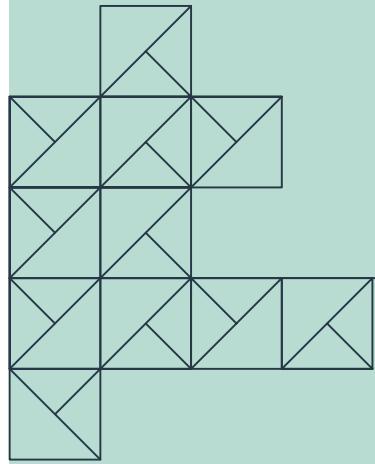
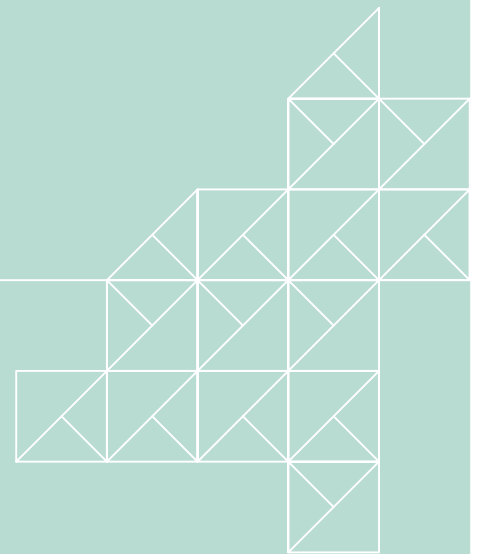


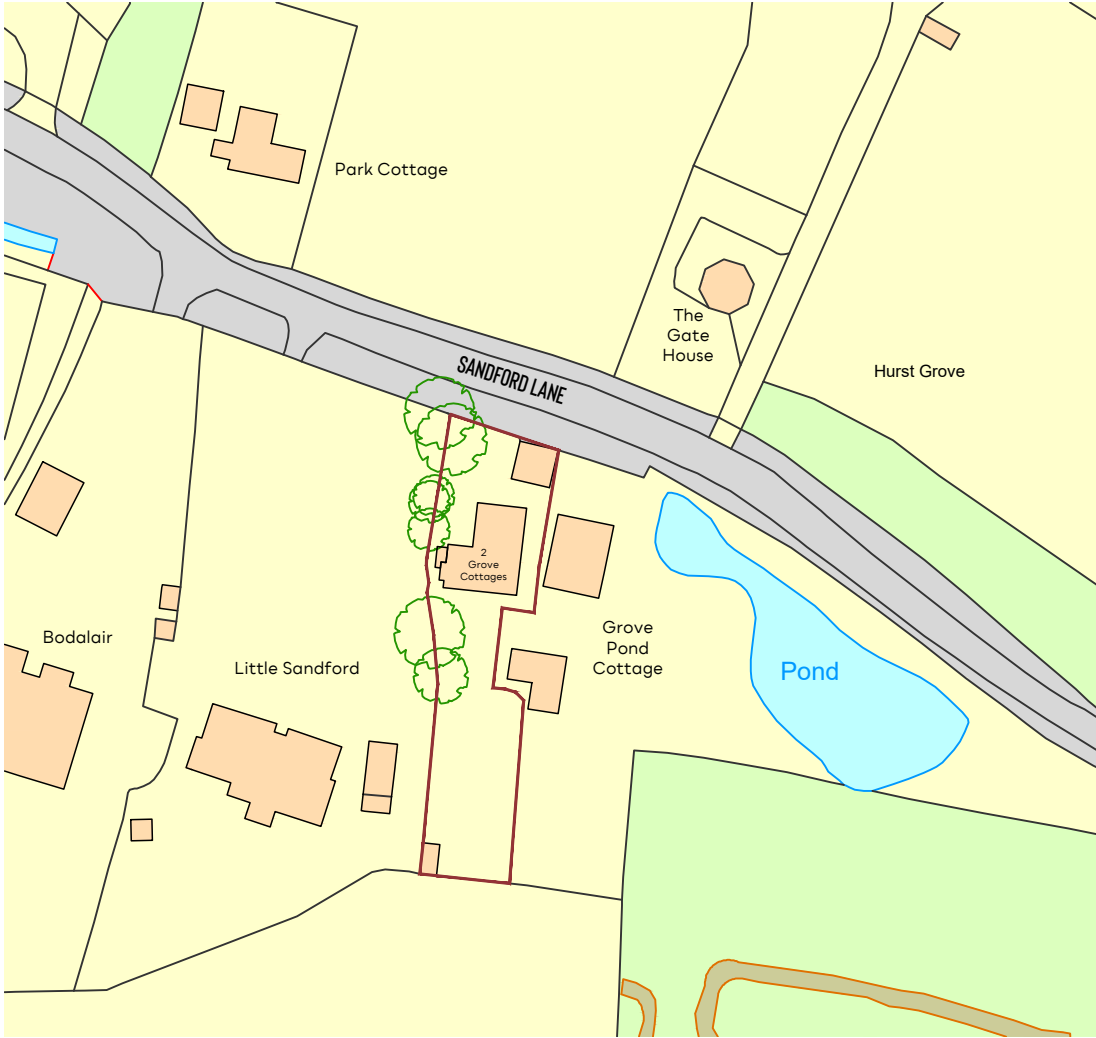


2 GROVE COTTAGES, SANDFORD LANE, HURST, RG10 0SX
ANDREW MCQUADE

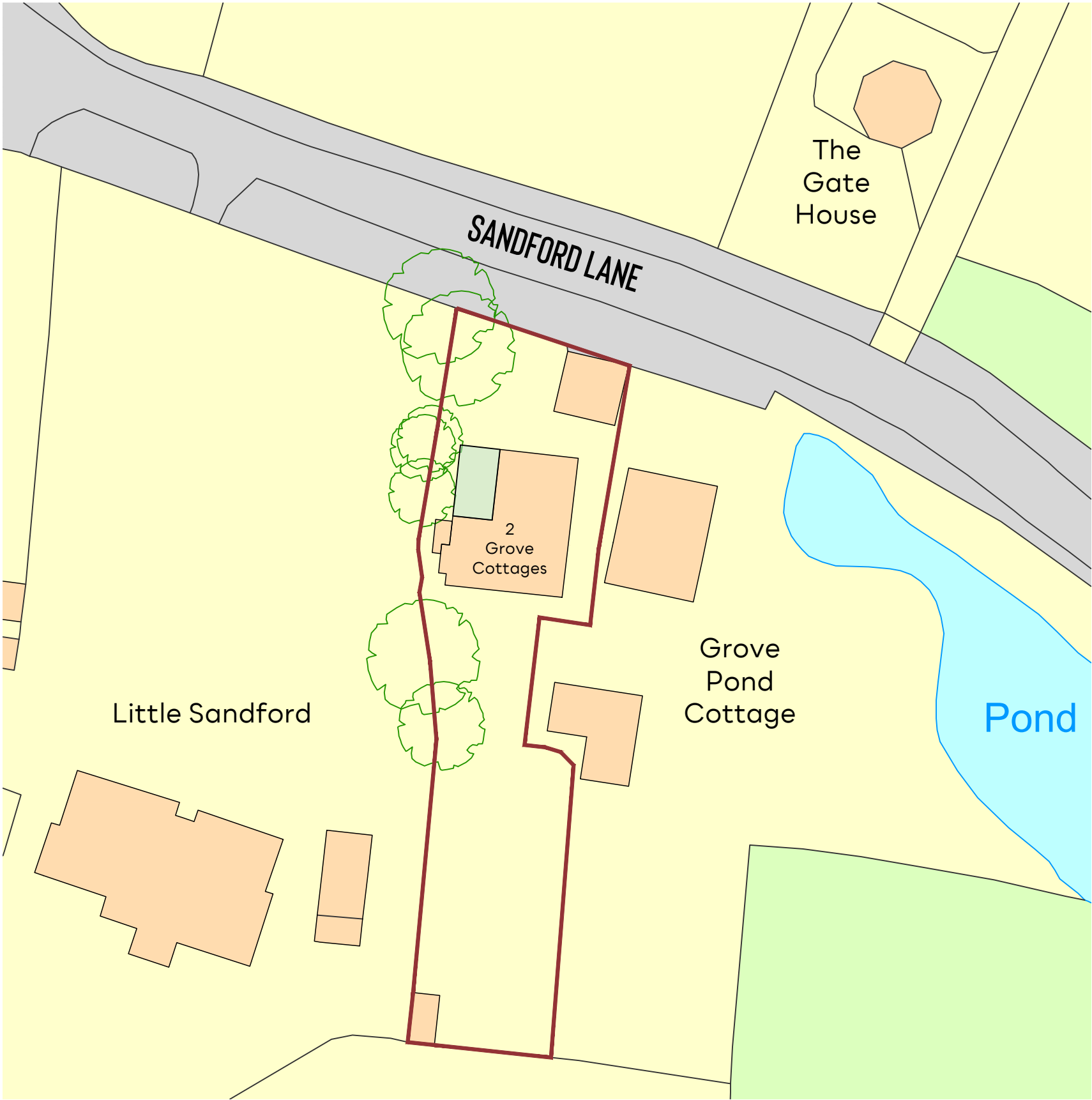
TECHNICAL DESIGN



Bastion



LOCATION PLAN @ 1:1250



BLOCK PLAN @ 1:500

Rev.	Date	Description	Author
-	-	-	-

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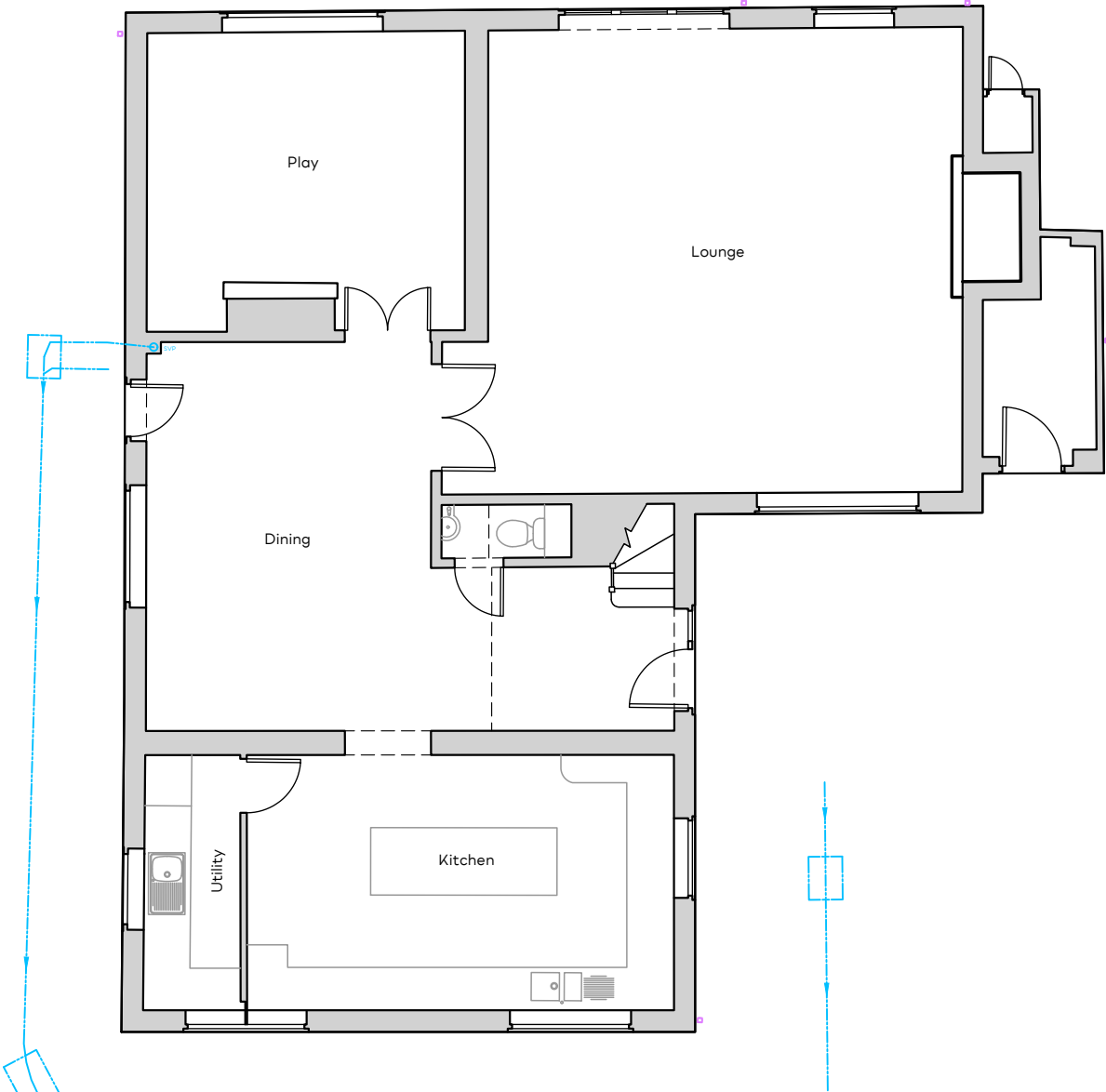
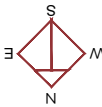
24-26C-BR-00.1

