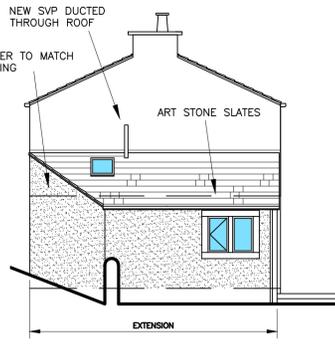
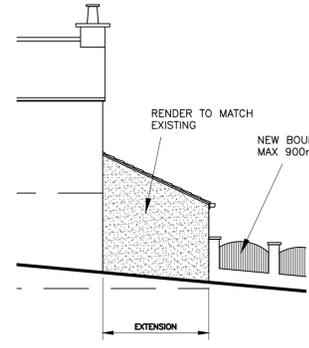


**SOUTH WEST ELEVATION** SCALE 1:100  
AS PROPOSED



**NORTH WEST ELEVATION** SCALE 1:100  
AS PROPOSED



**NORTH EAST ELEVATION** SCALE 1:100  
AS PROPOSED

**SINGLE STOREY EXTENSION ROOF**  
ARTIFICIAL STONE SLATES TO MATCH EXISTING. ROOF PITCH 25°.

ON 38 x 25mm PRESSURE IMPREGNATED SW BATTENS.

ON A LAYER OF DALTIX ROOFSHIELD ROOF LINING BREATHER MEMBRANE (FELT) BY DON & LOW LTD (NONWOVENS) (TEL 01307 452600) ALL LAPS IN THE ROOFING FELT ARE TO BE TAPE SEALED TO MANUFACTURERS RECOMMENDATIONS.

ON C16 50x150mm RAFTERS AT 400mm CTRS. RAFTERS TO BE BIRDSMOUTHED AND FIXED TO POLE PLATE WITH TWO NUMBER 100mm LONG 12g SCREWS

AT GABLES ONLY, FIX 30 x 5mm GALVANISED MS STRAPS AT MAXIMUM 2m CTRS. ACROSS THREE RAFTERS ON NOGGIN AND STRAPPED TO INNER LEAF OF CAVITY WALL. CEILING TIES RUNNING PARALLEL TO WALLS TO HAVE 30 x 5mm GALVANISED MILD STEEL STRAPS FIXED TO 3 NO. JOISTS ON NOGGIN AND BUILD INTO WALL AT MAXIMUM 2m CENTRES.

100 x 50mm PRESSURE IMPREGNATED SOFTWOOD WALLPLATE, STRAPPED TO INNER LEAF OF CAVITY WALL WITH 1200 x 30 x 30mm GALVANISED MILD STEEL STRAPS AT MAX. 2m CENTRES.

**SLOPING CEILING INSULATION**  
INFILL BETWEEN THE RAFTERS WITH 100mm OF KINGSSPAN ZERO ODP (K=0.021 W/mK) INSULATION (OR OTHER NON-ROTTING, CFC/HCFC, NON-HYDROSCOPIC, NON-OZONE DEPLETING RIGID BOARD INSULATION). A MINIMUM 50mm GAP IS TO BE LEFT ABOVE THE INSULATION AND THE UNDERSIDE OF PLYWOOD

UNDERLINE THE RAFTERS WITH 50mm OF KINGSSPAN ZERO ODP INSULATION. FOIL TAPE SEAL ALL JOINTS TO THE INSULATION. ROOF INSULATION AND WALL INSULATION OVERLAPPED

TEMPORARILY SECURE THE INSULATION WITH SCREWS BEFORE THE UNDERLINING WITH 12.5mm FOIL BACKED PLASTERBOARD WITH ALL JOINTS TAPE SEALED WITH TAPE SUITABLE FOR SKIMMING OVER. PLASTERBOARD TO BE SECURED WITH DRYLINE SCREWS THROUGH THE INSULATION INTO THE RAFTER. SCREWS TO PENETRATE THE RAFTER BY 35mm MINIMUM.

THE ROOF IS TO BE VENTILATED. ALL BUTT JOINTS TO THE INSULATION MUST BE TAPE SEALED WITH FOIL TAPE.

