Grub up existing redundant drains and services cap off and seal as required make good to ground and consolidate in 300mm layers

New IC as per gen spec notes complete with sealed cover Concrete base and Haunching - concrete ring system medium duty cover - type to be decided on site

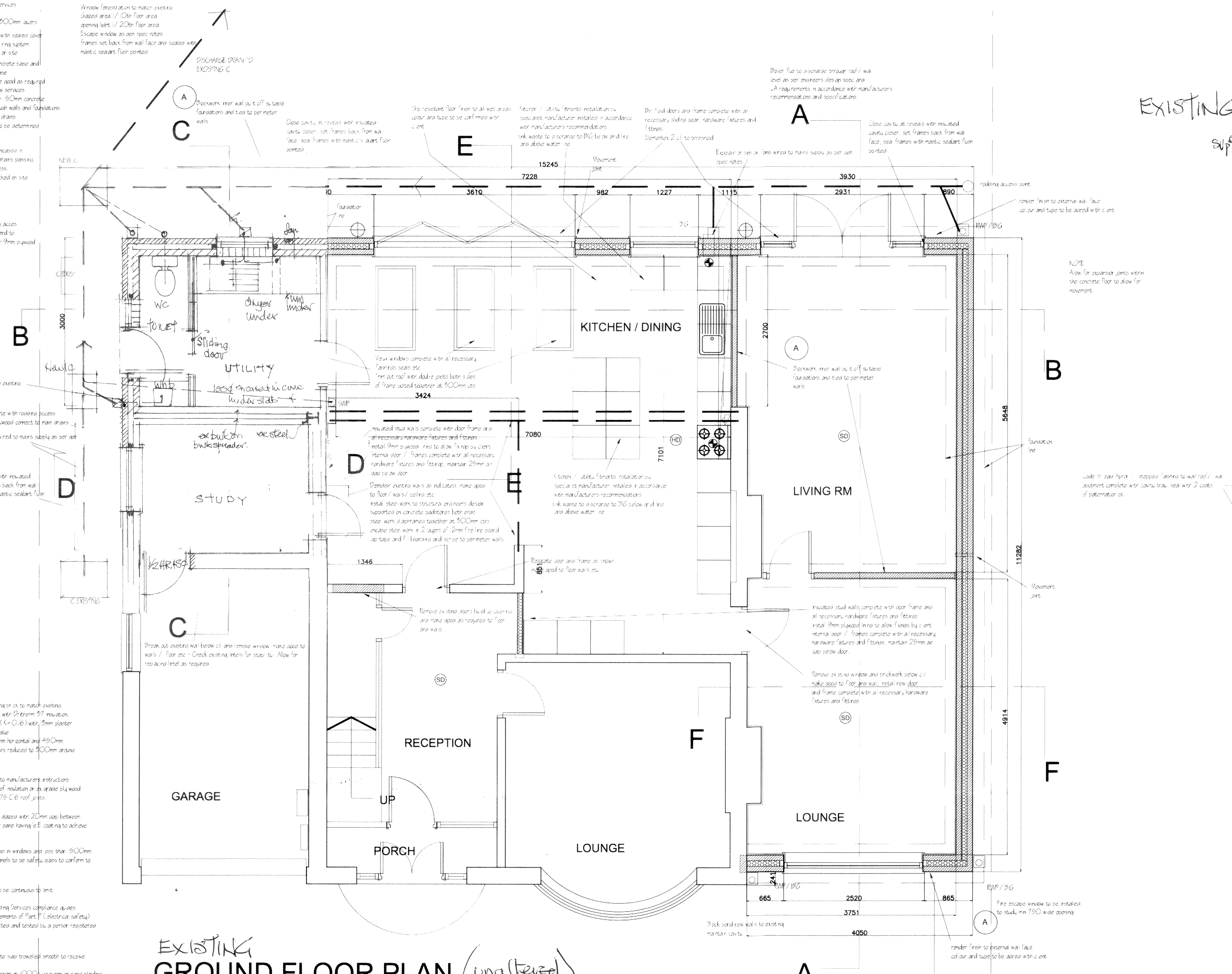
Install new IC as shown complete with concrete base and haunching, medium duty cover set in grease
Check existing drains for suitability make good as required extend drains as shown to connect to new services
All drains under building to be encased in 150mm concrete provide RC lintel over drain passing through walls and foundations provide rodding access point to head of drains
Assumed separate system of drains (to be determined on site through investigation)

