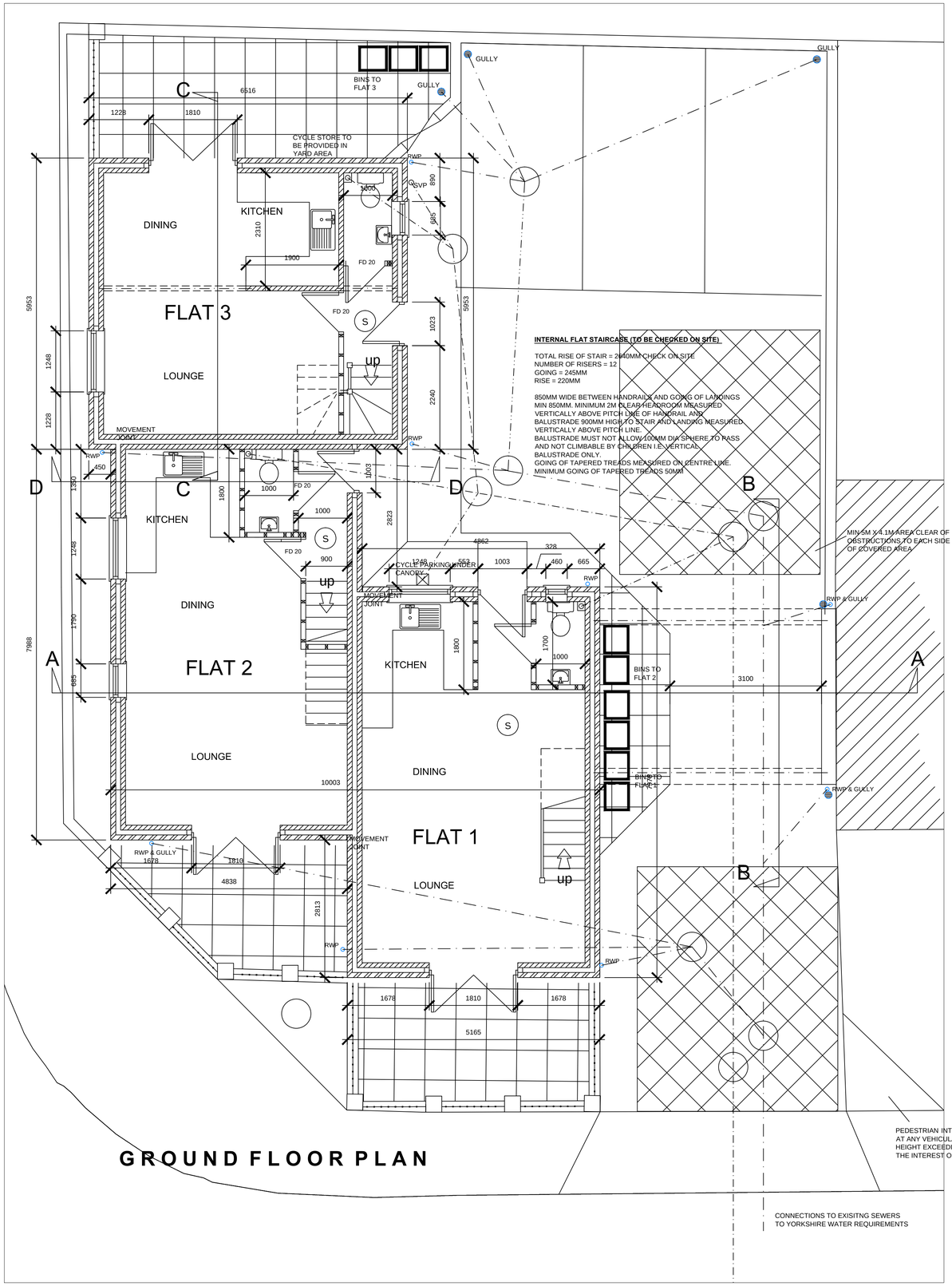
