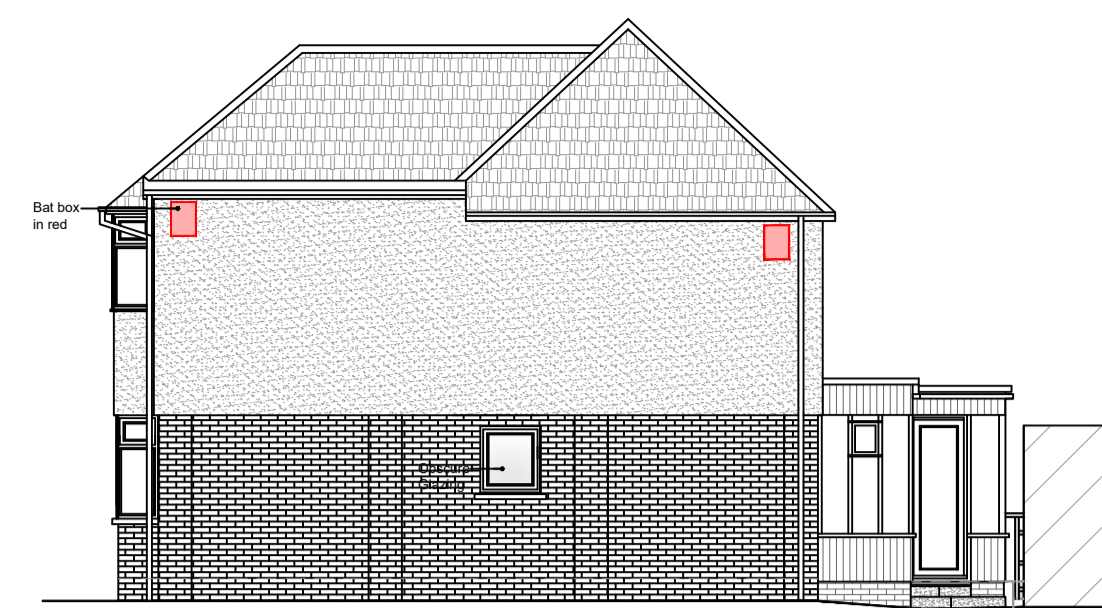


Proposed Ground Floor / Site Plan Scale - 1:50



Proposed Front Elevation - Scale 1:100

All Elevations Revision E - Amendments made following completion of Schedule of Works.



