GENERAL NOTES
DO NOT SCALE ANY DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS RELATED TO THE WORKS. WORK IS NOT TO BE STARTED OR MATERIALS ORDERED UNTIL ALL CONSENTS HAVE BEEN OBTAINED. THE CONTRACTOR IS RESPONSIBLE FOR TAKING AND CHECKING ALL LEVELS HEIGHTS & DIMENSIONS ETC PRIOR TO ORDERING MATERIALS OR STARTING WORK. ALL GROUND FORMATION, STRUCTURAL ALTERATION, FOUNDATION, UNDERPINNING WORKS TO BE AGREED WITH THE LOCAL AUTHORITY BUILDING INSPECTOR BEFORE COMMENCING THE WORKS. TRIAL PITS, BORE HOLES AND OTHER EXPLORATORY WORK ARE TO BE TAKEN DOWN TO SUFFICIENT DEPTHS ETC OR EXISTING FLOORS AND PARTITIONS OPENED UP TO CLARIFY EXISTING STRUCTURAL CONDITION TO THE SATISFACTION OF THE BUILDING INSPECTOR AND ANY CALCULATIONS OR INVESTIGATIVE WORK TO BE APPROVED BY BCO AND STRUCTURAL ENGINEER PRIOR TO STARTING ON SITE. ALL WORK TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS AND DETAILS. ALL WORK AND MATERIALS USED FOR THE WORKS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING INSPECTOR, CURRENT BRITISH STANDARDS AND BS CODES OF PRACTICE, EVEN WHERE THESE SUPERSEDE THOSE REFERRED TO ON THE DRAWINGS ALL CONCEALED STRUCTURAL TIMBER TO BE STRENGTH CLASS SC3 OR BETTER IN ACCORDANCE WITH BS5268 Part 2 1984. ALL NEW TIMBER TO BE PRESSURE IMPREGNATED (TANALISED) WITH ALL CUT ENDS THOROUGHLY TREATED BEFORE FIXING. ALL STRUCTURAL WORK AND FIRE PROTECTION TO THE SATISFACTION OF THE BCO. ALL TIES AND EXTERNAL WALL FIXINGS ARE TO BE IN STAINLESS STEEL. ALL TEMPORARY WORKS AND STABILITY OF THE EXISTING BUILDING FABRIC IS ENTIRELY THE RESPONSIBILITY OF THE CONTRACTOR. EXISTING STRUCTURE TO BE CAREFULLY SUPPORTED PRIOR TO COMMENCING ANY ALTERATION WORKS AND METHOD OF ALTERATION AGREED WITH STRUCTURAL ENGINEER/BCO WITH FULL TEMPORARY SUPPORT AND BRACING TO BE APPLIED AS DIRECTED BY THE STRUCTURAL ENGINEER/BCO TO ENSURE THE STABILITY OF THE EXISTING FABRIC DURING THE ALTERATION AND EXTENSION WORKS. THE CONTRACTOR IS TO PROVIDE FULL TEMPORARY WEATHER & ROOF CANOPY & SCAFFOLD WITH SIDE WEATHER PROTECTION WHILE THE ROOF WORKS ARE IN PROGRESS WITH FULL DUST AND WEATHER PROTECTION TO PROTECT THE REMAINDER OF THE INTERIOR WHILE THE WORKS ARE IN PROGRESS AND TO MINIMISE NUISANCE DUST AND DEBRIS.

EXCAVATION FILLING FOUNDATIONS AND STRUCTURE
ALLOW FOR ALL DEMOLITION AS REQUIRED DISPOSE OF SPOIL TO LANDFILL OR RECYCLING. EXCAVATION AND FILLING TO BE IN ACCORDANCE WITH BS 6031:1981 AND BS 8000: Part 1 1989. EXCAVATED BED TO BE INSPECTED AND APPROVED BY BCO BEFORE SUBBASE INFILL IS PLACED. INFILL TO BE CLEAN NEW MOT TYPE 1, PLACED IN MAX 150 LAYERS EACH LAYER TO BE WELL CONSOLIDATED, MIN DEPTH 225MM. HARDCORE IS NOT PERMITTED. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SUPPORT AS REQUIRED AND SHALL CAREFULLY INSPECT THE CONDITION OF THE EXISTING STRUCTURE BOTH BEFORE AND DURING THE EXECUTION OF THE WORK. ALTERATIONS TO BE STRICTLY IN ACCORDANCE WITH APPROVED DETAILS BY STRUCTURAL ENGINEER AND ALL TO BCO APPROVAL. DISTURBED AREAS OF FLOOR AND ROOF TO BE REINSTATED TO MATCH EXISTING CONSTRUCTION ENSURING CONTINUITY OF EXISTING DPM/DPC.