Any drains passing under building to be encased in 150mm concrete, provide RC lintel over drains passing through foundations, provide rodding access.
Assumed line of drains - depth to be checked on site
Foundations to invert of drains

Sink waste to discharge below grid line and above water line

SVP boxed in full height, provide rodding access point, and access panel- provide slow bend to SVP discharge to drains- encase pipe in 9mm plywood

Window fenestration to match existing
Glazed area 1/10th floor area
opening light 1/20th floor area
Escape window as gen spec notes
frames set back from wall face and sealed with mastic sealant flush pointed



New external wall comprising of facing brick to match existing outer leaf, 100mm cavity fully filled with Dritherm 37 insulation, 100mm Celcon standard blockwork (K= 0.16) with 13mm plaster finish to achieve 0.28 w/ m2k U value
Stainless steel cavity ties at 750mm horizontal and 450mm vertical ctrs staggered each line, ctrs reduced to 300mm around openings

Roof comprising single ply membrane to manufacturers instructions or 130mm Kingspan or similar flat roof insulation on ply grade ply wood on firring pieces laid to fall on 50x175 C16 roof joists

New doors and windows to be double glazed with 20mm gap between panes filled with Argon gas with inner pane having low E coating to achieve 1.6w/ m2K (WER band c)

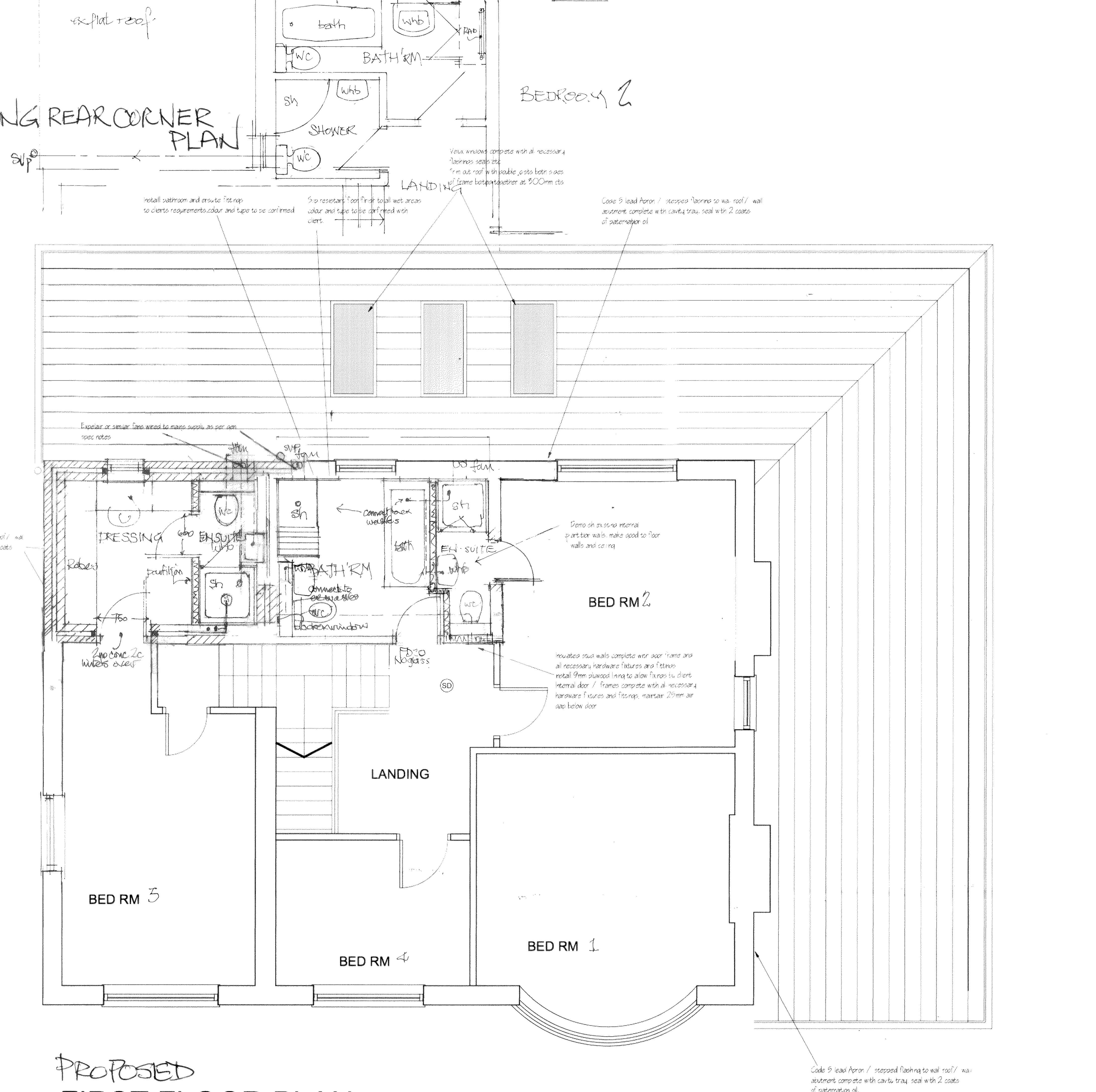
Glazing below 800mm from floor level in windows and less than 1500mm above floor level in doors and side panels to be safety glass to conform to BS 6206 (BS EN 2600)

Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leaks
All work to comply with Domestic building Services compliance guides
All electrical work to meet the requirements of Part P (electrical safety) and will be designed, installed inspected and tested by a person registered with a competent persons scheme

Floor comprising 150mm thick concrete slab trowelled smooth to receive clients finish or screed
A142 anti crack mesh on 75mm Kingspan or 1000g visqueen on sand blinding on clean well compacted hardcore

EXISTING
GROUND FLOOR PLAN (unaltered)

PROPOSED
FIRST FLOOR PLAN



Code 5 lead Apron / stepped flashing to wall roof / wall abutment complete with cavity tray, seal with 2 coats of patenation oil.

WINDOWS
All windows to be double glazed, frames set back 65mm from wall plates, DPM pinned to perimeter of frames and sealed with Poly Sulphide mastic sealant, flush pointed. Escape window to each habitable room to be incorporated, minimum 450mmx750mm opening, glazed area of window minimum 1/10th of floor area opening light 1/20th of floor area. Glazing below 800mm (doors/windows) to be toughened/laminated glass. New windows in existing openings to match existing style as near as possible. Windows in new openings to comply with Part L of the current Building Regulations All windows/doors to be installed in accordance with FENSA Registered installer. Allow for building in of frames. Windows to have trickle ventilation, 4000mm squared vents by Glidevale or similar approved (night vents) in head section. Double glazing to have 20mm air gap and low E coating or double glazing 20mm air gap (argon filled) and soft low E coating Planitherme Low E heat reflective glass to all doors, windows / roof lights etc fixed with security tape and beads to BS 5713
Patio doors to have minimum 10,000mm squared ventilated area; trim vents to provide 5,000mm squared to habitable rooms, 6,000mm squared over all structure. MDF boards sill, U value of proposed windows to be better than 1.6W/m2 to compensate for solid or half glazed doors, one window in each floor habitable room and bedrooms to have a clear unobstructed opening. The bottom of the openable area to be no more than 1100mm above floor level, sashes lower than 1350mm from floor level to be fitted with restrictor stays restricting openings to 100mm. All opening sashes in ground floor windows to have lockable handles, all top hung vents minimum 450mm deep. All windows over paths are to have child proof restrictor stays fitted.
Glazing in critical areas to comply with Part N1 / K4 of the currant building regulations. Glazing within 1500mm of floor to be Toughened / laminated glass(tempered) to Class C BS 6206, / EN 1250, Glazing to be permanently marked and visible on glass, double glazed units to both panes apply.
Obscure glazing to be 'Pilkington's Cotswold' or similar approved
Double glazed units through out are 6.4/20/4mm K glass.
Provide 50x25mm sw curtain battens with 150mm overlaps to reveals.
New replacement windows to achieve min U value of 1.6 w/ms deg C
Band C certificate of compliance to be provided to building control on completion of the works.
New and replacement doors with less than 50% glazing and solid doors to be fully draught proofed and double glazing to achieve min 1.6 w/m2 - certificate of compliance to be issued to building control on completion of the works
Windows and doors to be safety glass to a) glass below 800mm above floor level b) to doors and side panels within 300mm of door edge.

