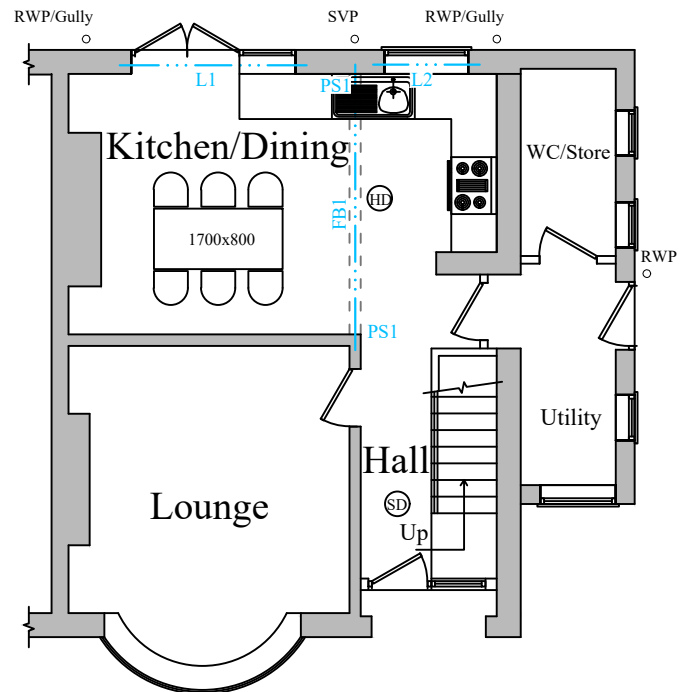
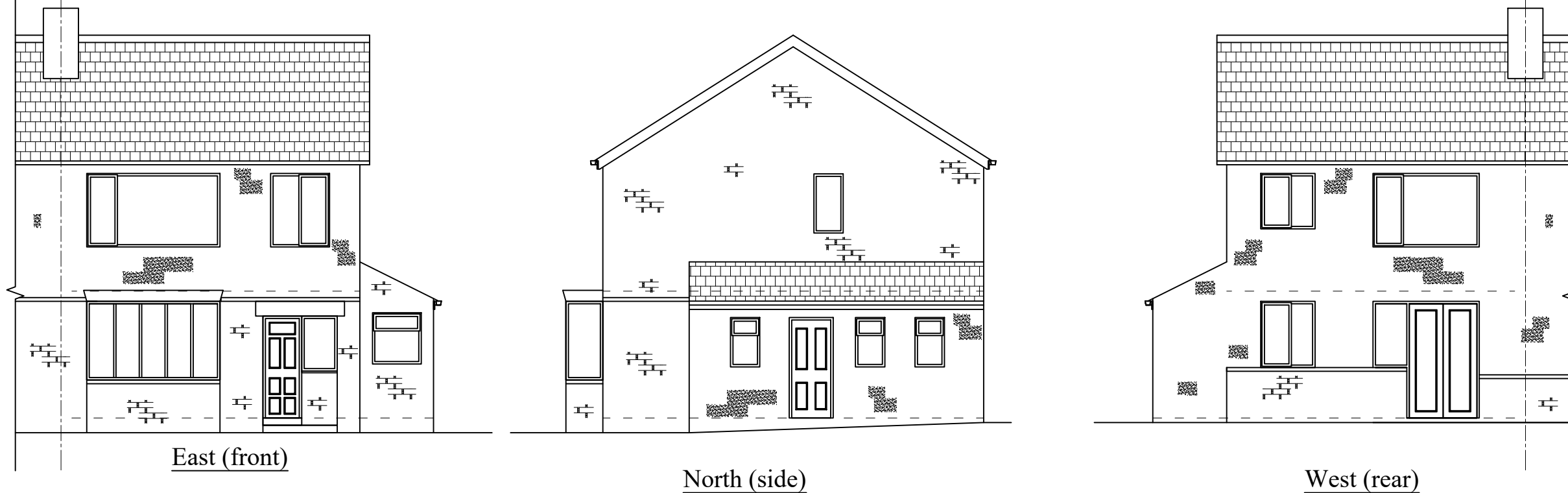