VARIES

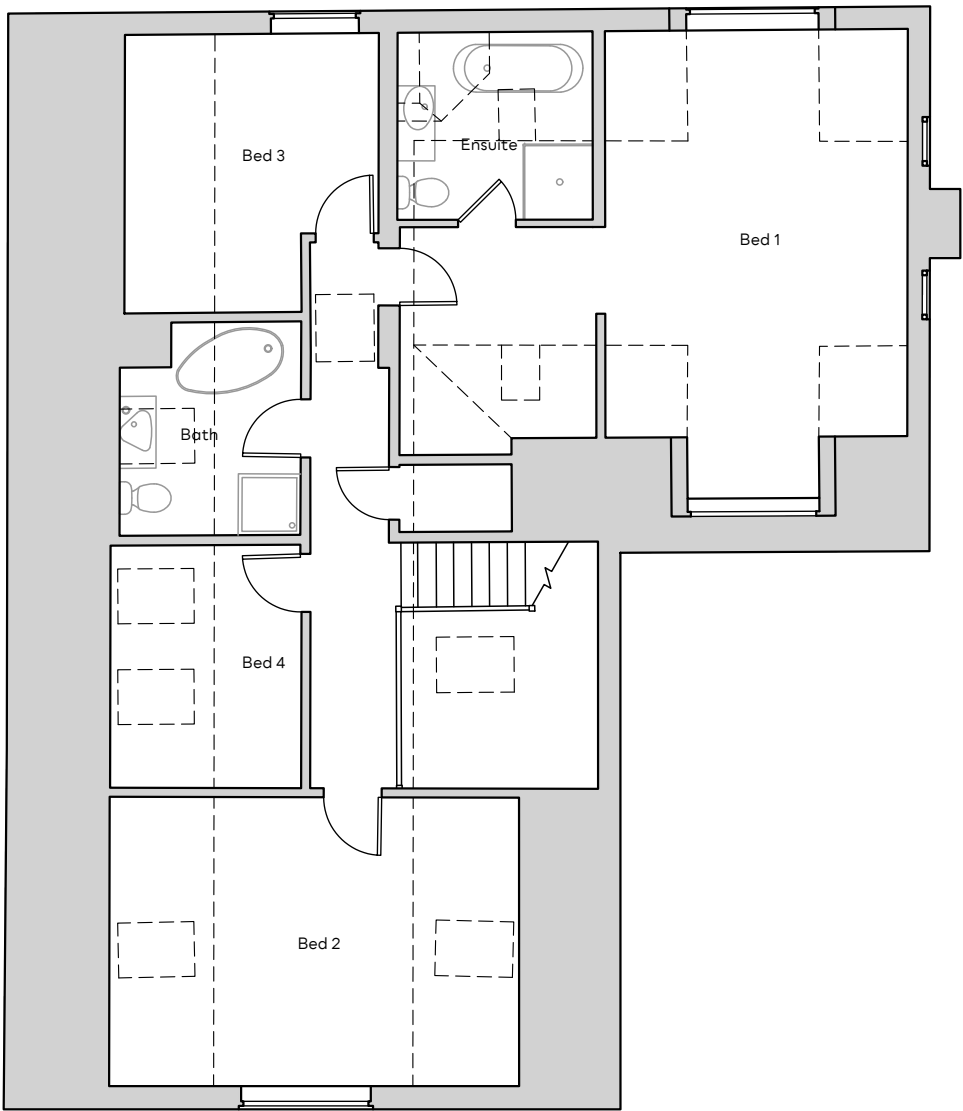
(@A3)

PROPOSED SITE & LOCATION PLANS

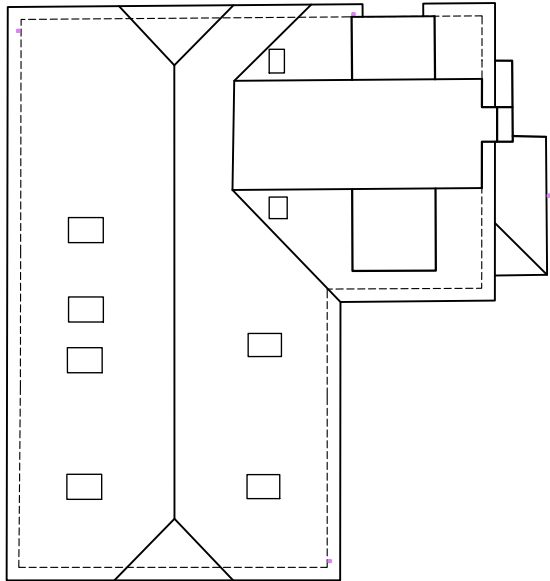
2 GROVE COTTAGES,
SANDFORD LANE,
HURST,
RG10 OSX



◇ GROUND FLOOR PLAN @ 1:100



◇ FIRST FLOOR PLAN @ 1:100



◇ ROOF PLAN @ 1:200

Rev.	Date	Description
01	23.01.25	Minor update to existing drainage.

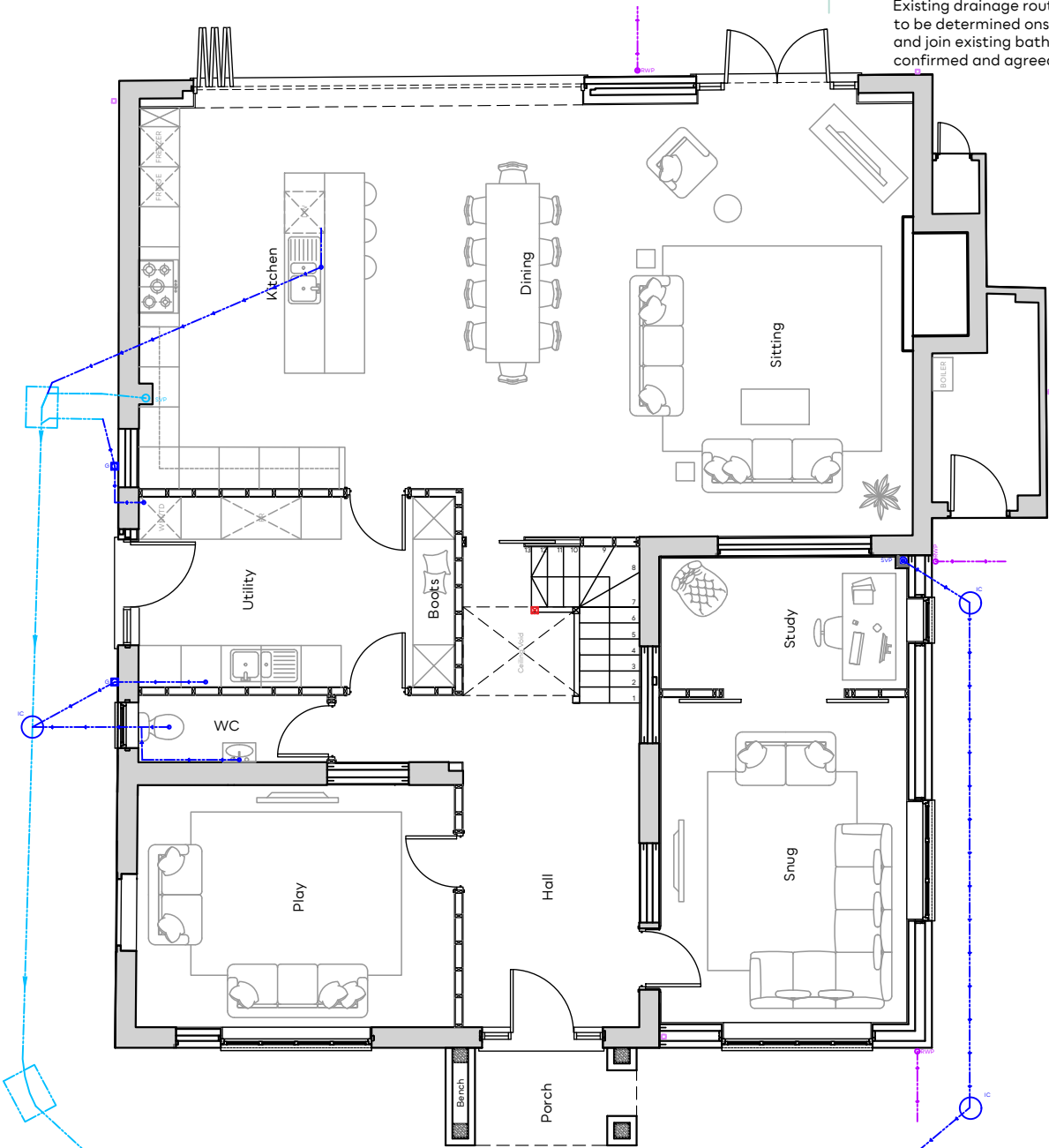
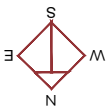
Author
RJH

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JAN	2025
VARIES	(@A3)

24-2GC-BR-01.1
EXISTING GENERAL ARRANGEMENT FLOOR PLANS

existing foul drainage	low level / below	above
proposed foul drainage	low level / below	above
existing s/w drainage	low level / below	above
proposed s/w drainage	low level / below	above

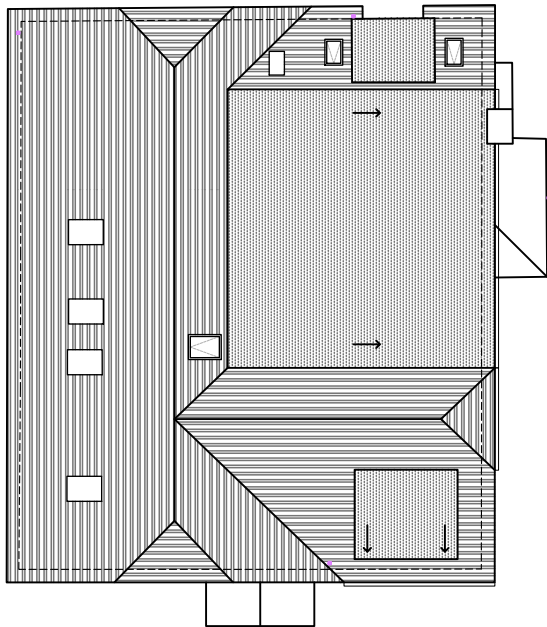
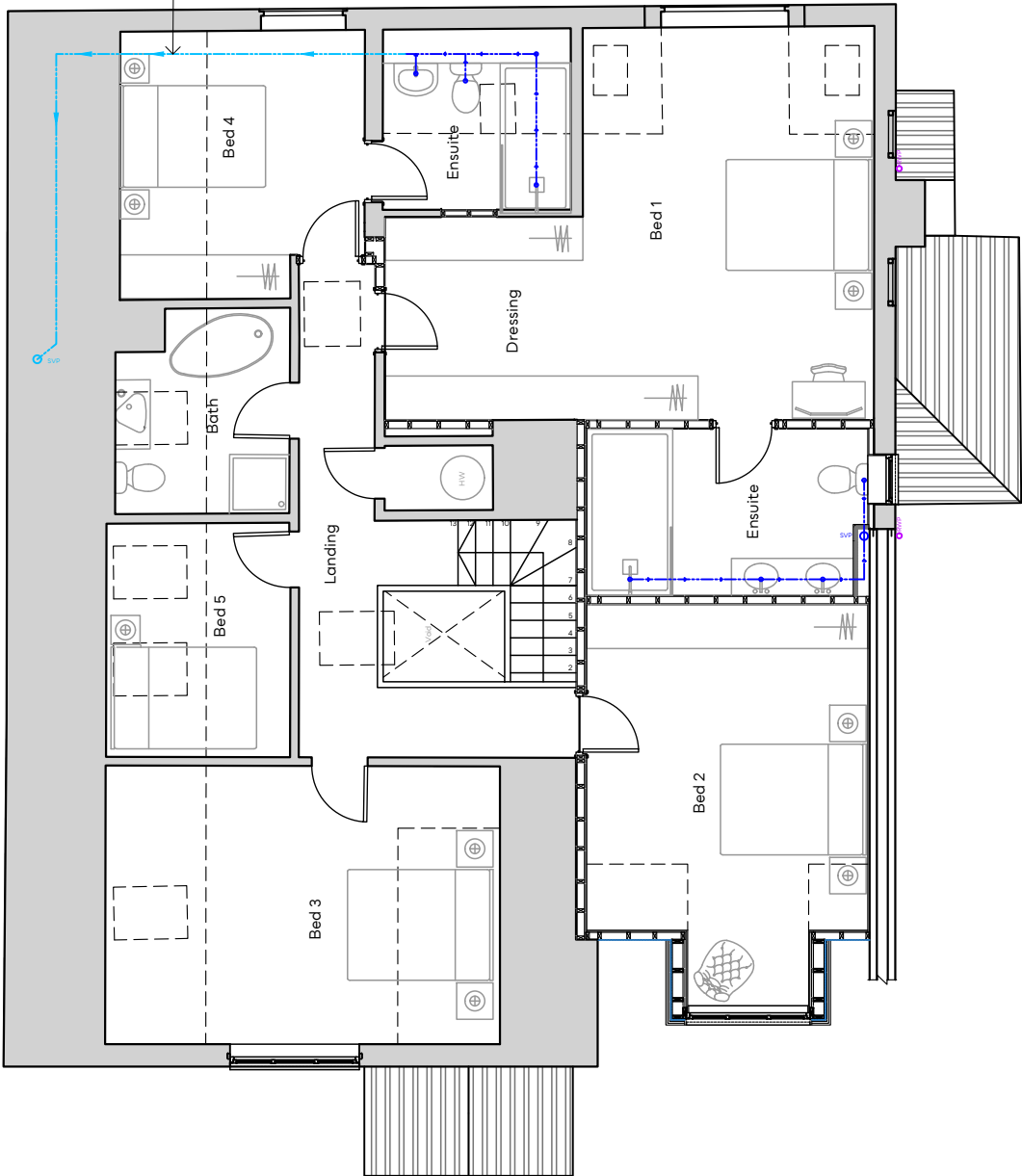


Assumed route of existing below ground drainage - to be reviewed on site and any redundant runs to be removed and capped off if no longer required.

