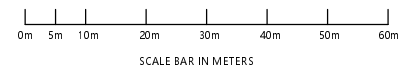
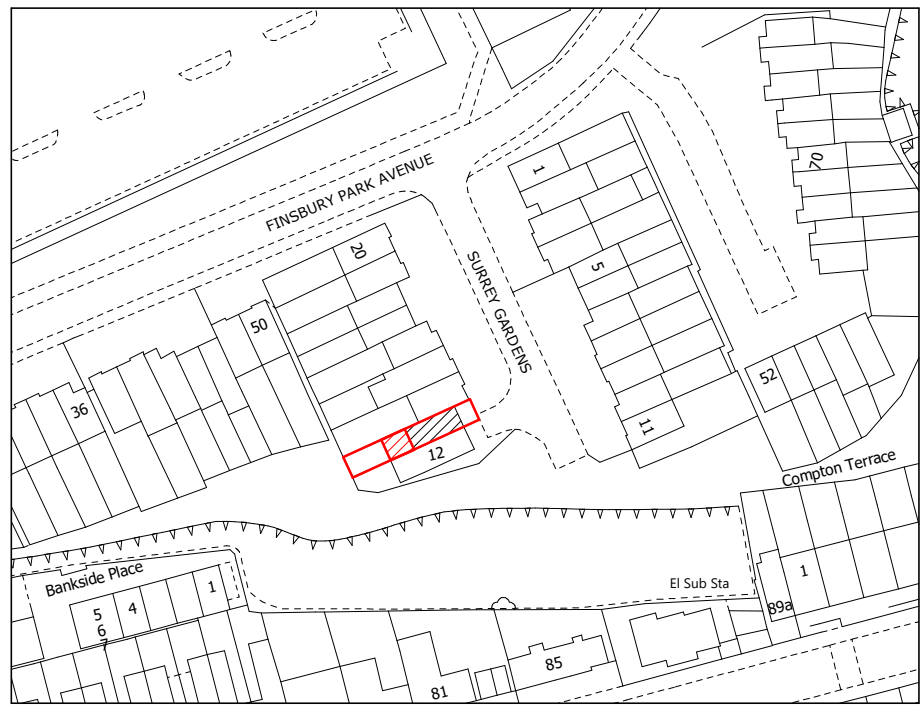


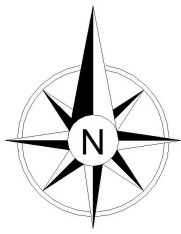
SCALE 1:1250



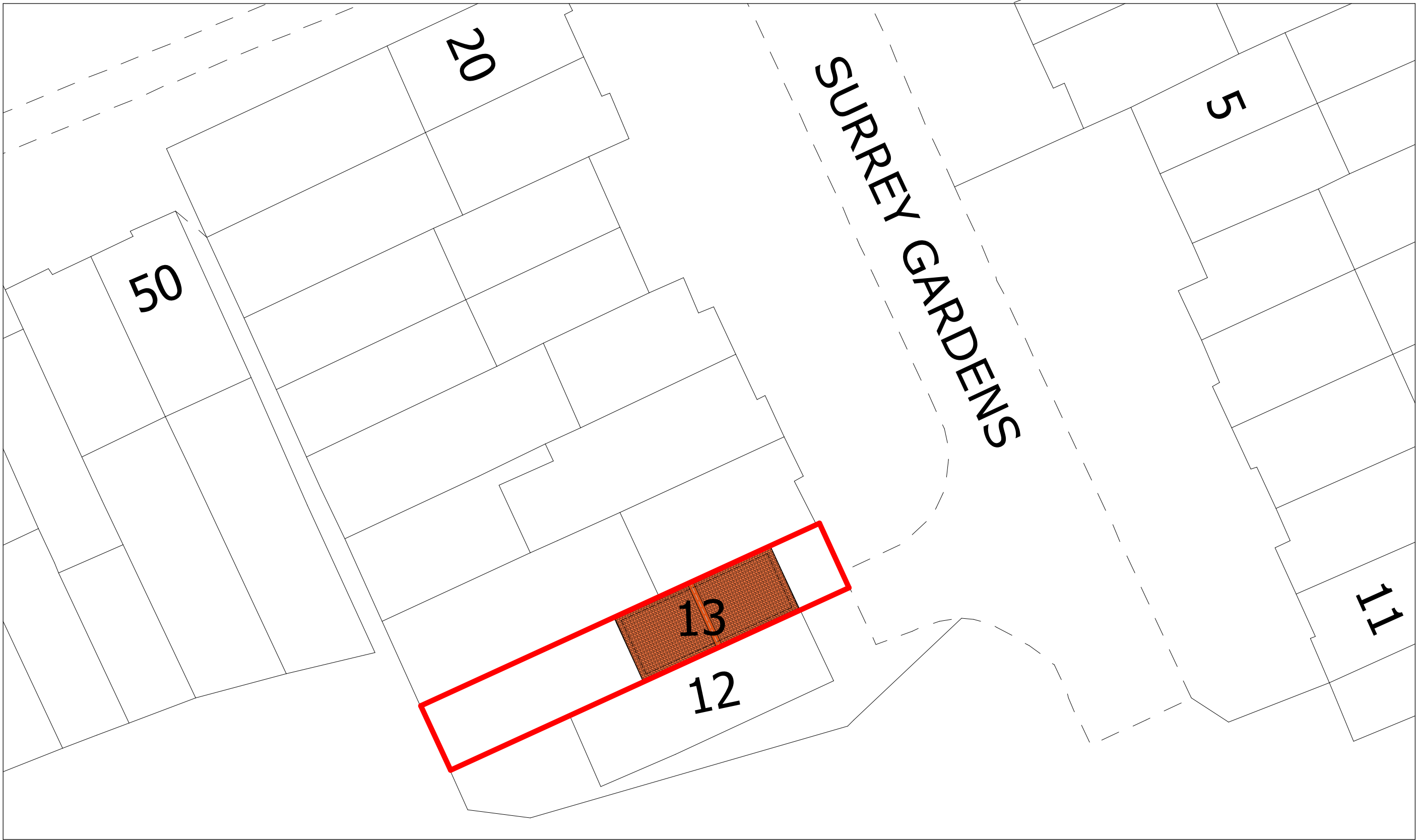
EXISTING 1:200



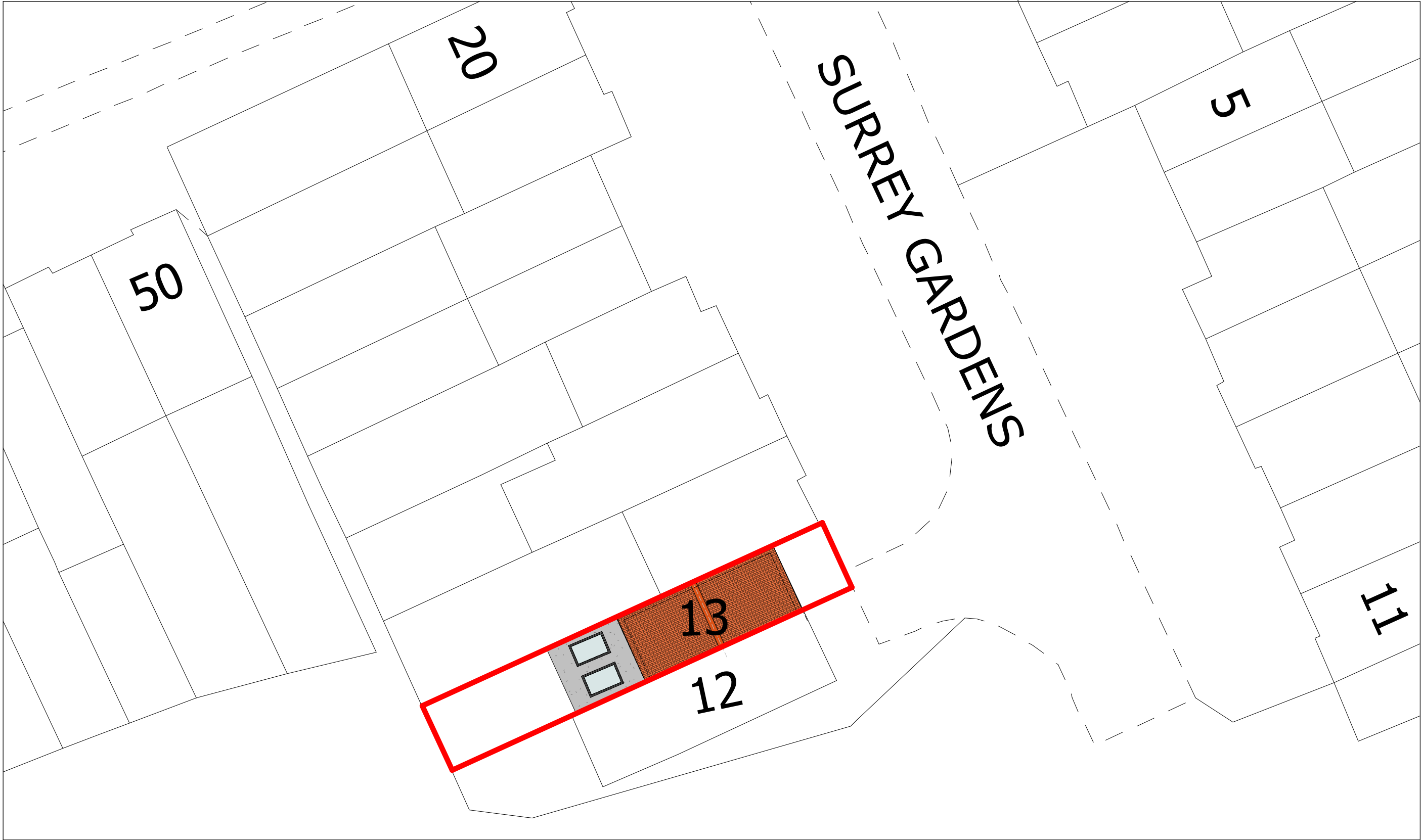
LOCATION PLAN



- Site
- Existing Building Footprint
- Proposed Building Footprint



EXISTING SITE PLAN

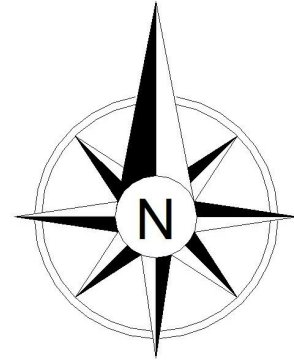


PROPOSED SITE PLAN

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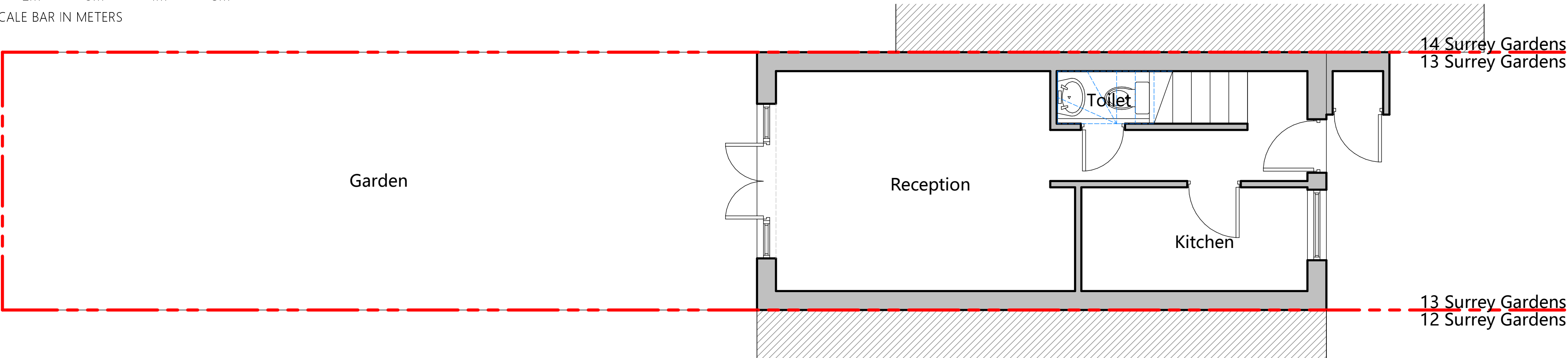
Project
Proposed Ground Floor Rear Extension at
13 Surrey Gardens,
Finsbury Park,
London N4 1UD,
UK