Proposed Right-Side Elevation - Scale 1:100

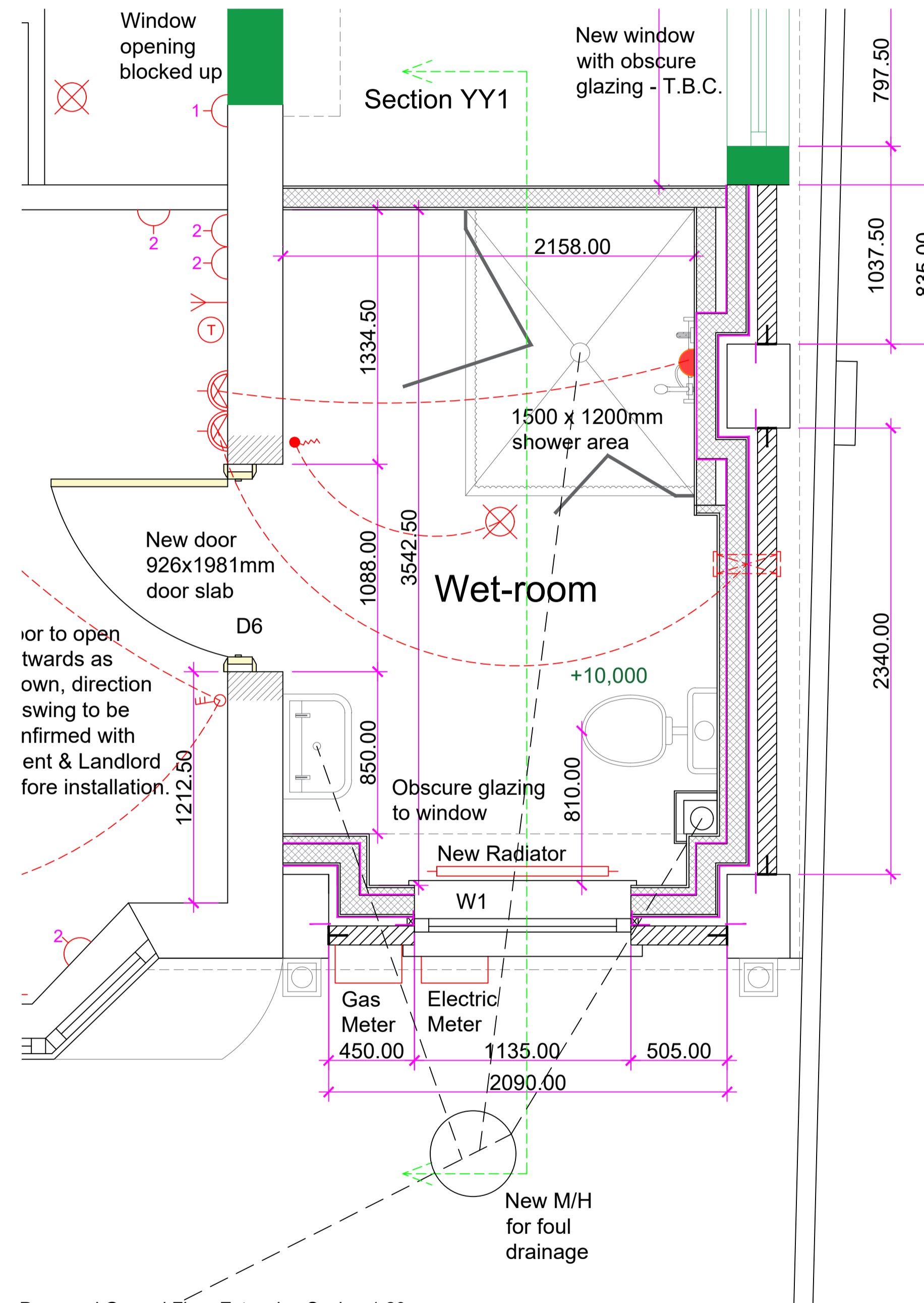


Proposed Rear Elevation - Scale 1:100

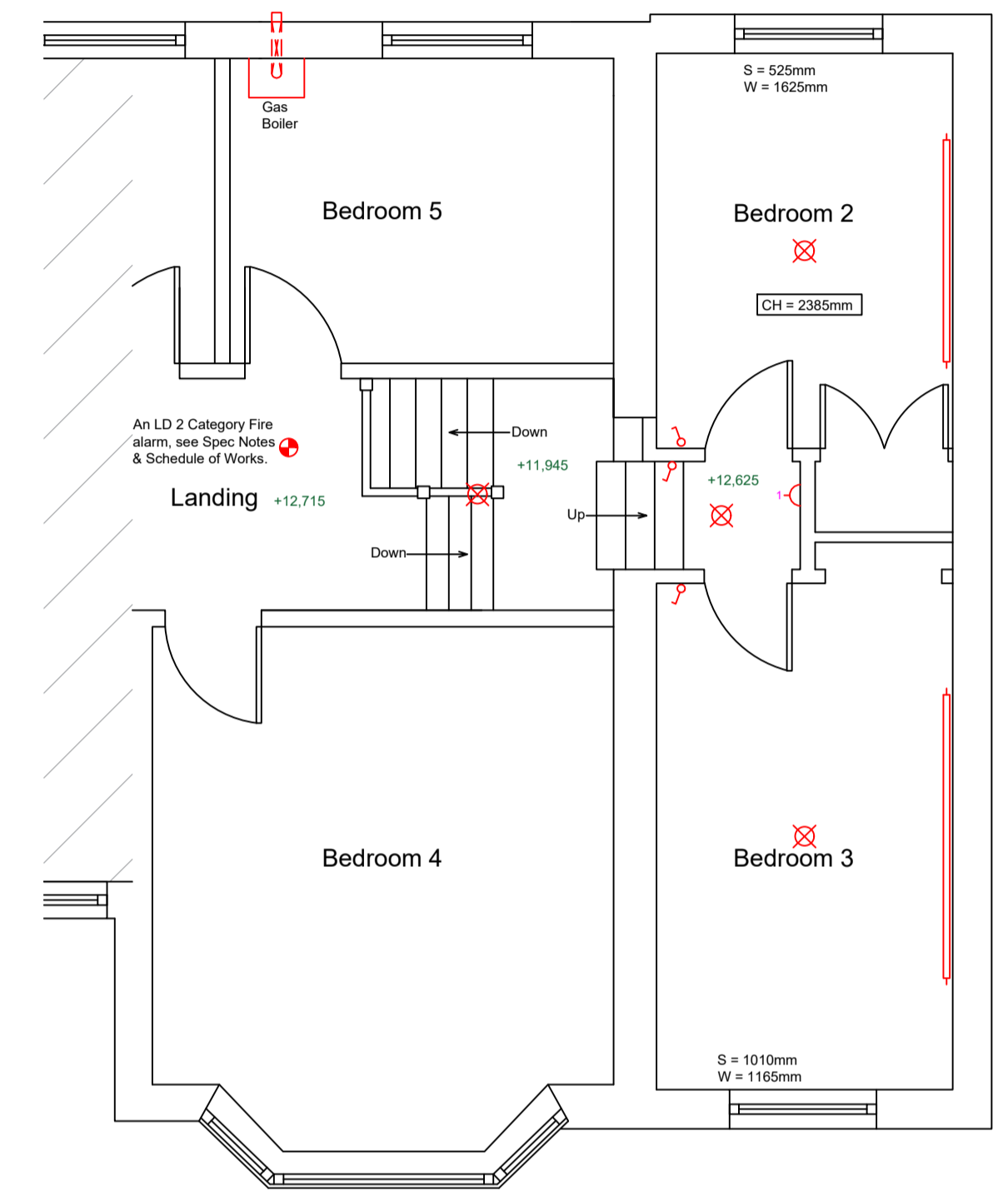
KEY (Standard Key)

	Double socket outlet
	Fused spur outlet
	External power outlet
	Coker control unit incorporating socket
	Telephone point
	Pendant/flush downlighter fitting
	Suspended ceiling Recessed Light Fittings with louvre & tubes.
	Emergency light fitting
	light fitting
	Smoke / Heat detector / Co ₂
	External light
	One way light switch
	Two way light switch
	Three way light switch
	Pull cord switch
	Shaver light
	T.V. Satellite point
	Room thermostat
	Programmer
	Hand dryer
	Extract fan
	Switch gear/Consumer unit
	radiators/LST/heaters
	shower
	CCTV/Camera
	Fire alarm call point
	Fire alarm sounder
	Fire Exit
	Automated hold open device or door closer
	Fire Alarm Panel
	Host charging points
	Door bell and chime

All electrical work required to meet the requirements of part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Submission of an appropriate BS7671 Electrical Test certificate to be issued for the work and copy submitted to The relevant County Council Building Control for approval.



Proposed Ground Floor Extension Scale - 1:20



Proposed Part First Floor Plan Scale - 1:50

Revision ID	Issue Date	Layout Comment
Revision A	28/04/22	Amendments made to meet the conditions of Building Control & following completion of Schedule of Works.