◇ GROUND FLOOR PLAN @ 1:100

New below ground drainage connections to connect into existing system. All proposals are subject to the approval of the building inspector.

◇ FIRST FLOOR PLAN @ 1:100



◇ ROOF PLAN @ 1:200

NOTE - PRINCIPAL DESIGNER:
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Rev.	Date	Description
01	23.01.25	Engineering coordination & client comments.

Author
RJH

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24-26C-BR-01.2

VARIES

(@A3)

PROPOSED GENERAL ARRANGEMENT FLOOR PLANS



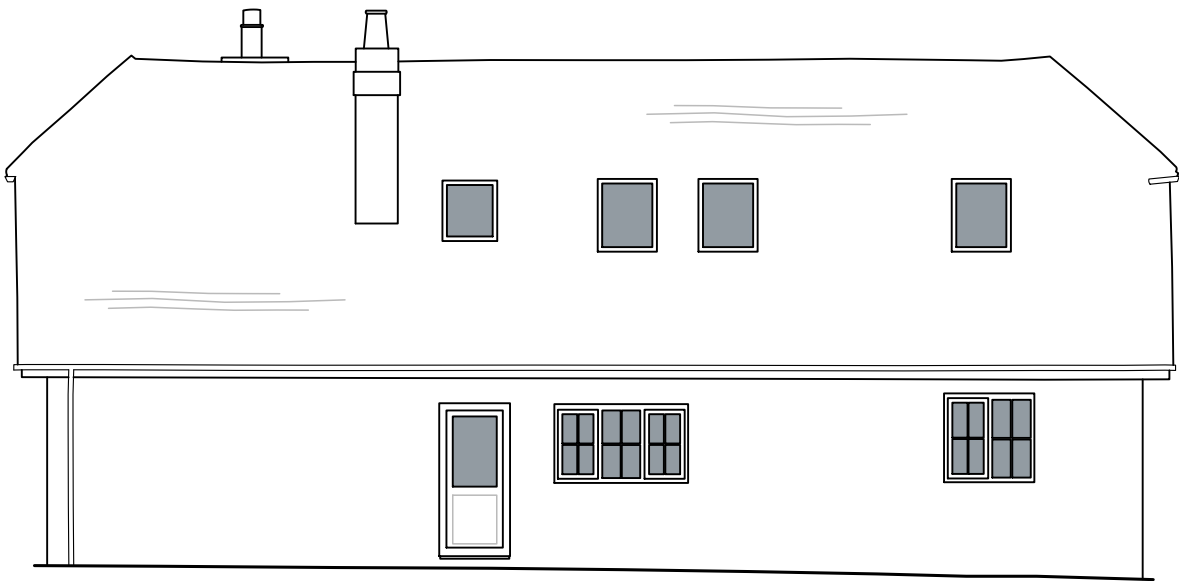
PRINCIPLE ELEVATION - FRONT OF HOUSE
(NORTH FACING)



SIDE ELEVATION (FROM DRIVEWAY)
(WEST FACING)



REAR ELEVATION (FROM GARDEN)
(SOUTH FACING)



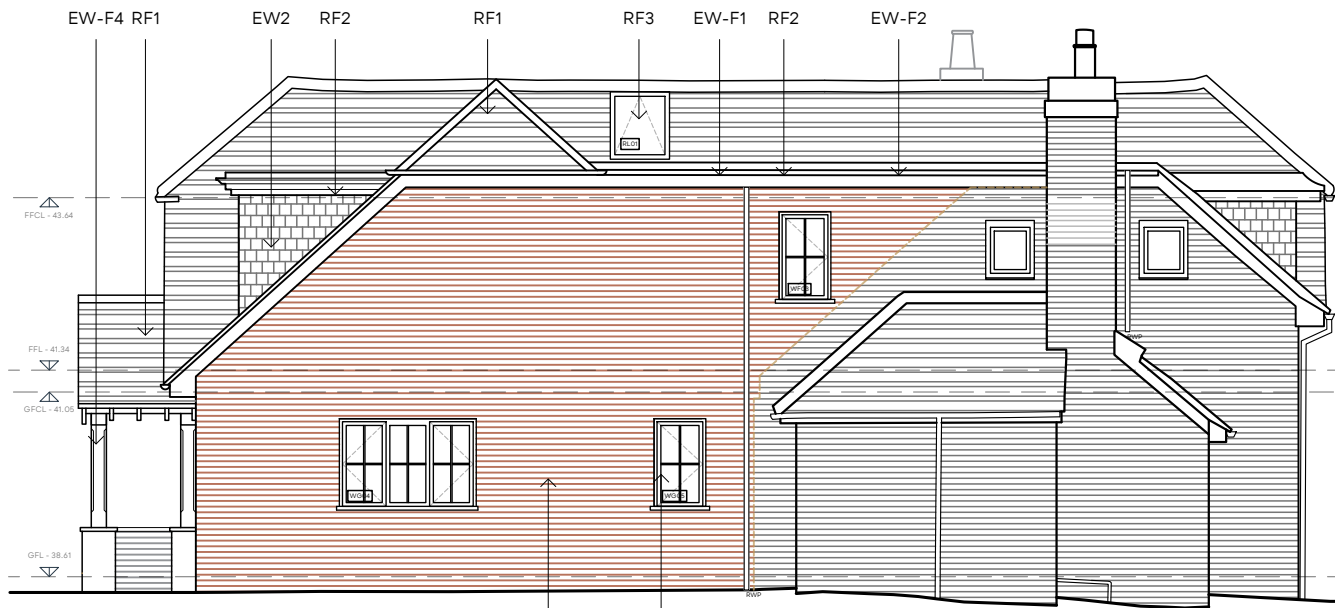
SIDE ELEVATION (FROM GARDEN)
(EAST FACING)

Rev.	Date	Description	Author	NOTES	JAN	2025	24-26C-BR-02.1
-	-	-	-	1. This drawing is copyright of: Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to 'Planning and Building Regulation Approval' or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:100	(@A3)	EXISTING EXTERNAL ELEVATIONS



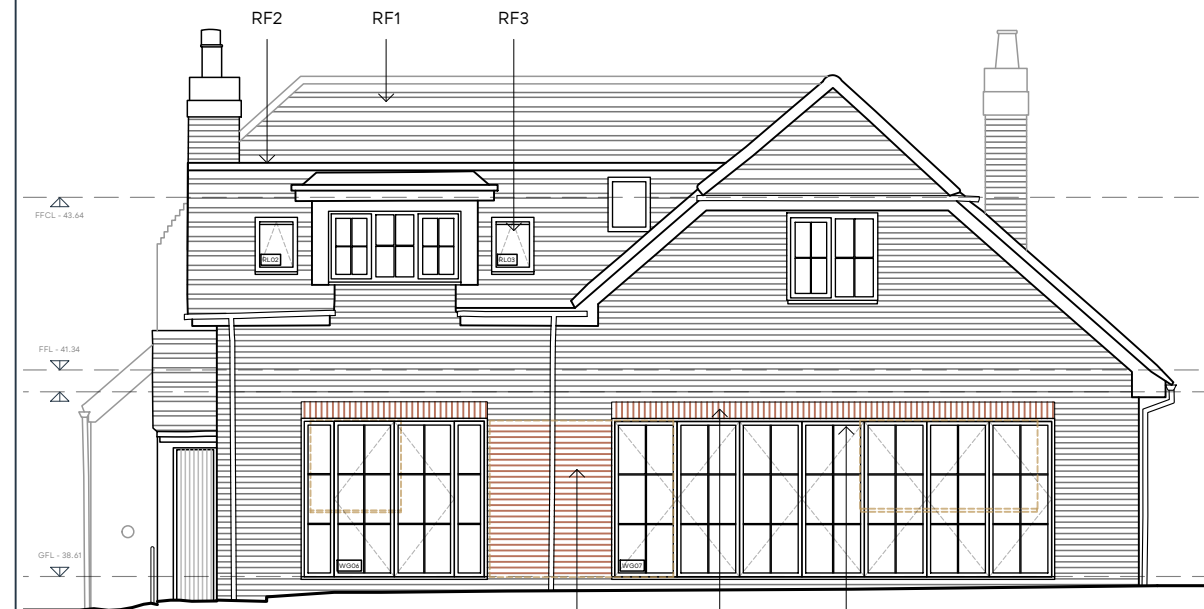
◇ E1 - PRINCIPLE ELEVATION - FRONT OF HOUSE
(NORTH FACING)

WS3 EW-F4 WS1 EW-F3 EW1 EW-F2 EW-F1



◇ E2 - SIDE ELEVATION (FROM DRIVEWAY)
(WEST FACING)

EW1 WS1



◇ E3 - REAR ELEVATION (FROM GARDEN)
(SOUTH FACING)

EW1 EW-F3 WS2



◇ E4 - SIDE ELEVATION (FROM GARDEN)
(EAST FACING)

EW1 WS3 WS1 EW1 EW-F4

MATERIALS SCHEDULE

EXTERNAL WALL	EW1 Masonry cavity wall infill with partial fill cavity wall insulation and facing brickwork outer leaf to match existing.
	EW2 Dormer wall - Timber framed wall with wall hung tiles to clients selection.

EXTERNAL WALL FEATURES	EW-F1 Painted timber or white uPVC fascias/soffits to match existing.
	EW-F2 White square rainwater goods to match existing.
	EW-F3 Brick soldier course above openings.
	EW-F4 Oak Structure on solid brick plinths.

ROOF	RF1 Roof tile finish to match existing.
	RF2 New warm flat roof construction with PVC single-ply membrane.
	RF3 New velux roof lights to match existing.

WINDOWS & DOORS	WS1 New double-glazed timber effect uPVC casement window systems.
	WS2 New double-glazed timber framed bi-folding doors to clients specification.
	WS3 New timber front door with timber effect uPVC fixed double glazed sidelights.

Rev.	Date	Description
01	23.01.25	Engineering coordination & client comments.

Author
RJH

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JAN

2025

24-26C-BR-02.2

1:100

(@A3)

PROPOSED EXTERNAL ELEVATIONS

15 l/s mechanical extract
through wall, to serve WC.

Existing elements shown in
beige are to be removed. Walls
are assumed to be
non-loadbearing where no
replacement structure is
indicated - to be checked on
site.

New SW stud partitions with
mineral wool infill & faced with
12.5mm plasterboard & skim.

New oak structure to sit on
brick plinths to porch.

New beam / lintel over to allow
formation of structural
opening.

New timber staircase - to
specialist's design & detail.

New beam / lintel over to allow
formation of structural
opening.

New below ground drainage
connections to connect into
existing system. Existing
redundant runs to be removed
and capped off. All proposals
are subject to the approval of
the building inspector.

Existing redundant drainage
runs removed and capped off.

New RWP's either connected
into existing system or taken to
new soakway, subject to
percolation test and agreement
with building inspector.

Proprietary masonry anchor tie
system at wall abutment.

30 l/s mechanical extract
through wall, to serve Utility
Room.

New below ground drainage
connections to connect into
existing system, with back inlet
gully to serve kitchen & utility.
Existing redundant runs to be
removed and capped off. All
proposals are subject to the
approval of the building
inspector.

Insulated wall linings to create
flush finish around internal
steelwork projection. Depth
determined by width of new
beam across opening.