**ROOF VENTILATION**  
SOFFIT/FASCIA VENTILATOR WITH FLY SCREEN TO PROVIDE 10mm CONTINUOUS GAP. ABUTMENT TO HAVE GLIDEVALE AV50 VENT TO GIVE 5mm CONTINUOUS AIRFLOW (5000mm<sup>2</sup> PER m LENGTH)

**RAINWATER GOODS**  
BLACK UPVC GUTTER TO MATCH EXISTING

68mm DIAMETER BLACK UPVC RAINWATER PIPES, TO DISCHARGE DIRECT TO DRAIN. PROVIDE RODDING ACCESS AS REQUIRED.

**NEW EXTENSION WALLS**  
30mm SMOOTH SELF COLOURED RENDER ON 7N/mm<sup>2</sup> CONCRETE BLOCK OUTER LEAF. UPVC DRIP LATHS OVER WINDOWS, ETC. FACING BRICKWORK PLINTH, 100mm ON BED. FLUSH POINT AS WORK PROCEEDS.

100mm OVERALL CAVITY WITH 50mm MINIMUM CLEAR CAVITY. CAVITY WALL TO HAVE STEEL SAFETY WALL TIES, AT 750mm HORIZONTAL CENTRES AND 450mm VERTICAL CENTRES REDUCED TO 300mm VERTICAL CENTRES WITHIN 225mm OF STRUCTURAL OPENINGS. THE CAVITY IS TO BE CLOSED AT EAVES LEVEL WITH A PROPRIETARY FLEXIBLE CLOSER.

THE WALL INSULATION IS TO BE 50mm THICK KINGSSPAN ZERO ODP OR SIMILAR. JOINTS BETWEEN INSULATION PANELS TO BE SEALED WITH FOIL TAPE. INSULATION PANELS TO BE PROPERLY LAPPED AT INTERNAL AND EXTERNAL CORNERS. WALL INSULATION AT GABLE ENDS TO BE EXTENDED A MINIMUM 25mm ABOVE CEILING LEVEL, WITH A DPC CLOAK OVER. WALL INSULATION TO BE NON-ROTTING, NON-HYDROSCOPIC, NON OZONE LAYER DAMAGING SLAB INSULATION. ROOF INSULATION AND WALL INSULATION OVERLAPPED.

100mm LIGHTWEIGHT CONCRETE BLOCKWORK (1400K/m<sup>3</sup>) (MIN. STRENGTH 7.0N/mm<sup>2</sup>) FINISHED INTERNALLY WITH 50mm KINGSSPAN, 25mm THICK BATTEN AND 12.5mm FOIL BACKED PLASTERBOARD

HORIZONTAL DPCS TO BE USED IN BOTH LEAVES, MIN. 150mm ABOVE EXTERNAL FINISHED GROUND LEVEL. DPC CAVITY TRAYS USED OVER AIR BRICKS AND ANY OTHER LOCATIONS WHERE THE CAVITY IS CROSSED.

BLOCKWORK BELOW GROUND FLOOR LEVEL TO HAVE MIN. STRENGTH 7N/mm<sup>2</sup>. OUTER LEAF TAKEN DOWN 150mm BELOW FINISHED GROUND LEVEL, WITH 100mm CONCRETE BLOCK BELOW, 100mm CAVITY AND 100mm CONCRETE BLOCK INNER LEAF, DOWN TO FOUNDATION BLOCK. WALL WALL BUILT OFF A 600mm WIDE BY 225mm DEEP GEN 1 CONCRETE FOOTING TAKEN DOWN MINIMUM 900mm BELOW GROUND LEVEL OR TO FIRM BOTTOM IF LOWER TO THE APPROVAL OF THE BUILDING CONTROL OFFICER.

ON 50mm SAND BLINDING ON 150mm COMPACTED HARDCORE FILL.

**NEW EXTERNAL OPENINGS**  
CATNIC COUGAR CG90/100 LINTELS WITH IN BUILT DPC TRAY

ALL EXTERNAL OPENINGS TO HAVE DPC CLOAK OVER INCORPORATING STOP ENDS AND WEEPHOLES IN VERTICAL JOINTS.

TO PREVENT THERMAL BRIDGING AROUND EXTERNAL OPENINGS USE INSULATED CAVITY CLOSERS (BY TDI OR SIMILAR) TO JAMBS, MULLIONS, CILLS AND DOOR STEPS.