Client
13 Surrey Gardens,
Finsbury Park,
London N4 1UD,
UK

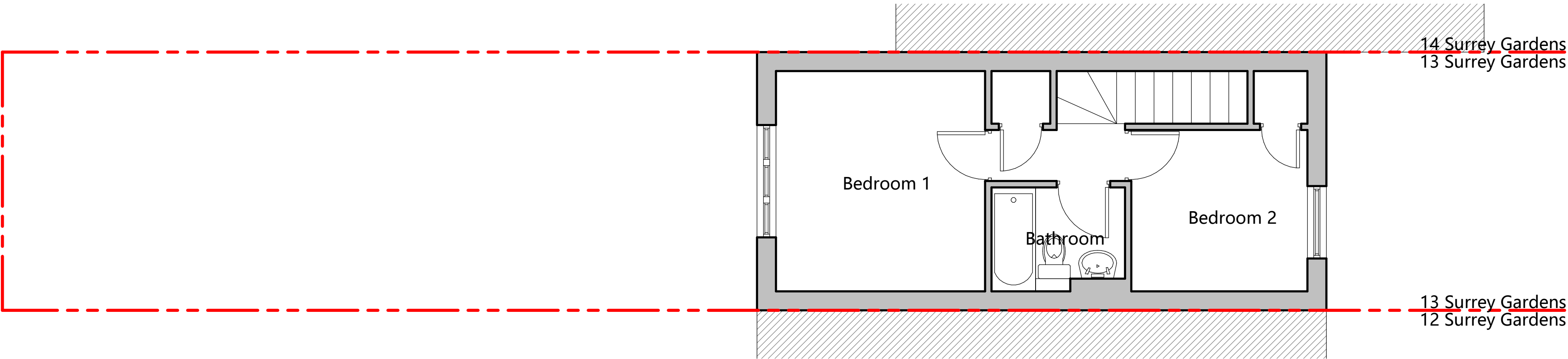
Drawing Title
Location Plan and Site Plans

Scale 1:1250 @ A1 1:100 @ A1	Drawn RKA 10/01/21	Checked	Authorised
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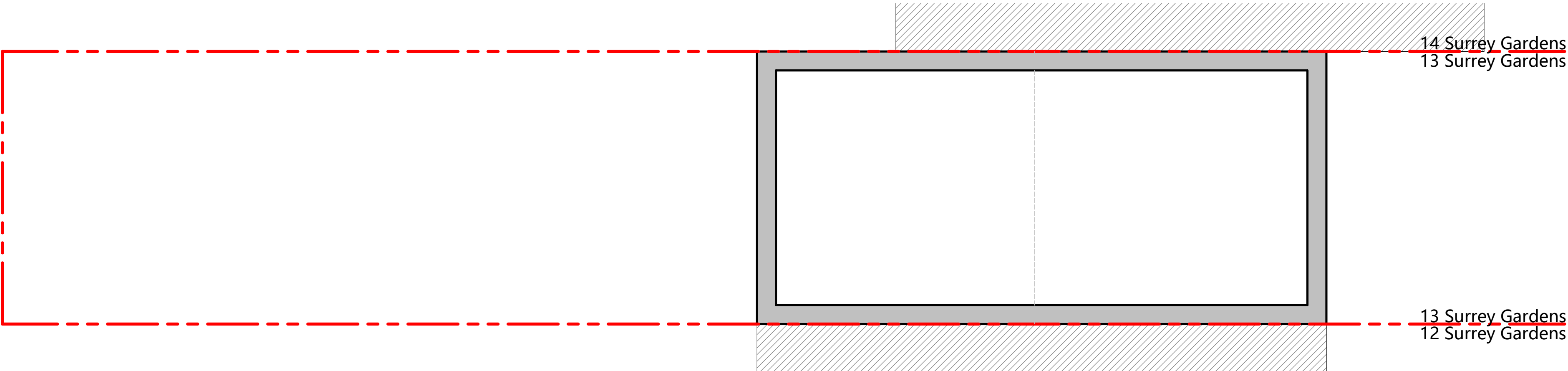
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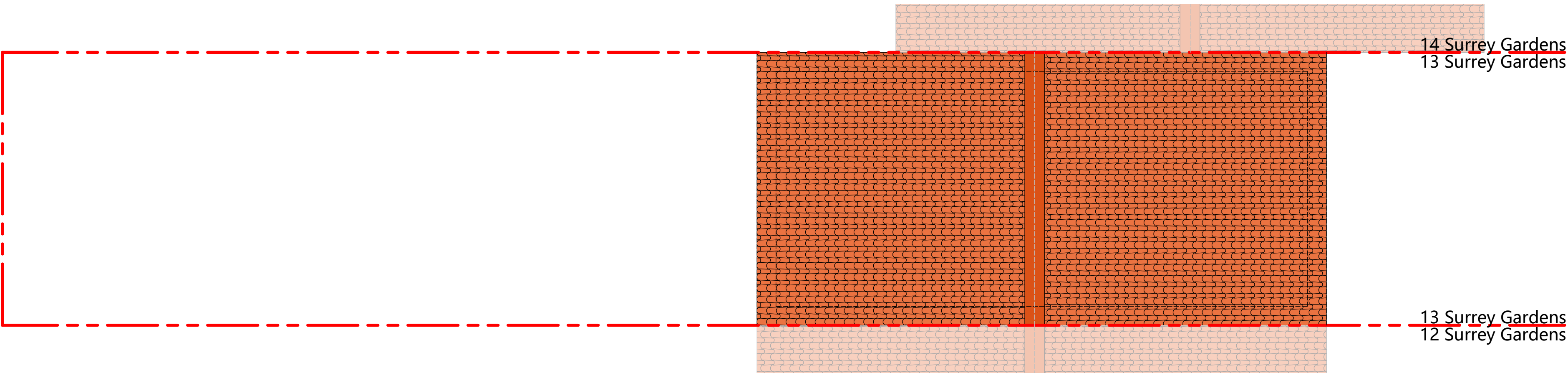
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING LOFT FLOOR PLAN



EXISTING ROOF PLAN

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Project
Proposed Ground Floor Rear Extension at
13 Surrey Gardens,
Finsbury Park,
London N4 1UD, UK

Client
13 Surrey Gardens,
Finsbury Park,
London N4 1UD, UK

Drawing Title
Existing Floor Plans

Scale 1: 50	Drawn RKA 07/06/21	Checked	Authorised
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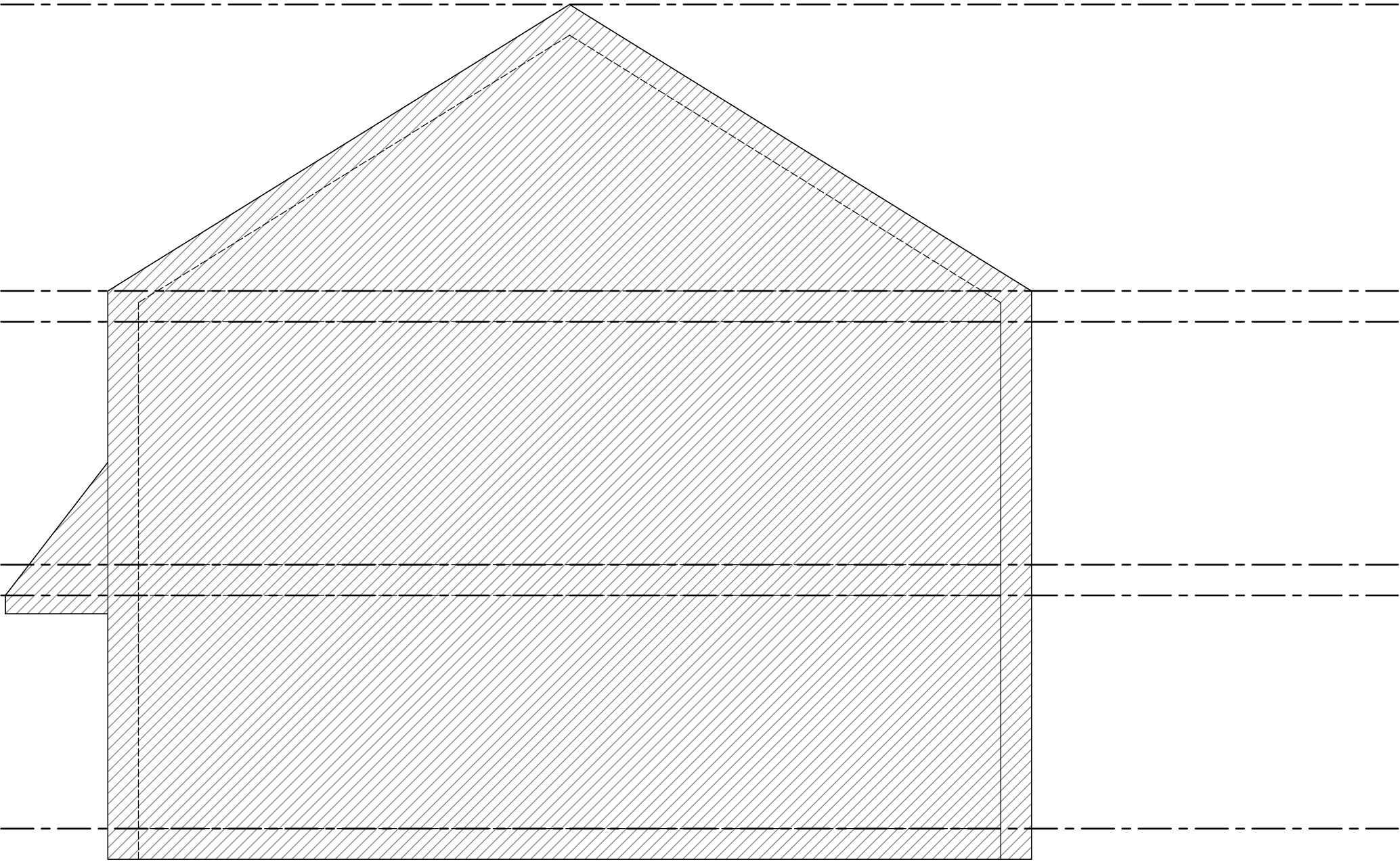
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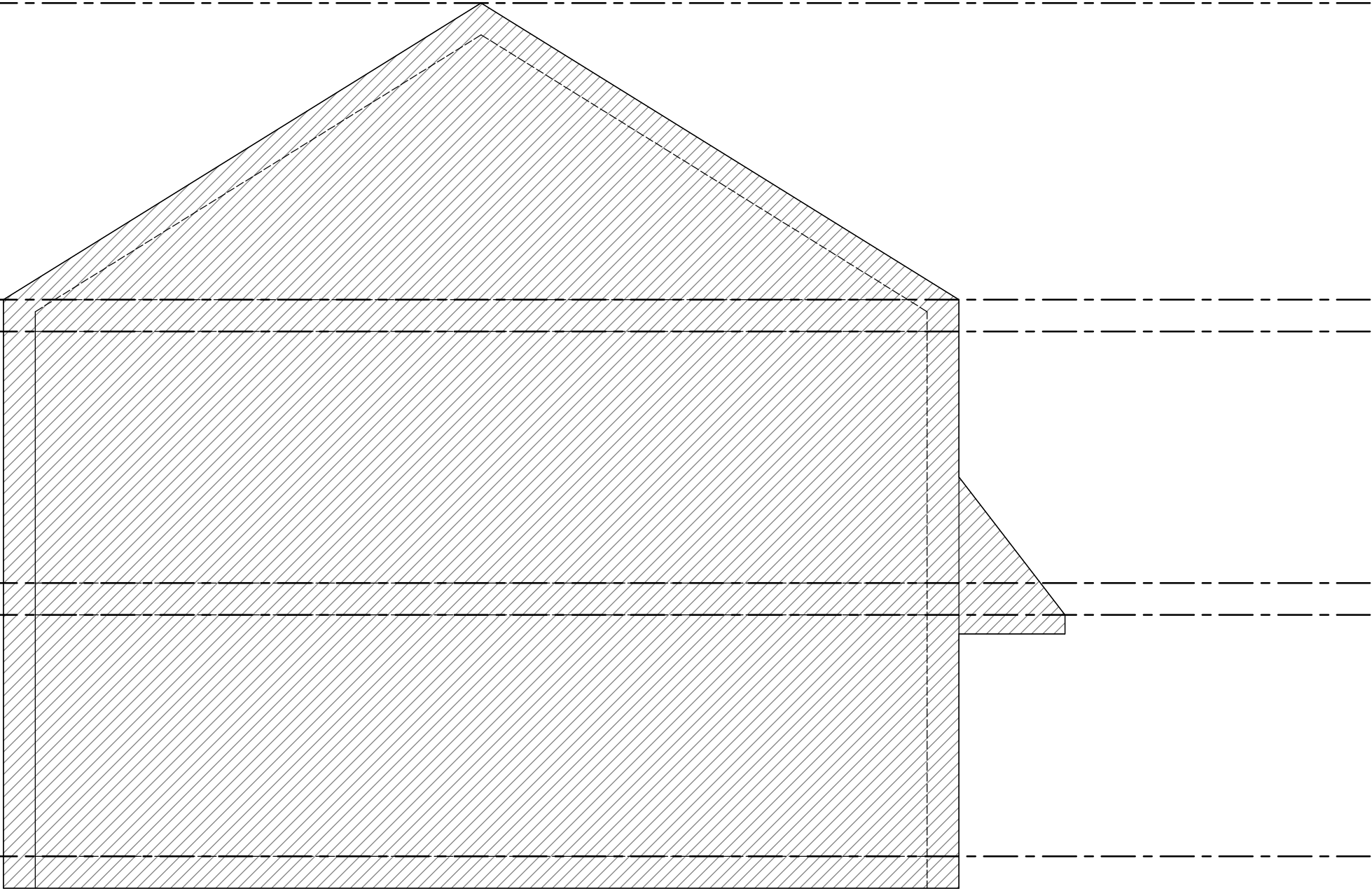
EXISTING FRONT ELEVATION



