

Specification/Notes (Planning) relating to; Drawings AAND/xx/22

**Ms Arwen Armitage and Mr Neil Davies
83 Astra Drive
Gravesend
Kent
DA12 4PZ**

1. All dimensions are in millimetres. Final check to be made on site for all materials etc. before any construction work commences.
2. Scales are as shown.
3. Footings concrete strip 600 x 225 minimum 1000mm below ground level. Final depth to be determined on site by local ground conditions.
4. Eccentric footings to be used adjacent to boundaries to avoid encroachment onto adjoining properties. See drawing AAND/05/22.
5. All floor levels to be continuous.
6. All cavities to be continuous.
7. Brickwork/Block work to be toothed into existing or 'Stronghold' stainless steel fixings or equivalent used, secured as recommended by manufacturer. Option determined by Client on site.
8. Internal stud walls 100 x 50 studwork at 400 c/c, noggins at 800 c/c. 100 Rockwool Insulation within wall for sound reduction, 12 plasterboard both sides. Density of insulation to be 10 kg/m3.
9. Toughened glass to be used in doors and where sill levels are below 1000 above floor level and in all windows within 300mm of doorways in accordance with BS 6206: 1981.
10. Check that Escape through windows are provided from habitable rooms. A clear opening will have a minimum area of 0.33m2, a minimum width of 450mm and a minimum height of 750mm. Cill level will not exceed 1100mm above floor.
11. Electrical Installation will be carried out by a competent electrician approved under the government scheme. Work will comply with Part P of the Regulations. Work will be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the Council must be satisfied that Part P (Electrical safety) has been complied with. This may require an appropriate BS7671 Electrical Installation Certificate to be issued for the work by a person competent to do so.
12. Window/Door Schedule:
 - Rear Extension Folding Doors – c2500 x c2050
 - Rear Extension External Door – 838 x 1981
 - Rear Extension Window Bedroom 3– c2300 x 1200
 - Rear En Suite to Bedroom 3 – 1500 x 1200
 - Loft Bedroom – 1800 x 900
 - Loft bedroom En Suite – 900 x 600

- Velux Roof Window – 550 x 700
 - Velux Roof Window – 1140 x 1180
 - Internal Doors – 1981 x 762/838 TBC by owner on site.
 - Pocket Door with opening for wheelchair access. Minimum 838 wide
13. Staircase: **IMPORTANT** ; Check overall dimensions before construction. Alternative staircases are possible. Headroom must be 2000mm above pitch line.
- Total Rise – 2470
 - Individual Riser – 190
 - Individual Tread – 223
 - Pitch – 40.43 Degrees
 - Width 850/800/800
14. Handrail 900 above pitch line.
15. Energy efficient lighting will be fitted within the new works and to a minimum of 75% of all new fittings
16. Where new radiators will be provided they will be fitted with thermostatic control valves.
17. Surface water drainage. New RWP and guttering required to match existing. Existing Soak-aways to be reused if viable. Surface water drainage from 110 Upvc guttering and 75 down pipes to existing soakaways. Existing rwp to be used where possible.
18. A Certificated Plumber will be used for work to extend the hot water and space heating systems.
19. Hard wired, interlinked with battery back-up, smoke detectors compliant with BS 5893-6, are required to be fitted on all floor levels. Indicative locations are shown on the drawings. Final positions are to be agreed on site before work commences.
20. Extract fans:
- Extract fan to all En Suites and Bathrooms. Mechanical ventilation will be provided by light operated switch with 15 minute overrun. Capacity of the extractor will be minimum 15 l/s vented to outside.
 - Mechanical ventilation to the Kitchen area will be with extract fan of 60l/s capacity or 30l/s capacity if incorporated within a cooker hood. Ventilation will be to atmosphere.
21. Flat' roof to the extension will be either felt or glass fibre.
22. The tiles to be used with the pitched roof to the first-floor extension will be suitable for the pitch and be installed with the appropriate head lap.