DRAINAGE BELOW GROUND
NEW WASTE FOUL & SURFACE WATER SYSTEM PIPEWORK ARE TO BE OSMA OR SIMILAR APPROVED MODIFIED UPVC TO BS 5255: 1989 INSTALLED TO THE SATISFACTION OF THE LOCAL AUTHORITY. ALL FITTINGS TO BE FIXED AND LAID STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION. WHERE PASSING THROUGH WALLS ALLOW FOR REINFORCED CONCRETE LINTELS OVER WITH 150MM BEARING OR WITH WALLS/FOUNDATIONS SLEEVE 100 DIAMETER PIPE WITHIN 150 DIAMETER UPVC PIPE SECTION WITH 450 PROJECTION EITHER SIDE OF WALL, FILL ALL VOIDS WITH MINERAL FIBRE AND SEAL ENDS WITH EXPANDING FOAM ON COMPLETION AND MAKE GOOD ALL WORK DISTURBED. DIAMETERS OF PIPES AND CONNECTIONS TO SCREWED AND SEALED MANHOLES, GULLIES, SOIL STACKS ALL AS DESCRIBED ON THE DRAWINGS. THE WHOLE SYSTEM IS TO BE LAID TO PROPER FALLS, MINIMUM FOR FOUL 1:40 AND SURFACE WATER 1:100 (PREF 1:80), TESTED WHEN FIRST LAID AND ON COMPLETION OF CONTRACT TO BS CP 301 AND TO SATISFACTION OF THE ARCHITECT & BUILDING INSPECTOR. BASE OF ALL SOIL VENT PIPES TO HAVE MIN 300MM DIA LONG RADIUS BENDS. ALL DRAINAGE WORK TO COMPLY WITH BS 8301:1971 AND IN ACCORDANCE WITH BS 8000: PART 14 1989. CARRY OUT ALL TESTS TO LOCAL AUTHORITY SATISFACTION. DRAINS TO BE 100MM DIAMETER OSMA UPVC OR SIMILAR APPROVED LAID TO MIN 1:40 FALL. LAY ALL PIPES AND MAKE ALL CONNECTIONS STRICTLY IN ACCORDANCE WITH MANUFACTURERS DETAILS. NEW FOUL DRAIN RUNS TO CONNECT TO EXISTING FOUL DRAINAGE SYSTEM AS INDICATED ON THE DRAWINGS.

DRAINAGE ABOVE GROUND AND APPLIANCES
ALL SANITARY PIPEWORK, DRAINAGE AND VENT PIPES TO COMPLY WITH THE REQUIREMENTS OF H1 & H3, SECTIONS 1 & 3 OF APPROVED DOCUMENT H OR BS EN 1205:2000, GRAVITY & BS EN 752. PROVIDE 100 DIA UPVC EXTENSIONS TO EXISTING SYSTEM. PROVIDE RODDING ACCESS POINTS AT 100 ABOVE FINISHED FLOOR LEVEL. FIT RELIEF VALVES TO BS 5572 TO HEAD OF ALL BRANCHES AND LOCATE IN VENTILATED VOID. BRANCH CONNECTIONS: SINKS 38MM DIAMETER, WASH HAND BASINS 32MM DIAMETER. CONNECT TO STACK AT SOIL MANIFOLD AND PROVIDE 76MM DEEP SEAL TRAPS TO ALL FITTINGS. RUN ALL PIPEWORK AT MINIMUM OF 1:40 FALL AND ALLOW FOR RODDING ACCESS AT CHANGES IN DIRECTION. PROVIDE ANTI VACUUM TRAPS WHERE NECESSARY

