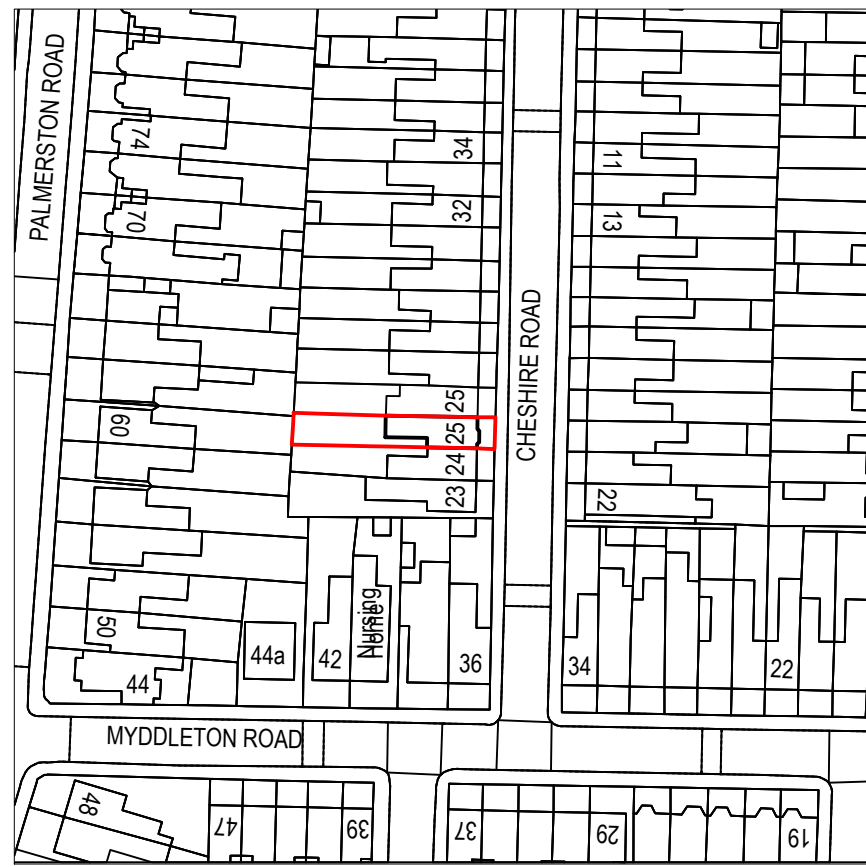
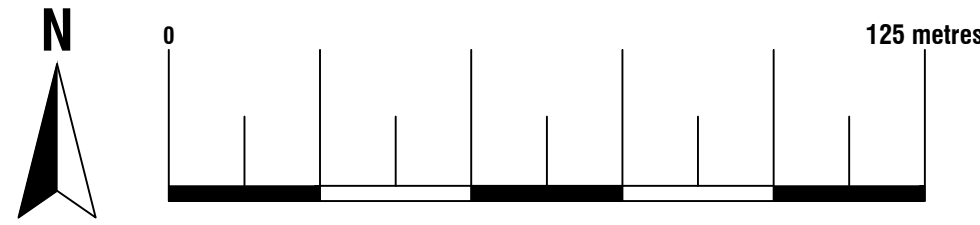
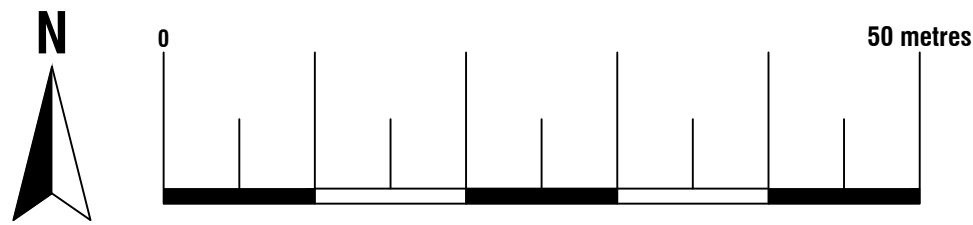




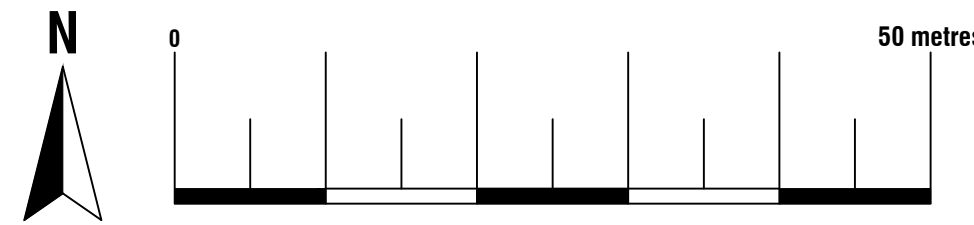
Location Plan
Scale 1:1250
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OS 100047474



Existing Block Plan
Scale 1:500
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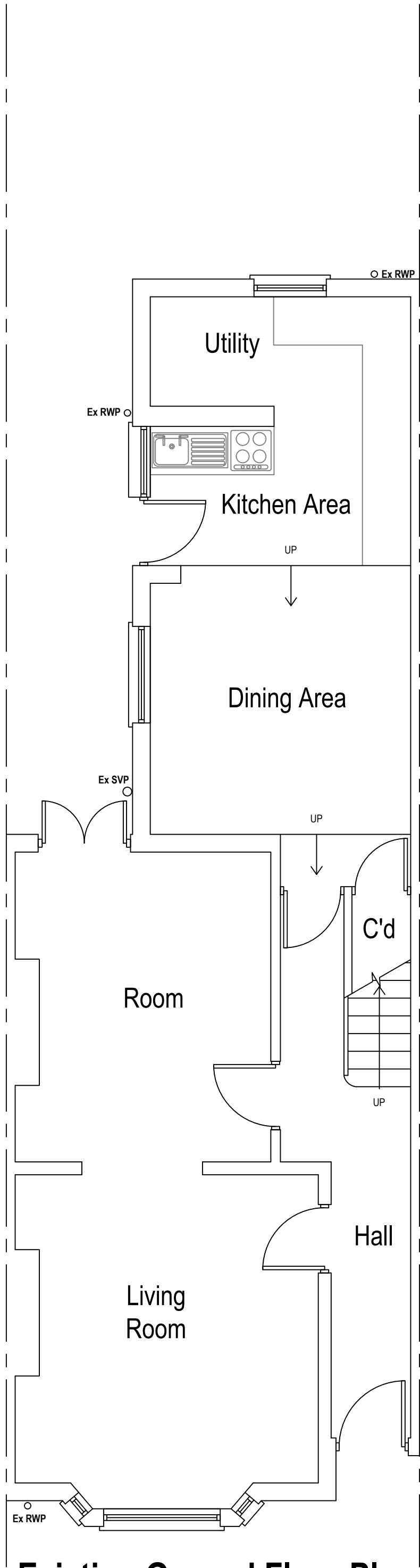
Proposed Block Plan
Scale 1:500
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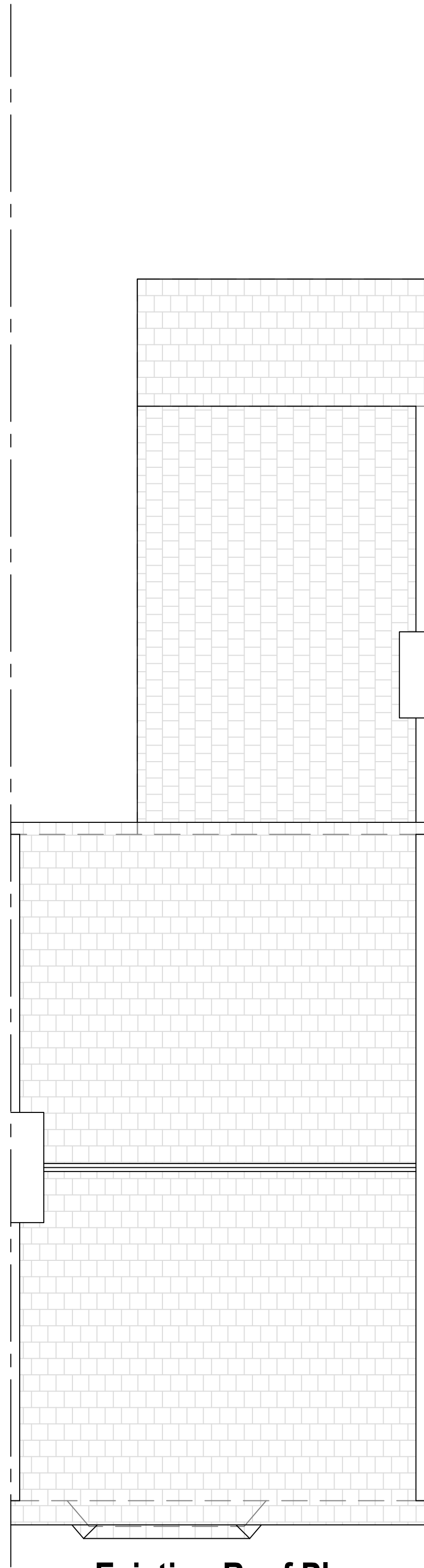