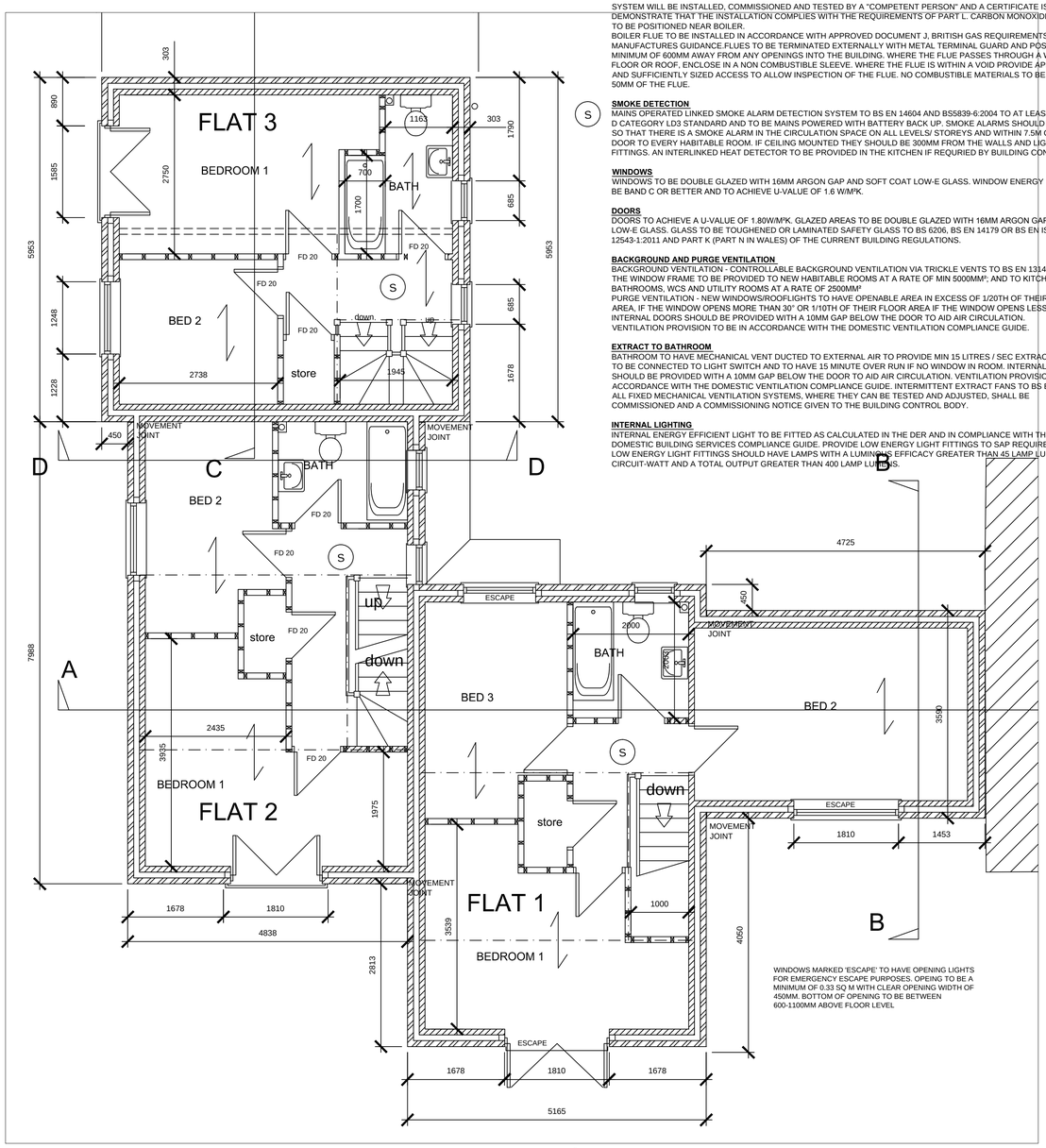


