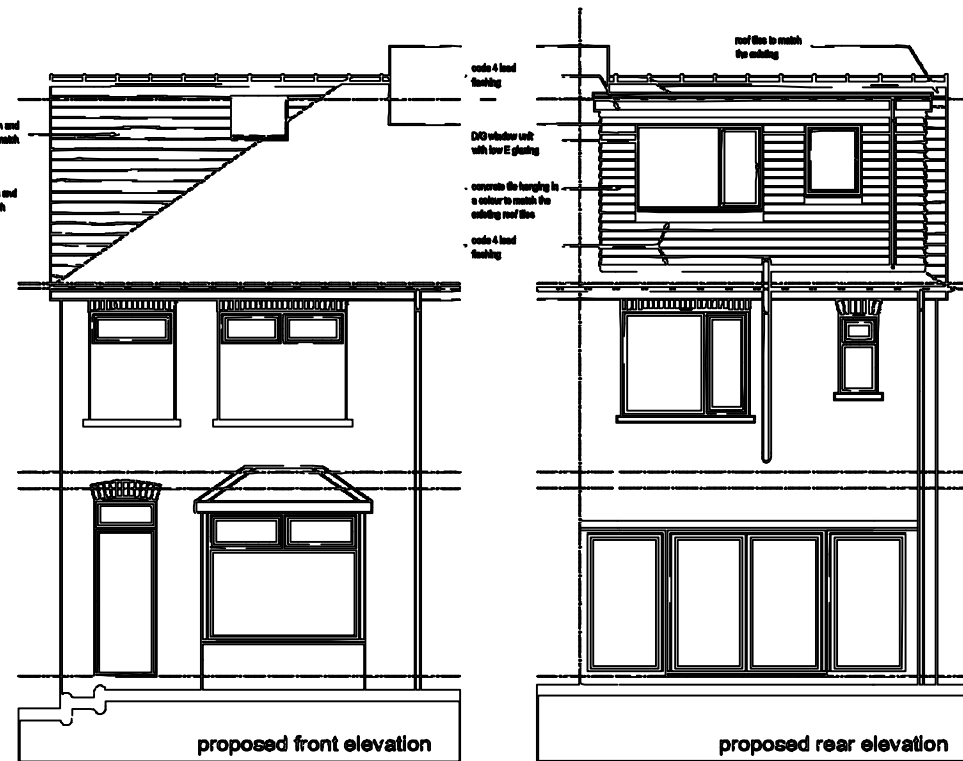




APPROVED DOCUMENT L1 (2005)

