

NOTES:

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any discrepancies should be reported in writing immediately.

when printing off PDFs, check that the drawings are printed to correct paper size and scale.

documents should be used as to the drawing status described

property owner to ensure that all aspects of the "party wall etc., act 1996" are complied with prior to any works commencing on site.



All details are subject to full opening up of works on site

Where existing walls are removed, advice from engineer must be sought to confirm they are non loadbearing

If existing joist spans prove to be incorrect following opening up, engineer must be contacted and notified immediately

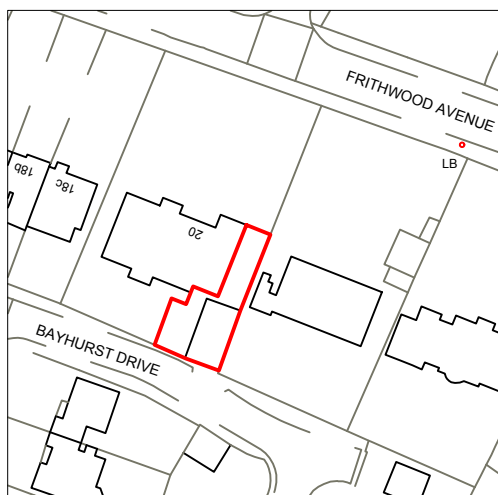
The contractor is solely responsible for the design and carrying out of all temporary works on site

IF IN DOUBT ABOUT ANY DETAILS, CONTACT DETAILED PLANNING LTD. FOR STRUCTURAL DETAILS CONTACT THE STRUCTURAL ENGINEER ASAP!!

Client and Contractor to be aware of Construction & Design Management (CDM) duties

For structural notes, refer to engineers calculations.
Doc Reference: MCM1488/01B Issue Date: Jan 2025

For SAP and Water Calculations, refer to supporting documents by T16 Design
Doc Reference: 0009 Issue Date: Dec 2025



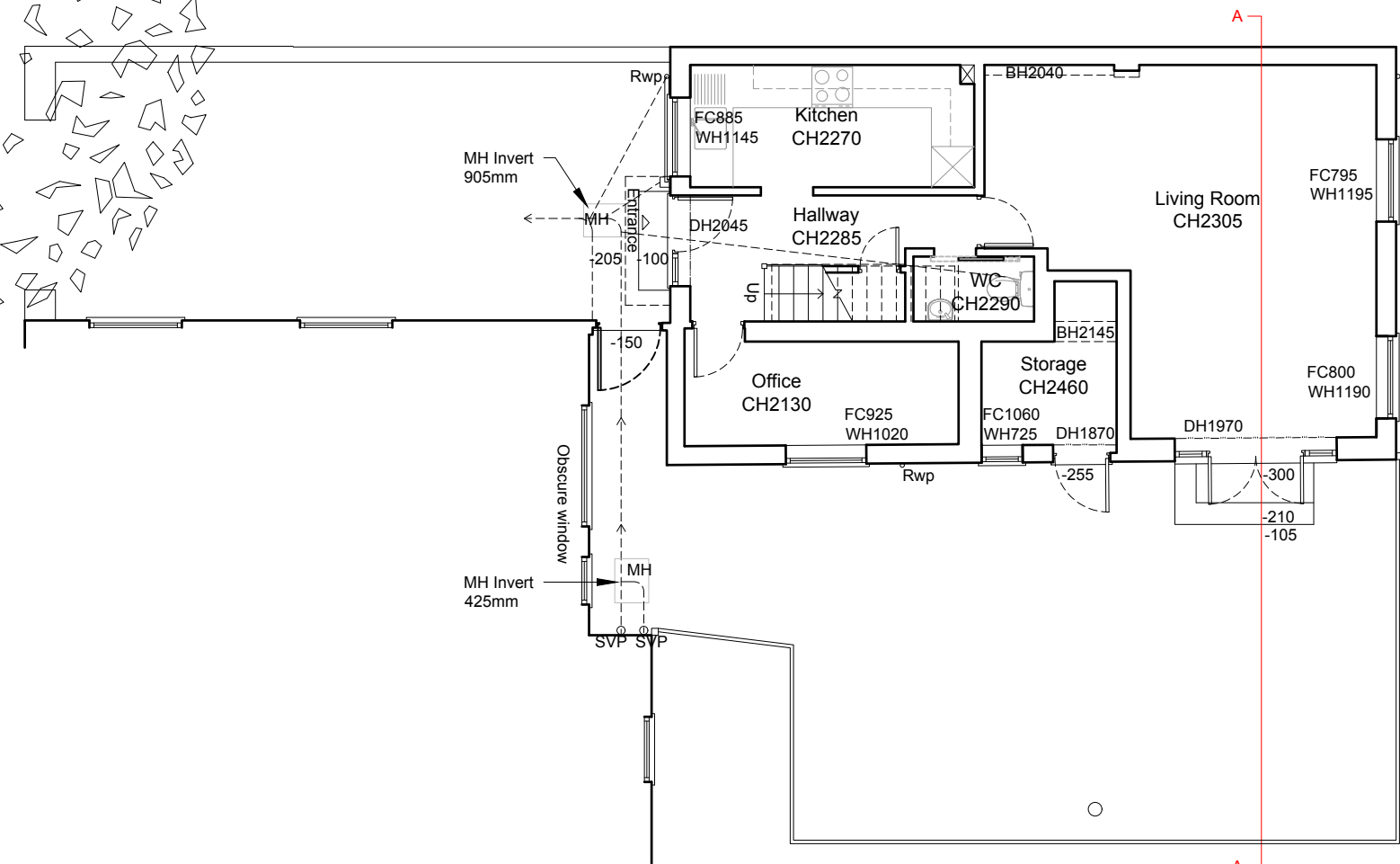
Location Plan
Scale 1:1250
0 10 20 30 40 50 60 70 80
SCALE 1:1250



