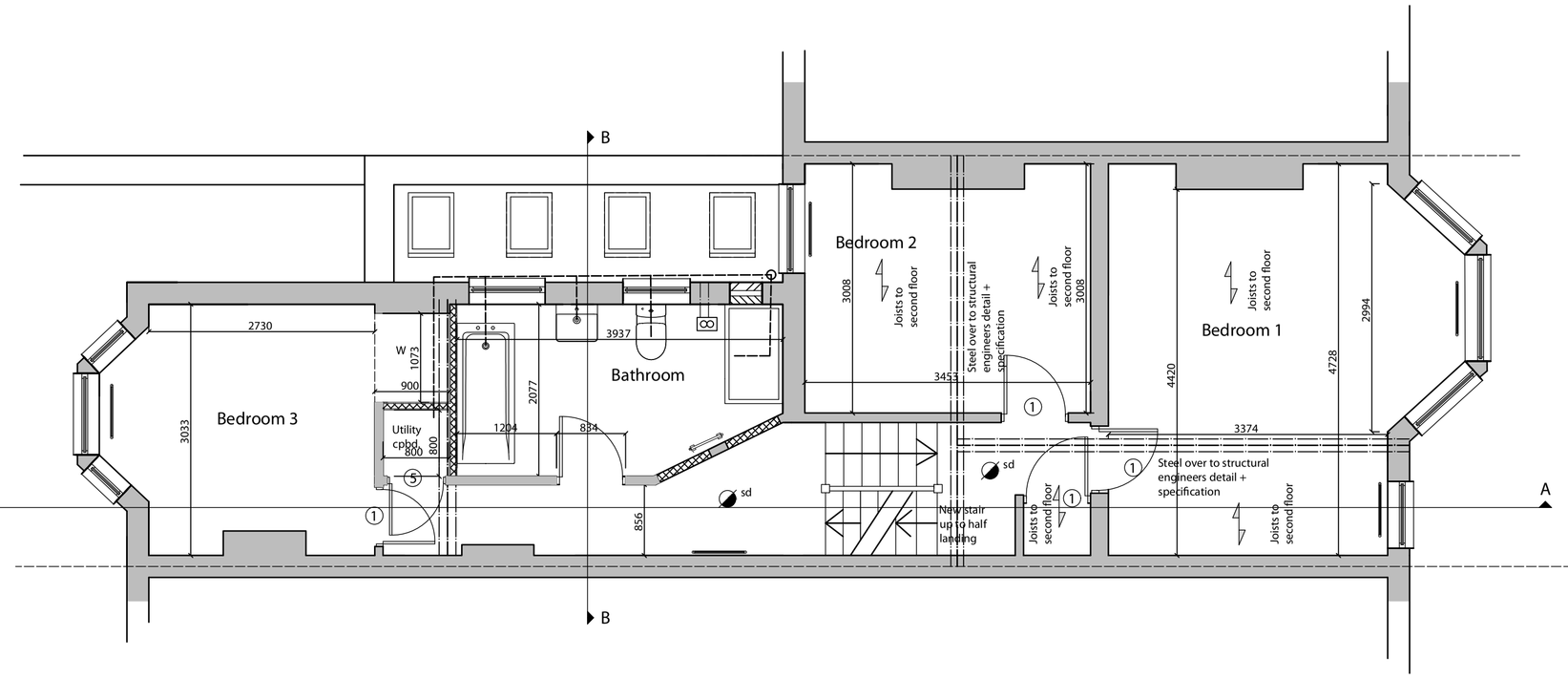


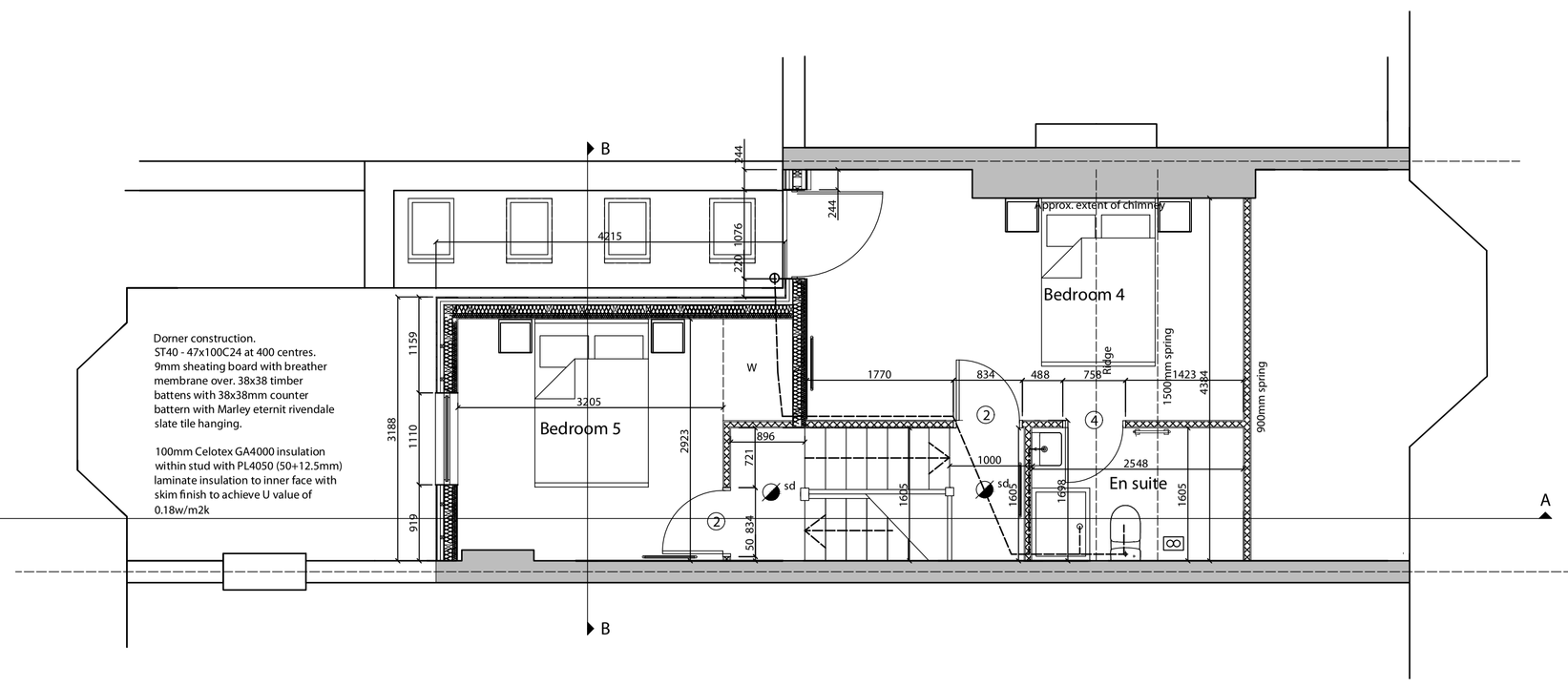
Ground floor plan



Roof plan



First floor plan



Second floor plan

DPC

To be pitch free high performance polymeric dpc system Hyload Mortar match as manufactured by Ruberoid Building products, Tewin Road, Welwyn Garden City, Herts (or similar approved).
Installed in both inner and outer leaf of the external walls and all internal walls built off a foundation.
DPC in external wall is to be installed a minimum of 150mm above finished ground level.

All DPC's are to be installed strictly in accordance with manufacturer's details and current BBA certificates as well as BS8000 part 3 and 4 relating to workmanship on building sites and BS 8215:1991 and BS5628 code of practice for the design and installation of damp proof courses in masonry construction.

