

Where new roofs about new or existing brickwork provide for code 4 lead flashing stepped where required with patent cavity trays fitted over where required. Horizontal and vertical straps for lateral support as described above positioned at intervals not exceeding 1.8m. New velux windows as per plan. All velux windows to have EDN type flashing for flush fit installation. Velux windows are AA rated.

10. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES :- Internal door linings shall be 100 x 38 with planed stops. Skirting boards shall be 100 x 19mm. chamfered. Architraves shall be 75x19 chamfered. All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. Window frames with safety glazing to all doors, side panels, and all areas extending below 800mm from floor level and to be in accordance with BS 6206 and or BS EN 12600. New or replacement doors and windows to be UPVC and double or triple glazed. argon filled gaps and finished soft low E coating to achieve U-value of 1.40W/m2K or window energy rate - Band B or better. New rooflights with kerb/upstands can have a value no worse than 2.2W/m2K. New external doors with more than 60% of internal face glazed to have a U value of 1.40W/m2K or doorset energy rate - Band C or better, other external doors to have a U value of 1.40W/m2K or doorset energy rate - Band B or better. Installed either by Fensa registered installer or compliance via certificate from L.A. Building control (fee Payable). All roof lights/lanterns to be glazed. If polycarbonate or uPVC roof lights/lanterns are to be used, ensure rating is class C-s3,d2 which can be regarded as having a BRoof(t4) classification. BRoof(t4) units can be used within 6m of the boundary. 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.

11. 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.

DPL Architectural Design Studio 4 ST ANNES, DORIC WAY, ELSTON, LONDON NW11 1LG +44 07838 135 957		DRAWING STATUS PLANNING REV. DATE NAME DESCRIPTION
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 works and prior to setting out on site. The drawing to be read in conjunction with all other Architect's and Engineer's drawings. Structural Engineer's calculations and any specialist supplier's drawings, however, is responsible and should not be used in isolation. The contractor to ensure that all work is carried out in accordance with the relevant Building Regulations and Planning Departments, and 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 etc. within the site prior to the commencement of excavation. Owner is responsible for establishing an boundary lines on DPL are not responsible for the accuracy of the same. If it is found that the boundary lines are incorrect, the contractor should be responsible. If uncertainty or a hard search should be carried out by the homeowner and confirmed. 4. DPL 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 costs. 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 metres of adjoining buildings or building over a public street. (Client's 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. To not scale of this drawing as the scaling may be off. 8. Works carried out under a building notice or prior to approval of drawings are of the contractor's/owner's risk. (all DPL drawings must be approved before works commence) 9. The contractor is responsible for the method of work carried out and for the safety of the works. DPL are not responsible for the method of work carried out. 10. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or supplier 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 what is on site then this will need to be brought to DPL attention straight away before works start. If the contractor is not sure of the materials to be used, they should be checked and approved by building control or the engineer before works can commence. 11. All wall / 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 changed for these steel/s.		
OTHER NOTES: All proposed roof and gull finishes on this drawing to match existing materials. All new proposed slabs/sheds 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 left design the dormer designed on this drawing is set back from the eaves by 200mm. This roof 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 CONVICTION. ITEMS - this drawing has been created by discount plans 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. These works are not to be used for any other purpose without the written consent of discount plans Ltd. Discount plans Ltd hold full copyright of this material and how the full right to control the use of these works, any company, department or person that infringes these rights will be subject to legal action/breach brought against them. Client accepting these terms has agreed on all of the above by signing contract between both party's and understands that no claims can be given. 12. All drainage connections is assumed & is subject for foul and surface connections should be approved by building control before works commence.		
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SITE ADDRESS 121 ROSLYN ROAD, SOUTH TOTTENHAM, LONDON, N15 5JB	DRAWING TITLE SPECS. - rear extension	
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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.

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

Further Notice Alterations

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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.