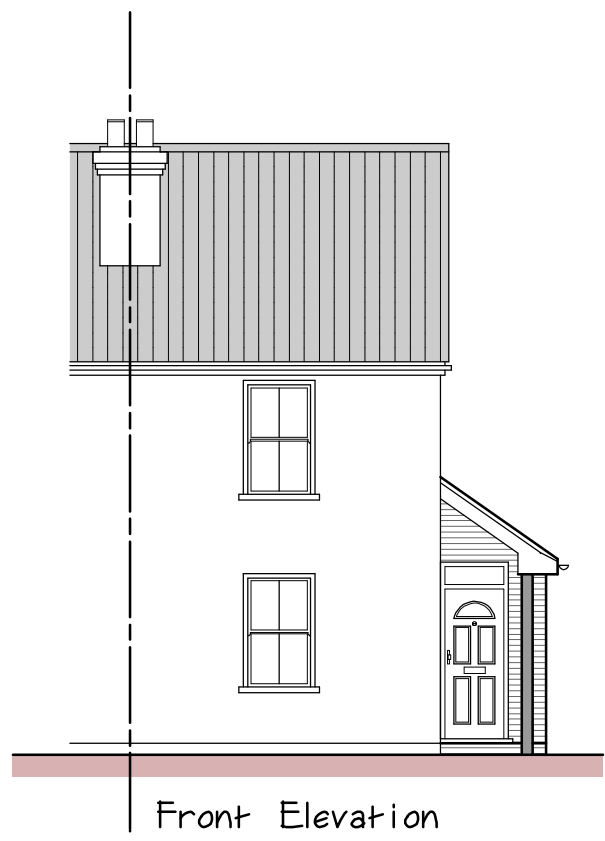
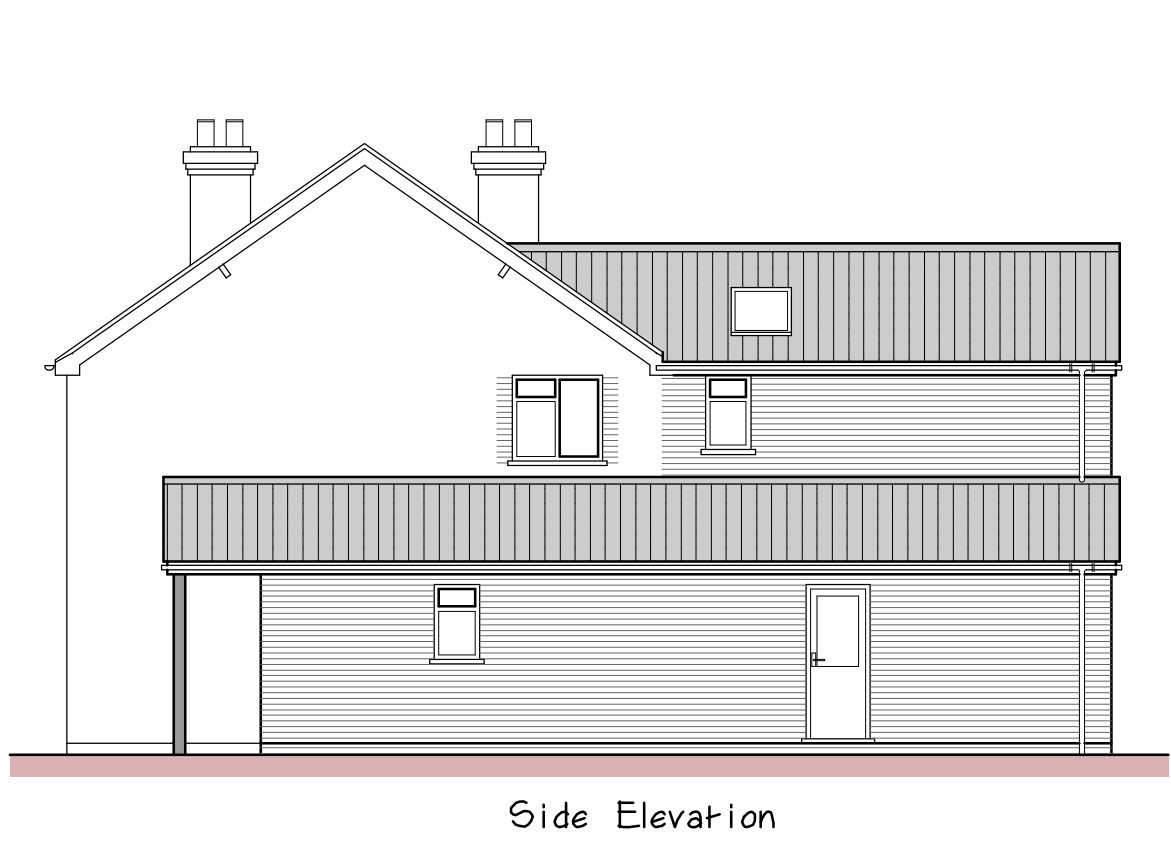