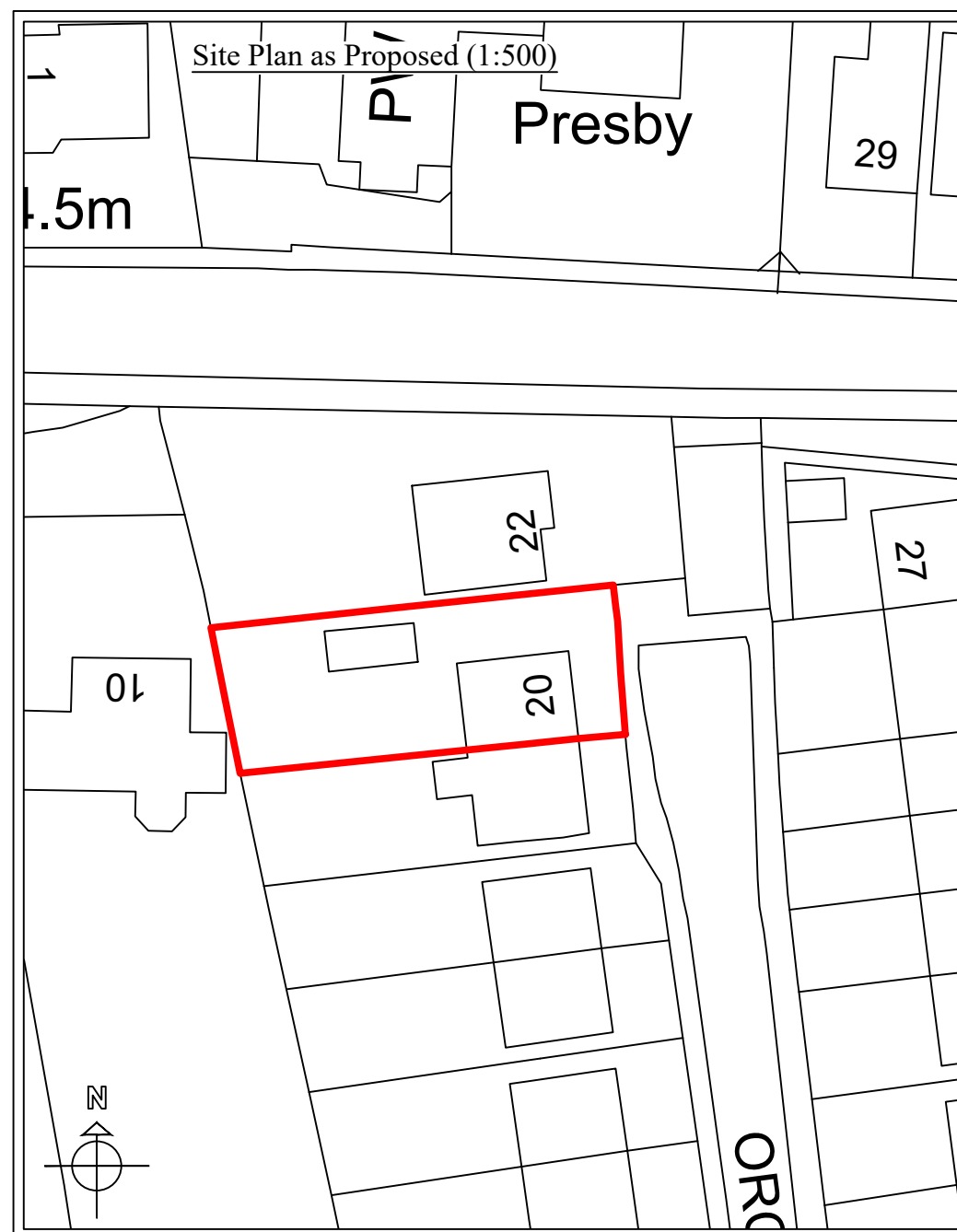
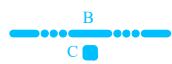


