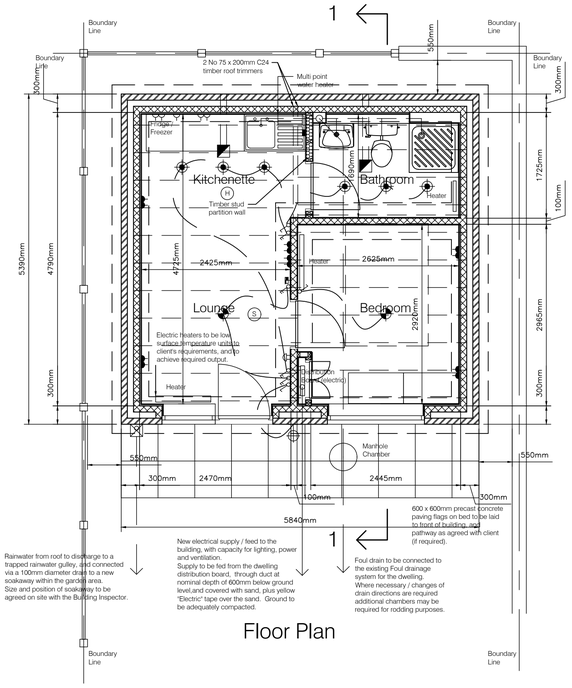
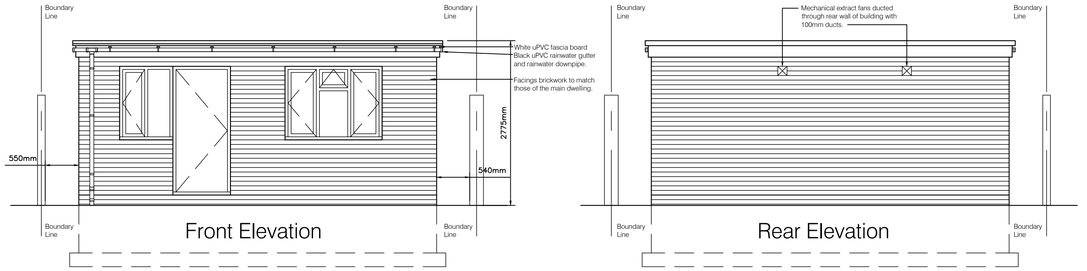
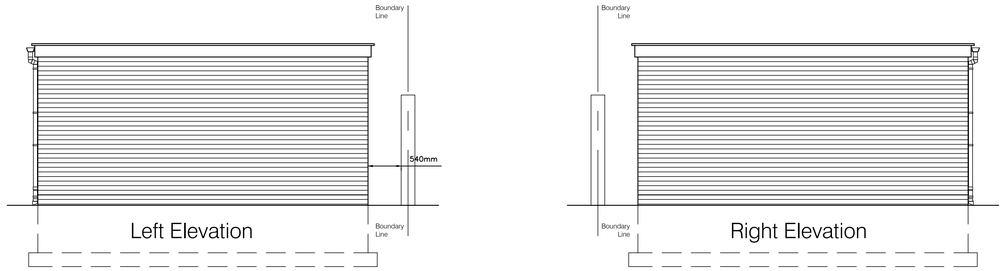
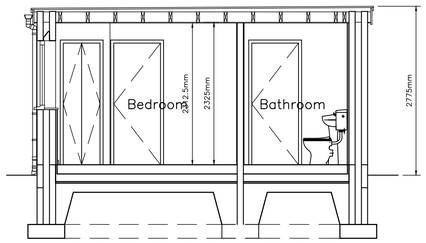






ELECTRICAL INSTALLATIONS

- Spotlight fitting
- Energy efficient light Min 40 Lumens
- Under cabinet lighting
- Double socket (low level)
- Unswitched Double socket (low level)
- Double socket (high level)
- Fused outlet
- Isolator switch
- One way switch
- Two way switch
- Three way switch
- Stat Room thermostat
- External energy efficient wall light
- Energy efficient internal wall light
- Door bell
- Push button switch
- Single socket (low level)
- Data point / BT Hub
- Consumer unit
- (S) Smoke Detector to BS 5839-6:2004
- (H) Heat Detector
- (CO) Carbon Monoxide Detector
- Mechanical extract fan