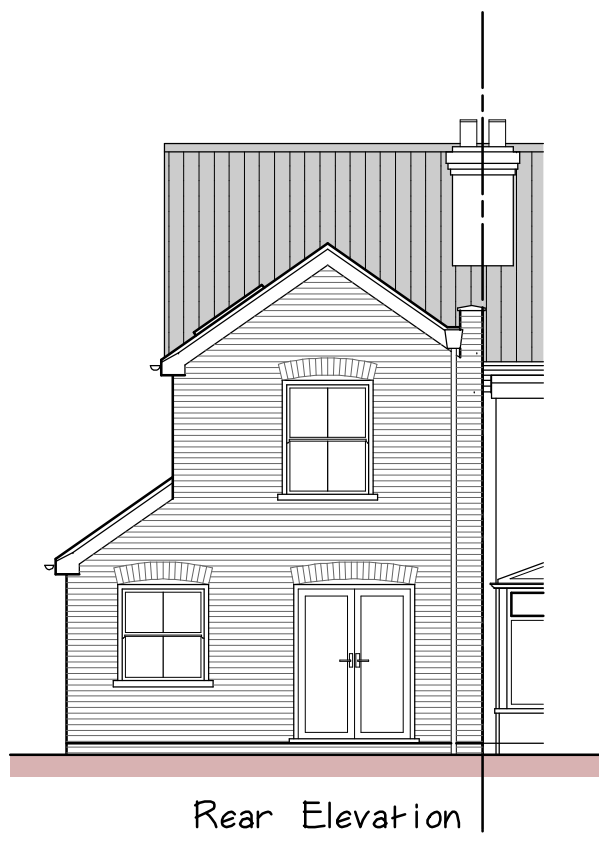




