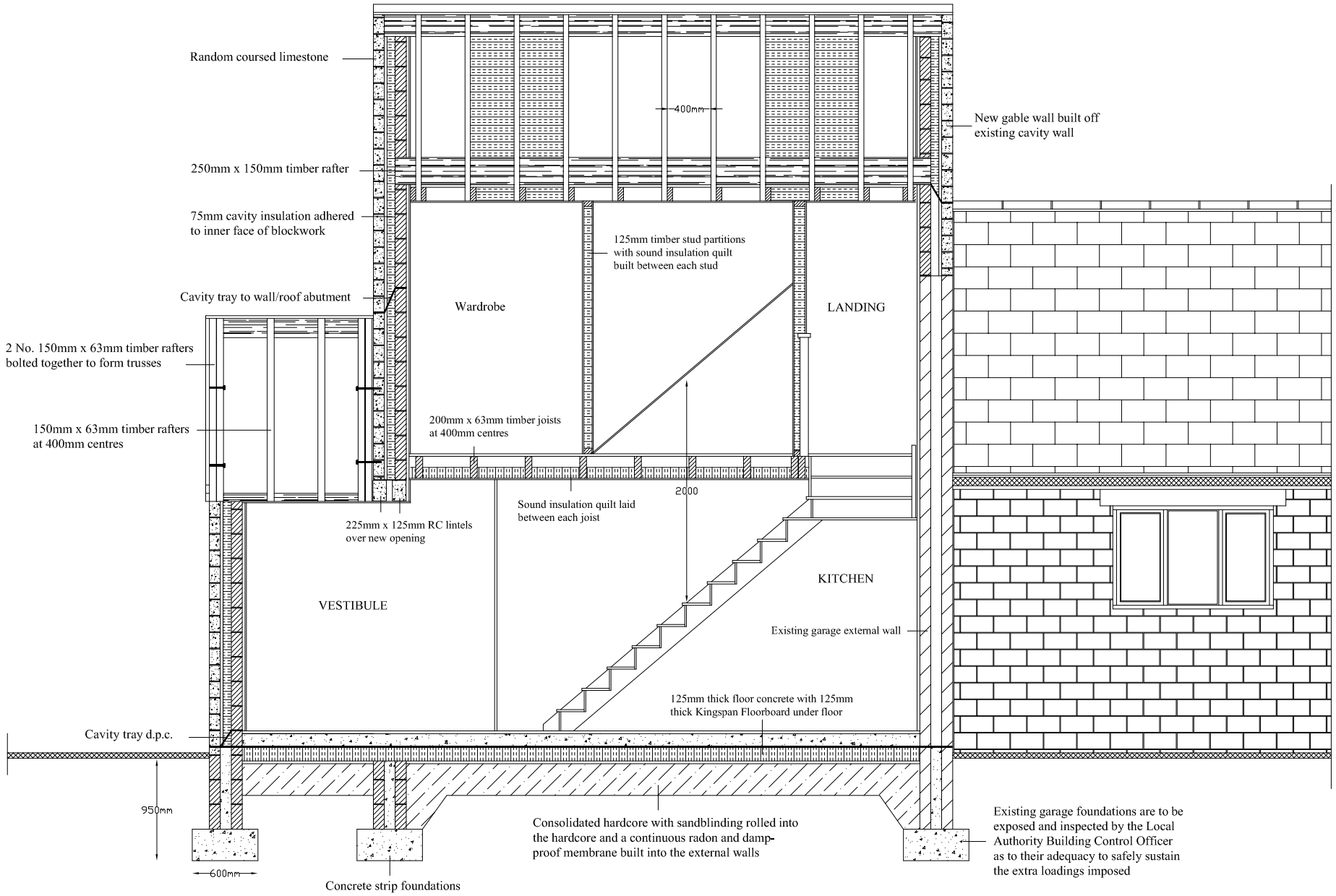
PROPOSED CROSS SECTION THROUGH EXTENSION



CONSTRUCTION NOTES

DRAINAGE
The property benefits from a separate mode of drainage. The existing foul water drains discharge directly to a foul water outlet and the surface water discharges into a sustainable surface water outlet. The new extension will connect via a new inspection chamber at the front and by a chamber at the side to allow cleansing of the drain from both directions.
The new foundations will be constructed below the invert level of the existing drains. Openings in walls for pipes are to be constructed with reinforced concrete lintels spanning over with a clear 50mm clearance all around the drain.
Existing surface water discharges to soakaways or shacks built into the limestone substrata, the soakaways if new will be sited 5 metres away from the dwelling and constructed of rigid concrete rings or segments laid dry. The soakaway pit will be surrounded with granular material and fitted with a steel inspection cover.
A percolation test is to be carried out on completion of the soakaway.

HEATING
Glow-worm High Efficency Combi cxi boiler is to be sited in the kitchen. The boiler has a SEDBUK rating A efficency 90.3 %.
All radiators are to be fitted with TRV temperature control valves with thermostatic controls.

LIGHTING
All new light fittings shall be capable of using low energy high efficiency light bulbs. High efficiency lighting points are located in the hall and on the first floor landing.

MECHANICAL VENTILATION
Extract ventilation rate:-
Kitchen - 60 litres/second;
Utility room - 30 litres/second.
Bathroom - 30 litres/second.
Hot water appliances and sanitary ware taps are to be identified as being on the left hand side, maximum temperature to bath water to be regulated to 48 degrees.

CERTIFICATION
The following certification is to be deposited with the Local Authority Building Control Department on completion of the building works and before occupation of the building:-
Electrical test certificate.
Energy performance certificate.
Water efficiency calculation.

SCALE 1:50

DRAWING NO. 10