Section 1 - 1

PARTY WALL NOTICE
The applicant should submit a Party Wall Notice to the relevant neighbours, in accordance with Party Wall Act 1996.
FOUNDATIONS
Existing foundations to be substantiated where appropriate.
Nominal 600mm wide x 225mm deep concrete foundations to all new hollow cavity Walls and internal walls.
Actual size and depth of foundations to be agreed on site with the Building Inspector to the Local Authority, and to suit ground bearing capacities.
Minimum depth of foundations to be 1 metre below the general ground level.
New foundations to be lower than influence of existing drains.
The Applicant will appoint a Structural Engineer to design foundations Where Ground conditions dictate.
SUBSTRUCTURES
Hollow cavity walls to comprise 2 leaves of 100mm thick concrete common Bricks.
100mm wide cavity from dpc level to 225mm below lowest level of dpc.
Weak concrete mix from foundation level to 225mm below dpc level.
Stainless steel wall ties to EN 845-1 / DD140 at 750mm centres horizontally and 450mm centres vertically (maximum).
DAMP PROOF COURSES
All walls in superstructure to be built up of a bituminous damp proof course.
DPC to be a minimum of 150mm above ground level.
The Damp Proof Membrane is to lap up and over the Damp Proof Course, and should be continuous.
EXTERNAL WALLS (BRICKWORK)
Outer leaf of approved Facings brickwork to match those of main dwelling.
EXTERNAL WALL CAVITY
100mm wide cavity with 10mm wide residual cavity adjacent to brickwork, 90mm thick Rectiecl Eurowall + (plus) insulation board, with DD140 type wall ties at max 750mm centres horizontally, and 450mm vertically.
Wall tie centres to be decreased to 300mm at vertical jambs.
Wall insulation to be continuous with roof insulation.
INNER LEAF OF CAVITY WALL
100mm thick Celcon Solar lightweight blockwork to approved standard.
Inner face of wall to have 32.5mm thick Kingspan Kooltherm K118 board with 3mm thick skim coat to inner wall face.
CAVITY WALL CLOSURES
Wall cavity to be closed at all sills, jambs and heads with Thermabate Cavity closers.
Cavity wall to be firestopped at all external openings and at eaves, and to top of wall between garage and dwelling.
Where new cavity walls adjoin existing cavity walls the cavity shall be maintained, and insulated.
PARTY WALL CONSTRUCTION
Party walls / fire walls to be taken up to underside of roof coverings.
SOLID GROUND FLOOR CONSTRUCTION
150mm thick plain (Grade 30) concrete slab, on 500 Gauge Visqueen membrane, laid over 100mm + 60mm thick layers of Jabfloor insulation board with joints staggered, laid on 1200 Gauge Visqueen Damp Proof Membrane, on 50mm thick blinding layer of clean sand, on 150mm thick clean, consolidated hardcore, on compacted earth.
30mm thick Jabfloor insulation board between edges of slab(s) andexternal wall faces.
Top of concrete floor slab to be a minimum of 150mm above finished ground level.
'U' Value of floor construction to achieve a minimum of 0.18W/m2K.