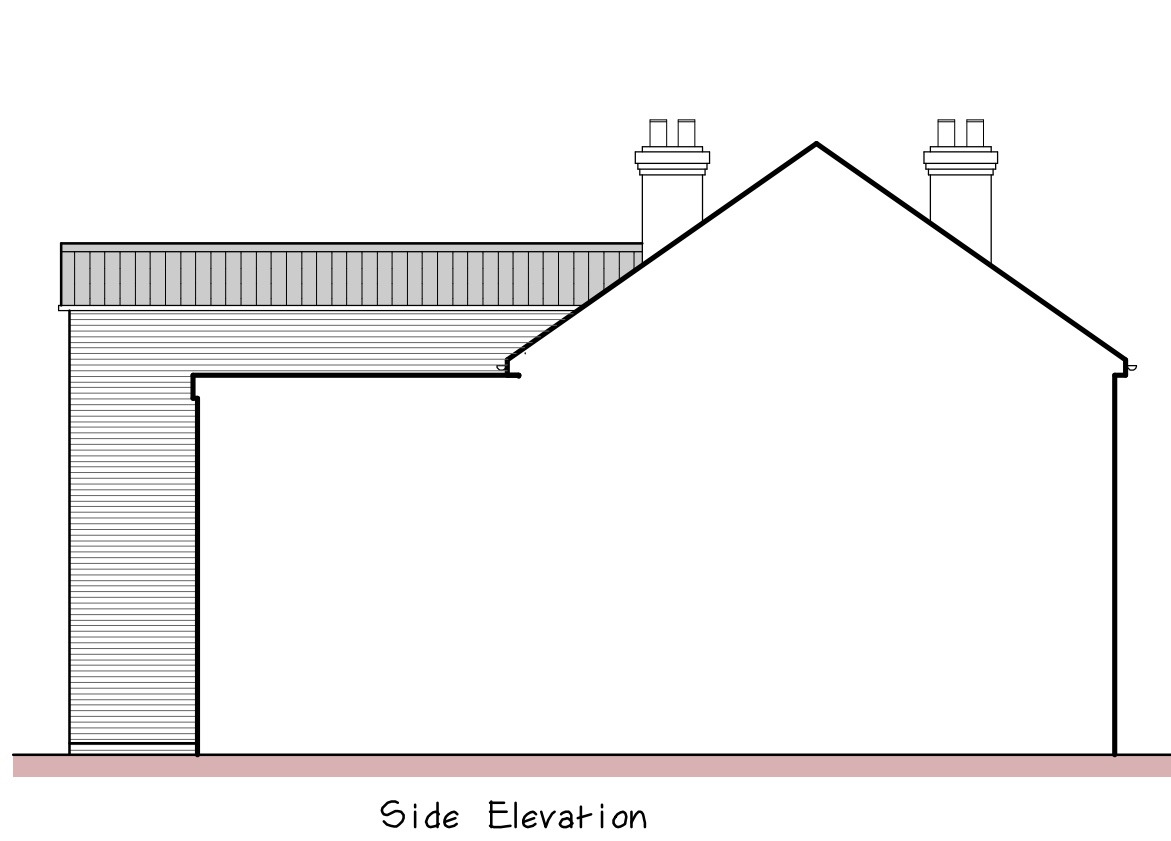
Front Elevation



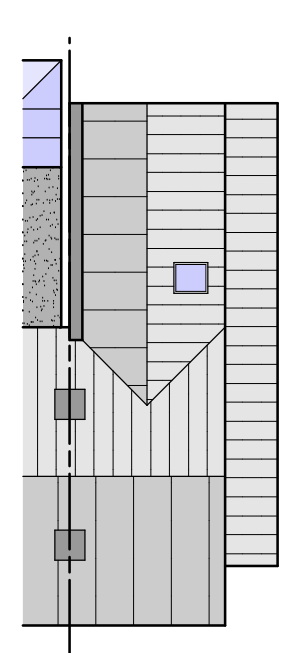
Side Elevation



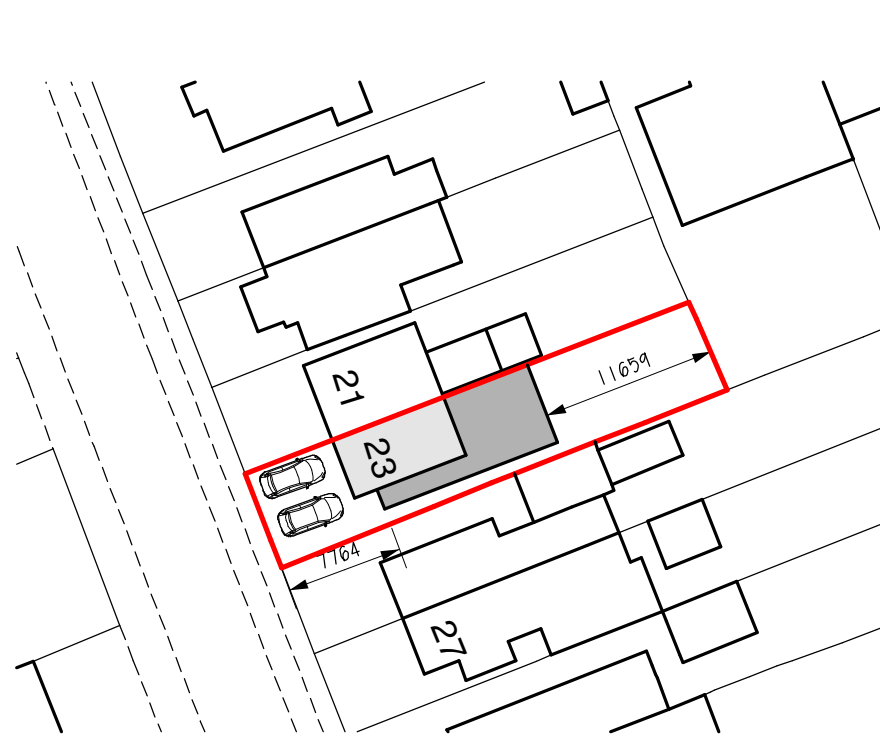
Rear Elevation



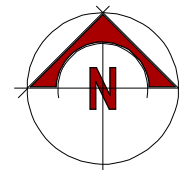
Side Elevation



Proposed Roof Plan
1 : 200



Proposed Site Plan
1 : 500



LIGHTING.

Provide all low energy light fittings capable of taking only lamps of luminous efficacy greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens.

All downlighters to be used in new work to be FLAMEGUARD Fire and Acoustic Rated LED Downlighters. When used with insulation around, downlighters to have insulation support box over.

HEATING.

Provide underfloor heating or new radiators adequately sized for rooms to client's specification. All new radiators in property to have thermostatic radiator valves fitted & underfloor heating to be on separate thermostat zones.

Provide new condensing balanced-flue gas fired boiler fitted strictly in accordance with manufacturers specification. Boiler to have a SEDBUK 'A' rating with min 92% ErP efficiency rating. Boiler to be installed and registered with the Gas Safe Registered Competant Persons Scheme. A commissioning certificate is to be provided to the Building Control Body prior to completion of works on site.

All rooms with boilers and heating appliances installed to have audible Carbon Monoxide alarms fitted. Alarm to be fitted high up on wall but 150mm below ceiling and between 1m and 3m from appliance

Ensure all rooms with open fires or woodburners have 225 x 225mm air bricks ducted to external air to provide permanent ventilation. If room with open fire/woodburner is open to room with extract fan (ie Kitchen) then a spillage test is to be carried out and verified by a qualified HETAS engineer to ascertain required area of combustion air to maintain safe use of fire.

STEELWORK.

