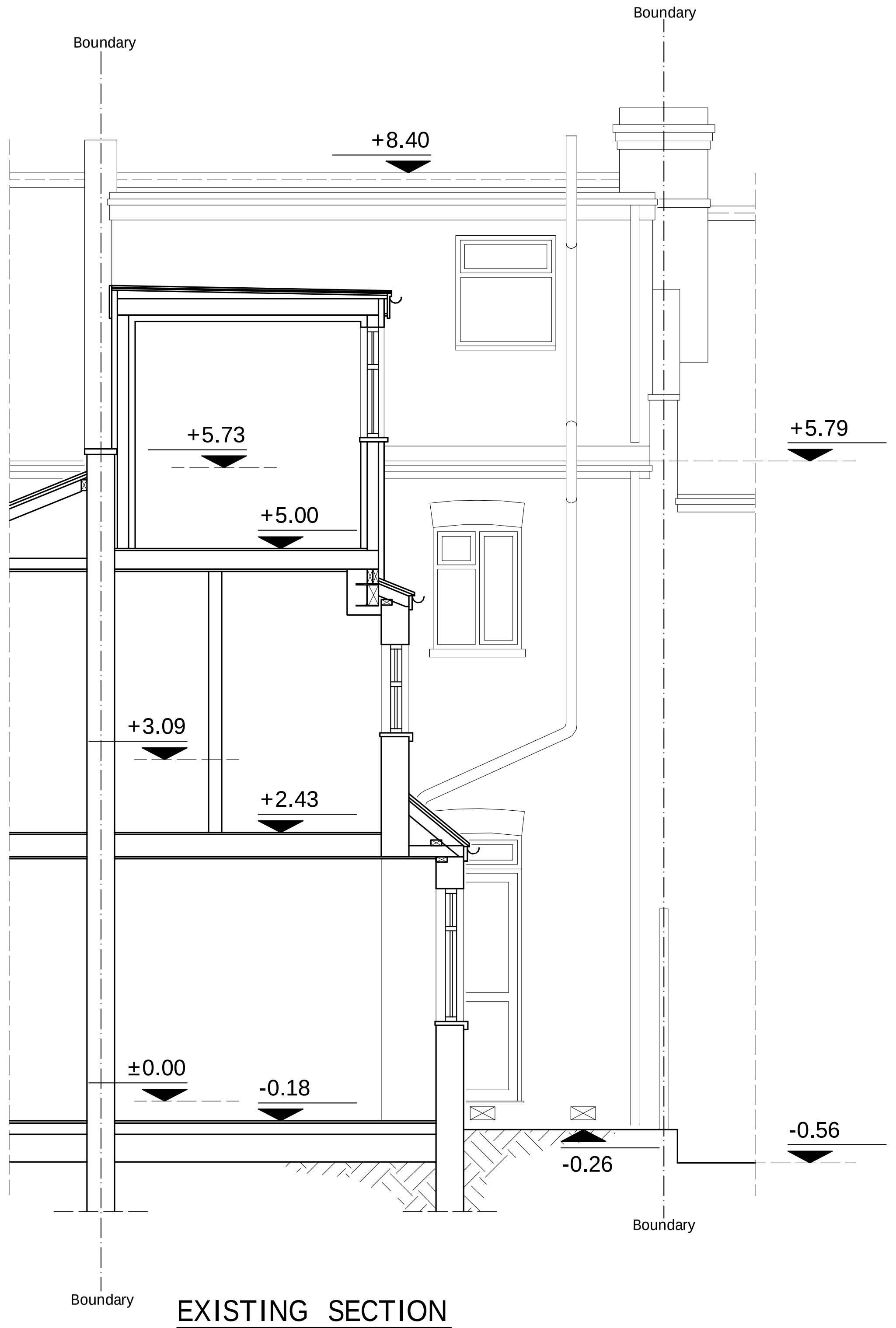
