

WINDOWS / DOORS / GLAZING

All windows are to comprise sealed double glazed units set within good quality hardwood Accoya frames. *Casement windows to have a flush cill where they are positioned directly onto masonry cills.* Sealed double glazed units are to achieve a minimum U-value of 1.4 W/m²K. Doors to achieve a U value of 1.5W/m²K. Opening areas of windows are to be equal to at least 5% of enclosed floor area with part of the opening set at 1750mm above floor level. Provide background ventilation to habitable rooms by locking mechanism that provides minimum 9000mm² background ventilation. Windows to habitable rooms to have opening lights of at least 0.33m² with a minimum clear opening of 750mm high x 450mm wide. The bottom of the openable area within the window should be no more than 1100mm above first floor level. Window Cills positioned within 800mm of First Floor level to have removable guarding fitted. Glazing in critical locations such as within 800mm of floor level to windows, within 1500mm of floor level to doors, and windows adjacent to doors is to consist of laminated toughened safety glass in accordance with BS 6202 and permanently marked. External doors to have a minimum clear opening of 775mm with door in open position. Contractor to provide Stone headers and cills to windows as indicated on elevations. Stone headers and cills to be Forticrete cast stone products and can be supplied by Huws Gray (01978 264269).

ELECTRICAL WORKS

All electrical works are to be completed by a competent person registered with an electrical self-certification scheme and to take full responsibility to ensure that works are in compliance with BS7671:2001. On completion the client should receive certification signed by the designer, installer and person responsible for testing of the new electrical system. Ensure that electrical sockets and light switches are sited between 450mm and 1200mm above floor level. Avoid placing sockets back to back, stagger with 150mm minimum gap. Ensure cables to be sleeved where possible contact with polystyrene could occur.

EFFICIENT LIGHTING

100% of fixed lights to be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt.

FIRE DETECTION

Provide mains operated interacting smoke/heat detectors at the positions indicated on floor plans. All detection units are to be provided with battery backup with the ability to be trickle charged to ensure continuity in the event of mains power failure. Detection and warning of fire from one unit must be audible throughout each individual apartment. Detectors to be positioned 300mm minimum away from walls and lights. Detection units within each individual apartment are to be interlinked to ensure early warning of fire is achieved.

MECHANICAL VENTILATION

Provide mechanical ventilation to Kitchens and Bathrooms by means of Vent Axia or similar wall/ceiling mounted electrically operated fans extracting directly to external air to the following requirements:

Kitchens - cooker hoods to extract at a rate of 30 litres per second.

Bathrooms - fans to extract at a rate of 15 litres per second, (type of fan to be in line extractor confirmed adequate by manufacturer) to be operated in conjunction with light switch with a 15 minute over run facility. Doors to bathrooms with no external window to be undercut by 10mm to allow for continuous ventilation.

Fans to be served with 110mm ducting to external air. Where ducting penetrates compartment floors and ceilings install fire collars to BS476:Part 20. Holes created within floor for mechanical vent ducts to be filled with high density filler *no expanding foam to be used.* Contractor to ensure ducts are not fixed rigidly to the structure of the building, ducts to be resiliently mounted and clad with 50mm minimum mineral fibre insulation, ducting to be encased with studded framework that does not come into contact with the pipe and finished with double layer of 15mm Gyproc SoundBloc/Lafarge E plaster board with 3mm nominal skim finish *as specified by Acoustic Engineer.* Vents taken to tile terminal or external wall. At discharge point to external air within external wall, vents to be covered with weather proof grills.

PHYSICAL INFRASTRUCTURE FOR HIGH SPEED ELECTRONIC COMMUNICATIONS NETWORKS (PART R BUILDING REGULATIONS)

Building work must be carried out so as to ensure that the building is equipped with a high-speed-ready in building physical infrastructure up to a network termination point for high speed electronic communications networks. Requirement R1 is to ensure that copper or fibre-optic cables or wireless devices capable of delivering broadband speeds of greater than 30Mbps can be installed in the future. A suitable position for at least 1 network termination point is to be identified by the contractor, suitable ducting should be provided to connect all such network termination points to an appropriate access point. Contractor to refer to PAS 2016 and manufacturer's specifications on the duct dimensions, bending radii etc, required to allow copper and fibre optic cables to be installed.

