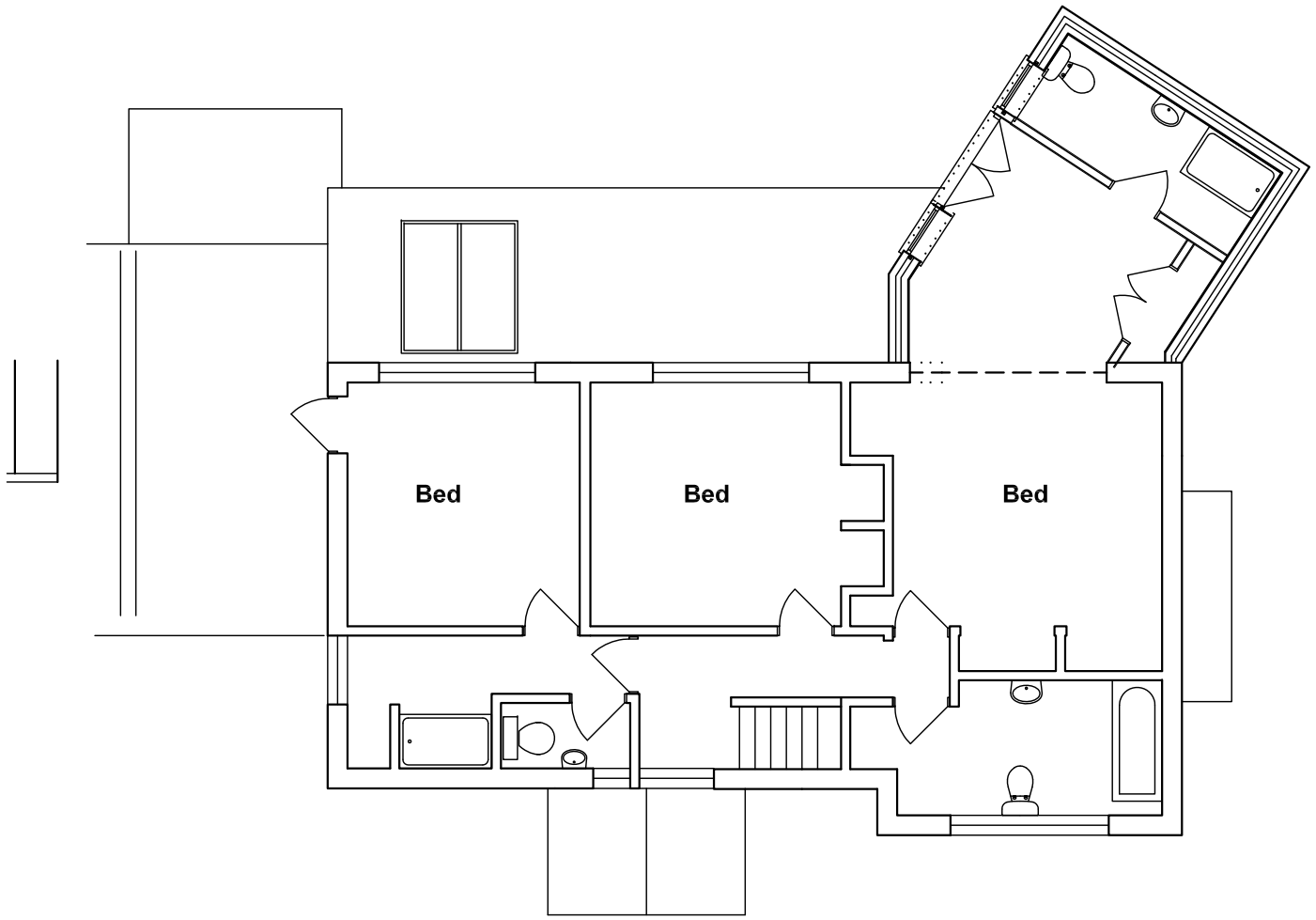
