by the Construction Design and Management Regulations 2015 which relate to any building works involving more than 500man hours or longer ations.

STUD/PARTITION WALLS:

coat finish.

NEW GLAZING:

U-value of 1.4W/m2K.

U-value of 1.4W/m2K.

white goods and appliances.

fixings.

approval.

of 30mm.

KITCHEN:

DECORATIONS:

DOORS:

CEILING: Refer to Sections.

fittings.

floor level.

mixer tap.

SHOWER:

10.5mm thick.

FLOOR COVERINGS:

ROOF LIGHTS:

1.4W/m2K.

roof plan.

COL – TBC by the client

installation.

wall or light fitting.

SKIRTING BOARDS:

edge in the store room.

800mm wide x 1000mm long.

with 8mm toughened glass.

Shower – Client to confirm.

operated and shall be interlinked.

All internal new stud walls - to be constructed in

sw sc16 tanalised treated timber, vertical studs

shall be at 600mm c/c with 100mm x 50mm

head and soles plates. provide 100mm x 50mm horizontal noggins at 400mm c/c vertically and

staggered. Void between stud shall be filled with

mineral wool insulation and finished with 1no. layer

9.5mm plasterboard on each side and plaster skim

Timbers to be secured using correct method of

All new windows to be double glazed and white

Upvc style to match existing and to Clients

Glazing in new windows to achieve a minimum

Glazina to new doors to achieve a minimum

Glazing to be internally fixed and Pilkington K low

New windows to cover the cavity by a minimum

Glazing in doors shall to be toughened or laminated glass to BS 6206 1981 and marked accordingly and comply with Approved Documents Parts B & N.

Contractor to allow for installation of a kitchen

including the electrical appliances. Client to confirm

kitchen layout and will free issue the contractor all

New Walls — Apply mist coat and two full coats of emulsion matt finish. Colour — Brilliant white.

Existing Walls — Prepare and apply two full coats of emulsion matt finish. Colour — Brilliant white.

Ceiling — Apply mist coat and two full coats of

Joinery — Apply one undercoats and two coat gloss matt finish. Colour — Brilliant white

D1 — Timber paint grade sliding door and support

track, fitted with pull handles and thumb turn.

locking device, with safety release from exterior.

BD6 — Bi—fold doors with one manual leaf and 3—4 folding leaves. Client to confirm specific

Locks shall be keyed and drop bolts, subject to

Colour - To be anthracite grey matt (RAL 7016),

Contractor shall provide the Client with samples of

All doors to be painted — Apply one coat

undercoat and two coats gloss matt finish — Brilliant white.

(SD) - Fit smoke detectors to BS 54556 Part 1.

main operated and situated in the circulation space within 7.5m of every door of a habitable room and within the loft space. Ceiling mounted sensors at least 300mm from walls and light

(HD) - Fit heat detector where indicated to EN 50291. Heat detectors to be fitted centrally to the

room (ideally) and at least 300mm away from any

All smoke and heat detectors will be mains

Plasterboard to be installed to provide minimum

60 minute fire resistance between ground and first

Provide new skirting to be 100mm high x 14.5mm thick MDF skirting board with pencil finished top

Contractor to install close coupled WC with dual

Shower Tray — Mira flight Low rectangular

Shower Enclosure — Nova frameless sliding door

Shower Wall Lining — Showerwall, white Sparkle

Above items to be free issued by the client for

Kitchen, Utility and WC — Lay 600mm x 600mm porcelain floor tiles.

Roof lights to be Velux type and fitted in accordance with manufacturers instructions, including proprietary flashing units. Roof joists to be doubled up around roof light.

Roof lights to comply with Approved Document Part L1B and achieve a minimum U-value of

Glazing to be Energy Efficiency Glazing'

Lean—to — 1180mm wide x 700mm long

Hipped Roof - 550mm wide x 980mm long

Position of roof lights as indicated on proposed

flush system and small wash hand basin with

arrangements. Glazing to be triple glazed.

unless specifically specified by the client.

ironmongery for review and approval.

Ironmongery finish to be Satin.

FIRE PROOFING AND SAFETY:

system adopted by the client.

emulsion matt finish. Colour — Brilliant white.

Windows to have handle locks and trickle vents.

INTERNAL DRAINAGE:

syphon traps must be fitted.

with 75mm deep seal traps.

BELOW GROUND DRAINAGE:

by Building Control.

conditions.

requirements.

WC's to be fitted with 100mm minimum dia. waste

pipes, where 40mm dia. waste exceeds 3m in

length or 32mm dia. wastes exceed 1.7m. Anti

40mm and 32mm dia. wastes shall be installed at

a minimum gradient of 18mm/m run. All new

showers, sinks and wash hand basins to be fitted

Plumbing to be in accordance with BS 5572. Waste

100mm dia. and have a cage fitted to the top, terminating 900mm above adjacent to windows or taken to ventilated roof tiles.