EXISTING RIGHT ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT ELEVATION



Project			
Proposed Ground Floor Rear Extension at 13 Surrey Gardens, Finsbury Park, London N4 1UD, UK			
Client			
13 Surrey Gardens, Finsbury Park, London N4 1UD, UK			
Drawing Title			
Existing Elevations			

Scale	Drawn	Checked	Authorised
1 : 50	RKA		
		07/28/21	
Drawing Number			Rev
03			

PROPOSED 1:50

0m

.5m

1m

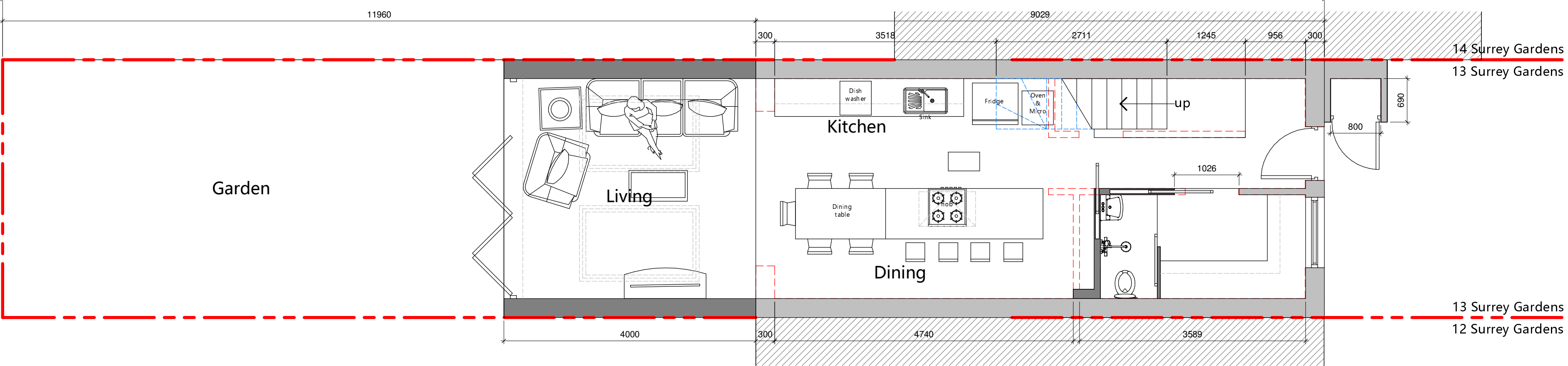
2m

3m

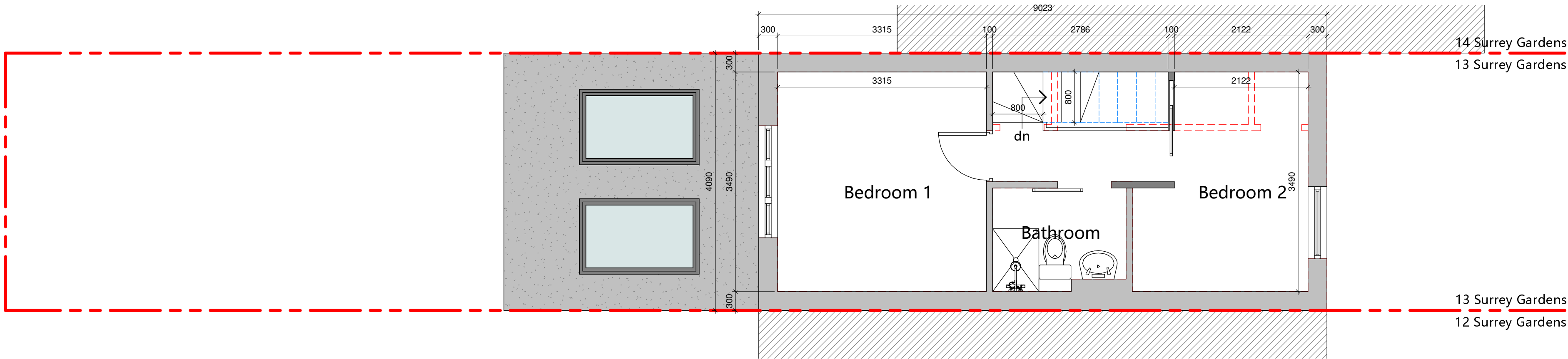
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5m

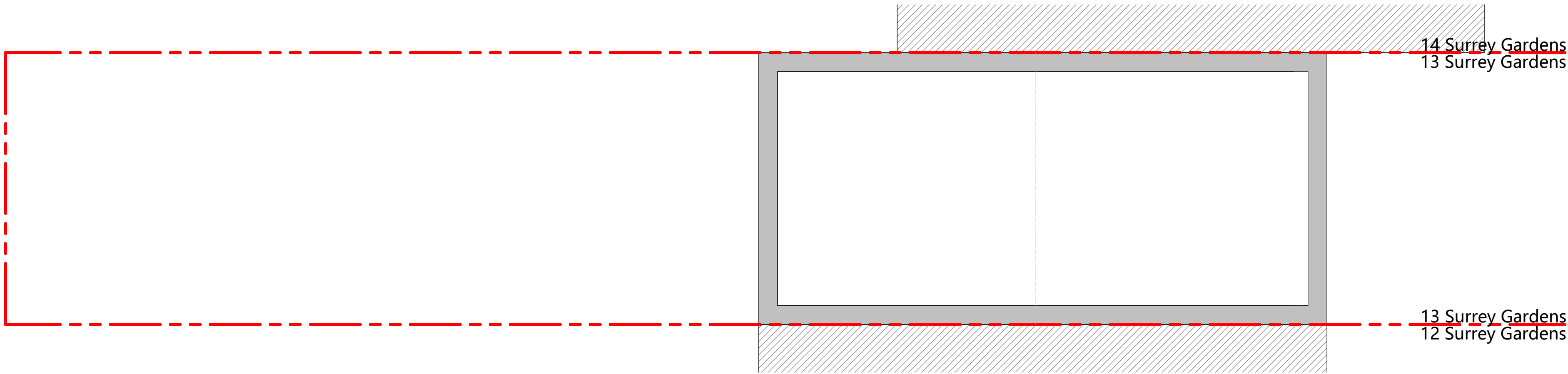
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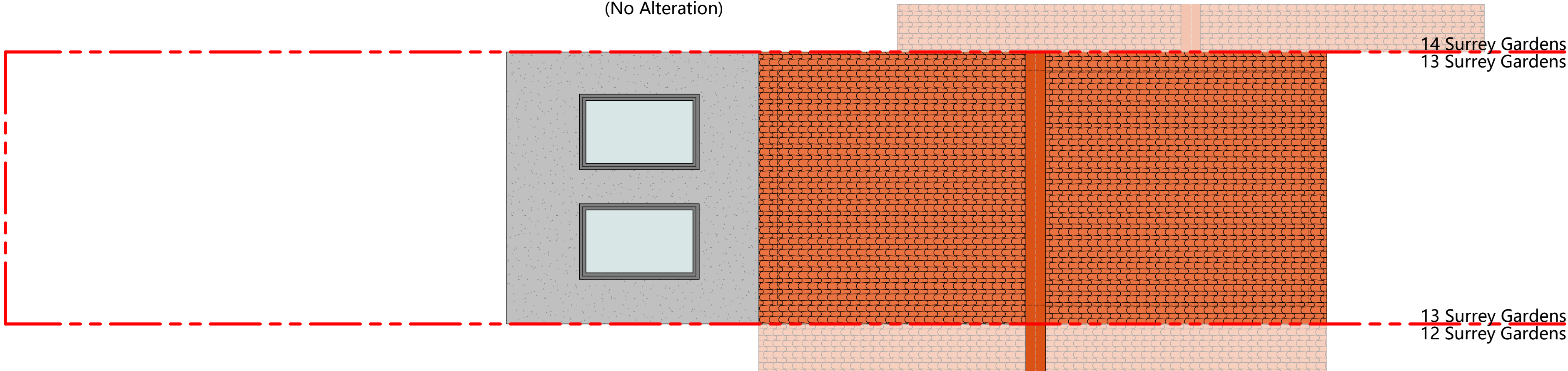
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED LOFT FLOOR PLAN
(No Alteration)



