

NOTES:

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all dimension should be checked on site prior to works commencing. Variations in squariness, depth of plaster etc. must 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.



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

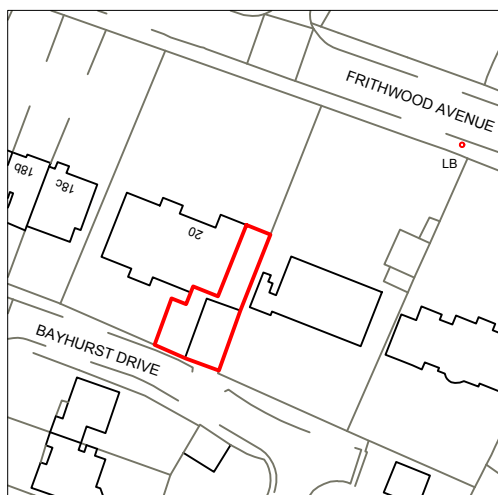
The contractor is solely responsible for the design and carrying out of all temporary works on site

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

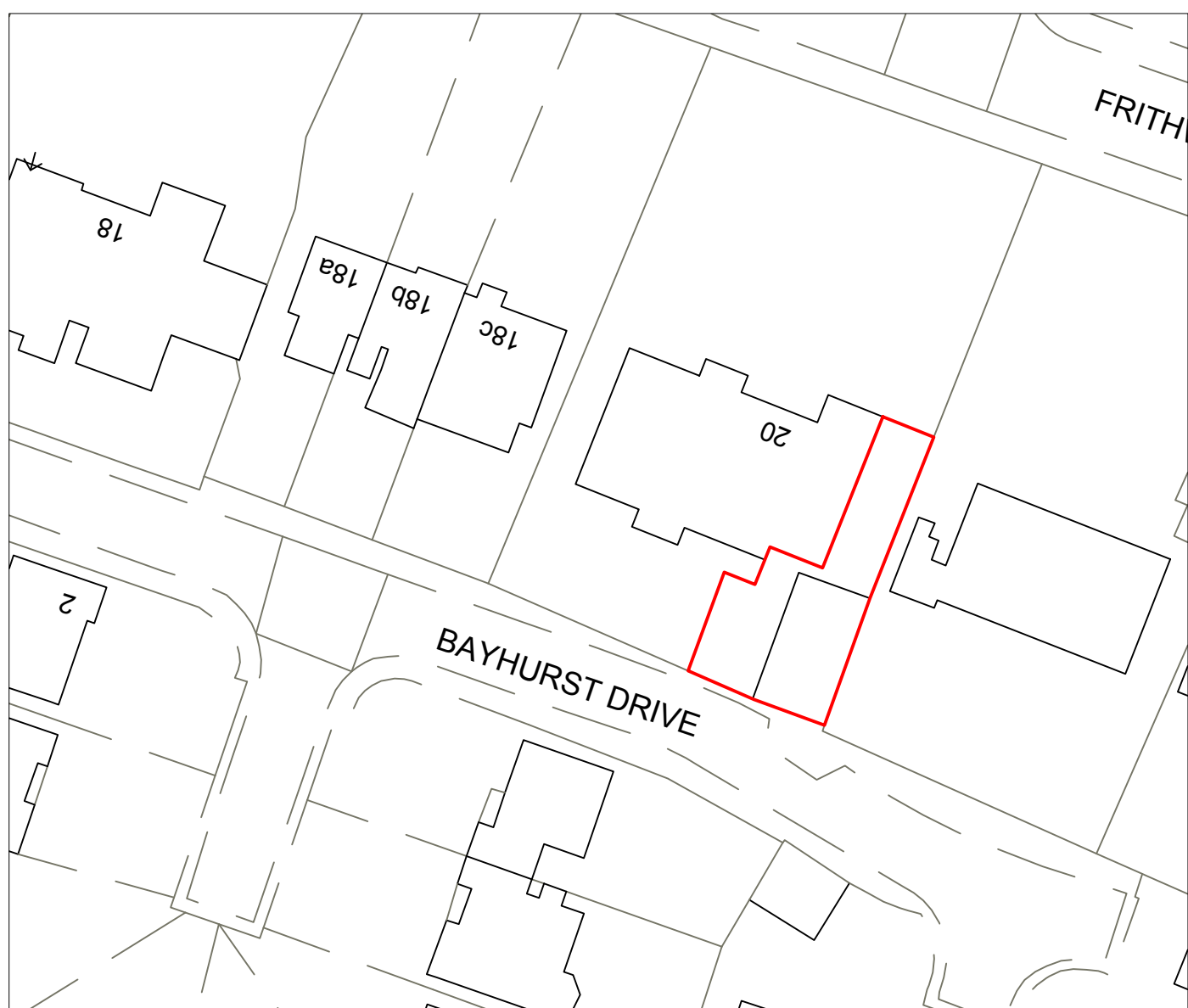
Client and Contractor to be aware of Construction & Design Management (CDM) duties