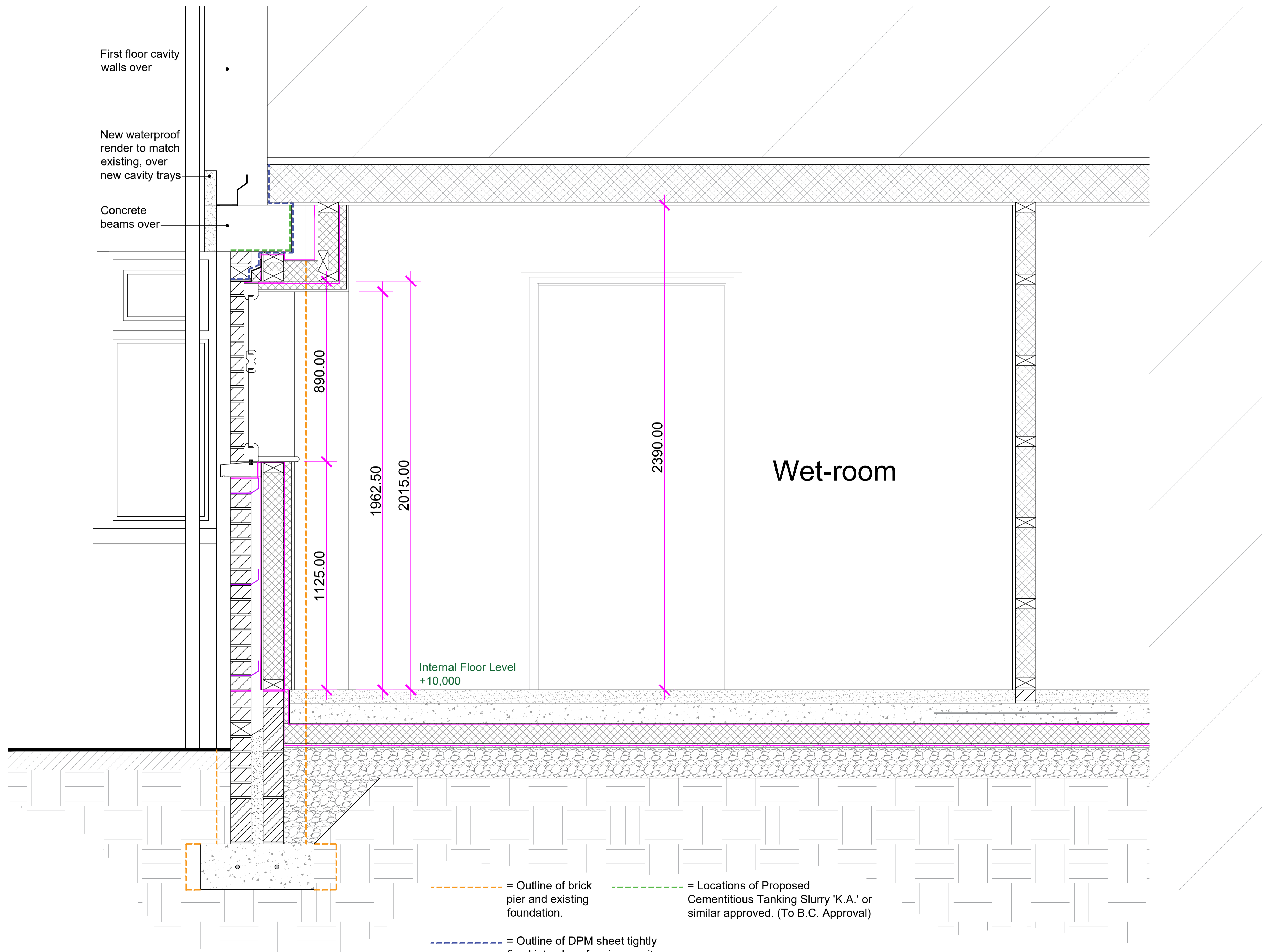
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MPS Surveying & Architectural Design

CLIENT: Master Dylan Burrows	M.P.S. Surveying & Architectural Design Ltd 23a Monk Street Abergavenny Monmouthshire NP7 5ND
STATUS: Working Drawings	Tel. No. (01873) 852841 Mobile 07812741196 Email: MPSsurveying@aol.com
DATE: 07/04/2022	
PROJECT: 11 Chepstow Road, Caldicot, NP26 4HY	
DRAWING TITLE: Proposed Floor plan, Elevations & Electrical Key	
SCALE: As shown A1 Paper	DRAWING No. 21133 - 10



Revision ID	Issue Date	Layout Comment

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STATUS: Working Drawings	
DATE: 07/04/2022	

PROJECT: 11 Chepstow Road, Caldicot, NP26 4HY

DRAWING TITLE: Proposed Section Detail YY1

SCALE: As shown A1 Paper DRAWING No. 21133 - 11

- - - - - = Outline of brick pier and existing foundation.
- - - - - = Locations of Proposed Cementitious Tanking Slurry 'K.A.' or similar approved. (To B.C. Approval)
- - - - - = Outline of DPM sheet tightly fixed into place forming cavity tray barrier & extending up and around concrete beam.

Proposed Section YY1 - 1:10

BUILDING REGULATIONS NOTES - To be read in conjunction with the drawings.

Documentation upon completion

Upon completion of the project the Contractor is to hand over all relevant information / certification regarding the installations carried out such as electrical & mechanical, to include sign off certs, and any general maintenance instructions.

Health & Safety

All contractors must follow CDM regulations 2015 for domestic properties. In addition all contractors must ensure compliance with the Health and Safety at Work Act 1974.

Prior to works starting on site, arrange for a UKAS accredited surveying company to carry out a targeted Asbestos Refurbishment Survey adequate to cover the total scope of the proposed works. Prior to works starting on site the survey report must be read, understood and its recommendations followed. If any subsequent ACM removal works are required following receipt of the report & a further risk assessment, then this must be adequately planned in and completed before the proposed works begin, by an independent Licensed Asbestos Removal Company. In addition the Contractor must submit the survey report along with any additional risk assessments & details of any planned ACM removal works to the Principle Designer for review and for inclusion into the Health & Safety File.

