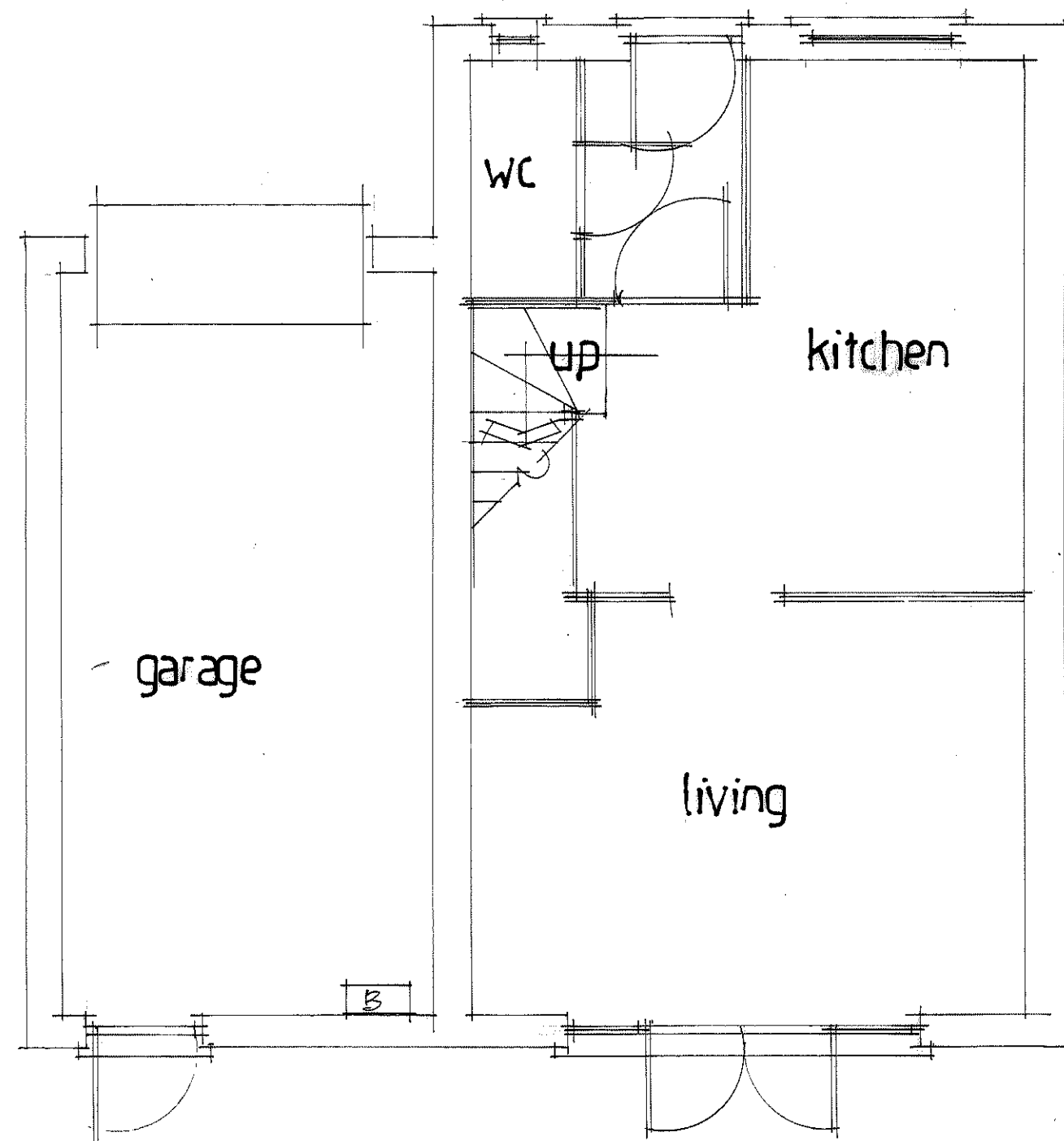
