

- External cavity wall (ECW 'A'), (ECW 'B'), (ECW 'C')
- Masonry internal wall (IW 'B')
Fire Resistance: 30 minutes
- Non-loadbearing internal timber stud partitions (IW 'T')
Fire Resistance: 30 minutes

- | | |
|---------------|---|
| SVP ○ | Soil and Vent pipe |
| RWP □ | Rainwater downpipe/Gully hopper |
| — — — E — — — | Existing foulwater drainage |
| — — — N — — — | New foulwater drainage |
| — — — E — — — | Existing surfacewater drainage |
| — — — N — — — | New surfacewater drainage |
| AAV/RE | Air Admittance Valve/Rodding Eye Access |
| + 9.850 | New levels |
| + 9.646 | Existing levels |

1. ** Where existing walls are indicated to be removed; the existing wall, floor and roof structures are to be adequately supported. Prior to safe and careful removal, the existing structures are to be opened up and investigated further to ascertain if walls are loadbearing and confirm existing loading supports and detailing. Report findings to structural engineer/BCO. If walls are loadbearing, consult/refer to structural engineer's design and construction details/specification for new structural beams/supports, to existing construction over. (All works subject to site investigation by structural engineer and confirmation of adequate structural support; to be approved by BCO).

2. Finalisation of existing new *basu/dasu* drainage route/network/design etc) to be established and confirmed on site following a site investigation and assessment of the existing drainage system, its condition, locations and routes by the contractor. Report findings to BCO, obtain approval from the BCO.
3. Existing wall surface structural side of new works to be repaired up to full construction method, where new works abutting existing in all areas, if available, shall be retained and repaired to original condition to ensure stability. If found construction internal wall face to be protected by concrete or masonry facing to provide a stronger resistant structure, any movement joints requirements to be maintained.
4. New structural beams to be concealed within new or existing first floor zone (where possible) to provide a flat ceiling appearance, to structural engineer's design.
5. The main contractor is responsible for investigating and finding the exact location, direction and depth of all existing service i.e. gas, water, waste, electrical, drainage etc., and this is to be established on site upon commencement of works.
6. Foundations within 10m of any drive to be taken down to invert level.
 - a. Where existing walls are indicated for removal, consult with structural engineer for replacement support details (if required) prior to careful saw removal.
8. The Contractor is responsible for investigating and exposing the exact location, direction and depth of all existing services, such as gas, water, waste, electrical, drainage etc., and this is to be established on site upon commencement of works. Upon completion of the above investigations, the exact run of new drainage will be confirmed with the BCO.
9. All railroads and loadwork/fashtings to be in accordance with manufacturers and Lead Sheet Association/The International Lead Association
10. All roof work to be carried out in accordance with manufacturer's installation leaflet/loadings/lead soakers, where required
10. Refer to structural engineer's details and calculations for all structural steelwork
11. Prior to commencement of works, Contractor to open up existing structure to establish and confirm which existing internal walls/beams are load-bearing, and which are non-load bearing. This is to be established on site upon commencement of works.

All works to comply with the Secured by Design's New Homes 2019 Version 2, March 2019 documentation.

Secure doorsets should be either:

- Manufactured to a design that has been shown by test to meet the security requirements of any of the following standards -

British Standards publication PAS 24:2016 (Note 21.3b also applies - Secured By Design New Homes 2019);

or
STS 201 Issue 7.2/2015 (Note 21.3c - Secured By Design New Homes 2019); or
LPS1175 Issue 7.2/2014 Security Rating 2+ (Note 21.3d - Secured By Design New
Homes 2019); or
STS 202 Issue 6/2015 Burglary Rating 2 (Note 21.3d - Secured By Design New
Homes 2019);
or
LPS 2081 Issue 11/2016 Security Rating B+ (Note 21.3d and 21.3e - Secured By
Design New Homes 2019). **OR**

b). Designed and manufactured in accordance with Appendix B of the Approved Document Q of the Building Regulations.

For further guidance, refer to the Secured by Design's New Homes 2019 documentation.

Letter plates, where provided, to have a maximum aperture of 250mm x 40mm, and be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access. Letter plates meeting the requirements of the Door and Hardware Federation's (DHF) technical specification TS 008:2012 have been shown to protect against the attacks mentioned above.

The main doors for entering a dwelling (usually the front door) should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the doorstep. The same doorstep should also have a door chain or door limiter. In some situations a door chain or limiter is not appropriate, for example where a warden may need emergency access to residents in sheltered housing. Alternative caller identification measures, such as electronic audio-visual door entry systems, can be used to identify visitors.

Installation and fixing of secure doorsets to be in accordance with the Approved Document Q of the Building Regulations.

Windows, roof windows and roof lights at ground floor, first floor and other easily accessible windows (including easily accessible roof lights) should be secure windows. Design of secure windows should be made to a design that has been shown by test to meet the security requirements of the following standards- British Standards publication PAS 24:2016 (Note 22.2b); or STS 204 Issue 6:2016 (Note 22.2c); or LPS1715 Issue 7:2014 Security Rating 1 (Note 22.2d); or LPS1715 Issue 8:2018 Security Rating 1A1; or STS 202 Issue 7:2016 Burglary Rating 1; or LPS 2081 Issue 1:2016 Security Rating A.

For further guidance, refer to the Secured by Design's New Homes 2019 Version 2, March 2019 documentation.

Frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.

42 Winchester Street

Part L1a - heat loss calculations
Proposed rear extension - 44 Winchester Street

Calculation Method: Proposed building			
Element	Area (m2)	U-value (W/m2K)	Rate of heat loss (W/K)
Flat roof over GF	11.369	0.15	1.705
Horizontal Insulation over FF	24.111	0.11	2.652
Rooflight 1x2m	2	1.24	2.480
Walls - Masonry	77.56	0.18	13.961
Windows	6.321	1.1	6.953
Doors	16.117	1.4	22.564
Ground floor	37.48	0.15	5.622
Total	174.958		55.937

Calculation Method: Notional building			
Element	Area (m2)	U-value (W/m2K)	Rate of heat loss (W/K)
Flat roof	13.369	0.15	2.005
Horizontal insulation over FF	24.111	0.15	3.617
Walls - Masonry	79.008	0.18	14.221
Windows/roofights/doors	20.99	1.4	29.386
(25% of Ground Floor + Existing)			
Ground floor	37.48	0.18	6.746
Total	174.958		55.976