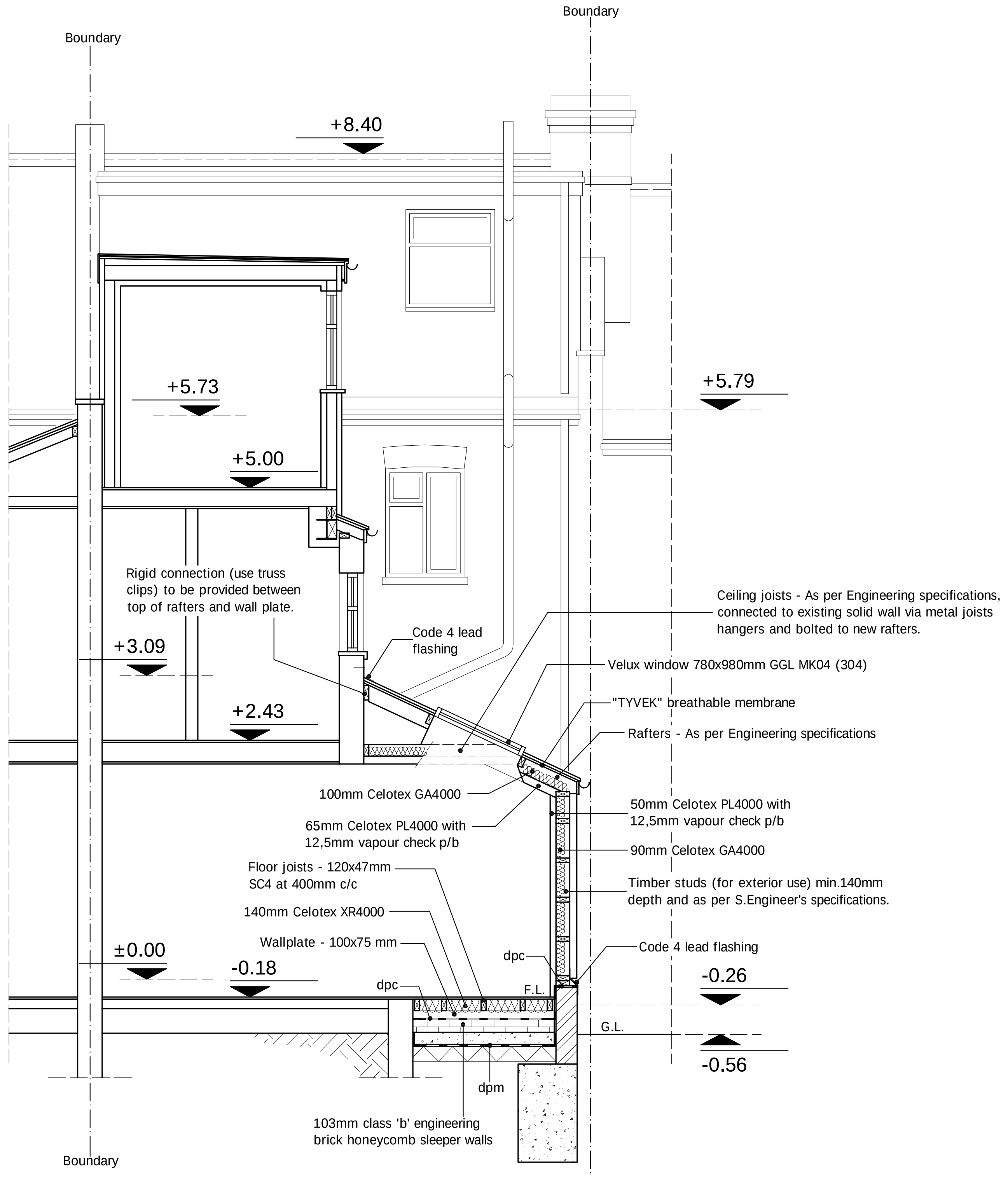
