

However, they are not to be used within 1500mm of a compartment wall linere 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 an 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.

DRAWING STATUS		PLANNING	
REV.	DATE	NAME	DESCRIPTION
Architectural Design Studio 4 ST ANNES, DORIC WAY, EUSTON, LONDON NW1 1JG +44 07838 135 957			
GENERAL NOTES: Any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check, and re-ordinate all dimensions on site during the course of the works and prior to setting out on site. All drawings to be read in conjunction with all other Architects' and Engineer's drawings. Structural drawings shall be signed by a qualified structural engineer or chartered civil engineer (as appropriate). 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 reaching 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, electricity, water, drainage, sewerage, and telecommunications services. If there are any existing 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, if uncertain a land survey should be carried out by the homeowner/contractor. 4. DPL are not responsible for builders changing design methods from proposed works. The client is responsible for works being carried out on or to buildings in accordance with the relevant building codes. 5. Any additional structural design changes 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)			
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 overtake 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 existing roofline by at least 150mm. All new proposed windows and doors must comply with Part M of the Building Regulations and to comply with current building regulations. An inspection of the underground drainage was not feasible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results. All drains shown IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR. ITEMS - This drawing has been created by discount plans ltd for the "Client" only, a bound contract has been made between both parties in which a signed contract of drawing of works involving person-working hours for the drawing has been made, no refund will be allowed or claim made of creating and any other drawings relating to this project, for whatever reason can be claimed. Discount plans ltd does not accept liability for any errors or omissions. These items will be supplied to light communication brought against them, client accepting these terms has agreed on all the above by signing contract between both party's and understands that no refund can be given. 12. All drawings/conventions is assumed & is subject for checking by builder, Thames water & building control, all drawings must be approved by Thames water before works commence. THIS DRAWING, CONVENT INCLUDING NOTES IS BOUND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & DISCOUNT PLANS LTD			
SITE ADDRESS 53 GRANVILLE ROAD, WOOD GREEN, LONDON, N22 5LP			
DRAWING TITLE SPECS.			
DRAWN AT HEAD OFFICE		DRAWN BY	
SCALE @ A3		13. DECEMBER, 2023	
DRAWING NO.		REVISION -	
DPL 04 .		www.discountplansltd.com	