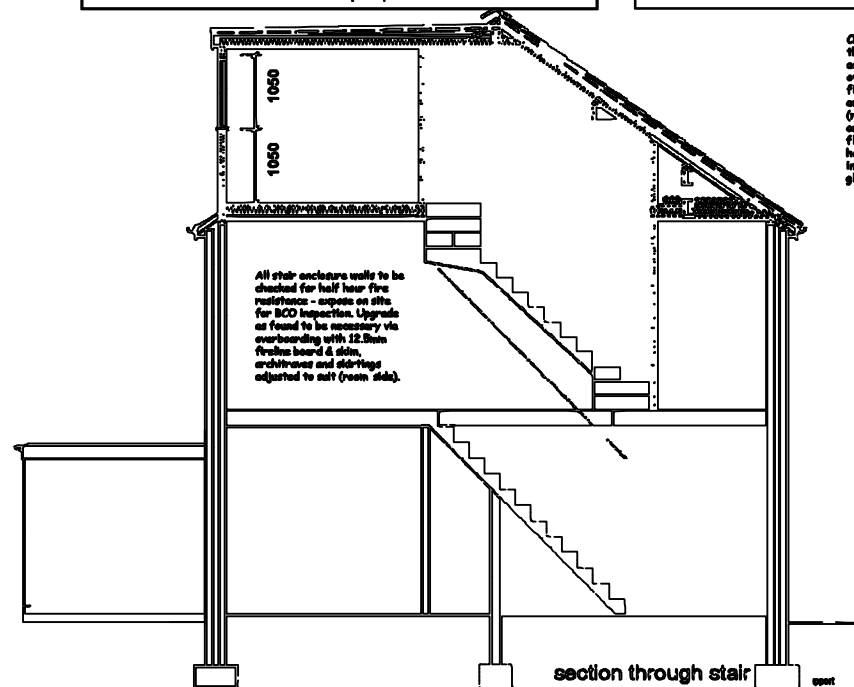
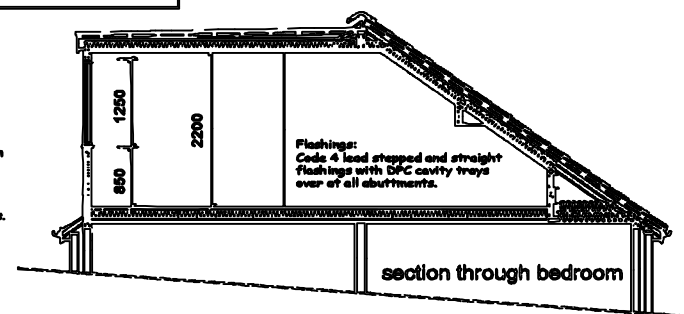
From the 1st April 2005, all new and replacement natural gas and LPG boilers are required to have a minimum SEDRHK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 86%. From the 1st April 2005 OH (Oil fired boilers) must have a minimum SEDRHK of 86%. SEDRHK is a measure of the efficiency of the installation of a Non-Combustion boiler. The installer must complete an 'Assessment form' using the procedure described in the document 'Guide to the Non-Combustion Boiler Installation Procedure for dwellings' (GDPM 2005)

The declaration should be retained by the householder and should be made available to the Local Authority. All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person who is competent to do so.

Authority must be satisfied by either:- An electrical installation certificate issued under a Competent Person Scheme or a declaration of appropriate certificates and test records defined in BS 7671.

(or amended) have been submitted that confirm the work has been inspected and tested by a competent person. The declaration must contain details of the work and experience relevant to the nature of the work undertaken and to technical standards set down in BS 7671. The declaration must also contain details and testing procedures carried out in the regulations and any adequate testing equipment.

Doors and Windows: All new windows to be double glazed and have trickle vents not less than 800mm². All windows opening a door or a glazed door or less than 800mm above floor to be in toughened glass to BS6262 or EN12195. New and replacement windows and roof lights fully draught proofed & double glazed in Optitherm (seal panes) 16mm argon filled air space with aluminium spacer bar with an inner pane of low e coating. If glass to give a view of outside. Mark it with a 'V' and ensure the energy saving glass is not obscured. A certificate of compliance to be provided to building control on completion. New windows to habitable rooms without alternative at least one opening light with a clear opening of 400 x 750mm. Top hung Windows to have restrict area and stays to keep up

