



SITE PLAN (1:500)

New and Replacement Windows- New and replacement 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 1.4 W/m² K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by extension. Any fire escape windows to be 0.33m² (450x750) and be min 800mm and max 1100mm from floor level to underside of clear unobstructed opening.

New and Replacement Doors- New and replacement doors to achieve a U-Value of 1.4W/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.

Smoke detectors- are to be located in corridors, circulation areas and escape routes no more than 3m from a bedroom, securely fixed to the ceiling @ least 300mm from the wall. Detectors are to have mains wired interlinked system wired independently to the consumer unit with battery backup.

Heating- to be new wall mounted condensor boiler (sited in garage) with balanced flue, system installed is to be in accordance with part L of current Building Regulations and to satisfaction of building inspector and are to comprise of either zone controls or timing controls to regulate the amount of heat to be produced by radiators.

Hot water storage system is to be controlled by either a thermostat shut off the supply of heat when the temperature is reached or a timer control provided to enable the supply of heat to be shut off when water heating is not required.

All pipework is to be insulated in accordance with Part L of current Building Regulations and if passing through floors are to have intumescent collars provided and to be wrapped and closed with mineral wool for sound insulation.

The condensing boiler is to have a 90% SEDBUK energy efficiency rating. On completion of heating and hot water system an installation certificate is to be issued and approved.

Ringmain and Lighting- Extend existing circuits to clients instructions. All electrical work to meet who is registered with a competent person scheme or an electrician registered with a recognized trade body such as NICEIC and can issue a design, installation and test certificate under BS7671. Switches and sockets to be located within 450mm and 1200mm of the finished floor lvl in places suitable for every use. Lights are to be at least 45 lumens/circuit watt efficiency and have 1 energy efficient light/25m² or 1 in 4 fixed light fittings.

Above ground drainage- All above ground drainage to BS5572 1994, wash hand basins fitted with 32mm dia wastes, sinks, baths and showers to be fitted with 40mm dia wastes, all to be fitted with 75mm deep seal anti-syphon traps. Wastes taken into back inlet gullies to discharge below grate lvl but above water line. Wastes taken into soil and vent pipes not to be connected within 200mm of any WC connection. Soil and vent pipes to be 100mm PVC-u and to extend min 900mm above any ventilation window.

Below ground drainage- All new underground drainage to be Hepworth "Supersleve" vitrified clay pipework and fittings with push-fit "Polypropelene" flexible couplings.

Drains to be laid to minimum falls of 1:40 and connected into mains drainage system.

Generally drains to be laid on 150mm pea shingle bed and surround. Where drains pass underneath building and have less than 300mm cover, drain to be surrounded with 150mm

concrete with 13mm compressible board movement joints @ max 5m crs. Drains underneath building with more than 300mm to be surrounded with 100mm granular fill.

Drains passing through concrete foundations to be sleeved to provide 50mm clearance all round with a flexible joint in pipe both sides. Concrete lintols to be provided where drains pass through external walls to form opening to provide 50mm clearance all round, opening to be masked both sides with rigid sheet material and a flexible joint to be provided in pipe both sides of wall.

Note. Drainage indicated, runs, direction etc to be confirmed on site at the commencement of the project with the building inspector.

Contact Details: Yorkshire Water: 0845 1208482

Severn Trent Water: 0116 2343146

Where a public sewer exists within the site, the client and contractor are to adhere strictly to the following conditions.

- 1) Where excavating and building within 3m of sewer, work to be carried out to be non detrimental to existing sewer.
- 2) Where pipe is exposed during building works, pipe to be protected to prevent damage.
- 3) Building foundations are to be constructed in such a manner as to prevent additional load being placed on pipe, where a drain or sewer running below a building is less than 2m deep, the foundation shall be extended locally so that the drain or sewer passes through the wall.
- 4) New walls are to adequately span pipeline with the insertion of PCC lintols over openings, spanning min 1.5m either side of the pipe to ensure damage or misalignment is not caused to the pipeline.
- 5) Water authorities require a minimum of 21 days notification of any connections required to pipelines and sewers. It is the clients responsibility to ensure that this condition is adhered to.
- 6) If any repairs or replacements are necessary, this work will be required to be carried out by the local water authority.
- 7) No building work is to conceal any existing access points to the sewer. If this is impractical due to site conditions, an alternative access point can be constructed on the line of the sewer at a location acceptable by the water authority.

Surface water- New guttering, fascias and soffits to match and consistent with existing, 65mm dia Rwp's to discharge into existing surface water system or to new hollow soakaway min 5m from foundations and subject to a percolation test to satisfaction of building inspector.

All plans and elevations to scale 1:100 or 1:50 unless stated otherwise.