However, they are not to be used within 1500mm of a compartment wall line separating property's. Max. area of windows, doors and roof lights should not exceed the sum of the following:
a. 25% of the floor area of the extension and

b. the total area of any windows and doors which no longer exist or are no longer exposed

due to the extension.

When glazing area is more than the sum of a. and b. then SAP calculations must be provided and the new sets of U-values must be followed.

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 IEE 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 LD3 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 complaince 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) Kitchen:

- Rapid ventilation - opening window
- Background ventilation - 8000 mm² (kitchen open to other room 3x 8000 mm² controllable trickle ventilators).
- Extract ventilation fan rates - 30 l/s adjacent to a hob or 60l/s elsewhere

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) Cooker hoods should be 650mm to 750mm above the hob surface (or follow manufacturer's instructions).

b) 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.

Note for the removal of the existing chimney:

Providing the chimney removal makes the overall ventilation no worse than existing. A chimney which was sealed internally or externally prior to the new Regulation coming in would not be providing ventilation to the property anyway, as such, full or even part removal of such a chimney would in theory be no worse.

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

Other Notes, Alterations.

Notes:

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	CONSTRUCTION		
REV.	DATE	NAME	DESCRIPTION

PORTICO DESIGN LTD
127-129 Turnpike Lane,
Hornsey,
London,
N8 0DU
020 8342 8289

GENERAL NOTES:
Any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check and co-ordinate 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 all other Architect's and Engineer's drawings, Structural Engineers calculations and any specialist supplier's 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 & that they are the current revised drawings before any works start on site.
2. Inform the Building control department that the works are about to commence on site after receiving an approved decision from planning / building control in writing for your proposed works.
3. Verify boundary lines & ground conditions including checking positions and new connections of all gas; electrical, water & other services drainage ect. within the site prior to the commencement of excavations. Owner is responsible for establishing own boundary lines as Portico Design are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. If uncertain a land search should be carried out by the homeowner/contractor.
4. Portico Design are not responsible for builders changing design methods from proposed works. The client is responsible for works being carried out on a building notice. No project should start without calcs.
5. 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 third party's instruction during building works.
6. Request a copy of the Party Wall Award where works affect party wall or involve excavations within 3 meters of adjoining buildings or building over a public sewer. (clients responsibility)
7. Where works involve demolition to ensure that all elements of the building and adjoining structures are accounted for and that all necessary propping and temporary supports are in place. "do not scale off this drawing as the scaling may be off"
8. Works carried out under a building notice or prior to approval of drawings are at the contractors/owners risk. (all Portico Design drawings must be approved before works commence) Builders building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works.
9. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or suppliers drawings, should be brought to the immediate attention of Portico Design before executing the structural, drainage, mechanical and electrical works. This includes types of materials If materials shown on drawings do not match which is on site then this will need to be brought to Portico Design attention straight away before works commence and purchase of materials be made so an alternative design can be rechecked and approved by building control or the engineer before works can commence.
10. All of Portico Design structural designs are subject to footings being 1m deep, If however the existing foundation is different a trail—hole will need to be dug to establish the existing foundation type and building control will need to advise on a different method of construction. If reqested by building control eigher a raft or piled foundation, this will need to be designed by an engineer with an additional cost being implemented.
11. All wall/s which have been designed to be removed on plans are to be checked on site by building control inspector/builder for load bearing or non—load bearing status before purchase of steel/s. If non—load bearing then steel's should not be ordered. No refund or claim can be given against Portico Design on the design/materials charged for these steel/s.

OTHER NOTES:
All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed skylights shown on this drawing will be designed not protrude more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing. For a permitted development loft design the dormer designed on this drawing is set back from the eaves by 200mm, this note is a confirmation that it is designed this way. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.

TERMS — this drawing has been created by Portico Design ltd for the "client" only, a bound contract has been made between both party's in which a signed contract for creation of works involving person—working hours for this drawing has been made, no refund will be allowed or claim made of drawing and any other drawing/s relating to this project for whatever reason can be made against Portico Design. Portico Design ltd hold full copyright of this material and have the full right to control the use of these works, any company, department or person that infringes these rights will be subject to legal compensation brought against them. client accepting these terms has agreed on all the above by signing contract between both party's and understands that no refunds can be given.

12. All drainage connections is assumed & is subject for checking by builder, Thames water & building control, foul and surface connections should be approved by thames water before works commence.

PRINT @ A3 SHEET SIZE

THIS DRAWINGs CONTENT INCLUDING NOTES IS BOND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & PORTICO DESIGN LTD

SITE ADDRESS
22 SELBORNE ROAD,
WOOD GREEN, LONDON, N22 7TL

DRAWING TITLE
SPECS.

DRAWN AT	HEAD OFFICE	DRAWN BY	
SCALE	as shown	@ A3	10. JULY. 2026
DRAWING No.	05.	REVISION	a