RAINWATER DISPOSAL
SUPPLY NEW 100 HALF ROUND **CAST IRON** HALF ROUND GUTTERING & 70 DIA EARED DOWNPIPES IN POSITIONS AS SHOWN TO NEW & EXISTING ROOFS AND WITH ALL CONNECTIONS & RW SHOES TO SUIT INSTALLATION. ALL NEW GULLIES TO BE PROTECTED DURING THE WORKS AND FLUSHED THROUGH AND CLEARED OF ALL BLOCKAGES. NEW RAINWATER PIPES TO DISCHARGE VIA GULLEYS WITH FULL RODDING ACCESS AND CAST IRON GRATINGS INTO 100MM DIAMETER OSMA OR SIMILAR APPROVED UPVC TO DISCHARGE INTO UPGRADED SEPARATE FOUL & SURFACE WATER SYSTEMS

GENERALLY
ALLOW FOR EXTENDING FOUL WATER & SURFACE WATER DRAINAGE PROVISIONALLY AS SHOWN ON THE DRAWINGS (FINAL POSITIONS TO BE DETERMINED ON SITE) AND TO PICK UP ALL EXISTING AND PROPOSED NEW RWPS AND EXTEND ALL SERVICES & PLUMBING CONNECTIONS AS REQUIRED TO SUIT THE ALTERED LAYOUT. ALLOW FOR EXTENDING EXISTING ROOFS IN MATERIALS TIO MATCH EXISTING WITH ALL EXPOSED WORK IN OAK. ALLOW FOR TRIMMING OF NEW ROOF TO FORM NEW ROOFLIGHTS.

REMOVE EXISTING MODERN PARTITIONS, FIXTURES, FITTINGS,
STRIP OUT INTERNAL PARTITIONS CAREFULLY LIFT EXISTING FLOORING AND SET ASIDE ANY MATERIALS FOR REFITTING AND WORK ACROSS THE ENTIRE SERVICE WING & REAR OF MAIN HOUSE ALLOWING FOR NEW SERVICE RUNS AS WORK PROCEEDS. CONSTRUCT NEW TIMBER STUD PARTITIONS IN 95 X 45 REGULARISED SWPI STUDWORK @ 400CCS ALL SCREWED CONSTRUCTION, INFILL WITH 100 ROCKWOOL OR SIMILAR ACOUSTIC MATERIAL (MIN 10GK/CU.M) AND LINE BOTH SIDES WITH 15MM WBP PLYWOOD TIGHTLY BUTTED AND SCREWED @ 300CCS. ALL JOINTS TO BE SEALED PRIOR TO FIXING PLASTERBOARD. LINE BOTH SIDES OF PARTITION WITH 15MM TAPERED EDGE PLASTERBOARD, SCRIM AND SET 5MM FINISH. ALL INTERNAL PARTITIONS TO HAVE ACOUSTIC INSULATION OF 100MM 10KG/CUM.

MASONRY WORK
REMOVE EXISTING WINDOWS, WHERE OPENING TO BE INFILLED CAREFULLY REMOVE EXISTING BRICKWORK AND TOOTH AND BOND IN MASONRY WORK TO MATCH EXISTING WORK AS CLOSELY AS POSSIBLE ALL BRICKS FULLY BEDDED IN CEMENT MORTAR & NEATLY STRUCK OFF FLUSH AS WORK PROCEEDS. CONSTRUCT PLINTH WALLS IN 100 MATCHING RED STOCK BRICKWORK OR USING FURFIX PROFILES AGAINST EXISTING WALL CONSTRUCTION. ALL WALLING TO BE IN ACCORDANCE WITH BS 5628 AND BS 8000 PART 3: 1989: CODE OF PRACTICE FOR MASONRY. ALL LOAD BEARING WALLS TO BE TAKEN DOWN TO EXISTING STRUCTURE CAPABLE OF SAFELY TRANSMITTING LOAD TO SAME. FORM/CONTINUE DPCS AS REQUIRED. ENSURE FULL HORIZONTAL DPC INTEGRITY & CONTINUITY OF NEW AND MODIFIED EXISTING DPMS AT ALL ABUTMENTS.

