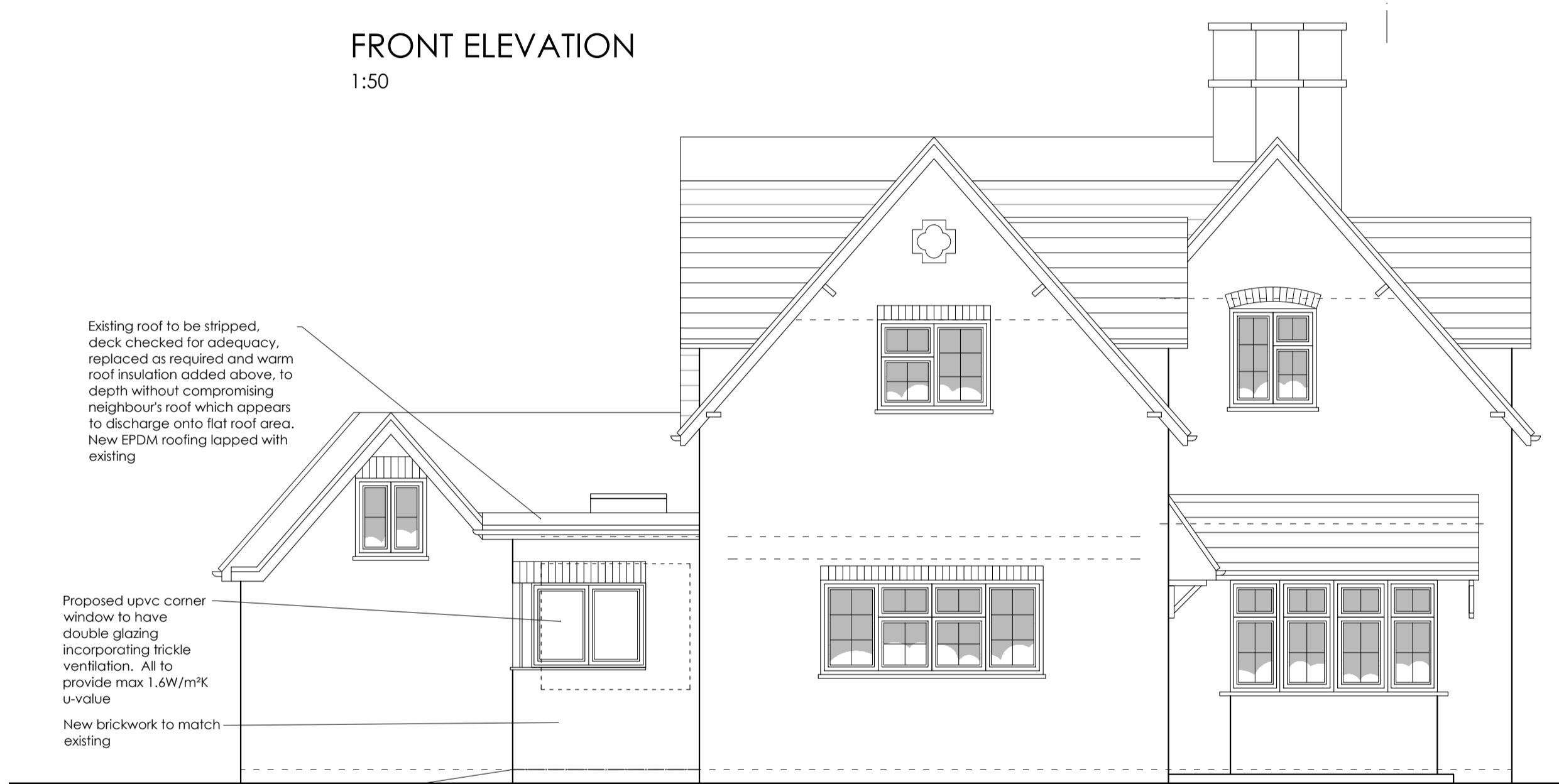




**FRONT ELEVATION**

1:50



**SIDE ELEVATION**

1:50

**BRIEF SPECIFICATION:**

**GENERALLY:** All work to be completed in accordance with the Building Regulations.  
**TIMBER:** All timber for structural and construction purposes is to be treated by pressure impregnation and cut ends are to be steeped prior to installation. All external timber components are to be treated prior to installation. All timber for structural purposes is to be graded C16, unless otherwise stated by a Structural Engineer.