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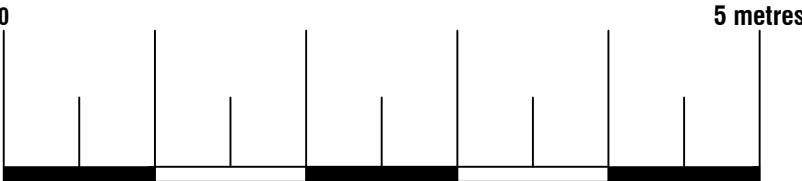
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		Sheet	23-1210 D01 REV 1
		Job	New Extension
		Scale	As Shown@A1
Title Number	NGL395565	Title	As Shown



Existing Ground Floor Plan
Scale 1:50
Area ca. 60.91 m²



Existing Roof Plan
Scale 1:50



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Site	25 Cheshire Road, London N22 8JJ	Date	31.07.2023
		Sheet	23-1210 D02 REV 1
		Job	New Extension
Title Number	NGL395565	Scale	As Shown@A1
		Title	As Shown

Symbol Key:

Boundary line

Demolished

Details above

Proposed foundation

Waste drainage layout

Rainwater drainage layout

timber/steel beam above sized and specified by Structural Engineer - fire proofed as per spec. and detail drawing

Mechanically ventilated

Mains operated interlinked smoke detector

Mains operated interlinked heat detector

Escape door / window

Carbon Monoxide alarm

Proposed drainage layout is indicative only and has not been surveyed. Existing foul drainage layout to be surveyed by Contractor on site and exact layout and connections are to be agreed on site with BCO before any works commence. All pipes sizes and falls as per spec. and detail drawings

DRAWING NOTES

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If the proposed area of any new glazing accounts for more than 25% of the new floor area (minus the area of existing glazing being removed) the client may be required to obtain SAP Calculations from a SAP Assessor before Building Control can fully approve the plans. If in doubt please contact Arkiplan:

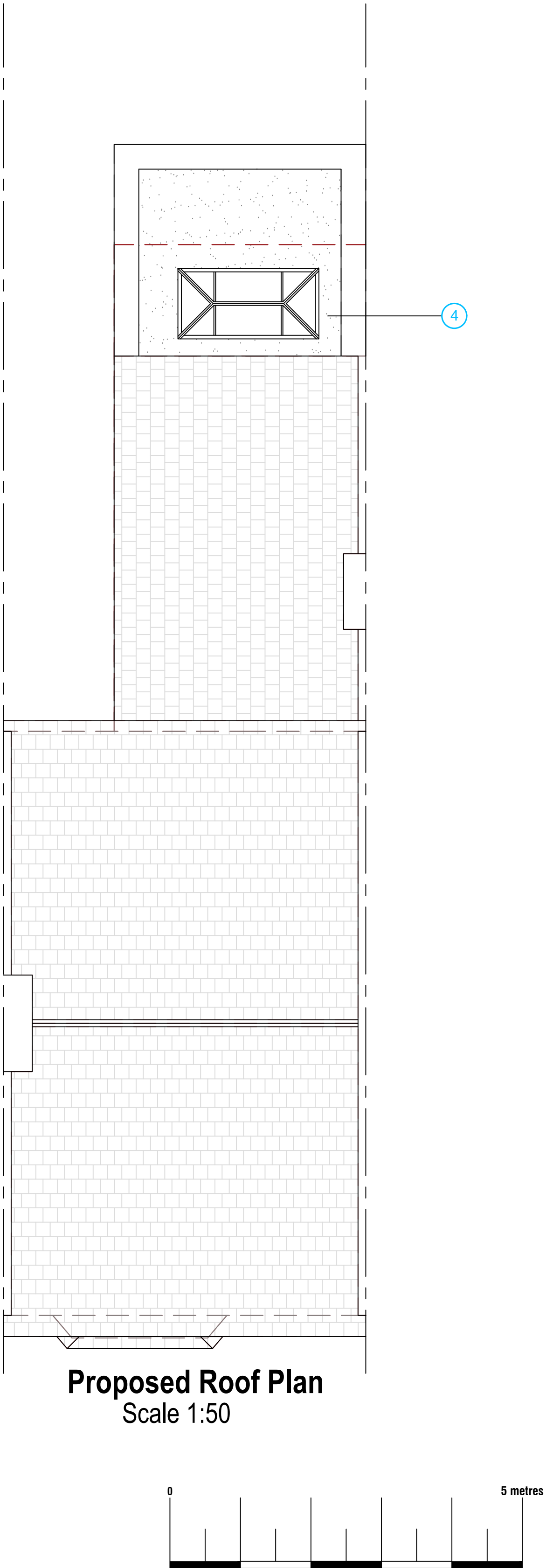
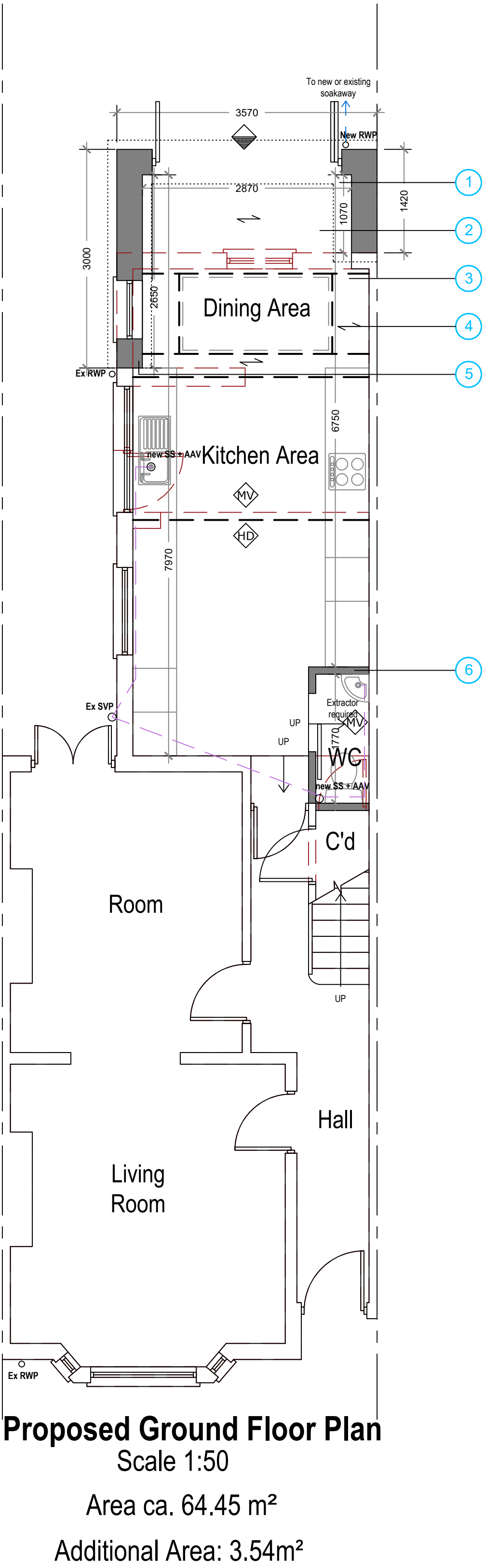
Arkiplan Architectural Ltd, Lytchett House, 13 Freeland Park, Wareham Road, Pool, Dorset BH16 6FA 0845 852 0852 enquiries@arkiplan.co.uk

The Building Regulations 2010

Under the above regulations, any works to a building that fall within the requirements must be inspected by either the Local Authority Building Control Department or a person registered under the Competent Person Scheme. This includes independent qualified building inspection organisations.

These drawings are intended only to obtain approval for Building Control applications by either the Local Authority Building Control Department or an independant building inspection company, and should not be used as working construction drawings.

These drawings provide an indication only of the work required, and the current building standards that must be met at the minimum level. All works must be discussed on-site between the contractor(s) and the Inspector prior to being undertaken. All guidance and instructions from the Building Inspector must be strictly adhered to at all times.