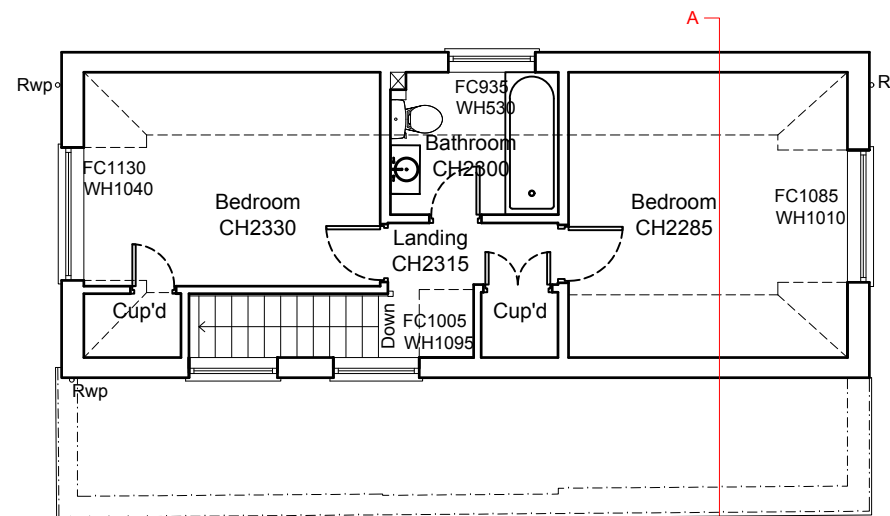
Existing Block Plan

Scale 1:500

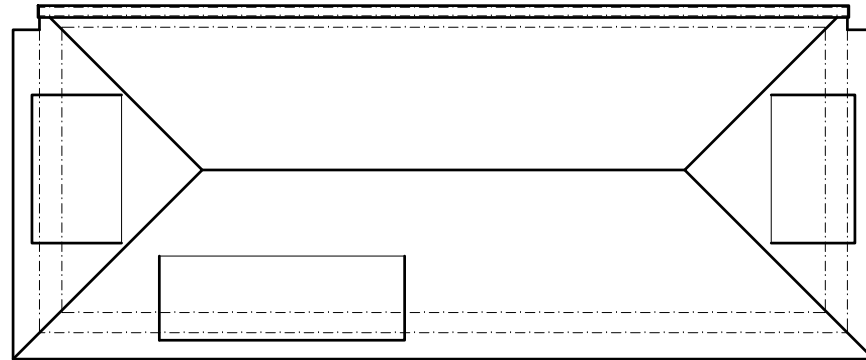
0 10 20 30 40m



Ground Floor Plan
As Existing 1:100



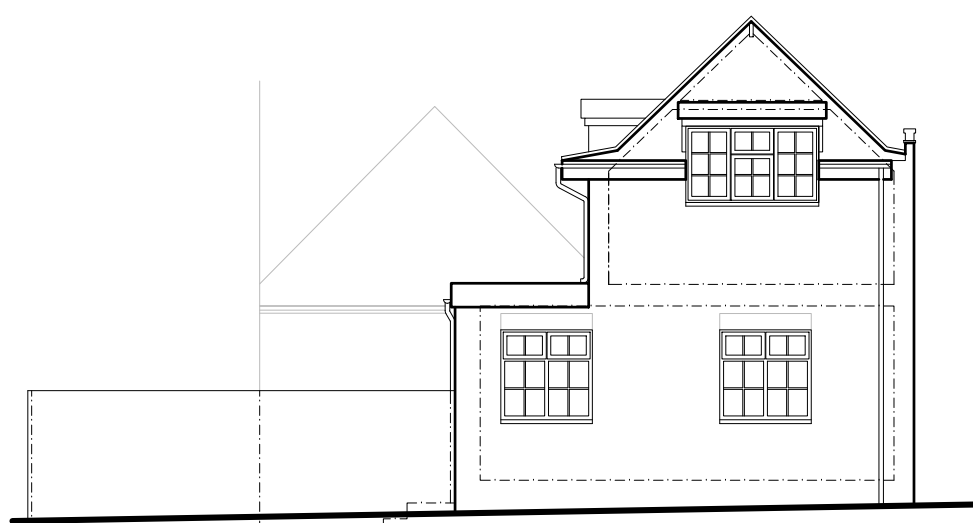
First Floor Plan
As Existing 1:100



Roof Plan
As Existing 1:100



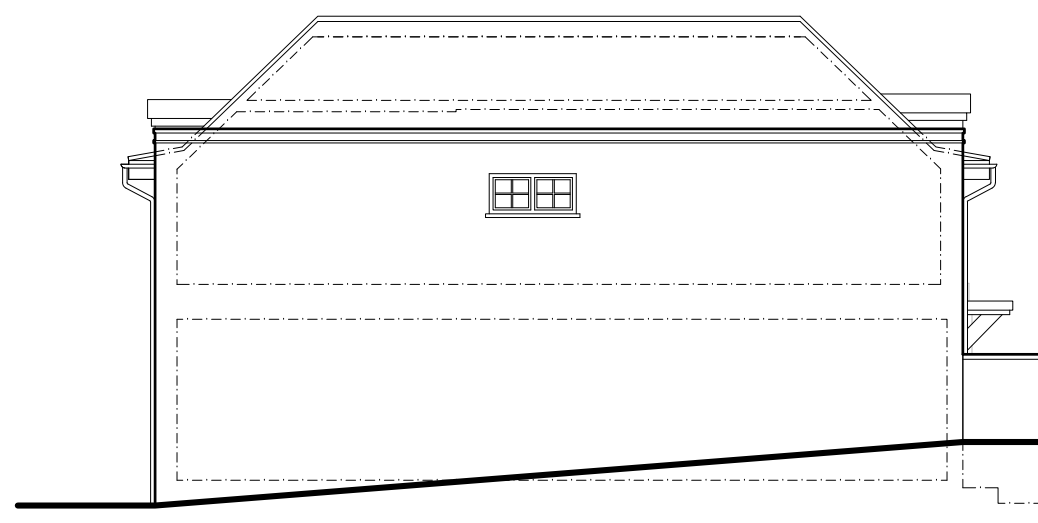
Side Elevation
As Existing 1:100



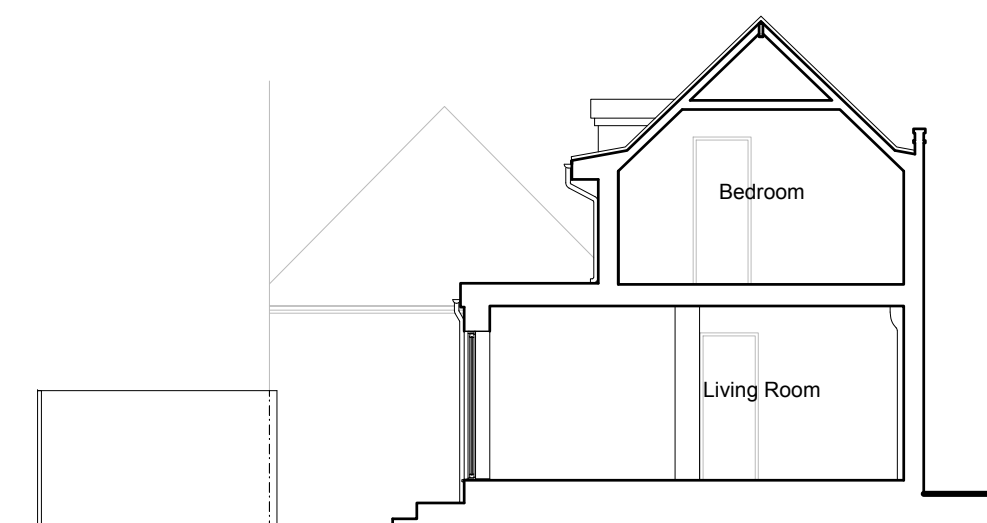
Rear Elevation
As Existing 1:100



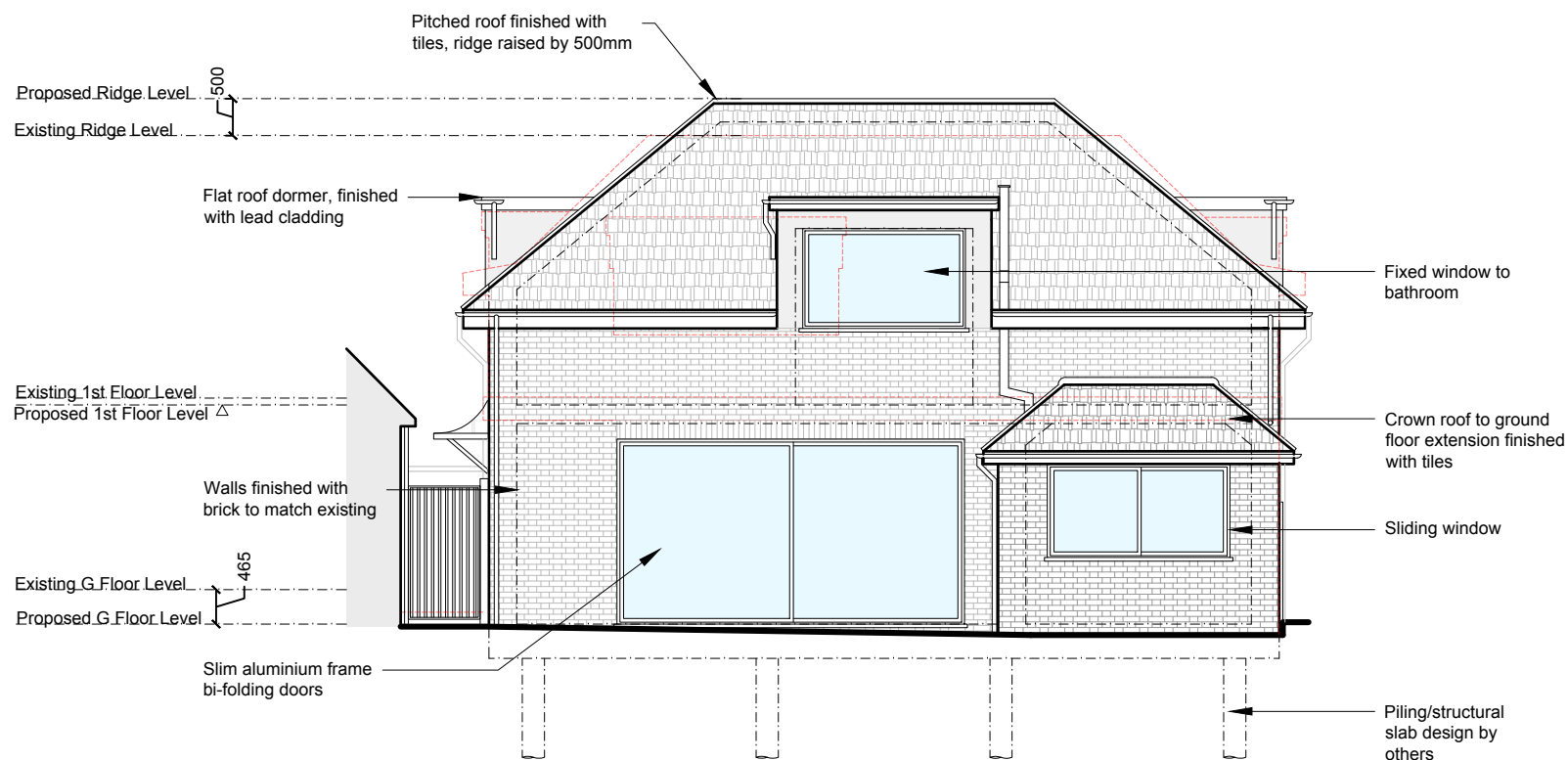
Front Elevation
As Existing 1:100



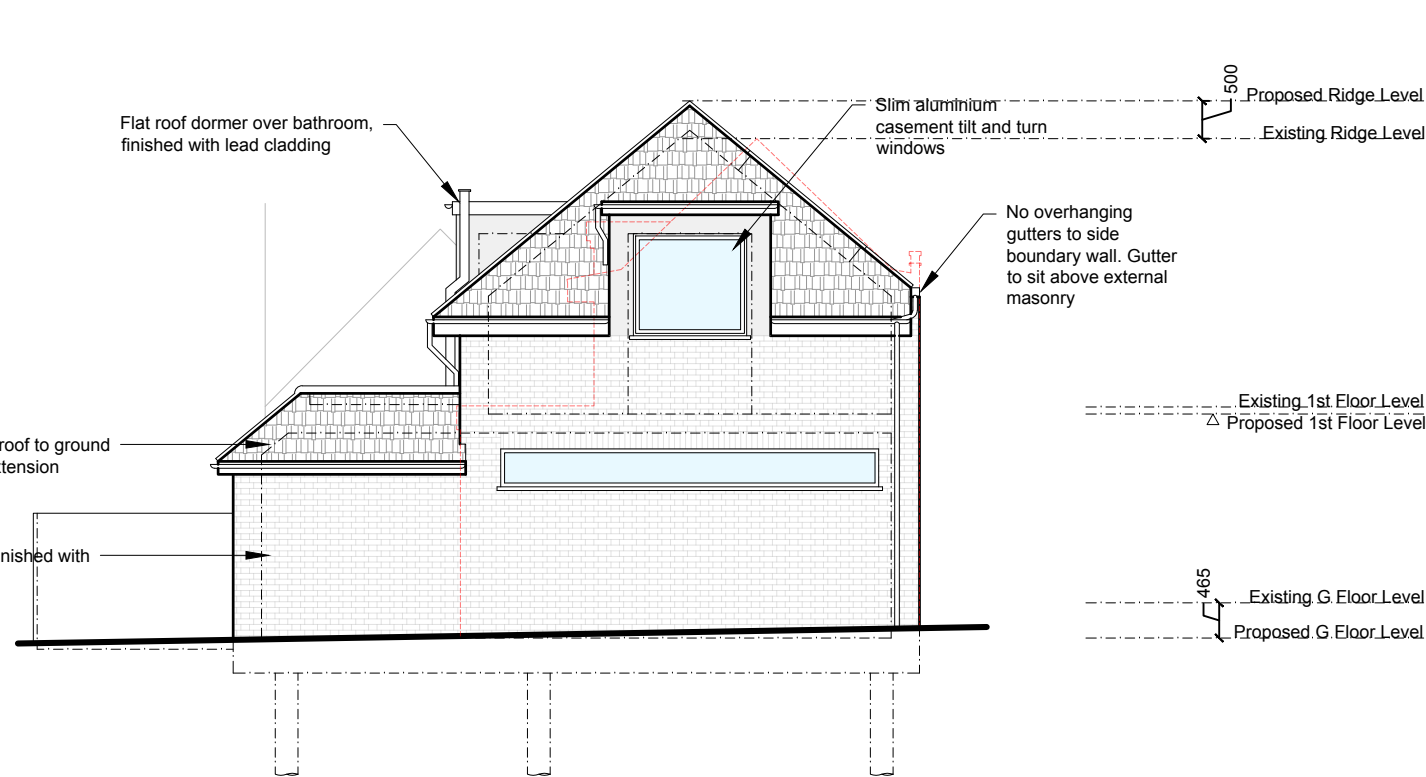
Side Elevation
As Existing 1:100



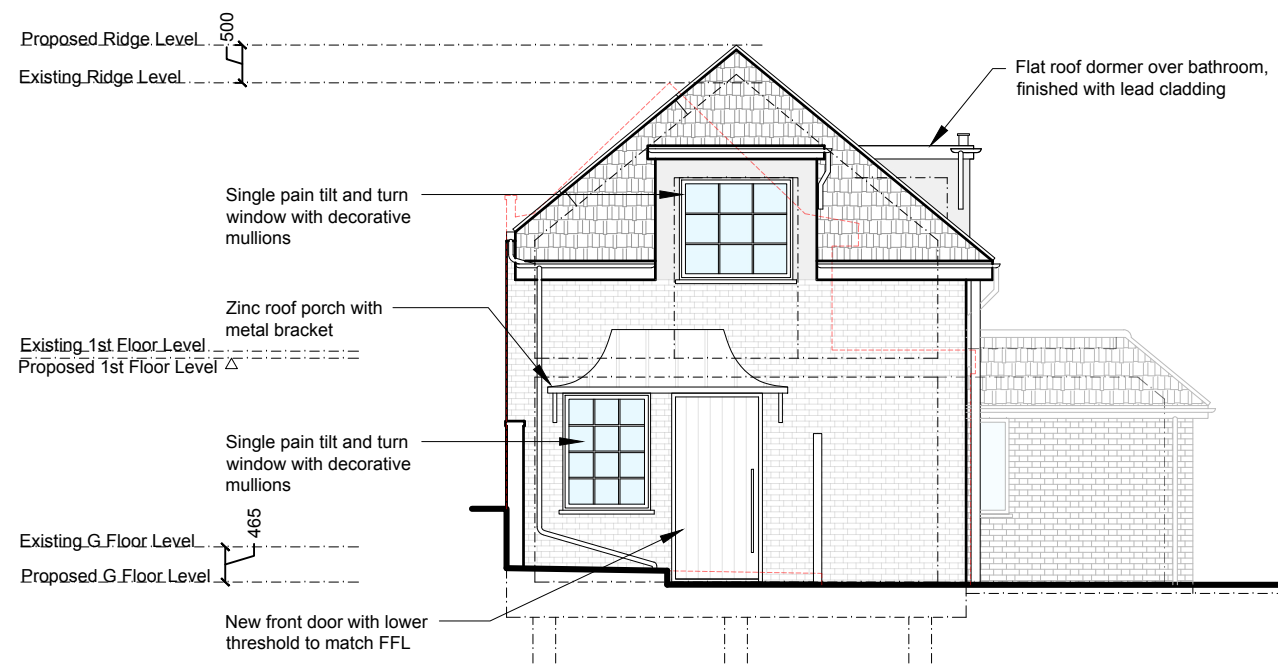
Section AA
As Existing 1:100



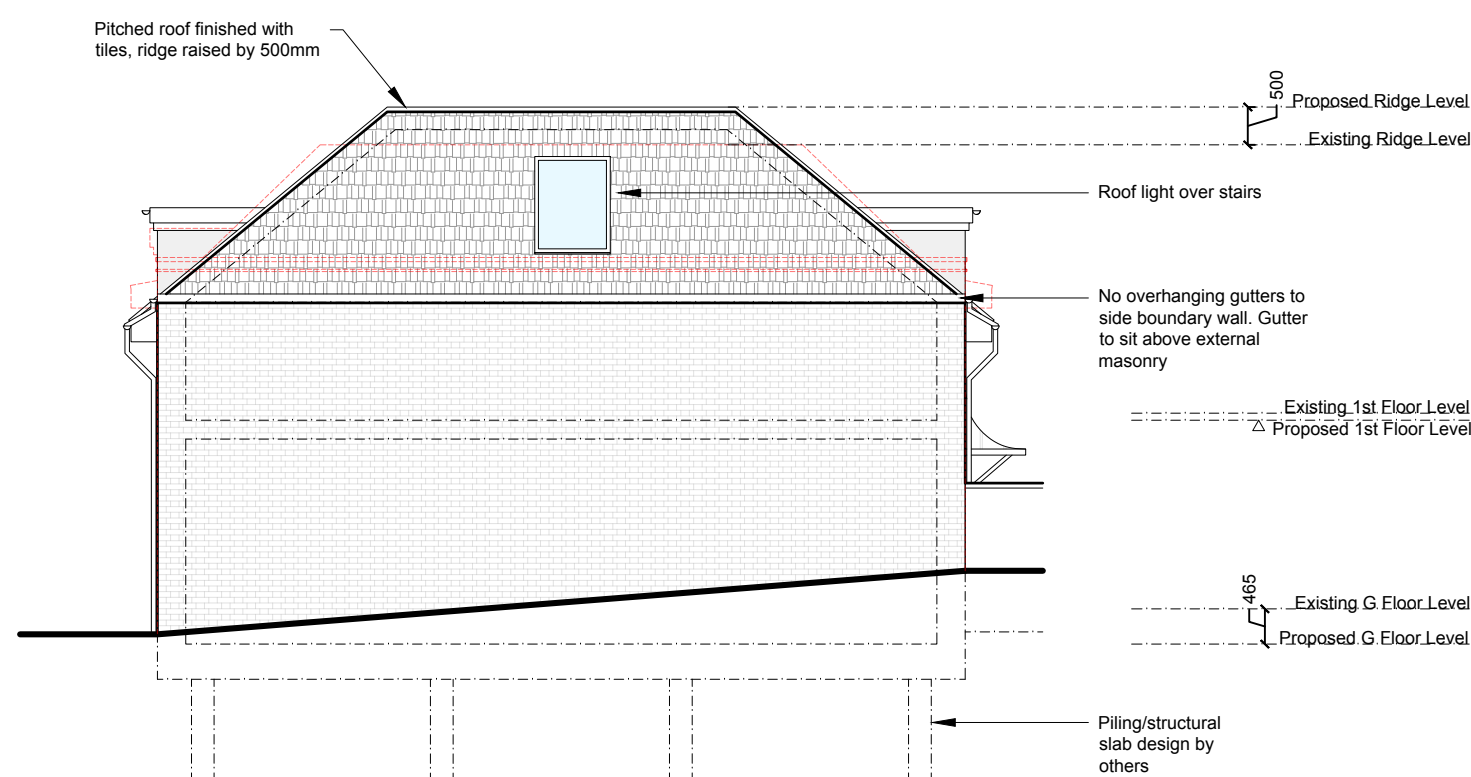
Side Elevation
As Proposed 1:100



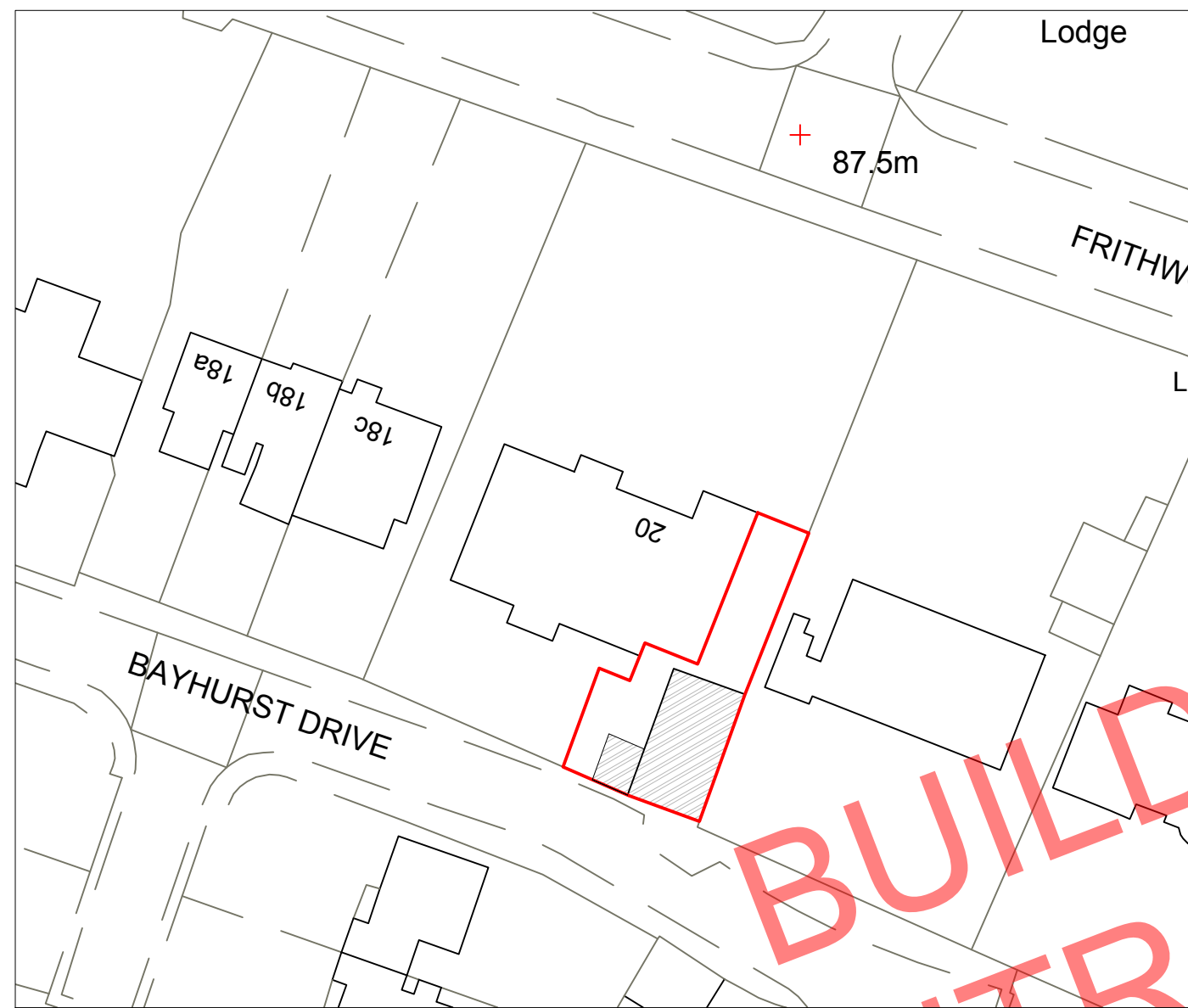
Rear Elevation
As Proposed 1:100



Front Elevation
As Proposed 1:100



Side Elevation
As Proposed 1:100



Proposed Block Plan

Scale 1:500

0 10 20 30 40m

0 1 2 3m
SCALE 1:50
0 1 2 3 4 5 6m
SCALE 1:100



DETAILED PLANNING

GREENSIDE HOUSE
50 STATION ROAD
LONDON, N22 7DD
T 0208 1500 494
E INFO@DETAILED-PLANNING.CO.UK
WWW.DETAILED-PLANNING.CO.UK

SITE
20A Frithwood Avenue, Northwood, HA6 3LX

DRAWING TITLE
Existing Drawings, Proposed Elevations, and Block Plans

DRAWINGS STATUS
Building Control For Comments

SCALE DATE DRAWN CHECKED
As Noted @ A1 Feb 2025 E.B.

DRAWING NO. 2165.HL.BC.SM1 REVISION 8

BOUNDARY LINE
Dashed line indicates assumed boundary line position. Contractor responsible for checking boundary position on site and setting out, ensuring no encroachment of boundaries when not building a party wall that has been agreed under the Party Wall Act. Owner to verify during setting out.

INFORMATIVE NOTES
All work under construction must be protected overnight and during adverse weather conditions in accordance with relevant standards.
Contractor responsible for all temporary works including excavation.

INFORMATIVE NOTES
Owner to serve notice for the Party Wall etc. Act 1996 prior to commencement of works.

PLING
Provide piling as per engineers details and specifications.

EXTERNAL WALLS BELOW GRND
Wall to be Class A blockwork or semi engineering bricks in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below DPC.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 10mm above external ground level.
New DPC to be made continuous with existing DPCs and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

SOLID FLOOR INSULATION OVER SLAB (SCREED FINISH)
Minimum U Value required of 0.13 W/m²K.
Solid ground floor to consist of 100mm hardcore or 75mm concrete bedding, -225 Celcote (or similar) as per engineers details.
-Provide 225mm ST2 or Gerd reinforced ground bearing slab as to engineers details
