

TIMBER TREATMENT

All existing timber to be checked for damage and repaired/replaced with similar materials as necessary, under the guidance and agreement of the conservation officer and the structural engineer.

All existing timbers in roof spaces to be treated against rot and infestation.

All structural timber to be pressure impregnated with an approved fungicide/insecticide preservative fluid all in accordance with B S 4978:1975 and BS 5268.

HEATING

To be extended small bore h.w. radiator system

Thermostatic control in ground floor hall space and thermostatic valves to all radiators

New floor areas to have underfloor heating system if required

Space and water heating also controlled using a manually adjustable timer

Heating system generally to comply with the requirements of BS5449:1990

Hot water & heating systems Hot water & heating system to be sealed gas fired condensing combi boiler with automatic ignition with balanced flue – outlet to terminate externally through the external wall 300mm from any opening light. System to be designed & installed by a Capita gas safe registered heating engineer/contractor. All radiators are to be convector type with thermostatic valves. New boilers to have a SEDBUK rating of 88.

Rating & capacity of existing boiler to be checked for adequacy to ensure enough spare output to be capable of servicing new extension.

BOILER RELOCATION

If boiler is relocated a Gas Certificate should be obtained by the client.

ELECTRICAL INSTALLATION

All new cable runs to be concealed, no surface wiring is to be used. Switches, sockets and other electrical equipment controls are to be positioned at a height usable by all i.e between a height of 450mm&1200mm above finished floor level in accordance with approved document M. All work to comply with the latest edition of the IEE code. Contractor to allow for extending existing circuits as necessary.

Energy efficient bulbs & fittings to be provided in areas indicated thus (E) one number light fitting installed which will only take lamps having a luminous efficacy greater than 40 lumens per circuit–watt.

Any new external mounted light fitting are to be fitted with energy efficient Either a lamp not exceeding 150watts per fitting with automatic switch off when there is insufficient light and at night when light is not required or a light fitting with a socket that can only be used with bulbs having an efficiency greater than 40 lumens per circuit watt.

All electrical works to be carried out to meet the requirement of part P of the building regulations by a person competent to do so.

Prior to completion the local authority are to be provided with a copy of either:

An electrical installation certificate issued under a competent person scheme

or

An electrical installation certificates as defined in BS 7671 signed by a person competent to do so.

ELECTRICAL INSTALLATION AND POSITIONS OF SOCKETS AND LIGHTS TO BE DISCUSSED WITH BUILDER OR ELECTRICIAN

AN ELECTRICAL CERTIFICATE SHOULD BE OBTAINED BY THE CLIENT

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