ESCAPE WINDOW
All escape windows to have a minimum unobstructed opening of 850x500 wide with the bottom of the opening no more than 1100mm and no less than 800mm above floor.

EXTERNAL DOOR & WINDOW FRAMES
Windows and doors are to be designed by manufacturer. Constructions to give maximum U value 1.6 W/msq/K. All external door and window frames to be fully draught proofed. All dimensions to relate to nominal structural opening sizes
Manufacturer is responsible for checking structural opening sizes prior to component fabrication
Door and window frames to be set back min 65mm from wall face. Frames secured to perimeter reveals and sealed with polysulphide mastic sealant flush pointed. Cavities at reveals to be closed and insulated. Using proprietary cavity closers

JOINERY
Doors to be half hour fire resistant, style/patter and hard ware of doors and windows to clients on site specification (assumed to match existing frames) Floor to sill heights to be not less than 800mm. Total area of glazing to be not less than 1/10th proposed floor area and opening lights 1/20th. Window sizes shown are nominal only and may be amended on site as necessary; allow for toughened glass to BS6206 to all critical locations as indicated. Paint finish to woodwork to be 1x primer, 1x under/coat and 2x coats gloss/mat finish.

SKIRTING BOARDS AND ARCHITRAVES
25 x 175mm skirting boards and 25 x 75mm architrave's, Taurus profile all neatly mitred, knotted, primed, under coated and glossed (finish and colour to be confirmed with client prior to ordering).

RMOVEMENT JOINTS
To be in accordance with BS5628 part 3 1985, Clause 20 and to comprise butting blocks up against 10mm rigid filler with Ancon Clarke PPS ties 200mm long every second bed joint with de-bonding sleeve on one side. Internal stop bead to be used with a light weight plaster, joints in brickwork to be mastic sealed externally. Movement joints in blockwork to be positioned 3 meters in from internal/external corners and then at 6 meter centres.

MORTAR
For external walls at 7N blockwork only use Class (ii) 1:5:4.5 cement lime sand mix. The mixing and use of mortar shall be in accordance with BS5628 Part 3 Plasticisers should comply with the requirements of BS4887 and should be used only with the written permission of the designer. For internal walls only use Class (ii) 1:5:4.5 cement lime sand mix the mixing and use of mortar shall be in accordance with BS5628 Part 3 plasticisers should comply with the requirements of BS4887 and should be used only with the written permission of the designer.

STUD PARTITIONS
Form stud partition walls out of 75x50mm sw components. Stud spacing to be up to 400mm max centres. Finish walls with 12.5mm plasterboard fixed to studs with Drywall screws. All joints to be taped and finished with 3mm-plaster skim.
All partitions without a doorway are to have 75mm Rockwool RWA45 or equivalent mineral wool insulation fixed between studding and face of partition to habitable room side and to be finished with 12.5mm 10kg/msq board and sealed with two coats of drywall sealer. Note these walls to incorporate additional horizontal and vertical studs or 12mm plywood secured to noggins prior to receiving plaster board as required to take heavy fixtures such as sanitary fittings and base and wall units. Where stud walls are to be finished with wall tiling they are to include two horizontal rows of studs for additional support to the boards. Partition head fixing: 50x38mm sw noggins between joists for plasterboard edge fixing, and dry partition head fixing at 600mm centres where partitions run parallel with joists. All studs sat directly onto screeded finish are to incorporate a DPM. All arises to have galvanized steel angle beads prior to plastering. Moisture resistant plasterboard to bathroom areas.
Note plaster board to be scribed and sealed to perimeter walls floor and ceilings and sealed with silicone sealant flush pointed. Double joists under all stud walls where possible or practicable

FIRE PROTECTION
All structural steelwork in boundary conditions to receive in tumescent paint finish (colour to match existing) to all faces to achieve one hour fire resistance in accordance with approved Document B appendix A table A2. Intumescent paint system to be Bowlem Fire Shield or similar manufactured by Bowlem fire Protection Unit 7, King William Enterprise Park, King William Street, Salford, M5 2UP. Tel 0161 876 4849. All fire protection systems to be installed in strict accordance with the manufacturers instructions.