As per plan & calcs, painted with 2 coats red oxide paint & protected with wire binding @ 100mm pitch, 2 layers plasterboard & set coat to give 1/2 hour fire resistance. If not possible to encase steel beams then they are to be coated with intumescent paint to give 1/2 hour fire resistance.

All pairs of beams to be bolted together using 12mm diameter bolts with spacer tubes at 650mm centres.

FIRE PRECAUTIONS.

All rooms to have escape windows having a minimum clear opening of 750mm high and 450mm wide. The bottom of the window opening is to be between 800mm and 1100mm above the finished floor level.

Fully linked mains operated smoke alarms with battery back-up to be provided to ground floor Dining and first floor Landing areas with a linked smoke detector in the Kitchen, all in accordance with BS 5839-6:2019.

DRAINAGE.

40mm Ø PVC wastes to sink, bath & shower. 32mm Ø to WHB's. All wastes to have 75mm deep seal anti-vacuum traps & rodding eyes to BS 5972:1976. Wastes to connect to B.L.G. or S.V.P. as shown. S.V.P. to terminate min. 400mm above any window head with durable caps fitted on top.

Drains below ground to be 100mm Ø Hepslev clay pipe drains laid and surrounded in pea shingle @ 1:40 falls to existing manhole. Where passing through walls, drains to be protected with R.C. linings over.

Existing drains passing under building to be tested &, if faulty, replaced as above.

All shallow drain runs to be protected with 100mm concrete cover over.

New manholes to be built in 225mm semi-eng. brickwork on 150mm concrete base with suitable cover fitted.

VENTILATION.

All rooms to have min. 1/20th floor area of the room in ventilation openings & trickle vents in window frames with 8000mm² in controllable opening area per room.

Kitchen/Dining rooms to have min 3No trickle vents each providing 8000mm² in controllable opening.

Kitchen & Bathroom to be fitted with mechanical extract fans capable of extracting 60 l/sec to kitchen & 15 l/sec to bathroom. (Kitchen may have alternative of cookerhood extracting to external air at 30 litres per second).