-1200 gauge polythene DPM to be laid over slab. DPM to be lapped in with DPC in walls.
-Floor to be insulated over slab and DPM with min. 150mm Kingspan Xotherm K103 Floor Board joints tightly butted and as to manufacturers instructions.
-25mm insulation to continue around floor perimeters to avoid thermal bridging
-Lay Polythene VCI over the insulation boards, all joints to be lapped 150mm and sealed.
-Finish with 65mm sand/cement finishing.
-If existing floor is provided, provide ventilation tubes in proposed floor to maintain ventilation.
-Should Underfloor heating be installed; ensure underfloor heating is installed as to manufacturers recommendations

BEAM BELOW GROUND LEVEL
Beams below ground level should be wrapped/encased with mesh and concrete as to engineers details.

RAINFALL DRAINAGE
New rainwater goods to be new 150mm aluminium half round gutters taken and connected into 68mm dia aluminium downpipes as to manufacturers instructions. Downpipe quantity as to manufacturers instructions.

Clay Sols:
If not approved by BCO, rain water shall be taken to existing drainage system.

For Free Draining and Granular Sols:
Subject to building control approval rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a percolation test to determine design and depth of soakaway.

ABOVE GROUND LEVEL DRAINAGE
Drainage layout shown is indicative and should be confirmed once fully exposed. All drainage schemes require the approval of the building control authority. Drainage layout as shown or alternative layout to be agreed on site with the BCO.

GRADIENT
Where flow exceeds 1.0/second 100mm pipe laid to 1:80 fall, for 150mm pipes laid 1:150 fall or 1:40 where flows are less than 1/second.

REMOVE DRAINAGE
Where existing manholes/below ground level pipes are to be avoided, roads.

AUTOMATIC AIR VALVE
WCA not connecting to SVP should be connected to new 110mm uPVC soil pipe with accessible internal air admittance valve, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

SOIL AND VENT PIPE
SVP to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Roofing hatch provided above ground level and a long radius bend at foot of SVP.

PRIVATE DRAINAGE
PIPES UNDER BUILDINGS (PRIVATE)
Where the crown proprietary uPVC pipe is within 300mm of the underside of the slab, the pipework should be surrounded with 150mm concrete as an integral part of the floor slab.

INSPECTION CHAMBERS (PRIVATE)
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

UNDERGROUND FOUL DRAINAGE (PRIVATE)
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Pipes with less than 600mm cover, should be covered with reinforced concrete cover, slab with a flexible filter and at least 75mm of granular material between the top of the pipe and the underside of the flexible filter below the slab.

PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form roof/pertis either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank inlets over drain to form opening in wall to give 50mm space all round pipe, mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

FOUNDATION NEXT TO SEWER
Any sewers that are equal or shallower than 1.1 metres to invert from finished ground level can have new foundations minimum of 100mm from the side of the public sewer, as shown on pages 10 & 11 of Sewers for Adoption 7. Public Sewers that are deeper than 1.1 metres but no deeper than 2.0 metres shall have new foundations no closer than 600mm, for public sewers deeper than 2.0 metres, new foundations shall be no closer than 1.0 metre.

SHARED SEWERS

These are our general guidelines when building within three metres or over a public sewer that is up to 1600mm in diameter.

1. All new works must comply with the requirements of the latest version of 'Sewers for Adoption', in conjunction with 'Protocol on Design and Construction of Adoption of Sewers in England and Wales'.

2. Consent is subject to any conditions that may be imposed through the Building Regulation process.

3. Proposed works must not transmit any additional loads to the sewer.

4. Check and verify the position and invert levels of the public sewer prior to works on site.

5. Any sewers that are up to 1.1 metres deep, from ground level to invert, must run a minimum of 150 mm away from the foundations.

6. Any sewers where the invert level is more than 1.1 metres below ground level must run at least 500 mm away from the foundations. If the invert level is more than 2.0 metres below finished ground level, any proposed foundations must be at least 1.0 metre from the sewer.

7. All surveys carried out will be at the householder's expense.

8. Any piled foundations are subject to approval and may require additional surveys to be carried out.

9. We will not allow driven piles within 15 metres of a public sewer.

10. Manholes on the public sewer must not be built over or located inside proposed structures, they must be removed or the sewer diverted with our agreement.

11. Where the public sewer is up to 1.1 metres deep, no structure must be built in contact with the public sewer manhole, and must be a minimum of 150 mm from the outside of the chamber wall.

12. Where the public sewer is more than 1.1 metres deep, no structure must be built within 500 mm of the public manhole.

13. New junction connections into our existing sewer network must be constructed in like for like materials and should be via a pre formed junction. Saddle connections are not permitted on these sewers. In certain circumstances we do permit the use of plastic pot chambers, but this is on a site specific basis.

14. Connections into manholes must be made with soffit to soffit and must enter with the flow.

15. WA will not accept the public sewer being continuously built over for four or more properties in a row, without a suitable external manhole being available for operational access.

16. New manholes and access chambers on our existing sewer network must be constructed in accordance with the latest version of 'Sewers for Adoption'.

17. Please note that sewers of this type are occasionally found to have minor defects such as misaligned joints (often since new) or hairline cracking. In such cases, WA would accept the sewer as being in a serviceable condition.

18. Authority will only allow new plastic pipes where the existing sewers are constructed in plastic. All new plastic pipes constructed must be British Standards site marked to BS EN 13476 and in accordance with the latest version of 'Sewers for Adoption'.

Designer Risk Assessment

If any hazardous material is found on the site it will be removed by specialist contractors and disposed of as per the hazardous/special waste regulation.

Activity	Hazard Identified	Control Measures
Site Fire Risks, working with steel/timber	-Damage to life and property	-Ensure site fire plan is provided and identified in induction process -Enforce no smoking policy -Provide adequate fire lighting provision -Check for combustible materials in vicinity. Implement suitable precautionary measures, e.g removal or shielding of combustible materials. -Avoid hot-firing and site welding except where absolutely necessary
General site risks i.e. falls from height, falling objects, hazardous / heavy machinery etc.	-Damage to life	-Use PPE i.e. hard-hat, gloves, goggles, hi-viz clothing, earplugs, site boots etc. -Implement general precautionary measures i.e. installation of necessary barriers, signage, alarms etc. -Conduct site specific health and safety assessments -Produce method statements
Site Access Vehicle Movements	-Pedestrian/vehicle conflict -Unauthorized access onto site -Vehicles onto site through area used by Centre	-Organize delivery outside peak times -Installation of warning signs and security fencing -All site users informed of activity on site and made aware of dangers. -Contractor security staff to control access and egress and agree arrangements for movement in and around the site. -Use banksmen -Operatives/visitors to be given induction with site safety rules/procedures prior to access
Excavations, pipework for ventilation and drainage, Buried services	-Hitting existing services -Trench Collapse -Exposure to cementitious materials -Confined working space -Risk of electrocution, fire, explosion -Risk of bacteriological infection -Not all services may be located	-General Contractor to conduct site investigation to ascertain depth, route, size depth and designation of pipes, cables and chambers -All trenches to receive suitable supports/shuttering -Shutter heights of not more than 0.75m -Minimum period of time excavation left open -Appropriate PPE for handling cementitious materials and potentially contaminated materials -Protect perimeter of excavations as necessary -Connections to existing drainage to be controlled to allow workings without drains operating
Construction of walls	-Falls from height -Manual handling of lintels -Hazardous materials	-Provide adequate access platforms/scaffolds -Provide safety barriers -Restrict weight of lintels -Use appropriate PPE
Movement of plant/materials	-Falling of suspended materials -Damage to person/structures by placement of moving loads -Topping of plant	-Use trained operatives -Use manageable components and assemble on site -Use banksmen
Internal masonry/stud partitions	-Falls from height -Falling objects -Manual handling of materials -Hazardous substances	-Provide adequate and suitable access platforms -Weight of components restricted -Use appropriate PPE
Roof structure	-Falls from heights -Falling objects -Manual handling and manoeuvring	-Provide adequate and suitable access platforms and scaffolding including edge protection -Use appropriate PPE -Use existing fall arrest system
Roof covering including fascias, gutters and downpipes	-Falls from heights -Falling objects -Manual handling and manoeuvring -Hazardous substances	-Provide adequate and suitable access platforms and scaffolding including edge protection -Use appropriate PPE especially handling insulation
Interior decoration	-Fumes -Falls from height -Falling objects -Confined dark working areas	-Provide adequate ventilation -Use appropriate PPE -Provide temporary lighting where required -Provide adequate and suitable access platforms -Follow manufacturers recommendations -Provide dust extraction equipment where required
Floor Finishes	-Inhalation of adhesive fumes	-Provide adequate ventilation -Use appropriate PPE -Follow manufacturers instructions
Working adjacent to other trades	-Trip hazards -Falling objects from above -Unexpected noise, vibration dust -Unexpected working methods/procedures	-Provide clear and concise instructions on areas to be worked -Programme the works -Provide safe working areas -Restrict access -Ensure all site operatives are given
Working adjacent to building users	-Fire Risk -Unexpected noise, vibration, dust -Unexpected working method/procedures -Contact with materials -Falling	-Liaise with Centres representative and Fire Officer to develop acceptable fire plan -Provide clear and concise instructions on areas to be worked -Programme the works -Provide safe working areas -Restrict access -Ensure all site operatives are given site safety induction prior to commencement.
M & E Services	-Falls from height -Electrocution -Access -Live Services -Manual Handling	-Mechanical and Electrical services Contractors to provide adequate and suitable access platforms/scaffolding during installation of high level works. -Suitably qualified specialist sub Contractors to carry out installations -Method Statements to be devised and implemented -Ensure adequate access for installation of plant, equipment and systems -Avoid high level controls, valves etc wherever possible -Design in means of adequate isolation of plant -Design adequate access and means of lifting heavy items of plant -Consider dismantling to aid manhandling -Allow low level service runs away from walls and provide bridging where necessary

Below DPC and Drainage Plan
As Proposed 1:50

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CIAT

REGISTERED PRACTICE

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Doc Reference: 0009 Issue Date: Dec 2025

0 1 2 3m

SCALE: 1:50

0 1 2 3 4 5 6m

SCALE: 1:100

GREENSIDE HOUSE

50 STATION ROAD

LONDON, N22 7DD

T 0208 1500 494

E INFO@DETAILED-PLANNING.CO.UK

WWW.DETAILED-PLANNING.CO.UK

SITE

20A Fritwood Avenue, Northwood, HA6 3LX

DRAWING TITLE

Proposed Drawings and Building Regulation Specification

DRAWINGS STATUS

Building Control For Comments

SCALE DATE DRAWN CHECKED

As Noted @ A1 Feb 2025 P.C. E.B.

DRAWING NO.

2165_HL_BC_Sht2

REVISION

8

EXTERNAL WALLS
To achieve minimum U Value of 0.18W/m²K
External: 105 facing brick (to match existing)
Cavity: 150mm lower Cavity Wall Slab 32 (full fill) (as to manufacturers details)
Inner leaf: 100mm Standard Block min 7N/mm² or as to engineers notes if specified otherwise
Finish with 12.5 plasterboard on 60 & 40p
Walls to be built with 1:1.6 cement mortar.

WALL TIES
All walls constructed using stainless steel wall ties (density of 2.3 beams/m), or as to insulation manufacturers recommendations.
The first row of wall ties to be located at 600mm centres horizontally at base of insulation. Subsequent runs of wall ties to be at no more than 750mm centres horizontally, 450mm vertically and 225mm c/s at reveals and corners in staggered rows.
Wall ties to be suitable for cavity width and as to British Standards.
Additional ties should be provided in the following situations:
- Within 225mm of the vertical edge of a 15mm oven rim or door opening.
- At vertical unreinforced edges, including movement joints.
- At sloping unreinforced edges, such as at the roof verge.
- At narrow piers.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. Masonry should be properly toothed to existing.
Where new walls abut the existing walls provide a movement joint with vertical expansion and pointed with flexible mastic as to manufacturer's instructions. At least into existing construction with suitable proprietary stainless steel profiles.

CAVITY CLOSERS
All cavities to be closed around openings using an insulated non-combustible cavity closer with a minimum thermal resistance path of 0.45 m²W/K.

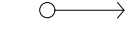
Window or door frame to overlap cavity closer by no less than 30mm. Seal joints with sealant.

CAVITY BARRIERS
30 minute fire resistant/acoustic proprietary cavity barriers or similar to be provided at top of walls (unless cavity is totally filled with insulation), gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturers details.

WALL LENGTHS EXCEEDING 6M
In the design of walls, movement should be accommodated by following the recommendations of BS EN 1066-2 and PD 6697, which can be summarised as follows: block walls in excess of 6m should be designed as a series of panels separated by movement joints at maximum 6m centres. Alternatively, the wall panel can be reinforced either negating the need for or increasing the distance between movement joints.

MASONRY RETURNS
Returns to nearest opening should be min 650mm, alternatively, engineer to provide structural design for reduced pier dimensions.

KEY (Fire - where applicable):
Mans operated linked smoke alarm
detection system with battery back up: **SD**
Heat Detector: **HD**
Fire Door (30 Minute Rating) fitted with intumescent strips: **FD30**

KEY (Extract - where applicable):
Mechanical Extract (to external air): 
Boiler Flue (to external air): 

EXTRACT
Mechanical ventilation ducted to external air with an extract rating of:
Shower Room/Bathroom/WC: 15l/s operated via the light switch. Vent to have a 15min overrun if no window in room.
Utility Room: 30l/s
Kitchen: 60l/s or
Stove: adjacent to hob, sealed to prevent entry of moisture.

Should there be a long extract length or with frequent bends, ensure correct ducting and extract with appropriate capacity has been used in accordance with manufacturer design.

BOILER/EXTRACT LOCATIONS
All to manufacturers instructions.
Must not extract near/over boundaries.
Flamed Draught Balanced Flues min 300mm from opening/trickle vents/vents.
See Part J of the Building Regulation Documents for full details regarding location of boiler flues.
Boiler location as shown or as to client specification.
CO detector needed in the room.

INTERNAL CORRIDORS AND DOOR WIDTHS
Internal passageways/corridors to be 1200mm minimum clear width and doors into all rooms to have 750mm minimum unobstructed opening width.

ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING
Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40-1:60 away from the door. Principal entrance door to have a minimum 775mm clear opening between the door leaf and doorposts.

ACCESSIBLE SWITCHES, SOCKETS, CONTROLS
All electric sockets outlets, controls and switches etc to be positioned between 450mm and 1200mm above floor level.
Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.