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



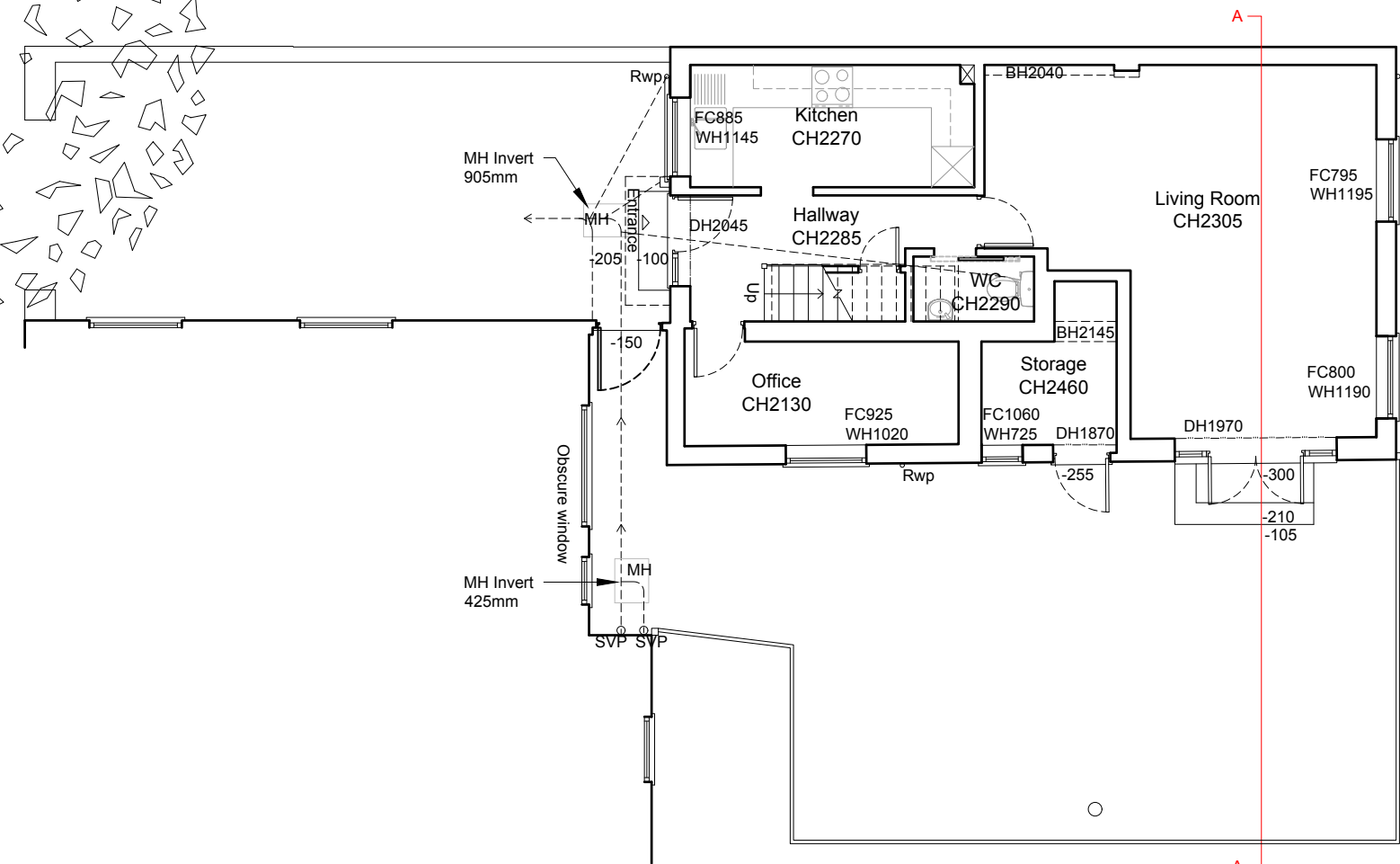
Location Plan
Scale 1:1250
0 10 20 30 40 50 60 70 80
SCALE 1:1250