Materials & Workmanship

Regulation 7 of the Building Regulations, including all relevant British Standards & European Standards where applicable must be adhered to in regards to all materials used including there construction / installation. The projects construction and design must be undertaken to best industry techniques / building practice.

Site Preparation

All items of general household waste and old building supplies to be taken away, items to be checked with client first. All waste to be disposed of responsibly. Any planting that falls within the specified area of work must be removed including roots down to a depth deemed necessary. All services must be accounted for and made safe where needed.

Foundations

Traditional strip foundation, (Unless otherwise specified) C25 ST2 grade mass concrete strip foundation 560 x 225mm deep in accordance with BS 8500 & BS EN 206-1. To be confirmed with Building Control on site.

New foundations to abut existing pier foundations and to match the existing depth. New foundations to be tied into the existing with min 20x600mm dowel bars. Bars to be set into the existing foundation and secured with a industry approved resin grouting to ensure a secure fixing. All to be installed at mid depth of foundation and equally spaced. min x2 bars per abutment.

Depth of foundations to suit site conditions but a min. of 700mm below finished ground level and generally to the satisfaction of the Building Inspector, all to be confirmed on site following soil/ground investigations.

Depth of foundations to match the existing Pier foundations.

Ensure foundations are constructed below invert level of any adjacent drains.

All built to meet Building Regulations and to suit soil & ground conditions on site. All installed in accordance with good building practice.

General purpose Portland Cement shall be used in all mortars, unless soil investigations deem this to be inadequate, then Sulphate resistant cement to be used if required.

Sub-structure Walls

Sub structure walls to comprise of cavity wall design: Internal skin to be 100mm standard format Dense concrete block work to BS 5628: Part 3 forming wall below ground and up to slab level. With compressive strength no less that 7.0N/mm2. Class B Engineering brick work compressive strength no less than 7.0N/mm2 to be used to reach required levels where needed as per Section Detail.

Allow for a 60mm cavity, with a lean mix mortar infill finished on a fall, up to ground level only, see detail.

External skin to be 100mm standard format dense concrete block work to BS 5628: Part 3 forming wall below ground and up to 3 brick courses below ground level. With compressive strength no less than 7.0N/mm2. x3 brick courses below ground level to be 100mm, Class B Engineering brick work compressive strength no less than 7.0N/mm2.

Internal / External skins - Allow for 100mm, Class B Engineering brick work so as to reach desired heights where needed. Brickwork compressive strength no less than 7.0N/mm2.

General purpose Portland Cement shall be used in all mortars, unless soil investigations deem this to be inadequate.

Radon

The UK Health Security Agency specifies a maximum Radon potential of less than 1%. See Schedule of Works for further details.

External Walls

Traditional cavity wall construction implementing a timber frame approx. 315mm thick. Where indicated on the plans, outer skin comprises of 100mm red external facing brickwork (exact spec to be confirmed) with a minimum compressive strength no less than 7.9N/mm2. Brickwork to be in stretcher bond. All as indicated on drawings.

Followed by a 50mm cavity, (60mm at sub structure wall level). External skin tied to inner skin - see section Wall Ties. All followed by Glidvale TF200 thermo breather membrane on 10mm timber sheathing board on 100x50mm timber frame stud walling. Stud walling to be constructed with 100mm x 50mm softwood treated timber studs at 400mm ctrs with 100 x 50mm head and sole plates and solid intermediate horizontal noggins at 1/3 height. All fixed at top & bottom and sides to inner skins.

All to be partially filled with Kingspan Kooltherm K108 Cavity insulation board (or equally approved) 80mm thickness.

To internal layer using approved fixings provide and install a vapor control layer followed by Kingspan 52.5mm insulated backed plasterboard (joints scrim taped) followed by a skim plaster finish. **All to achieve a U Value of 0.18 W/m2.k**

Timber stud wall to be fixed to a sole plate. Sole plate laid on DPC lapped over with DPM, all as shown on detail drawings.

Where internal skin abuts and is fixed into the existing beam over ensure DPM layer is installed between. All as per detail.

Where the plan indicates, allow for coating the existing concrete beam over with a Cementitious Tanking Slurry 'K.A.' or similar approved. Exact coverage to be as per manufacturers instructions, & schedule of works.

Note: External Class B Engineering brickwork to extend min 3 courses below ground level all as shown to account for frost penetration.

All new walls to be fixed to existing with Stainless steel galvanized Furfix fixing profiles all fixed in accordance with manufacturer's installation instructions.

Between the new cavity walls, the existing dwelling and the existing Piers, disc cut and provide & install vertical strip polymer damp proof course – DPC to walls, ~ 110mm wide. Ensure installation is to good building practice and allows for safe weather / damp proofing.

To original external walls that have become internal walls, apply 3 coats unibond or similar approved and apply two coats render and plaster finishing coat.

Internal walls

100mm x 50mm softwood treated timber studs at 400mm ctrs with 100 x 50mm head and sole plates and solid intermediate horizontal noggins at 1/3 height. All fixed at top & bottom and sides to inner skins.

To be built on 1 course of 100mm, Class B Engineering brick work, laid on a bed of mortar on the concrete slab - see detail.

Finish to stud walls only: Within shower zone install 12mm marine ply board and prepare timber for a tiled finish. Outside of shower zone, finish with one layer of 12.5mm moisture resistant plasterboard joints scrim taped followed by a skim plaster finish. Allow for full decoration outside of tiling areas - min 2 coats of bathroom moisture resistant emulsion paint.

All stud work to be fitted with min 100mm Knauf (or equally approved) acoustic performance insulation roll, in all voids the full depth of the stud.

Within shower zone and where grab rails are to be installed, or where radiator is to be located allow for fixing additional support noggins within stud partition.

All walls built to meet Building Regulations and to be installed in accordance with good building practice. NOTE: Manufacturers recommended fixings, materials, installation methods & techniques must be adhered too / followed.