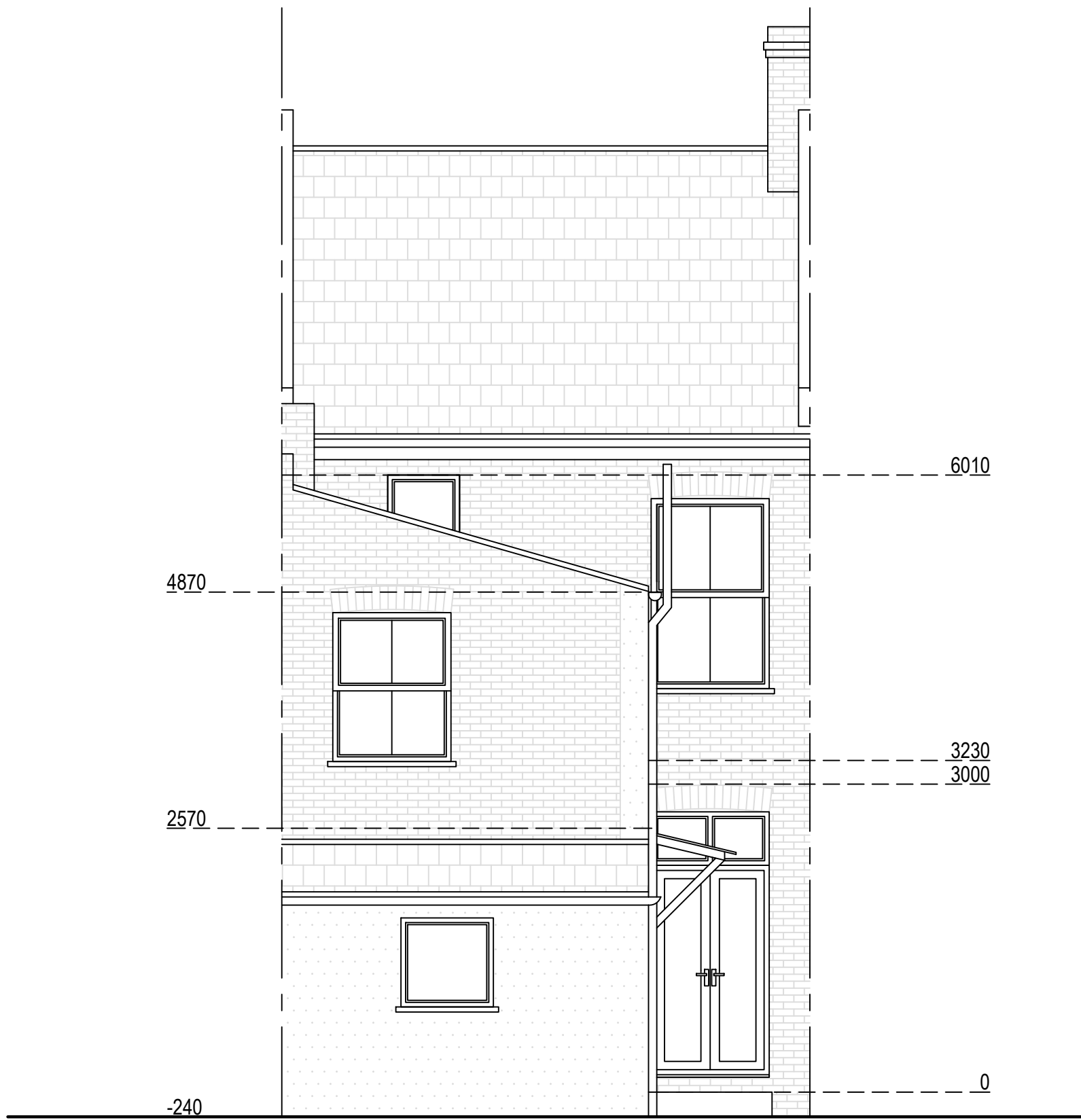


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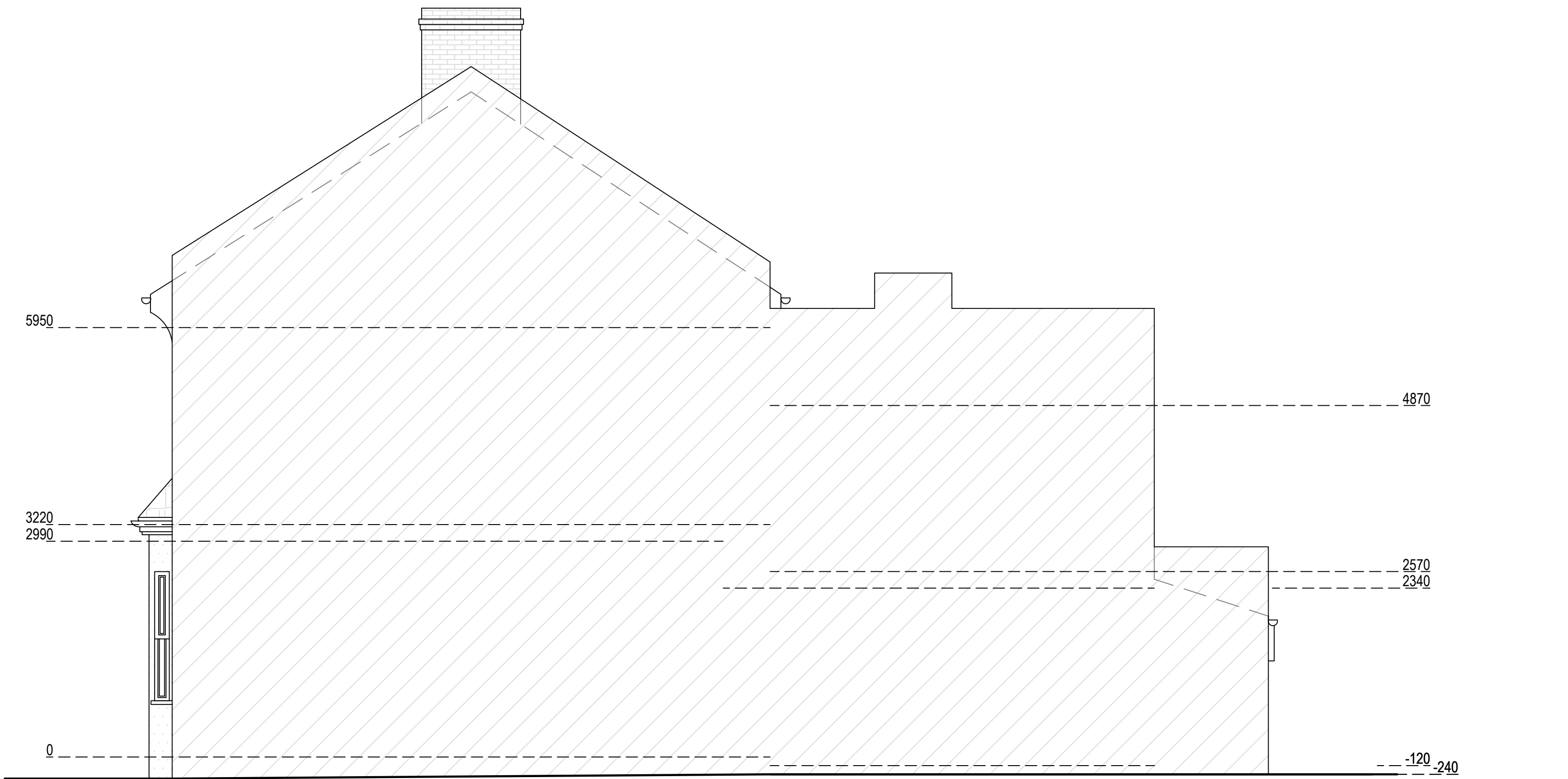
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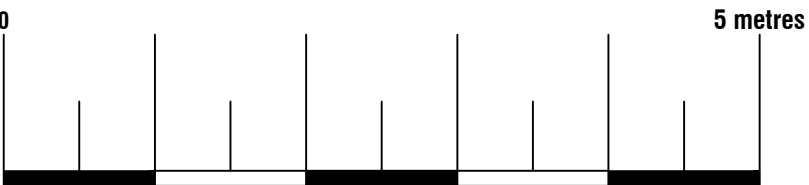
Existing West Elevation
Scale 1:50