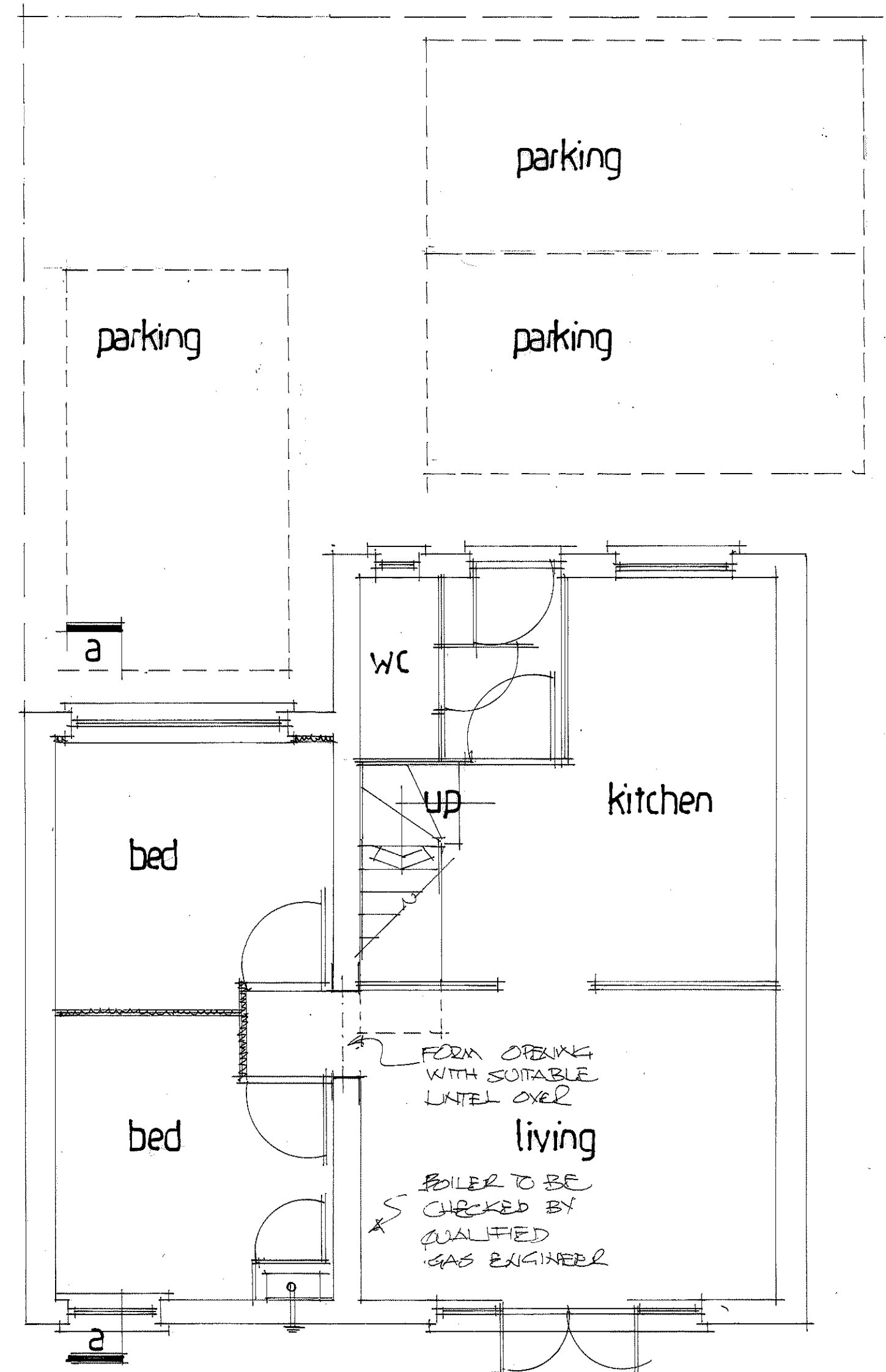