**WINDOWS AND EXTERNAL DOORS**  
 To be in compliance with Approved Document L18 and F: All windows and external doors to be to Employer's specification, and to achieve a u-value of 1.6 W/m²K or better (where glazed), or 1.8.  
 Escape window to be provided in bedrooms, sill height to be not more than 1100mm above FFL, with a minimum clear openable area of 0.33 sq m that is at least 450mm wide and 450 high.  
 Glazing to new door, and all window areas below 800mm above FFL to be laminated safety glazing to BS 6206

**LIGHTING**  
 To be in compliance with Approved Document L18:  
**INTERNAL:** A minimum of 3 per 4 fixed lighting fittings to have lamps that have a luminous efficacy greater than 45 lumens per circuit watt (for example, compact fluorescent lamps).  
**EXTERNAL:** Lamp capacity to not exceed 150 watts per light fitting, with the lighting automatically switching off when there is enough daylight and when not required at night.

**ACCESSIBLE SWITCH & SOCKET OUTLETS**  
 To be in compliance with Approved Document M:  
 Switch and socket outlets for lighting and other equipment to be at appropriate heights between 450mm and 1200mm from finished floor level

**SMOKE/HEAT DETECTORS**  
 To be in compliance with Approved Document B:  
 A ceiling mounted smoke detector is to be provided at ground and first floor and a heat detector is to be provided in kitchen; to be sited not within 300mm of walls, bulkheads and light fittings, but within 7.5m from the doors. All new and existing smoke/heat detectors to be linked together on an electrical circuit with a standby power supply in compliance with ADB.

**LEADWORK**  
 All new leadwork to be in accordance with Lead Development/Sheet Association details

**AIR TIGHTNESS:**  
 In accordance with Approved Document L and Accredited Construction Details  
 Seal all gaps between/through plaster coat at barrier and adjoining surfaces with flexible sealant.

**SOUND INSULATION**  
 To be in accordance with Approved Document E:  
 New walls to have full insulation between studs with 12.5mm skimmed plasterboard wall finish either side.

**VENTILATION**  
 To be in compliance with Approved Document F:  
 Background ventilation to be provided through the use of trickle vents, to achieve 8000mm² equivalent area for habitable rooms, and 4000mm² for kitchens and bathrooms. Trickle ventilators to be marked with permanent/temporary markings to show the equivalent free area of ventilation for inspection by Building Control upon completion of the works.  
**BATHROOM/ENSUITE:** Ceiling extract fan to provide discharge rate of 15 l/s.  
**KITCHEN:** Kitchen extract ventilation to be 30 l/s via a cooker hood and 60 l/s elsewhere. Cooker hood to be between 650-750mm above hob surface. Mechanical extract terminal to be located 400mm below ceiling level. External extract outlet to be located on external wall.  
**UTILITY ROOM:** Ceiling extract fan to provide discharge rate of 30 l/s

**GENERALLY:** Fans in windowless rooms to be controlled by the operation of the light switch with a 15 minute overrun. Mechanical ventilation/extract systems to be commissioned in accordance with the Domestic Ventilation Compliance Guide at completion, with a copy of the certificate provided to Building Control.

**PROVIDING INFORMATION**  
 To be in compliance with Approved Document F & L18:  
 Information to be provided to the Occupier explaining how to operate the systems efficiently, including how to make adjustments to the timing and temperature control settings. Information also to be provided explaining what routine maintenance is needed to enable operating efficiency to be maintained at a reasonable level through the service life of the systems.  
 Information about the ventilation systems and its maintenance requirements to be provided in accordance with the Domestic Ventilation Compliance Guide.

