A - STRUCTURE

New opening within existing walls - brickwork to be supported by a suitable lintel using a safe system of work, fitted in strict accordance with manufacturers recommendations, with cavity tray, stop ends & weep holes where appropriate - provide structural calc's. for openings over 3m.

Trench fill concrete foundations 450 wide by 650-1500 deep as ground dictates and approved by building inspector - *if clay sub-soil found, a compressible material ie Clayboard must be installed*. New foundations to abut existing with 12mm hydrocell board compressible filler. Specialist engineer designed raft or pile foundations where deemed necessary.

Base walls to be secured to host building using s/s frame cramps plugged & screwed at 300 cts.

New walls typically constructed as follows : 100mm brick (to match existing), 100mm cavity with 100mm Rockwool full fill cavity insulation, 100mm block (Celcon Standard or Thermalite Shield), 12.5mm plasterboard & 2.5mm plaster skim on 10mm adhesive dabs.
S/S wall ties at 900mm horizontal cts & 450mm vertical cts., increased around openings.

Roof comprises - structural aluminium ridge, aluminium glazing bars with PVC internal & external capping, aluminium eaves beam (load distribution member) secured to top of wall frames. Roof glazing to be mutli-chamber polycarbonate or glass (as specified on contract). Roof designed in accordance with CP3 chapter 5 (wind loading) & BS 6399 Part 3 (snow loading). All designed in accordance with CP118 (structural use of aluminium).

Vertical glazing frames - constructed in acrylic modified PVCu with structural aluminium or galvanised steel reinforced sections and glazed using 24mm toughened glass sealed units. Glazing in accordance with BS 6262, sealed units conform to BS 5713 and safety glass (toughened) conform to BS 6206, class A.

Non load-bearing walls - dry-lining timber studwork fixed at ceiling double rafter and floor to provide structural integrity. Clad with moisture resistant plasterboard in bathrooms etc.

Beam & block suspended concrete floor - Hanson BT02 beams at 525 cts - typical standard design supported on DPC on masonry base wall inner leaf. 150mm min void to be cross vented (to ensure free exit of radon) - 215x75 vents at 2m max cts, 450 min from corners. Styrofloor or 65mm min screed (75mm for under floor heating) laid on 500g separating layer on 75mm Celotex insulation on 1200g DPM.

B - FIRE SAFETY

Internal linings to be plasterboard - to provide Class 0 spread of flame.

30 minutes fire protection for any new lintels supporting floors not more than 5m above ground.

Except for kitchens, all habitable rooms in the ground floor storey should either:
a. open directly onto a hall leading to the entrance or other suitable exit; or
b. be provided with an escape window; Min. clear opening area of 0.33m² - 450 x 750mm - maximum of 1.1m above external ground level.

Where there is no final exit from the new room, a fire detection/alarm system must be installed (one for each storey & inter-linked) if not already existing. Smoke alarms sited in circulation space within 7.5m of the door to every habitable room.

New windows and doors in external wall are to be at least 1m from relevant boundary with maximum of 5.6m² total area, including any existing doors & windows on elevation; or 12m² if 2m from boundary; 18m² @ 3m; 24m² @ 4m; 30m² @5m;
no limit @ 6m plus.

C - SITE PREPARATION

Any existing air bricks at floor level are to ducted to the vented void below beam & block floor.

DPC (to BS 743) - 150mm min above ground to lap & bond with existing.
1200g DPM with sealed joints laid directly on the grouted beam & block floor, turned up walls to run continuous with DPC.
Where radon is present a suitable gas DPC and DPM shall be laid to the manufacturers full recommendations.

Vertical DPC against glazing frames at existing wall abutment.

Close all cavity openings with Rockwool 'Rockclose or Rockreveal' insulated cavity closer at window and door reveals.

Any infill tiled pitched roof - to incorporate Kingspan nilvent breathable membrane to reduce the ventilation requirements fitted in accordance with the manufacturers instructions.

Code 4 lead flashing / 'conservaflash' to be provided at roof/wall abutment. Cavity tray installation to be discussed & agreed with BCO.

E - SOUND INSULATION

Internal partitions to achieve 40Rw dB rating consisting of 75x50mm timber studs with 12.5mm plasterboard on each side, taped joints and absorbent material suspended between studs.

F - VENTILATION

Allow for mechanical extraction as follows:

Kitchens:	60 litres per sec otherwise
	30 litres per sec *(when adjacent to hob)*.
Utility Room:	30 litres per sec
Bathroom:	15 litres per sec
Cloak Room	
(no window):	6 litres per sec

Fans to be fitted in strict accordance with manufacturers recommendations and compliance with Part P of the Building Regulations.
To achieve purge ventilation to any new room:

i, opening area of window(s) and doors with 30 degrees or more opening, should be no less than 1/20th of floor area.

ii, opening area of window(s) and doors with less than 30 degrees opening, should be no less than 1/10th of floor area.

In creating a new room - provide background ventilation of 8000 mm².

G - SANITATION/HYGIENE

Within new adjoining Bathrooms/WC, wash basins to be provided with hot and cold running water.

H - DRAINAGE

All drainage works to comply with BS EN 752-2008 & Part H and be carried out to the satisfaction of the Approved Inspector.
Sanitary pipework - when connecting into existing soil system or new drain runs - as below:

Washbasins -	32mm dia trap 75mm deep seal trap
Bath/Shower -	40mm dia trap 50mm deep seal trap
Sink	40mm dia trap 75mm deep seal trap
WC	100mm dia trap50mm deep seal trap

Where appropriate provide macerator (ie SaniFlo) to be installed in strict accordance with manufacturers recommendations and hold a BBA Certificate.