EXTERNAL WALLS BELOW DPC

Outer leaf of facing brickwork to be in class b engineering brickwork bedded in 1:0:4 mortar with flush joints or FL quality external facings bedded in 1:0:4 mortar as above.
Brickwork, or other external facings, is to extend a minimum of 4 courses below DPC and at least 2 courses below finished ground level. Inner leaf to be minimum 7N/mm^2 solid dense concrete block work bedded in 1:0:4 mortar with flush joints (to be confirmed by engineer).

Cavity to be filled with 1:3:6 lean mix concrete to within 225mm of the lowest DPC. Weep vents to be installed in brick courses below DPC at maximum 900mm centres and are to be formed by the use of propriety UPVc vents or by leaving open perpends.

SPECIFICATION

EXTERNAL WALL CONSTRUCTION - MASONRY CONSTRUCTION

Facing brick and mortar joints to match existing size, profile, colour, and jointing finish

Nominal 103mm external wall quality facing brickwork outer leaf bedded in 1:1:6 mortar with 10mm mortar joints and 4mm well tooled square recessed joints.

Inner leaf to be 100mm thick 7N/mm2 block work (not more than 0.200W/mK) Thermalite Hi strength 7 or similar approved to BS6073 Part 1 1981, bedded in 1:1:6 mortar as noted above, subject to confirmation by the structural engineer - refer to engineers drawings/details for areas of differing block work requirements.

Masonry walls to be constructed in accordance with BS5628 Part 1:1992,BS5628 Part 3:2001 and BS5250:2002 with inner and outer leaf of external wall tied together using Ancon ST 1 stainless steel cavity safety ties (to be confirmed by the structural engineer) at 450mm staggered centres vertically and 750mm staggered centres horizontally.

Ties to be installed maximum 300mm centres vertically at all reveals with ties to be located within 225mm of any jamb opening.

All plaster should be used in accordance with the recommendations in BS5492:1990 code of practice for internal plastering. All junctions and openings to the plasterboard of the external cavity walls are to be sealed with sealant to minimize thermal bridging.

All mortar joints are to be fully filled, paying particular attention to perpends.
Mortar mix to be as noted above with no detergent type additives or plasticisers.
Where cavity trays are installed they must incorporate stop ends and be drained by means of perpend weep holes at maximum 450mm centres with proprietary concealed weep holes used, all installed according to manufacturers instructions and recommendations.
Any ferrous metalwork built into the wall must be treated with one coat of zinc primer and one coat of bituminous solution.

INTERNAL PARTITIONS AT GROUND FLOOR AND ABOVE

Where stud partitions are used then they are to be 63 x 38 or 89 x 38mm kiln dried timber framing studs at max. 600mm cts with 12.5mm plasterboard and 2-3mm plaster skim finish. 50mm Knauf earthwool accoustic roll to achieve min. 40db sound reduction. All joints to the stud partitions are to be well sealed and staggered with any gaps and the junction at head and base fully filled .All to be installed strictly in accordance with manufacturer's details / instructions.

PLASTER BOARD TO HIGH HUMIDITY AREAS
In areas of high humidity such as Kitchens, Bathrooms, Utility areas, and Garage walls and ceilings are to be lined with a moisture resistant gyproc board.

FLASHINGS

Flashings to be generally code 4 lead sheets in lengths not exceeding 1500mm and to be installed in accordance with LSE recommendations and details. Stepped lead flashings are to be secured using lead wedges dressed at min. 25mm into brick joints. Flashings to be located minimum 100mm above pitched roof cavity aprons above lintels and are to have a min end lap over lintel length of 600mm.

Cavity trays to be provided over raking abutments where exposure demands. Horizontal flashings to be code 4 lead. All lead work to be treated with patination oil upon completion to reduce staining. All lead work is to be installed in strict accordance to details and recommendations in the Lead Sheet Association's 'Rolled Lead Sheet' manual BS EN12588:1999.

