

10. ELECTRICAL INSTALLATION and PART P BUILDING

REGULATIONS ELECTRICAL SAFETY:- Where electrical work is required to comply with Schedule 1 of the Building regulations it will either:

- a. Be installed, by electrician who is registered as Part P approved by an authorised body (a completion certificate/certificate of compliance will need to be obtained from their authorised body (NICEIC, ELECSA, NAPIT etc.).
- b. Any other electrician will require and Electrical Safety Building Notice application.

The proposed electrical installation, earthing and bonding to be installed to current JEE regulations & to comply with Part P requirements of the Building regulations. Smoke alarms must be provided at each landing level. The fire alarm system to be at least a Grade D2 Category L/D3 in accordance with BS 5839-6. Smoke alarms to be mains operated and inter linked and conform to BS EN 14604 whilst heat alarms to be to BS 5446-2. The alarms to have a standby power supply, such as battery back-up. Any fixed lighting to achieve lighting levels appropriate to the activity in the space and spaces to not be over-illuminated. Each internal light fitting to have lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt. Internal light fittings to have local controls to allow for the separate control of lighting in each space or zone. Controls may be manual, automatic or a combination of both. Fixed external lighting to have both of the following controls.

- a. Automatic controls which switch luminaires off in response to daylight.
- b. If luminous efficacy is 75 light source lumens or less, automatic controls which switch luminaires off after the area lit becomes unoccupied. If luminous efficacy is greater than 75 light source lumens, manual control is acceptable.

11. GAS INSTALLATION & HEATING:- The proposed gas installation shall be designed and installed by GASSAFE registered person and a relevant certificate provided to Building Control pre-completion. Extend existing central heating to new areas to client's instructions. Where new or replacement boilers are installed must be a condensing boiler and must have a SEDBUK rating of Class A or B and the condensate outlet must be taken to the foul drainage system. New radiators fitted with thermostatic type valves with pipework insulated to non heated locations.

Any new unvented hot water system should be installed in accordance with Approved Document G guidance (Paragraphs 3.17-3.63) and the manufacturers recommendations. The system should incorporate all necessary safety devices, such as temperature and pressure relief valves. The discharge from safety devices must be safely conveyed to a position which is visible but will not cause danger to persons in or about the building. The completed installation should be indelibly marked with full details of the system and with the safety warning information referred to in Approved Document G paragraphs 3.23 and 3.24 respectively. The installer should be trained and competent to work on such systems. This can be demonstrated by registration with a competent person scheme for this type of work or by the holding of a current registered operative skills certification card for unvented hot water systems. On completion, installation and commissioning certificates should be provided.

12. NATURAL AND MECHANICAL VENTILATION:- Prior to

completion details of commissioning and testing of mechanical systems for extracts to be deposited with building Control to show compliance with F1 (2).

- a) Habitable room:

- Rapid ventilation - 1/20th of floor area - for a hinged or pivot window that opens 30° or more, or for sliding sash windows.
- 1/10th of floor area - for a hinged or pivot window that opens less than 30°.

- Background ventilation - 8000 mm²
- b) Bathroom (with or without WC):
- Rapid ventilation - opening window
- Background ventilation - 5000 mm²
- Extract ventilation fan rates - 15 l/s

The extract fans to rooms like utility, WC and bathroom having no external opening window to be provided with a 15 minute overrun. Fans with a duct more than 1.50 m in length to be rigid and a centrifugal.

Location of mechanical ventilation devices in rooms:

- a) Mechanical extract fans should be placed as high as practicable and preferably less than 400mm below the ceiling. Refer to Appendix E Approved Document F for further guidance of installation of fans in dwellings.

13. STAIRS:- New softwood staircase going between 220mm and 300mm, rise between 150mm and 220mm (max. pitch 42 degrees) and width unobstructed 810mm. Guarding of internal stairs to be 900mm high, non-climbable, have no gaps between openings than a 100mm diameter sphere can pass through; handrail to be between 900mm and 1000mm above the pitch line or floor. Minimum headroom over pitch 2000mm measured vertically. New staircase as per detail closed tread design. Site measure for new staircase prior to ordering. All to comply with approved Doc.K.

THE CONTRACTOR SHALL ALLOW FOR MAKING GOOD OF ALL DISTURBED WORKS.

Other Notes , Alterations.

All existing foundations, beams and/or lintels accepting additional load, are to be exposed, if necessary, for consideration by the Building Control Surveyor and upgraded if found necessary.

DRAWING STATUS	PLANNING
FOR PLANNING AND BUILDING CONTROL APPROVAL ONLY NOT FOR CONSTRUCTION	

GENERAL NOTES:

- Any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check, and re-approve all dimensions on site during the course of the works and prior to setting out on site. This drawing to be read in conjunction with the Building Control pre-completion certificate and any specialist supplier's approved drawings.
- Prior to commencement of building works the contractor or homeowner is responsible and should:-
1. Ensure that all working drawings and calculations are completed, approved by Building Control or Planning Departments and submitted to the Building Control Department for approval.
 2. Inform and register with the Building Control Department that the works are about to commence on site after the approval of the drawings and calculations.
 3. Verify boundary lines & ground conditions including checking positions and new connections of all gas, electrical, water, drainage, and other services drainage set, within the site prior to the commencement of excavations. Owner is responsible for the accuracy of the information provided. If the information is incorrect, the contractor or homeowner is responsible for the accuracy of the information provided. If the information is incorrect, the contractor or homeowner is responsible for the accuracy of the information provided.
 4. Owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design change on site from the start to end of building works requested by building control or any other party. Request a copy of the Party Wall Award where works effect party wall or involve excavations within 3 meters of adjoining buildings or building over a public sewer. (Client's responsibility)
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1. Where works involve demolition to ensure that all elements of the building and adjoining structures are accounted for and removed. The contractor to ensure that all elements of the building and adjoining structures are accounted for and removed. The contractor to ensure that all elements of the building and adjoining structures are accounted for and removed.
2. All DPL drawings must be approved before works commence. Builders/homeowner's building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works or breach in planning control.
3. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or approved drawings, shall be referred to the Building Control Department for approval.
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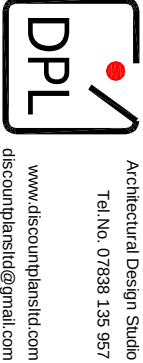
An inspection of the underground drainage was not possible on survey. The contractor to ensure that all elements of the building and adjoining structures are accounted for and removed. The contractor to ensure that all elements of the building and adjoining structures are accounted for and removed.

TERMS - this drawing has been created by DISCOUNT PLANS LTD for the use of the client. It is the client's responsibility to ensure that the drawing is used in accordance with the terms and conditions of the drawing. The client is responsible for the accuracy of the information provided. If the information is incorrect, the contractor or homeowner is responsible for the accuracy of the information provided.

SITE ADDRESS
130 HORNSEY PARK ROAD,
LONDON, N8 0JY

DRAWING TITLE
SPECS.

SCALE AS SHOWN	@ A3	DRAWN HEAD OFFICE
DRAWING Number:	REVISION	DATE
DPL. 06.	A	08. JANUARY. 2026



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