The property is heated with a gas fired central heating system.
A qualified Gas Safe registered engineer is to ensure the capacity of the boiler will cope with the all the heating and hot water requirements. New radiators to be properly sized and fitted with thermostatic radiator valves. The new condensing boiler must be fitted by the Gas Safe registered engineer and the new boiler must achieve a SEDBUK rating at least 85. A Gas Safe certificate will be required for the new installation on completion.

New brickwork and blockwork to be well bonded into existing.
All new door and window openings to have vertical and horizontal dpcs and heads to be supported with Catnic lintels selected and installed strictly in accordance with Manufacturers recommendations.

DPC S
Fit vertical and horizontal dpcs to all new openings . Fit insulating cavity closers to avoid cold bridging.
Insulate between last joist at ground and first floor level and external wall with 50mm. EPS. to avoid cold bridging.

ELECTRICAL INSTALLATION
All electrical work required to meet the requirements of Part P [electrical safety] will be designed, installed, inspected and tested by a person competent to do so.
On completion the Local Authority must be satisfied that either :- An electrical installation certificate issued under a Competent Person Scheme has been issued to the client; or Appropriate forms and certificates defined in BS 7671 [as amended] have been submitted that confirm the work has been inspected and tested by a competent person.
A competent person will have a sound knowledge and experience, relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

All recessed downlighters must be 'fire' and acoustically protected' to meet regulations B,E and P of current Regulations. They must also be sealed to meet requirements of Part C Air Leakage and Part L1A Air Tightness. Use Snaplite down lighters or similar approved.

High efficiency low voltage light fittings which should be the best available of their type to be used throughout this project.

Stud partitions which house electrical fittings to be constructed with 100 x 50 studs @ 400crs.

SMOKE ALARMS
New Smoke Alarms to Hall and Landing are to be wired in and interlinked with battery back up and Heat Detector to Kitchen all to BS 5839. (S D) (H D)

All gaps between elements and new and existing parts of the structure to be sealed to prevent leakage and draughts.
Ensure all insulation layers lap to prevent leakage..

All lintels to be insulated to the same level or better than adjacent walls.
Mastic Seal all junctions of doors/windows and walls and under the edges of skirting boards and architraves.
Seal around all service penetrations into wall/thermal board passing through external structure .
Close off the tops of all vertical ducts e.g Sibyps
Carefully select gap fillers and sealants appropriate for the gap size/ location and degree of anticipated movement.
All wall insulating dry lining boards to have continuous adhesive strips at perimeters of external walls,openings,around services e.g socket outlets.
Loft access traps/doors to be fitted with a catch and draught seals and to be insulated to same level as roof generally.

Fit insulated cavity closers and vertical and horizontal dpc s to all door and window openings.

THERMAL EFFICIENCY
The Thermal Efficiency standards specified in the 2006 edition of either regulation L1A OR L1B will be applicable. Any necessary supporting documentation details or calculations must be deposited and confirmed as demonstrating compliance with the 2006 edition of the Approved Document L.

WATER SUPPLY
N.B. WATER EFFICIENCY MEASURES ARE TO BE ADOPTED THROUGHOUT THE NEW PLUMBING INSTALLATION.
The extended dwelling where possible is to meet the requirements of Part G Building Regulations.

The hot and cold supply to be installed by a competent person and is to comply with Part G2 of the regulations and to ensure the consumption for the extended dwelling does not exceed 125 litres/person/day.
Further the installation should be capable of delivering a supply of wholesome hot water to all appliances installed.

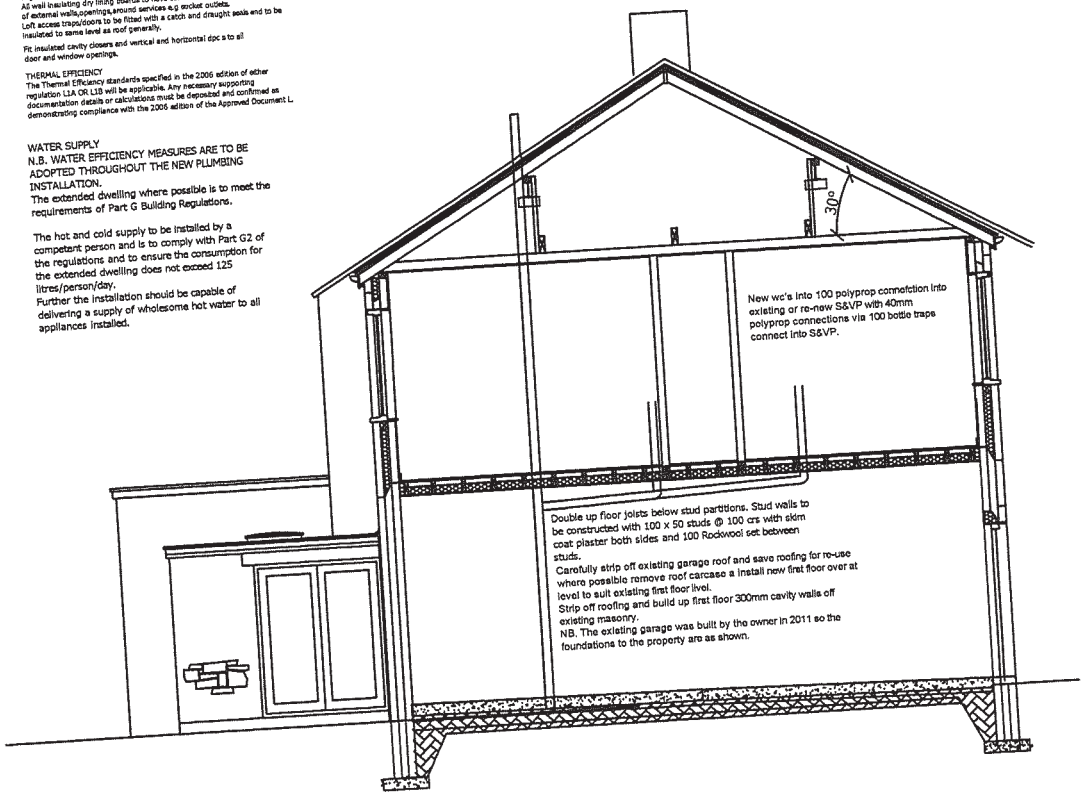
Rafter feet to be secured to wall plate with galv'd. steel truss clips.
Form 25 mm. eaves vent gap with grill fixed into 13 mm. ext. qual. plywood soffit secured to s/wood bearers. Fix matching gutters.