**STEELWORK**  
 To be in compliance with Approved Document B:  
 All beams carrying load bearing walls and floor joists to be enclosed in 12.5mm Glasroc plasterboard or painted with intumescent paint to provide half an hour fire resistance.

**HEATING**  
 Existing boiler to be checked for adequacy. Existing/new boiler to be located to the single storey loft space, in accordance with manufacturer's details and specifications. Boiler to meet 91% SEDBUK A rating. Heating system to be commissioned upon completion of the works.  
 Boiler flue outlet to be positioned through new/existing roof/wall to suit position - to be positioned in accordance with manufacturer's instructions.  
 Hot water pipes in unheated spaces to be insulated. Any new radiators to be fitted with TRVs.

**ELECTRICAL WORK**  
 To be in compliance with Approved Document P:  
 All work to be undertaken by an Authorised Competent person registered with a Part P Competent Person Scheme.

**DRAINAGE**  
 To be in compliance with Approved Document H:  
 Background ventilation to be provided through the use of trickle vents, to achieve 8000mm² equivalent area for habitable rooms, and 4000mm² for kitchens and bathrooms. Trickle ventilators to be marked with permanent/temporary markings to show the equivalent free area of ventilation for inspection by Building Control upon completion of the works.

Fitting	Waste/trap/dim.	Trap Seal	Fall
Wash Basin	40mm	75mm	18-44mm/m
Wc	75mm	50mm	18mm/m
Shower	40mm	50mm	18mm/m

New foul drainage to bathroom/WC to connect into new/existing svp's; all penetrations through external wall to be made fully airtight. Materials to be upvc.

Below ground foul: Installation to be as generally in accordance with Building Regulations H1 Part 2, using 100mm dia sleeve flexible jointed. All waste branch pipes to be fitted with rodding eyes at changes of directions. Traps to be removable or fitted with a cleaning eye. Surface water drainage pipes to be 75mm diameter with 1:60 gradient. Foul water drainage pipes to be 100mm diameter with 1:40 - 1:60 gradient, to suit existing site and drainage levels.

New walls to have precast concrete lintels over pipes. Where pipes penetrate walls: short length of pipe bedded in wall, joints formed within 150mm of either wall face. Adjacent rocker pipes of max. length 400mm with flexible joints. Where a drain runs under the building, provide at least 100mm of granular filling around the pipe.

Prior to commencement of drainage works, undertake a survey to assess the condition of existing pipes and drains. Where connections are made to existing drains involving removal of pipes and insertion of a junction, repair couplings should be used to ensure a watertight joint and the junction should be carefully packed to avoid differential settlement.