PROVISION OF A GROUND FLOOR WIC
Wheelchair accessible WIC to be provided on the principal entrance story. A minimum 500mm clear space to be provided either side of the centre of the WIC panel and 1500mm minimum clear space in front of the panel to allow sufficient space for wheelchair approach and turning. The washbasin and door is to be positioned so as not to impede access or manoeuvrability. Door into WC to be outward opening.

EXISTING STRUCTURE
All existing structure should be exposed to confirm suitability of engineers layout.
Engineers proposed design can not be confirmed until existing loadbearing walls and solid spurs have been confirmed.
Contractor to contact engineer once confirmed.

LINTELS ABOVE INTERNAL OPENINGS
Use suitable Corrosion/Caric/Lintel suitable for opening width and cavity thickness/wall types and loads as to manufacturers details.
Lintels to have a minimum bearing of 150mm on each end or as to engineers/manufacturers details.
Provide cavity tray above lintel with weep holes (min 2) @ max 600mm c/c.

STRUCTURAL BEAMS
Supply and install new structural elements such as new beams, roof structure, floor joists, bearings, and padstones in accordance with the Structural Engineer's calculations and details.
New steel beams to be encased in 12.5mm Gyprock FireLine board with staggered joints.
Gyprock FireLine or painted in Nulitefs 5 or similar intumescent paint to provide 1/2 hour fire (1 hour protection required for fire/insurance as agreed with Building Control. All fire protected structure to be installed as directed by specialist manufacturer.

STRUCTURAL STEEL/MASONRY COLUMNS
All structural columns as to engineers details.
Steel columns to achieve J fire protection with intumescent paint (1 hour protection required for fire falls). Existing and proposed masonry to be connected to columns as to structural engineers details (i.e. shot fired/reinforced. Pad foundation below all structural members design and as to engineers details).

STRUCTURAL TIMBER
Supply and install new structural elements such as new posts, purlins, roof structure, floor structure etc in accordance with the Structural Engineer's calculations and details.

INTERNAL STUD PARTITIONS
-100mm x 50mm softwood treated timber studs at 400mm c/s with 50 x 100mm head and sole plates and solid intermediate horizontal noggin at 1/2 height or 450mm
-100mm Redwood mineral fibre sound insulation packed the full depth of the stud, as to manufacturers instructions.
-Partitions built off doubled up joists where partitions run parallel to provide nogginne where at right angles, or built off DPC on thickened concrete slab (if solid ground floor).
-In bathroom/kitchens, provide ply for furniture backing.
-Provide 12.5mm plasterboard (moisture resistant plasterboard in rooms with high moisture) with skim plaster finish.
- Ensure no loads are transmitted onto non loadbearing stud walls by providing 10mm gap.
- Stud walls may require ply or OSB sheathing and shimming as to engineers details, please ensure their document is read in conjunction with this specification.

NEW STAIRCASE
Stairs construction as to guidance notes. Stairs support to engineers details.

STAIRS (Domestic Staircase)
Dimensions to be checked and measured on site prior to fabrication of stairs. Stairs to comply with Part K of the Building Regulations.
Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm.
- Gored treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end of tread to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 600mm across the full width of the flight. Min 1.2m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider.
- Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for structure as designed by a Structural Engineer.

WINDOWS & DOORS
Safety Glazing - All glazing in critical locations to be toughened or laminated safety glass, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.
Windows - New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass.
Window Energy Rating to be Band C or better and to achieve U-value as to the calculations carried out by T16 Design.
Doors - New and replacement doors to achieve a U-Value as to the calculations carried out by T16 Design.
Glazed areas to be double glazed with 16mm argon gap and soft low-E glass.
Trickle Ventilation
Refer to general building regulation guidance specification

GENERAL BUILDING REGULATION SPECIFICATION

CDM REGULATIONS
The client must abide by the Construction Design and Management Regulations 2015

PARTY WALL ACT
The owner should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, or to near an existing Party Wall involves any of the following:
- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party Wall Agreement is to be in place prior to start of work on walls.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, at relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.
If located in Surrey, all structural timbers to be treated against House Longhorn beetles.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnected and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases (e.g. landfill gases, radon, vapours etc) on or in the ground covered, or to be covered by the building.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the enclosure is constructed to minimise unwanted air leakage through the new building fabric.

TARGET AND DWELLINGS EMISSIONS RATES
Target emissions rate (TER) to be submitted to building control in compliance with SAP 2012 and Approved Document L1A before works commence on site. To comply with Regulation 26 and Regulation 26A the dwellings emissions rate (DER) must not exceed the TER and the dwelling fabric energy efficiency (FTEE) is to be no greater than target fabric energy efficiency (FTEE).
The DER based on the building as constructed and incorporating any changes made during construction, and a registered Energy Performance Certificate (EPC) accompanied by a recommendation report in compliance with SAP 2012 and Regulation 29, is to be given to the owner of the building and submitted to building control, no later than 5 days after the work has been completed.

AIR PERMEABILITY AND PRESSURE TESTING
Reasonable provision shall be made to ensure the exterior is constructed to minimise unwanted air leakage through the new building fabric. The new dwelling to be pressure tested by a specialist registered with the British Institute of Non-destructive Testing in compliance with Regulation 43 of the Building Regulations.
The measured air permeability to be not worse than 5 m³/m² m² at 50 Pa in compliance with the TER design limits, ensuring the DER calculated using the measured air permeability is not worse than the TER.
If the required air permeability is not achieved, then remedial measures should be undertaken and a new building control not later than 7 days after the test has been carried out.

COMMUNICATIONS
Physical infrastructure for high-speed electronic communications networks.
Building to be equipped with high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks.
The building to be equipped with high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks.
Delivering broadband speeds greater than 30 Mbps can be installed. A suitable position for at least one network termination point should be provided for dwelling as well as a suitable access point.
If more than one dwelling must have a common access point for high-speed electronic communications networks

Bathroom taps: Average flow rate of 0.0 litres per minute (or less)

Kitchen/Utility tap: Average flow rate of 7.5 litres per minute (or less)
WCs: Full flush volume of 6 litres and part flush volume of 4 litres
Showers: Average flow rate of 10 litres per minute (or less)
Baths: Capacity of 200 litres to overflow (or less)
Washing machine (if supplied): To use 8-17 litres or less per dry load
Dishwasher (if supplied): To use 1-2.5 litres or less per place setting

COLD WATER SUPPLY
There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, toilets, baths, WCs, showers, any place where drinking water is drawn off and to any sink provided in areas where food is prepared.
Supply of cold water to comply with section 67 of the water industry act 1991 and the Water Supply Regulations 2000.

HOT WATER SUPPLY
All bathrooms, washbasins, toilet, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. Washbasins with hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water also to be provided in any area where food is being prepared.

CONTROL OF WATER TEMPERATURE
The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an inline thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C.

HOT WATER STORAGE SYSTEMS
Hot water storage systems should be designed and installed in accordance with BS 12897:2006. Hot water vessels, cylinders etc must be adequately supported.
Any hot water storage system including any cylinder or other vessel shall incorporate precautions to ensure suitable pressure relief and that any discharge from any safety devices is safely conveyed to where it is visible but will not cause harm to persons in or about the building.
Procedures to be in place to prevent stored water stored exceeding 100°C. Hot water vessels to be fitted with a non self resetting energy cut out to immediately disconnect the power supply.

OUTLETS FROM DOMESTIC HOT WATER STORAGE VESSELS
To be fitted with an inline thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C.

ELECTRICAL
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme as to BS certification Ltd. BS, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a competent person to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Dwelling to include 100% low energy lighting. Internal energy efficient light to be fitted as calculated in the DER in compliance with the Domestic Building Services Compliance Guide. Provide low energy light fittings not less than three per floor (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes). 100% Low energy light fittings (e.g. LEDs) should have lamps with a luminous efficacy greater than 75 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy equivalent or Edison screw base compact fluorescent lamps.

HEATING
Heating controls must include programmer, room thermostat, time and temperature zone control and TRVs. Refer to T16Design specification sheet for further information. Heating system to be designed, installed, tested and fully certified by the relevant registered specialist. All work to be in accordance with the Local Water Authorities bye laws, and regulations.

HEATING GAS BOILER (CLIENT TO CONFIRM IF REQUIRED)
New gas and hot water will be supplied via a wall mounted condensing gas boiler. The boiler to be installed where they pass through unheated spaces. Hot water storage system to be provided with suitable warning labels. Relevant certificates for the heating system (i.e. Benchmark certificate, and commissioning certificates for fixed building services) are to be given to the building owner and a copy provided to Building Control on completion.

EXTERNAL SURFACE WATER DRAINAGE
Drainage of paving areas to be carried out in accordance with BS 6897:1983 and Approved Document H.
Hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufacturer's details and in compliance with BS8717:1 to allow adequate drainage.
Heating controls must include programmer, room thermostat, time and temperature zone control and TRVs. Refer to T16Design specification sheet for further information. Heating system to be designed, installed, tested and fully certified by the relevant registered specialist. All work to be in accordance with the Local Water Authorities bye laws, and regulations.

RAINWATER DRAINAGE
New rainwater goods to be new 150mm UPVC half round gutters taken from eaves and connected into 150mm dia UPVC downpipes in accordance with section 11.1.1.10 of approved document part H.

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti-siphon traps and rodding eyes to be provided at changes of direction.
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m to 20mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
WC - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Soil to 110mm UPVC soil pipe accessible internal air admittance valve complying with BS EN 12280, placed at a height so that the outlet is above the highest water level in any fixture or appliance.
Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.

SOIL AND VENT PIPE
SVP to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a large radius bend at foot of SVP.

AUTOMATIC AIR VALVE
Ground floor floorings from WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12280, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage excavated with pea gravel to a depth of 150mm.
PIPES UNDER BUILDINGS (PRIVATE)

Where the crown proprietary UPVC pipe is within 300mm of the underside of the slab, the pipework should be surrounded with 150mm concrete as an integral part of the floor slab.

INSPECTION CHAMBERS (PRIVATE)
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have both down double sealed covers in buildings and be adequate for vehicle loads in driveways.

PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe, mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

UNDERGROUND FOUL DRAINAGE (PRIVATE)
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (600mm dia). Pipes with less than 600mm cover, should be covered with reinforced concrete cover slab with a flexible liner and at least 75mm of granular material between the top of the pipe and the underside of the flexible liner below the slabs delivered to the bath is limited to 48°C.

VENTILATION
Provision to be in accordance with the Domestic Ventilation Compliance Guide.
Internal doors should be provided with a 10mm gap below the door (760mm wide) to aid air circulation.
Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3.
All fixed mechanical ventilation systems, which can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control body.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-4:2004 (Clause 4), within the window frame to be provided to new habitable rooms and bedrooms at a rate of min 8000mm² and to bathrooms, WCs and utility rooms at a rate of 4000mm².
Purge ventilation - New windows/doorframes to have operable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°.

Ground Floor Plan
Showing Structural Details at Ceiling Level
As Proposed 1:50

NOTES:

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all dimension should be checked on site prior to works commencing. Variations in requirements, depth of plaster etc, be checked for. Where new walls are shown as aligned with existing walls, physical removal of brickwork and/or plaster to establish the actual position of the wall being attached to must be checked.

any discrepancies should be reported in writing immediately.

when printing off PDFs, check that the drawings are printed to correct paper size and scale.

documents should be used as to the drawing status described

property owner to ensure that all aspects of the 'party wall etc, act 1996' are complied with prior to any works commencing on site.