Ground Floor Construction

65mm sand & cement screed laid level over 100mm concrete floor slab over 500 gauge DPM (lapped up sides) on Kingspan Kooltherm K103 Floorboard 100mm thickness to achieve a **U value of no less than 0.18 W/m2.k**. Floor insulation installed with all joints tightly butted and staggered. Allow for a 30mm thick layer of K103 board to the perimeter of floor and dressed up to the edge of the screed all as shown. Kingspan Kooltherm insulation laid over visqueen or equal 1200 gauge Radon resistant DPM laid on 20mm sand blinding laid on min 150mm hardcore consolidated to refusal.

DPM lapped up & laid in course of mortar as shown. DPC to perimeter walls to be same level as internal floor level, where level access doors are installed DPC to lap over with DPM.

Where non load bearing walls are located, within concrete slab install Industry approved Builders Mesh A142 reinforcement - see detail. To be min 900mm wide located centrally, spanning the entire length of the loading - to be confirmed on site and with Building Control.

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MPS Surveying & Architectural Design

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STATUS: Working Drawings	
DATE: 07/04/2022	

PROJECT: 11 Chepstow Road, Caldicot, NP26 4HY

DRAWING TITLE: Specification Notes - Sheet 1

SCALE: As shown	A2 Paper	DRAWING No. 21133 - 12
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Floor Construction - Intermediate Floor, Ground to First

Existing structural elements and main floor construction to remain insitu undisturbed. Boarding located to underside of floor to be stripped back and joists exposed. Existing floor construction to be inspected on site for any repairs needed.

Within existing floor void laid between floor joists, installation of 170mm thick Knauf or equally approved Earthwool acoustic Insulation roll, to be slightly compressed to fill floor void if needed. Exact thickness of insulation roll required to be determined on site. To underside of joists allow for 1 layer of 12.5mm bathroom moisture resistant plasterboard, with joints scrim taped and a smooth plaster skim finish. All installed to best industry techniques. Plasterboard to meet BS 1230 and not to be less than 12.5mm thick. All to achieve a floor to ceiling height of approx. 2.4m

Note: Manufacturers recommended fixings, materials, installation techniques must be adhered to / followed.

Paving & Pathways

Paving:

Where Plans indicate, to front & rear of site provide & lay concrete paving slabs on full bed of min 40mm Sand & Cement mortar. All to match the existing paving style on site, slabs to be broken up and disc cut to create finish needed all to match. Slabs to have a 15mm joint width and to be pointed with care so as to avoid staining across slabs. NOTE: Underside of Slabs to be coated with a PVA sealant prior to laying. Mortar mix ratio to be 1:5 using Building Sand. All to be laid on min 100mm compacted gravel laid on Industry Standard Woven Geotextile Sheeting. Textile sheeting to be lapped up sides min 150mm. Installation must match manufacturers recommendations for type of Paving used.

Doors

Provide & install internal doors.

Internal doors to be timber, primed and painted all fixed in accordance with good building practice. NOTE: Exact door finish to be agreed with MPS Surveying Supervisor. See schedule of works.

D1 - Door & frame size to be 1050 x 2100, all door furniture to comply with BS EN 1906. Fitted with a side screen, exact material and finish to be confirmed. See schedule of works.

D2 - Door slab size to be 838 x 1981, all door furniture to comply with BS EN 1906. Exact material and finish to be confirmed.

D3 -D6 - Door slab size to be 926 x 1981, all door furniture to comply with BS EN 1906. Exact material and finish to be confirmed.

NOTE: See safety glazing specification. Internal doors sizes are as noted on the plans. Entrance doors to be suitably sized to match structural openings as outlined on the plans.

Structural Openings Doors & Windows

Note: Where possible all windows & external door head heights to be at 2100mm or to meet available structural opening.

Where indicated on the detail drawing, window height to be at 2015mm.

Structural opening of internal doors to be at discretion of builder & site conditions. But must allow for all appropriate linings and architraves.

Where indicated, a min of 2025mm x 1090mm to allow installation of specified door slab of 1981 x 926mm and all appropriate linings. Where indicated, a min of 2025mm x 920mm to allow installation of standard door slab of 1981 x 838mm and all appropriate linings.

Structural opening of new Wet-room window One, to be 890 x 1135mm, sill at 1125mm.

Structural opening of front entrance to property to remain as existing however installation of a new external doorway to be 2100 x 1050mm. Side screen to be 2100 x 360mm approx. - all to be measured and checked on site by Contractor.

Windows

The exact spec is yet to be confirmed. However all windows are to be UPVC framed & double glazed. All windows to be installed as per manufacturers installation instructions. All windows must meet a **U Value of 1.6 W/m2.k** or better and to comply to British Standards. Windows to comply with Building Regulations Approved Document L1A. NOTE: See safety glazing specification. All windows to be fitted with trickle ventilation. Note: All new windows must meet the structural opening specified on the proposed plans.

Exact style of new windows to be confirmed.

Windows fitted within new Wet-room to be fitted with obscure glazing.

Sills: UPVC sill to be installed for new windows to match the existing over concrete slip sill see below. Internally, softwood timber sill with a UPVC cover to be installed.

Sills: Pre cast concrete slip sill to be installed for new windows to match the existing.

Safety Glazing

Where appropriate glazing must be either toughened or laminated safety glass to meet BS 6206 or BS EN 14179 and Part Part K of the building regulations. To be implemented where glazing is within 1500mm above floor level in doors, side panels within 300mm of a door opening and within 800mm above floor level in windows.

Canopy Roof over front entrance

Existing support post to be removed. Canopy roof to be inspected on site for its existing structural make-up and in agreement with the Building Control Officer. Installation of a new oak gallows bracket 100 x 100mm post as shown. Post bolted to masonry wall using stainless steel approved fixings. Fixing holes to be filled with industry approved waterproof non setting mastic. All built using approved fixings and to good building practice.

Drainage - Foul

All drainage pipes to be plastic and to comply with BS 4962. All UPVC sanitary pipework to comply with BS EN 1329. Foul drainage trap sizes and seal depths to comply with Building Regulations Doc H Table 1.