Existing South Elevation
Scale 1:50



Existing North Elevation
Scale 1:50

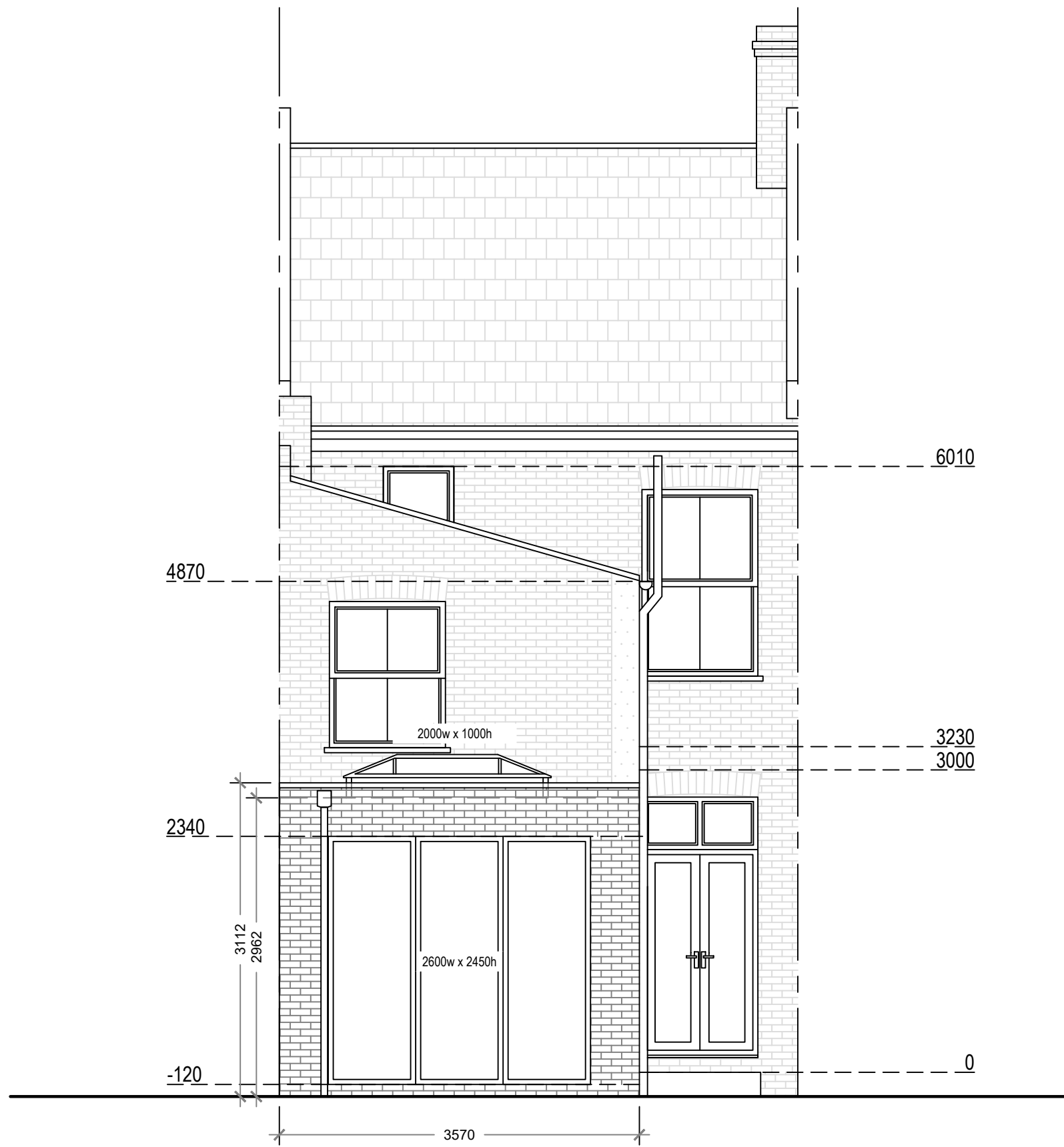




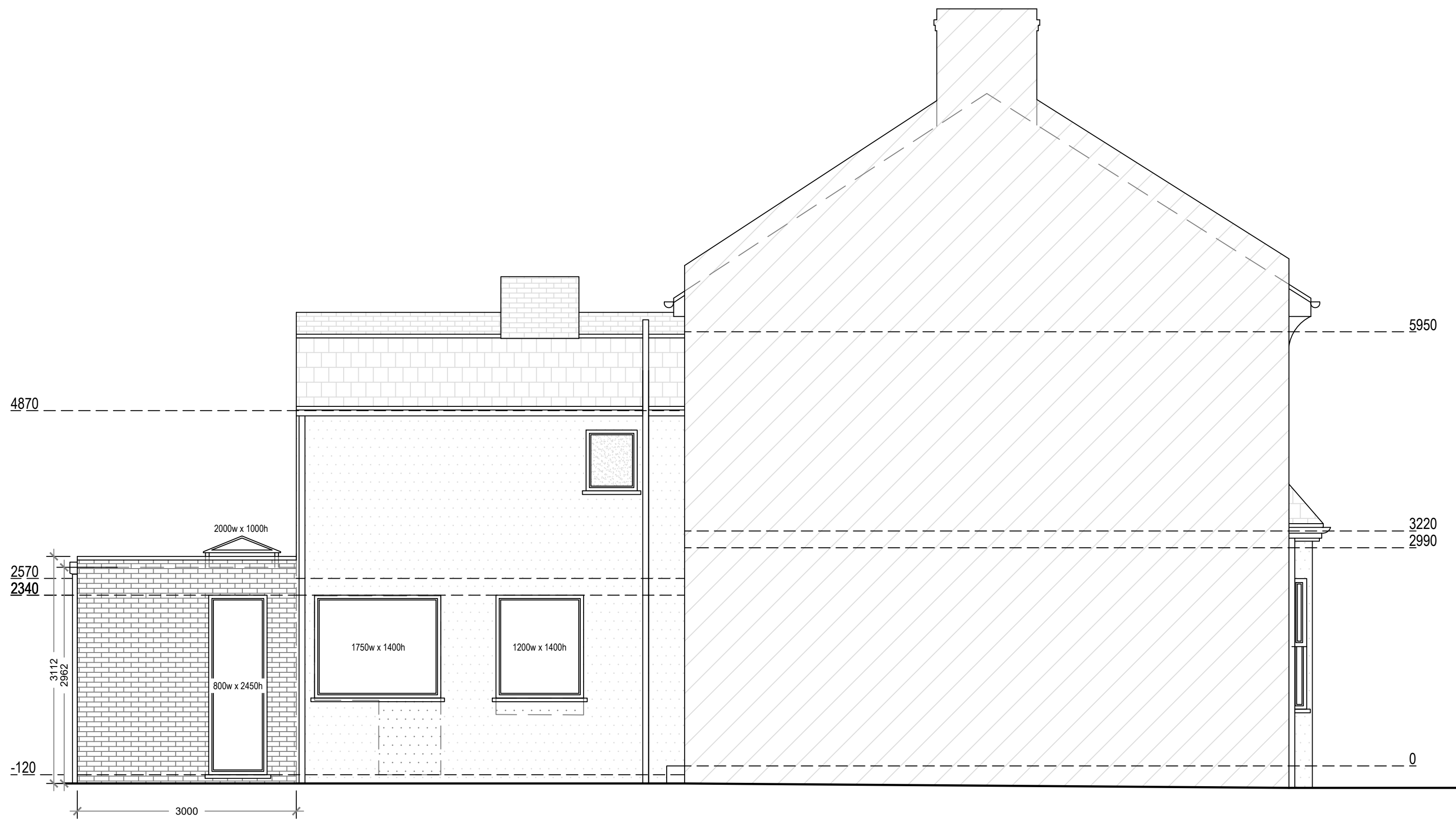
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Site	25 Cheshire Road, London N22 8JJ	Date	31.07.2023
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		Job	New Extension
Title Number	NGL395565	Scale	As Shown@A1
		Title	As Shown

