Typical Kitchen Fan



Vent Axia 454059
Silhouette 150X 6
Inch Kitchen
Extractor Fan

Very Powerful - 241m3/hr
Low Wattage
Extracts steam & odours
Slim, discreet profile
Wall or ceiling mounted.

Typical Bathroom Fan



ST100PC Silent
Tornado Hi-Power
Bathroom Fan
OR, similar as
agreed with the
client.

FIRE DETECTION & ALARM SYSTEM SPECIFICATION (COMPLIANT TO PART B)

1. System Classification & Standards

- **System Grade**: Provide a mains-powered, interlinked fire detection and alarm system designed and installed in strict accordance with **Approved Document B (Volume 1)** and the system recommendations of **BS 5839-6**.
- **Hardware Profiles**:
  - **Owner-Occupier**: Minimum **Grade D2** (mains-powered with user-replaceable standby battery backup).
  - **Rented/HMO Property**: Minimum **Grade D1** (mains-powered with a tamper-proof, sealed-in 10-year lithium standby battery backup).
- **Manufacturing Standards**: All smoke alarms must be certified to **BS EN 14604**. All dedicated heat alarms must be certified to **BS 5446-2**.

2. System Category & Device Placement (Category LD2 / LD3)

- **Circulation Spaces**: Position optical smoke alarms on all ceiling levels within circulation paths (hallways and landings) forming part of the escape route. Devices must be located within 7.5 metres of the door to any habitable room.
- **Principal Living Space**: Install an interlinked optical smoke alarm in the main habitable living room.
- **Kitchen Area**: Install an interlinked **heat alarm** directly inside the kitchen zone. This heat alarm is legally mandatory if the kitchen shares an open-plan layout or is unseparated by a fire door from the stairway/circulation space.

3. Geometric Structural Constraints

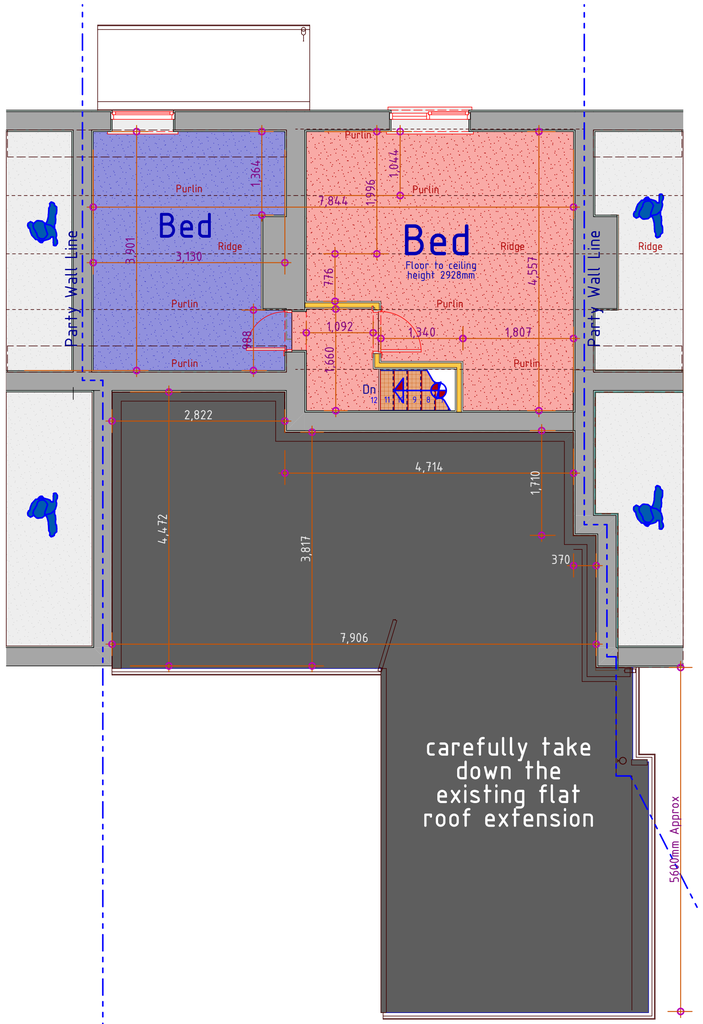
- **Ceiling Clearances**: All ceiling-mounted alarm heads must be positioned at a minimum distance of **300mm away from any vertical walls**, structural beams, or decorative light fittings.
- **Apex Placements**: For pitched or sloped ceilings, alarms must be located within 600mm of the highest roof ridge point.
- **Interconnection**: All units within the dwelling must be physically hardwired or wirelessly linked via secure radio frequency (RF) loops so that activation of any single detector triggers all system alarms simultaneously.