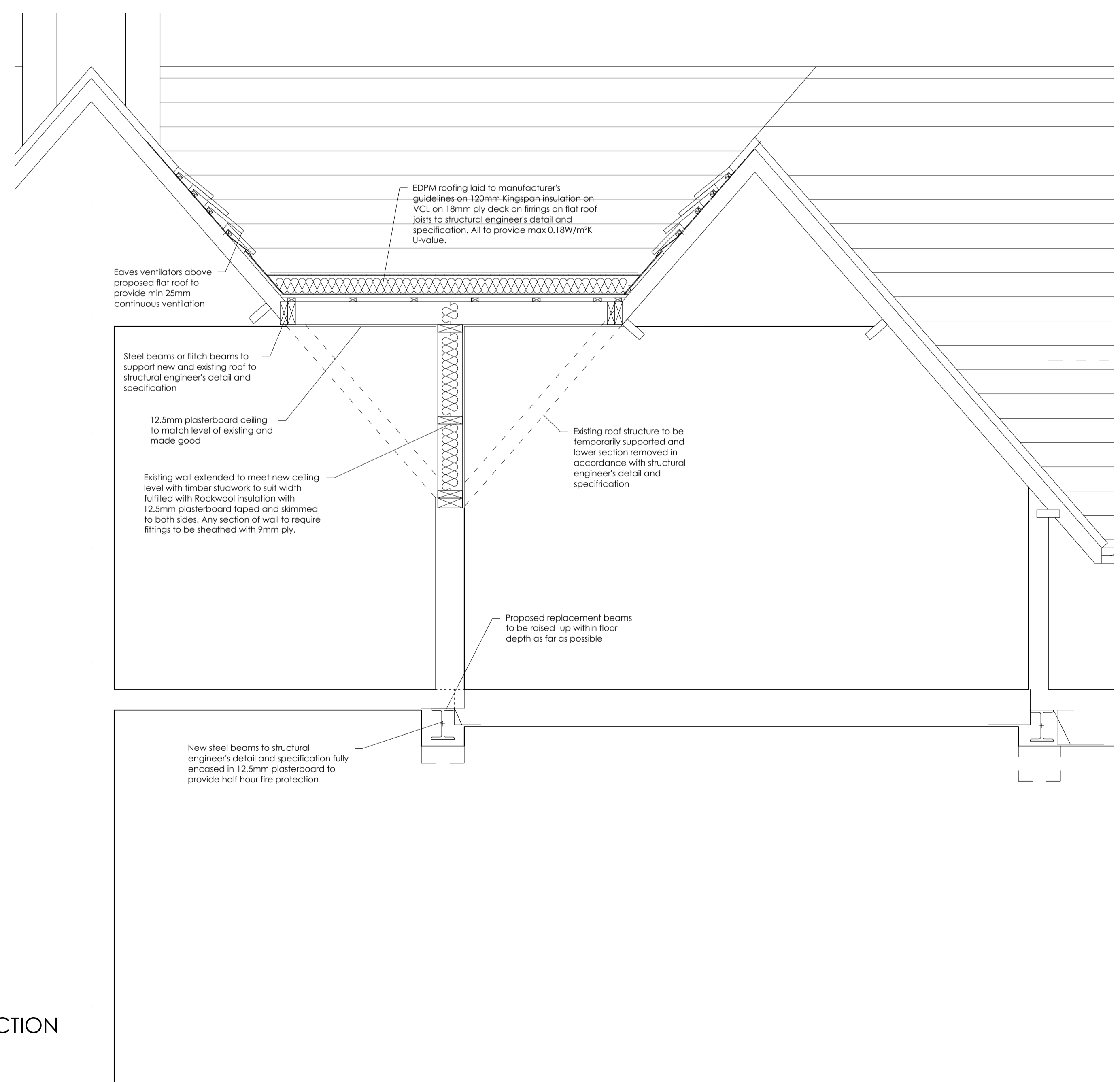
Pipe runs near buildings: drain trenches excavated lower than the foundations of any nearby building must either:  
 - Where less than 1m away from adjacent foundation, concrete fill the trench up to the lowest level of the foundation, or  
 - Where more than 1m away, the trench is to be filled with concrete to a level below the lowest level for the building equal to the distance away from the building, less 150mm.

Surface Water: 100mm half round section upvc gutters and 63mm dia upvc rwp's to discharge into new soakaway min. 5m from the house. Installation to be in accordance with Building Regulations H3 Part 1 and 2.



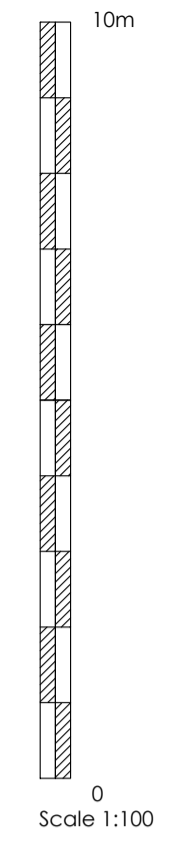
**REAR ELEVATION**

1:50



**SECTION**

1:50



10m  
0  
Scale 1:100  
A1 Drawing  
REVISION  
DATE  
DRAWING STATUS  
PRELIMINARY  
FOR APPROVAL  
CONSTRUCTION

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**anne owen**  
**architects**

DATE: Sept 2021  
 SCALE: 1:50/70  
 REV: 1  
 JOB TITLE: Proposed Extension  
 CLIENT: Mr & Mrs Howard  
 JOB NO.: 1962  
 DWG NO.: 101  
 DRAWING STATUS: Proposed Elevations