



23. All the new frames will satisfy the trickle ventilation regulations by having controllable trickle ventilators (8000mm²) built into the frames of the actual windows.
24. The proposed new addition will have windows with an area equivalent to at least 1/10th of the floor area (this floor area will also include that of the existing kitchen and dining area) with an area equivalent to at least 1/20th open able.
25. All of the glazing that is less than 800mm above the internal floor level along with all that in any new external doors or internal doors or glass panels adjoining the doors will be formed using toughened glass that complies with BS 6206.
26. A hood is to be provided over the cooker in the kitchen with a duct to the external air having a fan that is capable of extracting at least 30 litres per second.
27. All twin 13amp plug sockets will be positioned no lower than 450mm from the finished floor level and all light switches no higher than 1200mm from the finished floor level.
28. Linked mains smoke detectors having battery backup are to be provided in the hall and on the landing with a heat detector in the kitchen area.
29. Energy efficient light bulbs and appliances are to be used where ever this is possible.
30. All of the electrical works are to be carried out by a competent and NICEIC accredited and registered electrical engineer.
31. A log burning stove is to be positioned in the garden room having a 125mm thick concrete hearth that has its perimeter clearly marked with minimum dimensions of at least 840mm square projecting out at least 150mm out from the stove at its sides and at least 300mm out from its front, having an appropriate "Notice Plate" located adjacent to the electricity meter. It will connect to a Selkirk Twin Walled Flue with a black powder coated finish, having a minimum internal diameter of 152mm and an external one of 203mm, that will discharge more than 4 metres away from the rear wall of the house at a height that is at least 1200mm above the point where it passes through the rear addition wall and that is strapped to the main roof with adequate steel braces. It will be fitted by a person who is a member of the "Competent Person Scheme" having an appropriate sized vent to the external positioned as close to the stove as is reasonably possible to reduce the possibility of any draughts (a suitable size being 850mm² for each Kw rating of the stove) and the garden room itself will contain a mains carbon monoxide meter with battery backup.
32. The existing gas central heating system will be extended to provide two new radiators in the proposed addition. It is considered that the existing boiler will be adequate to meet the increased demand.
33. Both of the additional radiators will be fitted with Thermostatic Radiator Valves.
34. The beam pair over the study will be 2No 203 x 133 UB 25 Beams, that are bolted together side by side with bolts at regular centres.
35. All of the universal beams used in the construction will be painted with two coats of red oxide prior to installation and sit on 440mm long x 215mm deep x 100mm wide concrete pad stones as designed by the structural engineer in accordance with his attached Structural Calculations.
36. All of the new timber to be used in the construction works will be SC 3 Grade.
37. Adequate worktops along with a stainless steel or similar impervious surface with an integral drainer will be provided in the kitchen area that is to have a tiled floor and window sill along with tiled splash backs at the rear of the worktops and the cooker.
38. The ground floor ceiling height at its highest clearance will be around 2850mm with a height of around 2250mm at its lowest point.
39. An adequate hard standing is to be provided within the curtilage of the property for the storage of all the wheeled bins used by the occupiers.
40. Scaffolding is to be provided and erected for the duration of the works as and when necessary that meets all the requirements of the current Health and Safety Regulations.
41. Adequate mixed skips will be provided for the duration of the works and their contents disposed of in an environmentally friendly manner.
42. Suitable and adequate retaining walls and footings will be formed on the north east and south west flanks of the site as well as to divide the garden off from the patio area having a height of around 1250mm above ground level.
43. A patio area of some 34sq metres will be formed at the rear of the addition out of artificial stone flags of the Clients choice spot fixed on well consolidated hard core having a fall to each flank. In addition the path that is formed with plain concrete flags on the north east boundary of the site will be reinstated on completion with matching concrete flags as far as is reasonably possible.
44. The site will be left in a clean and tidy condition on completion of the works with all surplus materials and rubbish being disposed of via the mixed skips.
45. All of the work is to be completed to the satisfaction of the Local Authority Building Control Officer, is to comply with all current Building Regulations in force at the time of the application along with all other relevant Codes of Practice etc: - and to be carried out by competent tradesmen and their associates in a workman like and professional manner with the minimum of disturbance as far as is reasonably possible to the site's neighbours.