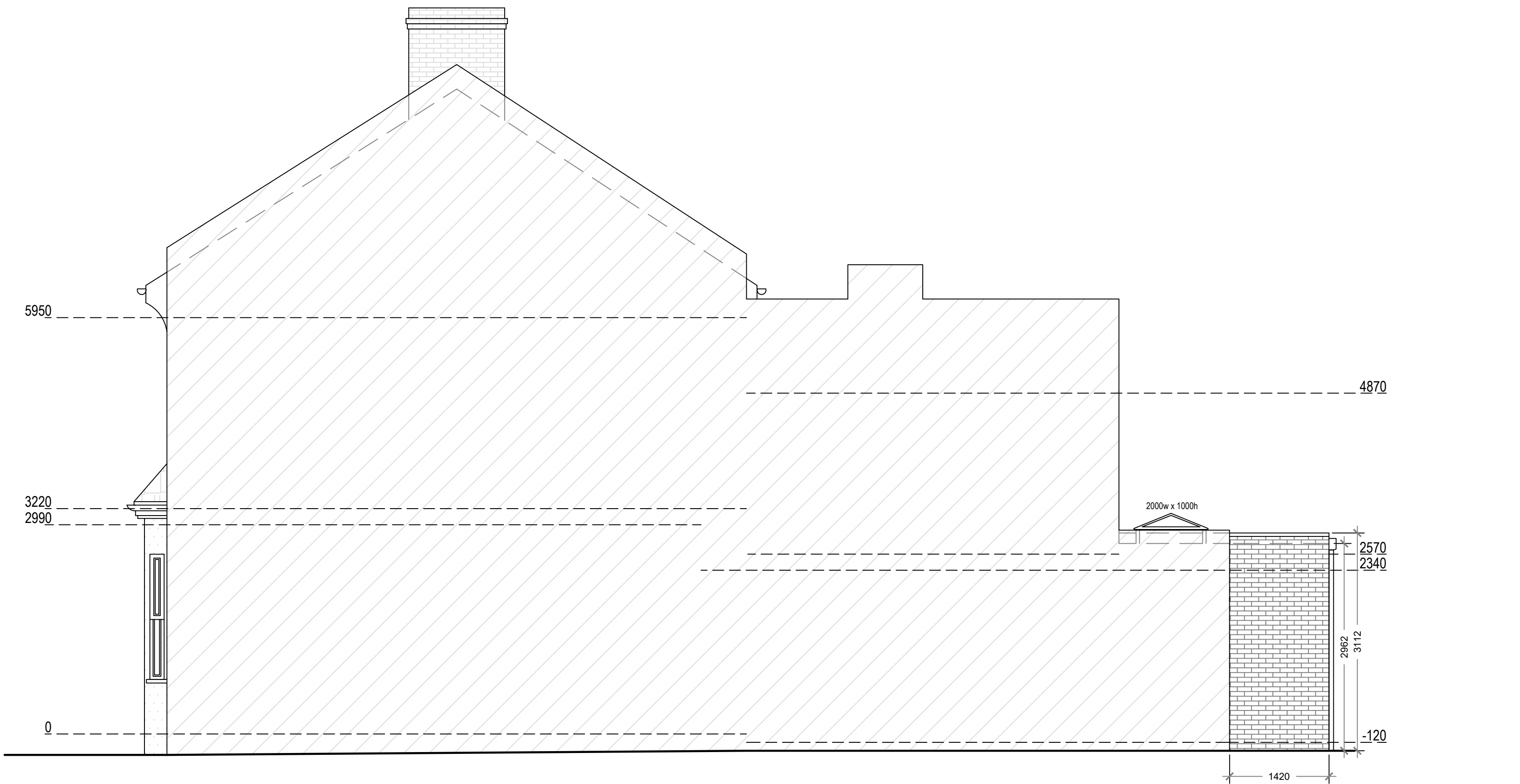
Proposed Materials:
Walls: Brick (to match existing)
Flat roof: Ply membrane
Windows: Double glazed (to match existing)
- all existing windows to be replaced



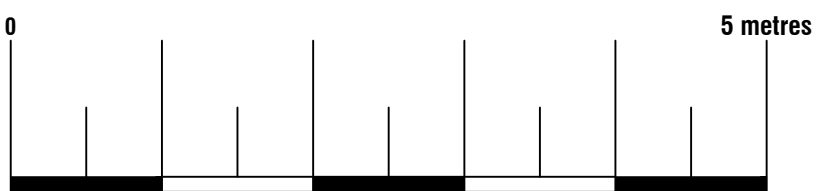
Proposed West Elevation
Scale 1:50



Proposed South Elevation
Scale 1:50



Proposed North Elevation
Scale 1:50



FOR BUILDING CONTROL APPROVAL ONLY
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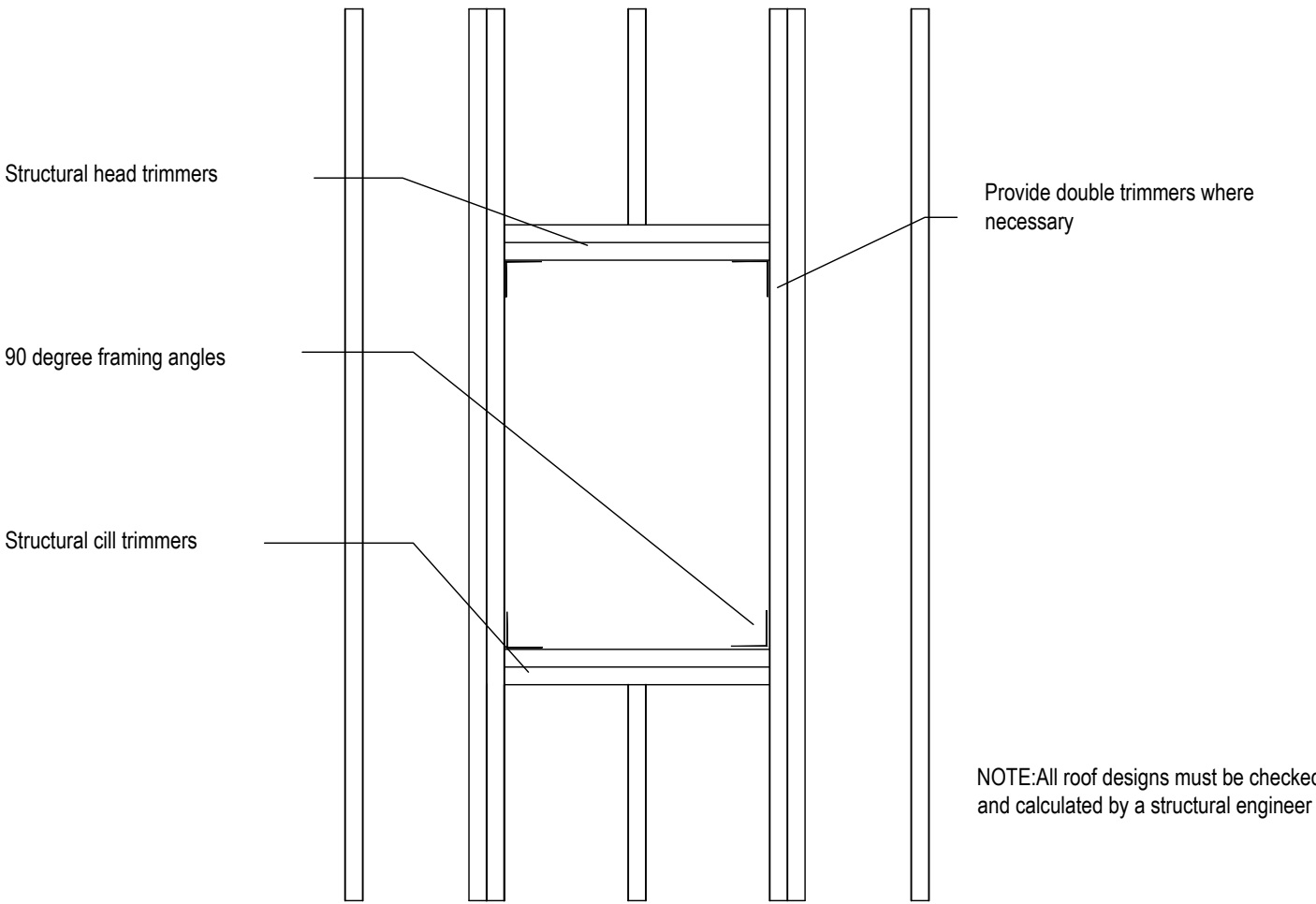
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		Job	New Extension
		Scale	As Shown@A1
Title Number	NGL395565	Title	As Shown

