

ELECTRICAL WORKS
All electrical installations to be carried out in accordance with the latest IEE regulations 17th Edition, to meet the requirements of Part P. In order to confirm that all works undertaken have been inspected and tested by a competent person all appropriate forms and certificates (such as NICEIC) are to be provided following the completion of the works. All works to be to the approval of the Local Authority Building Control Officer. Heights of all new sockets and switches are to be in accordance with current Building Regulations. Bottom of sockets to be not less than 450mm above floor level. Top of light switches not to be more than 1200mm above floor level. Contractor to refer to client for their specific height requirements within the above guidelines.

SMOKE/HEAT ALARMS
Property to be provided with mains operated interconnected fire detection and fire alarm system to BS 5446 & installed in accordance with the relevant recommendations of BS 5839 – 6: 2004 to at least a Grade D Category LD2 standard. Self contained mains operated smoke alarms with battery back up to be fixed at ceiling level in all circulation areas within 7.5m of all doors to habitable rooms. Position to be approved by Local Authority Building Control Officer on site. Optical type smoke detectors are to be incorporated to ALL habitable rooms.

Supply and fix new aluminium polyester powder coated double glazed bi-folding doors complete with suitable level access threshold into new door opening. New doors to include integral privacy blinds within glazed units - colour to be agreed.

Remove existing window (plus lintol over) and build up opening using cavity wall construction to match existing. Make good to all disturbed surfaces.

EXTENDED AND REGRADED REAR PATIO AREA
Excavate/prepare sub-base. Form extended and raised external rear patio area and side paths, where shown hatched thus, using provisionally Marshall's Saxon 600x600mm paving flags; on 100mm wet continuous concrete bed; on weed suppressant geo-textile membrane; on min. 225mm well consolidated MOT type 1 granular fill, laid to falls to adjacent lawned garden areas., incorporating ACO drainage channels at perimeter of building.

EXTENDED AND REGRADED REAR PATIO AREA

Swim Spa to incorporate suitable moisture treated timber slatted decking build off treated softwood moisture resistant framing. Deck to finish level with top of Spa unit.

TENDER DRAWING PHASE TWO

PROPOSED SINGLE STOREY FLAT ROOF REAR EXTENSION

NEW EXTERNAL WALL CONSTRUCTION (Int. to Ext.) - min. U-value required 0.18 W/m²K

- Selected wall finish by client
 - 12.5mm plasterboard (moisture resistance to wet areas & foil backed boards to all bathrooms) on mortar dabs with skim finish
 - 100mm Celcon lightweight blockwork
 - 150mm cavity with 100mm Celotex CW4000 insulation board (or equivalent), including 50mm clear cavity
 - 102.5mm brickwork (to match existing)
- All cavity walls to be fitted with stainless steel vertical twist type wall ties built in at 750mm horizontal and 450mm vertical c/c to all areas in staggered rows, with ties every 300mm, in height, around all openings. All ties must be bedded in a minimum of 50mm.

Provide and install Swim Spa as denoted subject to guidance and instructions from a specialist Occupational Therapist. Spa to include all necessary wastes and services in full compliance with manufacturer's instructions.

Remove existing window frame plus cill masonry below. Adapt opening and fix new aluminium polyester powder coated double glazed french doors complete with suitable level access threshold into new door opening. New doors to include integral privacy blinds within glazed units - colour to be agreed.

H 20/03/24 ACJ SECONDARY SIDE BEDROOM
ACCESS FROM DRIVEWAY AMENDED.
G 16/11/23 ACJ TENDER DRAWING

Client
Mr Jac Skyrme

Address
**Cwrt Buchan Lane,
Margam, Port Talbot,
South Wales**

Drawing
**Proposed Ground Floor Layout
Plan**

Drawn by ACJ	Checked by JPC	Date Oct 2022
Drawing No D&PM 4026 - 007 H	Rev	Scale 1 : 100 Size A3

COPYRIGHT
This Drawing, design proposal and its content are protected by copyright and can only be used under license and with the expressed authority of Steven Docker Associates.

**Steven Docker
Associates**

Park House, Parkway, Holmes Chapel, Cheshire, CW4 7BA

01477 544499
f t i n
info@stevendocker.co.uk
www.stevendocker.co.uk

PROPOSED GROUND FLOOR PLAN

1 : 100