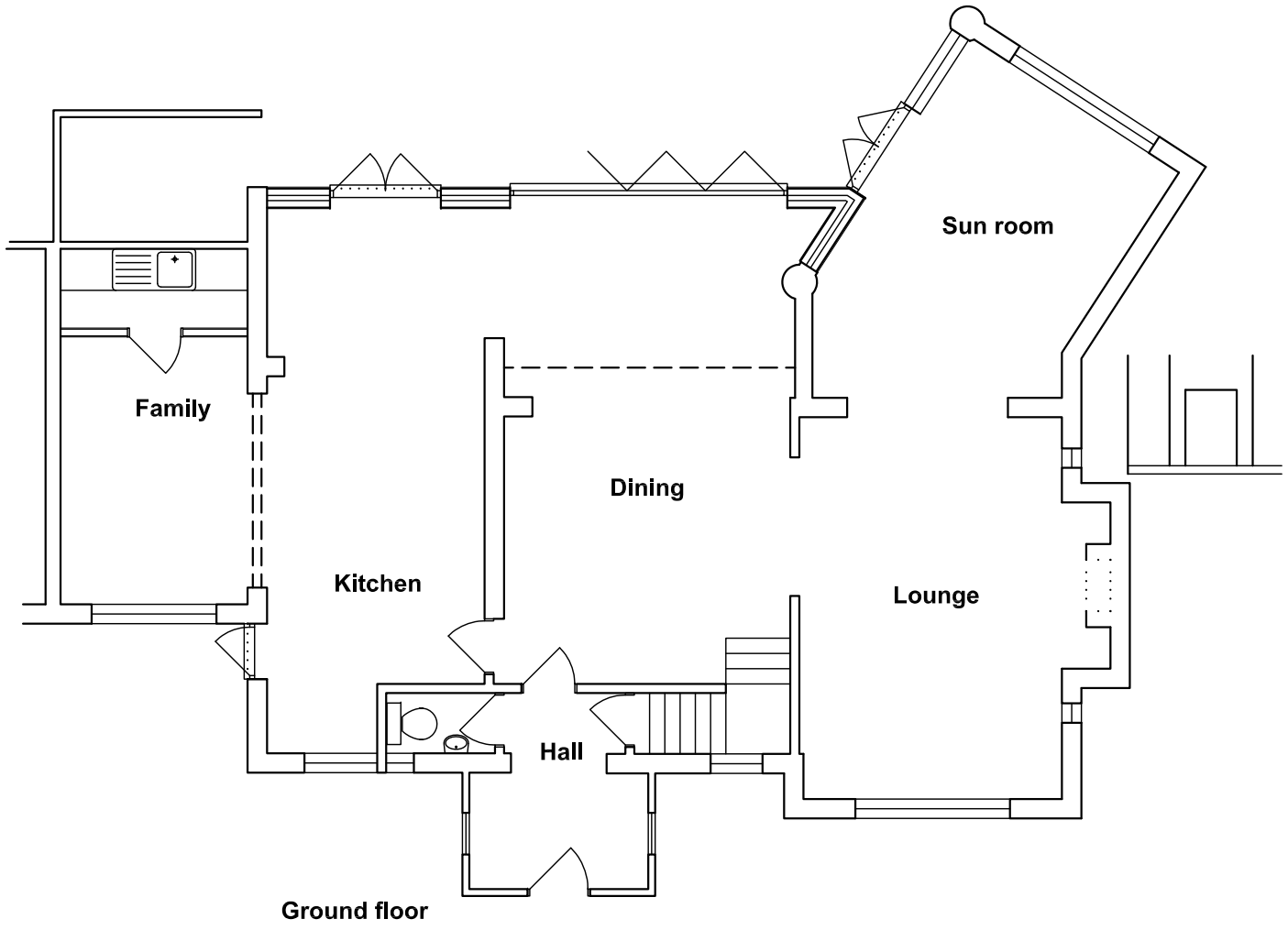