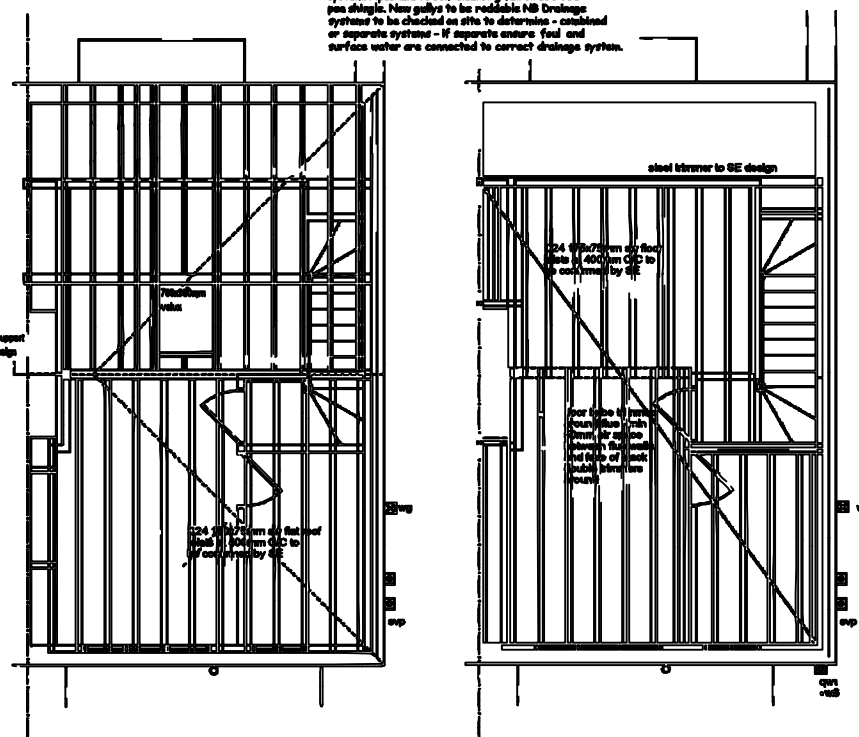


Check existing floors where under the stair escape routes. Upgrade as found to be necessary via overboarding with 12.5mm fireline board & sds, architraves and skirtings adjusted to suit (room side). ALL existing doors onto hallway at ground and first floor to be removed, new half hour fire door (FD30) to be installed with new frames. NO glass to fire doors.

Left Floor: egg ceiling to remain.
New floor 22mm tongue and groove
floor decking to be laid over new **sw**
floor joists. Floor joists supported on
Steel beams designed by SE. Joists
on floor trimmers fitted using timber
to timber joist hangers - fully nailed.
Joists to be doubled up under all
internal partition walls. 100mm
Rockwool quilt laid between joists
Provide harringtons
strutting at mid span of floor joists.
Floor joists to sit 25mm above
existing plaster.

Foundations:
Existing foundations to be checked if adequate for additional loading and approved by BCO.

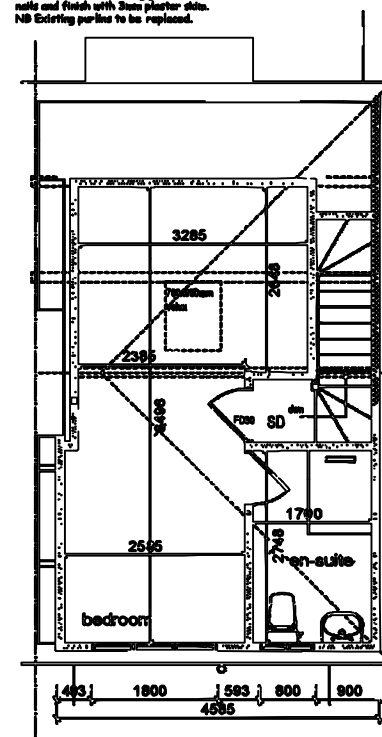
Drainage:
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polypropylene Underground or similar drainage system. Pipes laid to self-cleansing fall on 150 bed pan slings. New gullies to be reddible NB Drainage systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system.



proposed loft floor plan

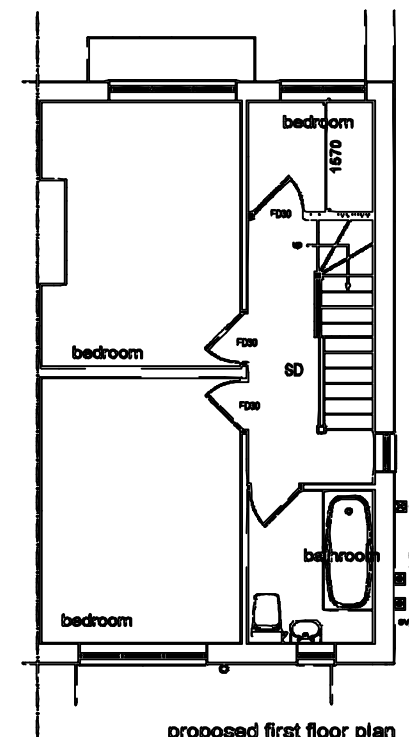
Flashings:
Code 4 lead stopped and straight flashings with DPC cavity trays over at all abutments.