Joinery: PVCu/Timber Framed



FB1 -
L1 and L2 - Catnic..... Duty to suit wall width
(TBC on site)



1. **Electrical installation:**
 - Electrical installation to BS 7671 to be checked by a NICEIC approved electrician. sockets to be located to occupiers specification. All electrical wiring to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, 17th Edition wiring guidance and Building Regulation Part P (Electrical Safety) by a member of the Government's Competent Persons Scheme and the competent person is to send to the local Authority a self certification certificate within 30 days of the electrical works completion. The client must receive both a copy of the Self Certification certificate and BS 7671 Electrical Installation Test Certificate.
 2. **Smoke/heat detectors:** Detectors to be interlinked, mains powered with battery back up (Optical detectors to habitable rooms, ionisation type to circulation space between rooms (landings/hallways etc)) to BS5446-1:2000 or BS5446-2:2003 located to ceilings as shown.
 3. **GASSAFE** registered installers for any gas work (none anticipated).
 4. **Ventilation:** Kitchens to have 30 litres/second mechanical ventilation if adjacent to hob or 60 litres/second otherwise. New windows to have 8000mm² trickle ventilation and window opening lights to have openable free area of min 1/20th of total floor area
 5. **Lighting:** Energy efficient lamps are to be installed where new or replaced:
 6. **All duct work to be insulated for fire and sound.**
 7. **Heating & hot water:**
 - New radiators to have TRV's and sized and positioned by heating engineer to client's specification.
 - Ensure any extended services comply with the Domestic Building Services Compliance guide. The installer to provide a note to Building Control confirming that services have been commissioned with Domestic Heating Compliance Guide procedures on completion.
 8. **Services:**
 - Attention must be given to locations where services pass through structure/ insulation to maintain integrity of insulation, fire resistance and air leakage.
 - Account to be taken as to location of electric cables with regard to insulation to avoid reduction in cable rating due to overheating.
 - Advantage of insulation to be considered with regard to routing of water pipes to retain heat and reduce risk of freezing. Hot water pipes to be laid above cold supply and all pipes to be insulated including heating system.
 - Ducts may be necessary in solid floors to accommodate service routes.
 11. **Materials and workmanship**

All materials must comply with the following:

 - British Standards or European Standards
 - Product Certification Schemes (Kite marks)
 - Quality Assurance Schemes
 - British Board of Agreement Certificates (BBA)
 - Construction Product Directives (CE Marks)
 - Local Authority National Type Approvals (System Approval Certification)
 - All materials must be fixed in strict accordance with manufacturers printed details and workmanship must be in strict accordance with BS 8000: Workmanship on Building Sites: Parts: 1 to 16. Where materials, products and workmanship are not fully specified or described, they are to be: Suitable for the purpose stated or inferred & In accordance with recognized good practice
 12. **Steelwork:** Structural steelwork to be designed by structural engineer. Note: Any steel beams to have minimum 12.5mm fireline plasterboard and skim cover to achieve 1/2 hour fire resistance. Note-double boarding of fireline may be required to achieve ½ hour fire resistance depending on Hp/A factor of boards and manufacturers guidance must be followed.
 13. **Joinery:** All new windows and doors to be PVCu - confirm with client.
 - New and replacement glazed doors (more than 50% glazed) to be fully draught proofed and double glazed with 16mm argon filled air space and inner pane of Low emissivity 'K' glass to give a U value of 1.4W/m² (certificates of compliance to be provided to Building control on completion.
 - New and replacement glazed doors (less than 50% glazed) to be fully draught proofed and double glazed with 16mm argon filled air space to give a U value of 1.4W/m² (certificates of compliance to be provided to Building control on completion.
 - Means of escape window to have a minimum 750mm x 450mm (0.33m²) unobstructed openable area. If window locks are fitted to means of escape windows, un-removable key types should be used. If easy clean hinges are fitted to means of escape windows these must open beyond 90 degrees.
 - Safety glazing to critical locations: windows below 800mm and doors and side panels below 1500mm.
 - Fascia boards and eaves detail to extension to be timber and match existing house detail.
 17. **U Values for new windows:** All new windows will be double glazed low E glass to achieve a min U value of 1.4
 21. **Lintels:** See lintel schedule/floorplans/engineer's details.
 - All lintels to have min 150mm end bearing. All lintels to have cavity trays over which exit to weep holes on the external surface at max 900mm c/c min 2 per cavity tray and proprietary stop ends.
 - Where used over stone, timber brick headers or other decorative members lintels must extend the required minimum end bearing beyond this lintel.
 - Full cavity/ cold bridge insulation to lintels at new works.
 - Pre stressed reinforced concrete lintels to BS 8110. Part 1 1997 Section 4 manufactured to BS 5977 Part 2 1983, Naylor Lintels.
 - Galvanised profiled steel lintels to BS EN 10025, *IG Lintels, Catnic or Keystone* standard range with cold bridge insulation.
 - Stainless Steel versions of above to BS EN 1449 Part 2 Grade 304 S15, *IG Lintels, Catnic or Naylor*.

This drawing is the Copyright of SJ Design Limited.
All dimensions must be checked on site.
All materials and workmanship are to be in accordance with prevailing British Standards, Codes of Practice, Building Regulations, manufacturers and federation recommendations and all to the complete satisfaction of SJ Design Limited.



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Client
Carolyn Featherstone

Job Title	Proposed alterations at 20 Orchard Avenue Whaley Bridge High Peak SK23 7AH
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Drawing Title
Plans as proposed

Scale	1:100; @A2 unless marked
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Date June 2026	Drawn by SJ
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Drawing No. 200	Rev. -
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