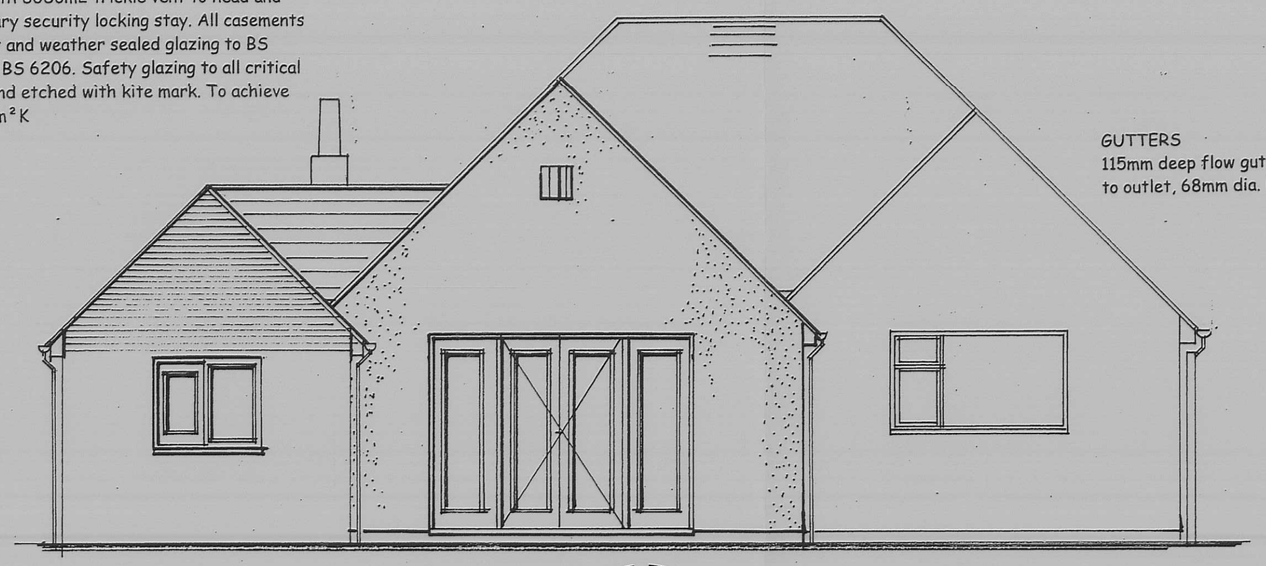
GLAZING
24mm double glazed sealed Pilkington 'k' glass units with 8000m2 trickle vent to head and secondary security locking stay. All casements draught and weather sealed glazing to BS 6262 & BS 6206. Safety glazing to all critical areas and etched with kite mark. To achieve 1.6 W/m²K



·REAR·ELEVATION·

LINTOLS
IG steel insulated lintols to BS 5977 on a mortar bed, 150mm end bearing, 300mm wide 2000g cavity tray with stop ends and proprietary glidevale weepholes at 450 spacing.

GUTTERS
115mm deep flow gutter and fixings laid to fall to outlet, 68mm dia. RWP to gulley.



·FRONT·ELEVATION·

HEATING
Boiler to be Balanced Flue gas fired condensing appliance, wall mounted with a SEDBUK rating more than 92% to provide hot water and heating.
Controls
Provide interlock and thermostatic radiator valves to all radiators.
Storage
Sprayed insulated 50mm coating storage tank and all primary and return flow pipes to be insulated 500mm thick.