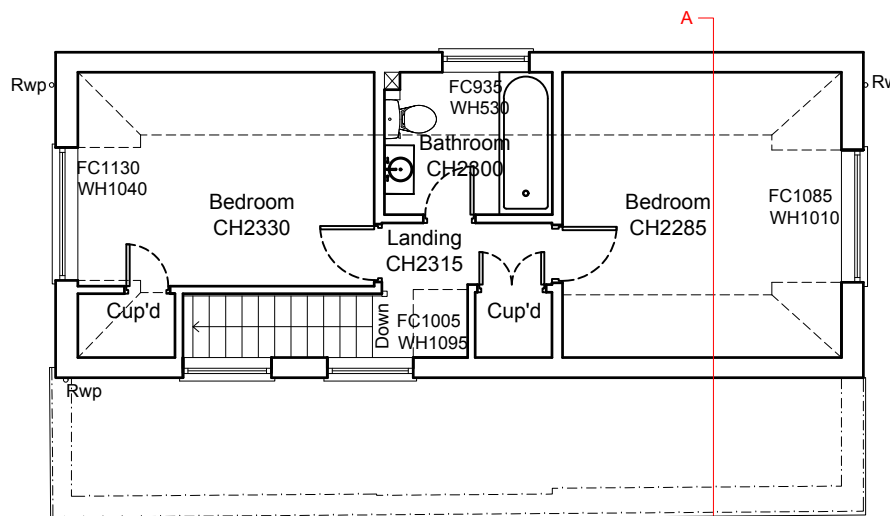
Existing Block Plan

Scale 1:500

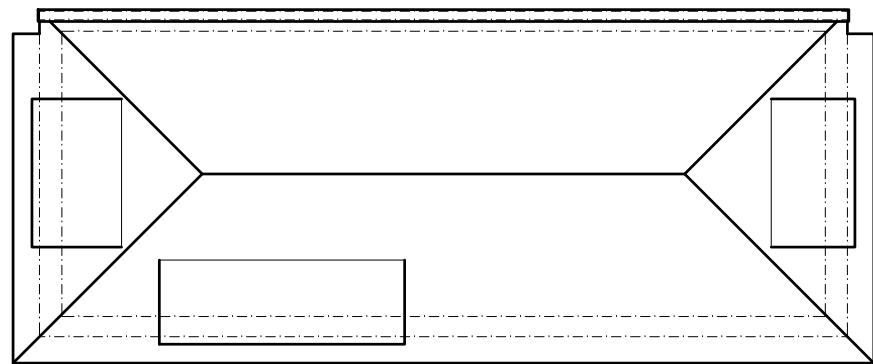
0 10 20 30 40m



Ground Floor Plan
As Existing 1:100



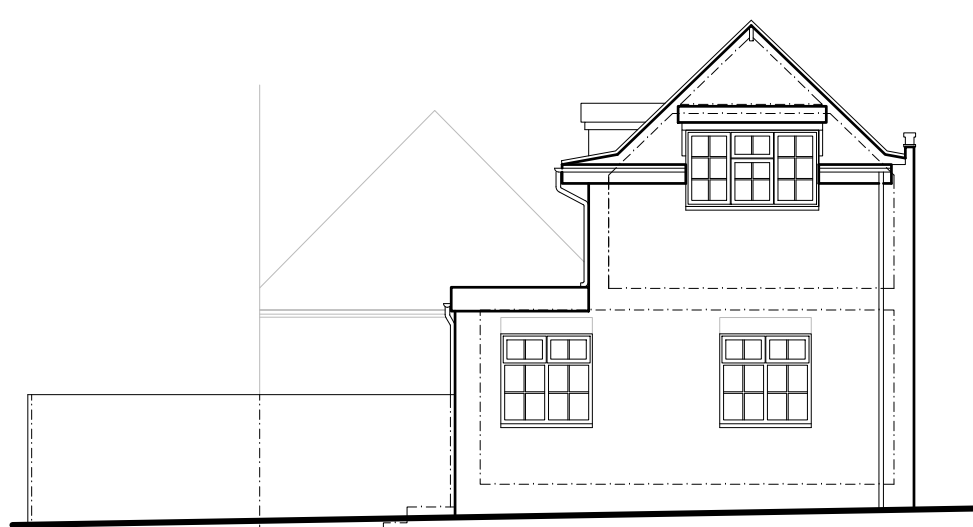
First Floor Plan
As Existing 1:100



Roof Plan
As Existing 1:100



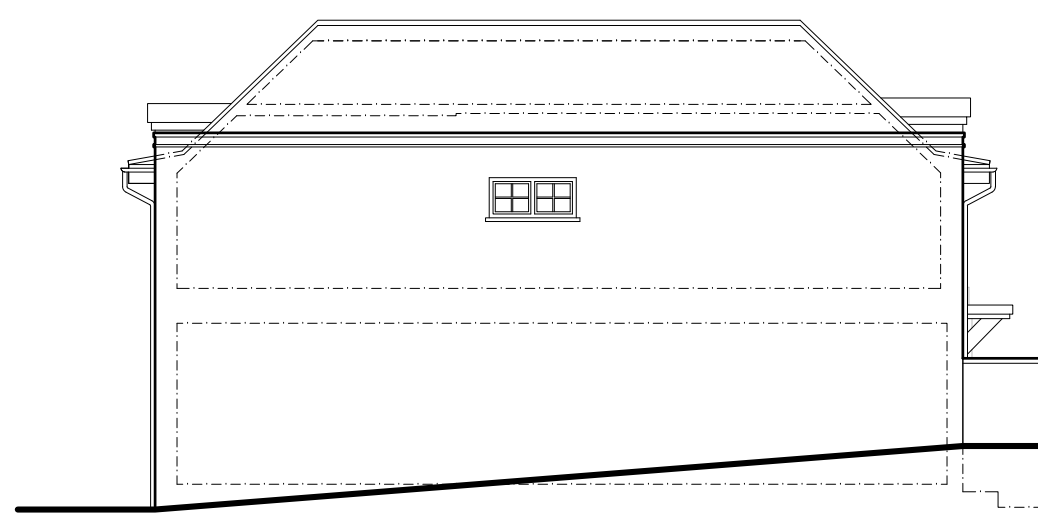
Side Elevation
As Existing 1:100



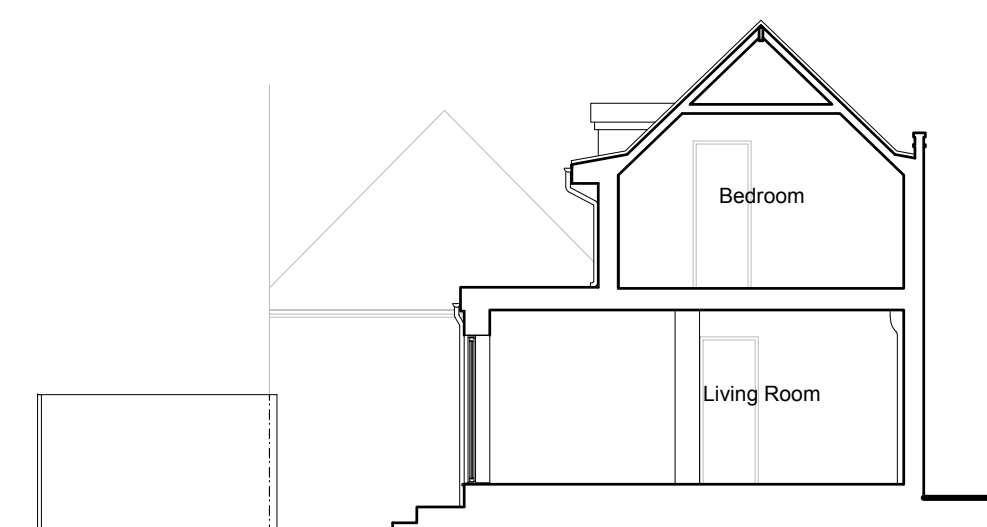
Rear Elevation
As Existing 1:100



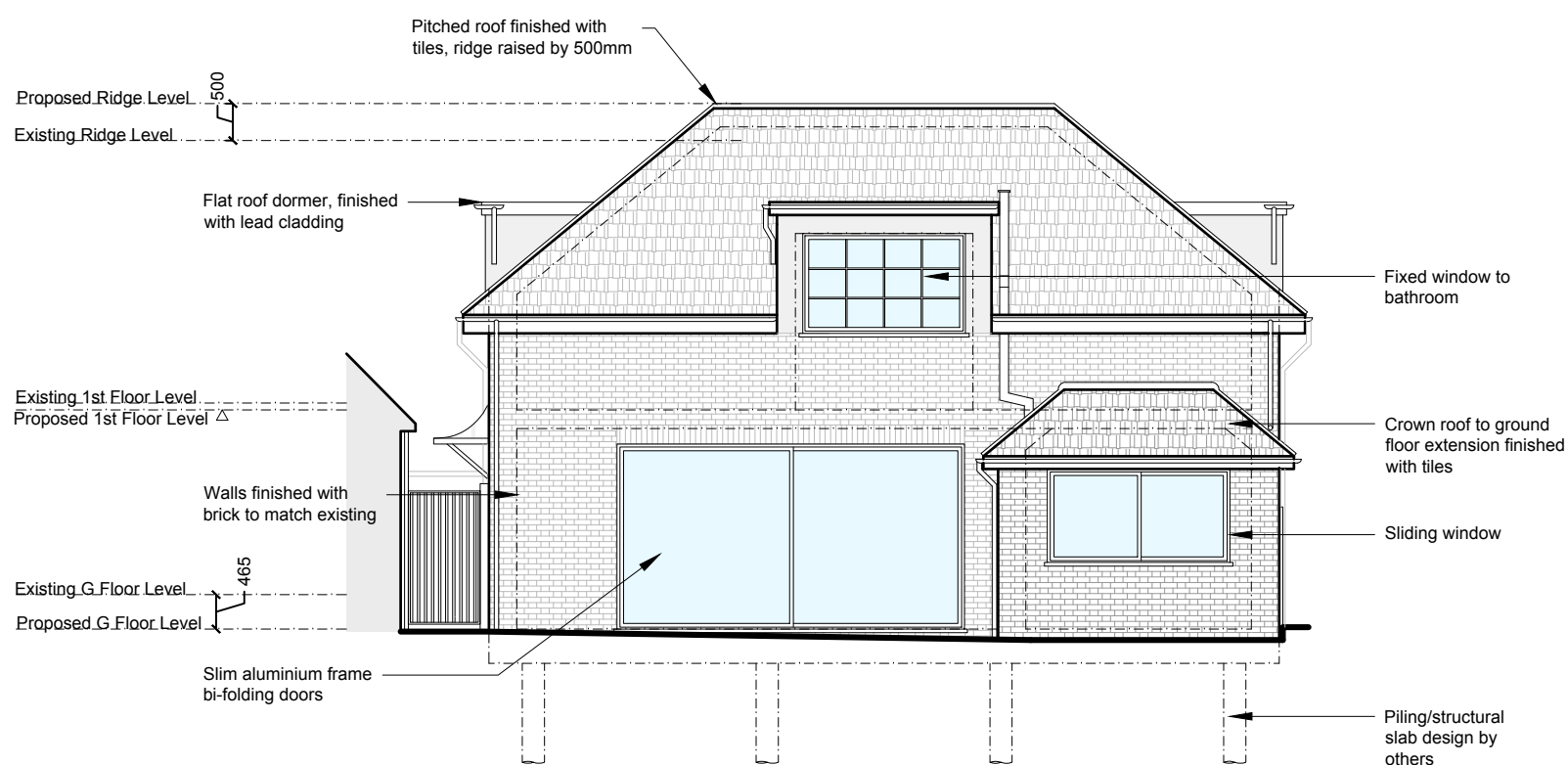
Front Elevation
As Existing 1:100



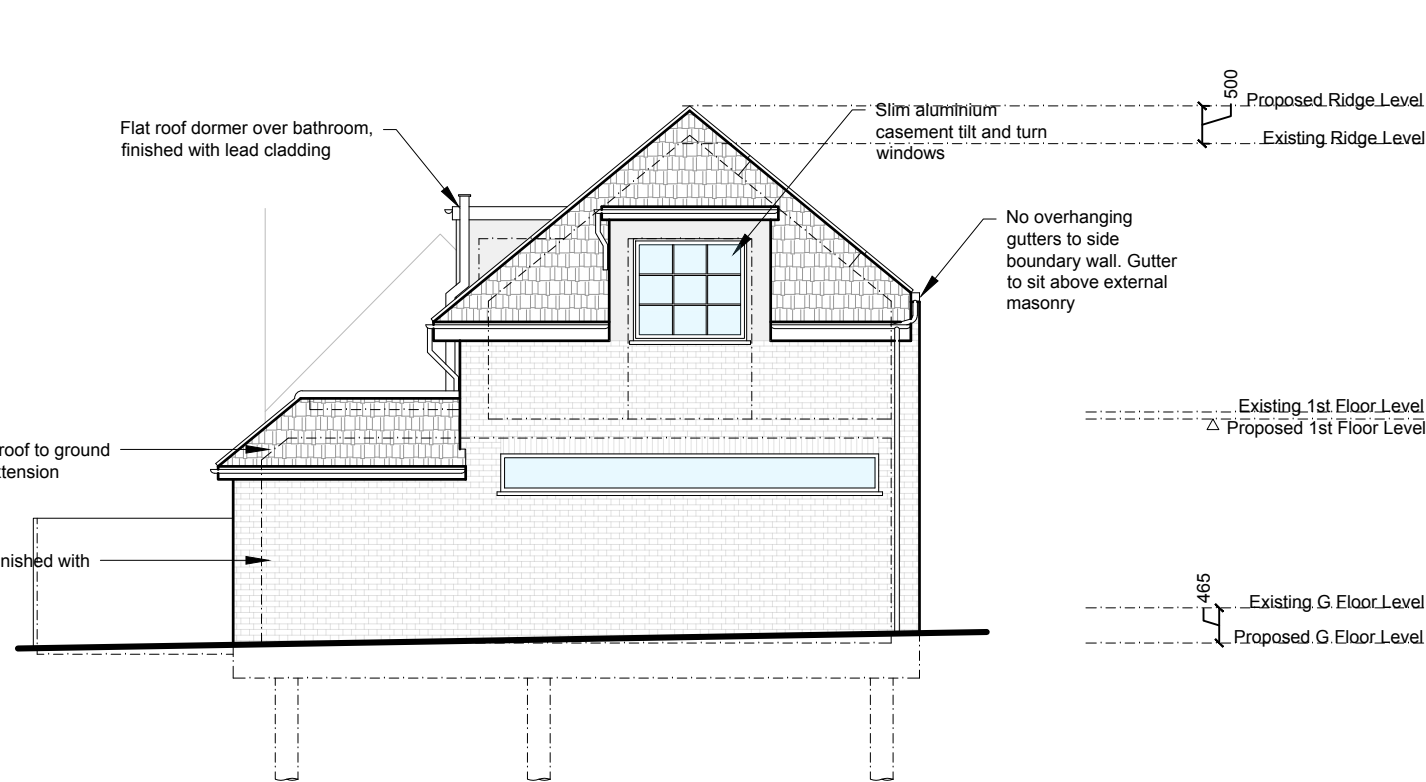
Side Elevation
As Existing 1:100



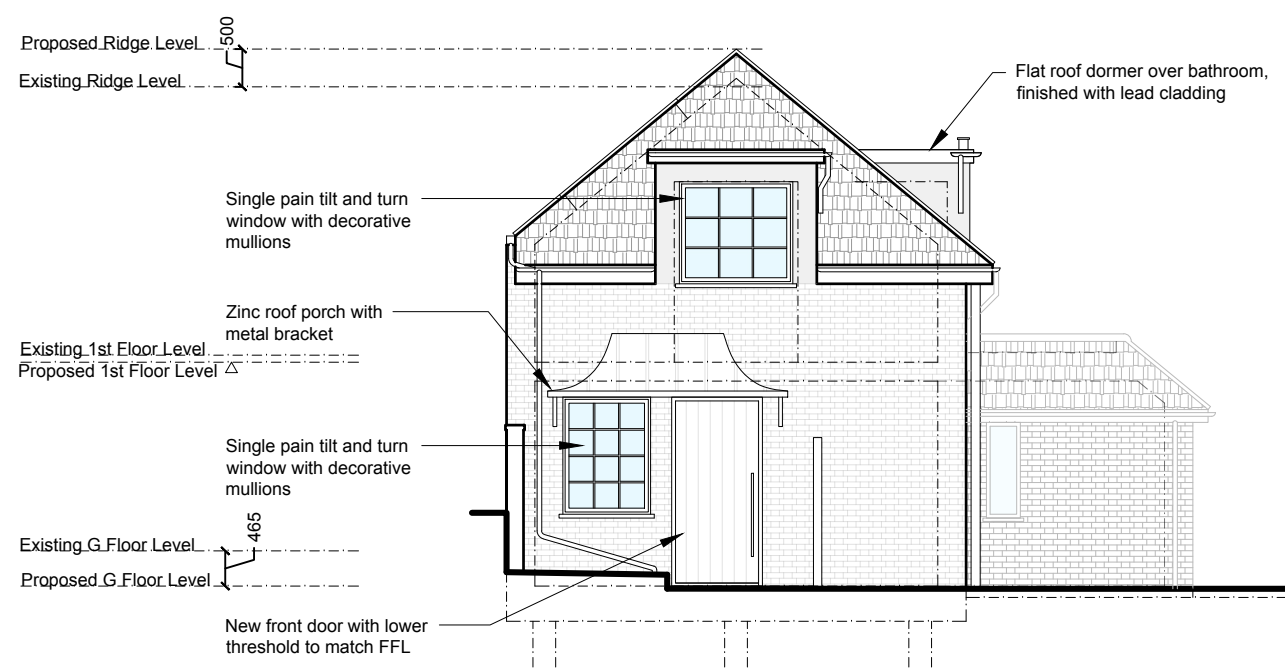
Section AA
As Existing 1:100



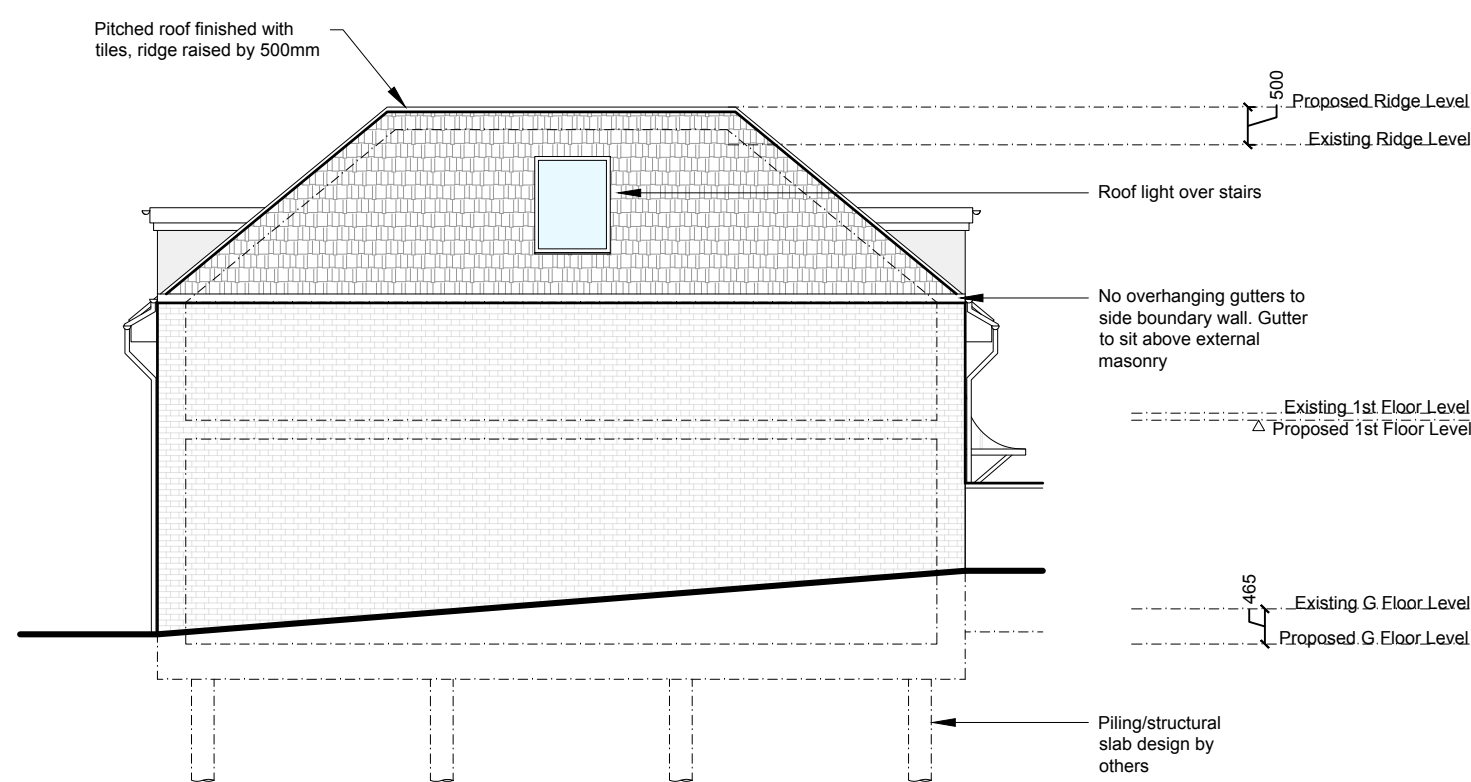
Side Elevation
As Proposed 1:100



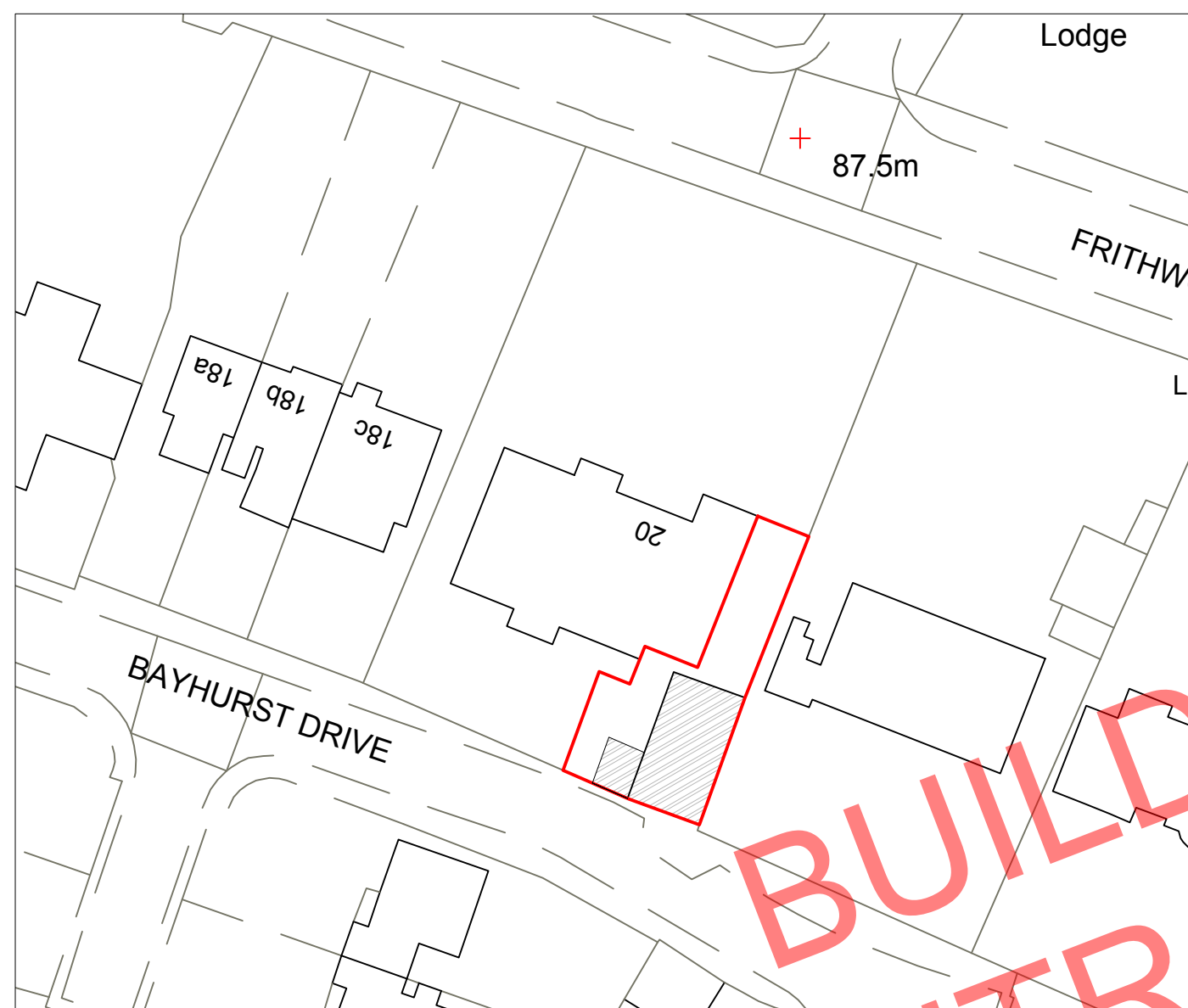
Rear Elevation
As Proposed 1:100



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



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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 C

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.

PILING
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 to 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 suspended, 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, descend 100mm pipe laid to 1:80 fall, for 150mm pipes laid 1:150 fall or 1:40 where flows are less than 1.0 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 800mm 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, to 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 160mm 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 shot-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 sites specific health and safety assessments -Produce method statements