LINTELS & DPCS
LINTELS: PCC, IG LINTELS OR CATNIC TYPE AND SIZE TO SUIT SPAN AND WALL CONDITIONS, ALL LINTELS TO HAVE MINIMUM 150MM BEARING AND TO MINIMUM SIZES AS SPECIFIED. PROVIDE DPC'S IN ACCORDANCE WITH GOOD BUILDING PRACTICE. ALL DAMP PROOF COURSES TO BE HYLOAD. PROVIDE DPC'S MIN 150 ABOVE FINISHED GROUND LEVEL ALL DPC'S TO DRESS OVER AND TO LAP FULLY WITH EXISTING DPMS APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ALLOW FOR CAREFULLY CUTTING OUT EXTERNAL MASONRY IN SMALL SECTIONS TO INSERT STEPPED AND HORIZONTAL TRAYS INTO INTERNAL LEAF OF EXISTING WORK, MAKING GOOD IN MATCHING MASONRY UNITS AND LAPPING WITH ABUTMENT LEADWORK. DRAINS PASSING THROUGH SUBSTRUCTURE WALLS ARE TO BE BRIDGED BY PRESTRESSED CONCRETE LINTELS TO FULL WIDTH OF WALL AND WHERE BENEATH FLOORS ARE TO BE ENCASED IN CONCRETE.

REMOVE EXISTING ROOF & CEILING AND MAKE ALTERATIONS TO EXISTING CONSTRUCTION
SUPPORT EXISTING STRUCTURE AS NECESSARY. FORM PROTECTIVE CANOPY AND SCAFFOLD, REMOVE EXISTING EXTERNAL FINISH WORK TO SOLID BACKGROUND, STRENGTHEN FRAMING ENSURING EACH TIMBER TO TIMBER CONNECTIONS SECURELY FASTENED AND IN MATCHING CONSTRUCTION TO SUIT. REMOVE EXISTING SERVICES AND TANKAGE ETC, RETAIN AND CAREFULLY PROTECT EARLY TIMBER FRAME AND COLLARED RAFTER ROOF CONSTRUCTION ENSURING EXISTING SOTTING IS RETAINED AND PROTECTED IN SITU AND AGREE ANY ALTERATIONS WITH ARCHITECT PRIOR TIO ANY ALTERATION. TAKE DOWN ALL MATERIALS AND SPOIL RETAIN ALL SOUND MATERIALS FOR REUSE IF SUITABLE CONDITION OR FOR DISPOSAL TO LANDFILL. NEW LEADWORK ABUTMNET AND STEPPED FLASHINGALL TO LDA SPECIFICATIONS. WITHIN BUILDING CAREFULLY SECURE EXISTING FRAMING ELEMENTS WITH JOINERY DETAILS TO MATCH EXISTING CONSTRUCTION. ALL BRICKS REQUIRED TO BE REBONDED OR REBUILT TO BE FULLY BEDDED IN HYDRAULIC LIME MORTAR & NEATLY STRUCK OFF FLUSH AS WORK PROCEEDS. ORIGINAL OPENINGS TO BE CHECKED FOR ADEQUACY AND LINTELS REPLACED/REPAIRED AS DIRECTED. ANY EXISTING WALL FRACTURES TO BE CAREFULLY RAKED OUT DRILL AND EPOXY GROUT FRACTURES DRILL & INSERT HELIX SS BARS AND RECONSTRUCT MASONRY ONLIY IF DIRECTED TO AND ALL TO MATCH ORIGINAL CONSTRUCTION TO STRUCTURAL ENGINEER'S DETAILS AND BCO APPROVAL.

REPLACE EXISTING DRYLINING WITH INSULATED PLASTERBOARD
REMOVE ANY EXISTING DRYLINING/ROUGH PLASTER OR CEMENTITIOUS RENDER TO INTERNAL SURFACES CLEAN OFF EXISTING MASONRY RAKE OUT AND REPOINT FRIABLE AREAS WITH HYDRAULIC LIME MORTAR. APPLY SIKA 1 WATERPROOF RENDER IN 20MM TWO COAT WORK TO INTERNAL MASONRY SURFACE. APPLY GYPROC DRYWALL ADHESIVE AND 65MM GYPROC THERMAL BOARD, TAPE AND PLASTER SKIM 5MM.

INTERNAL WALL FINISHES TO EXTERNAL WALLS
INTERNAL WALL FINISHES TO EXTERNAL WALLS ARE TO HAVE ALL DEFECTS AND LIVE SECTIONS REPAIRED, SANDED AND REDECORATED REMOVE ANY SUNDRY WALL FIXINGS, CLEAN DOWN, FILLING ANY VOIDS, HOLES OR CRACKS WITH MATCHING MATERIALS. WHERE AREAS OF SURFACE FINISH ARE MISSING OR RUN SHORT OF NEW PARTITION FOLLOWING PARTITION REMOVAL THOSE AREAS ARE TO BE EXTENDED IN MATCHING DETAILS/MATERIALS & DECORATED TO MATCH.