SMOKE ALARM & DETECTION SYSTEMS

Provide ceiling mounted mains operated (with battery back up power) interlinked smoke detectors , in accordance with BS5839 Part 6:2017 at each floor level in circulation spaces mounted at least 300mm from walls and light fittings.

ELECTRICAL INSTALLATION

Contractor to familiarise themselves with existing electrical layout and distribution board.

All electrical work to be carried out in accordance with the latest edition of the IEE regulations and the requirements of the appropriate regional electricity board.

All electrical work to be carried out by a specialist contractor, all in accordance with latest edition of Building Regulations Part P and BS7671:2001, including issuing of BS7671:2001 test certificate and notification of electrical testing.

All additional lighting is to have a minimum of 1 in 3 fixed light fittings which only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt, including external lighting

VENTILATION

Provide ceiling/ wall mounted mechanical extract fans - Vent Axia or similar approved with humidity sensors and timed overrun to extract at 15 L/S and to discharge via ductwork to ridge / thru vent terminal to all bathrooms.

Ductwork to be supplied by the fan manufacturer and to include condensation traps as required. All to be installed in accordance with the manufacturer's details / instructions. Fan to be operated by the light switch and have a minimum 15 minute timed overrun.

In rooms containing a wc and a washbasin only and where there is no open-able window installed a mechanical fan is to be provided as noted but with an extract rate of 6 L/S.

Mechanical extract fans are to be installed in utility rooms as noted above but with an extract rate of 30 L/S. Kitchens are to include standard over cooker extract units vented to outside air with an extract rate of 30 L/S. If the extract fan is located in a position not above a cooker then the fan is to extract at a rate of 60 L/S.

Mechanical extract fans should not exceed a specific fan power of 0.3W/(litres/sec) where possible.

Background ventilation to be provided to all habitable rooms, entrance halls etc, at a minimum rate of 8000mm^2 and for all other rooms 4000mm^2.
Provide 10mm undercut to doors to all rooms to promote good air transfer between rooms. Whole building ventilation rate to be confirmed by Architect, where rates per room shall be confirmed

Purge ventilation should be provided to all habitable rooms. the open-able element (window or door) total area is to be greater than 1/20th of the room floor area, where the open-able elements can open greater than 30°, where the openable elements do not, then the total area of the open-able elements must be greater than 1/10th of the room area.

All habitable rooms to be provided with passive background ventilation in accordance with regulation requirements. The vents implemented, when open, should have a manufactures sound reduction rating similar to that of the room windows which is to be a minimum of Rw 30

= 63x38mm Timber Stud
= 100mm Blockwork
= Existing property
= 103mm Brickwork
= 140mm Blockwork
= 200/215mm Blockwork
= sloping ceiling areas

NEW INTERNAL DOOR REFERENCES

1. Existing door opening. Door to be FD30 rates with intumescent smoke seal
2. 762 door / 834 structural opening FD30 with intumescent fire seal
3. 762 door / 834 structural opening
4. 686 door /734 structural opening
5. 686 door /734 structural opening FD30 with intumescent fire seal

NOTE : Refer to ??? drawings for Structural and Civil Engineering drawings and details

svp — SVP vented to outside - svp pipe to have 25mm mineral wool quilt (min. 10kg/m3) around pipe and 2no. layers on nom. 13mm gypsum based plasterboard with joints taped and staggered

Rev	Date	Comments
A	Aug 22	Revised

MACDOUGALL ARCHITECTURE

Job

Proposed rear extensions at
54 Hewitt Road, London, N8 0BL

Dwg Title

Plans as proposed

Scale	Date	
1:50@A1	Dec 2022	
Job No.	**No.**	**Rev.**
107	004	A

DISCLAIMER
This drawing was prepared for the Client, Project & Site stated above and for the purposes set out in the Project Particulars.
This drawing is to be read in conjunction with all relevant drawings and specifications.

All measurements are to be checked on site and any discrepancies reported to the MACDOUGALL ARCHITECTURE