Site Access Vehicle Movements	-Pedestrian/vehicle conflict -Unauthorised 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 -Connectors to existing drainage to be controlled to allow workings without drains operating
Construction of walls	-Falls from height -Manual handling of limts -Hazardous materials	-Provide adequate access platforms/scaffolds -Provide safety barriers -Restrict weight of limts -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

NOTES:

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REGISTERED PRACTICE

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For SAP and Water Calculations, refer to supporting documents by T16 Design
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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 Noted @ A1 Feb 2025 P.C. E.B.

DRAWING NO. REVISION
2165_HL_BC_Sht2 C

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 1:1.8 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 ovenum if no window or door openings.
At vertical unreturned edges, including movement joints.
At sloping unreturned 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
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 665mm, 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 a wetted rating of:
Shower Room/Bathroom/WC: 15l/s operated via the light switch. Vent to have a 15min ovenum if no window to 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 750mm 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 pan and 1500mm minimum clear space in front of the pan 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/Cement 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 Gyproc FireLine board with staggered joints.
Gyproc FireLine or painted in Nulife 5 or similar intumescent paint to provide 1/2 hour fire (1 hour protection required for fire resistance as agreed with Building Control. All fire protected structures to be installed as directed by specialist manufacturer.

STRUCTURAL STEEL/MASONRY COLUMNS
All structural columns as to engineers details.
Steel columns to achieve 1 fire protection with intumescent paint (1 hour protection required for fire resistance as to structural engineers details for fire). 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, purline, 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 noggin where at right angles, or built off DPC on thickened concrete slab (solid floor).
In bathroom/kitchens, provide ply for future tiling 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 shoring 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.
Going measured 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 at least 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 100mm across the full width of the flight. Min 2.0m 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. In 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 flashing
• 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 works on site.

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 (CE Mark) or equivalent, or 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 insulation 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 (FEE) 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 extension 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/h 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.
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 kg 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. Windows 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 automatically disconnect the power supply.
Outlets from domestic hot water storage vessels to be fitted with an in line valve to prevent water temperature exceeding 60°C. All pipes carrying hot water to be insulated 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. A copy of a certificate will be given to Building Control on completion.

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 BS 7671 certification Ltd. BS 7671:2018 (IET Wiring Regulations) 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 lighting 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 c/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 layout 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.

HEAT GAS BOILER (CLIENT TO CONFIRM IF REQUIRED)
Heating and hot water will be supplied via a wall mounted condensing gas boiler with a minimum SEDGWICK rating of 90%. No combustible materials within 50mm of the fire. System to be performance rated in accordance with the requirements of Part L. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