DRY LINE INNER FACE OF REVEALS WITH 50mm KINGSSPAN, 25mm THICK BATTEN AND 12.5mm FOIL BACKED PLASTERBOARD

PREVENT AIR INFILTRATION AROUND DOOR AND WINDOW OPENINGS BY PROVIDING SEALS, DRAUGHT STRIPPING ETC..

GLAZING TO WINDOWS, DOORS AND SIDELIGHTS IN EXTERNAL OPENINGS TO BE DOUBLE GLAZED ARGON FILLED SEALED UNITS TO ACHIEVE A U VALUE OF 1.4

ALL GROUND FLOOR WINDOWS WITH AN OPENING LIGHT MUST BE SAFETY GLASS TO BS EN 356:2000. GLAZED DOORS MUST HAVE ONE PANE TO BS EN 356:2000 P1A.

DOORS AND WINDOWS TO HAVE SECURITY DEVICES IN ACCORDANCE WITH BR PART Q AND PAS 24.

**SOLID GROUND FLOOR TO HABITABLE AREA**  
150mm THICK RC 35 CONCRETE FLOOR SLAB TOP REINFORCED WITH A252 SQUARE MESH FABRIC, MINIMUM 50mm COVER AND TROWELLED SMOOTH.

100mm KINGSSPAN ODP INSULATION OR SIMILAR NON ROTTING, NON HYDROSCOPIC, NON OZONE LAYER DAMAGING SLAB

25mm KINGSSPAN INSULATION UPSTAND AT JUNCTION OF ALL FLOORS WITH ALL WALLS

VISQUEEN RADON DPM, LAPPED AND SEALED WITH DPCS IN EXTERNAL AND INTERNAL WALLS. DPM TAKEN ACROSS THE CAVITY TO SEAL THE DWELLING

ON 50mm SAND BLINDING ON 150mm COMPACTED HARDCORE FILL.

**ROOM VENTILATION**  
UTILITY ROOM TO BE FITTED WITH MECHANICAL EXTRACTION FAN CAPABLE OF EXTRACTING AT A MINIMUM RATE OF 30L/SEC. PROVIDE ADDITIONAL BACKGROUND VENTILATION WITH CONTROLLABLE TRICKLE VENTS PROVIDING 8000mm<sup>2</sup> OF FREE AIR.

GFL WC TO HAVE MECHANICAL EXTRACTION FAN CAPABLE OF EXTRACTING AT A RATE OF 6L/SEC. WIRED TO LIGHTING, WHICH MAY BE OPERATED INTERMITTENTLY WITH 15 MINUTE OVERRUN. PROVIDE AN AIR INLET TO THE ROOM VIA A 100mm GAP UNDER THE DOOR.

KITCHEN TO BE FITTED WITH MECHANICAL EXTRACTION FAN CAPABLE OF EXTRACTING AT A RATE OF 60L/SEC.MIN. IF DUCTED COOKER HOOD FITTED THEN EXTRACTION MAY BE REDUCED TO 30L/SEC. PROVIDE ADDITIONAL BACKGROUND VENTILATION WITH 3 NO. CONTROLLABLE TRICKLE VENTS PROVIDING 8000mm<sup>2</sup> OF FREE AIR EACH, FIXED INTO THE WINDOW FRAME HEAD. COOKER HOODS TO BE FITTED 750mm ABOVE THE HOB SURFACE.

ALL MECHANICAL EXTRACTION FANS TO BE DUCTED THROUGH WALL WITH CAVITY TRAY OVER AND EXTERNAL GRILL. FANS TO BE POSITIONED 400mm FROM THE CEILING.

50mm AIR GAP BETWEEN THE TOP OF THE INSULATION AND THE UNDERSIDE OF THE BATTENS

50mm CAVITY  
50mm INSULATION

C16 150x50 RAFTERS @ 400 CTRS

12.5mm FOIL BACKED PLASTERBOARD AND SKIM FINISH

50mm K7  
100mm K7

**LEAN-TO EXTENSION ROOF INSULATION DETAIL**  
SCALE 1:10  
SECTION AT GABLE JUNCTION PARALLEL TO RIDGE

50mm KINGSSPAN K8 INSULATION, 50mm CLEAR CAVITY

DRY LINE INNER FACE OF WALLS AND REVEALS WITH 50mm KINGSSPAN, 25mm THICK BATTEN AND 12.5mm FOIL BACKED PLASTERBOARD

HORIZONTAL DPCS TO BE USED IN BOTH LEAVES, MIN. 150mm ABOVE EXTERNAL FINISHED GROUND LEVEL. DPC CAVITY TRAYS USED OVER AIR BRICKS AND ANY OTHER LOCATIONS WHERE THE CAVITY IS CROSSED.