PREVENTION OF FIRE SPREAD
All elements of structure to have a minimum half hour fire resistance. First floor joists to be under drawn with minimum 12mm plaster board and 5mm skim plaster. Roof covering designated AA. cavities to be closed at wall plate level and above all external openings. All walls to have a minimum Class 1 surface spread of flame characteristic. Compartment walls and separating walls should be taken to the underside of the roof covering and fire stopped in accordance with Bre defect action sheet No 8.

FINISHES
Block walls to be finished in traditional render and set plaster finish
Stud walls are to be faced with plaster board and skim. Plaster board thickness is to be as recommended by manufacturer to suit the stud work. Ground floor and ceilings are to be underlined with plasterboard and skim. Under line the bottom Chord of truss at first floor with plasterboard and skim, the ceiling is to incorporate a continuous vapour barrier with all joints constructed as recommended by the manufacturer. The thickness of the plaster board is to be as recommended by the manufacturer to suit the joist centres.
Walls to receive 2 coats emulsion paint (eggshell / silk)
Ceilings to receive 2 coats emulsion paint (eggshell / silk)
Wet areas to receive 2 coats moisture resistant eggshell finish
Timber work - remove all arrisses from timbers apply 1 undercoat, 2 coats gloss paint to all surfaces
Provide 3 course (150x150) ceramic tiles above kitchen work tops.
2 course ceramic tiles above WHB and taken across bath and full height to all 3 sides to the bath.
Fully tiled behind cooker and washer space
Floors to receive slip resistant sheet vinyl to kitchen and bathroom as noted, colour and type to client requirements

VENTILLATION
Mechanical extract ventilation to the kitchen is to be provided capable of extracting at a rate of 60 litres per second (or incorporated within a cooker hood and capable of extracting at 30 litres per second which may be operated intermittently for instance during cooking). Mechanical extract ventilation to bathroom and WC to be provided capable of extracting at a rate of not less than 15 liters per seconds with a minimum of three air changes per hour operated by light switch with a 20 minute override. Mechanical ventilation by Expelair or similar approved provide trickle vents to all new windows for permanent ventilation.
Ventilation equal to 5% of floor area is to be provided to all habitable rooms, background controllable ventilation to be provided by means of window mounted trickle vents. 35k (mm2) per3 bed type, 30K per 2 bed type
Mechanical ventilation to be achieved via Passivent / vent axia passive system or similar approved Comprising:-
Bath room- Wall mounted heat recovery centrifugal fan, ducted to outside air with humidistat control fitted not to conflict with passivent solution
Entrance level WC - Wall mounted heat recovery centrifugal fan ducted to outside air (wired to light circuit where no opening window) not to conflict with passive solution.
Kitchen - Wall mounted heat recovery axial fan, ducted to outside air with switched spur operation, not to conflict with passivent solution.
Extract fans vented to external air
All doors to be undercut by minimum 10mm to permit airflow.

CONTROLLED SERVICES
Where fixed building services are to be provided or extended - Contractor is to ensure that they comply with the Domestic building services compliance guide. Ensure system is commissioned with all parts working adequately - Regulation 44 requires installer to provide a notice confirming that the fixed building services have been commissioned in accordance with the Domestic heating compliance guide procedures on completion of the works

