

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS TO BE CHECKED ON SITE.

GENERAL

All works to be carried out in accordance with all current Building Regulations under the provisions of the Building Act 1984.

ABOVE GROUND DRAINAGE.

All above ground drainage to be designed and installed to BS EN 12056/2:2000

Foul drainage above ground is to be formed in proprietary U.P.V.C.; push fit system (eg "Osma").

100mm diameter soil and vent pipe to be provided at location shown on drawing. Wash hand basins to

discharge via 32mm diameter waste. Bath and sink to

discharge via 38mm diameter waste, all fittings to be provided with proprietary U.P.V.C.; 75mm deep seal bottle traps. All wastes to be provided in U.P.V.C.

Surface water drainage above ground is to be formed in a proprietary U.P.V.C.; system. 100mm Squareline or Ogee section guttering with brackets screwed to fascia discharging into 68mm diameter rainwater pipes and to manhole via back inlet gulley.

All new gullies have rodding access.

EXTERNAL JOINERY

U.P.V.C. double glazed doors and frames.

Windows to be double glazed U.P.V.C.:

N.B. Windows to have minimum U value of 1.6Wm²/°K.

Glazing to have 16mm air gap and soft low 'E' coating.

Where glazing to windows is within 850mm above floor

level safety glazing to BS6206 is to be installed

Where glazing to doors and side panels is within 1500mm

above floor level safety glazing to BS6206 is to be

installed.

Where windows installed at least one opening to each habitable room to provide a secondary means of escape aperture of 850mm high x 500mm wide

Attic window to serve as means of escape window, to have min opening light of 600mm wide x 800mm high.

Internal cill height to be minimum 800mm and max

1100mm from internal floor level

VENTILATION.

Mechanical ventilation to be provide to Bathroom/ Ensuite or w.c. (if seprate) at a rate of not less than 15 litres per second plus background ventilation.

Mechanical ventilation to be provide to Kitchen or utility room at a rate of not less than 60 litres per second plus background ventilation.

Windows to incorporate rapid ventilation by means of openable area a minimum of one twentieth of floor area of room being served.

Background ventilation of 8000sq/mm minimum to habitable rooms to be provided by means of trickle ventilators to windows.

ATTIC FLOOR CONSTRUCTION

To be 89mm x 235 mm joists @ 400mm centres with 1 row of herringbone strutting. Provide and lay 21mm

chipboard flooring. Provide and fix to underside of joists (if required) 12.7mm thick plasterboard with 5mm thick thistle plaster finish. Floor joists to be doubled up where first floor partitions run parallel along line of floor joists. 100mm quilt insulation to be incorporated within floor construction.

STAIRCASE

To be constructed with a maximum pitch of 42°, minimum going of 220mm, maximum rise of 220mm, minimum of 2m headroom above pitch line. Minimum width of stairs to be 850mm and depth of landing to be no less than width of stairs. Handrail/ balustrading to be minimum of 900mm above pitch line and/ or landing area, balustrading to be vertical and no opening to staircase or balustrading to be more than 100mm.

FIRST FLOOR PARTITIONS

To be 100mm x 50mm softwood heads, plates and studs at 400mm centres with 1 row of horizontal noggins. Provide and fix 1 layer of 9.5mm plasterboard both sides, finished with 5mm thistle plaster.

100mm quilt insulation to be incorporated within studwork.

ELECTRICAL INSTALLATION

New or works to existing electrical circuits or systems must be designed, installed, tested and certified to comply with the current editions of BS 7671 or the IEE Regulations by a competent person.

A competent electrician or a member of a competent person scheme must test and certify all such works. The electrician must provide signed copies of an electrical installation certificate conforming to BS 7671 for the owner of the property and a copy must be forwarded to the Local Authority Building Control Surveyor for approval at completion so as to allow the Building Control completion certificate to be issued.

All switches and sockets to be fixed between 450mm and 1200mm above floor level and accessible consumer units should be fitted with a childproof cover or installed in a lockable cupboard.