INTERNAL WALL & CEILING FINISHES
INTERNAL WALL & CEILING FINISHES ARE TO BE SMOOTH PLASTER UNLESS NOTED FOR TILING. ALL PAPER AND DISTRESSED PLASTER FINISHES ARE TO BE STRIPPED FROM THE WALL AND CEILING SURFACES, ALL DEFECTS AND LIVE SECTIONS REPAIRED, SANDED AND REDECORATED AND REMOVE ANY SUNDRY WALL FIXINGS, CLEAN DOWN, FILLING ANY VOIDS, HOLES OR CRACKS WITH MATCHING MATERIALS OR IN LIME PLASTER. GROUND FLOOR CEILINGS TO BE UNDERLINED WITH 12.5MM PLASTERBOARD AND SKIMMED 5MM

EXISTING ROOF CONSTRUCTION TO ACHIEVE 0.18 W/M2/C
STRIP EXISTING ROOF COVERING COMPLETE INCLUDING REAR SERVICE WING AND CATSLIDE ROOFS, REMOVE BATTENS AND IMPERMEABLE FELT OVERLAY ALL SUNDRY SOFTWOOD SCANTLINGS AND PACKING/LEVELLING MEMBERS AND EXISTING SOFTWOOD CEILING RAFTERS. VERY CAREFULLY CLEAN DOWN DENAIL COLLARS AND CLEAN OFF. ALL SOOTED TIMBERWORK TO BE RETAINED AND SIMPLY BRUSHED DOWN, ALL **UNSOOTED** TIMBER WORK AREAS TO BE VERY LIGHTLY SILICA BLASTED AND ON COMPLETION ENTIRE ROOF AND WALL TIMBER STRUCTURE TO BE SPRAYED WITRH CUPRINOL 5 STAR OR SIMILAR APPROVED FINGICIDAL AND PRESERVATIVE. LAY 6MM PLASTERBOARD TO TOP OF EXISTING RAFTERS AND SCREW DOWN PROGRESSIVELY AND SECURE WITH HAZEL LATHES TO ACHIEVE A TIGHT BUTT WITH THE TOP OF THE EXISTING RAFTERS. OVERLAY TYVECK VAPOUR BARRER AND TAPE ALL JOINTS. OVERLAY WITH 18MM SPRUCE STRUCTURAL GRADE WBP PLYWOOD LAID STRETCHER BOND ACROSS THE ROOF STRUCTURE AND SECURED WITH SPAX SCREWS 38MM INTO RAFTERS. REFORM CLOSED EAVES DETAIL IN NATURAL OAK AS SHOWN AND LAY 100 THERMAFLEECE BETWEEN 100 X 100 PLANTED RAFTER. OVELAY AND SEAL TYVECK BREATHABLE MEMBRANE AND 25 TILING BATTENS SCREWED TO PLANTED RAFTER. REFIX SALVAGED TILES TO FRONT ELEVATION WITH BEST MATCH WEATHERED TILES TO REAR PITCH AND SUPPLEMENT WITH NEW TO MATCH TO REMAINING PITCHES. EXISTING T&G TIMBER LINING BOARDS, RAISED TIES AND SUNDRY TIMBER PARTITIONS TO BE REMOVED. RELAY BANDED LAYERS OF DIAMOND TILES IN ORIGINAL POSITIONS.

LOWER GROUND FLOOR CONSTRUCTION TO ACHIEVE 0.17
NEW GROUND FLOOR SLAB TO BE INSITU 150 C30 MASS CONCRETE SLAB WITH PROFILE, THICKENING AND REINFORCED TO STRUCTURAL ENGINEERS DETAILS WITH 2 LAYERS OF A393 MESH. TOP SURFACE TO HAVE 3 FULL COATS SYNTHAPRUFE OVERLAID WITH 2000 GUAGE VISQUEEN UNDER CELOTEX CW4000 100 MM TO BE INSTALLED IN ACCORDANCE WITH INSTRUCTIONS ISSUED BY CELOTEX. ALL BOARD JOINTS TO BE TAPED WITH SELF ADHESIVE ALUMINIUM TAPE AND OVERLAID WITH 500G VISQUEEN AND OVERLAY 75MM SAND & CEMENT SCREED. CURING OF SCREED TO BE BY NATURAL DRYING DO NOT USE HEATING TO ASSIST CURE OF SCREED. FINISH TO BE 20MM ENGINEERED OAK BOARDING ON 50 X 25 BATTENS.

