

V.2.0

21 NORTHBROOK ROAD, LONDON, N22

Kent planning & design

Supplier of CAD plans for building regulations and planning permission - Interior design service

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ADD: 21 NORTHBROOK ROAD
LONDON
N22 8YQ

SCALE: 1:50
NAME: MR A HULL
DRAWN: N KENT
DATE: 17/03/23
VERSION:
NORTHBROOK LAY V.2.0

THIS PROJECT CONSISTS OF A PROPOSED REAR AND SIDE WRAP AROUND GROUND FLOOR EXTENSION.

All dimensions must be checked on site and not scaled from this drawing.

EXTENSION WALLS:
The external walls are to be built in semi-concrete blockwork. Mortar to consist of 1:4 cement/sand, 100mm cavity with 100mm Celotex insulation GA4000 to achieve 0.18 W/m2K U value. 100mm thermal insulating blockwork preferably semi-concrete blockwork, or Celcon/Thermalite on the inner leaf with Mortar as before, 13mm thickness British Gypsum plaster.
Cavity should be closed at eaves due to convection. All cavity closers to be insulated. Insulation in accordance with 'robust construction details'. All external and internal leads to be securely retained by approved stainless steel wall ties to BS EN 845-1 positioned 450mm apart vertically and 750mm horizontally. 13mm thickness British Gypsum plaster will be applied internally. Wall ties at openings spaced not more than 300mm vertically provided within 25mm from sides of openings at unbonded joints. Foundation depths 1m (subject to inspection) x 450mm wide (trench fill type foundation) OR 600mm wide if a strip foundation is being proposed. The existing walls and the new cavity walls should be continuous at the abutment junctions, therefore, where possible, all existing cavities should be opened and continued. The wall connection is to be fixed using stainless steel masonry fix-fix fixings. Provision should be made for the existing foundations and lintels to be exposed in order that the suitability to accept the increase in loads can be assessed. The areas to be exposed will be subject to discussion and agreement on site. Where shown, vertical timbers to be fixed to horizontal balcons.

SITE PREPARATION AND RESISTANCE TO CONTAMINATES AND MOISTURE:
Cavity trays with weep hole should be installed above all external openings. This includes the abutment where the new roof meets the existing walls. It is recommended that preformed cavity trays are used where there is a requirement for a stepped cavity tray.

STRUCTURE:
Wall plates should be strapped down with holding down straps at least 1m long at no more than 2m centres.

SOLID FLOOR SLAB:
75mm concrete screed, on vapour barrier, on 100mm GA4000 Celotex insulation with a 25mm up stand of insulation provided to perimeter edges of floors, on 150mm re-enforced concrete slab on 120mm gauge DPM lapped to wall DPCs and blinding and minimum 150mm clean compacted hardcore. The thickness of the thermal insulation below the new concrete slab to be a minimum of 85mm thick to achieve a U value of 0.16 W/m2K.

DAMP PROOF COURSES:
Horizontal and vertical DPCs will comply with BS 743 (pitch polymer) and be incorporated:-
a) Minimum 150mm above ground to all load bearing walls, lapped with floor membrane.
b) Vertically built into jamb of all external openings.
c) Horizontally stepped to all external openings.

ELECTRICAL INSTALLATION:
The proposed electrical installation, earthing and bonding to be installed to current IEE regulations and to comply with Part P requirements of the Building Regulations. All work that involves a new circuit to a dwelling will either need to be notified to Building Control, who will then inspect the work or be carried out by a competent person who is registered under a Part P self-certification scheme. Fixed fitting taking only lamps having a luminous efficiency of 45 lumens per circuit watt shall be used at no less than three per four of all the light fittings. Fixed external lighting shall be either lamp capacity not exceeding 100w per light fitting, all lamps automatically controlled so as to switch off after the area lit by the fitting becomes unoccupied and all lamps automatically controlled so as to switch off when daylight is sufficient. Alternatively light fittings have a lamp efficiency greater than 45 lumens per circuit-watt, all lamps automatically controlled so as to switch off when daylight is sufficient and light fittings are controllable manually by occupants. Provide switches and socket outlets for lighting and other equipment in habitable rooms at appropriate heights between 450mm and 1200mm from finished floor level.

COMMISSIONING, CERTIFICATION AND INFORMATION PROVISION:
An appropriate BS 7671 electrical installation certificate will be required from an electrician registered with a recognised trade body such as NICEIC, ECA & NAPIT. An installation certificate is required for any new gas appliance installed as part of this project.

TIMBER PARTITIONS:
100mm x 50mm vertical softwood studs at 600 c/c secured to 100 x 50mm head and sole plates. Noggins at 600mm intervals. 12.7 mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Iso wool APR 1200 sound insulation to partition voids to all rooms to comply with E2 requirements for sound deadening.

FRAMES, CASINGS, SKIRTINGS ARCHITRAVES:
External doors and windows to be Upvc and double glazed or to clients instructions. Internal door linings shall be 100x19mm chamfered. Architraves shall be 75x19mm chamfered. Window frames to be double glazed with safety glazing to all doors, side panels and all areas extending below 800mm from floor level.

HEATING:
The proposed conversion will be heated from new radiators from a new heating system, appropriate sized radiators to be calculated to ensure maximum heat for the new room. Thermostatic radiator valves are required to all new radiators.

DRAINAGE:
Kitchen - The proposed extension will link in with the existing rear drainage, extending access and adding additional rodding access where required.
Utility/WC - Being towards the side, this will also link in with the rear drainage system.

