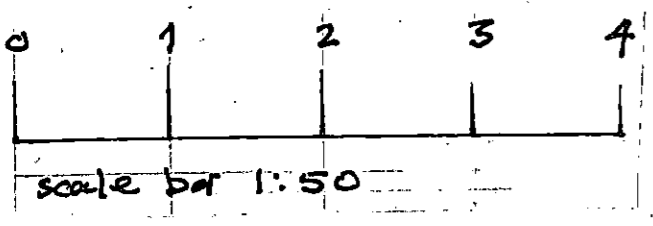


SEVENOAKS DISTRICT COUNCIL  
 REC'D 01 MAR 2022  
 COMMUNITY & PLANNING SERVICES

side

**Information:** This information to be read in conjunction with all other relevant drawing issues and specification.  
**Material:** All building material components and workmanship to comply with the appropriate Public Health Acts, Building Regulations, British Standards and Codes of Practice and manufacturers recommendations

**PROPOSED ELEVATIONS.**  
**SINGLE STOREY REAR EXTENSION AT 9 NOAHS ARK, KEMSING, SEVENOAKS,**  
**KENT. TN15 6PA DRAWING No:220221/05. Scale: 1:50.**



**Windows:** Supply and fix upvc or timber purpose made frames to be obtained from approved supplier. Double glazing with 8000mm square trickle vents. 10<sup>th</sup> floor area for light. 20<sup>th</sup> floor area openings and double glazed (20mm gap) with draught stripping factory fitted. Provide and fix frames to match as shown on the drawings. Glazing to conform to B.S. 6206. 1981. 150mm vertical and horizontal damp proof course to frames or Thermabate cavity closers. Fully open able windows minimum size 450 x 750 to be installed in accordance with manufacturer's instructions and well flashed to ensure they are watertight. Doors are to be a minimum of 775 millimetres wide. Internal blinds to be provided for anti-glare control. Operated by occupants. Supply and fix purpose made frames to be obtained from approved supplier. Double glazing with 8000mm square trickle vents. 10<sup>th</sup> floor area for light. 20<sup>th</sup> Floor area openings and double glazed (20mm gap) with draught stripping factory fitted. Provide and fix frames to match as shown on the drawing. Sealed Units: 20mm sealed units with Saint Gobain K float glass. 20mm spacer bar incorporating breather slots and silica crystal to prevent condensation. Sealed units assembled using non-hardening bitumastic. Toughened glass to be supplied and fitted as necessary Planitherm glazing by Saint Gobain to give 1.0 W/m2. Glazing to conform to B.S. 6206. 1981. 300mm vertical and horizontal d.p.c to frames or fully open able doors minimum size 2.0 metres high to be installed in accordance with manufacturer's instructions and well flashed to ensure they are watertight. Internal blinds to be provided for anti-glare control. Operated by occupants.

**Electrical:** Supply and fix as necessary power and lighting ring mains. Allow for down lighters to rooms. Minimum 4 no double power points and 2no lighting point to each room. Connect to power source and leave operational on completion. All electrical cabling to be in conduit in void and walls. All fluorescent luminaries to be fitted with high frequency ballasts. All internal and external lighting to be in accordance with the appropriate maintained luminance levels in lux recommended by CIBSE. Supply and fix dedicated energy efficient fittings capable of only accepting lamps achieving an efficacy of 40 luminaire-lumens/Watt or greater. External energy efficient luminaries to be used and all light fittings controlled for the presence. Part P or Electrical Commissioning Certificate required on completion of work.

**Timber:** All timber to be C24 grade, pressure impregnated and cut ends of timber to be painted with coloured Preservative.  
**Central Heating:** Extend and fix all equipment and power supplies and install a comprehensive system to the building. Extend central heating system to all rooms. Number, size and position of radiators to be agreed with the Surveyor  
**OPTIONS** including balanced flue condensing gas boiler, tanks, cylinders, pumps, fittings, thermostats and valves and new fittings as necessary. Separate methods of temperature control to be provided to each area and remainder of the building. System to be installed by, or under the supervision of the Surveyor. Supply and fix insulation to all exposed pipe work and tanks. Check systems on completion. Allow for HETAS Certificate to be supplied to Building Control.  
**Finishing:** Supply and fix. 25 x 75mm moulded architrave and 25 x 175mm moulded skirting throughout.

**Painting:** 3 coats emulsion on plastered surface and aluminium primer to be used in wall positions, as necessary. Knot, stop, prime and paint 2 coats undercoat and 1 coat gloss to timber and metal surfaces. Lightly oil hardwood surfaces.  
**Access for People with Disabilities;** The unit should be designed for people with disabilities. Level roll over threshold to entrance. 855-millimetre-wide external and internal doors. Layout internally to recommended standards. Floor joist capable of taking hoist and rails for disabled persons use Contrast handles and glazing manifestation for partially sighted people. The level Threshold needs drainage. Provision to be made