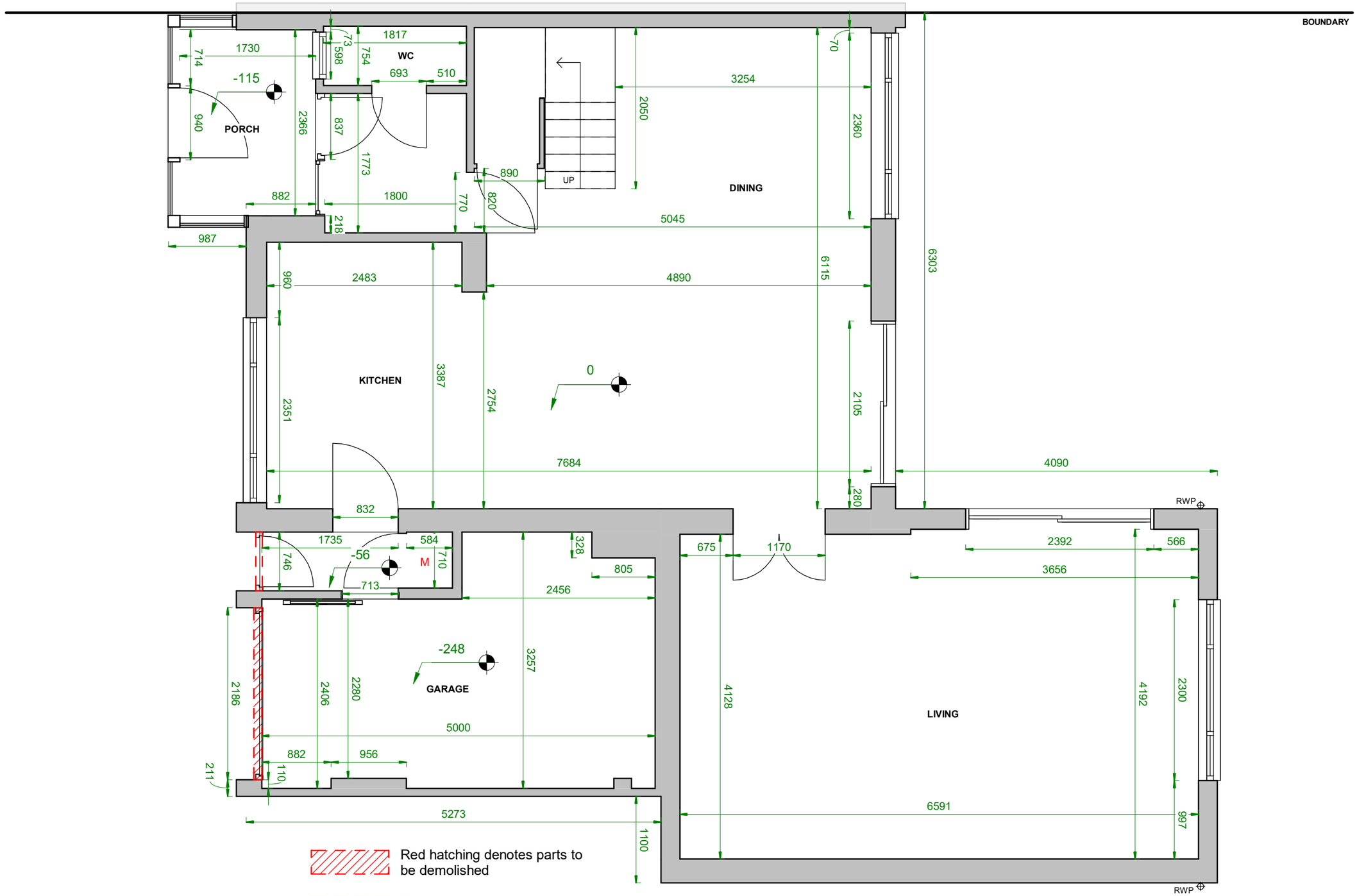

Red hatching denotes parts to be demolished

Red dashing denotes parts to be closed off

EXISTING GROUND FLOOR PLAN

1 : 50

0 1 2 4m

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Jenni Sinclair	26/06/2026	Richard Obioma	1:50@A3 1:25@A1
ADDRESS:	PROJECT LEAD:	DRAWING NO:	REV:
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NEW CAVITY WALL INFILL:

102.5mm FACING BRICKWORK IN 1:1:6 CEMENT/LIME/SAND MORTAR TO OUTER LEAF.

100mm CAVITY WITH 90mm ECOTHERM ECO-CAVITY FULL FILL INSULATION, HELD IN POSITION BY STAINLESS STEEL DOUBLE-DRIP WALL TIES WITH RETAINING DISCS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. MAINTAIN 10mm RESIDUAL CAVITY CLEAR BETWEEN INSULATION AND OUTER LEAF.

