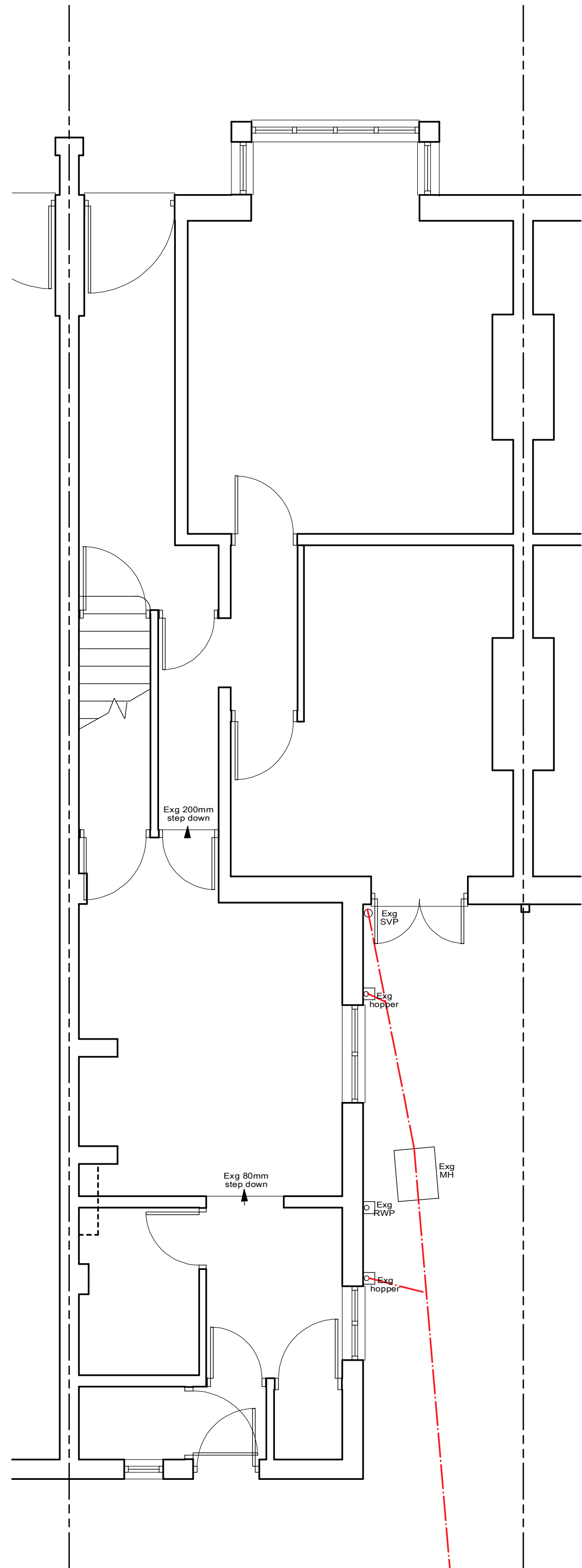
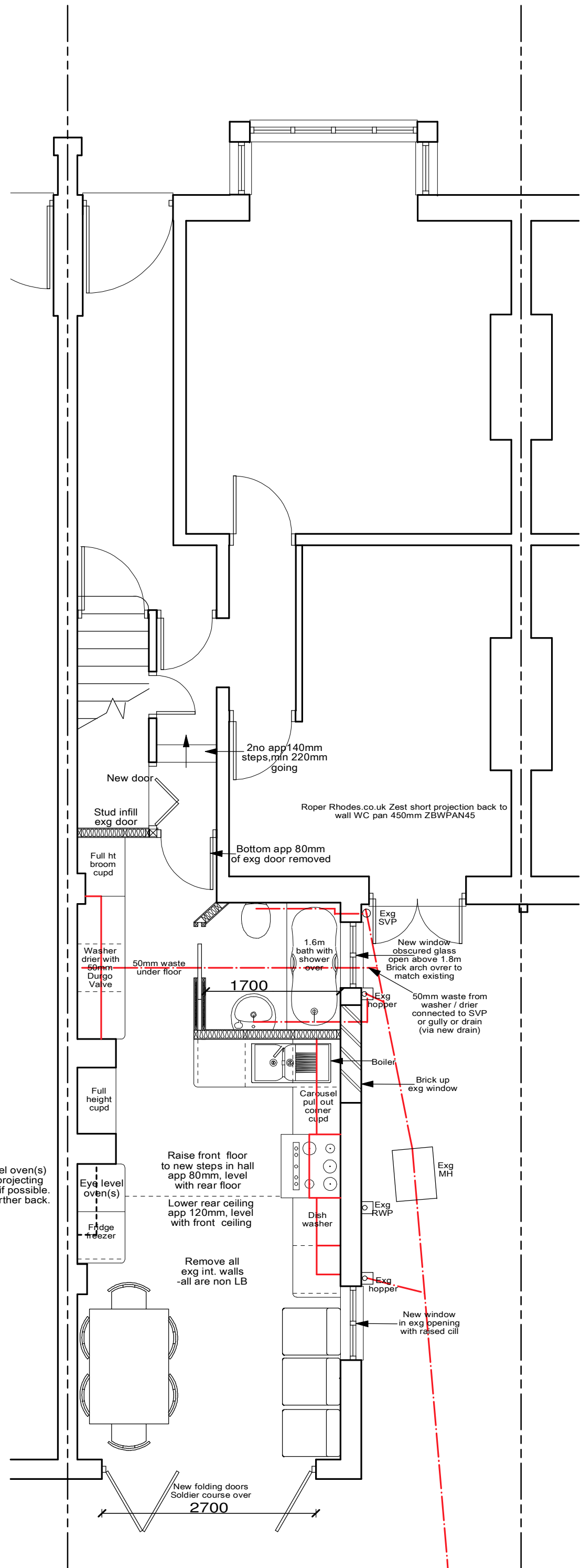