Fans in Kitchens and Bathrooms not to exceed 45dB noise level.

All doors to have 10mm air gap at bottom.

Utility & Cloaks to have 30 l/sec mechanical extract fan ducted to external air & operated by light switch with 15 minute over-run to provide 3 No. air changes per hour.

All external glazing to doors and windows to be double-glazed with 16mm air gap and low-E glass and be toughened safety glass clearly marked to BS6206.

Rooflights to achieve a maximum U-value of 2.2 W/m²K.

Windows to achieve a maximum U-value of 1.4 W/m²K, doors a maximum of 1.4 W/m²K and roof lights a maximum of 2.2 W/m²K.

Doors and window frames to be set back to overlap insulated cavity closer by a minimum of 30mm.

Any glazing to internal doors to be toughened safety glass to BS6206 Class B.

NOTE : 1st floor windows within 800mm of floor level to be either fixed shut, guarded or have a restricted opening of max 100mm

ELECTRICS.

All new electric points and lighting to be provided to client's specification.

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. AND:

The competent person is to send to the local authority a self-certification certificate within 30 days of the electrical works' completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

WALLS. (U-Value 0.18W/m²K)

103mm facing bricks painted white to match existing. 100mm cavity with 90mm Celotex Thermaclass Cavity wall insulation & 10mm residual cavity to manufacturers specification. 100mm Thermalite Turbo blocks with 12.5mm plasterboard on dabs.

250mm long Ancon ST1 General purpose stainless steel wall ties @ 750mm horiz. & 450mm vert centres. New walls bonded to existing & cavities maintained.

Hydrol DPC min. 150mm above G.L. to lap with existing. Cavities to be fire stopped at top and around openings.

450mm wide vertical DPC's to be installed at all corners of the cavity wall insulation with the face brickwork.

Vents & horiz 'Thermabars' DPC's & double wall ties provided to all reveals & cavity closures.

NOTE : For walls exceeding 6.000m in length movement joints to be inserted into brick and block walls in accordance with NHBC Technical Guidance 6.1/28.

Garnic linings with perforated base & filled with insulation all to manufacturers specification over new openings.

(Min. 150mm end bearings & cavity trays over). CG40/100 linings over openings upto 2400mm

CX90/100 linings over openings over 2400mm

Any existing linings taking additional loads to be exposed for inspection &, if necessary, replaced with suitable linings/beams.

Roof & 1st floor joists strapped to walls using 30 x 5mm m/s straps @ 1.800m centres to provide lateral restraint.

Internal walls to be in 100 x 50mm S.W. studwork infilled with Sound blocker quilt-SBQ2 and faced with 10kg/m² sound insulating plasterboard & set coat both sides.

FIRST FLOOR.

22mm chipboard (type P5 to BS EN 312) on 200 x 50mm C24 grade joists @ 400mm centres.

15mm plasterboard (minimum mass 10kg/m²) & skimmed ceiling.

Herring bone strapping @ 1/3rd-span. Floor void to have 100mm sound deadening mineral wool laid between joists.

(Minimum mass 10 kg/m³)

1st floor stud partitions built off double joists bolted together.

Double joists to be provided under bathroom areas.

Floor joists strapped to walls using 30 x 5mm m/s straps @ 1.800m centres to provide lateral restraint.

Solid nogging to be provided between 1st floor joists under all restraint straps where parallel to span.

Where joist hangers are used, restraint type hangers to BS5628part 1 are to be incorporated @ max 2.000m centres

NOTE : 1st floor windows within 800mm of floor level to be either fixed shut, guarded or have a restricted opening of max 100mm

GROUND FLOOR. (U-Value 0.17W/m²K)

65mm sand/cement screed reinforced with chicken wire on 500 gauge vapour control barrier on 100mm Celotex GA4000 floor slab insulation on 1200g polypheone DPM on 150mm concrete oversite reinforced with B1131 mesh on sand blinding on ground cleared of all vegetable matter.

Concrete to be RC35/515 Grade to BS8500-2. (min. 21N/mm @ 28 days).

Min. 40mm concrete cover to all reinforcement.