Foul drainage & surface water drainage is to remain separate. As plans indicate, W.C. foul drainage to connect directly to a 100mm dia pvcu stub stack 750 ht above ground/FFL, with durgo valve. All to connect to a new mains foul drainage run. Where any appliances are not fitted with integral traps at the point of discharge then a trap must be provided using a trapped gully or low back trap.

Foul waste system must be ventilated at or near the head of the run in accordance with Doc H.

NOTE: Location of ventilation pipe should be in accordance with Doc H Par 1.31. Any ventilating pipes should finish with a perforated cover and to be at least 900mm above any opening within 3m.

Wastes to have 75mm deep anti vac bottle 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 for 32mm pipe 3m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/C - 15m for 100mm pipe for single WC

Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

Underground pipe run on site should have a fall of 1:40, have an even gradient and be 110mm diameter UPVC pipe. All pipes to be surrounded by 200mm pea shingle. Shallow pipes to be adequately protected by a suitable bedding and backfilling all in accordance with Building Regulations Document H Diagram 10.

Any significant changes in gradient should have an access point installed. As depicted on the plans drainage runs should be laid in straight runs . All connections are to lead to manholes and must connect in the direction of flow.

As shown on the plans install 450mm diameter UPVC manholes in accordance with good building practice invert depth of main run is to be a minimum of 600mm from cover level if possible. Manholes to be situated at every change in level, direction, at any new connection & every 45m of straight runs.

Drainage - Surface Water

All drainage to be installed in accordance with Building Regulations Document H part H3. Paving areas / hard surfaces are to be constructed to match the existing - non permeable. To be laid to manufactures instructions and to have a slip resistant surface and should have a fall of at least 1:60. In addition the fall across a path should be no more than 1:40 fall.

Rain water goods and associated gullies are not required for this project and existing drainage services will not be affected.

Weep Holes

Install weep holes every 900mm & a min x2 weep holes over openings with stop ends, all in accordance with good building practice. Weep holes to be industry approved design & quality.

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STATUS: Working Drawings	
DATE: 07/04/2022	

PROJECT: 11 Chepstow Road, Caldicot, NP26 4HY

DRAWING TITLE: Specification Notes - Sheet 2

SCALE: As shown A2 Paper	DRAWING No. 21133 - 13
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Movement / Expansion Joints

Note: Only to be installed where required and in accordance with approved Doc A, and to be continuous and uninterrupted.

Movement joints in masonry walls to be Fillcrete or similarly approved expansion foam typically 100mm x 12mm - to suit purpose.

In masonry walls allow for 16mm joint for clay brick and 10mm for concrete blockwork. All confirmed on site with Building Control Officer.

Joint finished with industry approved waterproof non setting mastic.

In concrete floor slab & screed layer install movement joint / expansion joint at each door entrance. & where new floor meets existing. Expansion joint to be minimum 25mm in depth and 10mm in width. Joint filled & finished with industry approved waterproof non setting mastic.

Fire Safety

The design has allowed adequate protection in relation to Fire Safety in accordance with Building Regs Doc B Volume 1 & associated appendices. All key areas have been addressed e.g. means of warning & escape, fire resistant linings, material choice, boundaries & design layout.

The existing house layout and means of escape are adequate for this proposal.

Within new Wet-room, 30mins of fire protection has been allowed for with x1 layer of plasterboard to the underside / ceiling level.

Means of Escape

The existing house layout and means of escape are adequate for this proposal. No further works are necessary.

Thermal Bridging

Any thermal bridging where likely to exist has been examined and measures have been put in place within the design to limit this occurrence. Probable areas such as around doors and windows have been accounted for and care will be taken on site to allow for these provisions.

Wall Ties

Where walls are constructed as masonry & timber frame then type 6 timber frame wall ties must be used.

All wall ties must be stainless steel, built in at max spacing's of 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. For blockwork walls where movement joints are located, install additional wall ties at 225mm centers to each side of the movement joint. For brickwork walls where movement joints are located, install additional wall ties at 300mm centers to each side of the movement joint.

Wall ties to be suitable for cavity width and in accordance with BS 5268-6.1: 1996 and BS EN 845-1: 2003, & BS 5628-2005

DPCs & DPMs

All damp proofing should be in accordance with BS 8102 & 8215.

Provide horizontal strip polymer damp proof course to both internal and external skins minimum 150mm above external ground level, or as per section drawing as specified. Lapped at joints min 100mm & adhesive sealed. DPCs should be continuous with any DPM in the floor.

Install insulated DPC cavity trays above all external lintels and insulated vertical DPC at cavity wall returns/closer's and abutments. DPC to comply with BS 6515. - Insulated to limit cold bridging.

Between the new cavity walls, the existing dwelling and the existing Piers provide & install vertical strip polymer damp proof course – DPC to walls, ~ 110mm wide. Ensure installation is to good building practice and allows for safe weather / damp proofing.

Within new extension external walls, supply & install DPM layer, to be tight fitting, to form a cavity tray and to extend upwards and around concrete beams. To be fixed to side of concrete beams, exact fixing method to be discussed and agreed on site with M.P.S. Designer.

Install polythene DPM layer within floor and lap up all as per details and spec notes. All DPMs to be min 1200gauge and 500gauge where specified and where applicable to protect from puncturing, laid on min 20mm sand blinding. DPM to comply with BS 743.

Heating System

Existing heating system is to be extended with new Radiators as shown on the plans. Heating system is currently Gas Combi Boiler powered. New heating to be in accordance with Building Regulations Document J & F. All works are to be undertaken by a skilled & competent Heating Engineer. and are to be self certified under a Gas Safe accreditation and in conjunction with Building Control.

All to be in accordance with Approved Document J.

All radiators to conform to BS-EN 442 and to be fully tested and works certified before hand over.

Size of radiators to be confirmed following calculation by Heating Engineer based on size & use of the room.

