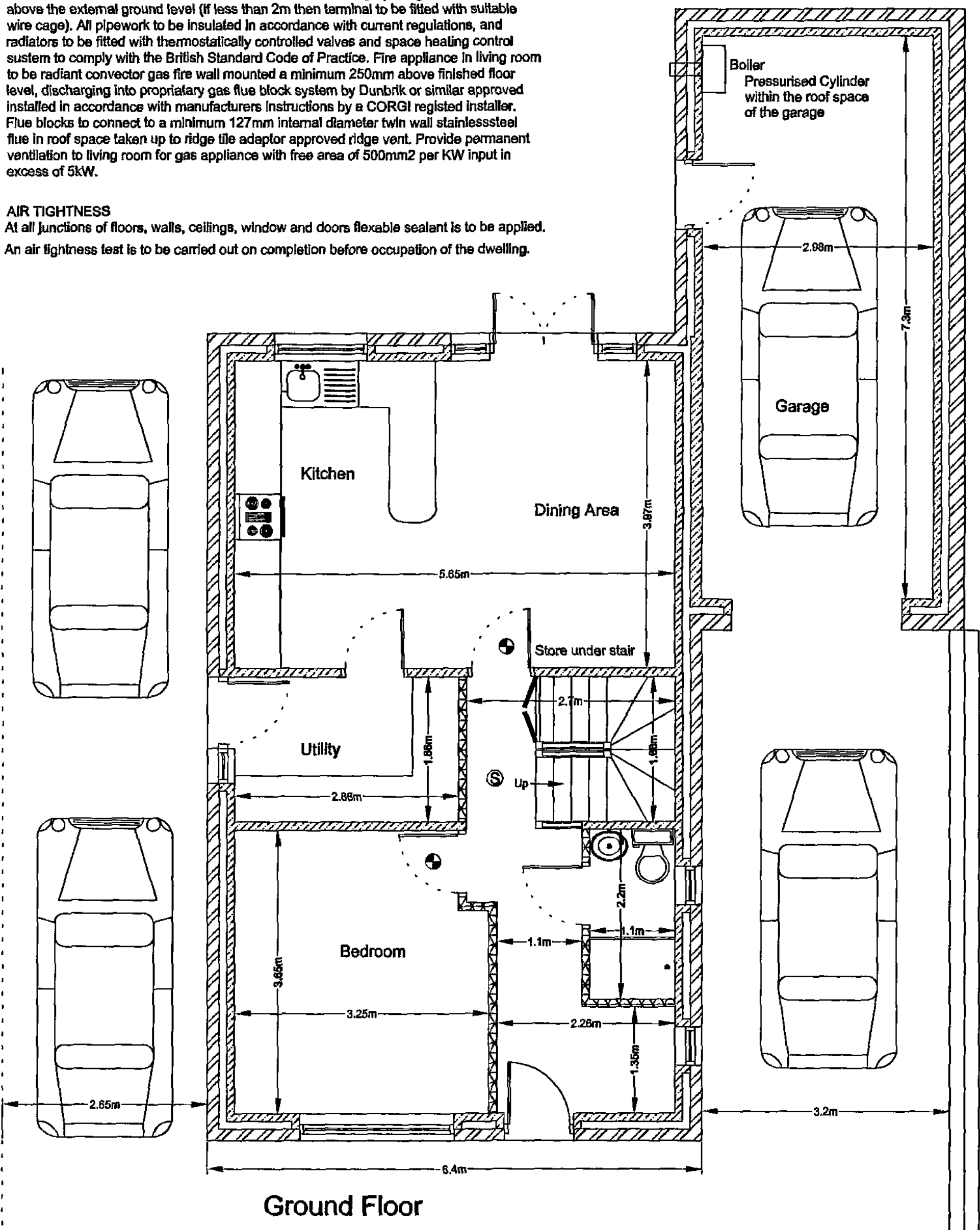


HEATING & HOT WATER

Gas fired central heating system room-sealed fan assisted balance flue boiler located within the kitchen/utility or garage area with a SEDBUK rating of 90%. The balance flue to the boiler is to be located a minimum 300mm from any opening window and 2m above the external ground level (if less than 2m then terminal to be fitted with suitable wire cage). All pipework to be insulated in accordance with current regulations, and radiators to be fitted with thermostatically controlled valves and space heating control system to comply with the British Standard Code of Practice. Fire appliance in living room to be radiant convector gas fire wall mounted a minimum 250mm above finished floor level, discharging into proprietary gas flue block system by Dunbrik or similar approved installed in accordance with manufacturers instructions by a CORGI registered installer. Flue blocks to connect to a minimum 127mm internal diameter twin wall stainlesssteel flue in roof space taken up to ridge tile adaptor approved ridge vent. Provide permanent ventilation to living room for gas appliance with free area of 500mm² per KW input in excess of 5kW.

AIR TIGHTNESS

At all junctions of floors, walls, ceilings, window and doors flexible sealant is to be applied. An air tightness test is to be carried out on completion before occupation of the dwelling.