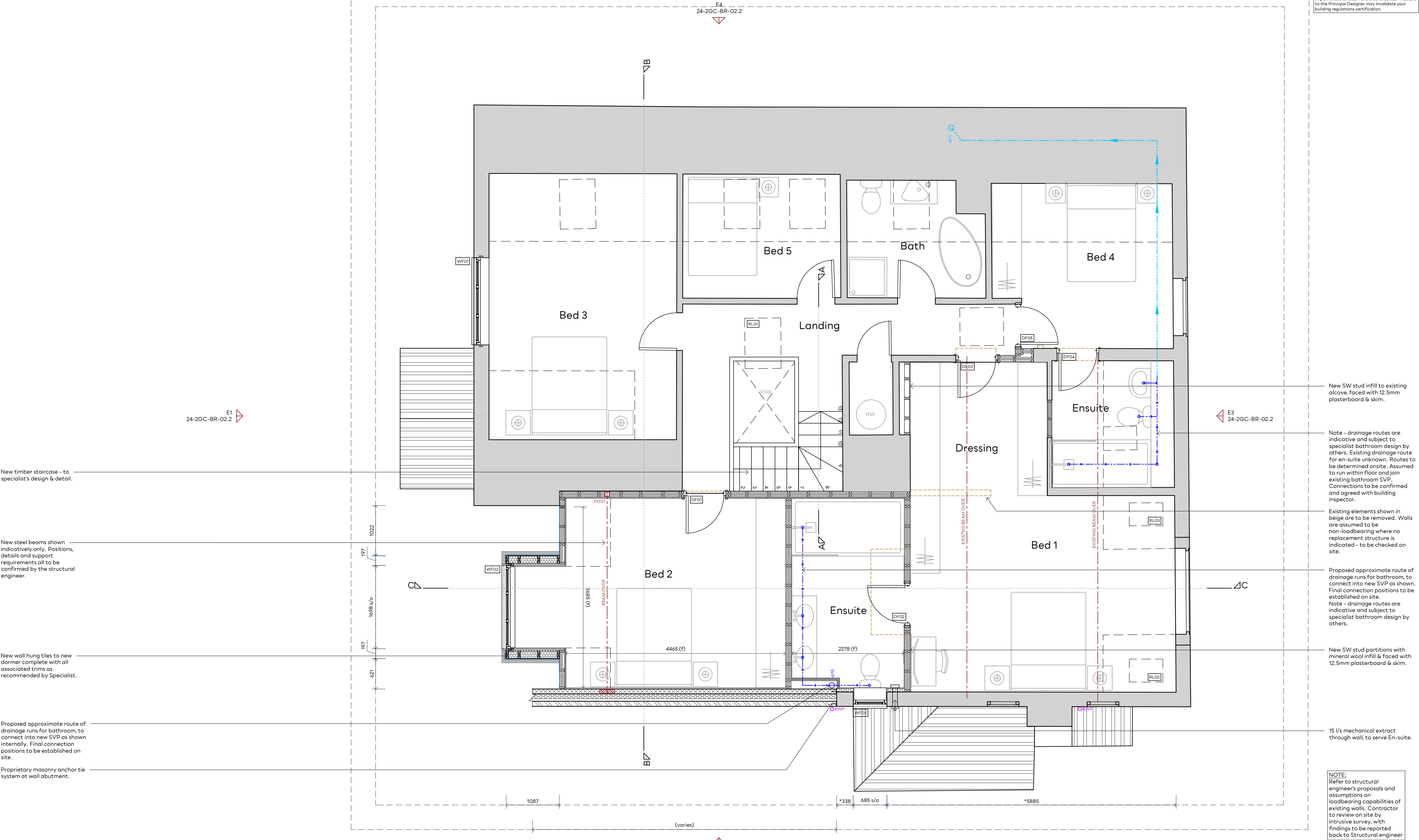
New glazed bi-folding doors by
chosen specialist & to clients
requirements.

New steel beams shown
indicatively only. Positions,
details and support
requirements all to be
confirmed and identified by the
structural engineer within their
structural design.

New wet underfloor heating
system to existing floor. Details
of existing floor construction
unknown and subject to
intrusive investigations -
options for system type to be
reviewed when further detail is
known.

New glazed bi-folding doors by
chosen specialist & to clients
requirements.

Insulated wall linings to create
flush finish along full length of
back wall.



Rev.	Date	Description
01	23.01.25	Engineering coordination & client comments.

Author	Notes
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JAN	2025	24-2GC-BR-03.2
1:50	(@A2)	DETAILED FIRST FLOOR PLAN

E1
24-2GC-BR-02.2

E4
24-2GC-BR-02.2

E3
24-2GC-BR-02.2

E2
24-2GC-BR-02.2

NOTE:
Refer to structural engineer's proposals and assumptions on loadbearing capabilities of existing walls. Contractor to review on site by intrusive survey, with findings to be reported back to Structural engineer

SERVICES LEGEND

- SWITCHED SPUR
- SINGLE SOCKET (SWITCHED)
- TWIN SOCKET (SWITCHED)
- TWIN SOCKET (SWITCHED) WITH USB PORTS
- EXTERNAL TWIN SOCKET (SWITCHED & IP RATED)
- CONSUMER UNIT
- COOKER SWITCH & ISOLATOR
- ELECTRIC CAR CHARGING POINT
- BT
- COAXIAL POINT
- WIRELESS ACCESS POINT
- ETHERNET POINT
- TV POINT
- SMOKE DETECTOR
- HEAT DETECTOR
- 1 GANG LIGHT SWITCH
- 2 GANG LIGHT SWITCH
- EXTRACT FAN
- HEATED MIRROR AND MIRROR LIGHT WITH SHAVER POINT
- RECESSED LOW ENERGY DOWN-LIGHT (LED, IP RATED) IN UTILITY & BATHROOMS
- RECESSED LOW ENERGY DOWN-LIGHT (LED, EXTERNAL TYPE - IP RATED
- CEILING PENDANT (with dimmable switching)
- WALL LIGHT
- SHAVER LIGHT
- PIR SENSOR
- LOW LEVEL LED NIGHT LIGHT WITH INTEGRAL PIR
- STRIP LIGHT
- TRACK LIGHTING
- EXTERNAL LIGHT FITTING
- DOORBELL
- CCTV CAMERA
- CEILING SPEAKER
- EXTERNAL SPEAKER
- HORIZONTAL RADIATOR
- VERTICAL RADIATOR
- HEATED TOWEL RAIL (DUAL FUEL)
- UNDERFLOOR HEATING MANFOLD
- COLD WATER SUPPLY POSITION
- HOT WATER SUPPLY POSITION

Mains powered interlinked smoke detector with battery backup.

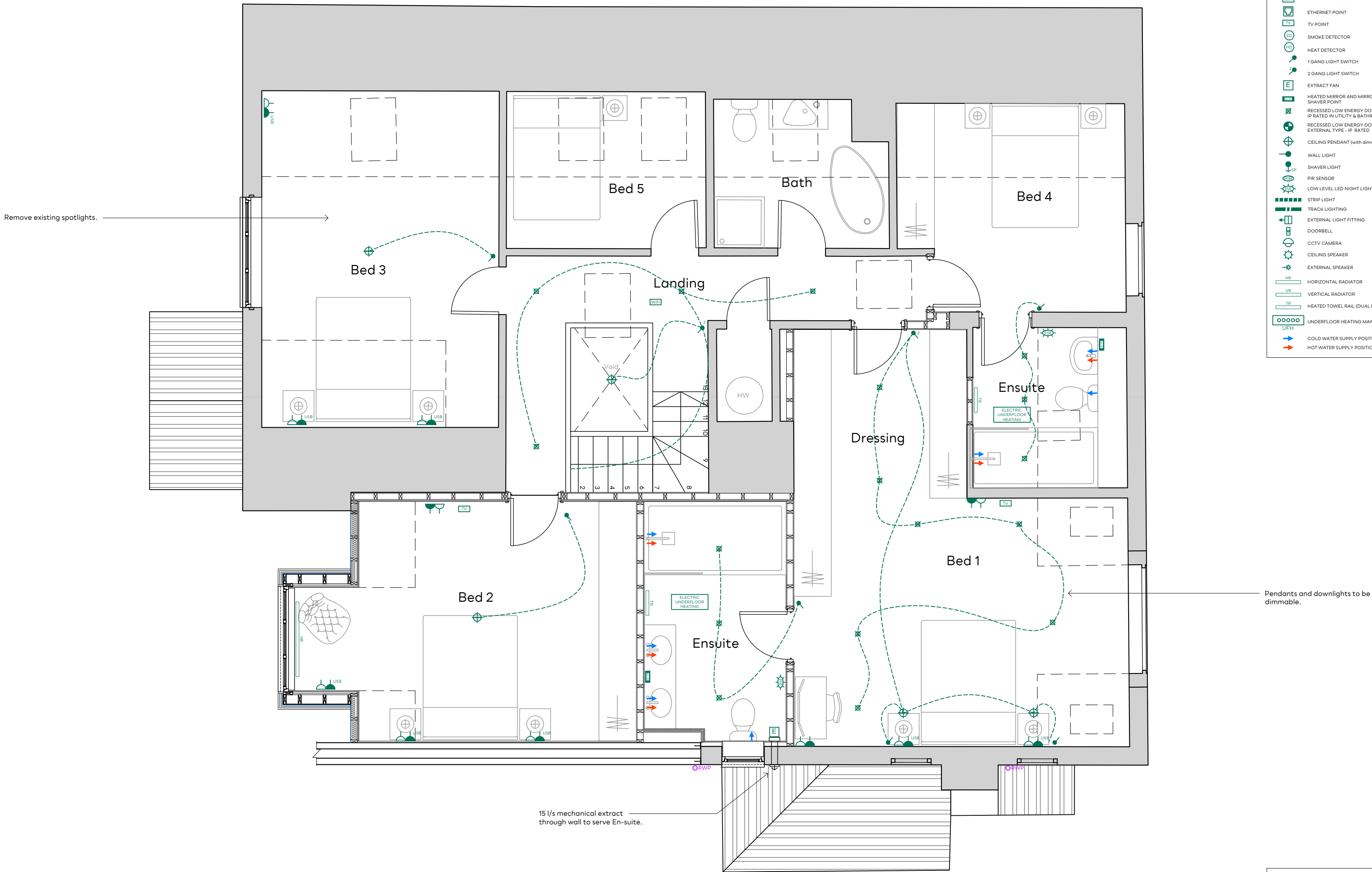
New RING doorbell final spec to be agreed with client prior to ordering.

Downlights throughout open-plan areas to be on dimmer switches.

Replacement boiler - spec to be advised by heating engineer.

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JAN 2025 24-26C-BR-03.4
1:50 (@A2) PROPOSED GROUND FLOOR SERVICES PLAN