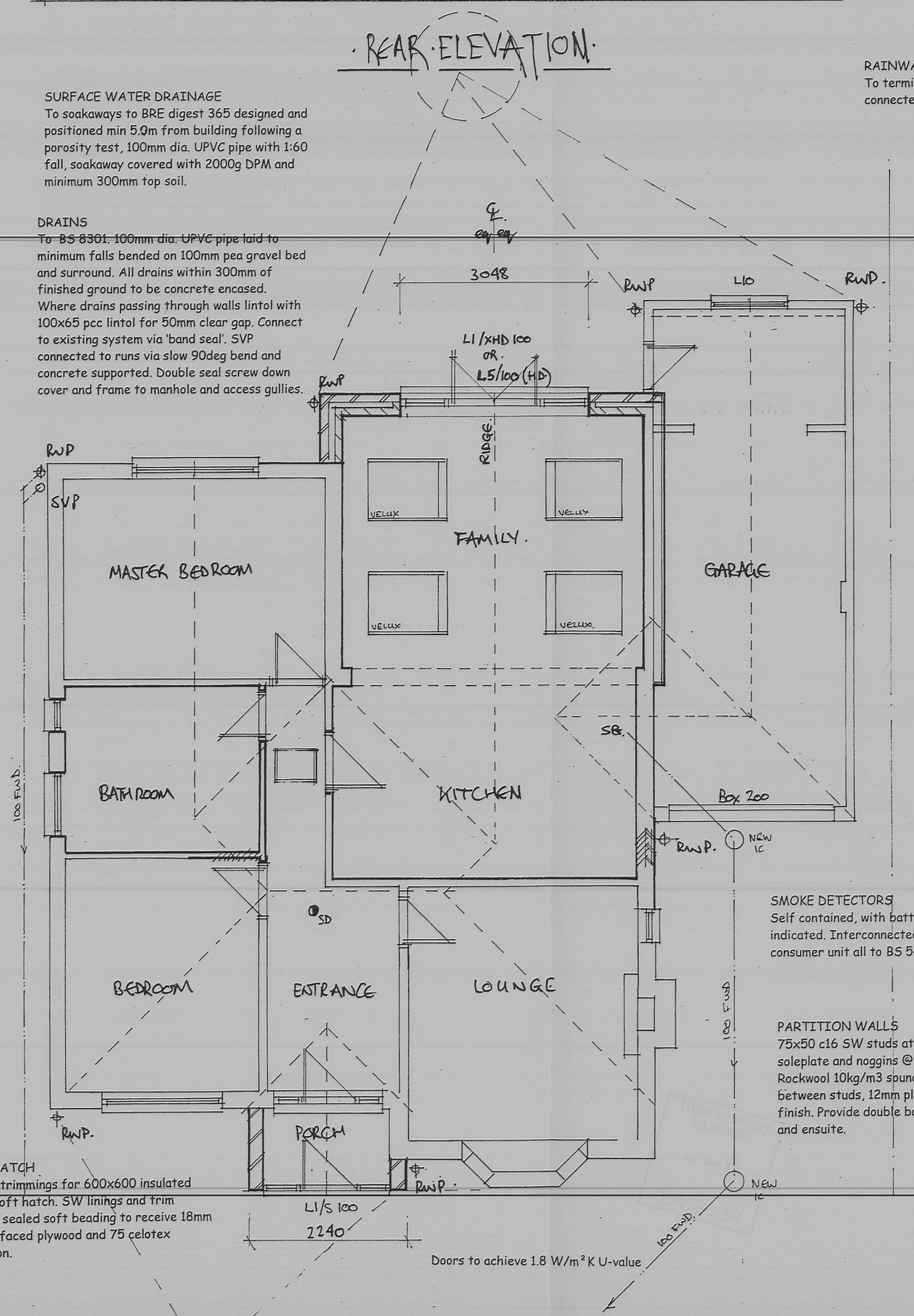
ELECTRICAL WORK
Electrical work to Approved Document P installed and commissioned to BS 7671, undertaken by approved and registered electrician. Certificates to be submitted to Building Control. Electrical lighting to have a luminous efficacy greater then 40 lumens per circuit watt to all rooms. Provide switches and sockets between 450mm and 1200mm room finished floor level.

ROOFLIGHTS
Velux roof lights 1.8 W/m2K with proprietary flashing system. Trim out opening with double rafters to sides, head and cill.

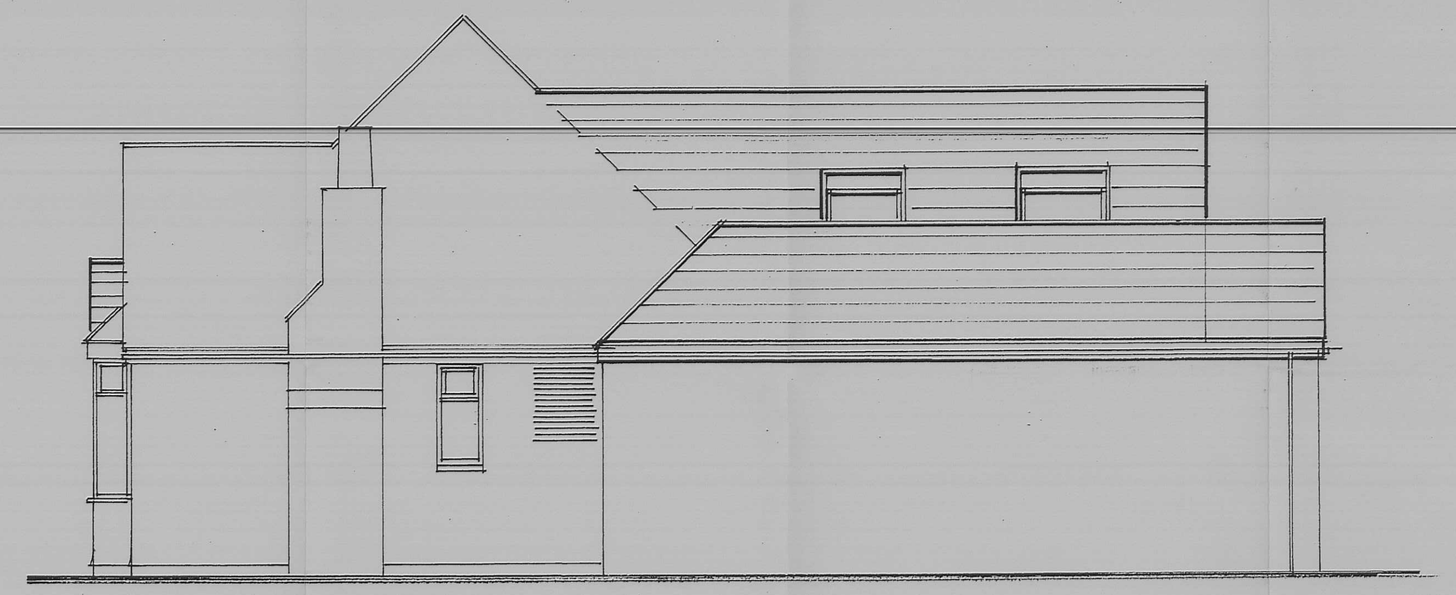
SURFACE WATER DRAINAGE
To soakaways to BRE digest 365 designed and positioned min 5.0m from building following a porosity test, 100mm dia. UPVC pipe with 1:60 fall, soakaway covered with 2000g DPM and minimum 300mm top soil.