EXTENSION BUILDING REGULATIONS NOTES PLANNING NOTE Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions: - No more than half the area of land around the "original house" would be covered by additions to buildings. - No extension forward of the principal elevation or side elevation fronting a highway. - No extension higher than the highest part of the roof. - Maximum depth of a single storey rear extension to be 8m (4m on designated land or Site of Special Scientific Interest) if a detached house, or 6m (3m on designated land or Site of Special Scientific Interest) for any other house. - Maximum height of a single storey rear extension to be four metres. - Maximum ridge and eaves height no higher than existing house. - Roof pitch of extensions higher than one storey to match existing house. - Materials to be similar in appearance to the existing house. - Upper-floor, side-facing windows to be obscure glazed; any opening to be 1.7m above the floor. PARTY WALL ACT The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, or to near an existing Party Wall involves any of the following: - Support of beam - Insertion of DPC through wall - Raising a wall or cutting off projections - Demolition and rebuilding - Underpinning - Insertion of lead flashings - Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A Party Wall Agreement is to be in place prior to start of works on site. SITE PREPARATION Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gas, radon, vapours etc. on or in the ground covered, or to be covered by the building. CDM REGULATIONS 2015 The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project). Domestic clients The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works: (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. - Or (b) Exceeds 500 person days THERMAL BRIDGING Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric. MATERIALS AND WORKMANSHIP All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. EXISTING STRUCTURE Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer. ELECTRICAL All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BS, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion. INTERNAL LIGHTING Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide. HEATING Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations. OPENINGS AND RETURNS An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally) construction for pier less than 550mm to be specified by engineer. SAFETY GLAZING All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows. NEW AND REPLACEMENT WINDOWS New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. NEW AND REPLACEMENT DOORS New and replacement doors to achieve a U-Value of 1.40W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations. BACKGROUND AND PURGE VENTILATION Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 6000mm² and to kitchens, bathrooms, WCs and utility rooms at a rate of 4000mm². Where an open plan kitchen diner is proposed, a minimum of 3 trickle vents are necessary within the room (each 8000mm²). Purge ventilation - New Windows/lightings to have operable area in excess of 1/20th of their floor area. If the window opens more than 30° or 1/10th of their floor area if the window opens less than 30° Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. NEW EXTERNAL DOORS New external doors to achieve a U-Value of 1.40W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations. LINTELS For uniformly distributed loads and standard 2 storey domestic loadings only Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels are to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS S355RE to support loadings assessed to BS 5977 Part 1. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturers standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels. TYING EXISTING TO NEW WALL Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles connected to the existing wall and tied centrally to the proposed brick/blockwork at 450 centres. MOVEMENT JOINTS Movement joints to be provided at the following maximum spacing: Clay brickwork - 12m Calcium silicate brick - 7.5m Lightweight concrete block - density not exceeding 1,500kg/m³ - 6m. Dense concrete block - density exceeding 1,500kg/m³ - 7.5m. Any masonry in a parapet wall (length to height ratio greater than 3:1) - half the above spacings and 1.5m from corners. Movement joint widths for clay bricks to be not less than 1.3mm/min i.e. 12m = 16mm and for other masonry not less than 10mm. Additional movement joints may be required where the aspect ratio of the wall (length: height) is more than 3:1. Considerations to be given to BS 5628 Code of practice for use of masonry. EXTRACT TO WIC WIC to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent to have a 15mm overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Interim extract fans to BS EN 13141-4. Cooler hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body. EXTRACT TO KITCHEN Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Interim extract fans to BS EN 13141-4. Cooler hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.	1 STRIP FOUNDATION STRIP FOUNDATION Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.	3 UPGRADE OF GROUND FLOOR (BATTENS) UPGRADING EXISTING CONCRETE FLOOR To achieve U-value of 0.25W/m²K The existing solid floor slab must be checked for stability and be free from defects as required by Building Control. The floor will need upgrading to ensure adequate damp protection and to prevent heat loss. Fix P5 moisture resistant structural grade flooring board to EN312-5 and EN13986 onto tanalised treated timber battens plugged and screwed into a concrete slab beneath. Lay boarding with staggered joints. Place 100mm Celotex GA4000 insulation between the battens (fully filling the void). A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Provide a 1200 gauge DPM linked to DPC in the walls over existing slab (if required). A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor level.	4 WARM FLAT MEMBRANE ROOF WARM FLAT ROOF (imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²) To achieve U value 0.15 W/m²K Flat roof to be single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood over 165mm Celotex XR4000 insulation. Insulation bonded to vcl on 22mm external quality plywood decking or similar approved on sw firings to minimum 1 in 40 fall on sw treated 50 x 150mm flat roof C24 timber joists at 400mm ctrs. Finish with 12.5mm plasterboard over vcl and skim coat of finishing plaster.	6 STUD WALL INTERNAL STUD PARTITIONS 100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.	5 STANDARD PARTIAL FILL BRICK CAVITY WALL PARTIAL FILL CAVITY WALL To achieve minimum U Value of 0.18 W/m²K Provide 103mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 100mm Celotex CW4000 insulation fixed to internal leaf constructed of 100mm, 0.45 W/m²K standard block. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.	2 SOLID GROUND FLOOR SOLID FLOOR INSULATION OVER SLAB To meet min U value required of 0.18 W/m²K Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 100mm thick Celotex GA4000, 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over.	WINDOW HEAD AND LINTEL WINDOW SILL WINDOW REVEAL (Plan) WALL TIES All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845	CAVITIES Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres. EXISTING TO NEW WALL Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles. CAVITY BARRIERS 30 minute fire resistant cavity barriers to be provided at at tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturer's details.																		
					<table><tr><td colspan="2">74 Cardiff Road, CF15 7QE • Enquiries@ArkiPlan.co.uk</td><td>Date</td><td colspan="2">31.07.2023</td></tr><tr><td rowspan="3">Site</td><td rowspan="3">25 Cheshire Road, London N22 8JJ</td><td>Sheet</td><td>23-1210</td><td>D06 REV 1</td></tr><tr><td>Job</td><td colspan="2">New Extension</td></tr><tr><td>Scale</td><td colspan="2">Not To Scale</td></tr><tr><td>Title Number</td><td>NGL395565</td><td>Title</td><td colspan="2">Specification & Section Detail Drawings 1:10</td></tr></table>	74 Cardiff Road, CF15 7QE • Enquiries@ArkiPlan.co.uk		Date	31.07.2023		Site	25 Cheshire Road, London N22 8JJ	Sheet	23-1210	D06 REV 1	Job	New Extension		Scale	Not To Scale		Title Number	NGL395565	Title	Specification & Section Detail Drawings 1:10	
74 Cardiff Road, CF15 7QE • Enquiries@ArkiPlan.co.uk		Date	31.07.2023																							
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		Job	New Extension																							
		Scale	Not To Scale																							
Title Number	NGL395565	Title	Specification & Section Detail Drawings 1:10																							

ROOFLIGHTS (STRUCTURE)

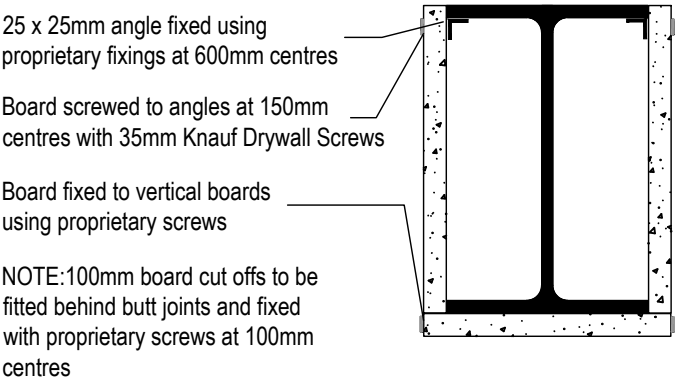
Rooflight installed in accordance with manufactures details



ROOF LIGHTS
Min U-value of 1.4 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufactures instructions with rafters doubled up to sides and suitable flashings etc.

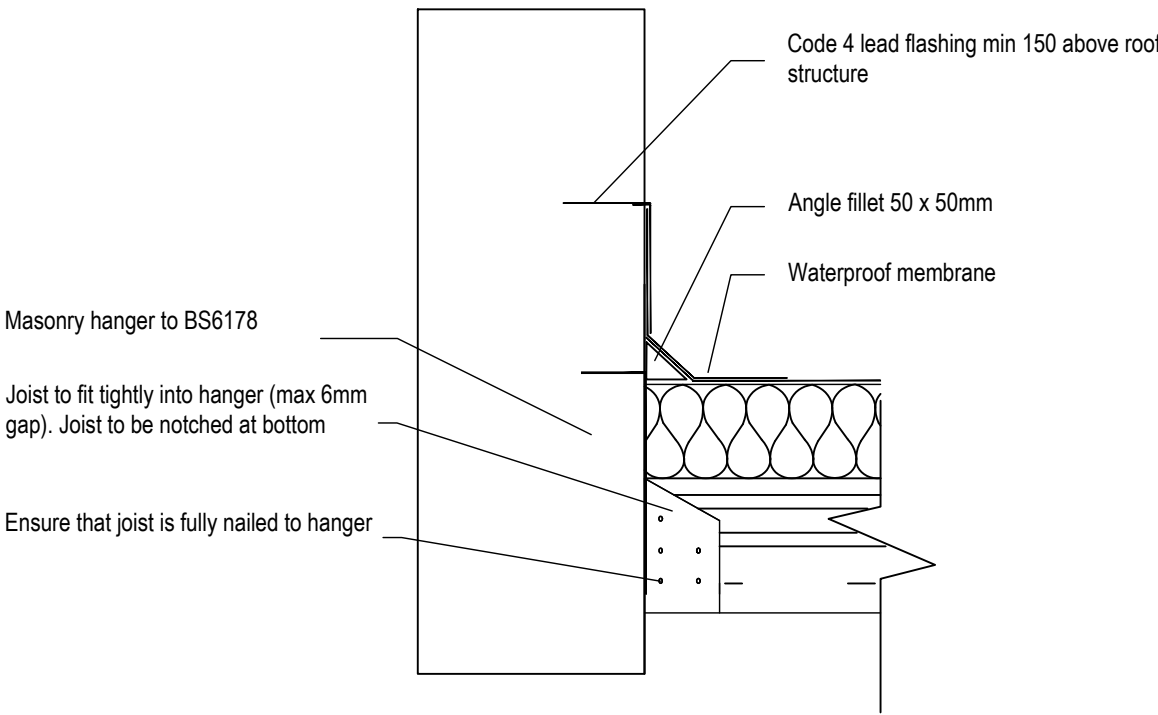
FIRE PROTECTION OF STEEL BEAM

(Knauf fire board - as section 6 :2012 of manufacturer's details)