BOILER
Any new domestic installations or replacement domestic boiler to be a condensing boiler. Any new boilers to have a min SEDBUK rating of 90%. Condensing wall mounted with a balanced flue / stainless steel guard to outlet.
Oil fired boilers to have a minimum SEDBUK rating A
Solid fuel boilers efficiency rating to be not less than that recommended for its type in HETAS itd certification scheme.
Your Gas Safe registered installer to be certified in energy efficiency for domestic heating or an equivalent certificate.
If the registered installer establishes that it would be unreasonable or to costly to install a condensing boiler, they must complete a standard declaration form in accordance with the guide to condensing boiler installation
Assessment procedure for dwellings, copies of the assessment to be issued to building control for approval before installation commences, copy to be retained by house holder
Flues to discharge in accordance with manufacturers instructions and to meet building control approval document J.
A copy of the boilers building regulation compliance certificate from the Gas safe installer to be provided to building control on completion of the works.
Where exceptional circumstances exist, the following minimum SEDBUK ratings apply MNC /LPG 78%, Oil 85%
Boiler to be installed in strict accordance with manufacturer's instructions. installer to consider siting of the flue to avoid visible plume/wetting of surfaces causing nuisance to neighbouring properties.
Liquid condensate to discharge to a suitable foul drain (not surface water) Condensate pipe work to manufacturers instructions generally max 3.0 mts long. Installed where external with 75mm deep condensate trap to prevent smells entering the building. Flues discharge in accordance with manufacturers instructions and to meet building regulation approval document J
Copy of boilers building regulation compliance certificate from the Gas Safe registered installer to be provided to building control and house holder as evidence of compliance
If there is notifiable electrical works to be under taken as part of the boiler installation and the plumber /electrician is not registered with the governments (ODPM) Electrical competent persons scheme a building regulation application will be required for the electrical works.
Boiler model to be used WORCESTER BOSCH condensing boiler or similar approved or Glow worm Flexicom 30 CX wall mounted gas fired condensing boiler with standard horizontal flue.
Controls RWB27 two channel programmer to full 7 day control, 2 or 3 daily on/offs, manual over ride and boost facility.
Radiators Rettig/ Stelrad compact style radiators complete with top grilles and end panels. All radiators to have TRV's except in rooms where thermostats are to be fitted
NOTE
Provide hot and cold taps for washing machine in kitchen layout
Provide isolating valves to all services at accessible location adjacent to the fittings for maintenance purposes

EXTRACTOR FANS: VENTILATION PROVISION SEE LAYOUT DRAWINGS FOR LOCATIONS -
Mechanical ventilation by Expelair or similar approved provide trickle vents to all new windows for permanent ventilation
Fans to be suitable and to be wall mounted and ducted to external air grilles. Vertical ducts through roof to be fitted with a condensation trap and outlet pipe laid to fall.

KITCHEN-COOKER HOOD:
Kitchen to be fitted with a mechanical extractor vent providing not less than 30 litres / second intermittent ventilation. Ceiling mounted extractor to kitchen to be switch controlled. Lo watt U/kh REF 45 91 25

UTILITY:
Utility to be fitted with a ceiling or wall mounted extractor vent providing 30 l/s intermittent ventilation. Extractor to be switch controlled. Duct outlet to be insulated when routed through roof spaces to tile outlet.

BATHROOMS:
Ceiling or wall mounted extractor vent providing min 15 litres / second intermittent ventilation with pull switch control & 15 min run on. Duct outlet to be insulated when routed through roof spaces to tile outlet. Lo watt WCBH REF 45 90 51

W.C.
Ceiling or wall mounted extractor vent providing min 15 litres / second intermittent ventilation with pull switch control & 15 min run on.. Duct outlet to external air.

Note any ducting from extractor fans to the outside air that run between joists to be wrapped around with acoustic sound deadening quilt.

BOILER FLUE
To discharge to external air or ducted below ceiling line boiler and installation by registered engineer installed in accordance with manufacturers details and recommendations. Boiler to have a SEDBUK rating of minimum 90% Extension works to heating system to be carried out by a Gas safe approved contractor. Pipe insulation to ADL. RADS to have thermostatic valves fitted.
Flues to discharge in accordance with manufacturers instructions and to meet building control approval document J.
A copy of the boilers building regulation compliance certificate from the Gas safe installer to be provided to building control on completion of the works.