SKIRTING BOARD CAULK SEALED TO FLOOR AND WALL

DPM TAKEN ACROSS CAVITY

600x225mm GEN 1 CONCRETE FOOTING TAKEN DOWN TO SUITABLE STRATA (MIN 900mm) TO THE APPROVAL OF THE BUILDING CONTROL OFFICER. FOUNDATIONS TO BE TAKEN DOWN TO THE LOWEST INVERT OF ANY EXISTING DRAINAGE PIPES AND SUITABLY BRIDGED.

ALL BLOCKWORK TO BE 7N/mm<sup>2</sup> BELOW GROUND FLOOR LEVEL

VERIFY EXISTING WALLS AND FOOTINGS ARE SUITABLE FOR ADDITIONAL LOADS BEFORE WORK COMMENCES WITH BUILDING CONTROL OFFICERS.

CHECK LEVEL OF EXISTING WALL FOOTINGS BEFORE COMMENCEMENT. EXISTING FOOTINGS TO BE INSPECTED BY THE BCO BEFORE WORKS COMMENCE

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**SMOKE DETECTION AND ALARMS**  
INSTALL A SELF CONTAINED SMOKE ALARM SYSTEM PERMANENTLY WIRED TO A SEPARATE FUSED CIRCUIT AT THE DISTRIBUTION BOARD AND TO BS.5839 PART 6 2004.

**CARBON MONOXIDE (CO) DETECTION AND ALARMS**  
CO ALARM TO BE INSTALLED INTO EACH ROOM CONTAINING A SOLID FUEL BURNING APPLIANCE. INSTALL A SELF CONTAINED CARBON MONOXIDE ALARM SYSTEM PERMANENTLY WIRED TO BS EN 50291 TYPE A AND FITTED WITH A SENSOR FAILURE DEVICE. ALARM SHOULD BE FITTED ON THE CEILING AT LEAST 300mm AWAY FROM ANY WALL AND BETWEEN 1m AND 3m OF THE SOLID FUEL BURNING APPLIANCE.

**PLUMBING**  
ALL INTERNAL FOUL WASTE PIPES TO BE UPVC. ALL HOLES CUT THROUGH THE STRUCTURE MUST BE SEALED TO BE MADE AIRTIGHT.

WCS TO BE CONNECTED TO A 100mm Ø UPVC BRANCH WITH A SLEEVE MADE FROM MATERIAL THAT IS NOT SLIGHT TRANSLUCENT.

BASINS TO HAVE 32mm Ø WASTES.

ALL WASTE PIPES TO HAVE ADEQUATE ACCESS FOR RODDING.

SVPS TO BE FITTED WITH SLOW BENDS AT THE BOTTOM.

WC TO BE A DUAL FLUSH WITH A FLUSH VOLUME OF NOT MORE THAN 4.5L PER MINUTE. THE FLOW RATE OF THE WHB TAPS IS NOT TO EXCEED 8L PER MINUTE.

ALL NEW PLUMBING WASTES TO BE GRADIENT 1:40 OR STEEPER.

**DRAINAGE**  
THE DRAINAGE LAYOUT SHOWN IS PROVISIONAL AND MAY HAVE TO BE VARIED TO SUIT SITE CONDITIONS WITH THE AGREEMENT OF THE BUILDING CONTROL OFFICER.

ALL DRAINS AND CONNECTIONS TO BE UPVC LAID TO FALL 1 IN 40.

ANY DRAINS PASSING UNDER BUILDINGS TO BE SURROUNDED IN 150mm OF CONCRETE.

WHERE DRAINS PASS THROUGH WALLS PROVIDE LINTELS OVER WITH 50mm CLEARANCE AND KEEP CLEAR OF FILL.

FLEXIBLE PIPES TO BE LAID ON 100mm GRANULAR FILL WITH 100mm SELECTED FILL COVER.