Ridge
Fit matching conc. ridge tile bedded in sand / cement mortar in accord. manufrs. instructions.

Verge
Fit grey pvc dri verge to match slates in accordance with manufacturers instructions.

Eaves
Fascia to be 225 x 25 treated s/w board fitted to rafter ends. Soffit to be 9mm ex.qual.ply secured to underside of rafters..

Fit insulated Catnic lintel to window head.



ROOF
Roof constructed with recovered roof tiles fixed to 20 x 38 tanalised battens over a single layer of loose laid well lapped breather felt to 125 x 50 rafters @ 400crs built up off 100 x 75 wall plate mortar bedded and secured to inner block wall leaf with galv'd. m.s. straps @ approx. 1.0m crs and supported at mid span on steel purlin built into exusing gable and new brick wall off dense concrete 100 x 225 x 450 padstones.
Ceiling formed with 100 x 50 joists @ 400crs secured at wall plate to foot of rafter and supported @ 1725 crs by 225 x 50 binders built into flank walls.
Ceiling over formed with 1 No. layer 12.5 mm plasterboard with skim plaster finish with 100mm Rockwool insulation set between joists. Roof to be insulated with a further 300mm Rockwool insulation laid on top of ceiling joists.

WALL
Wall to be constructed with matching stone outer skin with 100mm cavity and 100mm Celcon Solar or similar quality insulating loadbearing block inner skin cavity fill with Celotex Double-R CW 4000 insulating block capable of achieving 0.22 Wm2K u value. Walls finished internally with 12.5mm lightweight plaster finish.
New masonry to have cavities clontinuos with existing and leaves to be secured together with stainless steel wall ties @ 450 vert. and horiz. staggered centres and v300 crs vert crs around door and window openings.Wall cavity closed with 9mm. Supalux below wall plate. Wall openings to door and window openings to have insulated cavity closers with integral dpc's fitted at jambs.

Floor constructed with 22mm floor grade t&g chipboard secured to 170 x 50 joists @ 400crs with herring bone strutting @: mid span and with 100mm Rockwool insulation set between joist and supported by 12.5mm Fireline plasterboard and vaskm plaster ceiling below. Secure alternate floor joists to gable wall with screwed galv'd. m.s. straps @ approx. 900mm crs.

ROOF
Roof joists to be C16 timber joists size and cts as specified on drawings.
Ceiling finish to be 12.5mm plasterboard fixed to underside of ceiling joists to receive skim finish.

Restraining straps
Rafters to be nogged with 44 x 44mm sw under straps and wedged to masonry.
Supply & fix 30 x 2.5mm galv. steel straps at eaves hooked over wallplates @ 2m c/c max & taken min 800mm down inner face of masonry.

Straps to be bent down cavity & not bridge it.

Roof pentrations

Flashings
Code 4 lead flashings to abutment turned up masonry for at least 75mm; dressed 25mm into mortar bed, fixed with lead wedges & pointed in.
In cavity walls; insert cavity trays over flashing's.

Rain water goods
Gutters and down pipes to match esisting, to be fixed in accordance with manufacturer's written instructions, discharging to rodable back inlet gullies connected to new soakaways.

Fascias and gutters
All to be in black uPVC, fixed to roof timbers in accordance with manufacturers recommendations and to match existing.

Eaves
Fascia to be 200 x 25 treated s/w board fitted to rafter ends.Soffit to be 9mm ex.qual.ply on 50 x 50 bearers.

Client : Mr. A. Beckwith		
Project : Proposed Extension at 3 Freetown Glossop	Scale: 1:50@ A2	Contract No. 2180
	Date : 02/21	Dwg. No. 4.
Drawing : Section As Proposed	Drawn: P.S.	

PETER SUMMERSGILL MCIAT
Architectural & Design Consultant Technologist
317 Market Street Hyde, Cheshire, SK14 1HF
0161 367 0247 Mobile 07971 459 730