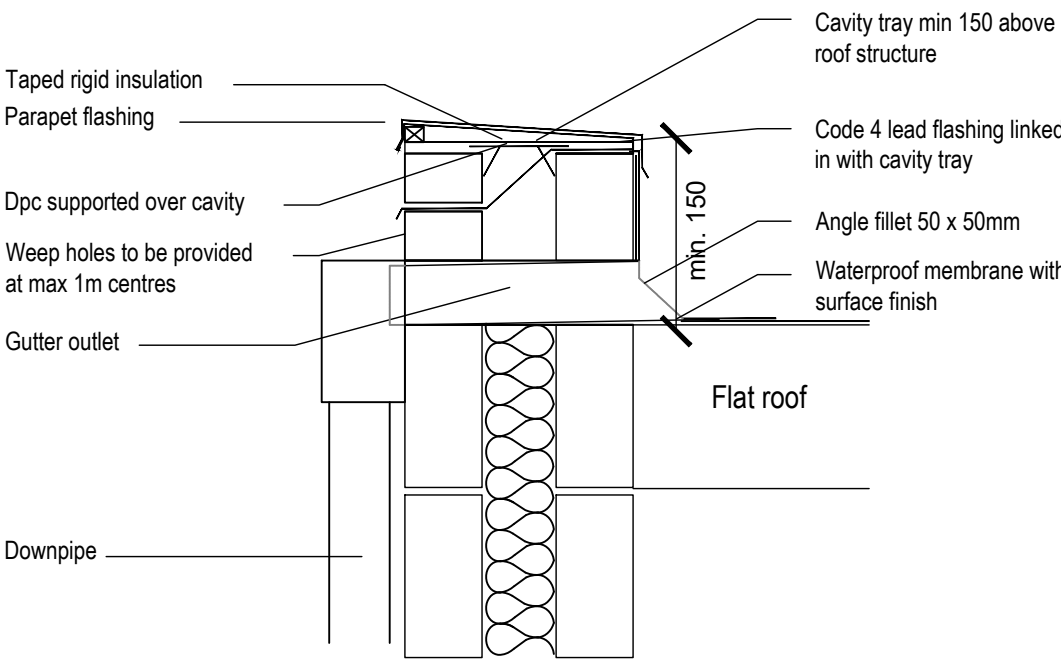


BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

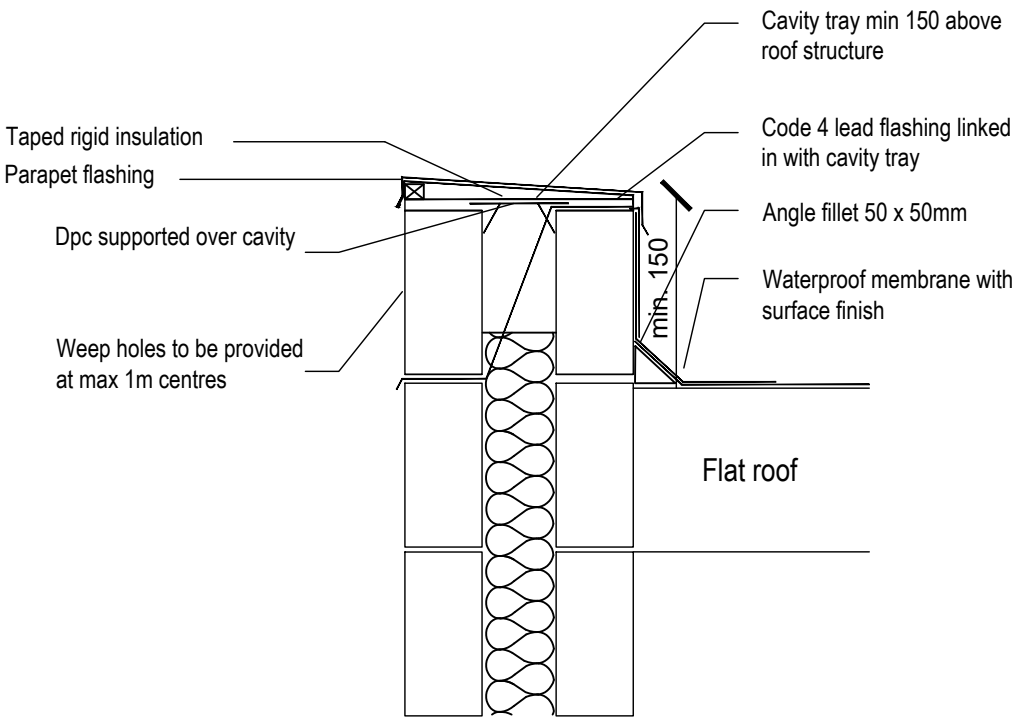
FLAT ROOF / WALL ABUTMENT



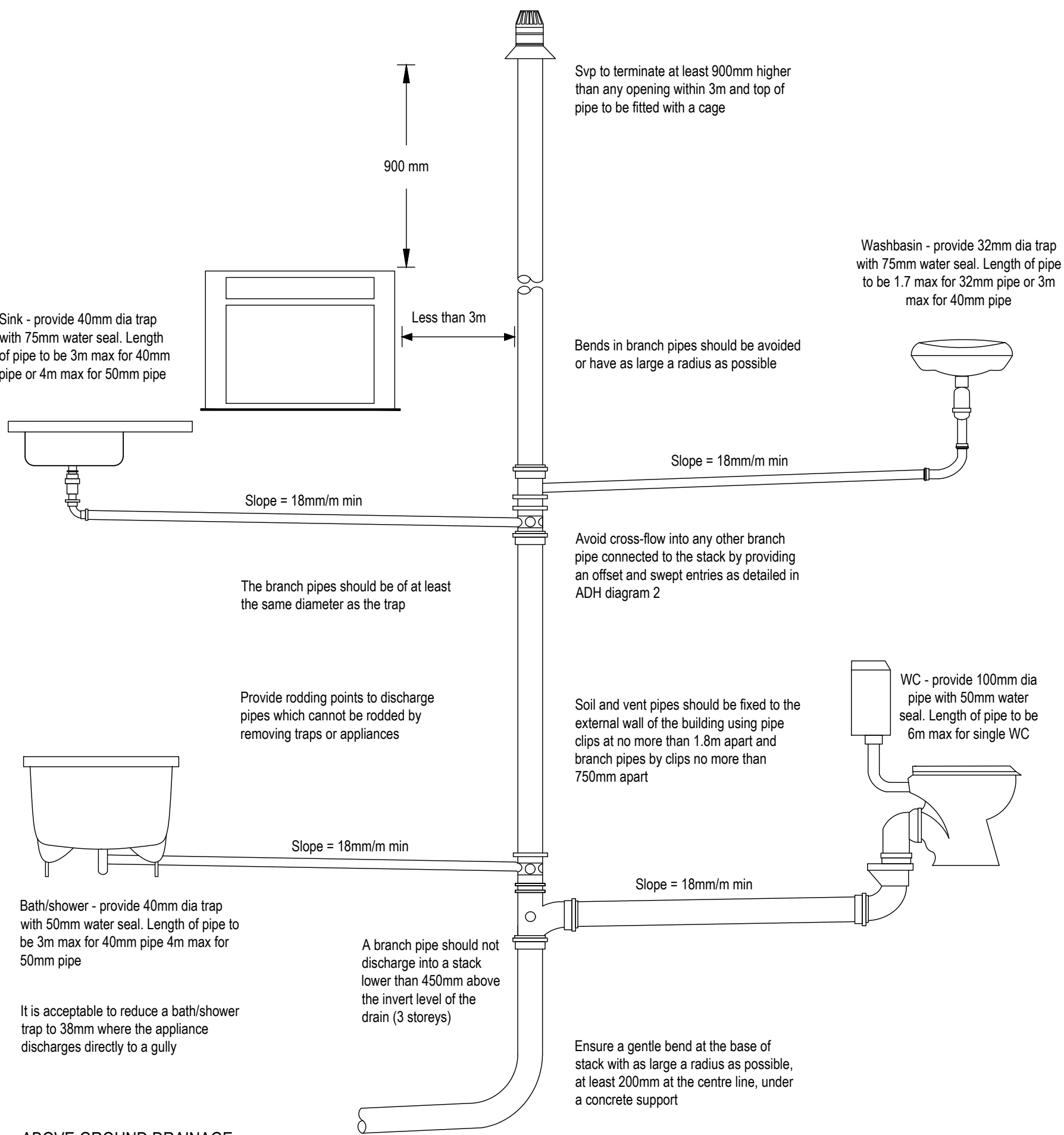
PARAPET WITH FLAT ROOF DETAIL



PARAPET WITH FLAT ROOF DETAIL



ABOVE GROUND DRAINAGE
SCALE 1:20



ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

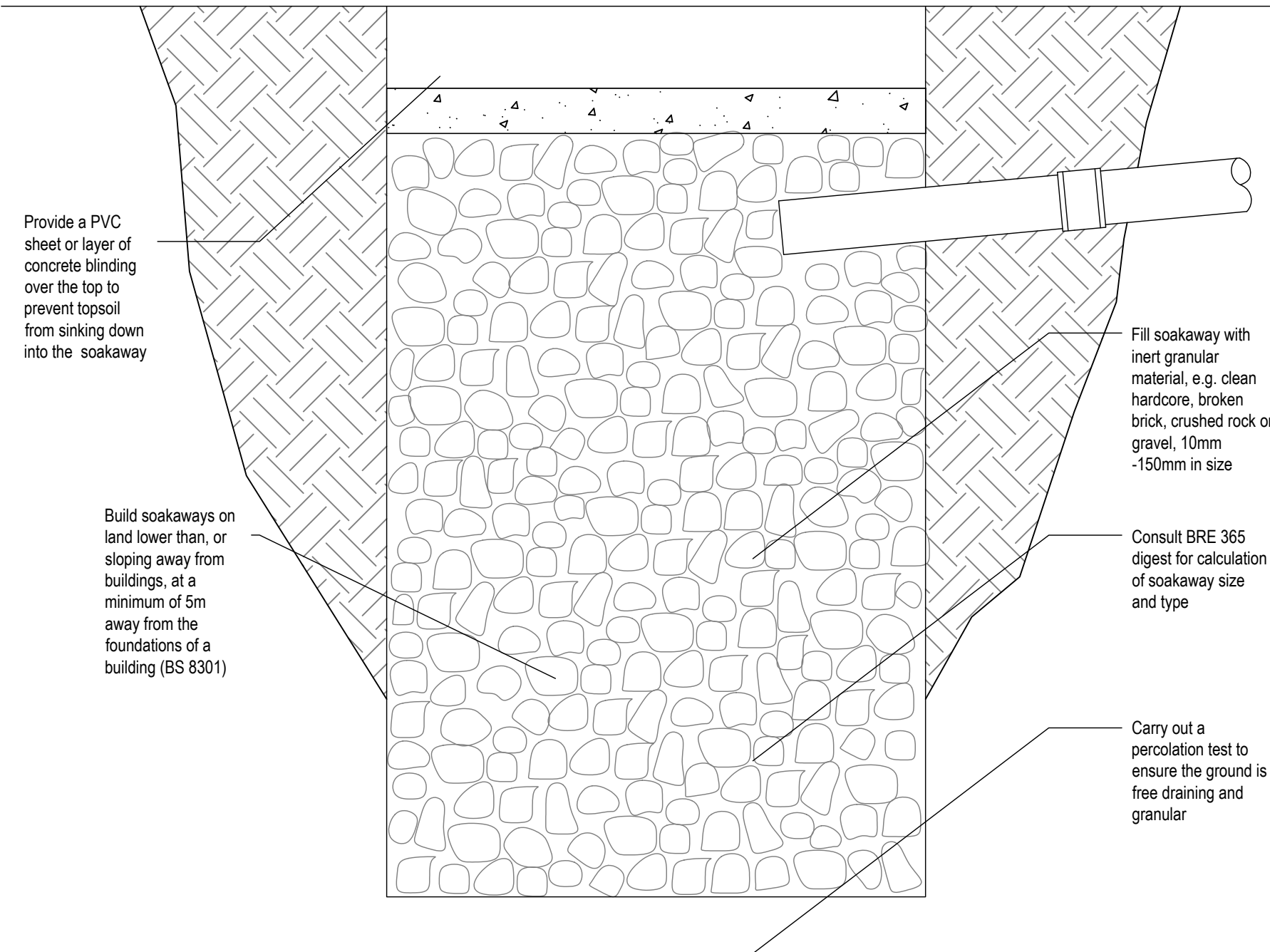
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
- Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
- Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
- W/C - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m, or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

