Ventilation - all windows and external doors to incorporate trickle ventilators to achieve min 5000mm² background ventilation to each room, all windows to be openable to achieve purge ventilation to each room

Glazing - all glazing to be to be 2No 6mm leafs low 'E' glass, 12mm Argon filled cavity double glazing all to achieve a u-value of 1.4W/m²K and to be safety glazing to window areas below 800mm above the internal finished floor level or 1500mm above internal finished floor level where adjacent to a door opening

Draught Sealing - mastic seals to be provided to all doors, windows, sealing around service entries and around light fittings etc

Lintels - over masonry openings in external walls to the design and specification of the S. Eng. Install pre cast concrete relieving lintels over drains under masonry walls

Wall and Ceiling Finishes - finishes to all new/ amended rooms to be 3mm skim finish on plasterboard/ partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoates and finishing coats to all manufacturers recommendations

Drainage - All new UPVc waste pipes laid to min 1:80 falls, 50mm diameter generally, 100mm diameter to all WC's, include for boxing out including low level pipework, allow for installing all new sanitaryware, items to be supplied by the client

All new light fittings to be low energy units, type, number and locations all to be confirmed by the client on site, new light switches to be stainless steel domestic style, switch locations to be confirmed by the client on site.

All new electrical sockets etc to be to be stainless steel domestic style number of and locations all to be confirmed by the client on site and installed 450mm above FFL or min 150mm above Kitchen work surface.

All electric works to be carried out by a member of an appropriate competent persons scheme



New side extension to house and annexed cottage to consist of stonework / blockwork cavity external wall construction, with 12.5mm internal plasterboard and skim finish, 100mm medium density blockwork inner leaf, 50mm Kingspan Kooltherm K8 cavity wall insulation, 50mm cavity and external leaf coursed dressed stone tied into, and to match the existing house and cottage walls and all to achieve a u-value of 0.28W/m²K. New floor construction to be finish (to be confirmed by the client) laid on 22mm sw timber floor boards on SW timber joists to size and spec of S. Eng, height to match the existing floor and suspended above the floor slab supported off the new and existing external walls @ c/c's to spec of S. Eng and with 125mm Kingspan Kooltherm K3 Floor Board insulation laid between the joists. Void to be fully ventilated to the external wall with masonry vents, floor slab to be 150mm concrete floor slab on low density polyethylene 300mu, 1200 gauge, Visqueen DPM laid on 50mm sand blinding on well compacted hardcore fill, upper level wall to be treated western red cedar timber cladding (to replace the stonework external leaf), tongue and groove fixing on sw timber battens

New side extension to annexed cottage first floor level to consist of stonework / blockwork cavity external wall construction, with 12.5mm internal plasterboard and skim finish, 100mm medium density blockwork inner leaf, 50mm Kingspan Kooltherm K8 cavity wall insulation, 50mm cavity and external leaf coursed dressed stone tied into, and to match the existing house and cottage walls and all to achieve a u-value of 0.28W/m²K

New bathroom suite to be supplied by the client and to include shower, wc and basin, NOTE allow for installation and include for new domestic style 15l/s Bathroom mechanical extract vent to the outside through the external wall with 15min overrun and connected to the light switch

Existing floors, ceilings, internal and external walls to thre annexed cottage to be carefully cleaned, walls to be lined internally with new 25 x 25mm SW timber battens and 112.5mm Kingspan Kooltherm K18 insulated dri-lining all to achieve a u-value of 0.28 W/m²K

Existing cottage external wall and roof to be carefully removed/ opened up (shown dotted), walls, floor and ceiling to be made good, new structure to support the walls and floor to the design and spec of the S. Eng

Form new 2 No window openings to annexed cottage, height and width to match existing adjacent opening, and install new painted timber double glazed openable casement windows to match existing

Existing fireplace to be opened up to bedroom as shown, note fire to be supplied by the client

New timber staircase to access first floor level to be formed as shown, 14 No risers, tread profile, 220mm width with bullnose finish, 22mm depth treads, 9mm risers, height to suit change in level allowing the rake of the stair to be no more than 42° and to include 48mm diameter HW timber handrail fixed back to wall on 10mm steel angle brackets 900mm above the rake of the stair

Form new 2 No window openings to extension (head of stair and bathroom), 1300mm height, 775mm width, and install new painted timber double glazed openable casement windows to match existing

New 125mm overall timber stud partitions consisting of 12.5mm plasterboard to each face, 100 x 50mm timber studs at 600mm c/c's and 25mm Isowool insulation between studs and new painted timber doors all to create new bedrooms, stairway and bathroom

New bathroom suite to be supplied by the client and to include shower, wc and basin, NOTE allow for installation and include for new domestic style 15l/s Bathroom mechanical extract vent to the outside through the external wall with 15min overrun and connected to the light switch

ISSUED FOR PLANNING

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION

CLIENT: MR & MRS HARVEY
SCALE: 1:100@A1
DATE: MAR 2016
PROJECT: BELMONT HOUSE, THURGOLAND
DRAWN: ML
CHECKED:
DRAWING TITLE: FIRST FLOOR PLAN AS PROPOSED
JOB NUMBER: 1535
DRAWING NO.: 202
REVISION:

First Floor Plan As Proposed
Scale 1:100@A1

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Registered Company Number in England and Wales: 8033383, Director: Michael Leigh
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