NEW ROOF TIMBERWORK
ALL TIMBER DELIVERED TO THE SITE IS TO BE CAREFULLY AND FULLY PROTECTED FROM MOISTURE PENETRATION. SUPPLY ALL TEMPORARY COVERINGS & TARPAULINS TO PREVENT DAMAGE WHILE THE ROOF REMAINS OPEN DURING THE WORKS. ALL TIMBER TO BE PRE-TREATED (IE PRESSURE IMPREGNATED IN ACCORDANCE WITH CP 98:1964 OR IMMERSED AS SPECIFIED). ALL CROSSCUTS, NOTCHES, BORINGS, ETC. ARE TO BE LIBERALLY TREATED WITH A PRESERVATIVE COMPATIBLE WITH THE INITIAL TREATMENT ALL TIMBERWORK TO BE SPIKED AND STRAPPED SECURELY TO SUPPORTING TIMBERS AND IN STRICT COMPLIANCE WITH STRUCTURAL ENGINEERS DETAILS AND TO APPROVAL OF BCO. PROVIDE DOGTOOTH CONNECTORS TO ALL BOLTED CONNECTIONS TIMBER CONNECTIONS. EACH EXISTING JOIST IS TO BE SECURELY SCREWED TO WALL PLATE. WITH BATT FRAMING ANCHORS (4 TO EACH WALL PLATE CONNECTION). ALL LATERAL RESTRAINT DETAILS, BEAMS, LINTELS AND CONNECTIONS STRICTLY AS APPROVED DRAWINGS AND TO THE APPROVAL OF THE BCO

LEADWORK
ALLOW FOR INSTALLING CODE 6 VALLEY GUTTERING & CODE 5 SHEET COVER & COVER FLASHINGS TO ALL ABUTMENTS AS REQUIRED AND STEPPED FLASHING, SOAKERS ETC TO BE NEATLY FORMED TO LDA DETAILS. FULLY LAP STEPPED LEAD FLASHINGS TO ALL ABUTMENTS OF REBUILT EXISTING/NEW WORK AND MAKE GOOD DISTURBED CONSTRUCTION. ALL LEADWORK TO BE FIXED AND INSTALLED STRICTLY IN ACCORDANCE WITH LEAD DEVELOPMENT ASSOCIATION LATEST ADDITION OF 1. GUIDE TO GOOD PRACTICE.2. LEAD SHEET ADDITIONAL AIDS TO GOOD LEAD WORK. 3. LEAD SHEET FLASHINGS FOR SLATE AND TILE ROOFING. ALL LEAD TO BE AS BS 1178:SPEC.FOR MILLED LEAD SHEET FOR BUILDING PURPOSES. WORKMANSHIP TO BE IN ACCORDANCE WITH BS 5534:1978.SLATING AND TILING

JOINERY
ALL NEW DOORSETS TO BE FRAMED LEDGED AND BRACED NATURAL OAK BOARDED DOORS WITH ROSE HEAD NAILS TO FOLLOW PATTERN OF SMALL DOOR TO NORTH BEDROOM WITH MATCHING STRAP HINGES AND OAK DROP LATCHES

REPLACE EXISTING WINDOWS WITH TIMBER OR METAL WINDOWS TI MATCH EXISTING PATTERNS
ANY EXISTING WINDOWS AND DOORS TO BE REPLACED WITH NEW PURPOSE MADE WINDOWS IN HARDWOOD OR METAL TO MATCH EXISTING PATTERN ALL FOR PAINTED FINISH.

GLAZING TO ACHIEVE U OF 1.6
ALL GLAZING TO BE SINGLE GLAZED SAFETY GLASS.