Ground floor

New windows and doors to be uPVc double glazed with sealed units to give an area weighted average U value of better than 1.6W/m2°K. Glazing to doors and other critical areas to BS6206 safety glazing. Windows to bedrooms to be provided with fire escape opening light min 0.33m2 area and min 450 width and height with the opening between 800 and 1100 above floor level. Provide 8000mm2 or 4000mm2 trickle vents to rooms as appropriate

Expose and examine existing lintols taking additional loads to ascertain suitability, if inadequate replace with Catnic as indicated. Expose foundations of external and internal walls carrying additional loads and report to designer and Building Control

Extend extg plumbing and heating to serve new rooms. Provide certificates to ensure correct installation and commissioning of new gas appliances and pressurised plumbing systems. New and replacement heating systems to be high efficiency condensing boilers, interlocked to shut down if no heat called for, building to be zoned with separate controls and all radiators fitted with TRVs'. Boiler details to be notified to building control prior to installation.

Unvented hot water storage systems to be fitted with a non self–resetting energy cut out and a temperature relief valve discharging to external air via pipes to min 1:200 fall and sized to take account of length and bends. Final discharge point to be below a gulley grating or protected by a safety cage to prevent scalding. Baths to be fitted with a thermostsatic mixing valve to the limit the outlet temperature to 48dC.

New and replacement electrical systems to be designed, installed and tested all in accordance with BS 7671 (IEE wiring regulations) and to be certified in accordance with one of the competant person's registration schemes. Electrical outlets to be sited between 400 and 1200 above floor level

Fit mains powered interlinked smoke alarms to BS5446 in hall and landing.

New fixed building services to be commissioned and a certificate issued to building control within 5 days.

Provide certificate for SC4 timber where specified otherwise all timber SC3

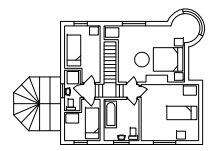
No significant trees affect the works

75% of new light fittings to be of efficiency better than 40 lumens per circuit watt. For lounge and bedroom extensions etc. replace existing light fittings in other areas of the dwelling such as hall, bathroom or landing with high efficiency fittings on a pro rata basis.

Part L 2010
External wall options to meet U=0.28:
(1) Face brick, 90 Rockwool cavity batts, 100 Thermalite Turbo, plasterboard on dabs.
(2) Face brick, 100 Rockwool cavity batts, 100 Thermalite Turbo, 13 lightweight plaster.
(3) Face brick, min 50 residual cavity, Celotex GA4050 retained with wall tie clips, 100 Thermalite Turbo, 13 lightweight plaster.
(4) 20 render, 100 Thermalite Shield, 90 Rockwool cavity batts, 100 Thermalite Turbo, 13 lightweight plaster.
(5) 20 render, 100 Thermalite Shield, min 50 residual cavity, Celotex GA4045 retained with wall tie clips, 100 Thermalite Turbo, 13 lightweight plaster.
(6) New skeillings Celotex GA4080 fixed between rafters with Celotex GA4050 underlining to all rafters with taped joints and retained with 38x25 battens underlined plasterboard and set.
(7) Loft conversion skeillings Celotex GA4050 fixed between rafters leaving min 50 ventilation under sarking with Celotex GA4070 under rafters with all joints taped retained with 38x25 battens and underlined plasterboard and set.
(8) Dormers Celotex GA4070 between studs and over boarded TB4020 with all joints taped and clad internally plasterboard and set.
(9) Solid brick walls treated 2 coats sythapruffe and clad Celotex GA4070 with all joints taped retained with 38x25 battens and lined plasterboard and set.

Amendments: –

Bryceson Shaw Associates
Surveyors and Designers
2 Wellesley Court, Fitzalan Road, Littlehampton,
West Sussex BN17 5JW
Tel. & Fax 01903 734381 Mobile: 07889 651301
E-mail: brycesonshaw@btinternet.com



Project:
Proposed extension; 121 Manor Way, Bognor Regis PO21 4HN

Drawing:
Plans as proposed

For:
Mr. & Mrs. Kearney

Drawn:	Date:
PKS	**January 2013**
Scales: **1:100**	No: **1322/01/03**

To scale when printed on A3