All exposed internally exposed waste traps and

Installation of the internal drainage shall comply

with Approved Documents and to Building Control

All new foul underground drainage pipework to be 110mm dia. @ 1:80 minimum gradient to connect

into existing below ground drainage system to BS

Pipes must be installed in accordance with

Approved Documents Part H1 and the

recommendations of BS 8301 and reviewed on site

Drains should be protected from settlement with 100mm of granular material or flexible filling provided around the pipe and additional flexible

joints or other protective measures should be

provided where the is a possibility of subsidence

occurring. Contractor to investigate on site

Where a drain passes through a wall. The wall over should be supported off suitable PC lintels. A

around the pipe and the gap filled with a mineral

To satisfy Part M of Approved Documents regarding switches and sockets in section 8. All new switches and socket outlets for lighting and

other equipment to be positioned between 450mm

In the kitchen the sockets shall be positioned

150mm above the worktop. Provide fused isolation

switches above the worktop for appliances plugged

Certain sockets to have USB charging ports.

Location to be agreed prior to works commencing.

Electrical installation shall be carried out by a certified electrician and comply with Part P of Approved Documents and NICEIC and BS 7671.

Socket and Switch finishes to be agreed with the

Existing heating system to be fully retained and tested and commissioned. Existing system to be fully flushed on completion of works.

New radiators as indicated on the Plan and shall be sized to suit the room. Actual location to be agreed with the client.

All works shall be undertaken by certified plumbers

Provide carbon monoxide detector adjacent to the

Habitable Rooms — ventilation openings with a total openable area of at least 1/20th of the floor

area and trickle vents in all windows with an area of not less than 8000mm2. Air inlet such as a

10mm undercut gap to doors. To be achieved to BS 5250 clauses 9.8 and 9.9 or Approved

Document Part F. Using Glidevale window vents to all external windows. Use 'plain' grille type 10—ventilation area 8000mm2.

Kitchen — Mechanical extract fan capable of

extracting at a rate of not less than 60

litres/second (or incorporated into a cooker hood

capable of extracting 30 litres/second with trickle

vents in all windows with an openable areas of not

less than 4000mm2. The cooker hood shall have a

Bathroom / WC - Mechanical extract capable of

extracting at a rate of not less than 15 litres/second with trickle vents in all windows with

an openable areas of not less than 4000mm2. Extractor fan to be linked to light switch with 15

minutes overrun and humidity sensor. The fan shall

be a an in-line unit connected to the ducting and have a low db rating.

Basement Bathroom - Additional ventilation shall

be provided via ducted vent from the exterior to an internal grill. The external grill shall be fitted

All new rainwater good to be Upvc and to match

Rainwater guttering to be connected into existing

Contractor shall ensure as a minimum with Gas Act 1995 & 1995; Gas Safety Regulation 1998 &

All radiators to be fitted with TRV's.

Approved Code of Practice (ACOP).

Gas safety certification to be provided on

MECHANICAL & BACKGROUND VENTILATION:

clearance of at least 50mm should be provided

fibre quilt to prevent vermin access.

and 1200mm above finished floor level.

SWITCHES AND SOCKETS:

in below the worktops.

HEATING SYSTEM:

and gas engineers.

completion of works.

very low db rating.

with an insect mesh.

RAINWATER GOODS:

profile of existing.

drainage system.

Client.

cold water pipes shall be polished metal finish.

pipe to be PVC with solvent welded joints.

WC's to have 100mm dia waste connection. Soil and vent pipe to have access at base and be

than 30 days duration, It is the client's responsibility to appoint a Principle Designer on al

The Owner, should they need to do so, must abide

A CDM Co-Ordinator must be appointed prior to

projects that require compliance with the CDM

# construction on site and HSE must b served with an F10 Form. All CDM responsibilities must be in

## place prior to commencement of 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, all British Standards, European

The contractor is reminded of their liability to ensure due care, attention and consideration is

given in regards to safe practice in compliance

Care shall be taken to limit occurrence of thermal

bridging in the insulation layers caused by gaps

with the thermal elements (i.e. around windows

Contractor shall protect all UB in a beam encasement system by Gyproc with 2no layers of Gyproc Fireline board 12.5mm thick thick each,

both fixed to frame at max. 300mm centers to

give 1hr protection. Span all windows openings with

Lead flashing to be installed where the roof meets

Provide Code 4 stepped lead 150mm flashing,

secured in place using 25mm lead wedges at each

Provide Code 5 lead soakers to all abutments at

roof level turned up minimum 75mm against

All exposed lead shall be treated with patination oil

All lead work shall be undertaken in accordance

600mm wide taken down to a depth of minimum

1200mm. Foundations to be taken a minimum of 600mm below any visible roots. Concrete to GEN1

or 1:2:4 mix incorporating sulphate resisting cement. Foundations designed in accordance with NHBC Standards Chapter 4.2, however final depths to be agreed by Building Control on site. Compressible strips to be installed between existing and new foundations

Allow to sleeve all drainage pipe penetrations

through the foundations if required and locally increase the depth of the foundation to give a minimum 150mm cover to the sleeve.