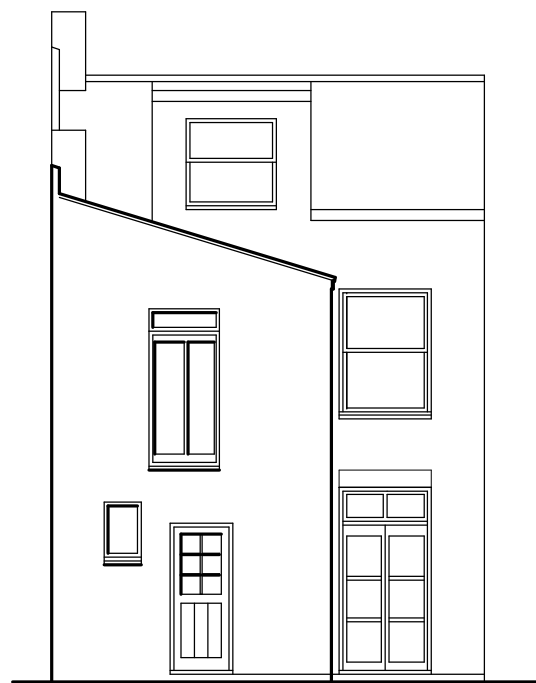
EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR

PLANNING NOTES

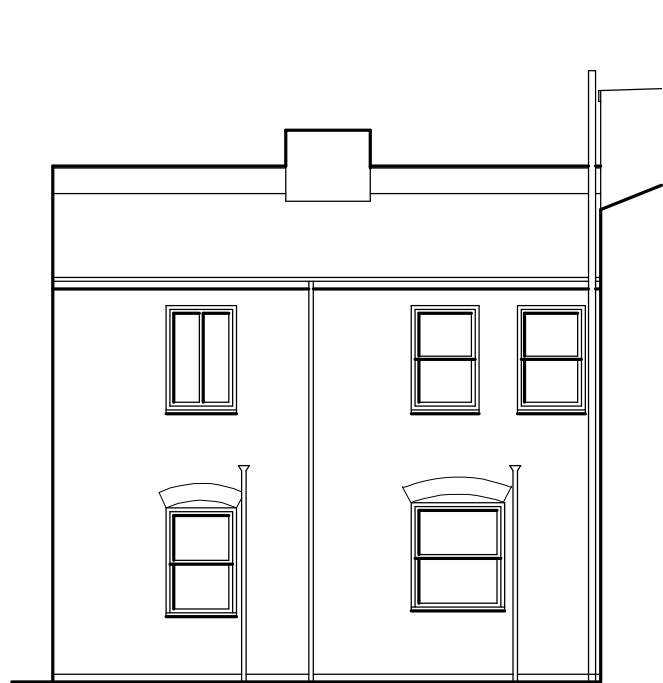
ALL MATERIALS & FEATURES TO MATCH EXISTING AS CLOSELY AS POSSIBLE OR BE TO THE APPROVAL OF THE TOWN PLANNING DEPT AND THE CLIENT



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



EXISTING REAR SIDE ELEVATION



PROPOSED REAR SIDE ELEVATION

GENERAL

> ALL WORK TO BE TO THE APPROVAL OF THE LOCAL AUTHORITY OR APPROVED INSPECTOR

> ALL EXTERNAL MATERIALS & FEATURES TO MATCH EXISTING AS CLOSELY AS POSSIBLE OR BE TO THE APPROVAL OF THE LOCAL AUTHORITY TOWN PLANNING DEPARTMENT & THE CLIENT.