PIPES TO HAVE 600mm MINIMUM DEEP PROTECTION IN TRAFFIC FREE AREAS AND 900mm IN TRAFFIC AREAS, OR PROTECTED AS REQUIRED AND TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

MANHOLES UP TO 1m DEEP TO BE 450mm DIAMETER WITH 150mm CONCRETE PLINTH TO RECEIVE A GRADE C CAST-IRON COVER AND FRAME FOR TRAFFIC FREE AREAS. IN AREAS OF TRAFFIC, D400 COVER AND FRAME TO BE USED AND PROTECT FROM LOADING BY SHUTTERING THE EXTERNAL RISBS AND SURROUND IN 150mm MINIMUM DEEP CONCRETE.

**ROOFLIGHTS**  
LOW PITCH VELUX OR SIMILAR DOUBLE GLAZED ROOFLIGHT. TRIM OPENINGS AND FLASH WITH PROPRIETARY FLASHINGS PROVIDED AND LEAVE WATER TIGHT ALL AS MANUFACTURERS INSTRUCTIONS. DOUBLE RAFTERS EACH SIDE. ROOFLIGHT, TO ACHIEVE A U VALUE OF 1.4 W/M<sup>2</sup>K

RAFTERS TO BE BIRDSMOUTHED AND FIXED TO WALL PLATE WITH TWO NUMBER 100mm LONG 12g SCREWS

WALL INSULATION AND ROOF INSULATION TO OVERLAP.

CATNIC CG 90/100 WITH INBUILT CAVITY TRAY

PROPRIETARY EAVES CAVITY CLOSER BY TDI OR SIMILAR

50mm KINGSSPAN K8 INSULATION, 50mm CLEAR CAVITY

DRY LINE INNER FACE OF WALLS AND REVEALS WITH 50mm KINGSSPAN, 25mm THICK BATTEN AND 12.5mm FOIL BACKED PLASTERBOARD

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SKIRTING BOARD CAULK SEALED TO FLOOR AND WALL

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**WATER SUPPLY**  
CONTRACTOR SHOULD PROVIDE DETAILS OF COLD WATER SUPPLIER EITHER FROM A STATUTORY WATER UNDERTAKER OR LICENSED WATER SUPPLIER THROUGH AN INSTALLATION COMPLYING WITH THE REQUIREMENTS OF THE WATER SUPPLY [WATER FITTINGS] REGULATIONS 1999 [SI 1999/1148 AS AMENDED] TO DEMONSTRATE THE SUPPLY OF 'WHOLESOME' WATER

CONTRACTOR SHOULD PROVIDE DETAILS OF HOT WATER STORAGE SYSTEMS AND ITS SUPPLY TO ENSURE IT MEETS REQUIRED REGULATIONS BY PREVENTING THE CONTAMINATION, WASTE, MISUSE, UNDUE CONSUMPTION AND ERRONEOUS MEASUREMENT OF WATER SUPPLIED BY A WATER UNDERTAKER OR LICENSED WATER SUPPLIER. GUIDANCE CAN BE FOUND IN THE WATER REGULATIONS GUIDE PUBLISHED BY THE WATER REGULATIONS ADVISORY SCHEME. SYSTEMS AND STORAGE VESSELS SHOULD BE DESIGNED SO AS TO PREVENT WATER EXCEEDING 100DEC WHETHER VENTED OR NOT AND SHOULD BE DESIGNED IN ACCORDANCE WITH RELEVANT BRITISH AND EUROPEAN STANDARDS AS STATED IN AD PART G3

WATER USAGE SHOULD NOT EXCEED 125 LTRS/PER PERSON/PER DAY AND CALCULATIONS SHOULD BE PROVIDED TO BUILDING CONTROL PRIOR TO COMPLETION

WHERE HOT AND COLD TAPS ARE TO BE PROVIDED TO A SANITARY APPLIANCE THE HOT TAP SHOULD BE LOCATED ON THE LEFT. ALLOW FOR PROVIDING NOTICE SERVED TO BUILDING CONTROL FOLLOWING THE COMMISSION OF THE HOT WATER SYSTEM BY A COMPETENT PERSON

A NOTICE CONFIRMING THAT THE FIXED BUILDING SERVICES HAVE BEEN COMMISSIONED IN ACCORDANCE WITH A PROCEDURE APPROVED BY THE SECRETARY OF STATE, SHALL BE SUBMITTED BEFORE COMPLETION OF WORK OR OCCUPATION OF THE BUILDING.