CIAT
REGISTERED PRACTICE

All details are subject to full opening up of works on site

Where existing walls are removed, advice from engineer must be sought to confirm they are non loadbearing

If existing joint spurs prove to be incorrect following opening up, engineer must be contacted and notified immediately

The contractor is solely responsible for the design and carrying out of all temporary works on site

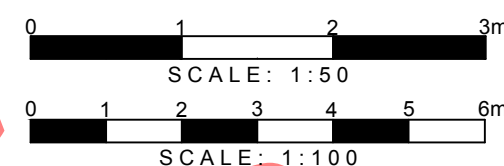
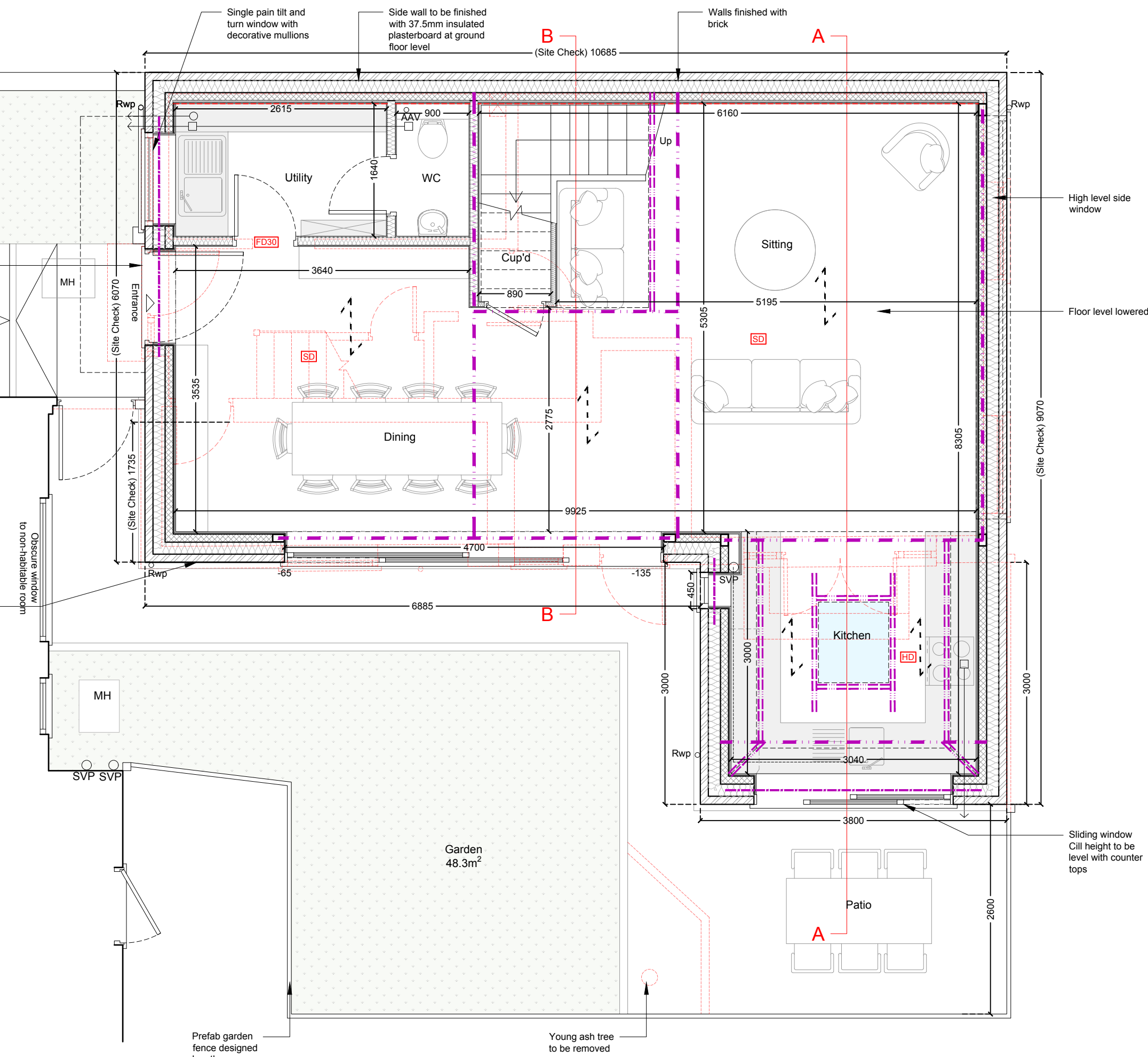
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Client and Contractor to be aware of Construction & Design Management (CDM) duties

For structural notes, refer to engineers calculations.
Doc Reference: MCM148801B Issue Date: Jan 2025

For SAP and Water Calculations, refer to supporting documents by T16 Design.
Doc Reference: 0009 Issue Date: Dec 2025

Building Control to review fire alarm measures. Further suppression systems such as a sprinkler system may be required should they ask for higher levels of evacuation protection