SELF CONTAINED SMOKE ALARMS
Self contained smoke alarms to be mains operated with a secondary power supply and to be interconnected to all common areas and permanently wired to a separate fused circuit to a IEE wiring regulations and to be positioned within 7000 mm from a kitchen, lounge, living room and within 3000mm of a bedroom door, measured horizontally. Any corridor over 15000mm long to have an additional detector.
Detectors to BS 5446-1: 2000 or BS4=5446-2: 2003

SMOKE / FIRE DETECTION
Provide a hard wired interconnected smoke detection system wired directly to consumer unit in accordance with BS 5446 / BS 5839. Position of detector heads as detailed.
Mains powered battery backup smoke detectors (EI 156 TI with lithium cells) to be fitted to each property, sited in the hallway and upper floor landing areas and to be interlinked
Heat detectors to be installed as above to kitchen areas, all systems to be Grade D LD 3

KITCHENS
Kitchen units by specialist contractor installed in accordance with manufacturers details, recommendations etc kitchen by - Clients choice
Sink waste 40mm diameter UPVC with 75mm deep seal anti-vac trap to discharge to BIG below grid level and above water line.

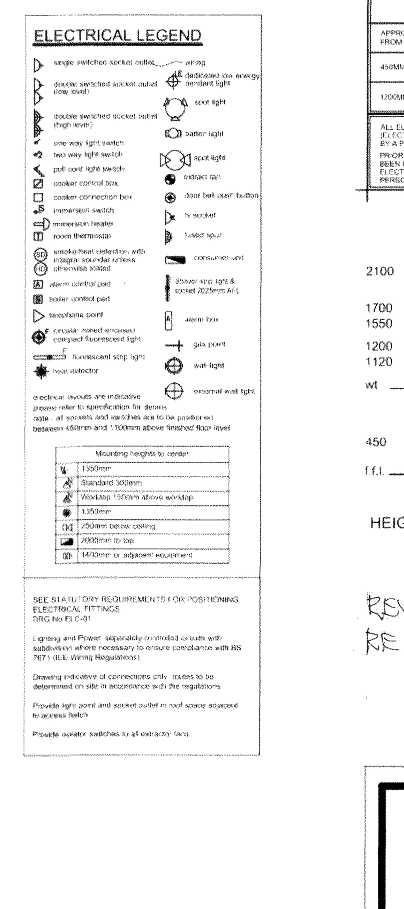
BATHROOM FITTINGS
WC / WHB -
Armitage Shanks or similar approved classic bathroom suite with close coupled / dual flush 6 and 4 ltr capacity WC and 560mm wash hand basin with pedestal complete with waste and plug. Bath and shower to have thermostatic valves max 48deg discharge
BATH -
White enamel steel / polycarbonate bath min 1700x700 complete with 2 tap holes, twin grip and non slip bottom surface finish, waste and plug
SHOWER -
Triton T80Z 8.5 electric shower, chrome / white
TAPS -
Pegler or similar mono bloc basin mixer taps with pop up waste lever action tap. Chrome. Note 4 litres / min limiter to be fitted to hot and cold supply to taps
Provide electric shower over bath. thermostatically controlled model 9kw. Flow rate 5 litres / min. Shower pull chord fitted with fused spur neon indicator switch.

TILING
Ceramic tile splash backs to kitchen / bathroom walls, water resistant grouting, flush pointed, tiling on manufacturers recommended adhesive . Contractor to allow for providing and fixing 150mm x 150mm ceramic glazed wall tiles client's choice to the following areas
-Floor to ceiling to the whole of the shower area.
-Tiled cill to window.
-Two course of tiles above whb. Include for water proof grout and adhesive.

Provide and lay new ALTRO MARINE 20 or similar approved safety flooring to entire shower / Bath room / kitchen. (colour to be agreed with Client). Safety flooring to be min 2mm thick Allow for taking flooring up all four walls, including pipe boxes to a minimum of 150mm high using 20R cove former to form a self cove skirting and supply and fix a C8 captile fixed at a height of 150mm. Note the Altro flooring is to run within the new captile C8 the new wall tiles are to rest on the new captile this forming a water tight joint at the intersection of the wall tiles and safety flooring.