New Drain Runs:
In situations of drain runs passing through walls - provide lintelled support over and seal against entry from fill or vermin. Fill void with compressible material to prevent entry of gas.

Maximum pipe runs as follows:

Sinks	- up to but not exceeding 3m use 40mm pipes
	- distances greater than 3m < 4m use 50mm pipes (to a fall of 18 - 90mm per metre)
Wash basin	- up to but not exceeding 1.7m use 32mm pipes
	- distances greater than 1.7m < 3m use 40mm pipes (to a fall of 20 - 120mm per metre)
Bath/shower	- up to but not exceeding 3m use 40mm pipes
	- distances greater than 3m < 4m use 50mm (to a fall of 18 - 90mm per metre)
WC	- up to but not exceeding 6m use 100mm pipes (to a fall of 18 - 90mm per metre)

All branch pipes connecting to soil pipe to have 200mm offsets - from opposite directions.

Provide sufficient access points or chambers for cleaning; any internal covers to have double sealed, screw down covers.

Protection of existing drainage - where drain runs under building, at least 100mm granular filling should be provided around the pipe; for drains less than 2m deep, foundations extended down so drain passes through lintelled wall with compressible material surround etc; for drains more than 2m deep foundations to be designed as a lintel spanning over drain extending 1.5m min either side of drain.

New rain water drainage to connect with the existing system where possible or run to new soakaway, suitably sized by local percolation test and ideally located 5m from any property or boundary.

J - COMBUSTION APPLIANCES VENTILATION

Where a cupboard is required to enclose a boiler, ventilation must be provided to meet the manufacturers requirements.

K - GLAZING

All replacement glazing to comply with Part N. Glazing in accordance with BS6262; sealed units conform to BS 5713

Safety Glazing to be fitted upto a height 1500mm above finished floor level in doors and side lights.

Safety Glazing to be fitted in windows upto a height of 800mm above finished floor level.

Safety glass (toughened) to conform to BS 6206 1981.

L - CONSERVATION OF FUEL + POWER

To achieve the required thermal efficiency:

External Walls	0.28 W/m² K - (Cavity/All walls)
Pitched Roof	0.16W/m² K - (Insulation at ceiling level) maintain cross ventilation to limit condensation
	0.18 W/m² K - (Insulation at rafter level)
Flat Roof	0.18 W/m² K - (allow 50mm vented air gap over insulation for 'cold deck')
Floor	0.22W/m² K - (Site conditions may determine insulation thickness)
Windows inc. roof	1.6 W/m² K - Not greater than 25% of floor
Doors	1.8 W/m² K area (including their frames)

When insulating tiled roof voids (between ceiling joists), ensure cross ventilation with 25mm continuous eaves ventilators and equivalent to a 10mm continuous vents at abutments - tile vents for 'lean-to' roofs. 50mm air gap between insulation & sarking.

All efforts to ensure continuous insulation elements to run/lap each other at floor and ceiling with wall insulation.

All new windows & doors to be fitted with draught proofed seals to limit air infiltration.

Internally - all lighting should be fluorescent or compact fluorescent to meet requirements of Part L and have a luminous efficacy of 45 lumens per circuit watt.

All new radiators to be fitted with Thermostatic Radiator Valves, and electric Dimplex heaters to be thermostatically controlled. Any extension of the heating system and controls are to comply with the domestic heating compliance guide.

M - ACCESS TO AND USE OF BUILDINGS

When existing ground floor WC facilities which comply with Part M are changed/altered/relocated (the facility cannot be withdrawn) - new WC facilities are to meet standards set out in Document M.

P - ELECTRICAL SAFETY

All electrical work to comply with BS 7671: 2001 & 16th Edition IEE regulations and to be carried out in accordance with Part P of the Building Regulations and will be designed, installed, inspected and tested by a person competent to do so. All electrical goods to bear CE marking.

Prior to completion, the Approved Inspector should be satisfied that part P has been complied with. This will require an appropriate BS 7671 electrical installation certificate to be issued by a person competent to do so.

Luminaries for bathrooms - are to meet the following minimum requirements: IPX5 rated in zone 1 (directly above bath or shower); IPX4 rated in zone 2 (perimeter 0.6m wide around zone 1); Lighting switches located beyond zone 2.

NOTES

This drawing is the copyright of Anglian Home Improvements and must not be reissued, loaned or copied without their consent.

This drawing is to be read in conjunction with the Existing, Proposed and all relevant other drawings, specifications, survey, instructions etc.

All materials specified may be subject to change to comply with current building regulations and / or to meet our specialist suppliers specifications.

NEW EXTERIOR WINDOWS & DOORS

The windows / doors selected are Anglian products.
Unless you have Anglian product already installed, the new windows will not match the profile of the property's existing windows; the colour of the new Anglian product will also not match the property's existing windows as these will have been subject to discolouration due to weathering etc.

WORKMANSHIP

All construction work to The Building Regulations 2010 (SI 2000/2531).
All workmanship to BS8000.
Property is in domestic use.
All concrete grade C30. All reinforced concrete grade C35.
No HAC to be used.
All timber grade SC4.
All facing brick to be frost resistant.

Aspect 2

Anglian Home Improvements

Telephone: 0845 437 3600
Facsimile: 01603 480101

Drawing title: Standard Notes

Contract No. : 099/87037 A | Page 8 of 8

Proposed: PVC-u WHITE KNIGHT TRADITIONAL ORANGERY
At: 144 OSIER CRESCENT
LONDON
N10 1RF

For : MRS. LAWSON

Drawers initials: FMN | **Scale :** NTS | **Date:** 24.07.2015

Revisions (Starting from bottom)

A	20.10.2015	450 mm brick piers to either side of bi-fold doors	FMN

Customer Approval

Signed.....

Dated.....