'U' VALUES OF CONSTRUCTION
External walls and floors to have relevant structures and insulation to Achieve new 'U' Values.
External wall 'U' Value to be no greater than 0.18W/m2K.
Flat roof or roof with integral insulation to be no greater than 0.15W/m2K.
Floors to achieve a 'U' Value of 0.18W/m2K.
Rooflights to achieve a 'U' Value of 2.2W/m2K.
Windows, roof window or rooflight to be no greater than 1.4W/M2K or to have an Energy rating of Band C Minimum.
Doors with >60% of internal face glazed U-value no greater than 1.4W/m2K or to be Band C Minimum.
Other doors (DSER Band E or better) no greater than 1.46W/m2K or Doorset Energy rating of Band B Minimum.
STUD PARTITIONS
75mm x 50mm treated, Grade C16 timber with members horizontally, and vertically at a maximum of 600mm centres.
12mm WBP plywood fixed on stud face to bathroom partition for future handrails etc. if required.
75mm thick Rockwool thermal insulation quilting fixed between studding members.
12.7mm thick plasterboard fixed to both faces, finished with lightweight Plaster Skim coat.
FIRE RESISTANCE
All elements of construction to be half hour fire resistant.
Steelwork to be encased with 15mm Fireline Board and 3mm thick plaster skim.
FLAT (WARM) ROOF CONSTRUCTION
Single ply roofing membrane (with external fire performance classification Broof(14) where within 6 metres of the boundaries), and with BBA Certification to be fully adhered to 150mm thickness of Celotex GA4000 insulation board laid over a vapour control layer, across 18mm thick WBP plywood deck (BS 5268-2), laid across 50mm wide firring pieces tapered to give a minimum falls of 1 in 80, on top of 50 x 200mm C24 treated timber joists laid at 400mm centres.
12.7mm thick plasterboard and skim to soffite of joists.
Insulation board upstand at abutment of wall to be 300mm from base of insulation, and single ply system dressed up wall, and into mortar bed joint.
Eaves ventilation equivalent to 25mm continuous air gap to be provided.
FASCIAS, BARGEBOARDS AND SOFFITS
Solid core uPVC, white coloured, fascia boards.
Glidevale (or similar approved) eaves ventilator units fixed full length to the fascia and soffit board to provide continuous ventilation to the roof void.
The roof eaves should not be obstructed with insulation quilt, or other materials.
ANCHOR STRAPS
30mm x 5mm galvanized mild steel anchor straps 1000mm long, built in at Maximum 2 metre centres, and strapped over 100mm wide x 75mm deep treated timber wall plate(s).
Straps built into roof on pitch line of roof at maximum 1800mm centres to restrain roof rafters.
Where the straps are at right angles to the roof timbers, timber noggins 50mm wide x 100mm timber noggins fixed between rafters, to support roof straps.
LINTOLS (EXTERNAL WALLS)
Catnic lintols to external 300mm cavity walls to be type CG90/100 with minimum 150mm end bearing, or similar approved.
Catnic lintols to external 275mm cavity walls to be type CG70/100 with minimum 150mm end bearing, or similar approved.
LINTOLS (INTERNAL WALLS)
100mm wide x 150mm high steel reinforced concrete lintols, with minimum of 150mm end bearing per end.
RAINWATER GUTTERS AND DOWNPIPES
110mm diameter half round uPVC rainwater gutters, to discharge into 68mm diameter uPVC rainwater pipes. Rainwater pipes to discharge into trapped waste gulleys.
DRAINAGE GENERALLY
The Contractor is to check invert levels of existing manholes / drainage to ensure that there is adequate falls for the foul waste.
All new above and below ground Foul and Surface Water drainage connections to be agreed on site with the visiting Building Control Inspector.
DRAINAGE BELOW GROUND LEVEL
The size, depth and direction of flow of drains are shown on the drawings For identification purposes only, and the exact size, position, depth and Direction of flow are to be fully determined on site prior to commencement of works, or laying any drains by the Contractor.
All drains under building, and drains within 1 metre of building to be surrounded with at least 100mm of granular or other flexible filling.
Drains not exposed (other than in foundation trenches) are assumed to be already bedded in granular material, and unless there is a problem with the drain, it should be left undisturbed.
Drains passing through the structure to have a steel reinforced concrete Lintol over, supporting the structure so as not to interfere with the drainage.
All new drains to be 100mm diameter Supasleve, laid to give a self Cleansing velocity.
Manholes greater than 900mm deep to comprise 150mm thick concrete base; 65mm thick steel reinforced, precast concrete manhole rings, backed with Minimum 150mm thick Grade 25 plain concrete. 150mm thick concrete cover surround, with airtight metal cover and frame set into slab.
Manholes less than 900mm deep to be Hepworths pvc pre-formed chamber, with metal cover and surround, bedded, and surrounded in 150mm thick concrete. Cover and frame set in 150mm thick concrete.
All new rainwater and waste gulleys to be trapped.
Gulleys bedded and surrounded in concrete, and fitted with a suitable grating.
SOIL AND VENTILATION PIPE
110mm diameter uPVC soil and ventilation pipe to terminate below finished roof level with an AAV unit, and provision of an access cover (approx. 1100mm above floor level) to allow for rodding to the nearby manhole connection.
Soil and ventilation pipe to be straight and vertical.
Lowest connection to the soil and ventilation pipe to be a minimum of 760mm above the invert level of the drain.
Access point fitted above ground level.
All sanitary appliances to be connected direct to the Soil and Vent pipe.
Slow radius rest bend fitted to bottom of SVP, and discharge into a manhole.
75mm deep seal on trap, and 40mm diameter upvc waste pipe to sink.
75mm deep seal on trap, and 32mm diameter upvc waste pipe to basin.
75mm deep seal on trap, and 40mm diameter upvc waste pipe to shower.
Shower trap to be accessible.
Shower tray to be 800mm square, with glazed screen / door to Client's specification.
PVCU WINDOW FRAMES
PVCU frames - fully draught stripped, with inner structural frame, and Thermal breaks, to comply with BS. Windows to be draught stripped.
Trickle ventilator units to be provided to each window.
Window frames to inner rooms shall be an escape window (where applicable).
Emergency egress windows to be provided where required to meet Building Regulation 2.10 in ABD Volume 1, i.e. Minimum area of 0.33sq.m; Minimum height of 450mm, minimum width of 450mm, and the bottom of the openable area to be a maximum of 1100mm above the floor.
Window frames and glazing to achieve a 'U' Value of 1.4W/m2K.
Window frames to be installed by FENSA Approved Contractors.
GLAZING
Any glazing below 800mm from floor level, 1500mm for doors, and any Glazing Within 300mm to be toughened or laminated safety glazing to BS 6206.
Glazing to be "Low Emissivity" double glazed units with minimum 20mm air gap, or 16mm with Argon fill between panes.
Obscure glazing to be fitted to Bathrooms, toilets, and where applicable to windows facing boundary lines.
Details of the construction of glazed units, windows and doors are to be clarified with the Building Inspector prior to inclusion within the works.
VENTILATION REQUIREMENTS (Minimum)
Combined Kitchen / Family Room / Lounge areas.
3 No trickle ventilator units - each having a ventilation area of 8000mm2 are to be provided to this area to comply with Building regulations ADF V1 Para 1.52.
Habitable Rooms
Window opening area approximately 1/20th of floor area.
5000 sq.mm background ventilation.
Kitchen, Utility Room and bathroom (with or without WC)
2500 sq.mm background ventilation to be provided.
A mechanical extract providing 30 litres per second (adjacent to a hob) Or 60 litres elsewhere.

