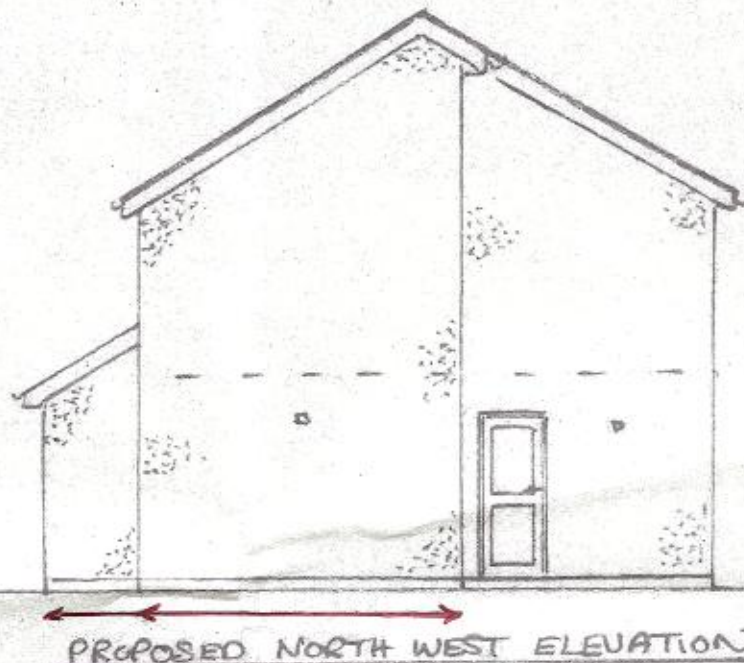
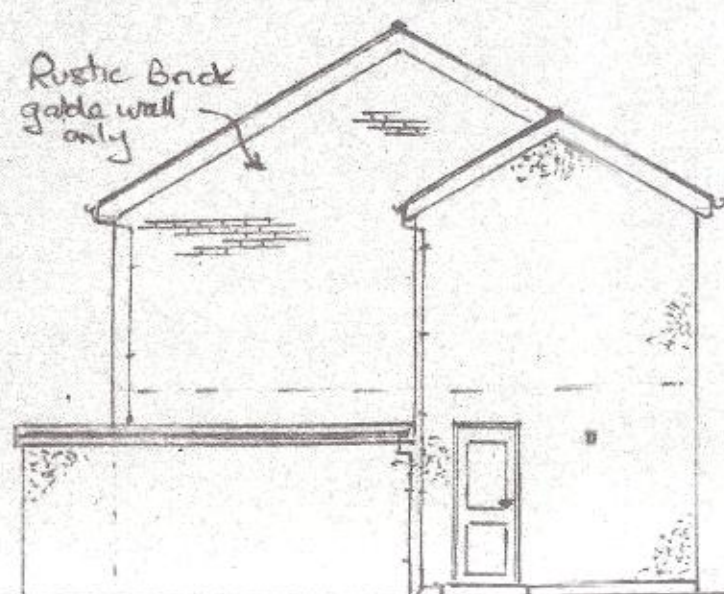
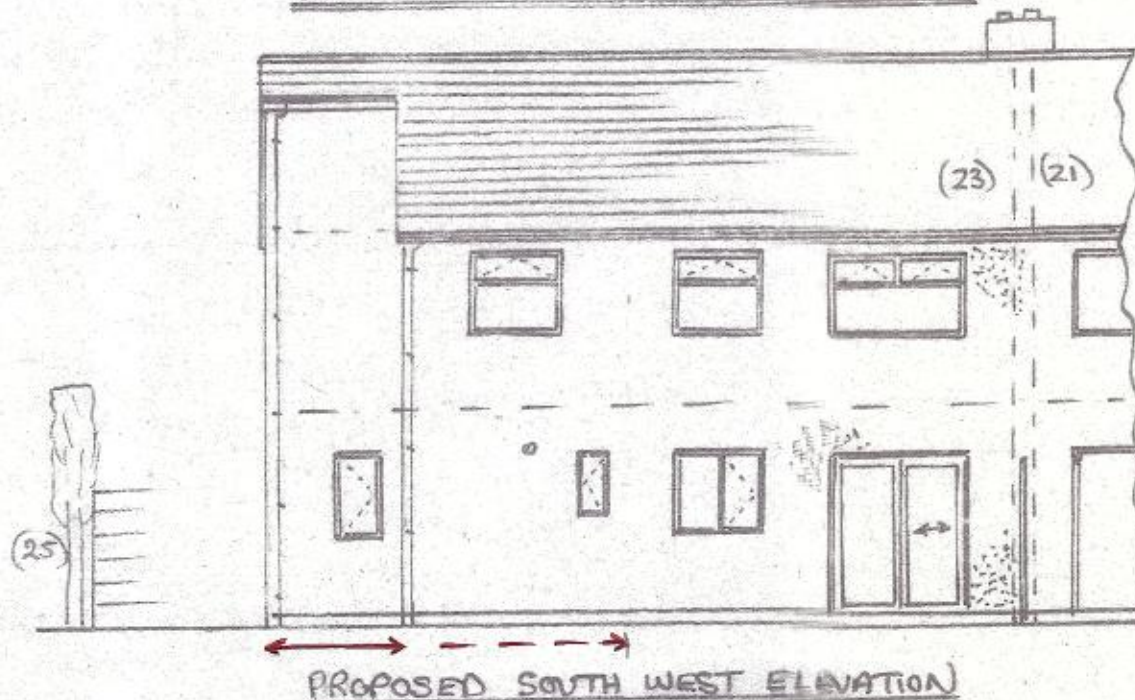
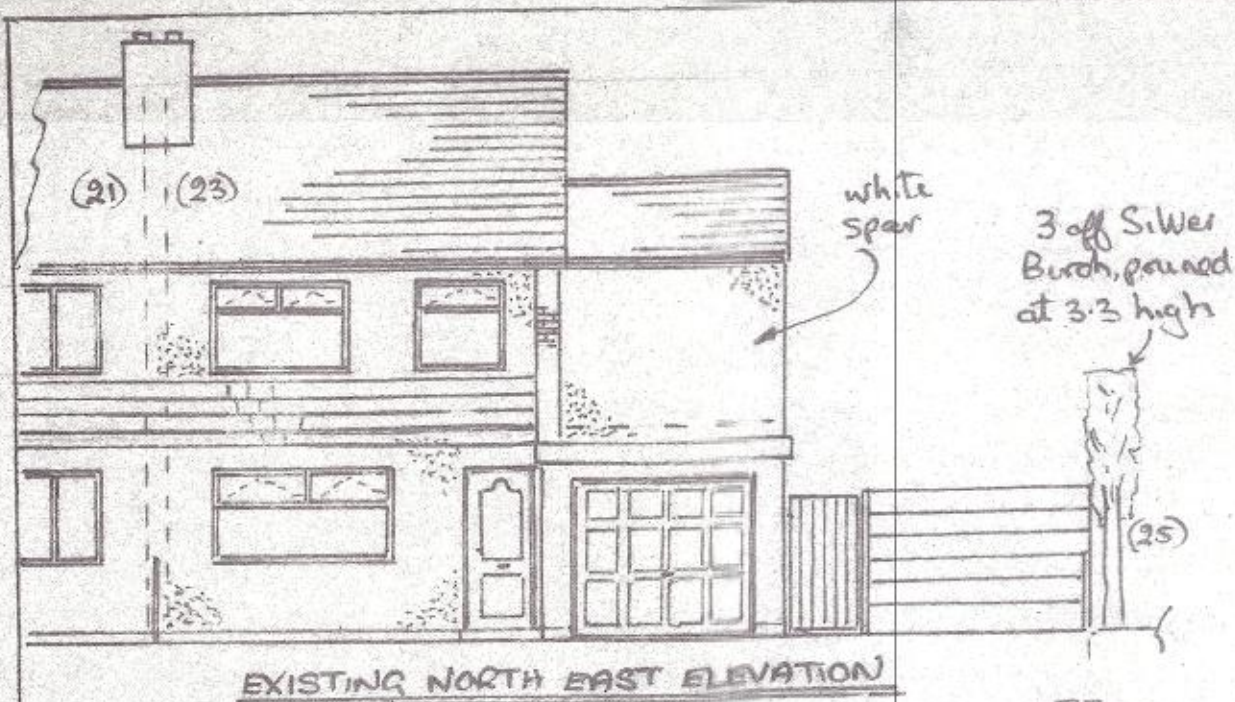




- ROOF COVERING TO BE "MARLEY LUDLOW PLUS" GREY TO MATCH EXISTING
- EXTERNAL WALL FINISH TO BE WHITE SPAR TO MATCH EXISTING
- WINDOWS TO BE WHITE UPVC TO MATCH EXISTING
- NEW DOOR/WINDOW SET TO ARCH TO BE ANTHRACITE GREY, uPVC

- ALL TIMBERWORK TO BE TREATED WITH A PRESERVATIVE
- WINDOWS + DOOR TO BE DRAUGHT SEALED, + FRAMES SEALED INTO WALLS WITH MASTIC, + BE OF SECURE DESIGN TO B.S. PAS 24: 2012, OR EQUIVALENT.
- CAVITIES AROUND OPENINGS, INCLUDING LINTELS TO BE INSULATED TO PREVENT 'COLD BRIDGING', + BE CLOSED WITH MIN 1/2 HOUR FIRE RESISTANT MATERIAL.
- ALL DRAINAGE TO BE TO THE SATISFACTION OF LOCAL AUTHORITY. EXISTING MAINS SEWERS SERVE.