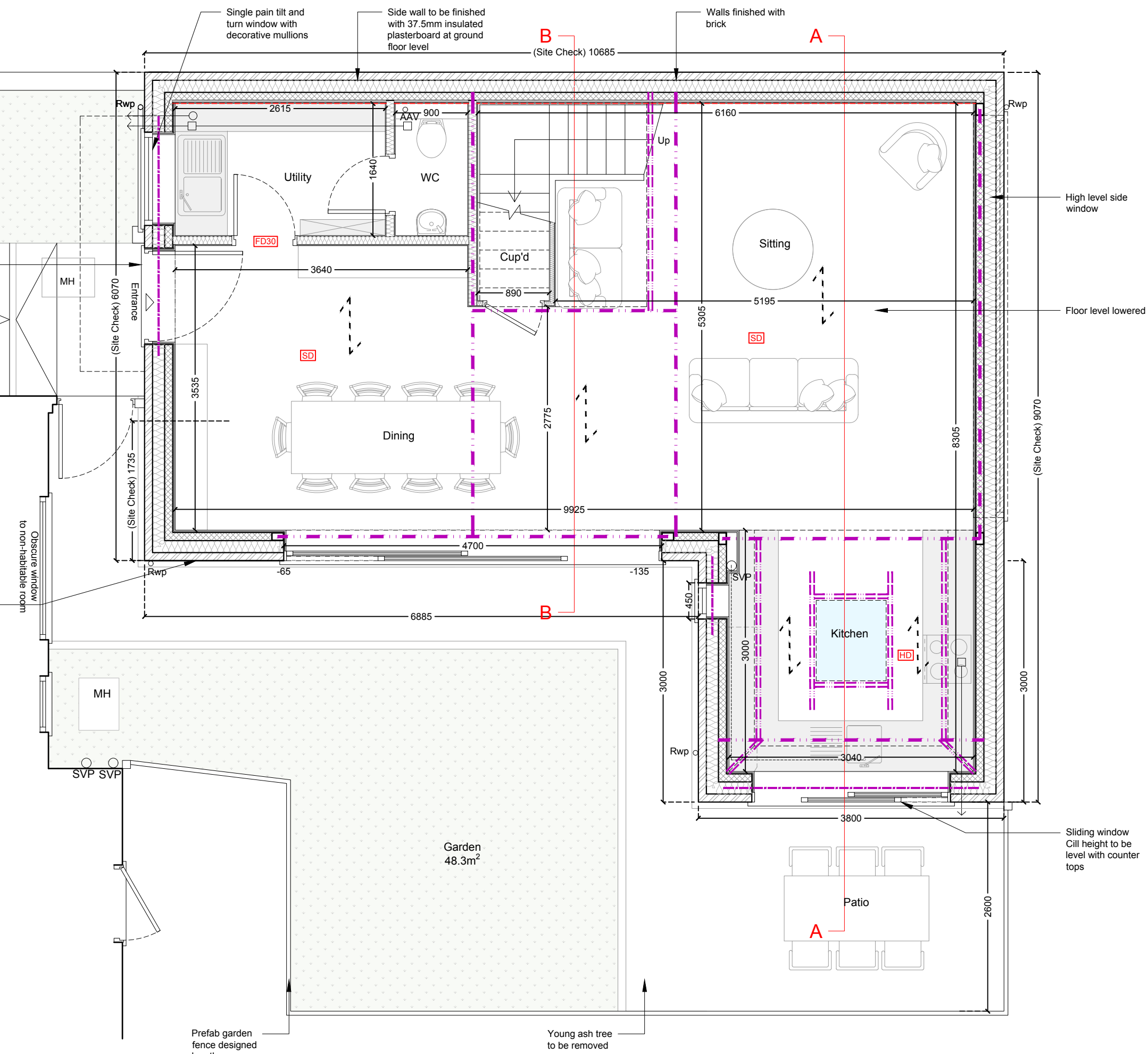
SMOKE DETECTION
Mans operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2019 at least a Grade B category LD3 standard and to comply with Part H of the Building Regulations. Wastes to have 75mm deep anti-bottle traps and rodding eyes to be provided at changes of direction.
Waste pipes not to connect on to SVP within 200mm of the outlet connection.
Supply hot and cold water to all fittings as appropriate.

SOL 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)

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 1 of 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 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: MCM148801B Issue Date: Jan 2025

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

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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_HBC_S19 C

REVISION
C

EXTERNAL WALLS

To achieve minimum U value of 0.18W/m²K
-External: 105 facing brick (to match existing)
-Cavity: 150mm tower 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 dot & dab
Walls to be built with 1:1.6 cement mortar.

WALL TIES

All walls constructed using stainless steel wall ties (density of 2.5 ties/m²), or as to insulation manufacturers recommendations.
The first run 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 all window and door openings.
At vertical unreturned edges, including movement joints.
At sloping unreturned 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 above the existing walls provide a movement joint with vertical DPC and pointed with flexible mastic as to manufacturer's instructions. All tied 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

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 tops of walls (unless cavity is fully filled with insulation), gable ends 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 1996-2 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 665mm, otherwise, engineer to provide structural design for reduced pier dimensions.

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 joist spans have been confirmed.
Contractor to contact engineer once confirmed.

UNITS ABOVE INTERNAL OPENINGS

Use suitable Concrete/Concrete Unit suitable for opening width and cavity thickness/wall types and loads as to manufacturers details.
Units 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 900mm c/c.

STRUCTURAL BEAMS

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details.
New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints.
Gyproc FireLine board to provide 12 hour fire protection to be installed as detailed by specialist manufacturer.

STRUCTURAL STEEL/MASONRY COLUMNS

All structural columns as to engineers details.
Steel columns to achieve 1 fire protection with intumescent paint (1 hour protection required for flats). Existing and proposed masonry to be connected to columns as to structural engineers details i.e. shot fired/welded. 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 1/3 height of 400mm
-100mm Rockwool mineral fibre sound insulation packed the full depth of the stud, as to manufacturers instructions.
-Partitions built off doubled up joists where partitions on purlins or provide noggin 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 15mm gap.
-Stud walls may require ply or OSB sheathing and strapping as to engineers details, please ensure that document is read in conjunction with this specification.

NEW STAIRCASE

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

STAIRS (Domestic Staircases)

Dimensions to be checked and measured on site prior to fabrication of stairs. Stairs to comply with Part K of the Building Regulations.
Min rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm.
Tapered 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. Pitch not to exceed 42 degrees. The width and length of every going and the rise at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should have a clear space of at least 200mm across the full width of the flight. Min 2mm headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, horizontally to be at least one side if stairs are less than 7m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be undrinkable and should contain no space through which a 100mm sphere could pass. Allow for all 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

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

Side wall to be finished with 37.5mm insulated plasterboard at ground floor level and through staircase void

Flush roof light over stairs/landing installed as to manufacturers instructions. Structural opening as to engineers specifications

Bedroom

Landing

Shower Room

Bedroom

Single pain tilt and turn window

Dormer cheeks finished with lead cladding

Vaulted ceiling above

Single pain tilt and turn window with decorative mullions

First floor side extension above existing finished with brick to match with existing

Central dormer over shower room with flat roof. Dormer cheeks finished with lead cladding

Single pain fixed window to shower panel

Flat roof and hidden rooflight

Roof light installed as to manufacturers specifications. Structural opening as to engineers details

Crown roof to ground floor extension finished with tiles

Windows installed as to manufacturers specifications. Structural opening as to engineers details

Walls finished with brick as to planning details

Acro drainage to surround perimeter of building

Piling design/ structural ground floor as to engineers details and specifications

Flat roof dormer over bathroom, finished with lead cladding

Hidden rooflight to flat roof as to manufacturers details. Structural opening as to engineers specifications

Pitched roof finished with tiles, ridge level to be 500mm above existing

Vaulted ceiling to first floor

Concealed gutter to be installed above external masonry skin as to manufacturers details

Ensure roofing membrane wraps around gutters to suitable timber batten to support gutter

Walls finished with brick as to planning application details

Side wall to be finished with insulated plasterboard at ground floor level

Ensure shingle drainage channel is provided to raised ground level

Retaining wall as to engineers details. R/W technical specifications

Floor level lowered from existing

Reinforced ground floor as to engineers details

Piling design as to engineers details

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

Roof light over stairs/landing

Roof ridge to be raised finished with tiles to match with existing

Dormer with flat roof similar to the existing

Dormer with flat roof similar to existing

Flat roof dormer over Shower Room

Roof lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters/joints doubled/rebbed upped and bolted to sides (or as to engineers notes if specified otherwise) and provided with suitable flashing/rafting fillet etc as to manufacturers instructions.
Rooflights to have a AA, AB or AC fire rating if within 1m of boundary