PROPOSED ROOF PLAN

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figured dimensions to be taken. Any
discrepancies to be reported to the Studio
136 Architects prior to setting out or

KEYS	
	DEMOLATION
	PROPOSED WALL
	EXISTING WALL



Project			
Proposed Ground Floor Rear Extension at 13 Surrey Gardens, Finsbury Park, London N4 1UD, UK			
Client			
13 Surrey Gardens, Finsbury Park, London N4 1UD, UK			
Drawing Title			
Proposed Floor Plans			
Scale	Drawn	Checked	Authorised
1:50 @ A1	RKA		
Drawing Number		Rev	
04			

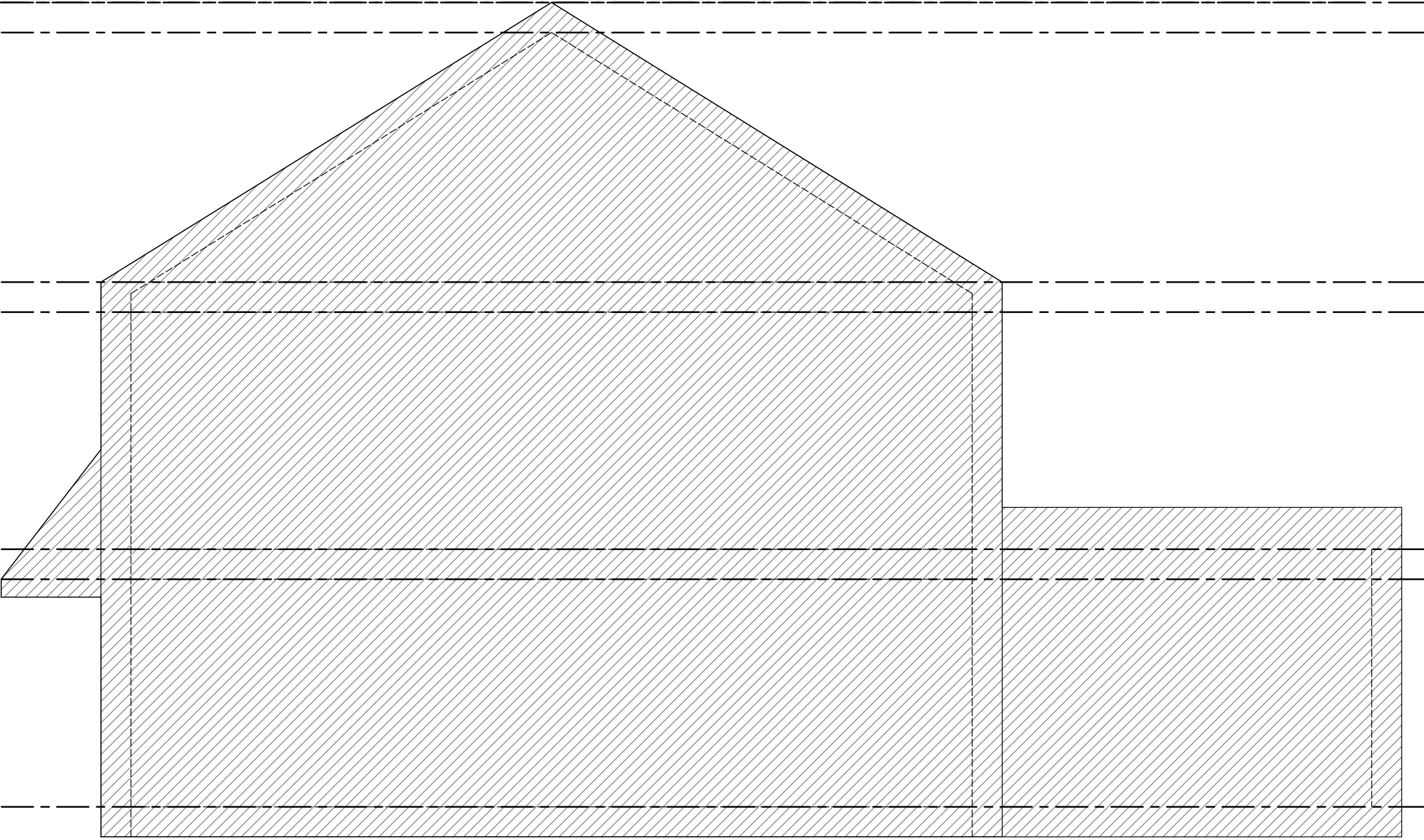
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PROPOSED FRONT ELEVATION

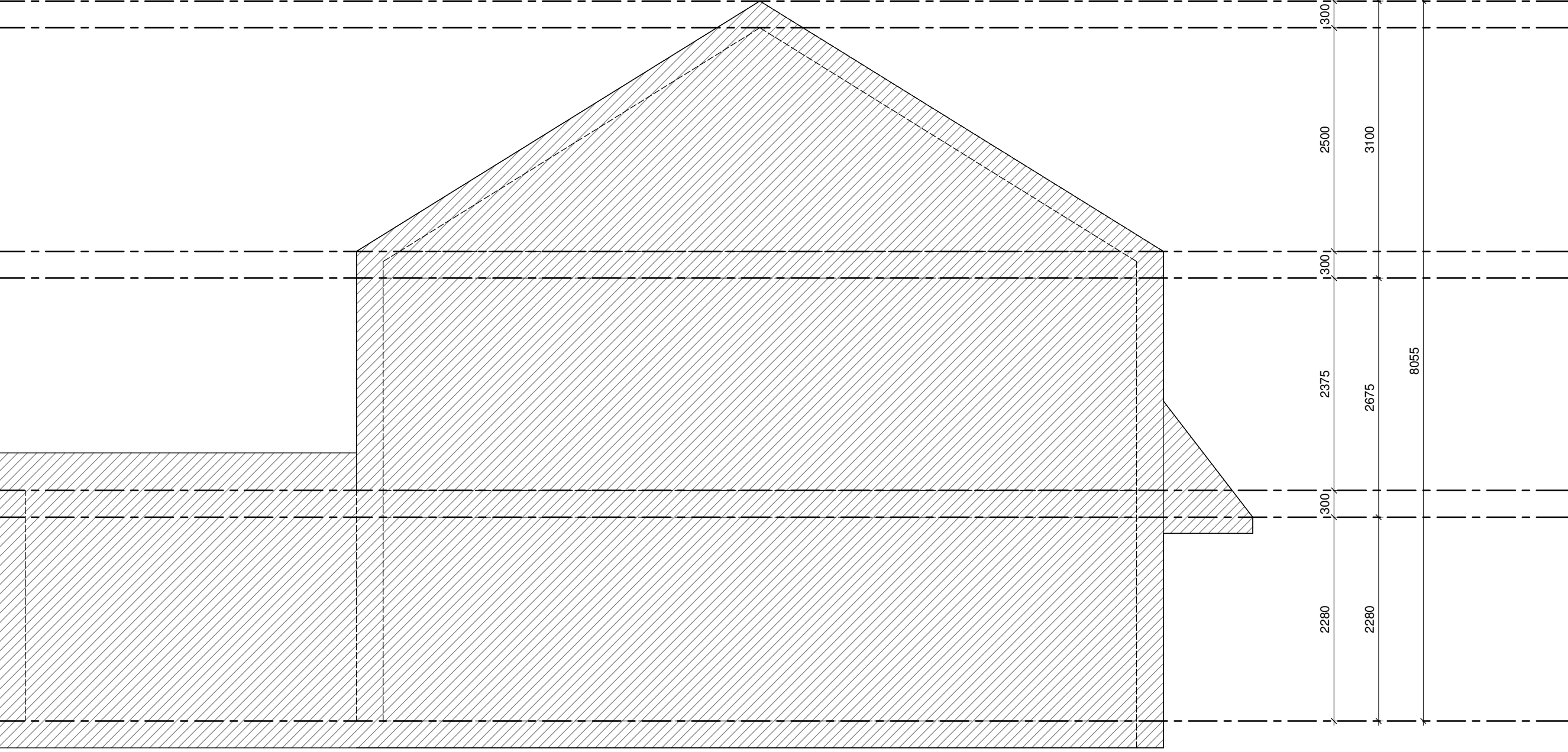
(No Alteration)



PROPOSED RIGHT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT ELEVATION



Project

Proposed Ground Floor Rear Extension at
13 Surrey Gardens,
Finsbury Park,
London N4 1UD,
UK

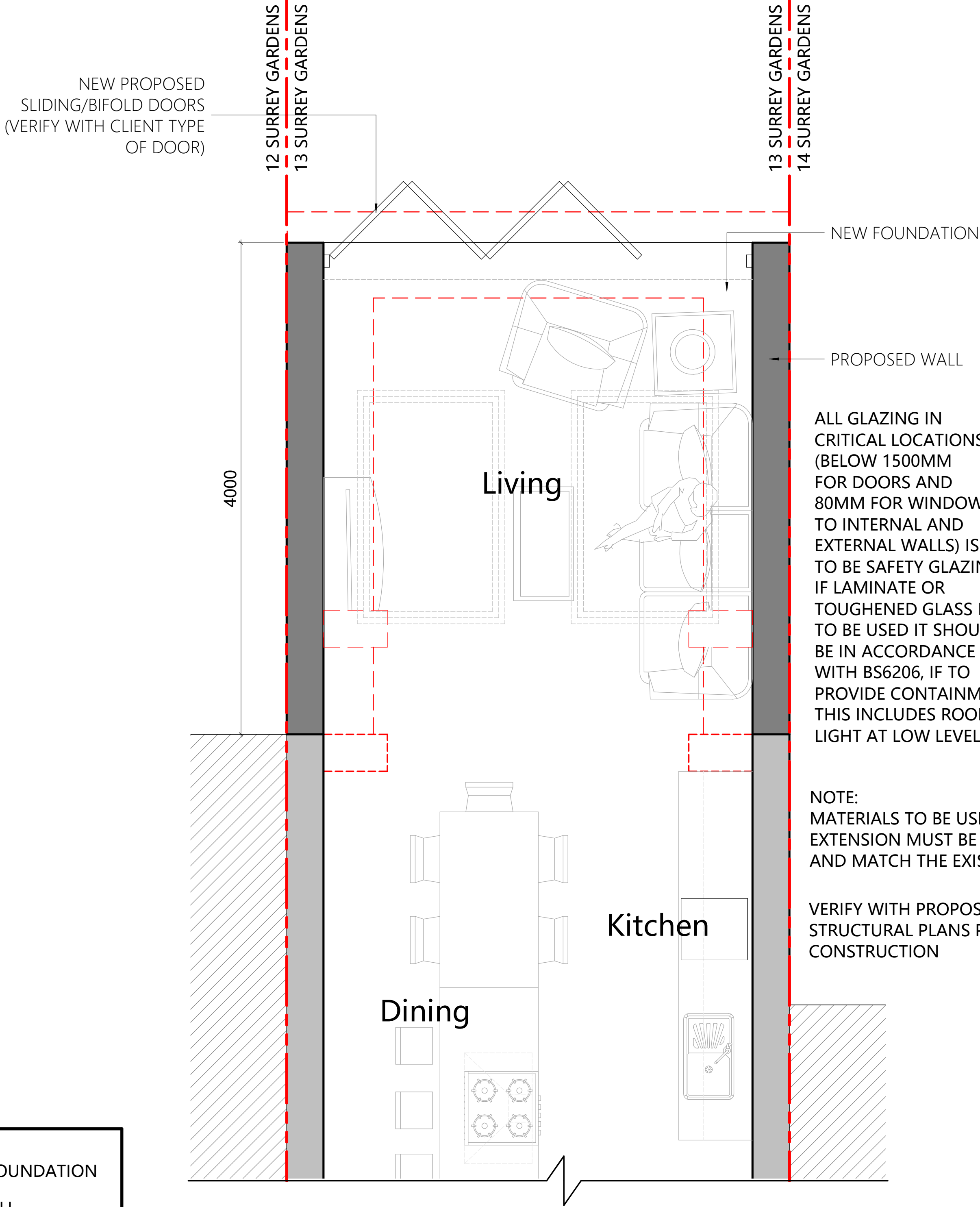
Client

13 Surrey Gardens,
Finsbury Park,
London N4 1UD,
UK

Drawing Title

Proposed Elevations

Scale	Drawn	Checked	Authorised
1 : 50	RKA		
	07/28/21		
Drawing Number	Rev		
05			



LEGEND:

- PROPOSED FOUNDATION
- EXISTING WALL
- PROPOSED WALL
- DEMOLISHED WALL

PROPOSED SINGLE STOREY EXTENSION PLAN

GENERAL OUTLINE SPECIFICATION:

DWAF WALL
NEW STUD WALL 50 X 100 STUDS AT 400MM CENTRES WITH 60MM CELOTEX FR4000 IN BETWEEN STUD & 37.5MM CELOTEX PL4000 TO FACE OF STUDS WITH INTEGRAL FOIL BACKED PLASTERBOARD AND SKIM INSIDE . STUDS BOLTED TO RAFTERS WITH M12 BOLTS AND TIMBER CONNECTIONS.

INTERNAL STUD WALLS
INTERNAL WALLS 50 X 75 STUDS AT 400 C/C FIXED TO 50 X 75 HEAD AND SOLE PLATES WITH 12.5MM YPROC PLASTERBOARD AND SKIM FINISH. STAIRCASE ENCLOSURE 12.5MM GYPROC PLASTERBOARD (MASS 10 KG/M) OR SIMILAR AND SKIM BOTH SIDES (HALF HOUR FIRE RESISTANCE). DOUBLE UP JOISTS WHERE PARTITION RUNS PARALLEL TO JOISTS.

EXTERNAL WINDOWS/DOORS
(OPENING AREAS TO BE KEPT TO AN OVERALL 25% OR LESS OF THE EXTENSION FLOOR AREA)

ALL WINDOWS& DOORS TO BE UPVC UNLESS OTHERWISE STATED TO BE PILKINGTON 'K' GLASS DOUBLE GLAZED UNITS TO BE DOUBLE GLAZED, 4MM(OPT)FLUAT GLASS/16MM(MARGON FILLED SOFT LOW-E COATING)/4MM(PILKINGTON K GLASS) TO ACHIEVE U VALUE OF 1.5 W/M² K AND 1.8W/M² K FOR ALL NEW DOORS WITH MORE THAN 50% GLAZING. NATURAL VENTILATION TO BE PROVIDED WITH OPENINGS WITH AN AREA OF AT LEAST 1/20TH OF THE FLOOR AREA OF RELEVANT ROOM.

ALL WINDOWS/DOORS TO BE FITTED WITH VENTILATORS TO PROVIDE BACKGROUND ENTILATION OF 1000 MM, TO HABITABLE ROOMS. NEW SHOWER/BATHROOM TO HAVE A TRICKLE VENT 4000MM, (IF FITTED WITH WINDOW).

COMPLIANCE TO PART N: 'GLAZING -MATERIALS AND PROTECTION' OF THE BUILDING REGS AND PILKINGTON 'K' TOUGHENED GLASS GLAZING TO COMPLY WITH THE REQUIREMENTS OF BS 6206 AND BUILDING REGS PART 'L'. FOR SIZE OF WINDOWS AND DOORS REFER TO ELEVATIONS

AND PLANS. SAFETY GLAZING TO COMPLY WITH BS 6206 AT ALL CRITICAL LOCATIONS WITH TOUGHENED GLASS.

FLOOR
22MM T & G CHIPBOARD FLOORING (15 KG/M) SCREWED TO SOFTWOOD JOIST (SEE STRUCTURAL PLAN FOR JOIST SIZES) ON BEAMS, GALVANISED JOISTS HANGERS OR NOTCHED INTO THE BEAM WEB. JOIST AND BEAMS TO BE 25MM CLEAR OF EXISTING CEILING CONSTRUCTION AND 50MM CLEAR OF CHIMNEY FLUES. NO STRUCTURAL TIMBERS TO BE LOCATED WITHIN 50MM OF THE CHIMNEY BREASTS. DOUBLE FLOOR JOIST UNDER ALL PARTITIONS AND AROUND CHIMNEY BREASTS. WHERE THE SPAN OF THE JOISTS EXCEEDS 2.5M BUT LESS THAN 4.5M THEN A CENTRAL ROW OF STRUTTING IS REQUIRED TO THEM, IF THE SPAN EXCEEDS 4.5M THEN TWO ROWS ARE REQUIRED AND SHOULD BE PLACED AT 1/3RD AND 2/3RD OF THE SPAN. ALL MULTIPLE BEAMS TO BE BOLTED AT 450 C/C USING BOLTED CONNECTIONS WHICH SHOULD BE STAGGERED AND ALTERNATED ON EACH SIDE AT STRUCTURAL STEELWORK TO BE FIRE RATED WITH INTRUMESCENT PAINT OR TWO LAYERS OF 12.5MM PLASTERBOARD. SUPPORT (WHERE NECESSARY) EXISTING CEILING FROM NEW FLOOR WITH STRAPS ETC. ANY TIMBER JOISTS SUPPORTED IN PARTY WALL TO BE SUPPORTED ON JOIST HANGERS. NOTE: FOR BATHROOMS USE MOISTURE RESISTANT CHIPBOARD TO BS 7331 OR BS EN 312 PT 5:1997, LAID AND FIXED ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS. PROVIDE FLOOR JOIST WITH NOGGINs AT MIDSPAN WHERE SPAN EXCEEDS 3.0M.

ALL TIMBER FLOOR DECK & 100MM MINERAL WOOL INSULATION TO BE TAKEN UP TO EAVES FOR SOUND PROOFING. NB: 100MM (10KG/M) ROCKWOOL AND CHICKEN WIRE LAID BETWEEN AND FIXED TO NEW JOISTS TO BRE D1CEM 208. IF THE EXISTING LATH AND PLASTER CEILING HAS A THICKNESS OF LESS THAN 22MM. ALL TO ACHIEVE 1/2 HOUR FIRE RESISTANCE. FLOORS TO INCLUDE ACOUSTIC INSULATION AND ACOUSTIC FLOOR BOARDS ON FIRST FLOOR. TREATMENT COULD ALSO BE PROPOSED ON GROUND FLOOR CEILING - TO MITIGATE AGAINST SOUND TRANSFER BETWEEN FLAT 1 AND FLAT 2.

PLUMBING
RE-SITE ANY TANKS AND PIPES INTO ROOF VOID OR NEW CUPBOARD. BATH, SHOWER, BASIN AND BIDET WASTE PIPES TO BE 40MM, RUNS OVER 3 MTRS TO BE 50MM ALL CONNECTED VIA 75MM DEEP SEAL TRAPS. PROVIDE DURGO VALVE FOR RUNS MORE THAN 4M LONG RAISED ABOVE WASH HAND BASIN LEVEL. WC WASTE PIPE TO BE 110MM DIA WITH 50MM DEEP SEAL TRAP, ALL CONNECTED SEPARATELY TO EXISTING SVP OR NEW 110MM UPVC BRANCH PIPE. # ALL WASTE PIPES 1:40 FALL, RODDING ACCESS AT ALL CHANGE OF DIRECTION FOR ABOVE GROUND DRAINAGE. EXISTING VENT PIPE TO EXTEND 900MM ABOVE ANY WINDOW OPENING WITHIN 3M AND FITTED TERMINATE WITH CAGE. # WHERE CONNECTION VIA GRAVITY SYSTEM CANNOT BE ACHIEVED S & I A PUMPED MACERATOR DRAINAGE SYSTEM SUCH AS 'SANIFLOW' AND INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. # GUTTER TO BE UPVC 100MM DIAMETER WITH 63MM DIA. DOWNPIPE CONNECTED TO A UPVC TRAPPED WITH ROD ABLE BACK INLET GULLEY. # EXTEND EXISTING SPACE HEATING AND HOT WATER SYSTEM TO NEW RADIATORS, PROVIDE THERMOSTATIC CONTROLS AND ALL NEW HOT WATER PIPES TO BE LAGGED. # INSULATION OF STORAGE VESSELS AND NEW PIPEWORK (TO BS1565, BS6999, BS3198 OR BS7206 AS APPROPRIATE)

ELECTRICS
TO BE INSTALLED IN ACCORDANCE WITH LATEST REVISED EDITION OF THE IEE REGS. REMOVE ALL REDUNDANT ELECTRIC WIRING. NEW WIRING TO BE FULLY CONCEALED IN TRUNKING/CONDUITS IN WALLS THROUGHOUT. POSITION OF SWITCHES, SOCKETS AND FITTINGS TO BE AGREED WITH CLIENT. ALL ELECTRICAL WORK TO REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. UPON COMPLETION OF WORKS, THE FOLLOWING ARE TO BE DEPOSITED WITHIN 30 DAYS AT THE BBS BUILDING CONTROL OFFICES. A. AN ELECTRICAL TEST AND INSTALLATION CERTIFICATE IS REQUIRED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671:2000 AND APPENDIX B OF APPROVED DOCUMENT P (2006 EDITION) SIGNED A COMPETENT PERSON WHO IS ABLE TO ISSUE SUCH CERTIFICATES. OR B. A CERTIFICATE IS REQUIRED FROM A PERSON CARRYING OUT THE BUILDING WORK WHO IS REGISTERED BY BRE CERTIFICATION LTD, BRITISH STANDARDS INSTITUTION, ELECSA LTD, NICEIC CERTIFICATION SERVICES LTD, OR NAPIT CERTIFICATION LIMITED TO THE EFFECT THAT THE REQUIREMENTS OF THE BUILDING REGULATIONS 4 AND 7 HAVE BEEN SATISFIED IN RELATION TO THE INSTALLATION OF THE FIXED LOW OR EXTRA-LOW VOLTAGE DOMESTIC ELECTRICAL INSTALLATION.

