ELECTRICIAN SITE SURVEY FOR TENDERING

Existing house wiring (lighting/power) are to be inspected by surveyfor added and or modified over the lifetime of the property. These proposals are to add new and modified outlets as the above plan to the current electrical regulations - inclusive of consumer unit and distribution network.

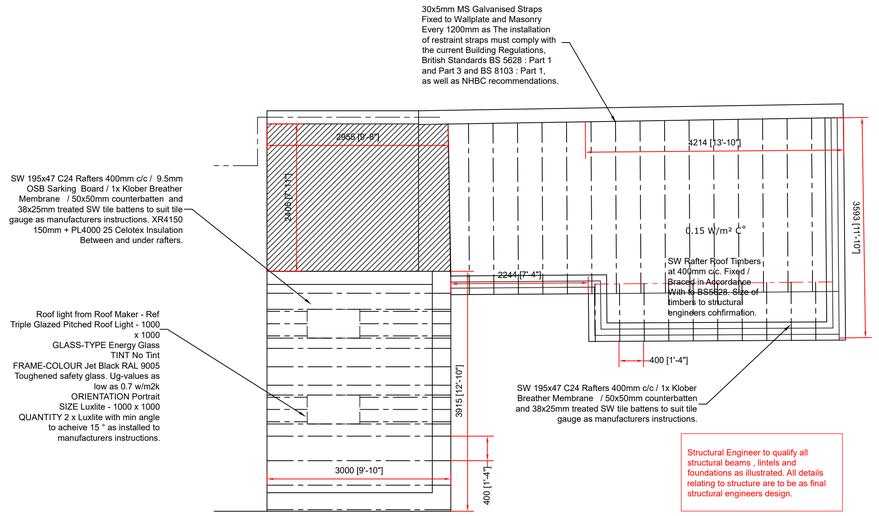
BUILDERS ONGOING SITE SURVEY

Existing structures under revised loading are to be exposed to check adequacy at commencement of works. This is to include foundations, lintels over existing openings, lintel over window and support to new structures over the openings in the external walls.

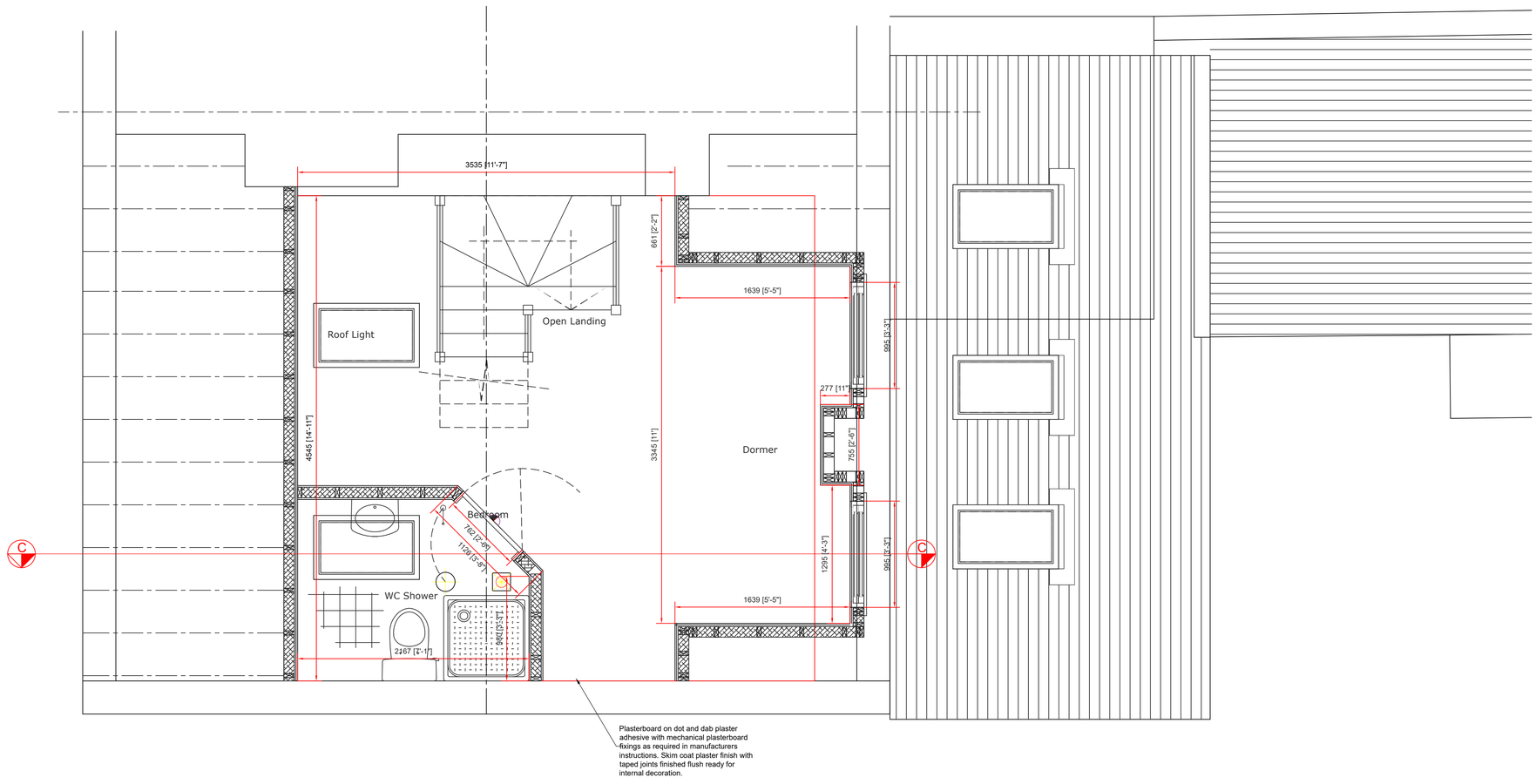
Insulation target U values W/sqm K:-
Part L Table 4.2 2022

