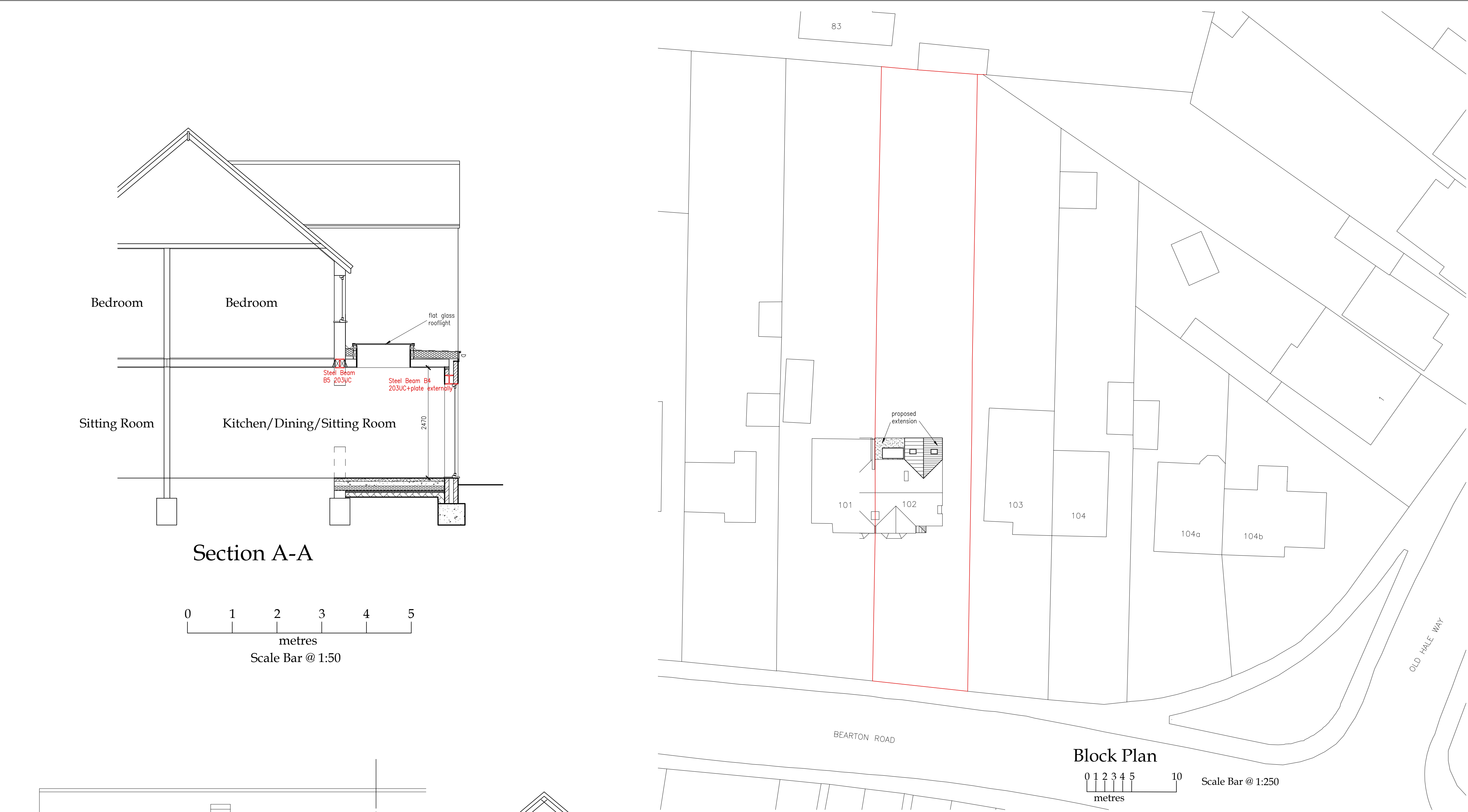




Continued From BR-101

Ventilation Details:-
Mechanical: Kitchen to be mechanically ventilated, to ducted to external air and fan to have an extract rate of 60litres/sec (30litres/sec if cooker hood). W.C. to have extract fan to give 3 air changes per hour with 20 minute overrun.
New extract fans to be tested and commissioned upon completion of building works.
Purge: To be achieved by opening doors and windows in extended room, all opening windows to open 30° or greater and opening area to be a minimum of 1/20 of the floor area.
Trickle vents: 8000 sq mm to kitchen window and bi-fold doors.