DORMER CONSTRUCTION

To be 150mm x 50mm C16 timber framework with external skin of 19mm external grade plywood on building paper/ d.p.m; wire mesh over plywood with Eternit Cedar cladding to plywood. Install 140mm Celotex GA4000 insulation to framework void.

Internal skin of 12.7mm foil backed plasterboard with 5mm plaster skim.

Where window opening formed, lintels to be formed of 2No 150mm x 150mm C16 timbers bolted together with 100mm x 50mm head plate over.

Code 4 lead to be lapped under cill of window minimum of 75mm and dressed down face of dormer.

ATTIC PARTITIONS (INSULATED)

To be 100mm x 50mm softwood heads, plates and studs at 400mm centres with 1 row of horizontal noggins with 100mm Celotex FR5000 insulation between timber studs with a further

50mm Celotex FR5000 fixed across studwork to achieve 'U' value 0.2Wm²/°K. Provide and fix 1 layer of 12.7mm plasterboard to internal face, finished with 5mm thistle plaster.

ATTIC CEILING (SLOPING SECTION)

To be 12.7mm insulated plasterboard finished with 5mm thistle plaster finish. 100mm Celotex GA4000 insulation to be laid between rafters, with further 50mm Celotex FR5000 below rafters, 25mm batten to be fixed to underside of insulation to form an air gap between the insulation and plasterboard, all to achieve a 'U' value of 0.15Wm²/°K. A 50mm airgap is to be maintained over roof insulation and at eaves and a continuous 50 mm airgap is to be maintained behind or above fascia to allow ventilation to roof void in conjunction with high level roof vents.

If existing rafter depth insufficient to allow 100mm insulation and allow adequate ventilation space over insulation (minimum 50mm) then additional timbers to be fixed to underside of existing rafters.

FLAT ROOF CONSTRUCTION

To be flat roof made up of:-

47mm x 147mm C16 joists at 400mm centres, fixed to 100mm x 75mm wallplate.

Joists to incorporate timber firing pieces to form falls.

Wallplate to be strapped to internal skin by means of 30mm x 5mm x 1200mm mild steel straps spaced at maximum centres of 2m. 19mm thick external grade plywood deck, with three layer felt roof cover, drips and wells, with 12.5mm chippings to roof covering.

Ventilation to roof void by means of 20mm wide continuous behind fascia vent.

120mm thick Celotex FR5000 insulation boards laid between joists, with further 50mm to underside of joists with 12.7mm foil backed plasterboard to underside of joists with plaster skim finish. 25mm batten to be fixed to underside of insulation to form an air gap between the insulation and plasterboard, all to achieve a 'U' value of 0.15Wm²/°K.

SMOKE DETECTION

To be mains operated with battery back up, installed to ground floor, first floor, and attic room. Location to be agreed with local authority Building Control Officer.

HEATING INSTALLATION

All new radiators installed to be fitted with thermostatically controlled radiator valves.

FIRE PROOFING TO STEEL BEAMS

To be formed with timber grounds or framework fixed to steel beams and 2 layers of 12.7mm plasterboard with staggered joints and finished with 5mm plaster skim

CONSEQUENTIAL IMPROVEMENTS

Where an existing dwelling is extended or converted, as a result increasing the habitable area by no more than 10m², if there is no loft insulation, or it is less than 200mm thick, provide 250mm of loft insulation.

Where an existing dwelling is extended or converted, as a result increasing the habitable area by more than 10m², the following energy efficiency improvements should be undertaken:-

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- a). if there is no loft insulation, or it is less than 200mm thick, provide 250mm of loft insulation.
- b). If the dwelling has uninsulated walls or partially insulated cavity walls, fill with insulation where suitable).
- c). Upgrade any hot water cylinder insulation to provide 160mm insulated jacket to cylinder, or if cylinder has factory fitted foam less than 25mm thick them further insulate with 80mm insulated jacket

BOXING IN OF FLUE

To be formed of 100mm x 50mm timber studwork with 2 No layers of 12.7mm plasterboard and plaster skim. 100mm Celotex insulation placed within studwork. No part of the studwork or floor construction to be within 100mm of the flue.