Wall construction 0.18 U
Pitched roof insulation ceiling level 0.15 U
Ground Floors 0.18 U

New windows (Band C) 1.40 U
New external doors (Band C) 1.40 U



Proposed Roof Plan 1:50 @ A1



General Specification Notes:

Electrical Installation

Allow for first fix electrics sockets and switches as work proceeds. Electrical circuit wiring to conform to current Institute of Electrical Engineers (IEE) latest edition installation guides 1 to 7 and to BS7671:2008/11.

Energy saver 'Double-D' or LED light bulbs to be fitted throughout to all light fittings.

All Electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the works by a person competent to do so.

Plumbing Installation

Subject to specialist M+E Survey :-

Existing heating system and pipe runs to be inspected for suitability with new works and specified as required to comply with -

Copper piperuns / Stelrad Elite 216 radiators or equivalent / TRV to radiators / Programmer + Room thermastat to comply with Part J Approved Document and Gas Safe Regulations and registered under the competent person scheme and SBC electronically notified of that registration.

Refer to SAP calculation as required as part of building control information package for project.

New Windows / Doors

Install double glazed PVCu windows and ironmongery to match existing to elevations to structural openings as illustrated on plans.

All windows to Second floor to be fitted with fire escape hinges and have a minimum opening clear width to side hung casement / sashes of 450mm.

All windows to have 'trickle' vents fitted tyo provide back ground ventilation as Part F1.
Install windows to lap with perimeter DPC all round as manufacturers installation instructions.
Certificate of conformity to be forwarded to Building Control for approval / FENSA registration as appropriate.

Window Specification:-

Compliance with -

The BPWG/GGF Trade Standards for Aluminium Windows. BS 5368:Parts 1 to 3 and BS 6375:Part 1 – Classification of Weather tightness Operation and Strength Characteristics.

Part F - Are to provide 8000mm² per room and shall be controllable per room down to 4000mm²

Part B (2006) explained - Fire escape windows

- Unobstructed opening area 0.33m2 - Otherwise installed dummy mullions in pairs of window sashes.
- Min height and width of 450mm
- Opening may be angled
- Bottom of window must not be more than 1100mm above ground level
- Non-lockable green button handle

New Roof Construction

Fix new SW timber rafters @400 to roof wallplate and install bracing strapping as required by BS5628, building code / manufacturers instructions.

Expamet Truss clips Fixing: use BAT 3.75 x 30mm long square twisted sherardised nails. All nail holes must be filled. Safe Working Load - 1.3kN uplift. The timber wall plate must be securely held down onto the supporting masonry.

Fit M305 27.5x5mm Galvanized Retaining Straps to both Gables Ends and along Perimeter Wallplate Level at not more than 900mm centers as manufacturers instructions fixed over a minimum of 3No trusses / Joists with same sized solid timber section brace fixed between.The installation of restraint straps must comply with the current Building Regulations, British Standards BS 5628 : Part 1 and Part 3 and BS 8103 : Part 1, as well as NHBC recommendations. When straps are being fixed across joists or trussed rafters which are parallel with the wall, and where there is a gap between the wall and the first joist or truss, the gap must be packed. Noggins must be provided between each joist or truss. Fixing for M305 and Standard Straps: use either No 12 x 50mm wood screws or 4.00 dia x 75mm corrosion resistant nails. For stainless steel straps, stainless steel fixings must be used.

Fit Tyvek roofing breather membrane over panels and fit 50x38mm SW treated battens at gauge to suit roof tiles to roof elevations.

Matching colour roof tiles pitched at matching roof angle headlap as manufacturers recommendations.. Treated tiling battens 50x38mm / Tyvec Breather membrane. Natural coloured cement / sand mortar bedded ridge and verges with cement board undercloak projecting no more than 75mm from edge of roof. All installed as manufacturers instructions.

Fit eaves ventilator unit along top of fascia board as manufacturers instructions to allow loft ventilation to upper section of roof void.

Matching guttering / 68mm Downpipes and associated fittings.

Fix 9.5mm tapered edge plasterboard ceiling to underside of new roof as plasterboard manufacturers installations instructions and finish with plasterers mesh tape and skim coat finish plaster.

SLR ARCHITECTURAL

CIAT CHARTERED PRACTICE

SLR Architectural 7 Pingle Farm Road Swadlincote Derbyshire DE11 0QZ
Tel:- 0845 6430 021 Email: slr_architectural@btinternet.com

Ref	BUILDING CONTROL SUBMISSION		
Drawn SLR	Date 27/01/23	Scales 1:50 1:25 1:10 @ A1	

Mr & Mrs Evans,

No3 Church Way,
Little Stukeley.
Huntingdon,
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PE28 4BQ.

Proposed New Single Storey Rear Extension & Loft Conversion
Proposed plans and details

583-20-210 Rev A