100mm LIGHTWEIGHT CONCRETE BLOCK INNER LEAF (MINIMUM 3.6 N/mm²), LAID IN 1:2:9 CEMENT/LIME/SAND MORTAR (REFER TO STRUCTURAL ENGINEER'S DETAILS FOR BLOCK STRENGTH).

INTERNAL FINISH TO COMPRISE 12.5mm GYPROC WALLBOARD ON PLASTER DABS WITH 3mm PLASTER SKIM.

CONSTRUCTION TO ACHIEVE A U-VALUE OF 0.17 W/m²K IN ACCORDANCE WITH BS EN ISO 6946:2007.

NEW LINTEL TO S.E DETAILS

WALL INSULATION:
INTERNAL PLASTER SKIM AND FINISH ON 37.5mm KINGSPAN KOOLTHERN K118 INSULATED PLASTERBOARD ON 100mm KINGSPAN KOOLTHERM K112 INSULATION BETWEEN 150mm THICK TIMBER STUDS ENSURING 50mm AIRSPACE TIMBER STUD CAVITY, ON EXISTING WALL MASONRY ACHIEVING A U-VALUE OF 0.18W/m²K

INSULATED PLASTERBOARD TO PROVIDE A CONTINUOUS THERMAL LAYER ACROSS THE STUD FACES TO REDUCE COLD BRIDGING. ALL JUNCTIONS (SOLEPLATE, HEAD PLATE, REVEALS AND FLOOR/CEILING JUNCTIONS) WILL BE DETAILED TO MAINTAIN INSULATION CONTINUITY

PROPOSED GROUND FLOOR PLAN

1 : 50
0 1 2 4m

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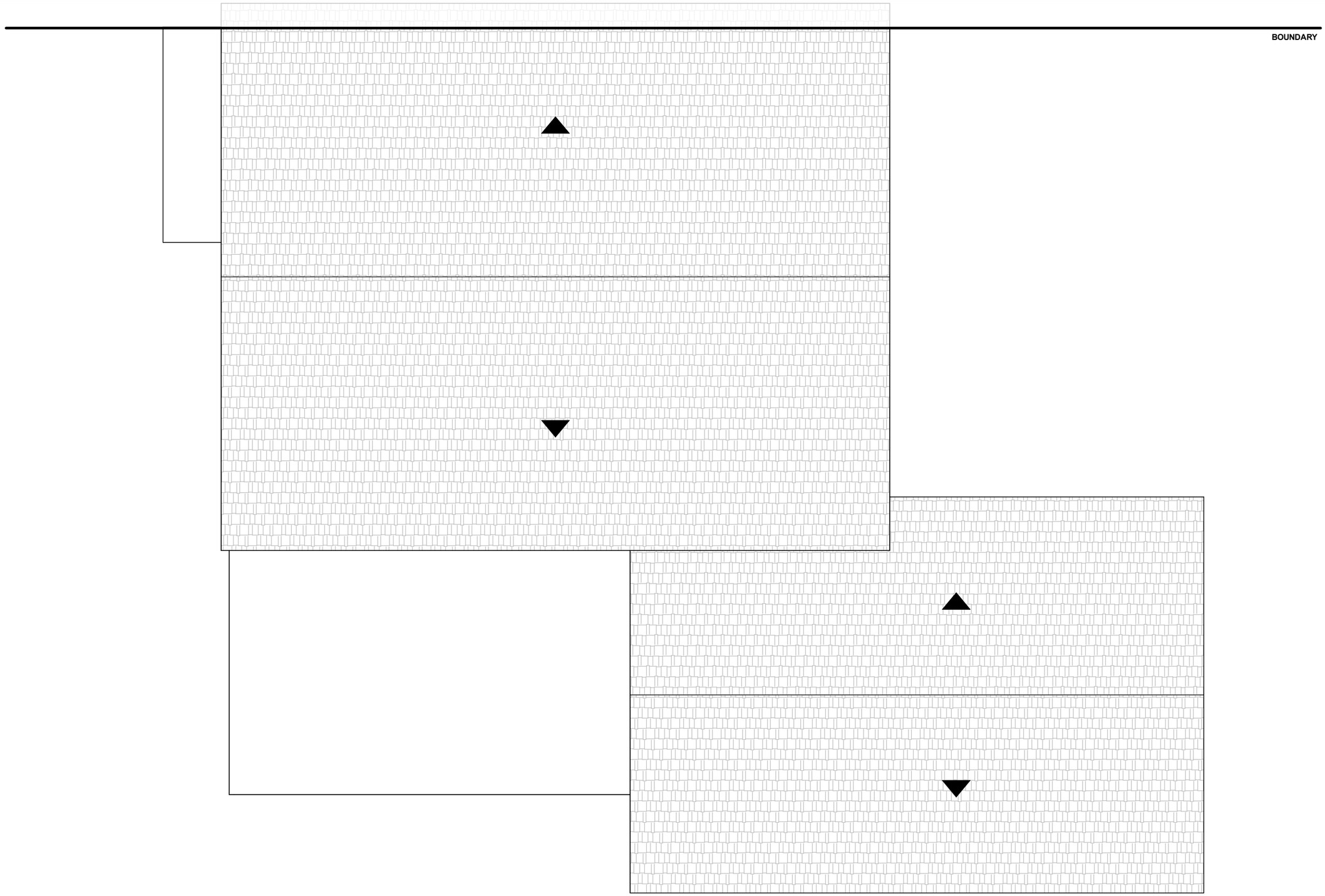