Provide a weak mix cavity fill from the top of the

foundation to two course below the finished floor

Construct new cavity wall construction comprising 102mm facing brick outer skin. 150mm cavity with 100mm thick insulation. 100mm Celcon high

86/1689). Internal finish 9.5mm plasterboard and

Class B seni engineering bricks to be used below DPC level.

New ground floor to have a max. U-value of

150mm thick selected crushed hardcore free from

deleterious materials and fully compacted with

DPM (minimum 300 micron/ 1200 gauge

polythene) laid over sand blinding with joints well

lapped and folded. DPM to be brought up to

surrounding walls and lapped with brick/blockwork

150mm thick C30 reinforced concrete floor slab

with A193 steel fabric reinforcement with min.

50mm cover. Fabric sheets to be lapped min. 350mm and securely fastened with 16 gauge black

100mm thick Kingspan Thermafloor TF70 or

Celotexfast RFF3000 laid with joints abutted. Provide Min. 25mm Kingspan Thermafloor TF70 or

Celotexfast RFF3000 insulation strip around

perimeter of slab to prevent cold bridging. Top of

strip to be level with top of floor screed and

bottom to be closely butted to 50mm horizontal

65mm sand and cement screed finished smooth

Iko Hyload damp proof course (BBA certificate no. 86/1770) or Permanite Permabit high performance bitument polymer DPC, to be

provided to both skins at least 150mm above

external ground level linked to existing dpc. Wall

laps to be a minimum of 100mm, sealed using Hyload contact adhesive. Red engineering

Thermabate cavity closers to be used to all cills

and jambs. All external wall lintels must be installed with a Permabit DPC tray over with stop

ends, which extend to the front toe of the lintel and at least 100mm beyond each end of the lintel

brickwork to be used below dpc level.

to shed moisture clear of the reveals in accordance with BS 5977 part 2 1983. Weep holes are to be formed in every 3rd

perpendicular joint and above door and window

openings and shall be filled with type 'W' weep

holes (colour to be approved) by cavity try Ltd or

DPC's to be linked to DPM. Secondary DPC's to be provided where external ground level is raised. DPC to always be positioned 150mm above the external

and level to receive floor finish.

DAMP PROOF COURSE:

density block inner skin (BBA certificate no.

IG pre-insulated steel lintels with dpc over.

### Standards, Agreement Certificates. Products Certification of Schemes (Kite Marks) etc. Product

with Health and Safety at Work Act 1974.

## conforming to a European technical standard or

<u>HEALTH & SAFETY:</u>

THERMAL BRIDGING:

and door opening)

LEADWORK:

BEAMS AND LINTELS:

the wall using Code 4 lead.

abutment and turned over top tile.

with the Lead Sheet Association.

Contractor to refer to Section AA.

step and mortar pointed.

immediately after fixing.

FOUNDATIONS:

and new foundations.

NEW EXTERNAL WALLS:

Contractor to refer to Section AA.

3mm skim plaster finishing coat.

NEW GROUND FLOOR CONSTRUCTION:

Contractor to refer to Section AA.

0.22W/m2K.

50mm sand blinding.

