

# C r a g g a n   C h a i s e ,   G l e n l i v e t

## ● WINDOWS / DOORS

New window and door to be high quality timber type and to comply with current BS EN 14351-1:2006 and to be double glazed. U-value of windows to be no more than 1.2 w/m<sup>2</sup>K.

### COLOUR -

Painted to match existing.

### DOUBLE GLAZING -

To be low-E type and fitted with soft spacers. All toughened glazing to BS 6262 Part 4:2005 with appropriate kite markings

### FIXING / INSTALLATION -

All new windows / external doors to be installed in accordance with the recommendations given in Section 8 of BS 8213-4: 2007 or manufacturer's instructions where these meet or exceed the recommendation within this British Standard.

### NATURAL VENTILATION -

Ryton's vents (or similar) to be used at head of new window to achieve required trickle ventilation rate. - 10,000mm<sup>2</sup> in total.

### IRONMONGERY -

Chrome ironmongery to have key locking handles not more than 1.5m above floor level and at least 350mm from any internal corner.

## ● DOOR AND WINDOW SECURITY

All doors and windows to meet requirements by a notified body meeting a recognised standard for security. (4.13.1) and BS 7412 : 2007 for UPVC units / BS 644 :2009 for timber units.

## ● ELECTRICS

All Electrical Work to be designed, constructed, installed and tested in accordance with BS 7671: 2008 Building Standard (4.8.5) requires electrical outlets & controls be positioned at least 350mm from any internal corner, projecting wall or similar obstruction & not more than 1.2m above floor level. Light switches to be positioned between 0.9m & 1.1m above floor level. Sockets & phone & TV outlets to be at least 400mm above floor level, 150mm above worktops.

Minimum of 2 double sockets in Sun Lounge

Final locations and finish of electrical sockets / switches to be confirmed by client.

Electrical installation work should be inspected and tested by persons who possess sufficient technical knowledge and experience for the nature of the work undertaken.

All light fittings to be low-energy (100%).

## ● SMOKE ALARMS

Automatic fire detection, connected into mains with battery back up, all in accordance with BS 5839: Part 6 2019 and to comply with Safety Standard 2.11. (Grade D). All to be interconnected so that one alarm trigger the signal in all of them.

All detectors to be positioned 300mm min. from any wall or light fitting, heater or air conditioning outlet. 7m max. from kitchen, 3m max. from any bedroom door.

## ● HEATING

Replacement system heating boiler to be installed by a competent heating engineer. Flue (black or slate grey) to terminate where denoted. Radiator to be installed where denoted and to have thermostatic valves.

# S Reid Design

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DATE	SCALE	DRG. NO.
MAY 2023	AS STATED (A3)	DAMER / BW / 05

Proposed conversion of apartment above detached garage to holiday accommodation at Craggan Chaise, Glenlivet, Ballindalloch AB37 9EB For Mr P.Damer