WARM FLAT ROOF
To achieve U value 0.11 W/m²K
-Fully Bonded Single ply membrane i.e. Samafil, roofing providing AB fire rating for surface spread of flame with a current BBA or WMLAS Certificate and mechanically adhered laid to specified specification over Double layered (110mm + 120mm) Kingspan Thermaclad TR27 Flat Roof insulation board
-Insulation bonded to VCL on 16mm external quality plywood decking or similar approved on SW firings to minimum 1 in 80 fall if firings cross direction ensure min thickness is no less than 50mm)
-Joists (in accordance with BS EN 1995-1-1 or Trade span tables) or as to Structural Engineers details and calculations.
-Joist spans between 2.5m and 4.5m to have central strutting, joists over 4.5m in span to have strutting at 2.5m c/c or as to engineers details if specified otherwise.
-Products installed as to manufacturers instructions

FLASHING UPSTAND WALL ABUTMENT
-VCL lapped up behind insulation upstand to provide a total height of 300mm insulation. Samafil upstand as to manufacturers details to be min 150mm high with sealants and mechanical fixings in accordance with instructions.

DWP EDGE AND VERGE
Property system in accordance with manufacturers instructions and details.

STRAPPING
Restraint strapping - Unless specified by engineer, provide 100mm x 50mm wall plate strapped down to walls. Joists to be strapped to walls and gable walls, straps built into cavity across at least 3 timbers with noggin. All straps to be 2500 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 at 2m centres Straps installed in accordance with manufacturers instructions.

FLAT ROOF WALL ABUTMENT
Underlay to be turned up behind Rafting. Rafting to be min 150mm high with lead flashing wedged into joint below wall dpc and weep holes. Lead Rafting to cover lapped min 150mm with clips where required. Sloped Lead Flashing - Underlay to be turned up at abutment. SikaSeal beneath each tile and overlapped by the Rafting. Lead Rafting held in mortar joints with lead wedge line level.

UNVENTED PITCHED ROOF with VAULTED CEILING
To achieve U value 0.11 W/m²K
-Roofing tiles similar to existing or as to relevant planning permission (to be suitable for roof pitch) on 25 x 38mm tinned SW treated battens on breathable sarking felt to relevant BBA Certificate.
-Fix battens to the side of the rafters to allow the membrane to lag min 20mm to create air space and to allow for straps of breathable felt
-Rafters as to structural engineer's details and calculations.
-Rafters fixed to wall plates with heavy duty hangers.
Insulation to be 120mm Kingspan Kooltherm K107 Pitched Roof Board friction fit between rafters.
-50.5mm Kingspan Kooltherm K118 insulated plasterboard secured with mechanical fixing under rafters. Joints between boards must be tightly butted, taped and jointed using appropriate tape and jointing material to create the VCL.
-Provide 3mm skim coat of finishing plaster to the underside of all ceiling.

STRAPPING
Restraint strapping - Unless specified by engineer, provide 100mm x 50mm wall plate strapped down to walls. Joists to be strapped to walls and gable walls, straps built into cavity across at least 3 timbers with noggin. All straps to be 2500 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 at 2m centres Straps installed in accordance with manufacturers instructions.

LEAD WORK AND FLASHING
-Flashing details should be appropriate for the roof and the type of roof covering used, in accordance with BS 8534. Where flashings come into contact with metal, they should be formed using non-ferrous material.
-All lead flashings, any valleys or skaters to be BS EN 12688 Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jamps and below window openings with welded upstands. Joints to be taped min 150mm and lead to be dressed 200mm under tiles, etc.
All work to be undertaken in accordance with the Lead Development Association recommendations.
-Pitch Roof Wall Abutment: Underlay to be turned up behind Rafting. Rafting to be min 150mm high with lead flashing wedged into joint below wall dpc and weep holes. Lead Rafting to cover lapped min 150mm with clips where required. Sloped Lead Flashing - Underlay to be turned up at abutment. SikaSeal beneath each tile and overlapped by the Rafting. Lead Rafting held in mortar joints with lead wedge line level.

KEY (Fire - where applicable):
Main operated linked smoke alarm detection system with battery back up
Heat Detector
Fire Door (30 Minute Rated) fitted with intumescent strips

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 15mm overrun if no window in room
Utility Room: 30l/s
Kitchen: 60l/s or 30l/s sec if 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 have been used in accordance with manufacturers design.

BOILER/EXTRACT LOCATIONS
-As to manufacturers instructions.
Must not extract near/over boundaries.
-Fanned Draught Balanced flues min 300mm from opening/trike ventilators.
-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 this room

INTERMEDIATE FLOORS
New ceiling joists installed.
Intermediate floor to be 22mm TAG flooring grade chipboard or floorboards laid on joist joists as to engineers details and specifications.
Lay 100mm Rockwool mineral fibre quilt insulation min 100g/m² or equivalent between floor joists.
Ceiling to be 12.5 FireLine plasterboard with skim plaster set and finish.
Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth).
In areas such as kitchen, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 13220:2010.
Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 100mm x 50mm galvanized steel sheet straps or other approved in compliance with BS EN 845-1 at 2m centres. Straps to be taken across minimum 3 joists. Straps to be built into walls. Provide 38mm wide x 1/4 depth solid noggin between joists at strap positions.

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 WC
Wheelchair accessible WC to be provided on the proposed entrance storey. A minimum 500mm clear space to be provided either side of the centre of the WC pan and 750mm minimum clear space in front of the pan 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.

Roof Plan
As Proposed 1:50

Proposed Ridge Level

Existing Ridge Level

Proposed 1st Floor Level

Existing 1st Floor Level

Proposed G Floor Level

Existing G Floor Level

Section A-A
As Proposed 1:50

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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

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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

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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: 0000 Issue Date: Dec 2025

0 0.1 0.2 0.3 0.4 0.5 0.6m

SCALE: 1:10

0 1 2 3 4 5 6m

SCALE: 1:50

0 1 2 3 4 5 6m

SCALE: 1:100

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DATE: 09-2025
DRAWN: E.B.
CHECKED: P.C.

SCALE: 2165_HJC_S14

REVISION: C

DRAWING TITLE

Proposed Drawings and Building Regulation Specification

DRAWINGS STATUS

Building Control For Comments

