

DAVID BENNETT ARCHITECTS

WINDOWS

All new windows to be pvcu frames as detailed on the elevations, with 24mm double glazed units set in glazing mastic and pvcu beads.

All first floor rooms to have means of escape opening lights to provide clear openings of 850 x 500mm, cill height 750-900mm from floor level. Opening lights are to be minimum 1/20 of floor area, glazed openings minimum 1/10 of floor area. Dressing Room and Master Bedroom to have inward opening French doors with glass balustrade minimum 1.1m high from roof finish level.

All glazing in risk areas including doors and French doors to be in safety glazing.

WALL LININGS

All external walls to be lined with 12.5mm 2coat plaster finish or 12.5mm plasterboard on dabs, with skim coat.

CEILINGS

Ground floor ceilings to be 12.5mm plasterboard and skim coat with 125mm profiled covings.

First floor horizontal ceilings to be finished with foil backed 12.5mm plasterboard and skim coat with fibreglass quilt insulation laid between ceiling joists minimum 150mm thick.

ABOVE GROUND DRAINAGE

100mm pvcu soil stack ventilated to tile vent set into roof slope. WC to be directly connected to SVP with 100mm pvcu, 38mm pvcu wastes to bath and shower tray, 32mm to wash basins, all with 75mm deep traps to all fittings and rodding eyes at all changes of direction.

Drainage to be taken through first floor structure and run at high level in Sunroom in insulated plasterboard ductwork.

HEATING AND HOT WATER

Heating to be by steel panel radiators and flow and return pipework extended from existing in copper, heating designed to maintain 21degC when external temperature is -1degC. Bathroom to be provided with dual fuel towel rail.

Hot water to be provided by existing boiler, serving hot water outlets in bathroom. All work to be carried out by CORGI registered contractor and certified on completion.

VENTILATION

En suite bathroom to be mechanically ventilated at a rate of 15 litres per second.

FIRE PRECAUTIONS

Mains powered interlinked smoke alarms to be located at head of staircase and ground floor hallway, with heat detector in kitchen.