LIGHTING
3 OUT OF 4 NEW FIXED LIGHTING FITTINGS TO BE ENERGY EFFICIENT LIGHTING (EXCLUDING GARAGES) OR PROVIDE LIGHT FITTINGS (INCLUDING LAMP, CONTROL GAER AND APPROPRIATE HOUSING, REFLECTOR, SHADE OR DIFFUSER OR OTHER DEVICE FOR CONTROLLING THE OUTPUT LIGHT) THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT. EXTERNAL LIGHTING SHOULD AUTOMATICALLY SWITCH OFF WHEN NOT IN USE.

FIRE PRECAUTIONS/SAFETY
AN INTER LINKED MAINS OPERATED SMOKE DETECTOR WITH BATTERY BACK UP TO BE INSTALLED WITHIN THE STAIRCASE ENCLOSURE AT EACH LANDING LEVEL AND CONFIRM TO BS 5446 P1 THE MAINS SUPPLY TO THE SMOKE ALARM SHOULD COMPRISE A SINGLE INDEPENDENT CIRCUIT AT THE DWELLINGS MAIN DISTRIBUTION BOARD. THE SMOKE ALARM CIRCUIT SHOULD PREFERABLY BE A RESIDUAL CURRENT DEVICE. DETECTORS SHOULD NOT BE WITHIN 300MM OF ANY VERTICAL FACES OR LIGHT FITTINGS. ESCAPE DOOR BETWEEN ROOMS TO BE MIN 600 WIDE X 2030HIGH DOORS TO ALL ROOMS (EXCEPT BATHROOMS AND SHOWERS) LEADING ON TO THE STAIRCASE THROUGHOUT THE HEIGHT OF THE BUILDING MUST BE FD20/E20. GLAZING WITHIN OR ABOVE DOORS TO HABITABLE ROOMS ON EACH FLOOR LEVEL TO BE MINIMUM 30 MINUTES FIRE RESISTING. WHERE SVP PENETRATES FLOOR IT SHOULD BE ENCASED TO ACHIEVE 30 MINUTES FIRE RESISTANCE. NEW STAIR ENCLOSURE, PARTITION & FLOOR, FLOOR WITHIN ESCAPE ROUTE TO BE WITHIN 30 MINUTE FIRE RESISTING CONSTRUCTION. EXISTING EXPOSED FLOOR AREA WITHIN THE ESCAPE ROUTE IS TO BE FILLED WITH 100MM INSULATION ON CHICKEN WIRE IN THE FLOOR VOID.

General Notes:
1 All workmanship and materials, service installations and demolitions to comply with the latest relevant Building Regulations, British Standards, Code of Practice and IEE Regulations. All dimensions and levels must be checked and verified prior to any ordering manufacture or construction. Any discrepancies to be brought to the attention of the CA.
2 These drawings to be read in conjunction with the Structural Engineers calculation sheets.
3 Contractor to ensure that NO part of elements of the building works encroach in the land of the neighbouring property. Any elements which overhang over the neighbouring/land boundary, shall require consent of the adjoining owner prior to commencement of the works. The Client shall obtain all such permissions including PARTY WALL AGREEMENT.
4 All material used to be in accordance with specification on these drawings and any compliance notes. Any material change to be brought to the attention of the CA/Client and his approval obtained accordingly.
5 All finishes, fittings, electrics and heating to owners requirements (these will be instructed under separate schedule by the client).
All internal walls, floors, ceiling, external building works to the building and ground works to be made good to match existing where disturbed by new works.
Please note that costs arising from any chimneys that may need to be removed or raised a part of the works will need to be agreed as and extra over and above cost with CONTRACTOR.
All existing walls that are intended to accept additional loadings from the new works including their foundations should be inspected in consultation with the BCO on site to verify their load bearing capacity and structural condition. It may be necessary to partially or completely rebuild walls ans/or underpin foundations.
Fixings into party wall
Any joists fixed ot the party wall to be on galvanized steel joist hangers resin bolted into wall. All partitions and stair strings fixed on the party wall to be long screw and plug fixed.
Fire protection to steels All new steels supporting elements of structural to be 1 2 hr fire protected with intumescent paint with asurface layer that will provide satisfactory environmental resistance and resistance to abrasion. The system must provide min fire resistance of 30mins in the shell and 60mins in common areas.The paint should be obtained form one manufacturer to avoid degradation between incompatible products.

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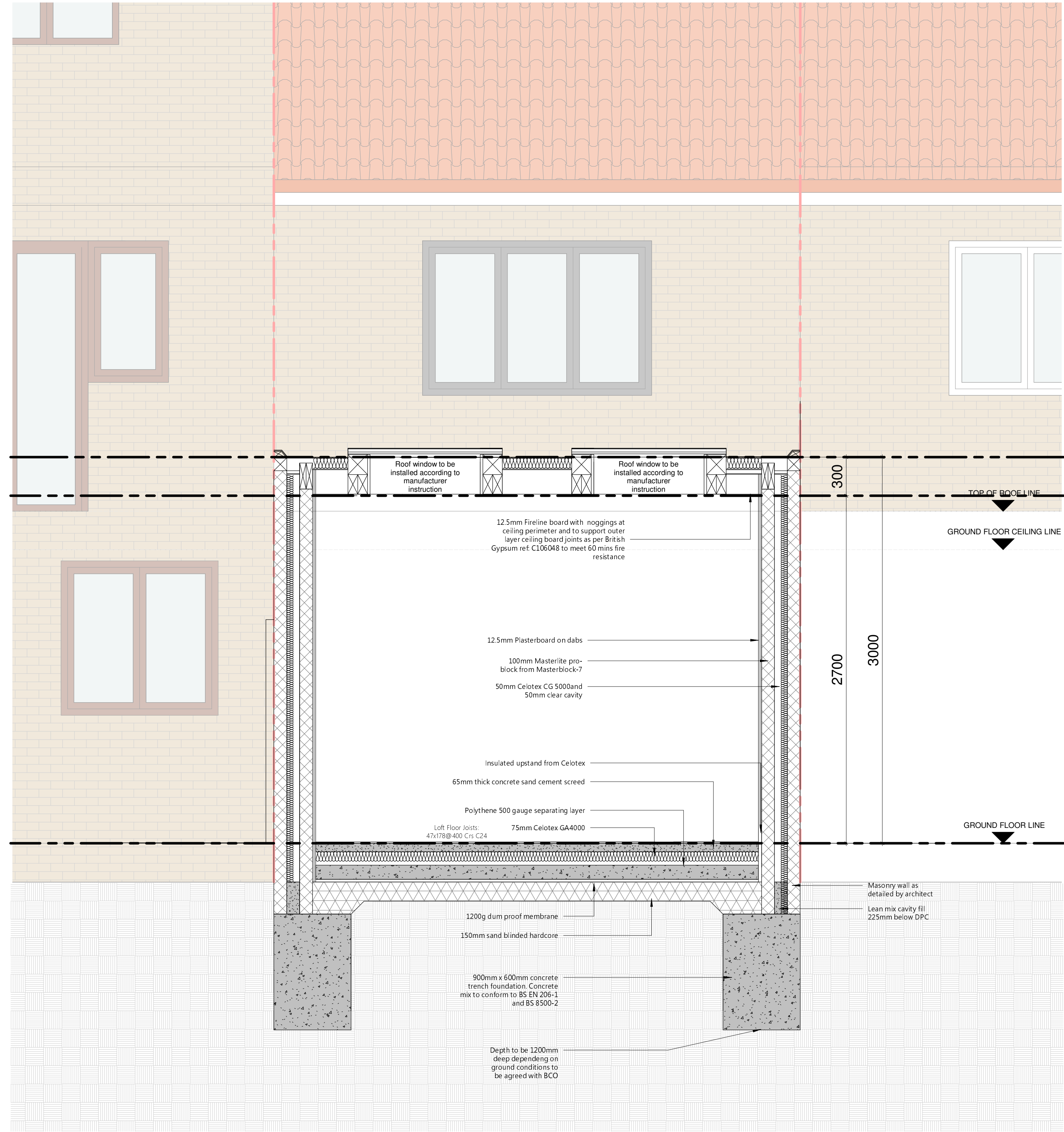
Prject
Proposed Ground Floor Rear Extension at
13 Surrey Gardens,
Finbury Park,
London N4 1UD,
UK

Client
13 Surrey Gardens,
Finbury Park,
London N4 1UD,
UK

Drawing Title
Proposed Extension Plan

Scale	Drawn	Checked	Authorised
1 : 25	RKA 07/09/21		
Drawing Number			Rev
06			

PROPOSED 1:20



EXTENSION SECTION DETAIL A-A

GENERAL OUTLINE SPECIFICATION:

DWARF WALL

NEW STUD WALL 50 X 100 STUDS AT 400MM CENTRES WITH 60MM CELOTEX FR4000 IN BETWEEN STUD & 37.5MM CELOTEX PL4000 TO FACE OF STUDS WITH INTEGRAL FOIL BACKED PLASTERBOARD AND SKIM INSIDE . STUDS BOLTED TO RAFTERS WITH M12 BOLTS AND TIMBER CONNECTIONS.

INTERNAL STUD WALLS

INTERNAL WALLS 50 X 75 STUDS AT 400 C/C FIXED TO 50 X 75 HEAD AND SOLE PLATES WITH 12.5MM YPROC PLASTERBOARD AND SKIM FINISH. STAIRCASE ENCLOSURE 12.5MM GYPROC PLASTERBOARD (MASS 10 KG/M) OR SIMILAR AND SKIM BOTH SIDES (HALF HOUR FIRE RESISTANCE). DOUBLE UP JOISTS WHERE PARTITION RUNS PARALLEL TO JOISTS.

EXTERNAL WINDOWS/DOORS

(OPENING AREAS TO BE KEPT TO AN OVERALL 25% OR LESS OF THE EXTENSION FLOOR AREA)

ALL WINDOWS& DOORS TO BE UPVC UNLESS OTHERWISE STATED TO BE PILKINGTON 'K' GLASS DOUBLE GLAZED UNITS TO BE DOUBLE GLAZED , 4MM(OPTIFLOAT GLASS)/16MM(ARGON FILLED SOFT LOW-E-COATING)/4MM(PILKINTON K GLASS) TO ACHIEVE U VALUE OF 1.5 W/M² K AND 1.8W/M² K FOR ALL NEW DOORS WITH MORE THAN 50% GLAZING. NATURAL VENTILATION TO BE PROVIDED WITH OPENINGS WITH AN AREA OF AT LEAST 1/20TH OF THE FLOOR AREA OF RELEVANT ROOM.

ALL WINDOWS/DOORS TO BE FITTED WITH VENTILATORS TO PROVIDE BACKGROUND ENTILATION OF 1000 MM. TO HABITABLE ROOMS. NEW SHOWER/BATHROOM TO HAVE A TRICKLE VENT 4000MM (IF FITTED WITH WINDOW)

COMPLIANCE TO PART N: 'GLAZING- MATERIALS AND PROTECTION' OF THE BUILDING REGS AND PILKINGTON 'K' TOUGHENED GLASS GLAZING TO COMPLY WITH THE REQUIREMENTS OF BS 6206 AND BUILDING REGS PART 'L'. FOR SIZE OF WINDOWS AND DOORS REFER TO ELEVATIONS

AND PLANS. SAFETY GLAZING TO COMPLY WITH BS 6206 AT ALL CRITICAL LOCATIONS WITH TOUGHENED GLASS.