4. Electrical Supply & Workmanship

- **Circuit Source**: The mains electricity supply must be derived from a single common source, wired either as a single independent circuit at the main distribution board or as a securely unswitched connection off a regularly utilized local lighting circuit.
- **Workmanship Compliance**: All electrical first-fix wiring, device mounting, and system pairing loops must be executed and certified strictly to **BS 7671 (IET Wiring Regulations)** and **BS 8000 Part 15** (Services).

CLIENT :
Mr Lawrence Hennighan
3 Church Lane Burnage
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M19 1GG

THE CONSTRUCTION OF A TWO STOREY EXTENSION AT THE REAR OF THE EXISTING DWELLING HOUSE + EXTERNAL & INTERNAL ALTERATIONS + DEMOLITON OF FRONT PORCH AND EXISTING SINGLE STOREY REAR EXTENSION.



Existing 1st Floor Layout

1 — 1:50

Make good all disturbed surfaces to match existing, including skirting boards and architraves around door.

ALL WIRING FITTINGS ARE TO BE FROM THE 'MK LOGIC PLUS' RANGE OR AS AGREED WITH CLIENT. ALL IN WHITE OR AS AGREED WITH THE CLIENT.

ALL INTERNAL DIMENSIONS ARE TO THE INTERNAL FINISHED PLASTER DIMENSIONS. BUILDER TO CONFIRM ON SITE.

Infill cavity wall constructed to match the existing construction as determined on site.

ALL WATER CONNECTIONS ARE TO FITTED WITH ISOLATION VALVES.

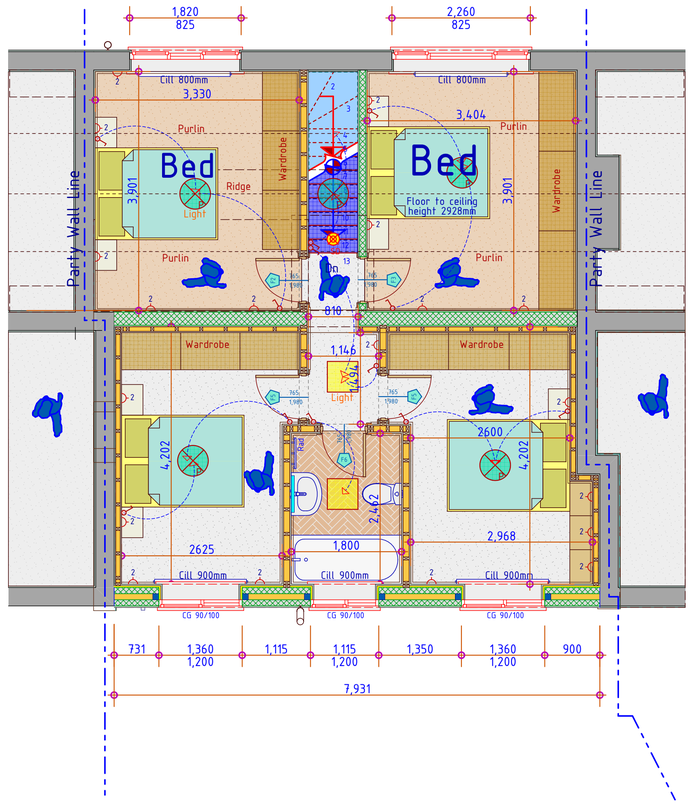
Fully bond in at every course the new brickwork to the existing maintaining min 100mm cavity.

The amount/type of light fittings/sockets/switched etc.. is to be agreed between the client and the builder before work commences on site and be included in the quotation.

'SD' Indicates self contained smoke detector/alarm unit permanently wired to the existing electrical system with battery back up. All smoke detectors are to be interlinked.

Scale Bar

5 4 3 2 1 0



Proposed 1st Floor Layout

2 — 1:50

Ref No: 3355/004
03/09/26

External Tap



Kinetic 20mm
Polished Brass
Garden Tap

Electrical Installation (Competent Person Scheme)

1. Statutory Compliance & Standards

- **Regulations:** All electrical design, installation, inspection, testing, and commissioning must strictly comply with **Approved Document P (Electrical Safety)** of the current Building Regulations and the requirements of **BS 7671** (the **IET Wiring Regulations, 18th Edition**, including all current active amendments).
- **Installer Registration:** All works must be executed by a fully qualified installer registered with an authorized electrical self-certification Competent Person Scheme (e.g., NICEIC, NAPIT, or equivalent) approved by the Secretary of State.