All work to comply in every respect to the LOCAL AUTHORITY building regulations latest edition.
All electrical work to be installed and checked by IEE registered engineer.
All gas supplies and installation by Corgi registered engineer.
Foundations to comply with the LA requirements
Steelwork to comply with BS 449,BS 5950
Steelmesh to BS 1221
Horizontal and vertical DPM to be bituminous felt(unless otherwise stated)in accordance with BS 743 Type 5a, 1970
Windows to CP 151., Door framesto CP 151
Door and window frames by J.CARR or similar approved (standard section)
Plastering to BS 5492:1972
S.W drainage to BS 6367: 1983
Internal drains above ground level to BS 5572
Thermal insulation to roof to be as BS 5808 and comply with the current building legislation. for thermal protection to structures.
Drainage below GL to BS 6297, Generally to comply to the satisfaction of the LA inspector. in accordance with BSCP 301,303.
Wall and floor tiles to BS 5385
Sanitary fittings to BS 6465 pt 1,Shower fittings to BS 6360.
Structural timber to BS 5268. Timber workmanship to BS 1186.
Glass to BS 952, and BS 6282:1982
Concreter- Wall foundations as shown, in plain concrete 1:2:4 mix or unless otherwise stated by the structural engineer.
Block work to be in accordance with BS 1257
Soft woods to BSCP 1860.(All non-structural timber to be VAC-VAC treated)
Decoration Apply 2 cts of emulsion paint to wall and ceiling surfaces to BSCP 231
Internal sw frames primed and painted 2 cts gloss.
All services shall be connected in compliance with the statutory authority requirements.
All dimensions to be checked on site prior to ordering or erecting materials.
All work to comply with the LA inspectors requirements.

BUILDING NOTES
Lintols: Proprietary lintols are to be placed over all openings, doors, windows
Lintols are to be laid level. And have a minimum end bearing of 150mm and cased. internally to give 1/2 hr fire protection. Bitumin coated galvanised steel lintols, insulated with polystyrene are to be used in the external walls.

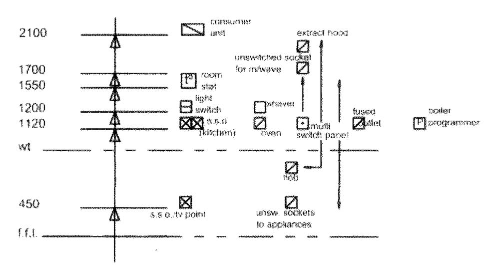


ELECTRICAL INSTALLATION

TO COMPLY WITH APPROVED DOCUMENT M - 2004 EDITION, PART M1, SECTION 8 & APPROVED DOCUMENT P - 2004 EDITION

APPROPRIATE HEIGHTS FROM FINISHED FLOOR LEVEL	TYPE OF ELECTRICAL OUTPUT
450MM	SOCKETS, T.V. POINTS, TELEPHONE JACK POINTS
1200MM	LIGHT SWITCHES, DOORBELLS

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
PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO



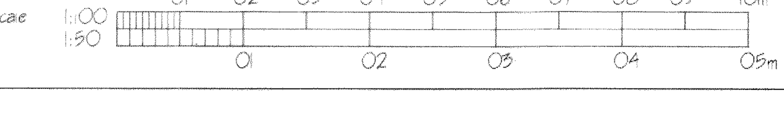
HEIGHTS OF ELECTRICAL FITTINGS

REV'A' FEB'24 En Suite to BED 3
RE'B' MARCH'24 EnSuite BED 2 + Bathrm layout

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING OR ERECTING MATERIALS DO NOT SCALE.

A) Updated to building control requirements 08.06.2020 JK

Internal walls changed to blockwork
Additional foundation depth may be required due to proximity of trees (NHBC guide 4.2)
Fire escape window added to Study / lounge
Structural details of Rafters, Hips, steel beams, foundations etc together with existing building stability calcs to be submitted to Building control prior to commencement of works on site



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Drawing Title	EXISTING & PROPOSED PLANS
Project Title	Mr. N. Walker 37 Higham Lane, Gee Cross Hyde SK14 5LX
REV "B" "C"	DRG.NO. 6486 - 04
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