DRAINS
To BS 8301. 100mm dia. UPVC pipe laid to minimum falls bended on 100mm pea gravel bed and surround. All drains within 300mm of finished ground to be concrete encased. Where drains passing through walls lintol with 100x65 pcc lintol for 50mm clear gap. Connect to existing system via 'band seal'. SVP connected to runs via slow 90deg bend and concrete supported. Double seal screw down cover and frame to manhole and access gullies.

RAINWATER PIPES
To terminate over sealed roddable gullies connected to mains system.



·SIDE·ELEVATION·(19)·



·SIDE·ELEVATION·

OPEN FIRE
Chimney to extend 1000mm above roof and adjacent window. Fitted with a flue terminal and flue liners to BS EN 1443:1999, laid socket most up, minimum 200mm dia. All joints to be suitably mortared and caulked. Fireplace opening to be minimum 550x550mm.
Hearth to be raised, project 500mm from opening and minmum 150mm either side of opening, constructed of non-combustible materials, minimum 125mm thick.
Appliance to clients requirements, permanent ventilation for combustion as per manufacturers specification. Minimum 15% of the total face of area of the fireplace opening. No timber to encroach within 200mm of the flue pipe or appliance.

Notices
A safety notice to be located in an obvious position within the building, detailing correct application, maintenance and use of the appliance, together with a specification of the appliance and flue, installer name and when installed.

SANITARY DRAINAGE
To BS 5572. All fittings, accessories and couplings to code. UPVC to BS 4514 all laid to falls and connected to svp or gulley.

Wash basin	32dia	75	deep seal trap
Sink	38 dia	75	-"-
WC	100 dia	50	-"-
Shower	38 dia	50	-"-
Bath	38 dia	75	
W/ machine	38 dia	75	and 600 upstand.

SANITARY APPLIANCIES
Maximum temperature of hot water not to exceed 48degC in operation for a bath or shower, blending valves and mixer tap systems. The hot tap to be positioned on the left hand side or to match the existing appliances in the property.

VENTILATION
All rooms to have 8000mm2 trickle ventilation and openable light 1.75m above floor level. Opening casements to equal 1/20th floor area and at least one to be minimum 800x550 wide for M.O.E. Cill to be minimum 800, maximum 1100 above finished floor level.
Utility 30 l/s, WC 6 l/s, bathroom 15 l/s, kitchen 30 l/s cooker hood.
10mm gap below all internal doors to aid ventilation.

SMOKE DETECTORS
Self contained, with battery back-up as indicated. Interconnected and wired to the consumer unit all to BS 5446 & BS 5839.

PARTITION WALLS
75x50 c16 SW studs at 400cts with head, soleplate and noggins @ 900cts. 100mm Rockwool 10kg/m3 spund deadening quilt between studs, 12mm plasterboard and skim finish. Provide double boarding to bathroom and ensuite.

LOFT HATCH
Provide trimmings for 600x600 insulated square loft hatch. SW linings and trim airtight sealed soft beading to receive 18mm smooth faced plywood and 75 celotex insulation.

Doors to achieve 1.8 W/m²K U-value

NIGEL PARKINSON PLAN

01788 891974 3 CASTLE MOUND, BARBY, CV2

TITLE PROPOSED FLOOR PLANS & ELEVATIONS

PROJECT EXTENSIONS & ALTERATIONS
17 ASHFORD ROAD
HINCKLEY
LEICESTERSHIRE
MR & MRS VIRK

SCALE 1:50
DATE MAY 2011 DWG 2.

Do not scale from plans, check all dimensions and drains c
prior to commencement of work. Plans prepared for local
authority approval only.