existing ground floor

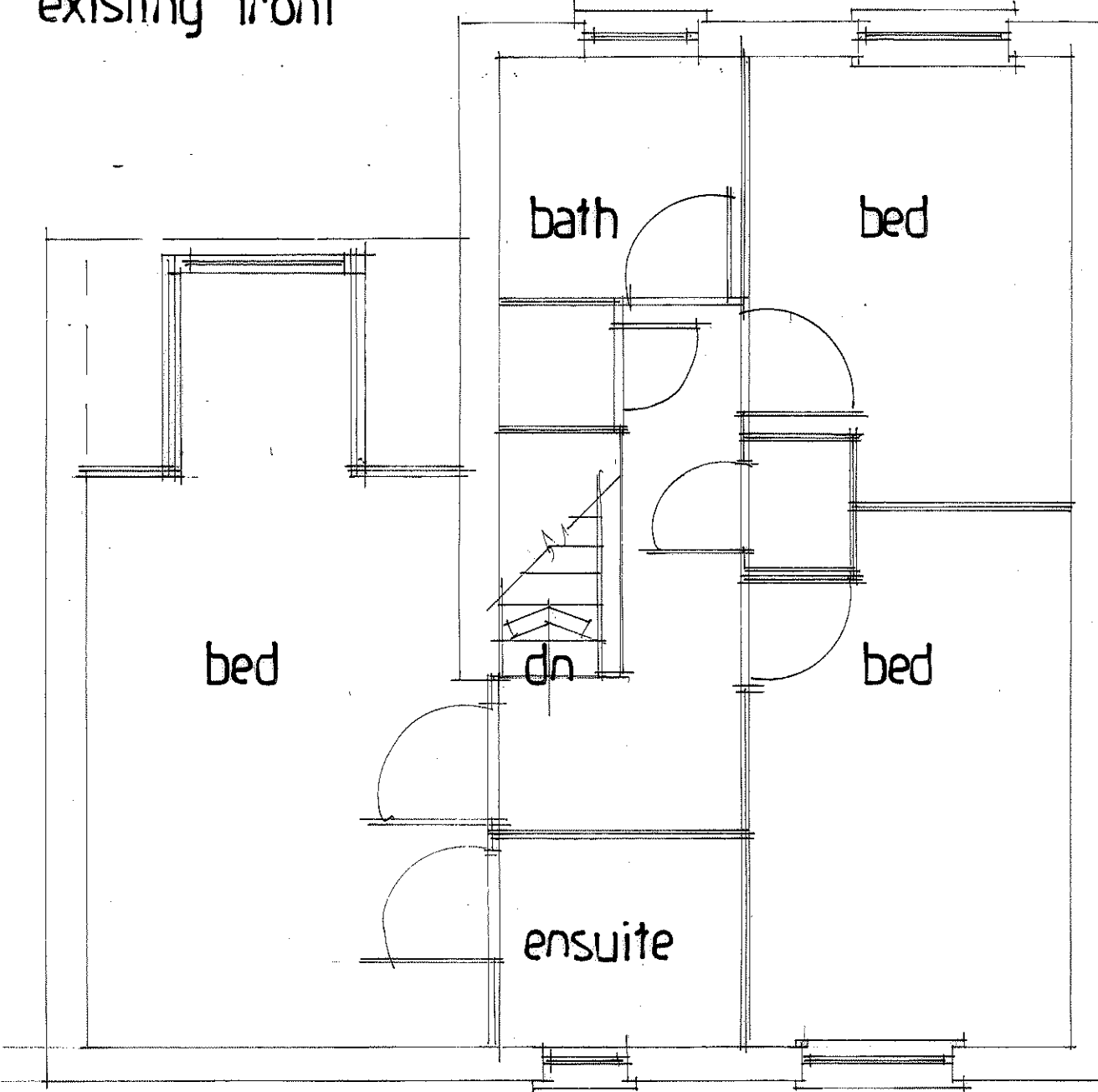


proposed ground floor

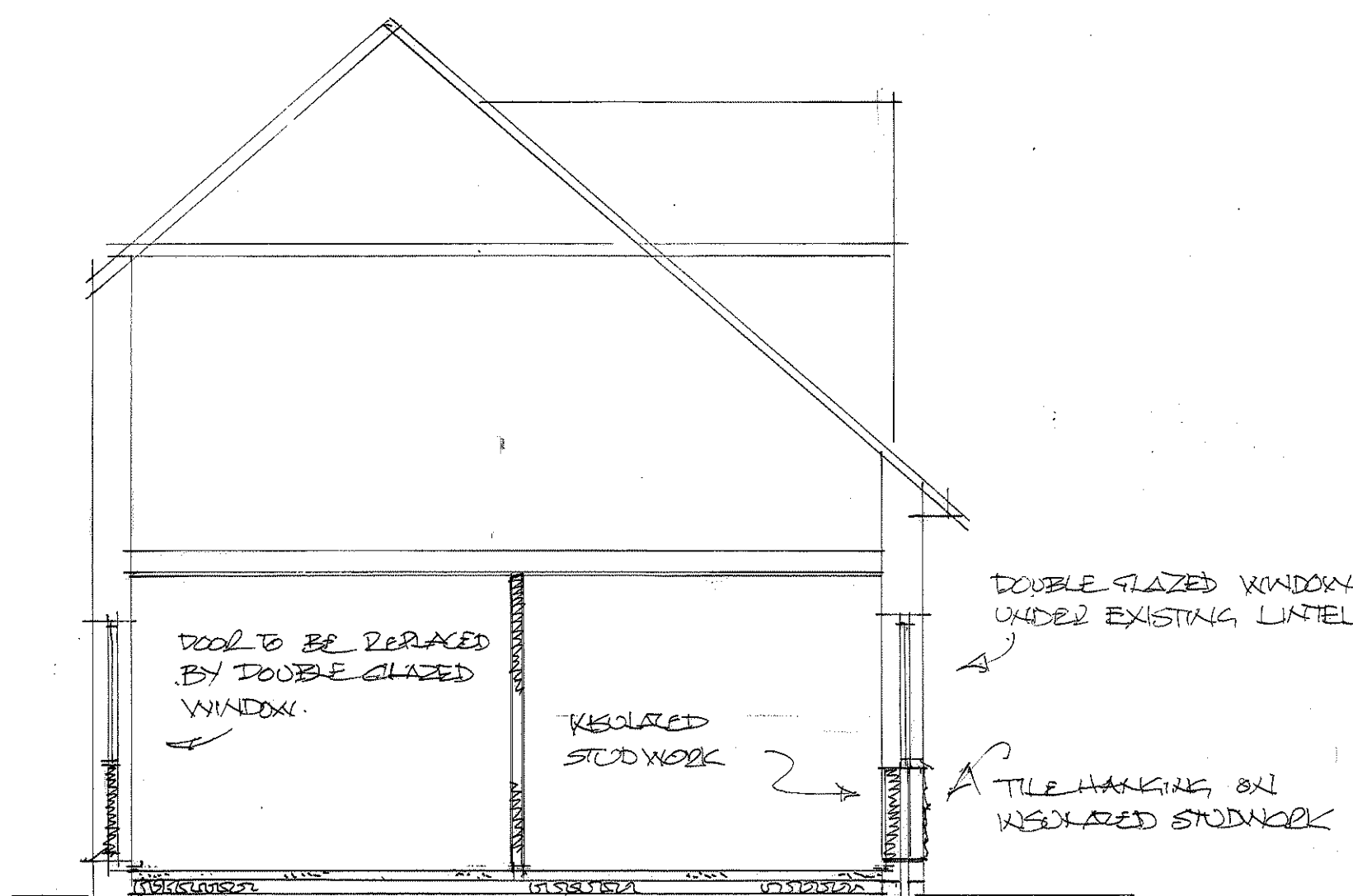


existing front

proposed front



first floor



section a-a

SOLID FLOOR (P/A 0.5) - Garage floor to be insulated over slab with min. 90mm 'Celotex GA4000' insulation. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. TO ACHIEVE A U-VALUE OF 0.18W/m²K.

NEW AND REPLACEMENT DOORS/WINDOWS - Glazed areas to be double glazed with 16-20mm argon gas and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-3 and Part K of the current Building Regulations. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. Insulated plasterboard to be used in reveals to abut joints and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape. Windows to be fitted with trickle vents to provide min 8000mm³ background ventilation in accordance with Approved Document F. Local authority may insist on a SAP calculation to prove areas with large amount of glazing. This will involve extra fee if required. TO ACHIEVE A U-VALUE OF 1.4W/m²K.

SAFETY GLAZING - All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-3:2011 and Part K of the current building regulations. E.g. 1.5m above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

ELECTRICAL WORKS - All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as NICEIC certification Ltd, BS, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Council.

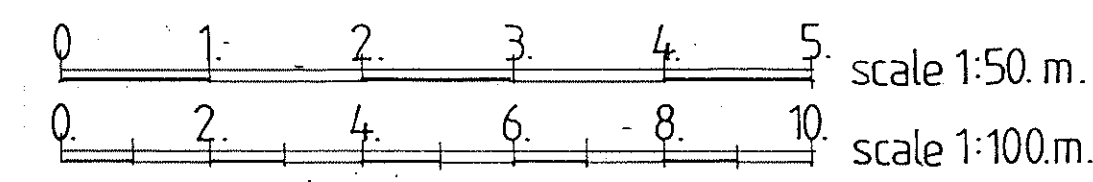
INTERNAL LIGHTING - Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide. Any recessed ceiling lights to be 30-minute fire resisting.

HEATING - Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, Gas safety requirements and IEE regulations.

INNER PARTITIONS - 100mm x 50mm treated timbers studs at 400mm cts. with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/2 height or 450mm cts. Provide min. 10kg/m² density acoustic soundproof quilt tightly packed (e.g. 100mm 'Rockwool' or 'Isowool' mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm plasterboard with 3mm skim plaster finish. Taped and jointed complete with beads and stops.

ESCAPE WINDOWS (M.O.E.) - Windows to have an unobstructed openable area that complies with: min. height of 450mm, min. width of 450mm and min. area 0.33m². Bottom of the openable area should be above 800mm but no more than 1100mm above the floor or is provided with suitable guarding and/or safety glass as appropriate. The window should enable the person to reach a place free from danger from fire.

TIMBER FRAME WALL (TILE HANGING) - Tiles hung vertically on 25 x 38mm preservative-treated battens (provide counter battens to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm cts. Insulation to be 90mm 'Celotex GA4000' between studs with 50mm 'Celotex GA4000' over. Provide VCL and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster. All junctions to have watertight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Off 2 courses of face brick to match existing. TO ACHIEVE A U-VALUE OF 0.18W/m²K.



A	JUNE 2021	Revisions added
Date	Revision	
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