SECURITY

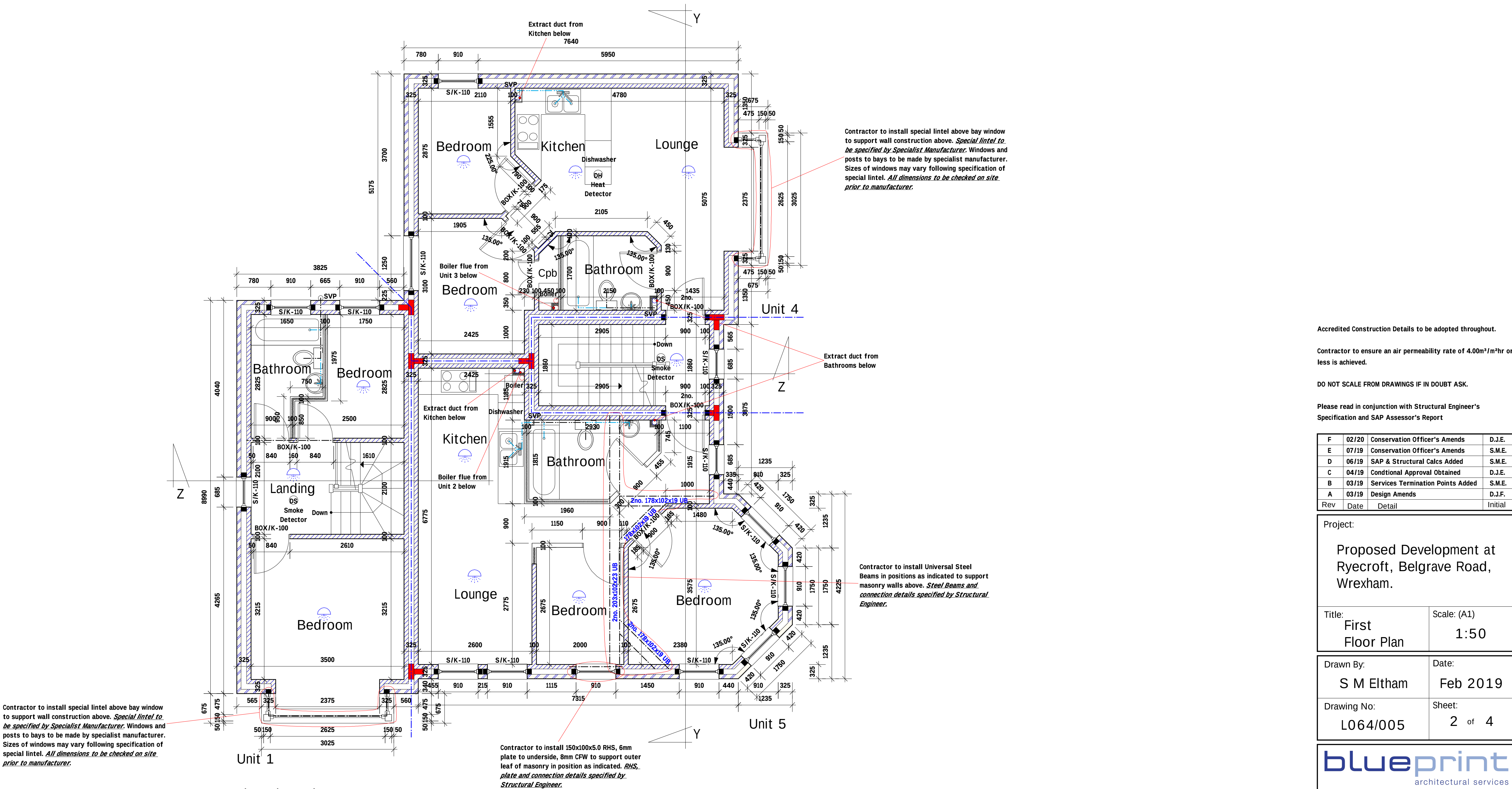
All easily accessible doorsets that provide access into the dwelling should be secure doorsets meeting the following requirements:

- Doorsets to be manufactured to a design that has been shown by test to meet the security requirements of BS PAS 24:2016
- Letter plates to have maximum aperture of 260mm x 40mm and be located and/or designed to hinder anyone attempting to remove keys e.g. by incorporating a flap.
- The main door is for entering the dwelling should have a door viewer unless other means exists to see callers, such as clear glass within door or a window adjacent to doorset. The same doorset should also be provided with a door chain or door limiter.
- Frames to doorsets should be mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions.

All ground floor and other easily accessible windows (including easily accessible rooflights) should be secure windows meeting the following requirements:

- Windows to be manufactured to a design that has been shown by test to meet the security requirements of BS PAS 24:2016
- Frames to windows should be mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions.

All elevations containing entrance doors into a dwelling should have external security lighting. External security lighting on an elevation containing an entrance to a dwelling should be a photo electric cell (dusk to dawn including a switched manual override control), utilising a low energy consumption light sources with an efficacy greater than 40 Lumens per circuit.



Unit 1

First Floor Plan