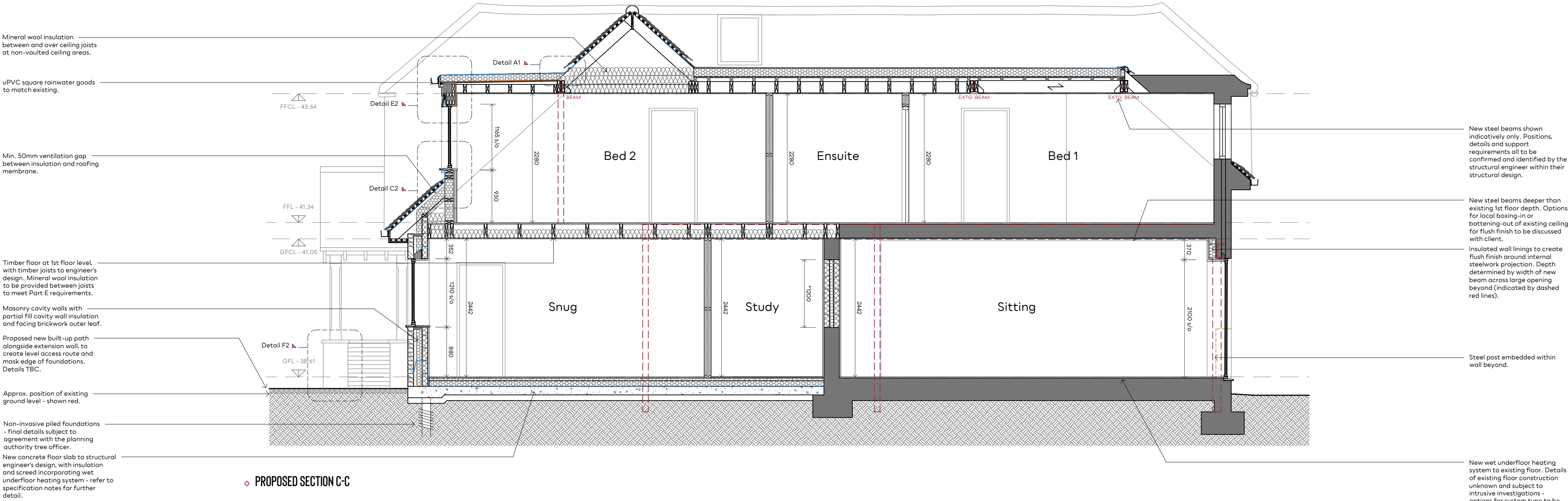


PROPOSED SECTION A-A

PROPOSED SECTION B-B

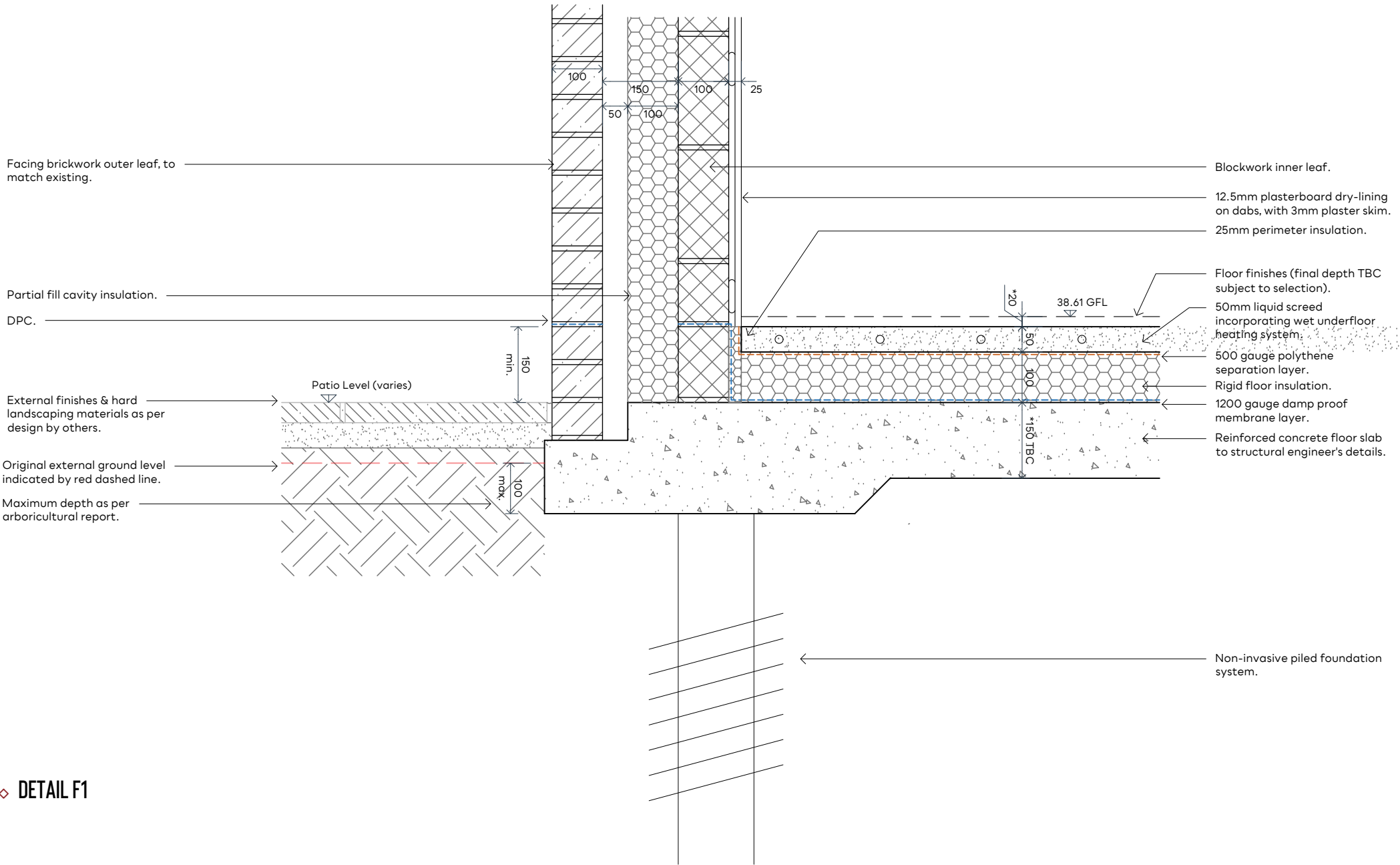
NOTE - PRINCIPAL DESIGNER:

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PROPOSED SECTION C-C

Rev.	Date	Description	Author	Notes	JAN	2025	24-26C-BR-04.2
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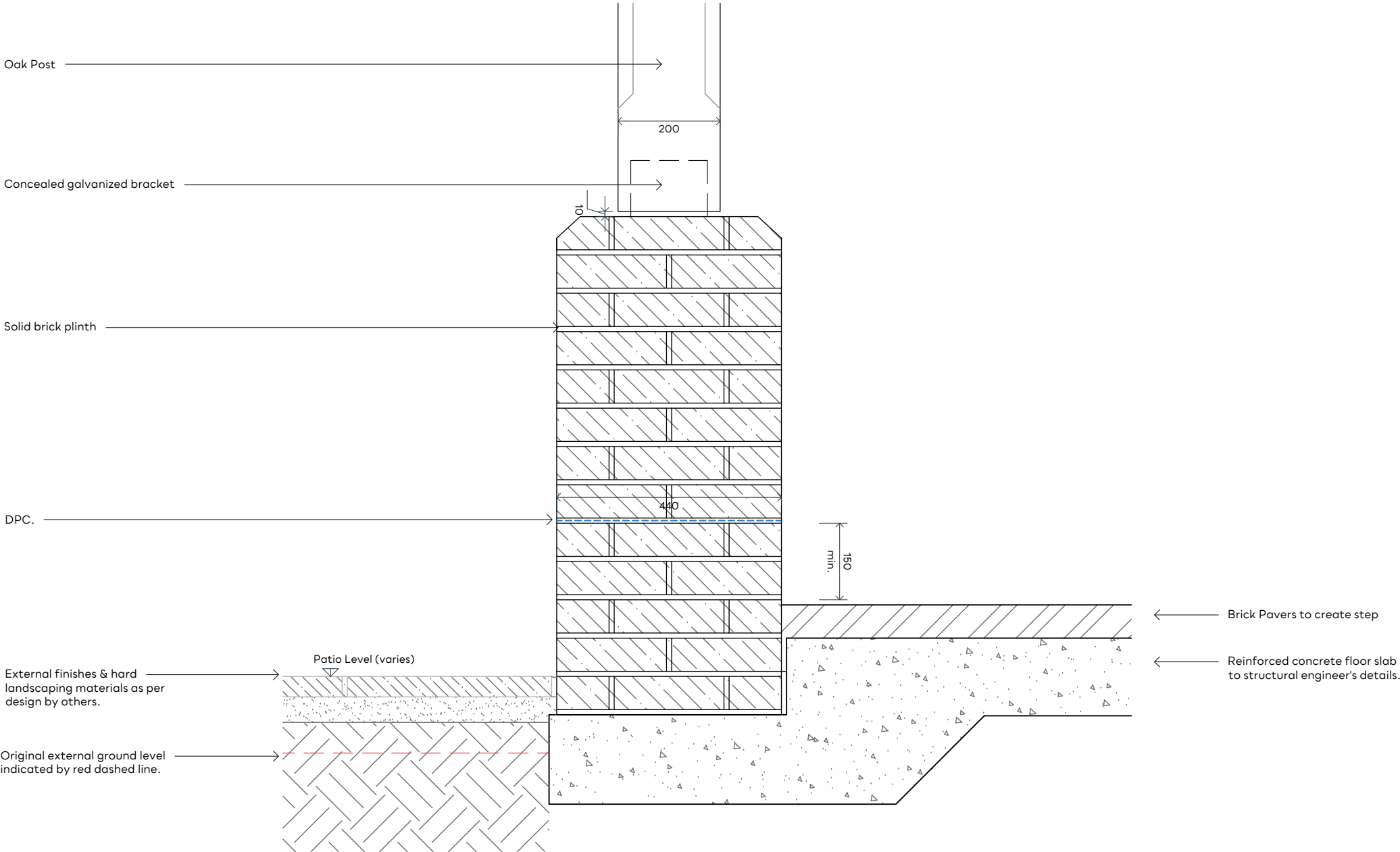


DETAIL F1

Rev.	Date	Description	Author	NOTES	JAN 2025	24-26C-BR-05.1
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NOTE - PRINCIPAL DESIGNER:

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DETAIL F2

Rev.	Date	Description	Author	NOTES
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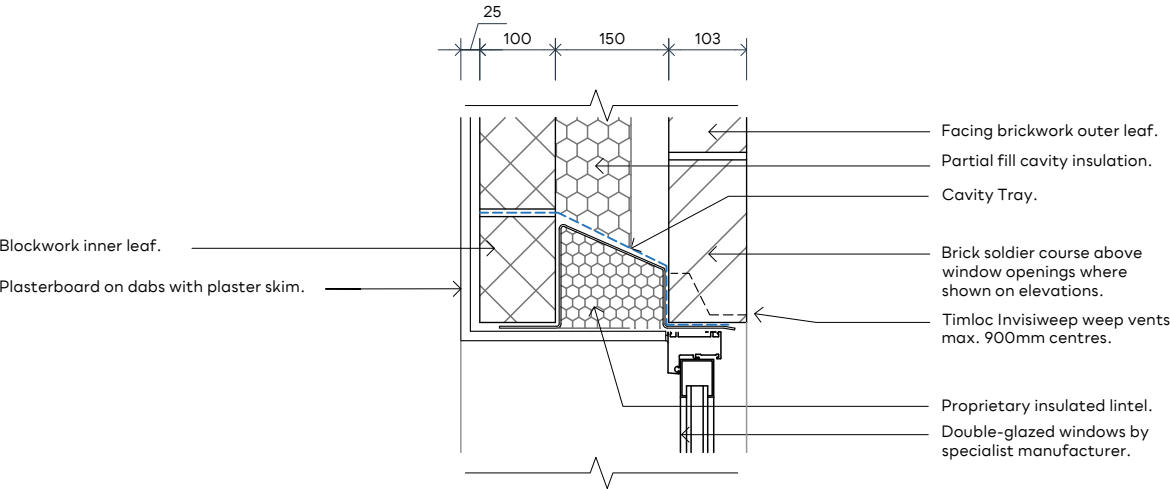
JAN	2025	24-2GC-BR-05.2
1:10	(@A3)	PROPOSED DETAILS - SHEET 2

NOTE - PRINCIPAL DESIGNER:

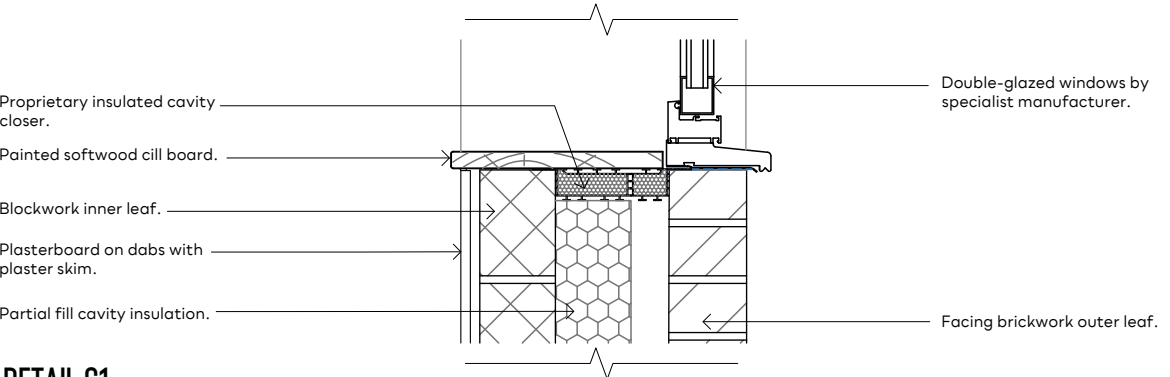
Any proposed deviations from the designs and specifications illustrated on these drawings must be referred back to the appointed Principal Designer for consideration in relation to building regulations compliance requirements before being implemented on site. Failure to relay such matters to the Principal Designer may invalidate your building regulations certification.