ENERGY SAVING LIGHTING
Provide energy saving lighting to all new rooms where applicable.
Luminous efficiency of lamps greater than 45 lamp lumens per circuit watt.
EXTERNAL DOORS
New external doors to be uPVC framed door / or composite door as specified by the client, fitted with 4 locking points and security locks, to match colour of the main dwelling.
External doors with greater than 60% glazed areas are to achieve a 'U' value of 1.4W/m2K (Band C) energy rating.
INTERNAL DOORS
Internal quality doors to client's specification.
SANITARY WARE
To British Standards Specification.
ELECTRICAL INSTALLATION
The electrical supply to the building should be designed, installed and provided by qualified Electricians.
Electric supply cable to be a nominal 600mm deep below ground level, and covered with yellow "Electric tape" over sand cover.
All electrical works covered by Part P (Electrical safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorised self-certification scheme (eg. BRE Certification, ELECSA, NICEIC, or NAPIT Certification).
Prior to completion an appropriate BS 7671 electrical certificate must be provided by the Competent person.
Quantities and positions of new fittings agreed with Client.
Test equipment and installations on completion of the works, upgrade Earthing if required.
Water heater unit to provide hot water to the kitchen and basin positions.
Electric shower to be Mira or equal approved.
KITCHEN UNITS
Kitchen units to Client s requirements.
DECORATIONS
Ceilings & Walls - 1 mist coat and 2 coats of emulsion paint.
Joinery Items - 1 primer coat, 1 undercoat and 2 gloss finishing coats of paint.
SMOKE DETECTORS
Smoke detectors to be provided in the Hall, and on Landing area, supplied From an independent ring main, and to be inter-connected.
HEAT DETECTOR
Heat detector to be provided in the Kitchen, supplied from an independant ring main, and to be inter-connected.
HEIGHT OF HABITABLE ROOMS
The minimum height of habitable roomrs is to be 2.3 metres.
MOISTURE CONTENT OF STRUCTURAL TIMBERS
All structural timbers to be stamped 'KD' or 'DRY' to ensure that Moisture content does not exceed 20%.
ON SATISFACTORY COMPLETION OF THE WORK REMOVE ALL DEBRIS ARISING FROM THE WORKS.

Dimensions shown are to structural elements and not to finished surfaces.

Scale in Metres
1 0 1 2 3

Proposed Floor Area = 25.25 sq.m

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Rev.	Date	Amendments

Location Plan Scale 1:1250

Scale (Metres) 10 0 10 20 30 40 50

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Address: 14 Hereford Road
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PR9 7DX

Drawing Title: Proposed plan and elevations

Dwg No: 01	Revision:
Scale: 1:50 @ A1	Date: 06/02/2024