Floor slab supported on inner skin of external walls & pockets cut into existing wall providing min. 60% support.

Any existing airbricks serving existing house floor to be ducted through under new slab with telescopic airbricks on outer wall.

FOUNDATIONS.

600mm wide x 250mm deep concrete strip foundations to cavity walls. Concrete to be GEN1/512 grade to BS8500-2.

Depth of foundations to be to suitable load-bearing strata to suit sub-soil conditions so as not to be affected by any tree roots or their removal, and to pass below any adjacent drain runs. Foundations into any form of clay sub-strata to be constructed in accordance with guidelines from BS8105-1:2011 and NHBC Technical Standards 4.2 and 4.4.

All existing foundations taking increased loadings to be exposed for inspection by Local Authority Building Inspector &, if necessary, underpinned to a suitable load-bearing strata.

THESE DRAWINGS ARE FOR THE PURPOSES OF OBTAINING LOCAL AUTHORITY CONSENTS ONLY. THE BUILDER MUST OBTAIN APPROVAL OF THE LOCAL AUTHORITY FOR ANY CHANGES TO THE NEW CONSTRUCTION. THESE PLANS WERE PREPARED ON THE BASIS OF A NON-INTRUSIVE SURVEY - SHOULD ANY HIDDEN BEAMS BE FOUND OR THE DIRECTION OF ANY JOISTS, ETC BE DIFFERENT TO THE PLANS, THE DESIGNER SHOULD BE NOTIFIED.

BUILDER TO ENSURE ALL WORK TO ACCORDS WITH THE ACCREDITED CONSTRUCTION DETAILS FOR PART L OF THE BUILDING REGULATIONS.

THE BUILDER MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO ORDERING ANY FACTORY MADE UNITS, TRUSSES OR STAIRS.