DETAIL H1

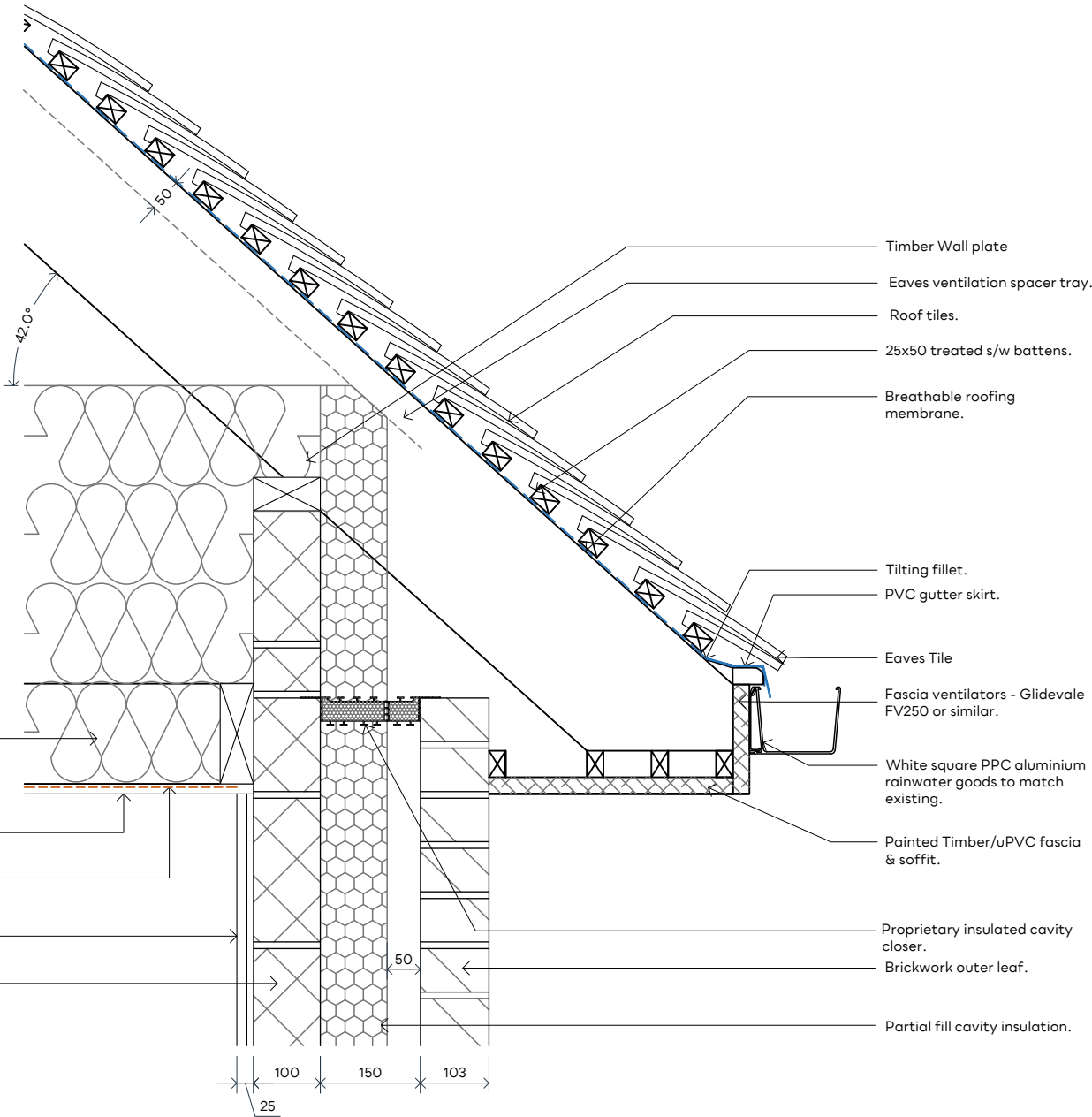


DETAIL C1



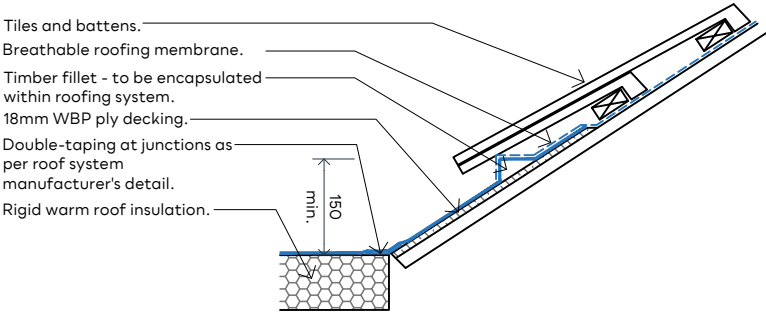
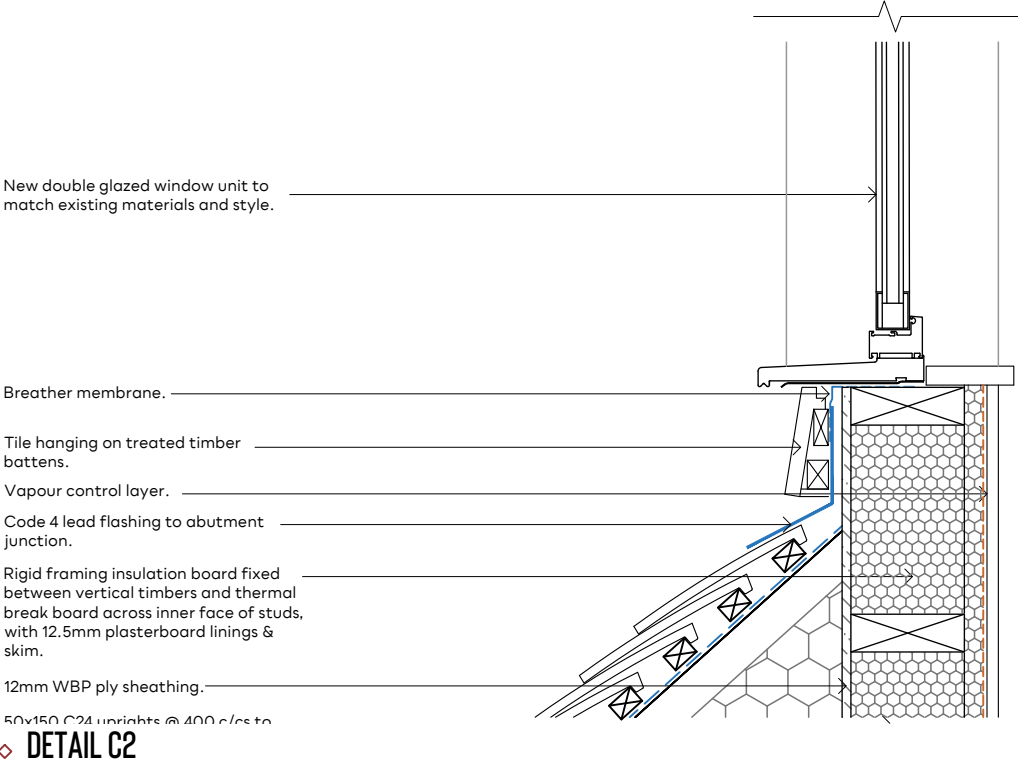
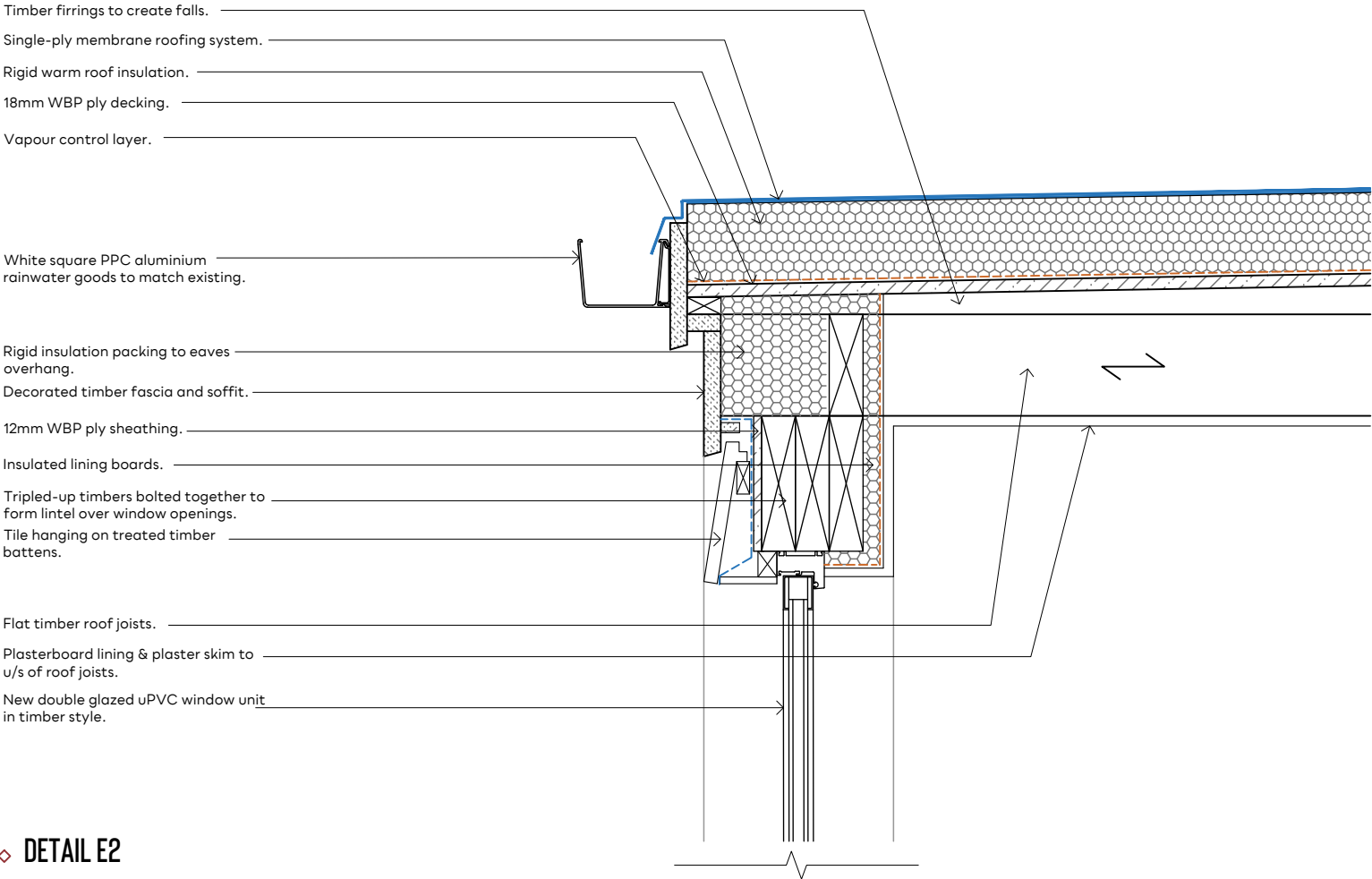
DETAIL E1

Roof timbers to structural engineer's design & details.
12.5mm plasterboard lining boards & plaster skim.
Vapour control layer over 18mm WBP plywood deck on firrings.
12.5mm plasterboard lining boards & plaster skim.
Blockwork inner leaf.



Rev.	Date	Description	Author	NOTES
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JAN	2025	24-26C-BR-05.3
1:10	(@A3)	PROPOSED DETAILS - SHEET 3



Rev.	Date	Description	Author	NOTES	JAN 2025	24-26C-BR-05.4
-	-	-	-	1. This drawing is copyright of: Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to 'Planning and Building Regulation Approval' or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	1:10	PROPOSED DETAILS - SHEET 4

EXTERNAL OPENINGS SCHEDULE

Notes:

- 1. Trickle vents to all windows have been assumed - it's the responsibility of the window manufacturer to ensure compliance with the background and purge ventilation requirements in AD Part F. Any issues to be reported to the client at the earliest opportunity. Refer to separate schedules for details.
- 2. All dimensions to be checked on site prior to manufacture of windows & doors.
- 3. Structural opening sizes shown may require adjustment for glazing Manufacturers tolerances, frame sizes, cill details etc
- 4. Opening windows (above ground level) with a cill level below 800mm should be designed to resist guarding loadings as noted in BS EN 1991-1-1
- 5. * Trickle vent values shown are 'equivalent ventilation area' rates.
- 6. All ground floor and other easily accessible windows are to be manufactured in accordance with the current edition of PAS 24. External doors should be certified PAS 24 OR meet the requirements of Appendix B of the current edition of AD-Q.
- 7. Locations of all obscure glazing to be cross-checked against all associated Planning Approvals and conditions. Where not dictated by Planning - requirements for obscure glazing are to be confirmed direct with the client prior to manufacture.