2. Certification & Handover Sequence

- **Electrical Installation Certificate (EIC):** Upon successful completion and testing of the installation, the registered installer must issue a full **BS 7671 Electrical Installation Certificate** (or Minor Electrical Works Services Certificate, where applicable) directly to the client.
- **Building Regulations Compliance:** The competent person must notify their registration body of the completed works within 30 days. The registration body will subsequently issue a formal **Building Regulations Compliance Certificate** (Self-Certification Certificate) to the **Registered Building Control Approver (RBCA)** or Local Authority Building Control office.
- **Client Handover:** The client must be provided with copies of both the BS 7671 safety certificate and the Building Regulations Compliance Certificate. These documents are mandatory for the final sign-off of the extension and must be retained for future property sales.

3. Installation Detailing (Extension Additions)

- **Energy Efficiency:** All new internal and external light fittings installed within the extension must utilize high-efficiency LED luminaires to comply with the energy targets of **Approved Document L**.
- **Chasing & Cable Routing:** Where cables are concealed or chased into walls, they must run vertically or horizontally within designated safety zones in accordance with BS 7671. Ensure all new circuits are fully protected by a 30mA Residual Current Device (RCD) or Residual Current Breaker with Overcurrent protection (RCBO) at the consumer unit.

BATHROOM & EN-SUITE WALL FINISHES

Substrate: Line all bathroom and en-suite walls with 12.5mm Knauf Aquapanel Indoor (or approved cement-based tile backer board equivalent).
Installation: Fix boards in strict accordance with the manufacturer's instructions. Use recommended corrosion-resistant screws and Aquapanel Joint Filler & Tape at all board joints to ensure structural integrity and moisture resistance.
Tiled Areas: Apply tiling to agreed specifications using a flexible, polymer-modified cementitious tile adhesive and waterproof grout. Do not exceed the maximum weight limit of the board (50kg/m² including adhesive).
Painted/Plastered Areas: Where a smooth finish is required instead of tiling, finish the board using Knauf Aquapanel Skim coat (or an approved tanking and skim system compatible with cement boards) prior to decoration with moisture-resistant paint.

GLAZING NOTE:
All new windows AND All glazing fitted within the proposed extension and alterations is to be high-performance, thermally broken double-glazed units featuring Solar Control Glass with an integrated Low-E coating. All works to include making good to adjacent masonry and ensuring weather-tight structural junctions.

All glazing within critical zones (below 800mm FFL, and within 300mm of doors up to 1500mm height) to be safety glass to BS EN 12600. Manufacturer's safety stamp must be visible after installation – must be fitted with safety glass (toughened or laminated) conforming strictly to BS EN 12600 Class 1. All safety glass panes to feature permanent, visible manufacturer identification stamps post-installation.

Artika Glacier Integrated LED Outdoor / Indoor Wall Light in Aluminium

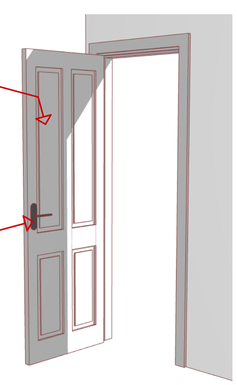


All new doors in the dwelling are to be min 40mm thick solid hardwood doors as agreed with the client. Builder to allow for £200 for unit cost of door before cost of hanging and furniture etc...,

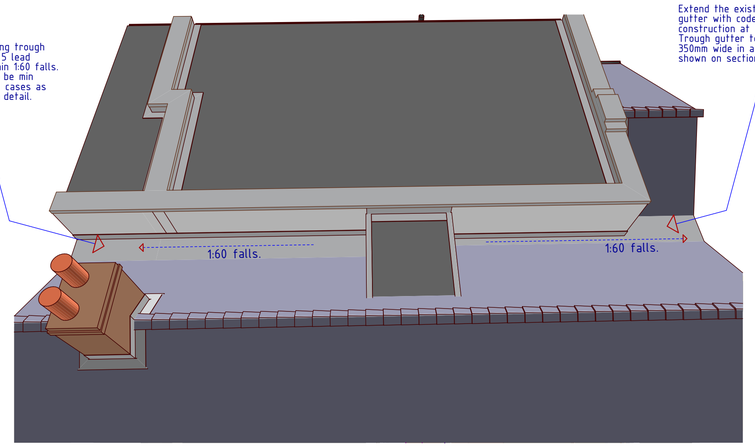
Each door to be hung with 3No 100mm ball bearing brushed steel hinges

Agree type of door handle with the client prior to order, assume handle to match the existing used in the dwelling unless client instructs otherwise.

All Skirting boards and architraves are to be 20mm redwood chosen to match the existing at ground and first floor level. Confirm type with owner prior to final quotation.



Typical Internal Door Detail



Proposed Roof 3 Roof Layout

3 — 1:50

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