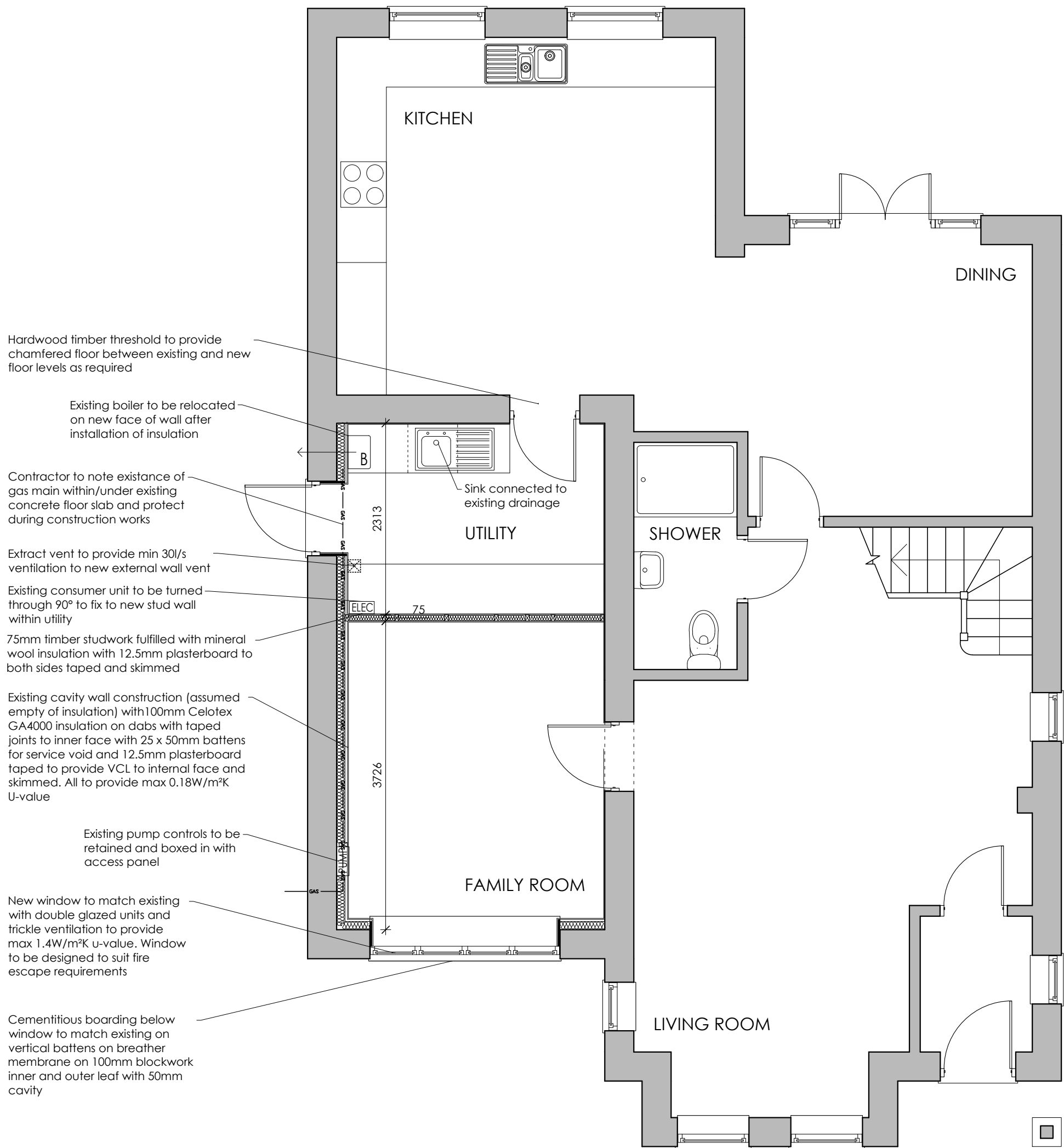
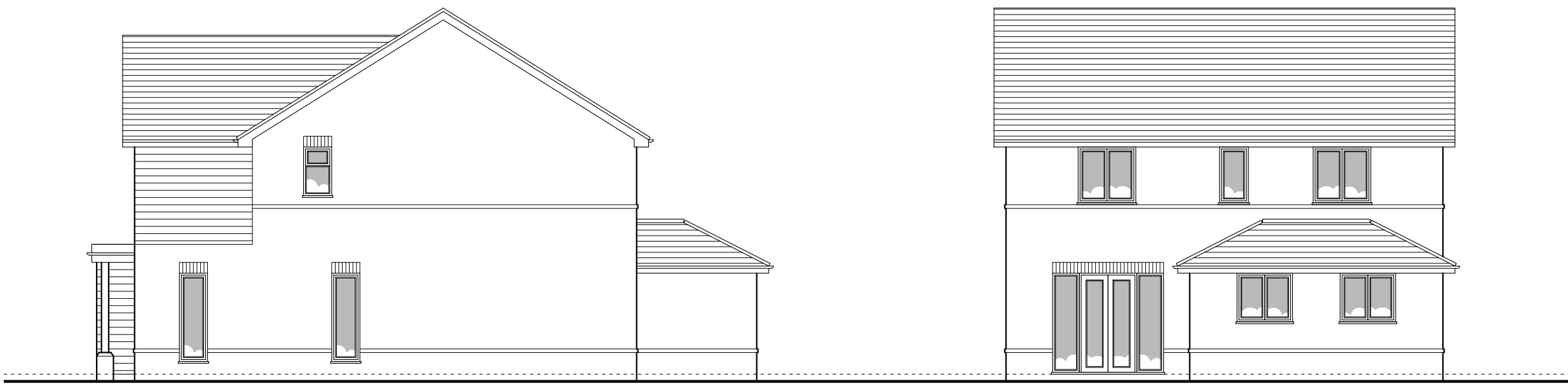