Key:

OBS = Obscure Glass
SR = Safety Restrictors (for Part K compliance)
TG = Toughened Glass (to meet safe breakage criteria for critical locations as noted in AD-K)
LG = Laminated Glass (for Part Q compliance)
LT = Level Thresold (for Part M compliance)

EXTERNAL WINDOWS & DOORS

	REF.	LOCATION	STRUCTURAL OPENING (WxH)	STRUCTURAL OPENING TYPE	WINDOW / DOOR TREATMENT	EMERGENCY EGRESS WINDOW	TRICKLE VENT SIZE	WINDOW / DOOR DESCRIPTION	NOTES
GROUND FLOOR	WG01	Play	*2260 x *1210	existing modified	-	Y	4000mm ²	uPVC Timber Effect Casement Window x 4 pane.	Part of existing opening to be blocked up and opening extended.
	WG02	Front Entrance door	*1810 x *2160	existing modified	TG, *OBS	-	-	front door w. fixed sidelights	material & obscure glazing TBC by client
	WG03	Snug	2260 x 1210	new in new wall	-	Y	4000mm ²	uPVC Timber Effect Casement Window x 4 pane.	
	WG04	Snug	1810 x 1210	new in new wall	-	-	4000mm ²	uPVC Timber Effect Casement Window x 3 pane.	
	WG05	Study	685 x 1210	new in new wall	-	Y	8000mm ²	uPVC Timber Effect Casement Window x 1 pane.	
	WG06	Kitchen-Diner	*2438 x *2175	existing modified	TG	-	4000mm ²	timber french doors & fixed sidelights	recessed threshold
	WG07	Kitchen-Diner	*5860 x *2175	existing modified	TG	-	4000mm ²	large timber bi-folding doors x 7 doors.	recessed threshold
	WG08	Utility	*1585x *2175	existing modified	TG	-	8000mm ²	side access door w. fixed sidelight	material & obscure glazing TBC by client
	WG09	W.C	685 x 1210	new in existing wall	OBS	-	8000mm ²	uPVC Timber Effect Casement Window x 1 pane.	

EXTERNAL WINDOWS & DOORS

	REF.	LOCATION	STRUCTURAL OPENING (WxH)	STRUCTURAL OPENING TYPE	WINDOW / DOOR TREATMENT	EMERGENCY EGRESS WINDOW	TRICKLE VENT SIZE	WINDOW / DOOR DESCRIPTION	NOTES
FIRST FLOOR	WF01	Bedroom 3	*1697.5 x *1210	existing modified	-	Y	8000mm ²	uPVC Timber Effect Casement Window x 3 pane.	
	WF02	Bedroom 2	*1697.5 x 1210	new in new wall	-	Y	8000mm ²	uPVC Timber Effect Casement Window x 3 pane.	
	WF03	En-Suite	685 x 1210	new in new wall	OBS	Y	8000mm ²	uPVC Timber Effect Casement Window x 1 pane.	

ROOFLIGHTS

	REF.	LOCATION	STRUCTURAL OPENING (WxL)	STRUCTURAL OPENING TYPE	WINDOW / DOOR TREATMENT	ROOFLIGHT DESCRIPTION	NOTES
	RLO1	Landing	660 x 1178	exg part vaulted roof	TG & LG	velux rooflight to match existing	electric opening and blind options TBC by client
	RLO2	Bedroom 1	478 x 980	exg part vaulted roof	TG & LG	velux rooflight to match existing	electric opening and blind options TBC by client
	RLO3	Bedroom 1	478 x 980	exg part vaulted roof	TG & LG	velux rooflight to match existing	electric opening and blind options TBC by client

Rev.	Date	Description	Author	NOTES	JAN 2025	24-26C-BR-06.1
01	23.01.25	Client comments.	RJH	1. This drawing is copyright of: Bastion. Reproduction is only to take place with our written authority. 2. These Plans are subject to 'Planning and Building Regulation Approval' or any other statute in law before building commences. 3. Any structural work where mentioned on the drawing is subject to a qualified structural and civil engineer calculations before building work commences. 4. All drawings marked preliminary or planning are not to be built or manufactured from. 5. If any discrepancies are found in the drawings these are to be brought to the attention of Bastion for rectification. 6. Boundary line indicative only. Exact location must be determined on site before building work commences. 7. Bastion is a trading name of CAD UP LTD.	N/A	PROPOSED EXTERNAL WINDOWS & DOORS SCHEDULE

INTERNAL DOOR SCHEDULE

Notes:

- 1. Ventilation based on Approved Document Part F - System 1
- 2. Background and purge ventilation figures vary between door manufacturers and is therefore the responsibility of the relevant manufacturer to ensure compliance with the requirements of the Approved Document listed above. Any issues to be reported to the client at the earliest opportunity.
- 3. All dimensions to be checked on site prior to manufacture of non-standard doors & frames.
- 4. Structural opening sizes stated are provisional only and subject to coordination with specialist suppliers details. Vertical structural opening sizes to internal doors in blockwork have generally been based on brick/block multiples, subject to confirmation on site.
- 5. All doors to be undercut by 10mm above finished floor level.

Key:

NL = Non Locking
SC = Self Closing
NSC = Non Self Closing
SS = Smoke Seals & Intumescent Strips
TG = Toughened Glass (to meet safe breakage criteria for critical locations as noted in AD-K)
LG = Laminated Glass (for Part Q compliance)
LT = Level Thresold (for Part M compliance)

INTERNAL DOORS

	DOOR REF.	DOOR LOCATION	DOOR LEAF SIZE (WxH)	STRUCTURAL OPENING (WxH) (provisional)	STRUCTURAL OPENING TYPE	FIRE RATING	GLAZING	DOOR TREATMENT	DOOR DESCRIPTION	NOTES
GROUND FLOOR	DG01	Play	762 x 1981	840 x 2040	new in new wall	FD30	-	-	single leaf door	
	DG02	W.C	762 x 1981	840 x 2040	new in new wall	-	-	-	single door w. 20mm undercut	
	DG03	Hall - Utility	826 x 1981	940 x 2040	new in new wall	FD30	-	-	single door w. 20mm undercut	
	DG04	Utility - Kitchen	826 x 1981	940 x 2040	new in new wall	FD30	-	-	single door w. 20mm undercut	
	DG05	Hall - Kitchen	838 x 1981	1722 x 2030	new in new wall	FD30	-	-	single pocket door	
	DG06	Study	no.2 x 926 x 2040	1842 x 2030	new in new wall	-	-	-	double sliding track door	
	DG07	Snug	826 x 1981	940 x 2040	new in existing wall	FD30	-	-		
FIRST	DF01	Bedroom 2	762 x 1981	840 x 2040	new in new wall	FD30	-	-	single leaf doorset	
	DF02	Bedroom 1 en-suite	762 x 1981	840 x 2040	new in new wall	-	-	-	single door w. 20mm undercut	
	DF03	Bedroom 1 dressing	762 x 1981	840 x 2040	new in exg/new wall	FD30	-	-	single leaf doorset	
	DF04	Bedroom 4 en-suite	762 x 1981	840 x 2040	new in existing wall	-	-	-	single door w. 20mm undercut	
	DF05	Bedroom 4	*762 x 1981	840 x 2040	new in new wall	FD30	-	-	single leaf doorset	check size of opening on site prior to ordering

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SPECIFICATION NOTES

- GENERAL NOTES
- The Builder/ contractor must confirm any changes/ deviations to the plan with the Building control officer.
 - Note: - Works may be subject to Party Wall etc Act 1996 client to issue Notices to neighbours prior to commencement on site
 - No works to commence prior to approval.
 - Boundary, drainage positions, & all dimensions are to be verified on site by the builder prior to commencing work.
 - No work is to be carried out over the boundary of the site without the written consent of the adjoining owner.
 - All to be read in conjunction with structural engineers details
 - Site check all dimensions do not scale
 - Notify insurance and Mortgage provider prior to commencing works on site
 - Check expiry dates of permissions
 - Check no restrictive covenants exist on the property prior to commencing works on site
 - Prior to commencing works expose and check adequacy of existing foundations and justify if necessary by structural engineer
 - The client must Notify the HSE where works are notifiable under the CDM regulations and appoint a Principal Designer (CDM coordinator) where required, <http://www.hse.gov.uk/construction/cdm.htm>
 - All new timber to be pressure impregnated against rot and insect attack, all timber dimensions specified are minimum sizes required
 - Ensure the existing building is adequately supported and propped during all stages of the works to prevent collapse

PARTY WALL NOTICES

All new work and alterations against a party wall with an adjoining property and any new foundations within 3.0 metres of an adjacent owner's building's foundations are to be subject to an agreement under the Party Wall Etc Act 1996 with the adjoining owners. No work is to start until the award is signed and the required period of notice has passed.

MATERIALS AND WORKMANSHIP

All materials and workmanship must comply with Approved Document 7 of the building regulations, all relevant British standards, European standards, agreement certificates, product certification of schemes (kite marks) etc.

DEMOLITION

All demolition work shall be carried out strictly in accordance with BS 6187. The Contractor should take all reasonable precautions to prevent damage to neighbouring properties adjacent to the works.

If any wood rot or fungi is uncovered it is to be reported back to the Client along with appropriate costs to repair the affected areas prior to remedial works commencing.

Any Asbestos to be removed by a licensed contractor

ASBESTOS:

Presence of asbestos in the building is unknown. A full assessment of location, condition and type should be carried out by a competent person in accordance with the Control of Asbestos Regulations 2012 prior to the commencement of any work. Removal of ACM's should only be carried out by a Contractor licensed by the HSE.

- SITE CHECK:
- Expose and check adequacy of any affected foundations lintels/ steels/ walls/ openings etc. and their capability to take extra loadings. Where found to be inadequate check with engineer where required to satisfy Building Control requirements.
 - Prior to removal expose and check to ensure that any walls to be removed are non load bearing, where walls are found to be load bearing contact the structural engineer for a beam design . Any revised details and calculations must be checked and confirmed as acceptable by building control before works continue.
 - Site check all dimensions prior to ordering materials on site.

PREPARATION OF SITE :

Any turf or vegetable matter to be removed to a depth of (min) 150mm before any building work commences, and to the satisfaction of the building control officer.

RADON :

This site is located in an area with <1% radon risk potential.

SURFACE WATER DRAINAGE:

New rainwater goods to be Ø65mm square downpipes and Ø114mm square gutters throughout.

Rainwater to discharge to soakaways a minimum of 5m from any building or road unless the subsoil is unsatisfactory as shown on plans. Final layout and design to be agreed with building control surveyor. Soakaways to be minimum 1m³ in capacity per 25m² of roof area below invert level of entry drain and in crate system off 100mm thick perimeter concrete foundation and covered with 150 r.c. slab located just below topsoil level. Surround with terram or similar membrane to prevent ingress of subsoil and subsequent blockage of soakaway.

FOUL WATER DRAINAGE :

All drainage to be laid in accordance with manufacturers instructions using proprietary pvc. drainage in accordance with the current edition of BS EN 1401 and BS EN 13598. Any drains passing under new floor to be encased in 150 mm concrete & provide movement joints formed with compressible material to correspond with joints in pipes. Any drains subject to vehicular loading to be bedded & encased in 150mm concrete with compressible material movement joints to correspond with joints in pipe. Foul water drains to have minimum gradient of 1 in 80 below ground. existing drainage located within 3m proximity of extent of new build to be straddled with concrete intel, to Structural Engineers details.

Note: discovery of any existing shared private drains within the footprint of the building works which lead to adopted sewers are to be reported to the contract administrator immediately, and may be subject to application for a build over agreement with southern water.

New below ground drainage to connect into existing and/or new manholes. Internally all bends and traps in waste pipes to have a roddable access. Materials for above ground drainage pipes and traps to match existing where possible and be to BS 5255 and BS 3943.

Any stub-stacks to be terminated with an air admittance valve at a height a minimum of 100mm higher than any waste fitting connected to it. Trap sizes : utility sink, washing machine, shower and bath:- 40mm Wash-hand basin:- 32mm p trap or 40mm where length of run exceeds 1.5m, W.C.:- 100mm Depth of seal : w.c. 50mm, all other traps :- 75mm. All new installations to be pressure tested after installation. Lengths of pipe run and falls all to be in accordance with the Diagram 3 of AD-H 2015 edition.

FOUNDATIONS :

All to structural engineer's design. Any drains passing through foundations to have suitable R.C lintel above line of drain. Use an appropriate thickness of clayboard to inside face and underside of foundations where in clay soils.

GROUND FLOOR SLAB :

50mm liquid screed incorporating wet underfloor heating system by specialist supplier, over 500 gauge polythene separating layer, on 100mm Celotex GA4000 PIR insulation (OEA and verified with a u-value calculation) over reinforced concrete raft floor slab all in accordance with Structural Engineer's details. Slab to be cast over 1200 gauge polythene DPM on 50mm sand blinding. DPM linked to DPC's as recommended by DPM Manufacturer. Note : any air bricks ventilating existing floors must not be blocked up but be efficiently ducted to outside air through new solid floors.

All to achieve 0.15 W/m²K U-value or better.

Any thermal insulation must meet the requirements of BS EN1606, and BS EN 13163 (for EPS insulation), and BS EN13164 (for XPS insulation). Insulation according to project requirements and specified in line with manufacturers recommendations and Building Regulations. Insulation placed beneath floor slabs should have sufficient strength to resist the weight of the slab and the anticipated floor loading. Insulation to the floors and foundations must be installed tight to the structure, without air gaps between insulation panels and at edges. Perimeter insulation must be continuous and have a minimum thickness of 25mm. All services placed under the floor construction must be suitably protected and sleeved where penetrating through the floor slab. DPM must be correctly sealed around these penetrations. Any service duct positioning should prevent reinforcing bars from being cut and maintain minimum suitable concrete covering of bars.

