

Accredited Construction Details
 The contractor will follow accredited construction details relevant to these proposed works to reduce the risk of thermal bridging as detailed on Government website detailing approved construction requirements.

Doors
 All glazed external doors and screens to be double glazed with 16 mm gap and fully glazed with Pilkington K or similar laminated glass to achieve U value of 1.6 w/m²K.
 All glazed internal doors and screens to be fully glazed with laminated or toughened glass.
 Minimum internal opening door widths 825mm generally, 1000mm externally.

Windows
 All windows to be double glazed with 16 mm gap and glazed with Pilkington K or similar glass to achieve U value of 1.4 w/m²K and windows below 800 mm from finished floor level to be glazed with laminated glass.
 All windows to be dressed with curtains or roller blinds to combat the risk of solar overheating in the summer.

Electrical and Lighting
 All electrical works to be designed, installed, inspected and tested by competent IEE registered Electrical Contractor and appropriate BS7671 electrical installation certificate to be made available for Building Control Officers inspection.
 All new light fittings to only take lamps having a luminous efficacy greater than 40 lumens per circuit watt.
 All external lights fixed to the building to be controlled by PIR sensors and have maximum 150 W capacity.
 All electrical wall mounted switches and sockets to be located between 450 and 1200 mm height from finished floor level.
Smoke And Heat Detectors
 Provide mains operated interlinked smoke and heat detectors on separate fuseways located in positions shown..

Heating And Hot Water Supply
 Space Heating and hot water supply to be provided by existing gas fired heating system extended as necessary with thermostatic valves and central system controller designed and installed by Specialist Contractor. All hot water pipes to be insulated where not serving designated room.

Hot water supply to be provided direct by existing boiler and all hot water pipes to be insulated.

Full inspection and commissioning of the building services systems are to be carried out on completion to ensure that the systems are operating efficiently and to the manufacturer's approved settings.

INSULATION LEVELS
 On completion of works an as built SAP Rating is to be produced to show new dwelling is no worse than initial design SAP Rating submitted.

U Values not to be less than:
 Ground Floor - 0.22W/m²K
 External Walls - 0.28W/m²K
 Warm Roof Structure - 0.18W/m²K
 Windows - 1.6 W/m²K
 Rooflights - 1.6 w/m²K
 Doors - 1.8 w/m²K

SANITARY WASTES & SOIL PIPES
 Provide and fix 38, 50 and 110 mm pvc waste pipes with 75 mm deep sealed traps where applicable from sanitary ware and sinks and run to soil and vent pipe and stub stack and provide roding eyes.

Provide and fix new 110 mm internal pvc stub stack in position shown within En Suite and fit air admittance valve above highest overflow fully to manufactures instructions.

VENTILATION
Rapid
 Provide rapid ventilation to Habitable rooms with openable area of external doors, windows / rooflights being 1/20th of room floor area and provide openable external doors, windows / rooflights to Kitchen, Shower Room and En Suite.

Background
 Provide background ventilation of 8000 mm² to Habitable rooms and 4000 mm² to Kitchen, Shower Room and En Suite with trickle vents within external doors, windows and rooflights.

Mechanical
 Provide mechanical ventilation to Kitchen ducted to external air with extraction rate of 30 litres per second via cooker hood operated manually.

Provide mechanical ventilation to shower/bath rooms ducted to external air with extraction rate of 15 litres per second operated manually and provide 10 mm air gap under door (or equivalent to 7600 mm²) to provide continuous air supply.