> ALL INTERNAL WALLS TO BE DEMOLISHED, ALL ARE NON LOAD BEARING - FF JOISTS RUN SIDE TO SIDE AND THERE ARE NO FF WALLS OVER THE DEMOLISHED WALLS.

FLOORS

> FLOOR FINISHES TO BE TO CLIENTS' REQMTS.

> FRONT LOWER SECTION OF FLOOR TO BE RAISED app. 80mm TO BE LEVEL WITH HIGHER REAR SECTION EITHER REMOVE EXG FLOOR BOARDING & REUSE IF SUITABLE, ADD 47mm WIDE X REQUIRED DEPTH TIMBERS ON TOP OF THE EXG JOISTS, IF REQUIRED BY CLIENT PROVIDE 150mm PIR INSULATION BETWEEN JOISTS WITH 13mm GAP BELOW BOARDS, REFIT EXG BOARDS OR PROVIDE NEW min18mm WATERPROOF CHIPBOARD OR 25mm SOFT WOOD BOARDING FLOORING OR ON TOP OF EXG FLOOR PROVIDE min18mm WATERPROOF CHIPBOARD OR 25mm SOFTWOOD BOARDING FLOORING ON 47mm WIDE JOISTS TO REQUIRED DEPTH @ 400mm CC WITH AS THICK AS POSSIBLE PIR INSULATION IN BETWEEN

> SECTION OF HALL FLOOR BETWEEN KITCHEN & NEW STAIRS IN HALL TO BE RAISED app. 280mm TO BE LEVEL WITH RAISED KITCHEN FLOOR AS ABOVE.

WALLS

REAR BATHROOM WALL: TO BE CONTINUOUS VERTICAL STUDS CROSS-NOGGEED, ALL IN 75x47mm TIMBER AT max 400mm cc & UNDER EDGE OF BOARDS WITH 75mm ROCKWOOL IN BETWEEN & COVERED WITH 2 LAYERS 12.5mm 10kg/m² PLASTERBOARD & SKIM.

SIDE BATHROOM WALL / CONCEALED SLIDING DOOR: TO BE TIMBER CAVITY WALL, BOTH SKINS CONTINUOUS VERTICAL STUDS CROSS-NOGGEED, ALL IN 47x47mm TIMBER AT max 400mm cc & UNDER EDGE OF BOARDS WITH 50mm ROCKWOOL IN BETWEEN & COVERED ON THE OUTSIDE WITH 2 LAYERS 12.5mm 10kg/m² PLASTERBOARD & SKIM.

REAR CEILING

> LOWER REAR KITCHEN CEILING app 120mm TO BE LEVEL WITH FRONT KITCHEN CEILING BY PROVIDING 47mm WIDE X REQUIRED DEPTH (app 110mm) TIMBERS TO UNDERSIDE OF EXG JOISTS (SCREW THROUGH EXG CEILING) WITH 100mm ROCKWOOL IN BETWEEN & 9.5mm PLASTERBOARD & SKIM FINISH.

LINTOLS

> OVER REAR FOLDING DOORS - NB: FOLDING DOORS TO BE BOTTOM SUPPORTED, IF THEY ARE NOT CONTACT AGENT: CATNIC CNB1C (WITH SOLDIER COURSE OVER)

> OVER BATHROOM WINDOW CATNIC CN71A WITH CATNIC LINTOL ARCHCENTRE OVER.

STEPS

> RISE OF NEW STEPS app140mm, GOING TO BE min 220mm

PLUMBING

> TO BE TO BS 5572. ALL FITTINGS TO HAVE 75mm DEEP SEAL TRAPS. FLOODING EYES PROVIDED TO ALL BENDS.

> WASTE SIZES TO ALL BE 30mm UP TO 1.5m LENGTH, THEREAFTER OR IF COMBINED 50mm - (WB: 30mm, CHANGE TO 38mm AFTER TRAP) WC WASTE PIPE: Min/max FALL: 1/8/30mm/m.

> WC TO PROJECT AS LITTLE AS POSSIBLE WITH HIGH LEVEL CISTERN (such as Roper Rhodes.co.uk Zest short projection back to wall) WC pan 450mm ZBWPAN45

> PROVIDE A SHOWER TO CLIENTS' REQMTS OVER THE BATH.

> PROVIDE AIR ADMITTANCE (DURG) VALVE TO 50mm WASHER/DRYER WASTE.