RESISTANCE TO MOISTURE/CAVITY TRAYS:

Cavities to be constructed clear of obstructions with cavity trays installed in the following circumstances:-

- where a 225mm minimum cavity can not be achieve at the base of the cavity wall.
- where a horizontal and/or sloping abutment occurs (see pitched roof note below)
- where telescopic vents or meter boxes interrupt the cavity
- above openings/lintels

Generally in brickwork, weep holes should be provided above horizontal cavity trays at max 900mm centers, above openings at max 450mm centres but at least 2no weep holes installed over openings and cavity obstructions ie telescopic sub-floor vents and meter boxes. Cavity trays should be complete with stop ends or be extended at least 150mm beyond each side of the interruption. In rendered walls, weep holes should be provided as recommended by the render system Manufacturer.

NEW EXTERNAL WALLS TO EXTENSIONS :

Facing brickwork to outer leaf to match existing brickwork - nominal 103mm thickness. Samples of all facing materials to be agreed with client prior to final ordering of materials. All mortar below DPC: designation (ii) / strength class M6. All mortar above DPC: designation (iii) / strength class M4. 150mm cavity incorporating 100mm Celotex CW4000 or equal partial fill cavity insulation board (50mm residual cavity). 100mm 7N/mm² "Thermalite" or equal blockwork inner leaf with 12.5mm plasterboard dry-lining on dabs, all to achieve 0.18 W/m²K u-value or better. Provide 'Ancon Staifix' wall anchor system with integral vertical DPC at existing wall abutments. Location of any 'toothed' junctions to be agreed on site with client. Cavity to be closed at eaves, & at jamb & sill using "Kingspan Thermabate" or equal insulated cavity closers with integral DPC. Mortar to be 1:5 masonry cement/sand. All wall ties, wind posts and movement joints to be in accordance with structural engineer's design & details - provisionally stainless steel wall ties at (max) 450mm c/c vertically, (max) 750mm c/c horizontally & 300mm c/c at reveals in accordance with bs 1243:1978 and manufacturer's instructions. Provide bed joint reinforcement to all locations and specification as per structural engineer's requirements.

UPPER FLOOR :

22mm T&G flooring grade chipboard (moisture resistant in ensuites & bathrooms) to achieve min. mass of 15kg per m² on timber joists as per structural engineer's details. Joists below bathroom to be doubled up and bolted together. Joists provide lateral restraint to second floor via galvanised mild steel straps carried across (min) 3 no. joists & built into blockwork with s.w noggings between joists to support straps. Provide herringbone strutting between joists at mid span. Provide 100mm mineral wool quilt between joists for resistance to passage of sound & 1 layer of 12.5mm plasterboard & skim to underside to give 30 minutes fire resistance. Where floor is above unheated areas, insulation to be increased to fill the full depth of the floor joists, to achieve a U-value of no greater than 0.18 W/m²K. Ceiling over garage to be either 1x layer 15mm fireline board or 2x layers 12.5mm wallboard, fully taped and jointed.

FLAT ROOFS (WARM ROOF):

New flat roof to comprise single-ply welded membrane on rigid insulation over 18mm WBP plywood deck, all in accordance with specialist installer's recommendations. Insulation to be 150mm TR27 Kooltherm board on 1000 gauge visqueen vapour control layer, all to achieve 0.15 W/m²K U-value or better. The 18mm ply deck is to be fixed over furring strips laid to 1:60 falls on flat timber roof joists to structural engineer's design. All fixings to steelwork to be in accordance with structural engineer's recommendations. Provide minimum 150mm weathered upstands at abutment junctions with masonry walls including code 6 lead flashing to BS1178 (1982) & LSA recommendations. Provide continuous cavity tray at abutments.

PITCHED ROOFS :

New roof tiles to match existing style and appearance throughout on 38mm x 25mm tanalised softwood battens in accordance with BS 5534:1978 (at a gauge to suit tiles) on breathable membrane underlay, all installed in accordance with manufacturers recommendations & BBA certificate 99/3635. New timber roofs to be formed with new softwood members or proprietary trusses to structural engineer's specification, at max. 600mm centres and with 100mm x 25mm s.w bracing also to BS 5268. Roof members to be securely fixed over 100mm x 65mm s.w head plate at top of inner leaf to external wall. All fixings to steelwork to be in accordance with structural engineer's recommendations. Cut timber vaulted roofs to receive 150mm Celotex GA4000 board fixed between rafters, and 20mm Celotex TB4000 to underside of rafters, with 12.5mm vapourcheck plasterboard lining boards, all to achieve 0.15 W/m²K U-value or better. Non-vaulted roofs to receive 400mm Rockwool roll insulation between and over ceiling joists to achieve 0.15 W/m²K U-value or better. Plaster skim to ceilings throughout. Ensure 50mm space between insulation & membrane at eaves using proprietary PVC ventilation spacer & eaves/gutter skirt.

STUD PARTITIONS : (non-loadbearing)

100mm x 50mm treated softwood studs as indicated, at (max) 400c/c with unfaced mineral wool between & clad both sides with 12.5mm plasterboard & skim. At first floor partitions to be built off 100mm x 75mm sole plate off doubled-up floor joists. Moisture resistant plasterboard to be used in wet areas and Soundbloc board to be used on opposite side of walls to bathrooms.

INTERNAL PLASTER FINISH:

1No. layer 12.5mm British Gypsum wallboard on dabs to current edition of BS:8212 & BS:8000 with plaster skim coat. Nominal internal finish zone thickness: 25mm.

INTERNAL LOADBEARING WALLS:

2no 100mm 7N "Thermalite" or equal blockwork leafs with 1No. layer 12.5mm British Gypsum wallboard on dabs to BS:8212 & BS:8000 with plaster skim coat to each face.

STEELWORK :

All exposed steel beams/posts supporting floors & walls to be clad to achieve 30-minutes fire resistance with British Gypsum 'Encase' system (OEA) installed in accordance with written recommendations. Linings should be selected to suit the steelwork HP/A factor and number of sides exposed. Steelwork projecting into the external wall cavity should be treated with a liquid applied waterproofing system installed in accordance with the Manufacturers written recommendations.

LEADWORK GENERALLY:

All flashings, soakers, weathering's, roofing & cladding etc. required for the works must be in milled lead produced to BS EN 12588:1999. The size & thickness of the sheet for the particular application together with the installation details is to be in strict accordance with the relevant sections of the Rolled Lead Sheet Manual issued by the lead sheet training academy to maintain a high degree of materials & workmanship.

LEAD VALLEYS

Lead-lined valleys to be formed using Code 5 lead sheet. Valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. Lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under the tiles. Roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact. Valley to have a minimum 100mm wide channel (125mm minimum for pitches below 30°). All work to be in accordance with the roof cladding manufacturers and the Lead Development Association recommendations.

GLAZING :

Final window manufacturer to be confirmed by the Client, but nominally to be white uPVC wood effect windows to match existing, with timber frames framed double-glazed bi-fold door system by client's chosen specialist supplier.

All window and door units to achieve a U-value of 1.4 W/m²K and fitted with patent frame ventilators providing equivalent ventilation area as noted in the window schedule. Any glazing in windows/doors below 800mm from floor level & doors or sidelights below 1500mm from floor level to be toughened or laminated safety glass manufactured to current edition of BS EN 12600. All ground floor and other easily accessible windows are to be manufactured in accordance with the current edition of PAS 24. External doors should be certified PAS 24 OR meet the requirements of Appendix B of the current edition of AD-Q.

Window frames to be mechanically fixed with galvanised frame cramps to inner leaf of cavity wall spaced at 150mm from corners and at 300mm centres elsewhere. Openable lights to be fitted with friction stays and multi-point locking mechanisms. Frames to be weather stripped and draught sealed and to be pointed externally with one part non staining façade sealant to ISO 11600 type F to suit joint width and depth with closed cell polyethylene backing strip. Note 1: all windows to be installed in such a position that the internal face of the frame overlaps the thermal closer by a minimum 30mm. Extended sill units to be provided as necessary to achieve a minimum 50mm overhang from the outside face of the external wall.

All first floor bedrooms will include an openable window light which is suitable for emergency egress purposes. Cills to be no higher than 1100mm AFFL, and openable light to have a minimum total free opening area of 0.33m², including minimum height and width of 450mm.

SMOKE DETECTION :- (SD) (HD)

Provide mains operated interlinked smoke and heat alarms with battery back-up, in accordance with bs 5839 and approved document b of the building regulations.

ELECTRICAL SAFETY :

All electrical work required to meet the requirements of AD-P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council must be satisfied that either:
A: an electrical installation certificate issued under the competent person self certification scheme has been issued.
B: appropriate certificates and forms defined in current edition of BS 7671 have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have the sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment. In the case of option B only, the competent person must be a member of NICEIC or ECA. In addition, in the case of minor works (see part P for definition) an electrician qualified to at least city and guilds 2391 is considered to be a competent person. The person carrying out the work must arrange for a competent person to inspect the electrical installation at first fix stage and inspect and test prior to the installation being live.

ELECTRICAL FITTINGS:

Light switches, electrical sockets and equipment to be sited between 450mm and 1200mm above floor level, consumer unit to be mounted so that switches are between 1350mm and 1450mm above floor level.

High efficiency light fittings to be provided capable of only accepting lamps having a luminous efficacy greater than 45 lumens per circuit-watt in all main rooms & circulation areas at a rate of 1 per 25sq m floor area or 3 per 4 fixed light fittings, whichever is greater.

VENTILATION:

Kitchen - a fan with an extract rate of 60 litres per second, or a cooker hood with an extract of 30 litres per second, ducted to external air, together with a trickle ventilation of 4000mm², and a window which if fitted should be openable.
Utility rooms - a fan with an extract rate of 30 litres per second, ducted to external air, together with a trickle ventilation of 4000mm², and a set of bi-folding doors.
Bathrooms and sanitary accommodation - a mechanical fan with an extract rate of 15 litres per second ducted to external air, and an openable window together with trickle ventilation of 4000mm² is required.
Extract fans are to be tested, commissioned and a certificate notifying of such no later than 30 days after completion.

SANITATION:

All plumbing to comply with current edition of BS EN 12056-2 and water authority regulations.

suitable installations to be provided for the provision of wholesome water to:

- any place where drinking water is drawn off
- any washbasin in or adjacent to a room containing a wc
- any washbasin, fixed bath or shower in a bathroom
- any sink provided in an area where food is prepared
- any sanitary convenience fitted with a flushing device

Maximum water consumption on new fittings to comply with Table 2.1 of Approved Document G such that:
WC's = 6 /4 litres for dual flush; 4.5 litres single flush
Shower = 10litres/minute
Bath = 185 litres
Basin taps = 6litres/minute
Sink taps = 8litres/minute
Dishwasher = 1.25l/place setting and
Washing machine = 8.17l/kilogram.

GAS and PLUMBING

All plumbing to comply with BS 5572: 1978, BRE digests 248 & 249 and water authority regulations. Any work to be carried out to gas pipes or appliances is to be done by a gas safe registered installer. Any new boiler to be fitted to be balanced flue, room sealed, condensing type with minimum SEDBUK efficiency rating of 90% for natural gas.

All new radiators are to be fitted with thermostatic valves.

Detailed plumbing layout to sanitary appliances is to be the responsibility of the plumbing contractor with drawings to be submitted on completion if required.

The hot water supply to any bath or shower is to incorporate a certified TMV3 thermostatic mixing valve(to BS EN1111:1999 or BS en1287:1999) to ensure the water supplied does not exceed 48°c.

DUE TO LIMITATIONS ON ACCESS AND PRESENCE OF EXISTING FIXTURES, FITTINGS AND LININGS - FULL DETAILS OF THE EXISTING BUILDING SHELL ARE NOT KNOWN AT THIS STAGE. ANY DISCREPANCIES, ERRORS OR OMISSIONS DISCOVERED ARE TO BE REPORTED BACK TO THE ARCHITECT FOR CONSIDERATION BEFORE WORK PROGRESSES.

INITIAL SITE SURVEY HAS NOT DETERMINED CONDITION, DIAMETER, SYSTEM TYPE OR DIRECTION OF BELOW GROUND DRAINAGE RUNS. CONTRACTOR MUST EXCAVATE & LOCATE FOUL & SURFACE WATER DRAINS AND ALTER AS NECESSARY TO THE APPROVAL OF THE LOCAL AUTHORITY.
ANY DRAINAGE LAYOUTS SHOWN ARE INDICATIVE ONLY.

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEER'S DRAWINGS SHEETS FOR DETAILED SPECIFICATION.

DO NOT SCALE DIMENSIONS FROM THIS DRAWING
USE FIGURED DIMENSIONS ONLY (all in mm)

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JAN 2025 24-26C-BR-07.1
N/A (@A3) PROPOSED SPECIFICATION