Install two new radiators as per plans set at max 21 degrees. Allow for all associated pipe-work.

Ventilation

Where needed / required the building has been designed to incorporate ventilation to allow natural air movement in critical areas requiring ventilation. In addition all windows to be fitted with trickle vents. Main wall cavity can vent via weep holes, breathable membranes have been incorporated where appropriate.

The design has allowed for any unwanted air leakage to be minimized as much as possible.

Wet-room is to be fitted with continuous extractor fan. See Wet-room Spec.

Fans must be selected based on the ventilation method and power output suited to match their installation. All in accordance with Building Regulations Approved Document F. In addition it must be installed strictly in accordance with Manufacturers installation instructions and fixing recommendations.

Approved Document G - Sanitation, Hot Water Safety & Water Efficiency

Incoming cold water supply must comply with part G1 and must be classified as wholesome water. Water to be supplied by either statutory water undertaker or licensed water supplier through an installation complying with the requirements of the water supply (Water Fittings) Regulations 1999.

Water Consumption must comply with part G2, therefore the water consumption of wholesome water not to exceed 110 litres per person per day using fittings approach.

Requirements G3 must be met, therefore a hot water supply must be provided in accordance with whole of Doc G and must supply the following; wash-hand basins, baths, showers and sinks. Quality of water must meet requirements as outlined in Section G1. Pipework layout must be designed and installed in such a way as to make heat transfer as efficient as possible.

To comply with requirement G3 in the prevention of excessive temperatures the water distribution system should be set so as to not exceed 60°C. For Basins and Sinks hot water should not be less than 50°C at point of distribution.

For prevention of scalding the hot water supply temperature of a Bath & Shower should be limited to a maximum 41°C.

If any hot water storage systems are installed they must meet requirements of Part G3. Provide and install sanitary conveniences and washing facilities as outlined on the plans all in accordance with Part G4.

Wet-room to be in compliance with Part G4 & G5. All sanitary conveniences and washing facilities must also comply with Approved Document F - Ventilation.

As outlined on the plans provide and install sinks, in accordance with Part G6.

Lintels

To be either reinforced concrete lintels or pressed steel types as manufactured by I.G. Lintels Ltd, Cwmbarn or equally approved. All to have factory filled insulation. And min end bearings of 150mm with cavity tray dpc's over. Stop ends, DPC, trays and weep holes to be provided above all externally located lintels.

Note: Lintel widths are to be equal to wall thickness and must be appropriate size to suit cavity width.

Over new Extension window (W1) provide and install standard load (L7 - 50) timber frame lintel with DPC cavity tray & weep holes min 150mm end bearings or similarly approved. To fit cavity width of up to 65mm. To be confirmed by Building Control.

Over new Porch internal door opening (D2) provide and install 1300 x 100 x 100mm reinforced Concrete Lintels with min end bearing of 150mm. Number x3 to fit width of wall. To be confirmed by Building Control & site conditions.

Over new door openings (D3,D4,D5) provide and install 1400 x 100 x 65mm reinforced Concrete Lintels with min end bearing of 150mm. Number x1 to fit width of wall. To be confirmed by Building Control & site conditions.

Over new Wet-room internal door opening (D6) provide and install heavy duty load (L1/HD100) insulated lintel min 150mm end bearings or similarly approved. Min 1400 x 110 x 2.9mm to fit cavity width of up to 100mm. To be confirmed by Building Control & site conditions.

Lintels specification continued on sheet 04 Drawing No:015

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MPS Surveying & Architectural Design

CLIENT: Master Dylan Burrows	M.P.S. Surveying & Architectural Design Ltd 23a Monk Street Abergavenny Monmouthshire NP7 5ND Tel. No. (01873) 852841 Mobile 07812741196 Email: MPSSurveying@aol.com
STATUS: Working Drawings	
DATE: 07/04/2022	

PROJECT: 11 Chepstow Road, Caldicot, NP26 4HY

DRAWING TITLE: Specification Notes - Sheet 3

SCALE: As shown A2 Paper DRAWING No. 21133 - 14

Lintels specification continuation:

Above render line over external walls, install I.G. RFT type or similarly approved, refurbishment cavity trays within existing wall structure if possible. All to be determined & confirmed on site. Additionally allow for a corner tray to be fitted where appropriate.

Allow for min 600 x 100 x 150mm reinforced Concrete Lintels with min end bearing of 150mm all at foundation level for outgoing services. Lintels over drainage services to be in compliance with Building Regulations Approved Doc H & Doc A. Additionally all concrete lintels to be designed & manufactured in accordance with BS 8110 and incorporating steel strands to BS 5896.

Electrical

A qualified electrician must install and certify the electrical installation complying with the latest Edition of the I.E.E. regulations and BS 5839 Part 1: 1988. Upon completion the electrician must provide an installation Certificate.

Any electrical work required to meet the standards and specifications under part P (Electrical Safety) must only be designed, installed, inspected and tested by a person who is competent to do so. A appropriate BS7671 Electrical Test certificate must be issued for the work and a copy submitted to the relevant Building Control for approval.

For the new extension and the various internal alterations throughout the property allow for all necessary alterations/additions etc as required to electrical circuits. Where needed any redundant items or cabling to be made safe and removed.

Allow for installing new light fittings to be central with new area/room as shown on the plan, remove redundant lights & fittings and allow for making good to ceilings and walls, plasterboard infill &/or plaster skim and paint finish.

As per the plans install the electrical layout in strict accordance with Doc M, all sockets and switches to be installed at a height suitable for a wheelchair user.

Boiler timer controls - mounted at 900mm to 1200mm above finished floor level.

Radiator controls - mounted at 450mm to 1000mm above finished floor level.

Any switches, sockets, stopcocks & controls - mounted at there center line 700mm to 1000mm above finished floor level.

Pull cord switches within Bathrooms to be fitted with the cord 700mm to 1000mm above finished floor level.