Lighting:
One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.



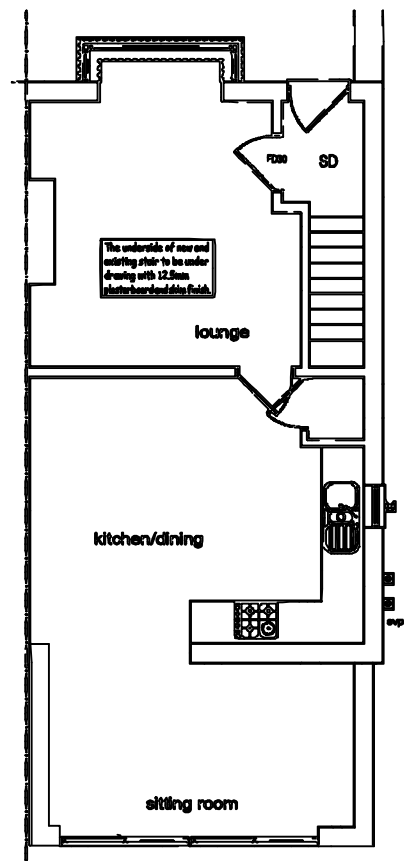
proposed loft plan

Flat Roof: New GRP finish to flat roof on 18mm starting batten decking on firings to fall on main roof joists @ 400mm centres. Joists hung from new ridge beam or timber to timber joist hangers - fully nailed. 100mm Celotex Tuff-R GA3100 insulation between joists with 35mm Celotex T-Break TB3035 insulation below on 500q vapour vapour check with 12.5mm plasterboard and sika finish. 25mm softwood fascia boards all round with min 25mm fly screened gap between fascia and tiles.



proposed first floor plan

Any new gas boiler to be min 90% SEDBUK condensing well insulated with balanced flue/stainless steel guard to outlet. Flue discharge in accordance with manufacturers instructions & to Building Regulations AD7. Copy of the Building Regulations Compliance Certificate from your GAS SAFE installer to be provided. All new radiators to be provided with thermostatic valves.



proposed ground floor plan

[illegible]

Exterior Walls traditional:
Brickwork to match the existing
either leaf 100mm cavity with cavity wall batts - 100mm
thermofoam block inner leaf dry lined in 12.5mm
plasterboard and stich on Drywall studs. Stainless steel
double triangle wall ties (min 50mm embedment) 750mm
horizontal c/c & 450 vertical c/c staggered and doubling
up at all window and door reveals. Cavity to be closed
at all reveals and at eaves - using Thermobatts insulated
cavity clusers. NB all masonry below ground level to
be in concrete common brick. DPC to be fixed at min
150mm above ground level. Provide cavity fill to 225mm
below down spout eaves.

Structural Steel:
All structural steel to be encased in a minimum 1 1/2" Gypsum plaster to give minimum half hour fire protection.

Heating:
 Mode of heating to extension as yet unknown If a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by GAS SAFE registered installer Hot water & heating systems to comply with Domestic Heating Compliance guide.
 En Suite Plumbing:

WC to have 100mm connection to Saniflo macerator.
shower to have 75mm deep seal anti vac traps
with 38mm diameter waste
basin to have 75mm deep seal anti vac trap with 32mm
diameter waste.
All wastes bonded in to Saniflo Macerator with 28mm
diameter waste taken vertically into roof void and
bonded in to existing soil pipe.

Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5939-6: 2004 - Grade D - category L03 standard to be provided at each level as indicated by 'SD' on floor plans. All alarms to be inter-linked and wired to separate sub circuit on mains d.t. distribution board. Smoke alarms to be situated within 3.0m of bedroom doors and 7.5m of all other habitable rooms. **NOTE** - all smoke detectors are to be positioned so that they can be reached for maintenance and testing i.e. not over stairs etc.