- ALL ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED + TESTED IN ACCORDANCE WITH BS 7671 (IEE WIRING REGS - LATEST EDITION) + WORK UNDERTAKEN BY AN INSTALLER REGISTERED UNDER SUITABLE ELECTRICAL 'SELF CERTIFICATION' SCHEME, OR QUALIFIED PERSON SUPPLYING A CERTIFICATE OF COMPLIANCE TO 'BUILDING CONTROL' UPON COMPLETION.
- ALL ELECTRICAL SOCKETS + SWITCHES TO BE LOCATED BETWEEN 450 + 1200 (1'6" + 3'11") ABOVE FLOOR.
- PROVIDE INTERNAL LIGHT FITTINGS CAPABLE OF TAKING 'EFFICIENT' LAMPS, MIN 40 LUMENS PER CIRCUIT WATT. OUTSIDE LIGHTS TO BE EITHER 'EFFICIENT' AS ABOVE, OR ON A TIMER + AUTOMATICALLY EXTINGUISHED IN DAYLIGHT.
- REINFORCING TO CONCRETE LINTELS TO BE MIN 2 OFF M.S. BARS IN LOWER PORTION.
- NEW INTERNAL DOOR TO BE MIN 800 (2'7 3/4") TO GIVE MIN CLEAR OPENING OF 750 (2'5 1/2"). EXTERNAL DOOR 838 (2'7 1/4") TO GIVE MIN CLEAR OPENING OF 800 (2'7 1/2").
- BEDROOM 4 + KITCHEN DINER TO HAVE OPENING PANELS EQUAL TO AT LEAST 1/20 FLOOR AREA, + 8000 mm² (13 in²) TRICKLE VENTILATION. KITCHEN AREA TO ALSO INCLUDE 60 LITRE/SEC CAPACITY EXTRACTION FAN (30 LITRE/SEC IF COOKER HOOD)
- BED 4 TO ALSO INCLUDE AN OPENING PANEL WITH A MIN 'CLEAR OPENING' AREA OF 0.33 m² WITH A MIN CLEAR OPENING DIMENSION OF 450 (1'6") IN ANY DIRECTION. EG 450 X 750 (1'6" X 2'6") OR 600 (2'0") SQ. AS ALTERNATIVE MEANS OF ESCAPE IN CASE OF FIRE, + WITH BOTTOM OF OPENING NO MORE THAN 1100 (3'7 1/2") ABOVE FLOOR (ANY FUTURE REPLACEMENT WINDOWS TO BED'S 1-3 TO INCLUDE SAME).
- HOT WATER, + SPACE HEATING TO BE PROVIDED BY EXISTING GAS 'COMBI' BOILER, + EXISTING RADIATOR SYSTEM EXTENDED.
- A MAINS OPERATED FIRE DETECTION/ALARM SYSTEM TO BE INSTALLED TO BS 5839-6, 2004, GRADE D, CATEGORY LD3. WITH SMOKE ALARMS TO BS EN 14604, SHOWN (3) + HEAT ALARM TO BS 5446-2, SHOWN (1), LOCATED ON CEILINGS, MIN 300 (12") FROM WALLS + LIGHT FITTINGS + WITH SENSORS BETWEEN 25 + 600 (1' + 2'0") BELOW CEILINGS ALL INTERCONNECTED SO ALL SOUND WITH DETECTION BY ANY ONE UNIT. MAINS SUPPLY TO BE A SINGLE INDEPENDANT CIRCUIT + DETECTORS TO HAVE A STANDBY POWER SUPPLY. EG BATTERY
- CONSERVATION OF ENERGY DETAILS - EXTENSION
U VALUE OF FLOOR ... 0.22, U VALUE OF WALLS ... 0.26, U VALUE OF CEILINGS ... 0.16.
INTERNAL FLOOR AREA OF EXTENSION, GROUND ... 18.108 m², FIRST ... 16.398 m², TOTAL ... 34.506 m². ∴ 25% = 8.626 m² (MAX NEW OPENINGS AT BASIC U VALUES)
AREA OF WINDOWS, uPVC, MIN 20 mm GAP, EG SYSTEM 3, 1.1 NEUTRAL LOWE AIRFIL, U VALUE 1.4 = 6.06 m² 7.95
AREA OF DOOR, uPVC, COMPOSITE, PART 4/G AS ABOVE. U VALUE 1.8 = 1.89 m² (6)
- TRUSS MANUFACTURER TO PROVIDE DETAILS/CALCS TO BUILDING CONTROL ON REQUEST.
- GLASS PANELS IN DOOR + ADJACENT TO, TO BE TOUGHENED/LAMINATED TO BS 6206 (1981)



- ACCESS/PARKING CHANGES
- ADDITIONAL PARKING AREA SHOWN HATCHED OF COARSE STONE + CHIPPING SURFACE
 - WIDEN EXISTING OPENING TO MIN 4.6 m
 - PROVIDE SURFACE WATER CHANNEL + GRATING ACCESS ENTRANCE