GROUND FLOOR PLAN
1:50



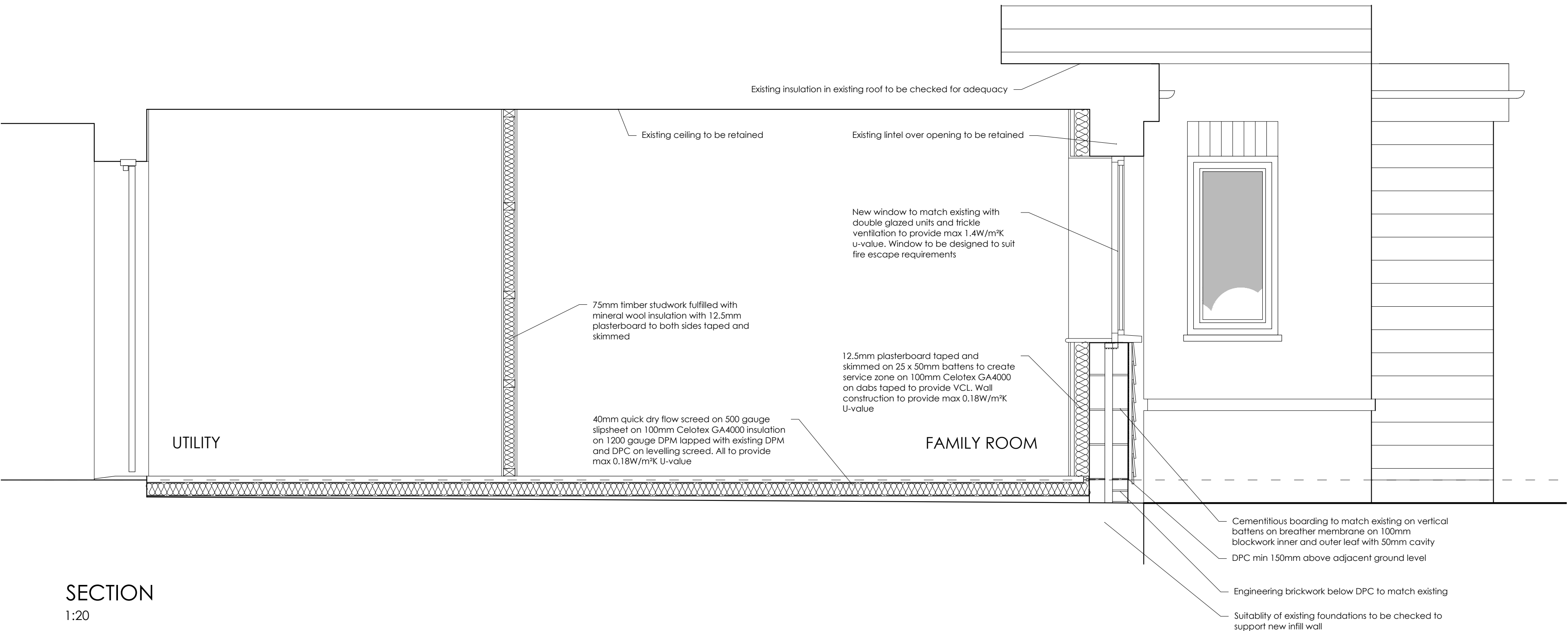
FRONT ELEVATION
1:50



SIDE ELEVATION
1:100 (No change)

REAR ELEVATION
1:100 (No change)

SECTION
1:20



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 L1B and F:
All windows and external doors to be to Employer's specification, and to achieve a u-value of 1.4 W/m²/K or better.
Escape window to be provided in office, cill 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 doors, and all window areas below 800mm above FFL to be laminated safety glazing to BS 6206

LIGHTING
To be in compliance with Approved Document L1B:
INTERNAL: A minimum of 3 per 4 fixed lighting fittings to have lamps that have a luminous efficacy greater than 75 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

HEATING
Existing boiler to be retained. New radiators to be added to new area. All fitted with TRVs. Hot water pipes in unheated spaces to be insulated. Heating system to be commissioned upon completion of the works. All work to be completed by Gas Safe Engineer.

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.

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

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.
UTILITY ROOM: Ceiling extract fan to provide discharge rate of 30 l/s

DRAINAGE
To be in compliance with Approved Document H:

New foul drainage to sink to connect into existing : all penetrations through external wall to be made fully airtight. Materials to be upvc.

Fitting	Waste/trap dim.	Trap Seal	Fall
Sink	40mm	75mm	18-44mm/m