



Ground floor (part)

First floor (part)

GENERAL

- A All new timber double glazed, Argon filled windows, openings to be equal to min. 1/20th floor area of room and fitted with trickle vent to give background ventilation equal to 4000mm². All window/doors to be double glazed with draught strips complete with a 16mm gap and a soft low e-coating to offer a u-value equal to 3.0 w/m²k
- B Provide low energy lighting throughout.
- C Bathroom to have mechanical ventilation equal to 60 l/s. to give 3 no air changes per hour linked to light switch to offer 15 min over run.
- D All works to be carried out in accordance with the current building regulations and all subsequent amendments.
- E All electrical work to comply with requirements of part P (electrical safety) and must be designed, installed inspected and tested by a person competent to do so.
- F Provide a flexible filler to all joists where built into the walls
- G Existing drainage system to be investigated prior to commencement, and connection approved by L.A. Building inspector.

Note

Existing garden room construction to be exposed prior to commencement and inspected by L.A. building inspector.

BMBC
CORPORATE MAIL ROOM
05 FEB 2019
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| Client Mr & Mrs S. Brown | Project Proposed two storey rear extension At:- 54 Jebb Lane Haig Barnsley | Drawing Ground & first floor layouts as proposed | Scale 1:50 Date Dec. 18 | Drg.No. 3 |
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