SOAKAWAY OPTIONS -

please confirm on site with the BCO the required method

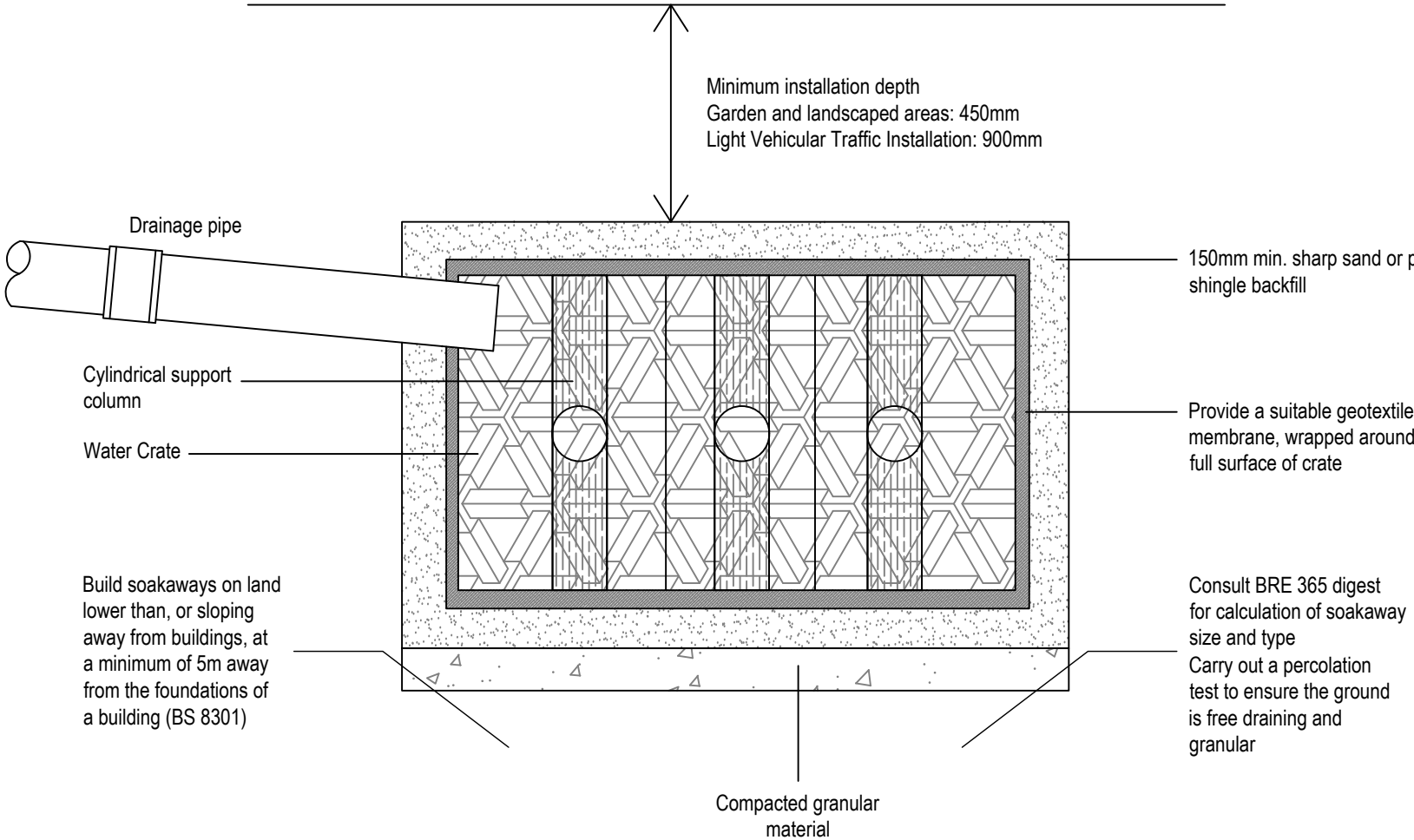
SOAKAWAY

Soakaway size and type dependent on space requirements, site layout, topography, water table, subsoil type, etc.
Designed to BS EN 752:2017 and BRE digest 365



SOAKAWAY CRATES

Soakaway size and type dependent on space requirements, site layout, topography, water table, subsoil type, etc.
Designed to BS EN 752



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Site	25 Cheshire Road, London N22 8JJ	Date	31.07.2023
		Sheet	23-1210 D07 REV 1
		Job	New Extension
		Scale	Not To Scale
Title Number	NGL395565	Title	Section Detail Drawings 1:10