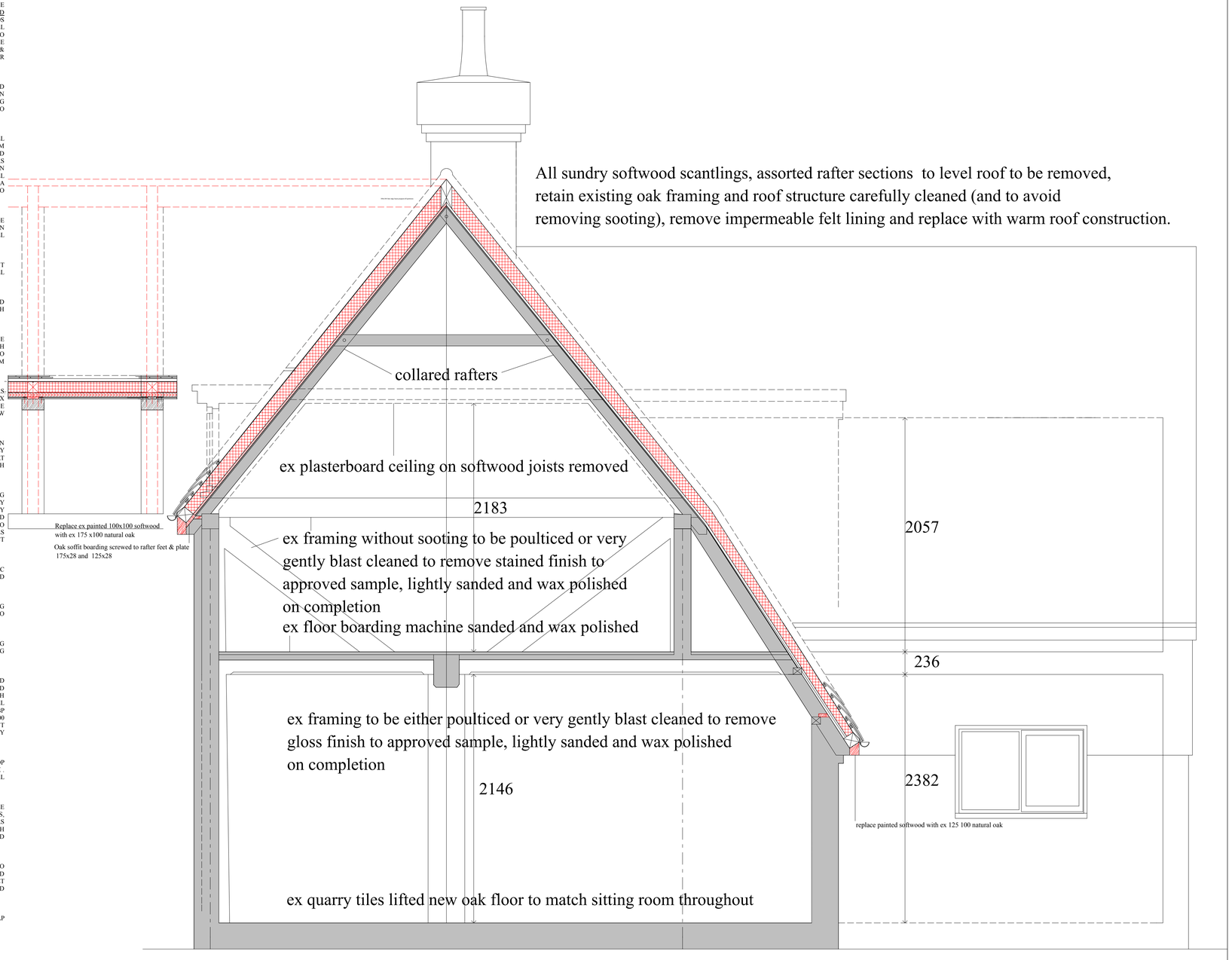
STAIRCASE
STAIRCASE TO BE STRINGLESS EUROPEAN OAK 225 GOING 189 RISE TO SPAN FROM FLANK WALL ONTO GLASS FLANKING WALL WITH Q RAILING ROUND STUD SUPPORT. STAIR STRUCTURAL DETAILS TO BE CONFIRMED BY SUPPLIER. GUARDING AND BALUSTRADE MIN 900 ABOVE STAIR LINE WITH GUARDING AT 1100 AFFL

GLASS BALUSTRADE
GLASS BALUSTRADE TO BE EASY GLASS SYSTEM BY Q RAILINGS, NO OPENINGS TO STAIR OR BALCONY WILL BE GREATER THAN 100MM.