Internal Lighting

Internal energy efficient lights to be fitted so as to comply with the TER (Targeted Emission Rate) and the Domestic Building Services Compliance Guide.

Provide low energy light fittings i.e LED light fittings.

Smoke Detection

Existing Fire alarm system to be removed throughout and replaced with an LD 2 Category Fire alarm detection system.

Compliant with BS 5839 Part 1: 2019 + A1 2020 to be installed.

Smoke detectors to be fitted to circulation areas, Hallway, Landing, Lounge. Heat detectors to be fitted within Kitchen and any new Kitchen extension areas. All the detectors/alarms are to be mains wired, battery backup and interlinked.

Lead Work

All lead work to be in accordance with Lead sheet association Good Practice Guide. All lead work to be min Code 4 and installed by a trained & competent trades-man all to a high standard.

Ensure an appropriate and secure refurbishment cavity tray is installed, to good building practice.

Supply & install a pre manufactured lead tray (or similar industry approved) for corner of first floor external wall above. Rebuild wall on completion. NOTE: Cavity trays to be of a design suitable for construction type of existing house.

Access & Disability

Access/Approach:

To comply with Approved Document M (M4-1), the design has allowed a clear approach up to the proposed extension and has improved access to and from the doors of the main property.

Proposed Ramp works to be designed by specialist Manufacturer and constructed by trained competent Contractors, inspected and signed off.

The ground levels, falls and surface treatment are as specified, and where possible to match the existing.

Internal Doors:

Internal doors to be compliant with Doc M and as plans show to be min 1981x838mm & 1981x926mm door slab size where indicated.

Electrical Appliances:

Electrical appliances have been addressed under heading "Electrics".

Security

Windows: All windows must meet the security requirements of British Standards Publication PAS 24:2012 as a minimum. All Windows must be mechanically fixed to the Building structure as per manufacturers recommendations and best industry techniques.

Wet Room Specification

NOTE: All to be installed as specified on O.T. Report, basic spec as follows:

- Fit a new electric thermostatically controlled shower unit. AKW Smart-Care Lever White 9.5kw with Care Accessory kit ref 29091CGR_ Note: Contractors to allow for new RCD for shower unit if needed and to allow for any additional works for electric shower installation. The cabling for the shower to be in a min sectional area of 10.00mm
- Supply & fit AKW 1500 x 1200mm tuff former tray.

- Supply a AKW fold up / down shower seat with back & arms & support legs.
- Supply & fit Non close-coupled WC. Min depth from back wall to front of pan: 725mm.
- Supply & fit AKW Compact Wash Basin. Size 550mm wide x 410mm deep, 2 tap hole, wall hung wash basin inc. all wastes and fittings.
- Supply and fit Nabis Basin mixer taps, with lever chrome handles. NOTE: To be fitted with anti scald valve.
- Supply & fix AKW x2 450 grab rails as shown on plan, within Shower area. In addition install a grab rail adjacent W.C. All installed in accordance with manufacturers recommendations. Specific positioning to be agreed with O.T. and Service.
- Supply and fit AKW option EW, new 750ht doors to shower area.
- Supply and fit a new mechanical vent to wall, power output to match room size & position. This must be suitable for location, Contractor to confirm prior to ordering / fitting. To be a new continuous running fan, to terminate in external air, and must be fitted with an isolator switch. Fan spec which must be fitted, Envirovent Filterless Infinity Fan ref: 015-35-03 (Infinity Low Voltage)
- Provide and fit Slimline moisture resistant light 230V IP rated to meet current regulations. **Spec** 15W LED polo fitting white base/white trim 4000k IP54 rated.
- New Altro Aquarius slip resistant flooring with up-stands to the whole bathroom floor.
- Provide & install new Radiator, size to meet size of room.
- Decorate bathroom NOTE: Pipework located to reduce any chance of tenants scalding / burning themselves. Pipework to be run at high level and to come down and connect directly to the shower. To be in chrome.

Decoration

Allow for decoration to all new works and existing works as appropriate. The Contractor is to be solely responsible for the adequate protection to the property during the works.

All new internal walls including locations of new walls, alterations / disturbances to existing walls, reveals, heads and outside of specified tiling area to have min 2 coats of emulsion paint applied to match in with existing colour scheme and to Designers & Clients approval.

All new internal ceilings as previously specified including locations of new ceilings, alterations / disturbances to existing ceilings, to have min 2 coats of emulsion paint applied to match in with existing colour scheme and to Designers & Clients approval.

Joinery: All new joinery e.g. skirting boards, doors, frames, linings, stops, architraves etc including alterations / disturbances to existing joinery, to be primed followed by two under coats followed by a gloss final coat all to match in with existing joinery within the property. Colour scheme and to Designers & Clients approval. In addition provide iron mongery to match existing house. All specification details to be confirmed with Client.

NOTES:

All building work to comply with the appropriate Building Regulations and allied legislation, the Local Authority's bye-laws, Condition of Consents and stipulations and requirements of the statutory bodies. The Contractor is to serve all notices to all Authorities and statutory bodies concerned. All work to comply with the appropriate British Standards Institution Codes of Practice and in particular BS 8000 Workmanship on Building Sites.

All materials and components to comply with the appropriate British Standards Institution specifications. All working dimensions must be taken from check and/or verified by main contractor on site prior to the manufacture of all items and the placing of work in hand. In cases of doubt or discrepancy please refer to the Architect/Designer for instructions.

Working dimensions must not be scaled from this drawing.

The main contractor must ensure that he refers to all appropriate Architects Consultants and/or Specialists drawings when reading this drawing.

All work in the ground must be approved by Architect, Structural Engineer, Local Building Control or Independent Building Inspectors/Bodies.

Revision ID	Issue Date	Layout Comment
Revision A	28/04/22	Amendments made to meet the conditions of Building Control.

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DRAWING TITLE: Specification Notes - Sheet 4

SCALE: As shown	A2 Paper	DRAWING No. 21133 - 15
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