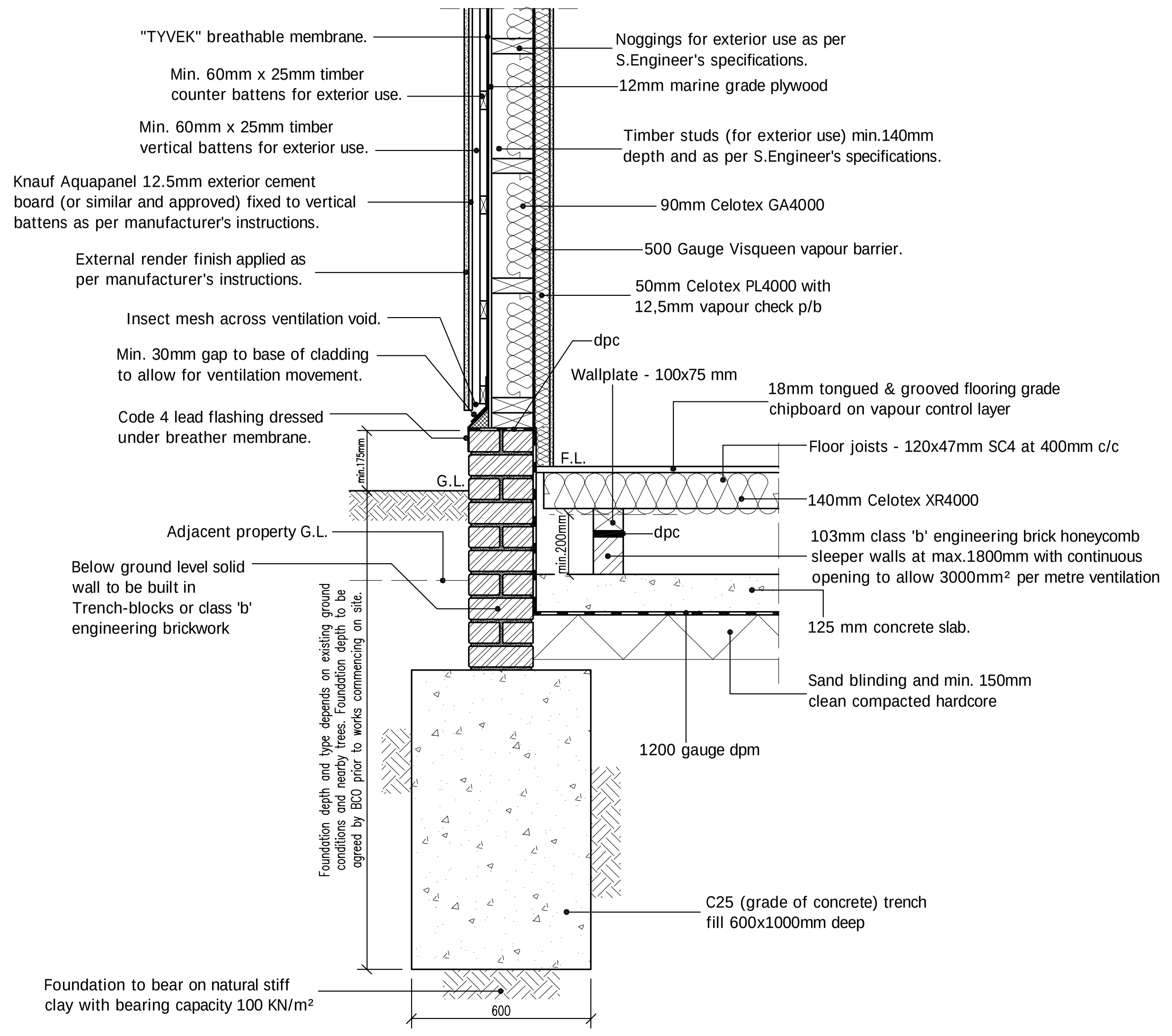