Drainage:- Retain existing manhole & SVP. Remove existing W.C. Utilise existing W.C. drain and provide new kitchen gully as shown. New underground drainage to be 100 dia. uPVC laid to 1:40 fall and with a 100 pea shingle bed and surround. Any drains with less than 600mm cover are to have concrete paving slabs laid as a bridge above the pipes with at least 75mm granular fill between the top of the pipe and the underside of slab.

Plumbing:- W.C. to have rear outlet "P" trap to 100 dia. uPVC waste. Basin to have 32 dia. uPVC waste, (38mm if over 1.7 metres long). Sink and washing machine to have 38 dia. uPVC waste (50mm if over 3.0 metres long).
All through 75 deep traps and all to connect to existing S+VP/new gully.
Provide rodding access at any change in direction of wastes. All work to be to BS1256 and BS752.

Rainwater Disposal:- 100mm dia. gutters, 65mm downpipes to 100 dia. uPVC drains laid to fall min 1:40 and with a 100 pea shingle bed and surround to into new soakaway 1.5 cubic metre capacity min. 5 metres from buildings. Drains as above spec. Cut off existing rainwater pipe and spill on new roof as shown.

Space & Water Heating:- Provide radiators to new room linked to existing central heating system.
Fit thermostatic radiator valves to new radiators. All pipe work in unheated areas to be fully lagged.
Provide new SEDBUK 90 gas fired boiler installed to manufacturers instructions including flur outlet position. New works to be undertaken by a registered competent person (e.g gas safe registered).
The person carrying out the work to provide to the local authority a notice confirming that these building services have been commissioned in accordance with approved procedures & in accordance with manufacturers instructions. this notice to be provided no more than 30 days after completion of work. Gas safe certificate to be provided on completion.

Electrics:- Provide power points and lights to new rooms linked to existing circuits.
Retain existing MCB board. New light fittings to only accept bulbs with a luminous efficacy of 75 lumens per circuit-watt. Electrical work to comply with Building Regulations part P. Installation to be designed, installed, inspected and tested by competent person. Installation to be inspected by local authority. Electrical installation certificate (Part P) to be issued by competent person.

Lateral Restraint:- Provide galv. m.s. restraint straps @ max 2m centres across top of end three flat roof joists and turned down into cavity min. 200mm. Provide solid blocking under strap min 90x38mm.

Doors, Windows & Rooflights:- All to be double glazed with low E glass and to have 'U' Value of maximum 1.4.W/sq.mK.
Any glazed openings between finished floor level and 1500mm above that level in a door or in a side panel/window close to either edge to be glazed using safety glass as defined in BS6206: 1981.
Windows and external doors shall be fitted to overlap the cavity by 30mm.
Rooflights to be AA rated for surface spread of flame.
All new internal doors to be undercut 10mm.

Thermal Bridging:- New insulation to be linked to extg./proposed Junction between dis-similar elements (e.g. walls to floor/walls to roof) to be sealed with mastic.
Fill any voids where pipes pass through walls and floors with mineral wool and seal with mastic.
Pack closed eaves with fibrous insulation to reduce thermal bridging.
Any hollow section lintels to have integral insulation. Extg. lintels accepting additional loading to be exposed and checked for adequacy.

Leadwork:- Lead sheeting to BSEN12588, and installed in accordance with BS6915 and the recommendations of lead sheet association. To be installed by a member of the lead contractors association.

all dimensions to be checked on site as work commences and any discrepancies or omissions reported immediately.

client **Mr. S. Baines,
102 Bearton Road,
Hitchin,
SG5 1UF.**

job title: **Proposed Ground And First Floor Rear
Extension And Front Canopy.**

dwg title: **Proposed Sections & Block Plan.**

dwg. no: 2025024-BR-102	drawn by: Kevin Todd	scales: 1:50, 250 @A1
revision suffix: -	status: Building Regs	date: April 2025
Rev.	Description	Date
-	-	-

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