DETAILED PLANNING

GREENSIDE HOUSE
50 STATION ROAD
LONDON, N22 7DD

T 0208 1500 494
E INFO@DETAILED-PLANNING.CO.UK
WWW.DETAILED-PLANNING.CO.UK

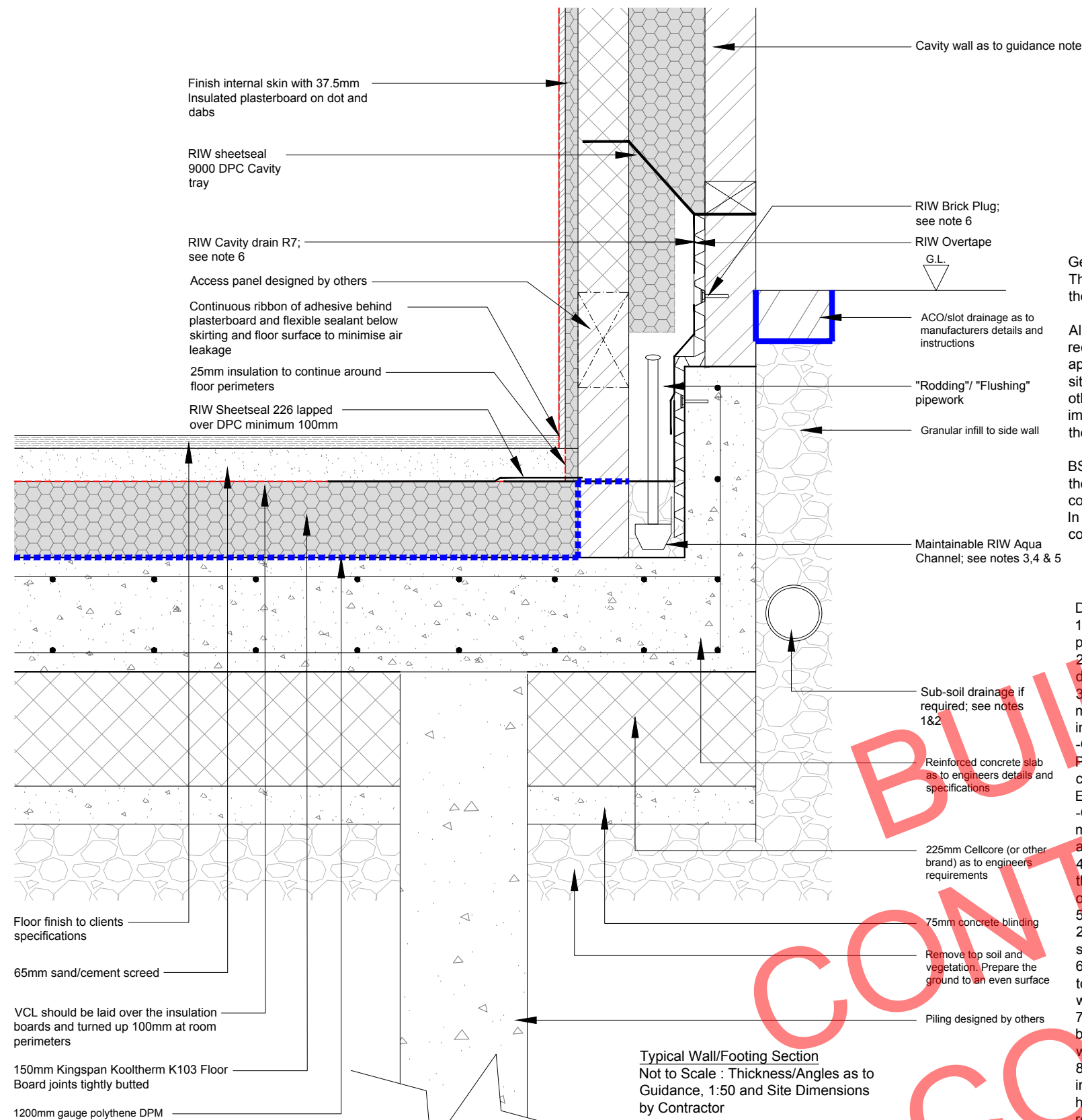
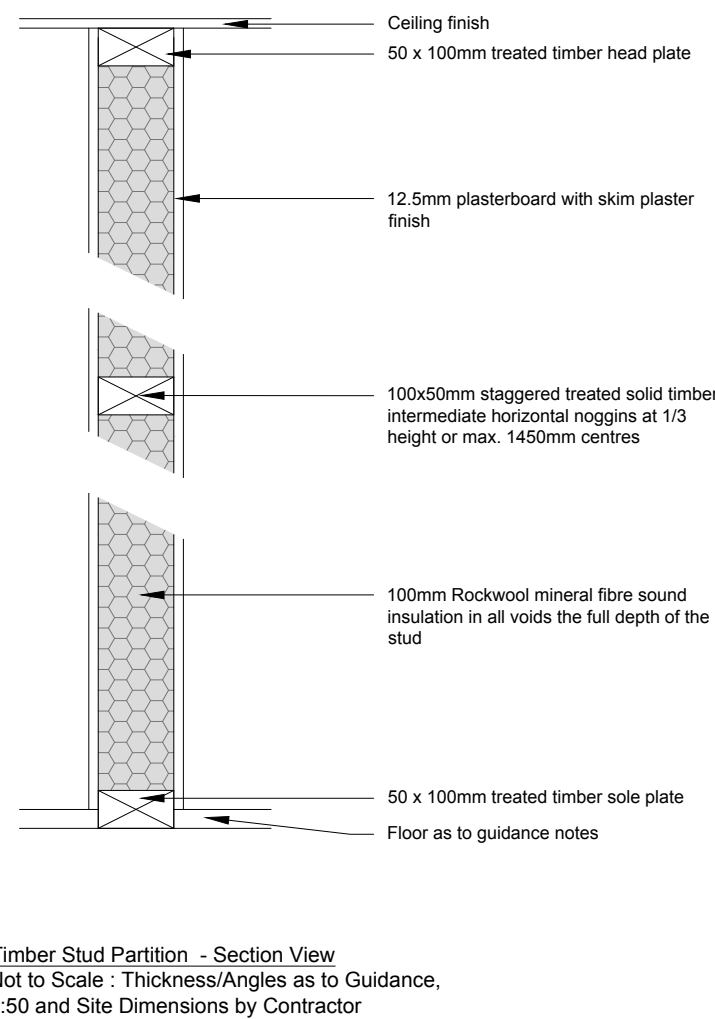
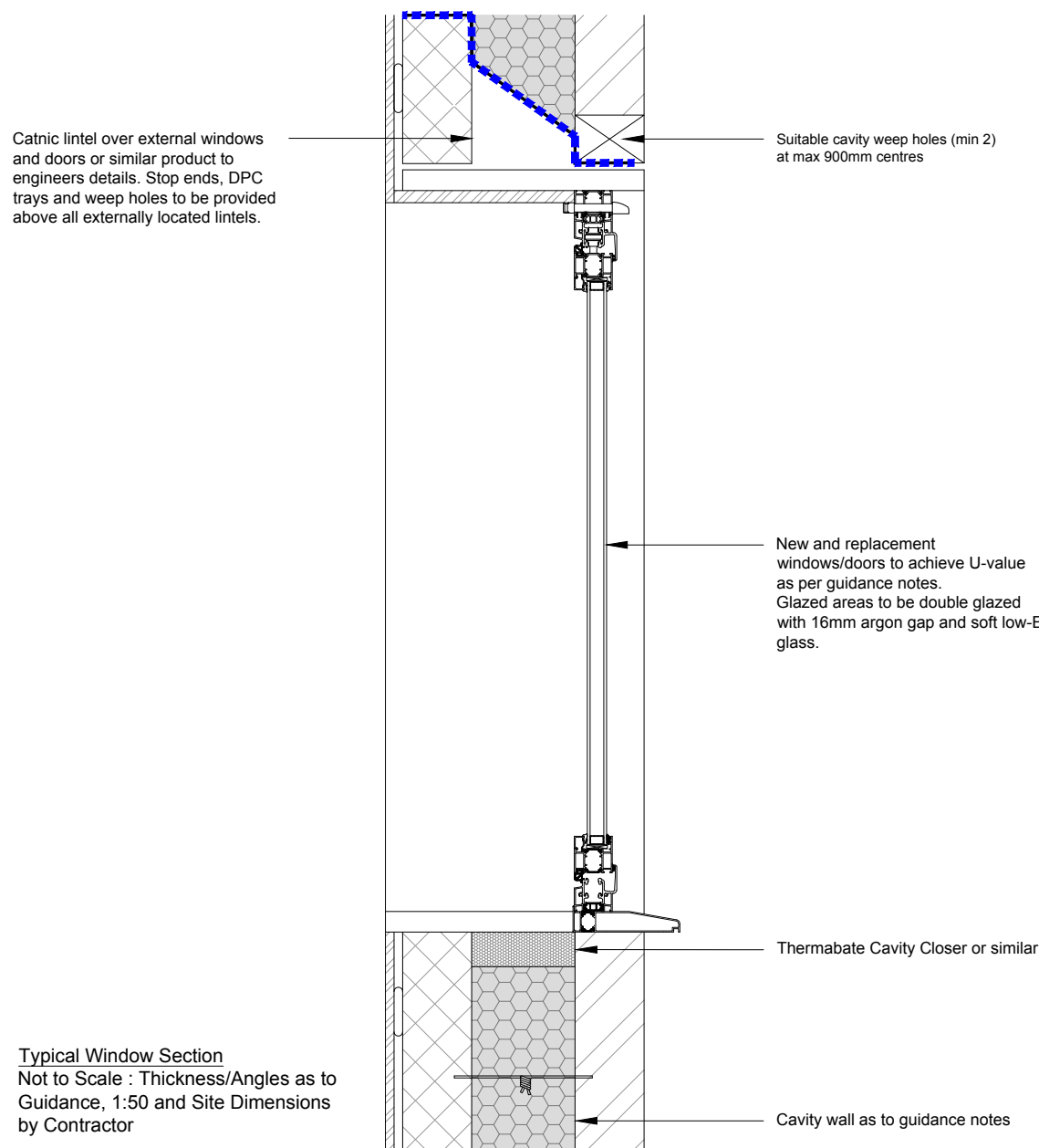
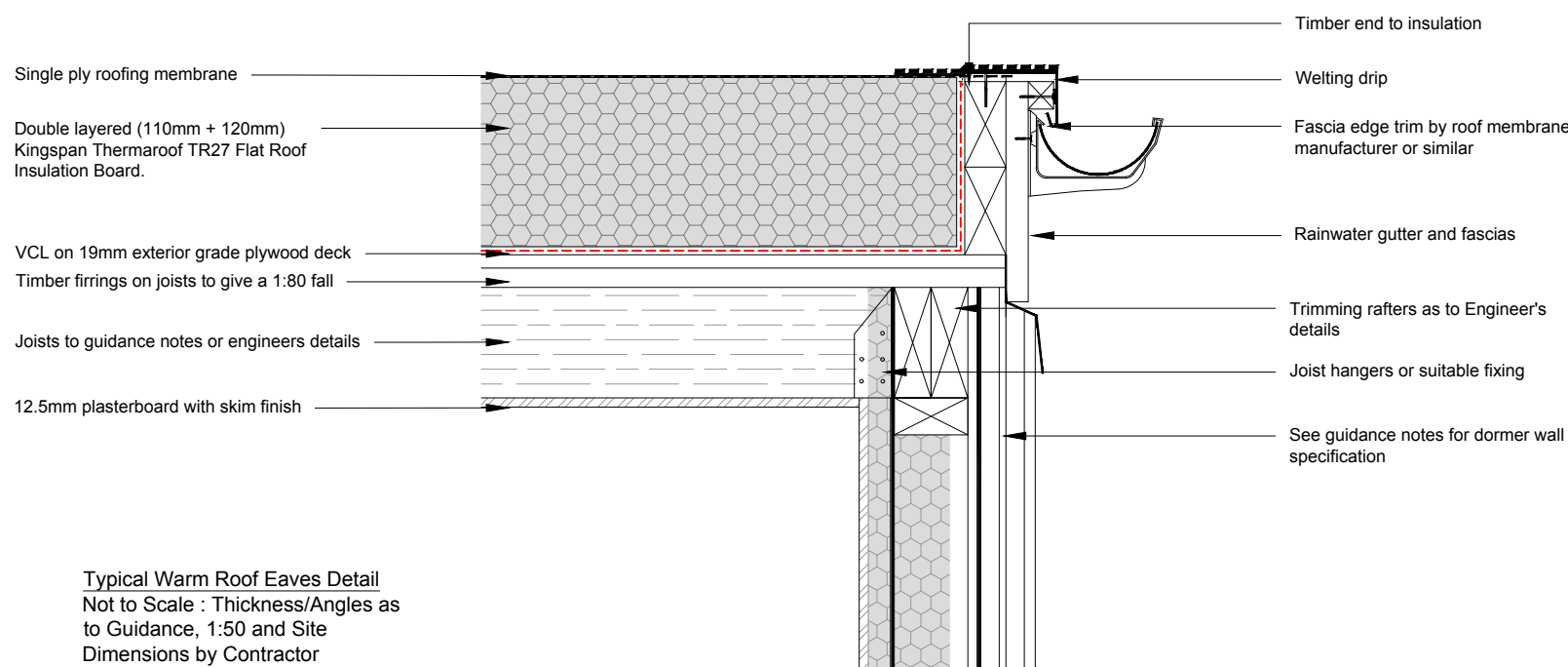
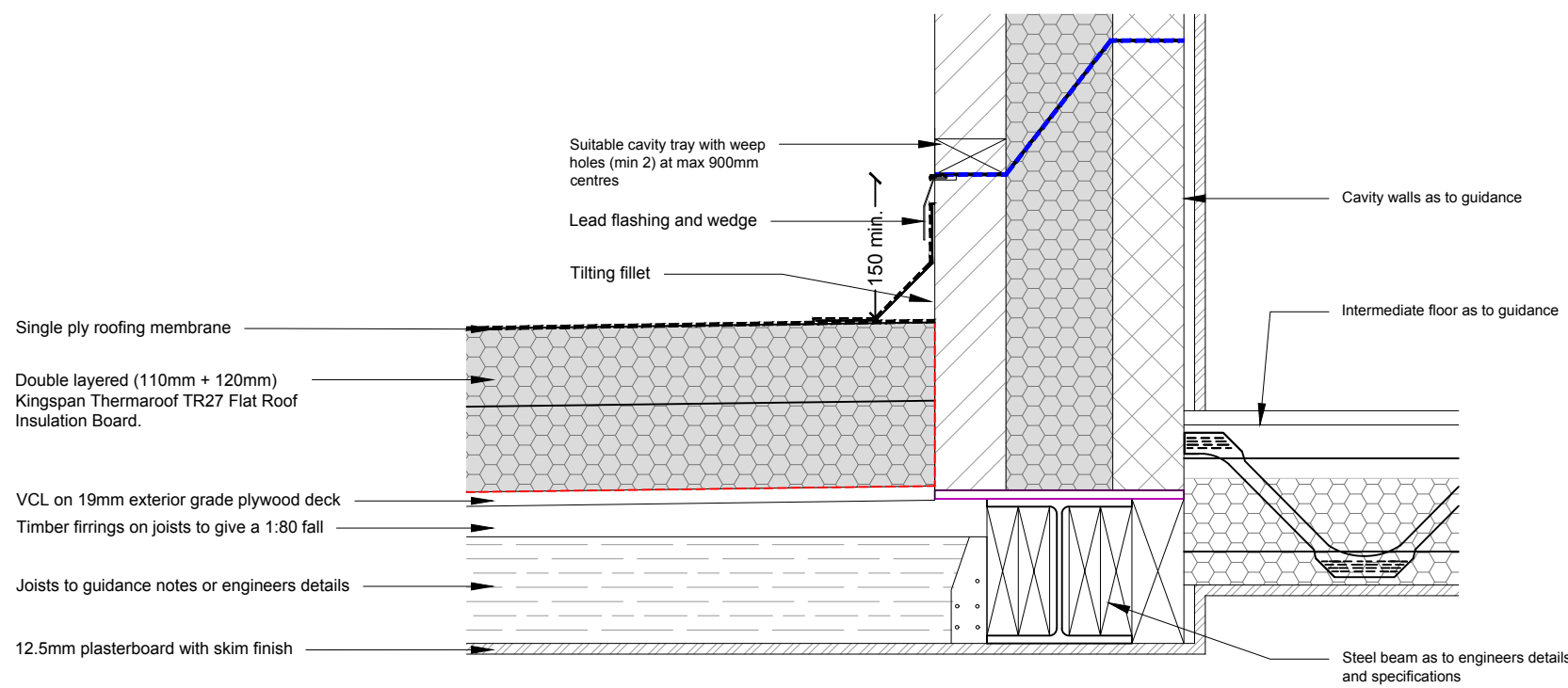
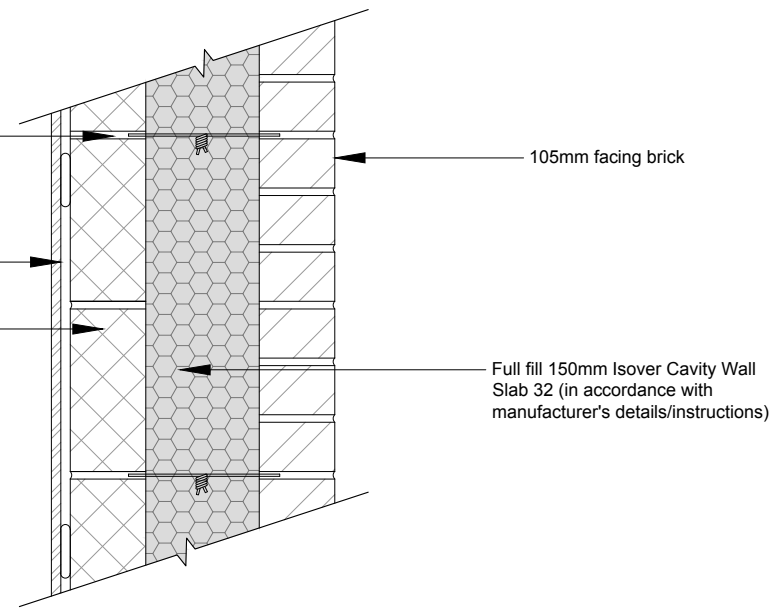
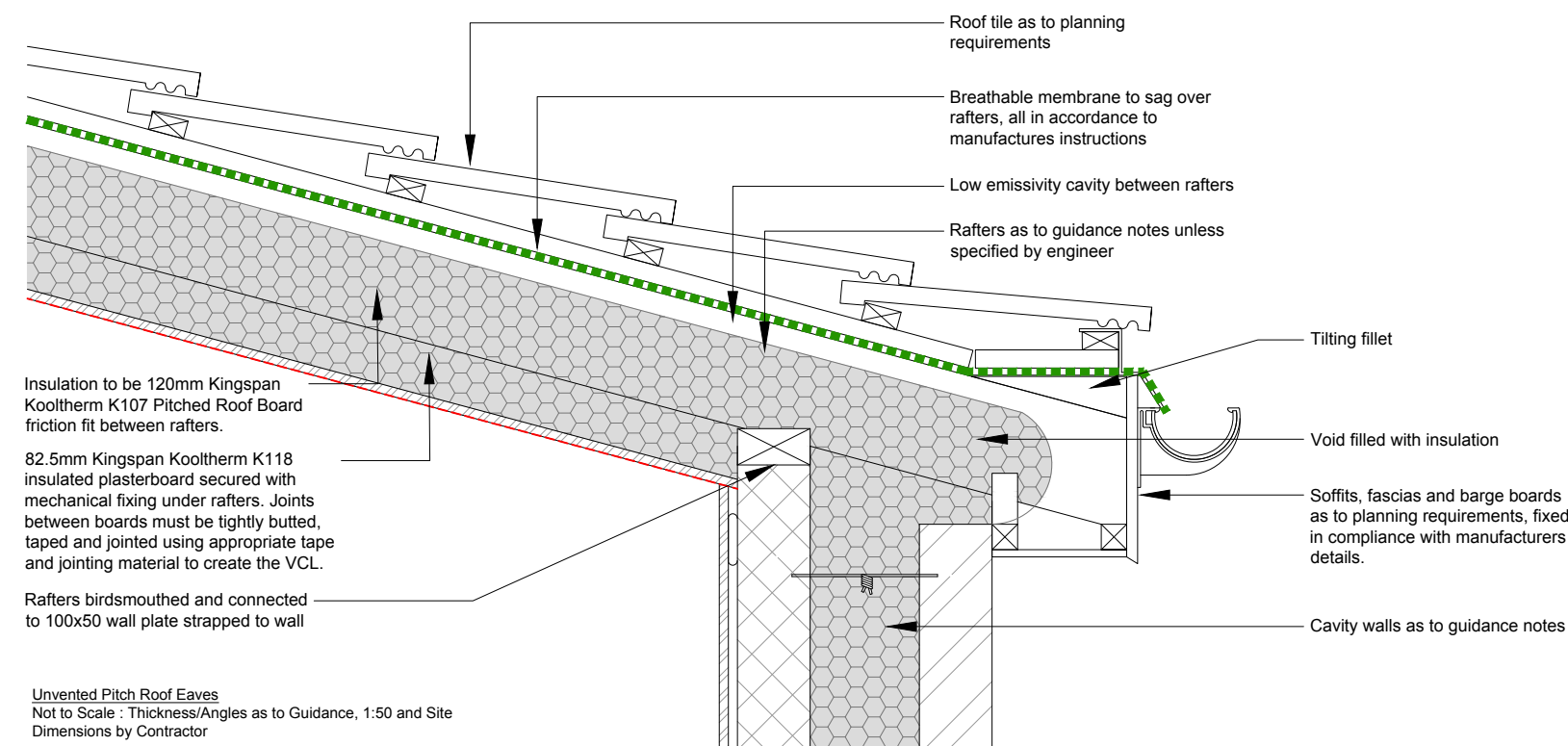
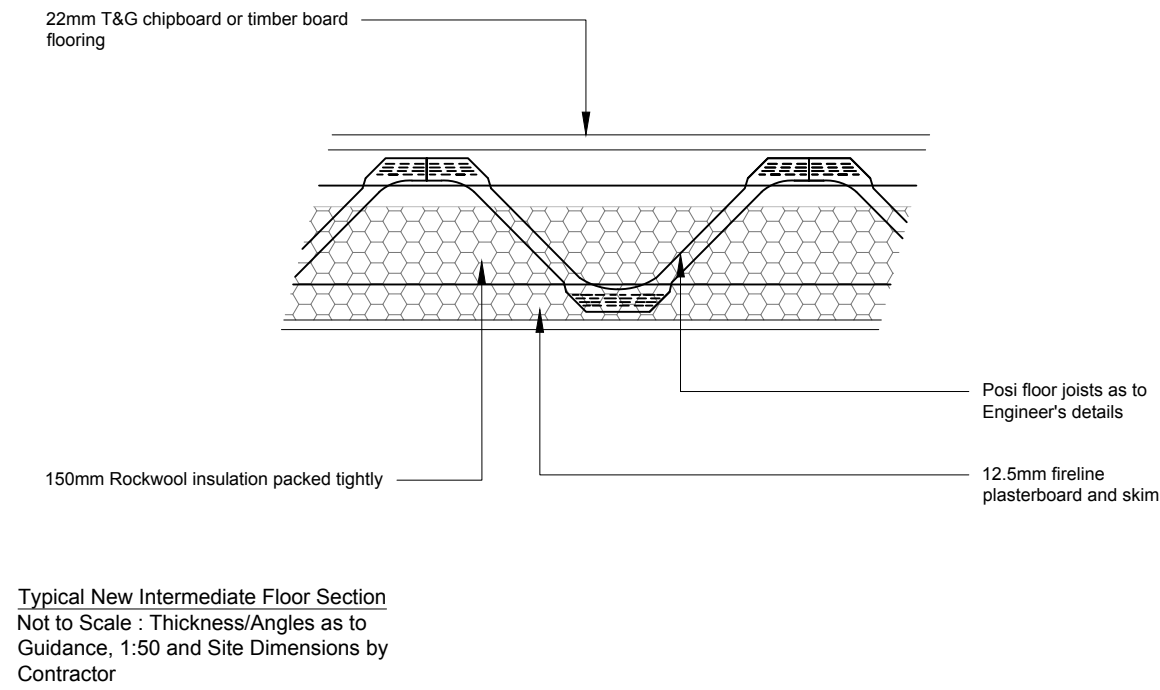
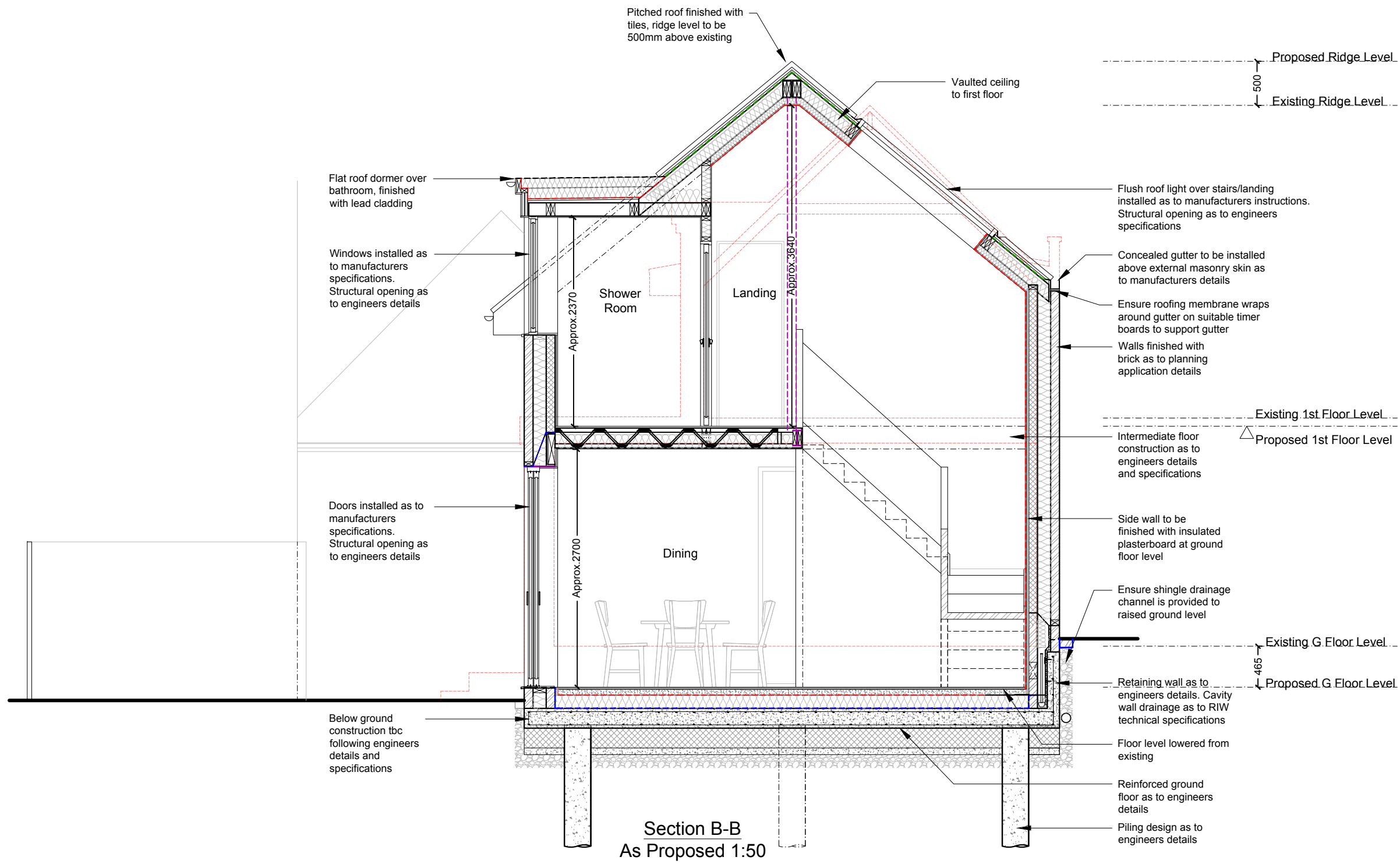
SITE
20A Fittwood Avenue, Northwood, HA6 3LX