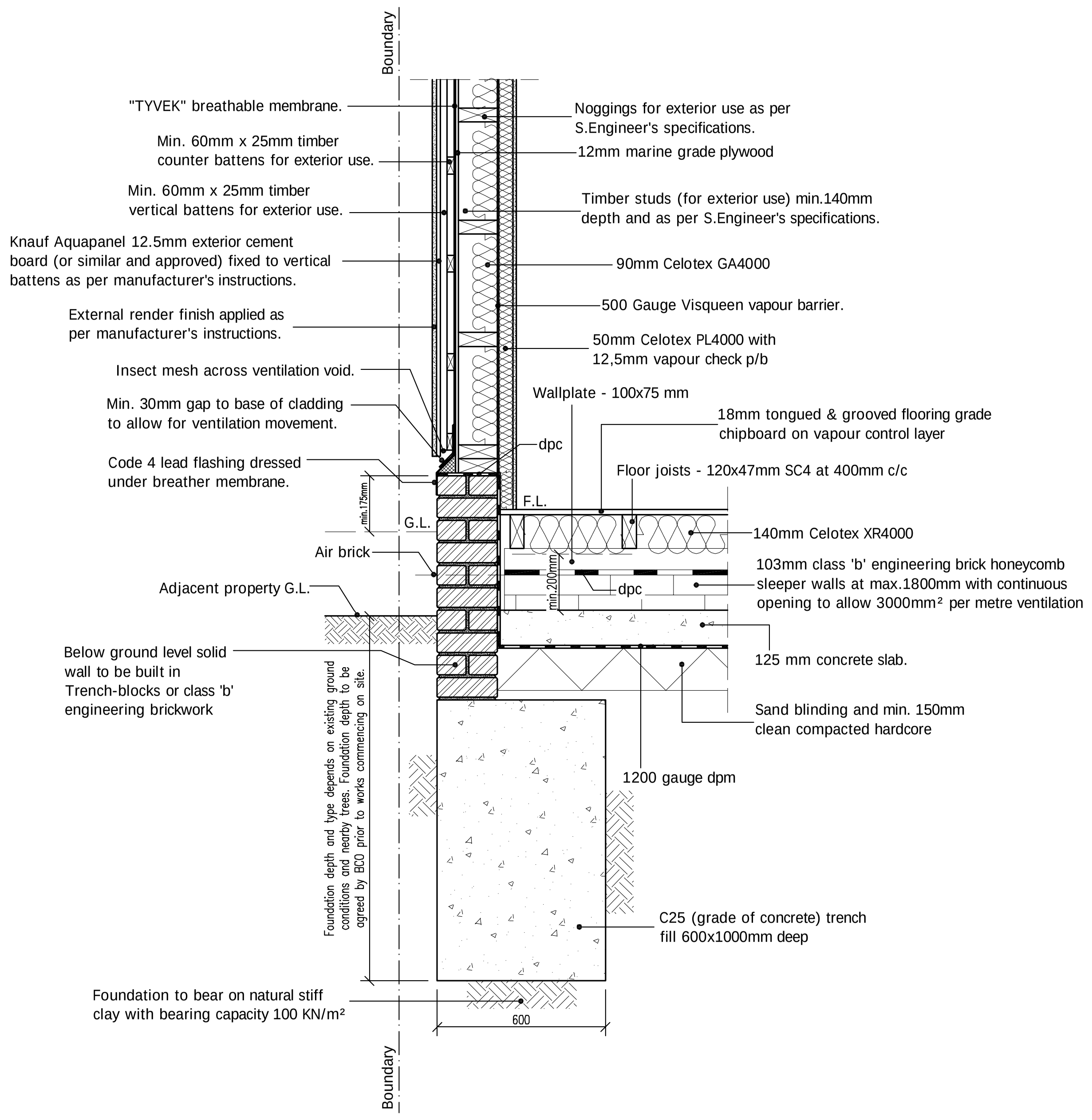
EXISTING SECTION
scale 1:50


Boundary
Boundary
Boundary
Boundary
+8.40
+5.73
+5.79
+5.00
Rigid connection (use truss clips) to be provided between top of rafters and wall plate.
Code 4 lead flashing
Ceiling joists - As per Engineering specifications, connected to existing solid wall via metal joists hangers and bolted to new rafters.
+3.09
Velux window 780x980mm GGL MK04 (304)
"TYVEK" breathable membrane
+2.43
Rafters - As per Engineering specifications
100mm Celotex GA4000
50mm Celotex PL4000 with 12,5mm vapour check p/b
65mm Celotex PL4000 with 12,5mm vapour check p/b
90mm Celotex GA4000
Floor joists - 120x47mm SC4 at 400mm c/c
Timber studs (for exterior use) min.140mm depth and as per S.Engineer's specifications.
140mm Celotex XR4000
Wallplate - 100x75 mm
dpc
Code 4 lead flashing
±0.00
-0.18
dpc
F.L.
-0.26
G.L.
-0.56
dpm
103mm class 'b' engineering brick honeycomb sleeper walls