FLOOR

22MM T & G CHIPBOARD FLOORING (15 KG/M) SCREWED TO SOFTWOOD JOIST (SEE STRUCTURAL PLAN FOR JOIST SIZES) ON BEAMS. GALVANISED JOISTS HANGERS OR NOTCHED INTO THE BEAM WEB. JOIST AND BEAMS TO BE 25MM CLEAR OF EXISTING CEILING CONSTRUCTION AND 50MM CLEAR OF CHIMNEY FLUES. NO STRUCTURAL TIMBERS TO BE LOCATED WITHIN 50MM OF THE CHIMNEY BREASTS. DOUBLE FLOOR JOIST UNDER ALL PARTITIONS AND AROUND CHIMNEY BREASTS. WHERE THE SPAN OF THE JOISTS EXCEEDS 2.5M BUT LESS THAN 4.5M THEN A CENTRAL ROW OF STRUTTING IS REQUIRED TO THEM, IF THE SPAN EXCEEDS 4.5M THEN TWO ROWS ARE REQUIRED AND SHOULD BE PLACED AT 1/3RD AND 2/3RD OF THE SPAN. ALL MULTIPLE BEAMS TO BE BOLTED AT 450 C/C USING BOLTED CONNECTIONS WHICH SHOULD BE STAGGERED AND ALTERNATED ON EACH SIDE AT STRUCTURAL STEELWORK TO BE FIRE RATED WITH INTRUMESCENT PAINT OR TWO LAYERS OF 12.5MM PLASTERBOARD. SUPPORT (WHERE NECESSARY) EXISTING CEILING FROM NEW FLOOR WITH STRAPS ETC. ANY TIMBER JOISTS SUPPORTED IN PARTY WALL TO BE SUPPORTED ON JOIST HANGERS. NOTE: FOR BATHROOMS USE MOISTURE RESISTANT CHIPBOARD TO BS 7331 OR BS EN 312 PT 5:1997, LAID AND FIXED ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS. PROVIDE FLOOR JOIST WITH NOGGINS AT MIDSPAN WHERE SPAN EXCEEDS 3.0M ALL TIMBER FLOOR DECK & 100MM MINERAL WOOL INSULATION TO BE TAKEN UP TO EAVES FOR SOUND PROOFING. NB : 100MM (10KG/M³) ROCKWOOL AND CHICKEN WIRE LAID BETWEEN AND FIXED TO NEW JOISTS TO BRE DIGEST 208, IF THE EXISTING LATH AND PLASTER CEILING HAS A THICKNESS OF LESS THAN 22MM. ALL TO ACHIEVE 1/2 HOUR FIRE RESISTANCE. FLOORS TO INCLUDE ACOUSTIC INSULATION AND ACOUSTIC FLOOR BOARDS ON FIRST FLOOR, TREATMENT COULD ALSO BE PROPOSED ON GROUND FLOOR CEILING - TO MITIGATE AGAINST SOUND TRANSFER BETWEEN FLAT 1 AND FLAT 2.

PLUMBING

RE-SITE ANY TANKS AND PIPES INTO ROOF VOID OR NEW CUPBOARD. BATH, SHOWER, BASIN AND BIDET WASTE PIPES TO BE 40MM, RUNS OVER 3 MTRS TO BE 50MM ALL CONNECTED VIA 75MM DEEP SEAL TRAPS. PROVIDE DURGO VALVE FOR RUNS MORE THAN 4M LONG RAISED ABOVE WASH HAND BASIN LEVEL. WC WASTE PIPE TO BE 110MM DIA WITH 50MM DEEP SEAL TRAP, ALL CONNECTED SEPARATELY TO EXISTING SVP OR NEW 110MM UPVC BRANCH PIPE. # ALL WASTE PIPES 1-40 FALL, RODDING ACCESS AT ALL CHANGE OF DIRECTION FOR ABOVE GROUND DRAINAGE. EXISTING VENT PIPE TO EXTEND 900MM ABOVE ANY WINDOW OPENING WITHIN 3M AND FITTED TERMINATE WITH CAGE. # WHERE CONNECTION VIA GRAVITY SYSTEM CANNOT BE ACHIEVED S & I A PUMPED MACERATOR DRAINAGE SYSTEM SUCH AS 'SANIFLOW' AND INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. # GUTTER TO BE UPVC 100MM DIAMETER WITH 63MM DIA. DOWNPIPE CONNECTED TO A UPVC TRAPPED WITH ROD ABLE BACK INLET GULLEY. # EXTEND EXISTING SPACE HEATING AND HOT WATER SYSTEM TO NEW RADIATORS. PROVIDE THERMOSTATIC CONTROLS AND ALL NEW HOT WATER PIPES TO BE LAGGED. # INSULATION OF STORAGE VESSELS AND NEW PIPEWORK (TO BS1565, BS699, BS3198 OR BS7206 AS APPROPRIATE)

ELECTRICS

TO BE INSTALLED IN ACCORDANCE WITH LATEST REVISED EDITION OF THE IEE REGS. REMOVE ALL REDUNDANT ELECTRIC WIRING. NEW WIRING TO BE FULLY CONCEALED IN TRUNKING/CONDUITS IN WALLS THROUGHOUT. POSITION OF SWITCHES, SOCKETS AND FITTINGS TO BE AGREED WITH CLIENT. ALL ELECTRICAL WORK TO REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. UPON COMPLETION OF WORKS, THE FOLLOWING ARE TO BE DEPOSITED WITHIN 30 DAYS AT THE BBS BUILDING CONTROL OFFICES. A. AN ELECTRICAL TEST AND INSTALLATION CERTIFICATE IS REQUIRED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671:2000 AND APPENDIX B OF APPROVED DOCUMENT P (2006 EDITION) SIGNED A COMPETENT PERSON WHO IS ABLE TO ISSUE SUCH CERTIFICATES. OR B. A CERTIFICATE IS REQUIRED FROM A PERSON CARRYING OUT THE BUILDING WORK WHO IS REGISTERED BY BRE CERTIFICATION LTD, BRITISH STANDARDS INSTITUTION, ELECSA LTD, NICEIC CERTIFICATION SERVICES LTD, OR NAPIT CERTIFICATION LIMITED TO THE EFFECT THAT THE REQUIREMENTS OF THE BUILDING REGULATIONS 4 AND 7 HAVE BEEN SATISFIED IN RELATION TO THE INSTALLATION OF THE FIXED LOW OR EXTRA-LOW VOLTAGE DOMESTIC ELECTRICAL INSTALLATION.

LIGHTING

3 OUT OF 4 NEW FIXED LIGHTING FITTINGS TO BE ENERGY EFFICIENT LIGHTING (EXCLUDING GARAGES) OR PROVIDE LIGHT FITTINGS (INCLUDING LAMP, CONTROL GAER AND APPROPRIATE HOUSING, REFLECTOR, SHADE OR DIFFUSER OR OTHER DEVICE FOR CONTROLLING THE OUTPUT LIGHT) THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT. EXTERNAL LIGHTING SHOULD AUTOMATICALLY SWITCH OFF WHEN NOT IN USE.

FIRE PRECAUTIONS/SAFETY

AN INTER LINKED MAINS OPERATED SMOKE DETECTOR WITH BATTERY BACK UP TO BE INSTALLED WITHIN THE STAIRCASE ENCLOSURE AT EACH LANDING LEVEL AND CONFIRM TO BS 5446 P1 THE MAINS SUPPLY TO THE SMOKE ALARM SHOULD COMPRISE A SINGLE INDEPENDENT CIRCUIT AT THE DWELLINGS MAIN DISTRIBUTION BOARD. THE SMOKE ALARM CIRCUIT SHOULD PREFERABLY BE A RESIDUAL CURRENT DEVICE. DETECTORS SHOULD NOT BE WITHIN 300MM OF ANY VERTICAL FACES OR LIGHT FITTINGS. ESCAPE DOOR BETWEEN ROOMS TO BE MIN 600 WIDE X 2030HIGH DOORS TO ALL ROOMS (EXCEPT BATHROOMS AND SHOWERS) LEADING ON TO THE STAIRCASE THROUGHOUT THE HEIGHT OF THE BUILDING MUST BE FD20/E20. GLAZING WITHIN OR ABOVE DOORS TO HABITABLE ROOMS ON EACH FLOOR LEVEL TO BE MINIMUM 30 MINUTES FIRE RESISTING. WHERE SVP PENETRATES FLOOR IT SHOULD BE ENCASED TO ACHIEVE 30 MINUTES FIRE RESISTANCE. NEW STAIR ENCLOSURE, PARTITION & FLOOR, FLOOR WITHIN ESCAPE ROUTE TO BE WITHIN 30 MINUTE FIRE RESISTING CONSTRUCTION. EXISTING EXPOSED FLOOR AREA WITHIN THE ESCAPE ROUTE IS TO BE FILLED WITH 100MM INSULATION ON CHICKEN WIRE IN THE FLOOR VOID.

General Notes:

1 All workmanship and materials, service installations and demolitions to comply with the latest relevant Building Regulations, British Standards, Code of Practice and IEE Regulations. All dimensions and levels must be checked and verified prior to any ordering manufacture or construction. Any discrepancies to be brought to the attention of the CA. 2 These drawings to be read in conjunction with the Structural Engineers calculation sheets.

3 Contractor to ensure that NO part of elements of the building works encroach in the land of the neighbouring property. Any elements which overhang over the neighbouring/land boundary, shall require consent of the adjoining owner prior to commencement of the works. The Client shall obtain all such permissions including PARTY WALL AGREEMENT.

4 All material used to be in accordance with specification on these drawings and any compliance notes. Any material change to be brought to the attention of the CA/Client and his approval obtained accordingly.

5 All finishes, fittings, electrics and heating to owners requirements (these will be instructed under separate schedule by the client).

All internal walls, floors, ceiling, external building works to the building and ground works to be made good to match existing where disturbed by new works.

Please note that costs arising from any chimneys that may need to be removed or raised a part of the works will need to be agreed as and extra over and above cost with CONTRACTOR.

All existing walls that are intended to accept additional loadings from the new works including their foundations should be inspected in consultation with the BCO on site to verify their load bearing capacity and structural condition. It may be necessary to partially or completely rebuild walls and/or underpin foundations.

Fixings into party wall

Any joists fixed ot the party wall to be on galvanised steel joist hangers resin bolted into wall. All partitions and stair strings fixed on the party wall to be long screw and plug fixed.

Fire protection to steels All new steels supporting elements of structural to be 1 2 hr fire protected with intumescent paint with asurface layer that will provide satisfactory environmental resistance and resistance to abrasion. The system must provide min fire resistance of 30mins in the shell and 60mins in common areas.The paint should be obtained form one manufacturer to avoid degradation between incompatible products.