DRAWING TITLE
Proposed Drawings and Building Regulation Specification

DRAWINGS STATUS
Building Control For Comments

SCALE DATE DRAWN CHECKED
As Issued A1 Feb-2025 E.B.

DRAWING NO. REVISION
2165_H.B.C. SH3 8



General Notes & Guidance:
This drawing must be read in conjunction with the latest RIW Product Literature.

All waterproofing details shown herein must receive approval from the design team or appointed designer before implementation on site, these waterproofing details may have other impacts on the structure and these impacts must be assessed and understood by the design team or appointed designer.

BS8102:2009; 6.2.4 The need for continuity in the waterproofing protection should also be considered when selecting a type of protection. In most circumstances, the protection should be continuous.

Drawing Notes:
1. A maintainable sub-soil drain must be provided at the base of the foundation.
2. Sub-soil drainage should be capable of discharging water away from the structure.
3. RIW Aqua Channel acts as a maintainable drainage channel, and must be installed including:
- Outlets as required to discharge water ingress.
- Provide 1 No. for every 50 linear metres run of channel, or 2 No. minimum. Guide only. Engineer to advise.
- Cleaning ports/jetting eyes as required for maintenance. Provide at changes in direction and at 12 metre maximum intervals between.
4. RIW Aqua Channel to be placed below the floor membrane to allow for the collection of water.
5. RIW Aqua Channel can be bedded in 20mm minimum single sized aggregate to secure it and promote drainage.
6. RIW Brick Plug (fix the RIW Cavity Drain to the wall, and allow for fixing of screw-in type wall ties, etc.
7. This detail is only suitable for shallow basement constructions with a low or variable water table (as defined in BS8102:2009).
8. RIW only details masonry constructions in conjunction with a wall drainage system to help reduce hydrostatic pressure acting on the structure. Drains should be subjected to regular inspections.

NOTES:

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CIAT
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If existing joist spans prove to be incorrect following opening up, engineer must be contacted and notified immediately

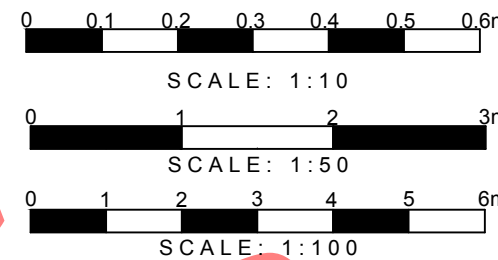
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GREENSIDE HOUSE
50 STATION ROAD
LONDON, N22 7DD

T 0208 1500 494
E INFO@DETAILED-PLANNING.CO.UK
WWW.DETAILED-PLANNING.CO.UK

SITE
204 Firthwood Avenue, Northwood, HA6 3LX

DRAWING TITLE
Proposed Sections and Typical Section Details

DRAWINGS STATUS
Building Control For Comments

SCALE DATE DRAWN CHECKED
As Noted @ A1 Feb-2025 E.B. P.C.

DRAWING NO. REVISION
2165_HL_BC SHS 8