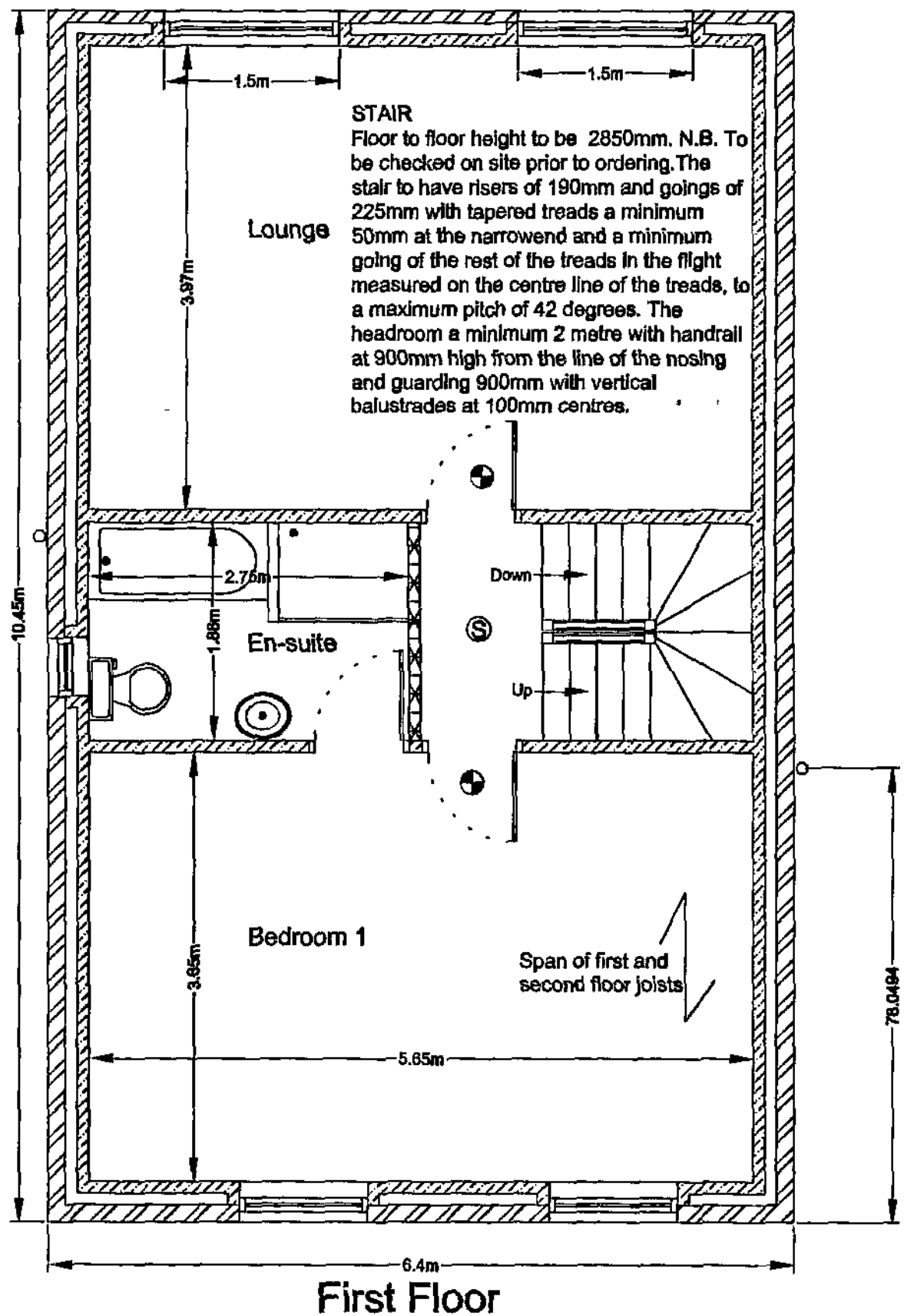


EXTERNAL WALLS

To be cavity wall construction with external leaf of natural stone 150mm sawn bed from Standcliffe Stone Co. quarry to all sides, 100mm cavity with 50mm Kingspan Kooltherm K8 insulation wall batts fixed to the internal leaf of 100mm ThermaLite shield blocks. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with 12.5mm plasterboard on dabs or 15mm two coat gypsum plaster which is recommended for the air tightness test. The dpc is to be 150mm above the adjacent finished ground level and linked with the existing cavities closed with Thermabate or similar approved cavity closer.

FIRST & SECOND FLOOR

The floor is to be 22mm floorboarding on 50mm x 195mm C16 timber joists at 400mm centres with herring bone strutting at mid-span and doubled up under any first floor walls. The floor is to be insulated with 100mm mineral fibre quilt minimum density of 10kg/m² laid between joists and under drawn with 12.5mm plasterboard and 5mm plaster skim. Where floor joists run parallel to wall 38mm x 5mm steel strap to be provided spanning a minimum of three joists with timber noggins between joists and bent down cavity a minimum of 450mm. Floor joists to have flexible sealant around all edges into external walls.