PIPES TO HAVE 600mm MINIMUM DEEP PROTECTION IN TRAFFIC FREE AREAS AND 900mm IN TRAFFIC AREAS, OR PROTECTED AS REQUIRED AND TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

MANHOLES UP TO 1m DEEP TO BE 450mm DIAMETER WITH 150mm CONCRETE PLINTH TO RECEIVE A GRADE C CAST-IRON COVER AND FRAME FOR TRAFFIC FREE AREAS. IN AREAS OF TRAFFIC, D400 COVER AND FRAME TO BE USED AND PROTECT FROM LOADING BY SHUTTERING THE EXTERNAL RISBS AND SURROUND IN 150mm MINIMUM DEEP CONCRETE.

**FLASHING INTO EGG WALL**  
CODE 4 STEPPED LEAD FLASHING AND CODE 3 LEAD SOAKERS. DRESS FLASHING OVER SLATE/TILE WITH THE FREE EDGE SECURED WITH LEAD CLIPS. RAKE OUT JOINT IN EXISTING WALL, TUCK IN CODE 4 LEAD FLASHING WEDGE AND POINT IN NON SETTING MASTIC. DPC TRAY OVER WITH TURNED UP ENDS AND WEEPHOLES IN PERPEND JOINTS, STEPPED AS REQUIRED. LAP AND SEAL JOINTS.

ABUTMENT TO HAVE GLIDEVALE AV50 VENT TO GIVE 5mm CONTINUOUS AIRFLOW (5000mm<sup>2</sup> PER m LENGTH).

FLASHING TO BE MIN 125mm HIGH

150x75mm C16 POLE PLATE BOLTED TO EXISTING WALL WITH M16 RAWL BOLTS AT MAX 300mm CTRS

VELUX REVEALS DRY LINED WITH GYPROCK THERMAL PLASTERBOARD "THERMALINE PLUS" OVERALL THICKNESS 52.5mm

12.5mm FOIL BACKED PLASTERBOARD AND SKIM FINISH

RAFTERS TO BE BIRDSMOUTHED AND FIXED TO POLE PLATE WITH TWO NUMBER 100mm LONG 12g SCREWS

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**ELECTRICAL INSTALLATION**  
NEW AND EXTENDED DOMESTIC ELECTRICAL INSTALLATIONS (INCLUDING EXTERNAL WORKS SUCH AS OUTHOUSES, GARDEN SHED, GARAGES, PONDS, EXTERNAL FIXED LIGHTING) ARE TO CONFORM TO THE DIAGRAMS LAID OUT IN AD PART P 2005 UNLESS THE PROPOSED INSTALLATION WORK IS UNDERTAKEN BY A PERSON WHO IS A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE. IN THESE CASES THE PERSON IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH BS 7671: 2001 AND ALL RELEVANT BUILDING REGULATIONS. ON COMPLETION OF THE WORK, THE PERSON ORDERING THE WORK SHOULD RECEIVE A SIGNED BUILDING REGULATIONS SELF-CERTIFICATION CERTIFICATE, AND THE RELEVANT BUILDING CONTROL BODY SHOULD RECEIVE A COPY OF THE INFORMATION ON THE CERTIFICATE. THE PERSON ORDERING THE WORK SHOULD ALSO RECEIVE A DULY COMPLETED ELECTRICAL INSTALLATION CERTIFICATE AS OR SIMILAR TO THE MODEL IN BS 7671:3, AS REQUIRED BY BS 7671, THE CERTIFICATE MUST BE MADE OUT AND SIGNED BY THE COMPETENT PERSON OR PERSONS WHO CARRIED OUT THE DESIGN, CONSTRUCTION, THE WORKS ARE ALSO TO COMPLY WITH THE ELECTRICITY AT WORK REGULATIONS 1989 AND AS AMENDED BY THE ELECTRICITY, QUALITY AND CONTINUITY REGULATIONS 2002.

