

CONSTRUCTION NOTES

BUILDING REGULATIONS
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT BUILDING REGULATIONS AND BRITISH STANDARDS.

ROOF
STRIP EXISTING SLATES & BATTENS. PROVIDE AND LAY PERMEABLE TYVEC SARKING FELT AND 32X50 TREATED BATTENS. RESLATE REUSING SOUND EXISTING SLATES AND ADDITIONAL TO MATCH. INSULATE BETWEEN RAFTERS WITH CELOTEX RIGID BOARD AND UNDERLINE RAFTERS (APART FROM GARDEN AREA) WITH 83MM INSULATION BACKED PLASTERBOARD AND SKIM. INSTALL SINGLE GLAZED PATENT GLAZING TO GARDEN AREA AS SHOWN. EXISTING RAFTERS TO BE RETAINED AS THEY ARE WITH THE PATENT GLAZING CUSTOM MADE TO RUN ON TOP OF EACH RAFTER. PATENT GLAZING WILL FINISH BELOW SURROUNDING SLATE ROOF FINISH. PROVIDE LEAD FLASHINGS TO MANUFACTURERS INSTRUCTIONS AS SHOWN. INSTALL TWO TRIPLE GLAZED OPENING ROOFLIGHTS IN REAR ROOF SLOPE IN PLACE OF EXISTING SINGLE LARGE SECTION OF PATENT GLAZING.

INSULATION TO WALLS
PROVIDE AND FIX 83MM INSULATION BACKED PLASTERBOARD AND SKIM INTERNALLY TO ALL EXTERNAL WALLS OTHER THAN TO GARDEN AREA.

RAISED GROUND FLOOR
CONSTRUCT CONCRETE BEAM & BLOCK FLOOR ON SPREADERS ON EXISTING FLOOR (EXISTING BRICK FLOOR TO REMAIN), 100 CELOTEX INSULATION AND 75 REINFORCED SCREED WITH UNDERFLOOR HEATING PIPES. FINISH WITH CERAMIC TILE OR ENGINEERED WOODSTRIP FLOORING.

HEATING INSTALLATION
INSTALL AIR TO WATER ELECTRIC HEAT EXCHANGER IN CUPBOARD IN GARDEN AREA. PROVIDE TRENCH RADIATOR SET LEVEL WITH FLOOR FINISH TO WHOLE WIDTH OF SHOPFRONT WINDOW TO COUNTERACT DOWNDRAUGHT. REMAINDER OF GROUND FLOOR TO HAVE UNDERFLOOR HEATING PIPEWORK IN FLOOR SCREED. BEDROOMS TO HAVE PANEL RADIATORS. BATHROOMS AND WC TO HAVE HEATED TOWEL RAILS.

HEAT-RECOVERY VENTILATION SYSTEM
VENT AXIA SENTINEL KINETIC HEAT RECOVERY UNIT MVHR TO BE MOUNTED ON VIBRATION PROOF MOUNTS IN ROOFSpace OVER STAIRCASE. INPUT AIR TO BE TAKEN (PRE-WARMED) FROM GARDEN AREA. EXTRACT IN GABLE. NOTE - DETAILS OF HEATRECOVERY SYSTEM TO BE PROVIDED TO THE PLANNING AUTHORITY AND APPROVED BY THEM IN WRITING PRIOR TO INSTALLATION.

PLUMBING & DRAINAGE
EXISTING CONNECTION TO SEWER TO BE UTILISED. TAKE OUT EXISTING PLUMBING INSTALLATION AND INSTALL FITTINGS TO NEW BATHROOMS AND WC. WASTES FROM FIRST FLOOR TO RUN TO NEW SVP AS SHOWN, WASTE FROM GROUND FLOOR WC TO RUN UNDER NEW RAISED FLOOR TO CONNECT INTO NEW MH ON EXISTING DRAIN CONNECTION IN YARD AREA. THIS RUN TO BE VENTED BY DURGO VALVE ON STUB RISER. PLUMBING & HEATING TO BE RUN FROM NEW HEAT EXCHANGER IN PLASTIC PIPE, ALL IN ACCORDANCE WITH CURRENT STANDARDS AND REGULATIONS.

ELECTRICAL INSTALLATION
INSTALLATION TO BE CARRIED OUT IN ACCORDANCE WITH THE 18TH EDITION WIRING REGULATIONS WITH AMENDMENT 2:2022.

FIRE ALARM
INSTALL FIRE ALARM TO GRADE D2, CATEGORY LD3 STANDARDS, INCLUDING MAINS-POWERED ALARMS WITH BACKUP POWER AND INTERCONNECTED ALARMS FOR AUDIBILITY THROUGHOUT THE PROPERTY.