DISABLED ACCESS

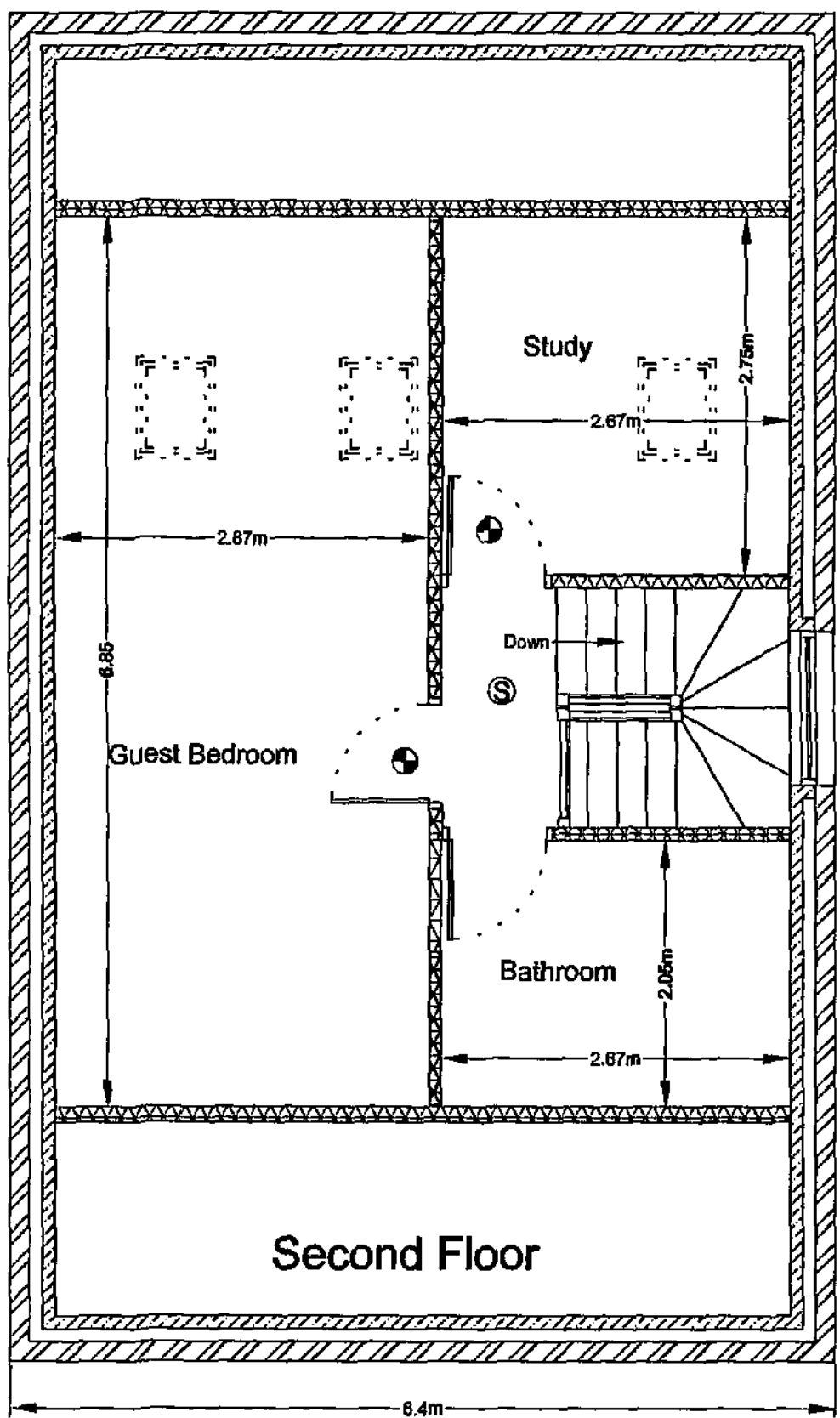
To be a ramped approach to main entrance a minimum 900mm wide with a gradient not steeper than 1 in 15 with 1.2m unobstructed landings at top and bottom and with 100mm raised curb to edge of ramp and top landing. Handrail to be fixed to the wall of the building 900mm above the line of the ramp and extend 300mm beyond the top and bottom. The main entrance is to have a minimum clear opening of 800mm i.e. 850mm door leaf & 1000mm door set with internal doors having a clear width of 750mm. Heights of switches, door bell, etc. to be not higher than 1200mm above finished floor level, and socket outlets, TV points, etc. to be not lower than 450mm above the finished floor level.

ALARM DETECTION SYSTEM

Provide interconnecting self contained smoke alarms to comply with BS 5446:Part 1 in the positions indicated. Smoke alarms to be permanently wired into a fused circuit.

Half hour fire resistance door and frame.

Thirty percent of all light fittings are to have low energy light bulbs.



Address Adj 167 Manchester Road
Thurstone
Penistone
Project Floor Plans
Scale 1 : 50

Drawing No. MRT/07/02

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