HEATING
REMOVE & DISPOSE OF EXISTING OIL FIRED BOILER & REPLACE WITH NEW OIL FIRED CONDENSING BOILER SITED WITHIN GRAGE. HWC TO BE RELOCATED WITHIN NEW UTILITY ROOM. RERUN ALL PRIMARY AND SECONDARY SUPPLIES BY HEATING CONTRACTOR. MAINS PRESSURISED SYSTEM FOR UNDERFLOOR HEATING CIRCUITS AT GROUND FLOOR TO SERVICE WING AND NEW EXTENSION SUPPLIED AS PRIMARY SOURCE BY MITSIBUSHI ECODAN 14KW ASHP WITH SECONDARY SOURCE OIL FIRED CONDENSING BOILER SERVING QSPA 250L HOT WATER STORAGE CISTERN & EXPANDABLE MANIFOLD SYSTEM SPLIT TO SERVE UNDERFLOOR SYSTEM MANIFOLDS (SERVING EX KITCHEN UTILITY & SHOWER ROOM. GROUND FLOOR AND FIRST FLOOR ZONES HEATING SWITCHED BY MULTI ZONE THERMOSTATS WITH SUPPLEMENTARY TOWEL RADIATORS WITH TRVS TO ALL BATH/SHOWER ROOMS. NEW MAINS PRESSURISED LPHW SYSTEM TO BE DESIGNED AND INSTALLED BY APPOINTED CORGI REGISTERED HEATING ENGINEER. ALLOW FOR REMOVING ALL REDUNDANT HEATING AND WATER SERVICES WITHIN THE EXISTING BUILDING AS REQUIRED, REPLACING AND RUNNING NEW SUPPLIES TO SUIT H & CW SUPPLY POSITIONS AND EXISTING RADIATIOR POSITIONS WITHIN THE MAIN HOUSE. NEW AIR INTAKE AND EXHAUST PIPEWORK TAKEN TO ATMOSPHERE STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND RECOMMENDATIONS. HW CISTERN TO BE SITED IN NEW UTILITY ROOM WITH ALL HW SUPPLIES TO HAVE HW TEMPERATURE LIMIT PROTECTION. WATER EFFICIENCY CALCULATIONS TO BE SUPPLIED BY ENERGY ASSESSOR. RADIATORS TO BE LOW LEVEL STELRAD SIZED TO SUIT ASHP ALL WITH TRVS.

VENTILATION
ALL NEW WINDOWS AND DOORSETS TO HAVE INTEGRAL TRICKLE VENTILATION OF 4000 MM. SHOWER ROOM AND TOILETS TO HAVE MECHANICAL EXTRACT VENTILATION FAN RATE OF NOT LESS THAN 60 LITRES/SECOND LIGHT SWITCH OPERATED WITH 15 MIN OVERRUN AND TO BE SWITCHED FOR INTERMITTENT OPERATION. BACKGROUND MECHANICAL VENTILATION ALSO TO BE PROVIDED FOR KITCHEN AND SANITARY ACCOMMODATION CAPABLE OF OPERATING CONTINUOUSLY AT NOMINAL ONE AC/HOUR.

ELECTRICAL WORKS
ALL LIGHT FITTINGS TO BE LED RECESSED FITTINGS WITH 30MINS FR ENCLOSURES. A PERSON OR FIRM REGISTERED WITH A PART P COMPETENT PERSON SCHEME TO CARRY OUT THE ELECTRICAL WORK TO MEET THE REQUIREMENTS P1 & P2 ELECTRICAL INSTALLATIONS SHOULD BE DESIGNED, INSTALLED INSPECTED & TESTED IN ACCORDANCE WITH BS 7671: 2001 (IEE WIRING REGS 16TH EDITION) AND UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF CERTIFICATION SCHEME OR BY A SUITABLY QUALIFIED PERSON WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS. ALL NEW SWITCHES ARE TO BE 900 AFFL AND SOCKETS MIN 450 AFFL AND ALL ELECTRICAL CONTROLS TO BE LOCATED IN ACCORDANCE WITH THE GUIDELINES IN APPROVED DOCUMENT M. A COPY OF ELECTRICAL INSTALLATION CERTIFICATE AS DETAILED IN CHAPTER 74 OF BS 7671:2001 IS TO BE SUPPLIED TO THE PERSON ORDERING THE WORKS. HIGH EFFICIENCY LIGHT FITTINGS (CAPABLE OF ACCEPTING LAMPS WITH LUMINOUS EFFICACY GREATER THAN 40 LUMENS/CIRCUIT-WATT) WITHIN MAIN ROOMS & CIRCULATION AREAS.



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