GROUND FLOOR PLAN



FIRST FLOOR PLAN

AIR PERMEABILITY AND PRESSURE TESTING
REASONABLE PROVISION SHALL BE MADE TO ENSURE THE EXTENSION IS CONSTRUCTED TO MINIMISE UNWANTED AIR LEAKAGE THROUGH THE NEW BUILDING FABRIC. THE NEW DWELLING TO BE PRESSURE TESTED BY A SPECIALIST REGISTERED WITH THE BRITISH INSTITUTE OF NON-DESTRUCTIVE TESTING IN COMPLIANCE WITH REGULATION 43 OF THE BUILDING REGULATIONS.
A COPY OF THE TEST RESULTS TO BE SENT BUILDING CONTROL NO LATER THAN 7 DAYS AFTER THE TEST HAS BEEN CARRIED OUT.

HEATING
ALL RADIATORS TO HAVE TVRS. 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 BYE LAWS, THE GAS SAFETY (INSTALLATION AND USE) REGULATIONS 1998 AND IEE REGULATIONS.

NEW GAS BOILER
HEATING AND HOT WATER WILL BE SUPPLIED VIA A WALL MOUNTED CONDENSING VERTICAL BALANCED FLUE PRESSURISED BOILER WITH A MIN SEDBUK RATING TO MEET SAP REQUIREMENTS. SYSTEM TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES AND ALL NECESSARY ZONE CONTROLS AND BOILER CONTROL INTERLOCKS. THE SYSTEM WILL BE INSTALLED, COMMISSIONED AND TESTED BY A "COMPETENT PERSON" AND A CERTIFICATE ISSUED TO DEMONSTRATE THAT THE INSTALLATION COMPLIES WITH THE REQUIREMENTS OF PART L: CARBON MONOXIDE ALARM TO BE POSITIONED NEAR BOILER.
BOILER FLUE TO BE INSTALLED IN ACCORDANCE WITH APPROVED DOCUMENT J, BRITISH GAS REQUIREMENTS AND MANUFACTURES GUIDANCE.FLUES TO BE TERMINATED EXTERNALLY WITH METAL TERMINAL GUARD AND POSITIONED A MINIMUM OF 600MM AWAY FROM ANY OPENINGS INTO THE BUILDING. WHERE THE FLUE PASSES THROUGH A WALL, FLOOR OR ROOF, ENCLOSE IN A NON COMBUSTIBLE SLEEVE. WHERE THE FLUE IS WITHIN A VOID PROVIDE APPROPRIATE AND SUFFICIENTLY SIZED ACCESS TO ALLOW INSPECTION OF THE FLUE. NO COMBUSTIBLE MATERIALS TO BE WITHIN 50MM OF THE FLUE.

SMOKE DETECTION
MAINS OPERATED LINKED SMOKE ALARM DETECTION SYSTEM TO BS EN 14604 AND BS5839-6:2004 TO AT LEAST A GRADE D CATEGORY LD3 STANDARD AND TO BE MAINS POWERED WITH BATTERY BACK UP. SMOKE ALARMS SHOULD BE SITED SO THAT THERE IS A SMOKE ALARM IN THE CIRCULATION SPACE ON ALL LEVELS/ STOREYS AND WITHIN 7.5M OF THE DOOR TO EVERY HABITABLE ROOM. IF CEILING MOUNTED THEY SHOULD BE 300MM FROM THE WALLS AND LIGHT FITTINGS. AN INTERLINKED HEAT DETECTOR TO BE PROVIDED IN THE KITCHEN IF REQURIED BY BUILDING CONTROL.

WINDOWS
WINDOWS TO BE DOUBLE GLAZED WITH 16MM ARGON GAP AND SOFT COAT LOW-E GLASS. WINDOW ENERGY RATING TO BE BAND C OR BETTER AND TO ACHIEVE U-VALUE OF 1.6 W/M²K.

DOORS
DOORS TO ACHIEVE A U-VALUE OF 1.80W/M²K. GLAZED AREAS TO BE DOUBLE GLAZED WITH 16MM ARGON GAP AND SOFT LOW-E GLASS. GLASS TO BE TOUGHENED OR LAMINATED SAFETY GLASS TO BS 6206, BS EN 14179 OR BS EN ISO 12543-1:2011 AND PART K (PART N IN WALES) OF THE CURRENT BUILDING REGULATIONS.

BACKGROUND AND PURGE VENTILATION
BACKGROUND VENTILATION - CONTROLLABLE BACKGROUND VENTILATION VIA TRICKLE VENTS TO BS EN 13141-3 WITHIN THE WINDOW FRAME TO BE PROVIDED TO NEW HABITABLE ROOMS AT A RATE OF MIN 5000MM²; AND TO KITCHENS, BATHROOMS, WCS AND UTILITY ROOMS AT A RATE OF 2500MM²
PURGE VENTILATION - NEW WINDOWS/ROOFLIGHTS TO HAVE OPENABLE AREA IN EXCESS OF 1/20TH OF THEIR FLOOR AREA, IF THE WINDOW OPENS MORE THAN 30° OR 1/10TH OF THEIR FLOOR AREA IF THE WINDOW OPENS LESS THAN 30°
INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AID AIR CIRCULATION.
VENTILATION PROVISION TO BE IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE.

EXTRACT TO BATHROOM
BATHROOM TO HAVE MECHANICAL VENT DUCTED TO EXTERNAL AIR TO PROVIDE MIN 15 LITRES / SEC EXTRACTION. VENT TO BE CONNECTED TO LIGHT SWITCH AND TO HAVE 15 MINUTE OVER RUN IF NO WINDOW IN ROOM. INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AID AIR CIRCULATION. VENTILATION PROVISION IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE. INTERMITTENT EXTRACT FANS TO BS EN 13141-4. ALL FIXED MECHANICAL VENTILATION SYSTEMS, WHERE THEY CAN BE TESTED AND ADJUSTED, SHALL BE COMMISSIONED AND A COMMISSIONING NOTICE GIVEN TO THE BUILDING CONTROL BODY.

INTERNAL LIGHTING
INTERNAL ENERGY EFFICIENT LIGHT TO BE FITTED AS CALCULATED IN THE DER AND IN COMPLIANCE WITH THE DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE. PROVIDE LOW ENERGY LIGHT FITTINGS TO SAP REQUIREMENTS. LOW ENERGY LIGHT FITTINGS SHOULD HAVE LAMPS WITH A LUMINOUS EFFICACY GREATER THAN 45 LAMP LUMENS PER CIRCUIT-WATT AND A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS.

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