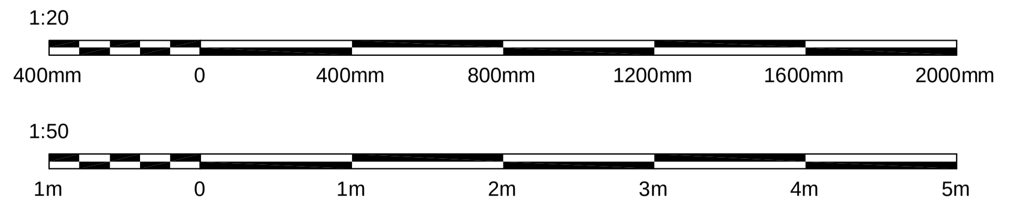
PROPOSED SECTION
scale 1:50


"TYVEK" breathable membrane.
Noggings for exterior use as per S.Engineer's specifications.
Min. 60mm x 25mm timber counter battens for exterior use.
12mm marine grade plywood
Min. 60mm x 25mm timber vertical battens for exterior use.
Timber studs (for exterior use) min.140mm depth and as per S.Engineer's specifications.
Knauf Aquapanel 12.5mm exterior cement board (or similar and approved) fixed to vertical battens as per manufacturer's instructions.
90mm Celotex GA4000
External render finish applied as per manufacturer's instructions.
500 Gauge Visqueen vapour barrier.
50mm Celotex PL4000 with 12,5mm vapour check p/b
Insect mesh across ventilation void.
dpc
Min. 30mm gap to base of cladding to allow for ventilation movement.
Wallplate - 100x75 mm
18mm tongued & grooved flooring grade chipboard on vapour control layer
Code 4 lead flashing dressed under breather membrane.
Floor joists - 120x47mm SC4 at 400mm c/c
min.175mm
F.L.
G.L.
140mm Celotex XR4000
dpc
min.200mm
Adjacent property G.L.
103mm class 'b' engineering brick honeycomb sleeper walls at max.1800mm with continuous opening to allow 3000mm² per metre ventilation
Below ground level solid wall to be built in Trench-blocks or class 'b' engineering brickwork
125 mm concrete slab.
Foundation depth and type depends on existing ground conditions and nearby trees. Foundation depth to be agreed by BCO prior to works commencing on site.
Sand blinding and min. 150mm clean compacted hardcore
1200 gauge dpm
C25 (grade of concrete) trench fill 600x1000mm deep
Foundation to bear on natural stiff clay with bearing capacity 100 KN/m²
600

TYPICAL FOUNDATION DETAIL
scale 1:20


Boundary
"TYVEK" breathable membrane.
Noggings for exterior use as per S.Engineer's specifications.
Min. 60mm x 25mm timber counter battens for exterior use.
12mm marine grade plywood
Min. 60mm x 25mm timber vertical battens for exterior use.
Timber studs (for exterior use) min.140mm depth and as per S.Engineer's specifications.
Knauf Aquapanel 12.5mm exterior cement board (or similar and approved) fixed to vertical battens as per manufacturer's instructions.
90mm Celotex GA4000
External render finish applied as per manufacturer's instructions.
500 Gauge Visqueen vapour barrier.
50mm Celotex PL4000 with 12,5mm vapour check p/b
Insect mesh across ventilation void.
Wallplate - 100x75 mm
Min. 30mm gap to base of cladding to allow for ventilation movement.
18mm tongued & grooved flooring grade chipboard on vapour control layer
dpc
Code 4 lead flashing dressed under breather membrane.
Floor joists - 120x47mm SC4 at 400mm c/c
min.175mm
F.L.
G.L.
140mm Celotex XR4000
Air brick
103mm class 'b' engineering brick honeycomb sleeper walls at max.1800mm with continuous opening to allow 3000mm² per metre ventilation
dpc
min.200mm
Adjacent property G.L.
Below ground level solid wall to be built in Trench-blocks or class 'b' engineering brickwork
125 mm concrete slab.
Sand blinding and min. 150mm clean compacted hardcore
Foundation depth and type depends on existing ground conditions and nearby trees. Foundation depth to be agreed by BCO prior to works commencing on site.
1200 gauge dpm
C25 (grade of concrete) trench fill 600x1000mm deep
Foundation to bear on natural stiff clay with bearing capacity 100 KN/m²
600
Boundary

FOUNDATION DETAIL ON BOUNDARY
scale 1:20



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

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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 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 & that they are the current revised drawings before any works start on site by means of certification in writing.
2. Inform and register with the Building control department that the works are about to commence on site after receiving an approved decision from planning and obtain a plans check certificate for all drawings and calculations.
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 DPL are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. A land search should be carried out by the homeowner if unknown. DPL are not responsible for builders changing design methods from proposed works.
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 third party's instruction during building works.
5. 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)

1. 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" Works carried under a building notice or prior to planning approval are at the contractors/owners risk.
2. All DPL drawings must be approved before works commence. Builders/Homeowners' 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 suppliers drawings, should be brought to the immediate attention of DPL 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 DPL 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. Foundation design depth must be approved in writing by Building Control prior to pouring.
4. All of DPL 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 requested by building control either a raft or piled foundation, this will need to be designed by an engineer with an additional cost being implemented.
5. 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 DPL on the design/materials charged for these steel/s.

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 DISCOUNT PLANS LTD for the "client" only, and is bound to the contract and mandate terms 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 DPL.

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SITE ADDRESS
5 BERNERS ROAD, LONDON, N22 5NE

DRAWING TITLE
EXISTING and PROPOSED DRAWINGS

SCALE as shown @ A1
DRAWN HEAD OFFICE

DRAWING Number. DPL.03.
REVISION A
DATE 15. SEPT. 2026