ALL ACCESSIBLE LIGHT SWITCHES AND SOCKETS TO COMPLY WITH SECTION 8 AND DIAGRAM 29 OF THE APPROVED DOCUMENT M. THE BOTTOM OF ALL SOCKETS MUST BE A MINIMUM OF 450mm FROM THE FLOOR BUT NO GREATER THAN 1200mm FROM THE FLOOR. ALL LIGHT SWITCHES MUST BE BETWEEN 450mm AND 1200mm ABOVE THE FLOOR.

FIXED CEILING LIGHTING WITHIN THE EXTENSION MUST TAKE ONLY LAMP FITTINGS THAT HAVE A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT INCLUDING THEIR CONTROL GEAR. ALL LOW ENERGY BULBS TO BE HIGH FREQUENCY FLUORESCENT BALLASTS

RECESSED LIGHT FITTINGS MUST NOT BE USED WITHOUT THE USE OF PROPRIETARY FIRE INSULATED AND AIR SEALED CAPS.

ALL FIXED EXTERNAL LIGHTING MUST EXTINGUISH DURING DAYLIGHT AND WHEN NOT REQUIRED AT NIGHT.

**DESIGN RISK ASSESSMENT**  
UNDER THE CDM REGULATIONS 2015 CLIENTS HAVE A RESPONSIBILITY TO APPOINT A PRINCIPLE CONTRACTOR FOR BUILDING PROJECTS WHEN TWO OR MORE CONTRACTORS ARE ON SITE.

FURTHER CLIENT DUTIES FOR DOMESTIC PROJECTS CAN BE TRANSFERRED TO THE PRINCIPAL DESIGNER AND/OR PRINCIPAL CONTRACTOR

**UNDERGROUND SERVICES**  
THERE ARE UNDERGROUND GAS AND ELECTRICITY SERVICES ON THE SITE. ACCURATELY POSITION ALL UNDERGROUND SERVICES WITHIN THE SITE. BENCHMARK COMPLETION OF ANY EXCAVATIONS FOR FOUNDATIONS, DRAINAGE, ETC. SEE HSE GUIDANCE NOTES HS (G) 47 AVOIDING DANGER FROM UNDERGROUND SERVICES. BY GUIDANCE NOTES APPENDIX 1, NW CABLE PRECAUTIONS TO PROTECT COMMUNICATIONS APPARATUS, NW WATER PROTECTION OF MAINS AND SERVICES, BRITISH GAS TRANSCO MEASURES TO PROTECT APPARATUS

**OVERHEAD CABLES**  
THERE ARE OVERHEAD CABLES ADJACENT TO THE SITE. THERE IS A RISK OF ELECTROCUTION. SEE BT GUIDANCE NOTES APPENDIX 1 AND HSE GUIDANCE NOTES 6.

**HEAVY COMPONENTS**  
THERE IS A RISK OF INJURY TO OPERATIVES LIFTING HEAVY COMPONENTS. ARRANGE APPROPRIATE HANDLING AND LIFTING EQUIPMENT

**ASBESTOS**  
CHECK FOR EXISTING ASBESTOS SHEETING TO SOFFITS/LININGS/ETC. ANY ASBESTOS FOUND TO BE REMOVED BY AN APPROVED CONTRACTOR AND DISPOSED OF IN A SAFE MANNER.

**HEATING**  
THE EXISTING HEATING SYSTEM IS TO BE EXTENDED. IF A NEW BOILER IS TO BE INSTALLED, THEN A SEDBUK BAND A IS RECOMMENDED

THE HOT WATER SYSTEM MUST BE INSULATED TO MEET REQUIREMENTS SET OUT IN BS 689, BS 3198 OR BS 7206 AS APPROPRIATE. RADIATORS MUST BE FITTED WITH THERMOSTATIC CONTROL VALVES WITH AN OVERRIDE TO SWITCH OFF THE BOILER WHEN DEMAND IS MET.

THE HEATING AND HWS MUST BE COMMISSIONED AT COMPLETION AND A CERTIFICATE ISSUE IN ACCORDANCE WITH THE BENCHMARK CODE OF PRACTICE FOR THE INSTALLATION, COMMISSIONING AND SERVICING OF CENTRAL HEATING SYSTEMS

OPERATING AND MAINTENANCE INSTRUCTIONS MUST BE ISSUED TO THE OCCUPIER FOR THE HEATING AND HWS.