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Project

Proposed Ground Floor Rear Extension at
13 Surrey Gardens,
Finsbury Park,
London N4 1UD,
UK

Client

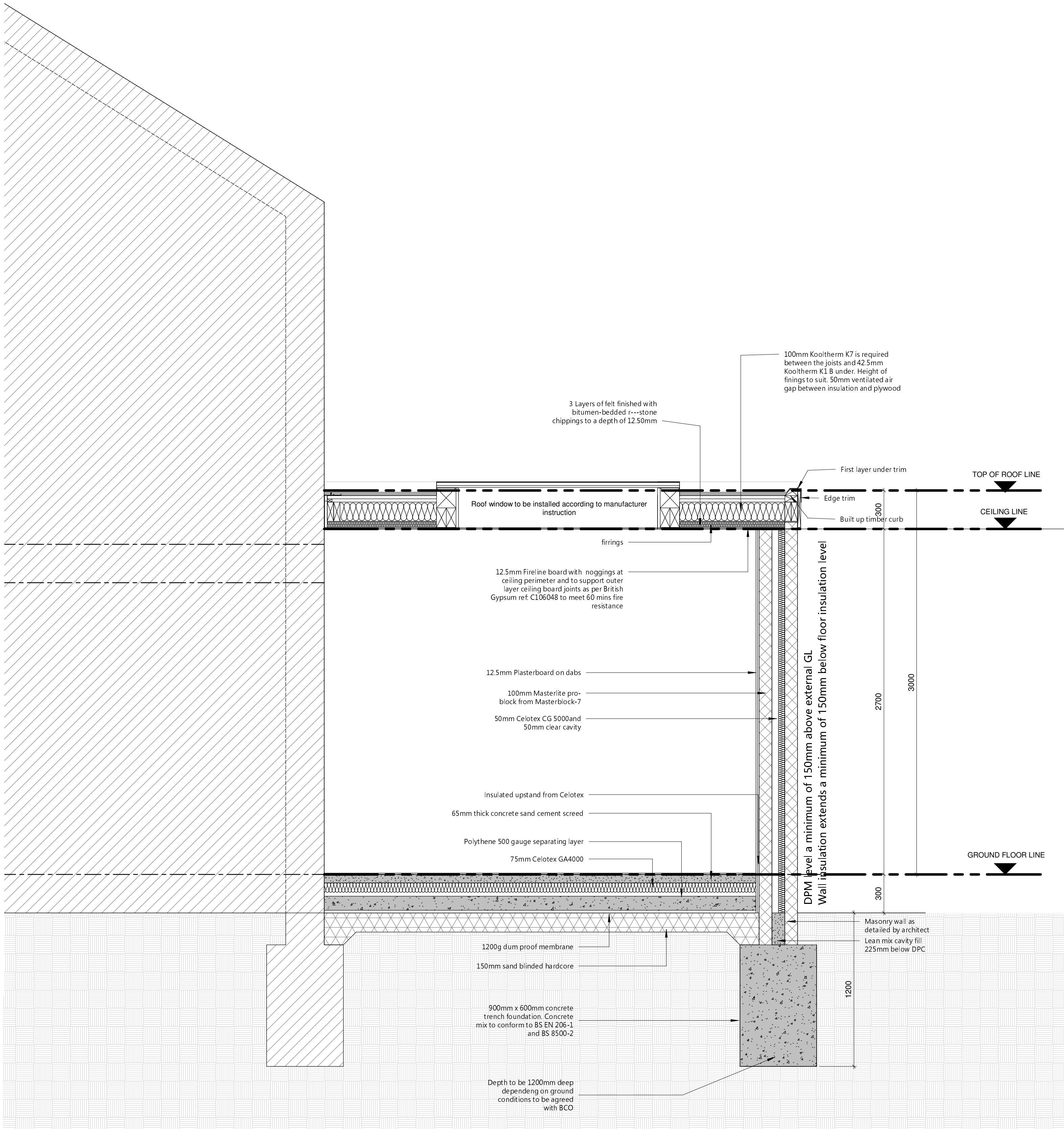
13 Surrey Gardens,
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Drawing Title

Extension Section Detail A-A

Scale	Drawn	Checked	Authorised
1 : 20	RKA		
	07/01/21		
Drawing Number			Rev
07			

PROPOSED 1:20



EXTENSION SECTION DETAIL B-B

GENERAL OUTLINE SPECIFICATION:

DWARK WALL
NEW STUD WALL 50 X 100 STUDS AT 400MM CENTRES WITH 60MM CELOTEX FR4000 IN BETWEEN STUD & 37.5MM CELOTEX PL4000 TO FACE OF STUDS WITH INTEGRAL FOIL BACKED PLASTERBOARD AND SKIM INSIDE . STUDS BOLTED TO RAFTERS WITH M12 BOLTS AND TIMBER CONNECTIONS.

INTERNAL STUD WALLS
INTERNAL WALLS 50 X 75 STUDS AT 400 C/C FIXED TO 50 X 75 HEAD AND SOLE PLATES WITH 12.5MM GYPROC PLASTERBOARD AND SKIM FINISH. STAIRCASE ENCLOSURE 12.5MM GYPROC PLASTERBOARD (MASS 10 KG/M) OR SIMILAR AND SKIM BOTH SIDES (HALF HOUR FIRE RESISTANCE). DOUBLE UP JOISTS WHERE PARTITION RUNS PARALLEL TO JOISTS.

EXTERNAL WINDOWS/DOORS
(OPENING AREAS TO BE KEPT TO AN OVERALL 25% OR LESS OF THE EXTENSION FLOOR AREA)
ALL WINDOWS& DOORS TO BE UPVC UNLESS OTHERWISE STATED TO BE PILKINGTON 'K' GLASS DOUBLE GLAZED UNITS TO BE DOUBLE GLAZED, 4MM(OPTIFLOAT GLASS)/16MM(ARGON FILLED SOFT LOW-E-COATING)/4MM(PILKINGTON K GLASS) TO ACHIEVE U VALUE OF 1.5 W/M² K AND 1.8W/M² K FOR ALL NEW DOORS WITH MORE THAN 50% GLAZING. NATURAL VENTILATION TO BE PROVIDED WITH OPENINGS WITH AN AREA OF AT LEAST 1/20TH OF THE FLOOR AREA OF RELEVANT ROOM.
ALL WINDOWS/DOORS TO BE FITTED WITH VENTILATORS TO PROVIDE BACKGROUND ENTILATION OF 1000 MM, TO HABITABLE ROOMS. NEW SHOWER/BATHROOM TO HAVE A TRICKLE VENT 4000MM, (IF FITTED WITH WINDOW)
COMPLIANCE TO PART N: 'GLAZING -MATERIALS AND PROTECTION' OF THE BUILDING REGS AND PILKINGTON 'K' TOUGHENED GLASS GLAZING TO COMPLY WITH THE REQUIREMENTS OF BS 6206 AND BUILDING REGS PART 'L'. FOR SIZE OF WINDOWS AND DOORS REFER TO ELEVATIONS AND PLANS. SAFETY GLAZING TO COMPLY WITH BS 6206 AT ALL CRITICAL LOCATIONS WITH TOUGHENED GLASS.

FLOOR
22MM T & G CHIPBOARD FLOORING (15 KG/M) SCREWED TO SOFTWOOD JOIST (SEE STRUCTURAL PLAN FOR JOIST SIZES) ON BEAMS, GALVANISED JOISTS HANGERS OR NOTCHED INTO THE BEAM WEB. JOIST AND BEAMS TO BE 25MM CLEAR OF EXISTING CEILING CONSTRUCTION AND 50MM CLEAR OF CHIMNEY FLUES. NO STRUCTURAL TIMBERS TO BE LOCATED WITHIN 50MM OF THE CHIMNEY BREASTS. DOUBLE FLOOR JOIST UNDER ALL PARTITIONS AND AROUND CHIMNEY BREASTS. WHERE THE SPAN OF THE JOISTS EXCEEDS 2.5M BUT LESS THAN 4.5M THEN A CENTRAL ROW OF STRUTTING IS REQUIRED TO THEM, IF THE SPAN EXCEEDS 4.5M THEN TWO ROWS ARE REQUIRED AND SHOULD BE PLACED AT 1/3RD AND 2/3RD OF THE SPAN. ALL MULTIPLE BEAMS TO BE BOLTED AT 450 C/C USING BOLTED CONNECTIONS WHICH SHOULD BE STAGGERED AND ALTERNATED ON EACH SIDE AT STRUCTURAL STEELWORK TO BE FIRE RATED WITH INTUMESCENT PAINT OR TWO LAYERS OF 12.5MM PLASTERBOARD. SUPPORT (WHERE NECESSARY) EXISTING CEILING FROM NEW FLOOR WITH STRAPS ETC. ANY TIMBER JOISTS SUPPORTED IN PARTY WALL TO BE SUPPORTED ON JOIST HANGERS. NOTE: FOR BATHROOMS USE MOISTURE RESISTANT CHIPBOARD TO BS 7331 OR BS EN 312 PT 5:1997, LAID AND FIXED ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS. PROVIDE FLOOR JOIST WITH NOGGINS AT MIDSPAN WHERE SPAN EXCEEDS 3.0M.
ALL TIMBER FLOOR DECK & 100MM MINERAL WOOL INSULATION TO BE TAKEN UP TO EAVES FOR SOUND PROOFING. NB : 100MM (10KG/M³) ROCKWOOL AND CHICKEN WIRE LAID BETWEEN AND FIXED TO NEW JOISTS TO BRE DIGEST 208, IF THE EXISTING LATH AND PLASTER CEILING HAS A THICKNESS OF LESS THAN 22MM. ALL TO ACHIEVE 1/2 HOUR FIRE RESISTANCE. FLOORS TO INCLUDE ACOUSTIC INSULATION AND ACOUSTIC FLOOR BOARDS ON FIRST FLOOR, TREATMENT COULD ALSO BE PROPOSED ON GROUND FLOOR CEILING - TO MITIGATE AGAINST SOUND TRANSFER BETWEEN FLAT 1 AND FLAT 2.

PLUMBING
RE-SITE ANY TANKS AND PIPES INTO ROOF VOID OR NEW CUPBOARD. BATH, SHOWER, BASIN AND BIDET WASTE PIPES TO BE 40MM, RUNS OVER 3 MTRS TO BE 50MM ALL CONNECTED VIA 75MM DEEP SEAL TRAPS. PROVIDE DURGO VALVE FOR RUNS MORE THAN 4M LONG RAISED ABOVE WASH HAND BASIN LEVEL. WC WASTE PIPE TO BE 110MM DIA WITH 50MM DEEP SEAL TRAP. ALL CONNECTED SEPARATELY TO EXISTING SVP OR NEW 110MM UPVC BRANCH PIPE. # ALL WASTE PIPES 1:40 FALL, RODDING ACCESS AT ALL CHANGE OF DIRECTION FOR ABOVE GROUND DRAINAGE. EXISTING VENT PIPE TO EXTEND 900MM ABOVE ANY WINDOW OPENING WITHIN 3M AND FITTED TERMINATE WITH CAGE. # WHERE CONNECTION VIA GRAVITY SYSTEM CANNOT BE ACHIEVED S & I A PUMPED MACERATOR DRAINAGE SYSTEM SUCH AS 'SANIFLOW' AND INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. # GUTTER TO BE UPVC 100MM DIAMETER WITH 63MM DIA. DOWNPIPE CONNECTED TO A UPVC TRAPPED WITH ROD ABLE BACK INLET GULLEY. # EXTEND EXISTING SPACE HEATING AND HOT WATER SYSTEM TO NEW RADIATORS, PROVIDE THERMOSTATIC CONTROLS AND ALL NEW HOT WATER PIPES TO BE LAGGED. # INSULATION OF STORAGE VESSELS AND NEW PIPEWORK (TO BS1565, BS699, BS3198 OR BS7206 AS APPROPRIATE)

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Client
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Drawing Title
Extension Section Detail B-B

Scale	Drawn	Checked	Authorised
1 : 20	RKA 07/01/21		
Drawing Number			Rev
08			