inner leaf DPC.1

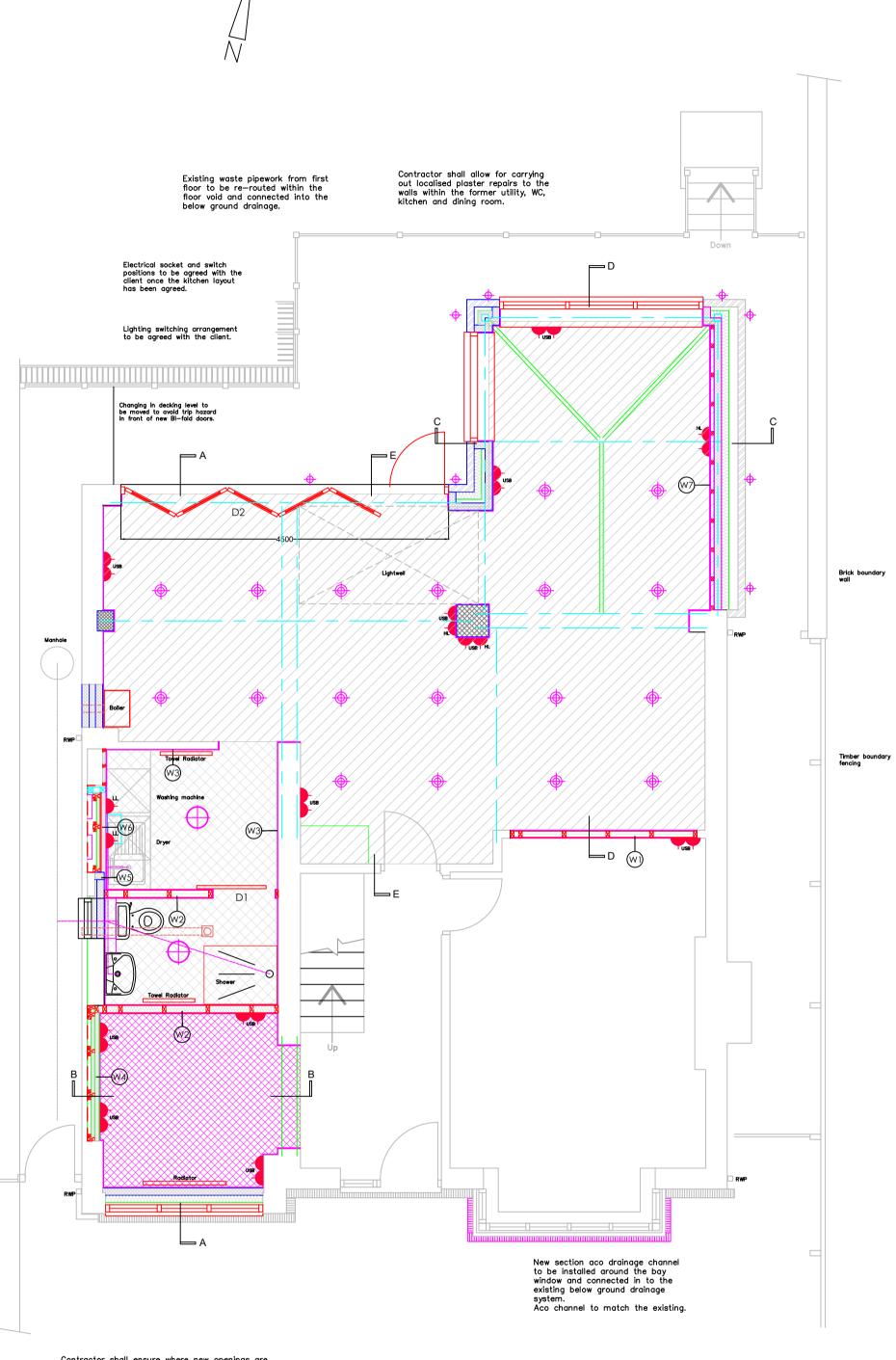
annealed tie wire.

insulation layer.

similar approved.

ground level.

## harmonised European should have a CE marking.



Contractor shall ensure where new openings are formed and brick/blockwork taken down that any damaged brick or blockwork along the reveals are cut out and new brick/blockwork is placed to provide a square edge return.

Contractor shall ensure all appropriate temporary supports are provided whilst undertaking all structural alterations.

Contractor shall allow for installation of all white goods and cooker, hob, which will be supplied by the client.

Contractor shall allow for providing extract ducting from the kitchen extract system, ducted to the exterior of the property. The contractor shall allow for forming a bulkhead in the ceiling to run the services, on the basis it cannot be run through the floor void. Extract ventilation from the kitchen hob to be determined once the kitchen layout has been finalised by the client.

Contractor shall allow re-routing the existing gas and water supplies serving the existing kitchen layout to suit the new kitchen layout. This is still to be determined by the client.

Contractor to allow for boxing in low and high level pipework runs within the WC/shower and Utility rooms.

Scal

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@2

W3

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W5

W6

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LEY     Miles     All Dimensions to be checked on site.	Il structural works to be in strict accordance with the tructural Engineers (Stephen Bacon Design Ltd) Details, ecommendations and specification. All site measurements to e checked on site by the contractor prior to manufacture ' building.	This drawing is subject to COPYRIGHT and should not be altered, copied or reproduced without the prior consent.
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ingspan k118 insulation, held in project Somm moisture resistant plyboard yoarding to face of stud and thick kingspan k118 nsulation backed plasterboard to ace of studwork. Wall finished with freated sw timber grade sc16, rertical battens fixed to external valid at 400mm c/c with 50mm x Somm head and soles plates. project 15 Denford Way Wellingborough NN8 5UB title Plan as Proposed Scale 1:50	aginst the existing external wall and ensure it is lapped around the new treated sw timber grade sc16, vertical studwork. Studs shall be at 600mm c/c with 100mm x 50mm head and soles plates. provide 100mm x 50mm horizontal noggins at 400mm c/c vertically and staggered. Void between stud	
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