> 50mm WASHER/DRYER WASTE TO BE RUN UNDER FLOOR CONNECTED TO SVP OR GULLY OR DRAIN (VIA NEW DRAIN).

> BOX INWASTE PIPES AS REQUIRED BY CLIENT.

> EXTEND EXG CENTRAL HEATING & HOT WATER SYSTEM TO CLIENTS' REQMTS HAVING CHECKED THAT EXISTING BOILER HAS SUFFICIENT CAPACITY, IF NOT, PROVIDE NEW GAS BOILER OF SUFFICIENT CAPACITY WITH BALANCED FLUE RUN 300mm FROM ANY OPENINGS & WITH METAL GUARD OVER IF WITHIN 2m OF THE GROUND - TO BE DESIGNED, INSTALLED, TESTED & CERTIFIED BY GAS SAFE APPROVED CONTRACTOR.

> PROVIDE SUITABLE CARBON MONOXIDE (CO) DETECTOR CLOSE TO APPLIANCE.

> ALL WATER SUPPLY ELEMENTS TO BE TO THE CLIENTS' REQUIREMENTS IN ACCORDANCE WITH THE LOCAL WATER BOARD REGULATIONS & ADEQUATELY INSULATED.

ELECTRICAL

> ELECTRICAL WORK TO BE TO THE CLIENTS' REQUIREMENTS & DESIGNED, INSTALLED, TESTED & CERTIFIED BY NICEIC (OR EQUIVALENT) APPROVED CONTRACTOR IN ACCORDANCE WITH THE INSTITUTE OF ELECTRICAL ENGINEERING REGULATIONS.

> MIN 3 OUT OF 4 OF ALL INTERNAL LIGHT FITTINGS (EXCLUDING INFREQUENTLY USED SPACES - STORES, CUPBOARDS, ETC) TO BE LOW ENERGY (CAN BE STANDARD FITTINGS FITTED WITH LOW ENERGY LAMPS - GLS TUNGSTEN FILAMENT OR TUNGSTEN HALOGEN LAMPS DO NOT MEET THE STANDARDS, COMPACT & TUBULAR FLUORESCENT DO)

> ANY DOWNLIGHTERS TO FLOORS TO BE THE CYLINDRICAL HOUR FIRE RESISTANT / SOUND INSULATING TYPE (NOT THE ONES THAT NEED FR SOCKS OVER)

> PROVIDE EXTERNAL LIGHTS TO CLIENTS' REQUIREMENTS.

OTHER WORKS

> OWNER TO ADVISE BUILDER OF ANY OTHER WORKS REQUIRED TO BE DONE.

> PROVIDE BATHROOM & FITTED KITCHEN TO CLIENTS' REQUIREMENTS

> WC TO PROJECT AS LITTLE AS POSSIBLE WITH HIGH LEVEL CISTERN (such as Roper Rhodes.co.uk Zest short projection back to wall) WC pan 450mm ZBWPAN45

> PROVIDE A SHOWER TO CLIENTS' REQMTS OVER THE BATH.

VENTILATION

> ALL / HABITABLE ROOMS & KITCHEN TO HAVE OPENABLE DOORS OR WINDOWS EQUAL TO min1/20 FLOOR AREA & ALSO A CONTROLLABLE VENT OPENING OF 6000sqmm PLACED SO AS TO AVOID UNLIE DRAUGHTS, 3no TO MULTIPLE USE ROOM.

> KITCHEN TO ALSO HAVE MECHANICAL FAN CAPABLE OF EXTRACTING min 60 LITRES PER SECOND OR, IF IN COOKER HOOD, MIN30L/S, DUCTED TO THE EXTERNAL AIR.

EXTERNAL > BATHROOMS TO ALSO HAVE MECHANICAL FAN EXTRACTING AT min15L/S & DUCTED TO THE EXTERNAL AIR & 8000mm² TRICKLE VENTS.

> 8000sqmm VENTILATION PROVIDED BY NIGHT VENTS IN FRAME OR 2no 225x25mm AIRBRICKS WITH CLOSEABLE COVER, INBETWEEN LATCHES ARE NOT ACCEPTABLE AS TRICKLE VENTS.

WINDOWS AND DOORS

> WINDOWS & DOORS TO BE FITTED & CERTIFIED BY A COMPANY REGISTERED UNDER THE COMPETENT PERSON SCHEME - Fensa, Ngi, Certass, Strama, Assure, Blue Flames or Certsure, IF AN UNREGISTERED INSTALLER OR DIY, APPROVAL MUST BE SOUGHT FROM THE RELEVANT BUILDING CONTROL BODY (LA OR AIL).

