



- 1) ROOF COVERING TO BE FLAT GREY CEMENT TILES TO MATCH EXISTING.
- 2) EXTERNAL WALL FINISH TO BE CANTERBURY SPAR TO MATCH EXISTING, + SLATESTONE FACING TO NORTH ELEVATION.
- 3) WINDOWS + DOORS TO BE ANTHRACITE GREY UPVC TO MATCH EXISTING. GARAGE DOOR UP + OVER TYPE. VELUX ROOF LIGHT TO BE GREY FINISH.
- 4) ALL TIMBERWORK TO BE TREATED WITH A PRESERVATIVE
- 5) WINDOWS, DOORS + ROOF LIGHT TO BE DRAUGHT SEALED, + FRAMES SEALED INTO WALL / ROOF WITH MASTIC, + BE OF 'SECURE DESIGN' TO BS. PAS 24: 2012 OR EQUIVARIANT
- 6) CAVITIES AROUND OPENINGS, INCLUDING UNTELS, TO BE INSULATED TO PREVENT 'COLD BRIDGING', + CLOSED WITH MIN 1/2 HOUR FIRE RESISTANT MATERIAL.
- 7) ALL ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED + TESTED IN ACCORDANCE WITH BS 7671 (SEE WIRING REGS - LATEST EDITION) + WORK UNDERTAKEN BY AN INSTALLED REGISTERED UNDER SUITABLE ELECTRICAL 'SELF CERTIFICATION' SCHEME, OR QUALIFIED PERSON SUPPLYING A CERTIFICATE OF COMPLIANCE TO BUILDING CONTROL UPON COMPLETION.
- 8) ALL ELECTRICAL SWITCHES + SOCKETS TO BE LOCATED BETWEEN 450 + 1200 (1'6" + 3'11") ABOVE FLOOR.
- 9) PROVIDE INTERNAL LIGHT FITTINGS CAPABLE OF TAKING 'EFFICIENT' LAMPS, MIN 40 LUMENS PER CIRCUIT WATT. EXTERNAL LIGHT FITTING TO BE EITHER 'EFFICIENT' AS ABOVE, OR ON A TIMER + AUTOMATICALLY EXTINGUISHED IN DAYLIGHT
- 10) REINFORCING TO CONCRETE UNTELS TO BE MIN 2 OFF M.S. BARS IN LOWER PORTION.
- 11) INTERNAL DOORS TO BE MIN 806 (2'7 3/4") TO GIVE MIN CLEAR OPENING WIDTH OF 750 (2'5 1/2") EXTERNAL DOORS TO BE MIN 838 (2'9") TO GIVE MIN " " " OF 800 (2'7 1/2")
- 12) A DRAINAGE TO BE TO THE SATISFACTION OF LOCAL AUTHORITY. EXISTING MAINS FOUL + SURFACE WATER SEWERS SERVE.
- 13) HOT WATER + SPACE HEATING TO BE PROVIDED BY RETAINED GAS COMBI BOILER IN UTILITY ROOM, + EXISTING RADIATOR SYSTEM EXTENDED, ZONE / THERMOSTATICALLY CONTROLLED TO GIVE NOMINAL 21°C IN LOUNGES ETC. + 18°C ELSEWHERE.
- 14) GLASS PANELS IN DOORS, ADJACENT TO, + ANY WINDOW PANEL LESS THAN 800 (2'7 1/2") ABOVE FLOOR TO BE TOUGHENED / LAMINATED TO BS 6206 (1981)
- 15) • BEDROOMS + LIVING ROOM TO HAVE OPENING WINDOWS EQUAL TO AT LEAST 1/2 FLOOR AREA. + 8000 mm² (131 in²) TRICKLE VENTILATION, + UTILITY ROOM. ANY SIZE OPENINGS, 4000 mm² (6 1/2 in²) TRICKLE VENTILATION + 30 LITRE / SEC CAPACITY EXTRACTION FAN, + EN-SUITE. ANY SIZE OPENING, 4000 mm² (6 1/2 in²) TRICKLE VENTILATION + 15 LITRE / SEC CAPACITY EXTRACTION FAN, + GROUND FLOOR W.C., 15 LITRE / SEC EXTRACTION FAN, OPERATING BY LIGHT SWITCH WITH 15 MINS OVERRUN, + 10 (3/8") AIRGAP UNDER DOOR.
- 16) BEDROOMS TO ALSO HAVE AN OPENING WINDOW WITH A MIN "CLEAR OPENING" AREA OF 0.33 m², + WITH A MIN CLEAR OPENING WIDTH 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.
- 17) TRUSS MANUFACTURER TO PROVIDE DETAILS / CALC'S TO 'BUILDING CONTROL' UPON REQUEST
- 18) CONSERVATION OF ENERGY DETAILS

U VALUE OF GROUND FLOOR ... 0.22 . U VALUE OF WALLS ... 0.26 . U VALUE OF CEILING ... 0.16 .
 INTERNAL HABITABLE FLOOR AREA OF EXTENSION = 65.798 M². ∴ 25% = 16.449 m² } 21.464 m² (MAX NEW OPENINGS AT BASIC U VALUES)
 AREA OF OPENINGS LOST DUE TO EXTENSION = 5.015 m² }
 AREA OF WINDOWS + FULLY GLAZED DOORS, WAVE, 20mm GAP D19, EG "SYSTEM 3", H1 NEUTRAL LOW'E, AIR FILL, U VALUE 1.4 = 11.1 m² } 13.419 m²
 AREA OF DOOR, 1/2 DOUBLE GLAZED AS ABOVE, UPVC, U VALUE 1.8 = 1.89 m² }
 AREA OF ROOFLIGHT, TIMBER FRAME, D19, 'VELUX' GLAZING TYPE GGU 0070, U VALUE 1.3 = 0.429 m² } (62)

- 19) A MAINS OPERATED FIRE DETECTION / ALARM SYSTEM TO BE INSTALLED TO BS. 5839-6, 2004, GRADE 'D', CATEGORY LD 3, WITH SMOKE ALARMS TO BS. EN 14604, SHOWN (S), + HEAT ALARMS TO BS. 5446-2, SHOWN (H), LOCATED ON CEILING, MIN 300 (12") FROM WALLS + LIGHT FITTINGS, + WITH SENSORS BETWEEN 25 + 600 (1" + 2'0") BELOW CEILING, 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.