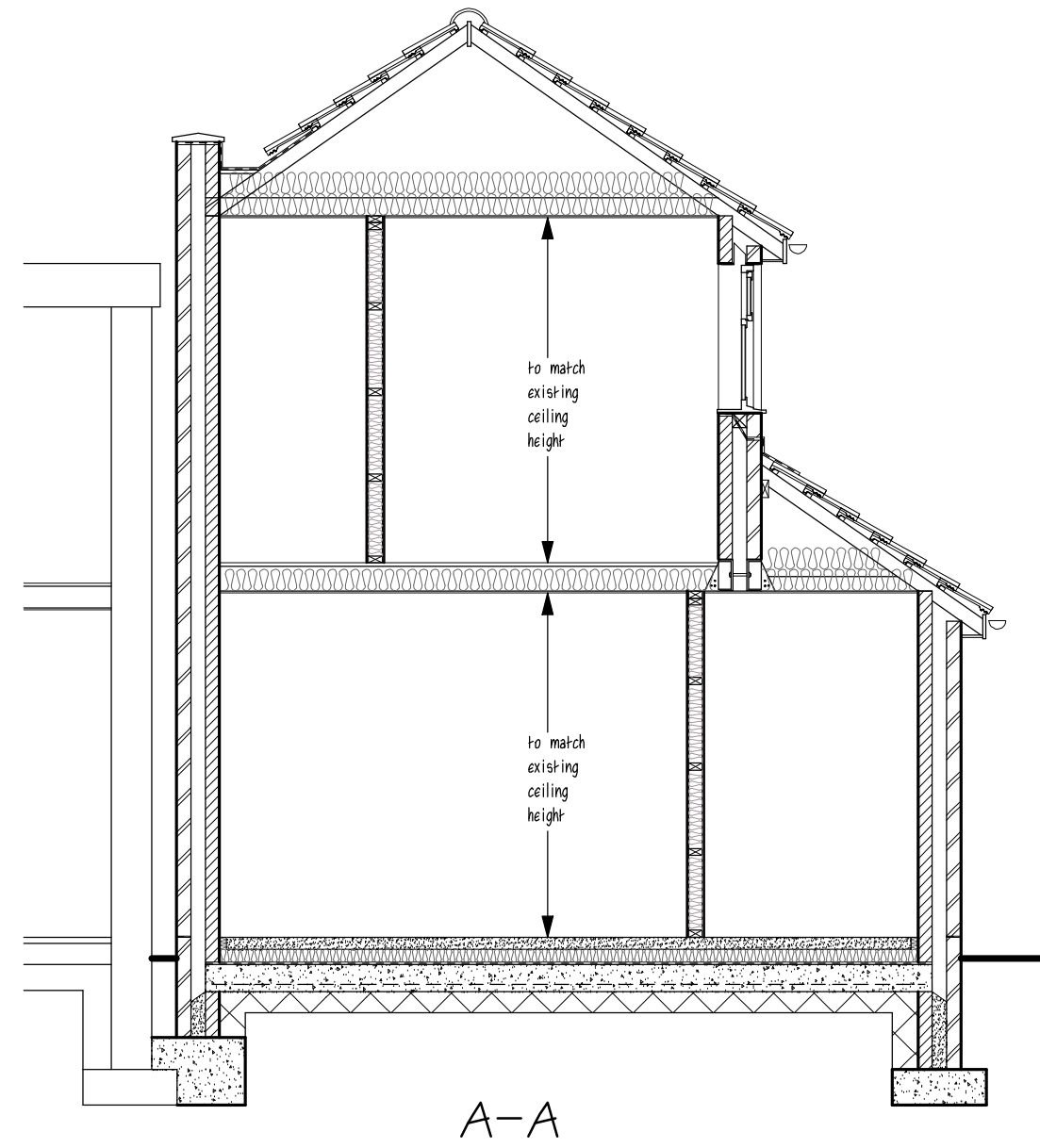
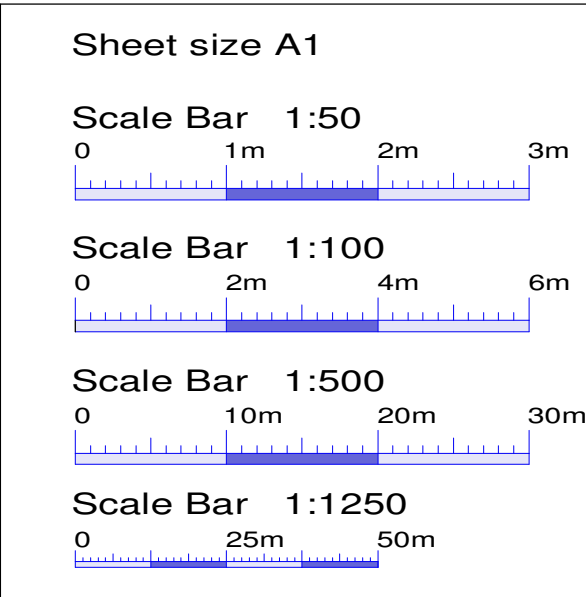
WHERE MARRYING WITH EXISTING ROOF, PITCH/ANGLE OF NEW ROOF IS TO MATCH EXISTING, WHICH IS TO BE CHECKED ON SITE AND NOT SCALED FROM PLAN.

THE BUILDER MUST ALSO CHECK ON SITE FOR ALL OVERFLOW PIPES, MAINS BOXES, MAINS SUPPLY POINTS, ETC. NOT INCLUDED IN THE SPECIFICATION WHICH WOULD IMPACT ON THE PROPOSAL/SPECIFICATION.

THE OWNER/CLIENT MUST, PRIOR TO COMMENCEMENT OF WORK, ENSURE ALL COSMETIC DESIGN FEATURES, ELECTRICS AND HEATING REQUIREMENTS ARE AGREED WITH HIS CHOSEN CONTRACTOR.

THIS PROJECT INVOLVES WORK WHICH IS GOVERNED BY THE PARTY WALL ACT 1996. AS SUCH THE OWNER IS ADVISED TO SERVE THE REQUISITE NOTICE ON THE ADJOINING NEIGHBOUR AND EMPLOY THE SERVICES OF A PARTY WALL SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY OPERATIONS ON SITE.

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A-A

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CONTRACT	Proposed Extension at 23 Pinewood Avenue Crowthorne RG45 6RR	CLIENT	
		Mr	
DRAWING	PROPOSED PLANS	SCALE	
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