> TO BE DOUBLEGLAZED UPVC / THERMAL BREAK ALUMINIUM TO CLIENTS' REQMTS & VENTILATION DETAILS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.

> WINDOWS OR FULLY GLAZED DOORS TO HAVE A WINDOW ENERGY RATING (WER) OF BAND C OR BETTER OR WINDOWS A MAX U-VALUE OF 1.4W/m²K.

> SEE VENTILATION RE TRICKLE VENTS IN FRAMES.

> ANY GLAZING TO DOORS & WINDOWS WITHIN 300mm OF DOORS & WITHIN 1.5m OF FLOOR & ELSEWHERE GLAZING TO WINDOWS WITHIN 800mm OF FLOOR & STEPS & TO ROOF LIGHTS, TO BE TOUGHENED OR LAMINATED TO BS 6206: 1981.

> FOLDING DOORS TO BE BOTTOM SUPPORTED (IF TOP HUNG, BEAM OVER TO BE CALCULATED. BUILDER TO CHECK WHAT THE MAX DEFLECTION OF THE BEAM OVER THE DOORS CAN TAKE - FITTING OF DOORS TO TAKE INTO ACCOUNT DEFLECTION OF BEAM.

DECORATION

> EXTERNAL TIMBERS TO BE KNOTTED, STOPPED AND PRIMED WITH 1 UNDERCOAT AND 2 TOP COATS OF GLOSS PAINT TO CLIENTS' COLOUR CHOICE OVER OR STAINED.

> ALL EXTERNAL FRAMES TO BE SEALED WITH MASTIC TO WALL FINISH.

> PROVIDE SKIRTING BOARDS TO CLIENTS' REQMTS.

> PROVIDE COVING TO CLIENTS' REQMTS.

> ALL DISTURBED SURFACES TO BE MADE GOOD & TO MATCH EXISTING.

> SITE TO BE CLEARED OF ALL RUBBISH RELATING TO WORKS.

> INTERIOR DECORATIONS TO BE AGREED WITH CLIENT.

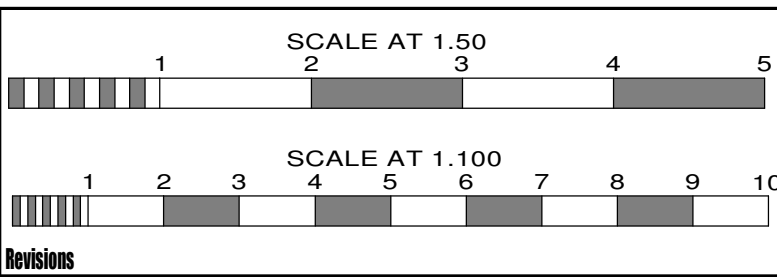
IMPORTANT NOTES

> DO NOT SCALE FROM THE DRAWING. ANY CONTRACTOR REQUIRING ACCURATE DIMENSIONS TO TAKE MEASUREMENTS ON SITE THEMSELVES ONCE THE WORK IS NEARING COMPLETION - IF NECESSARY WHEN PLASTERED.

> ANY CONTRADICTIONS / DISCREPANCIES ON DRAWINGS TO BE CLARIFIED WITH ARCHITECT.

> ANY DEVIATIONS FROM DESIGN TO BE CONFIRMED WITH AGENT/SE/GC.

> FOLDING DOORS TO BE BOTTOM SUPPORTED (IF TOP HUNG, BEAM OVER TO BE CALCULATED. BUILDER TO CHECK WHAT THE MAX DEFLECTION OF THE BEAM OVER THE DOORS CAN TAKE - FITTING OF DOORS TO TAKE INTO ACCOUNT DEFLECTION OF BEAM.



Ref.	Date	By	Contents
------	------	----	----------

NB: DO NOT SCALE FROM THE DRAWING. ANY CONTRACTOR REQUIRING ACCURATE DIMENSIONS TO TAKE MEASUREMENTS ON SITE THEMSELVES ONCE THE WORK IS NEARING COMPLETION - IF NECESSARY WHEN PLASTERED.

NSL BUILDING SURVEYORS	
nalees@sky.com	0791 33 77 352

Site Address
GROUND FLOOR FLAT 13 HILLFIELD AVENUE N8 7DU

Job Title
ALTERATIONS TO INTERNAL LAYOUT & REAR GF WINDOWS & NEW REAR FOLDING DOORS

Drawing Title		
EXISTING & PROPOSED		
Scale	Date	Drawn by
1:50 1:100	6/2/24	NSL

Paper Size	Orig. No.	Rev.
A1	13HA1	B