EXISTING ROOF PLAN

1 : 50

0 1 2 4m

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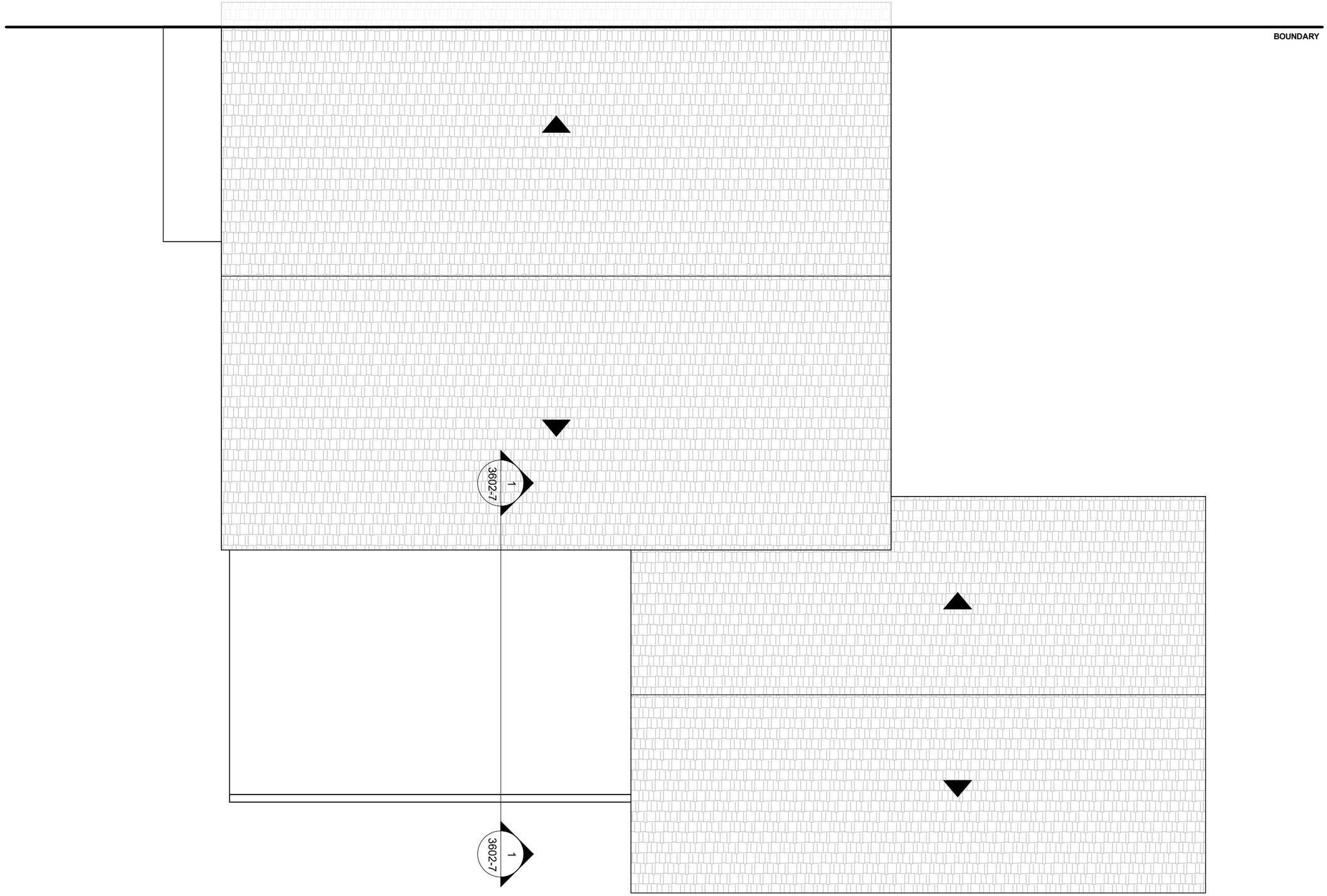

PROPOSED ROOF PLAN

1 : 50

0 1 2 4m

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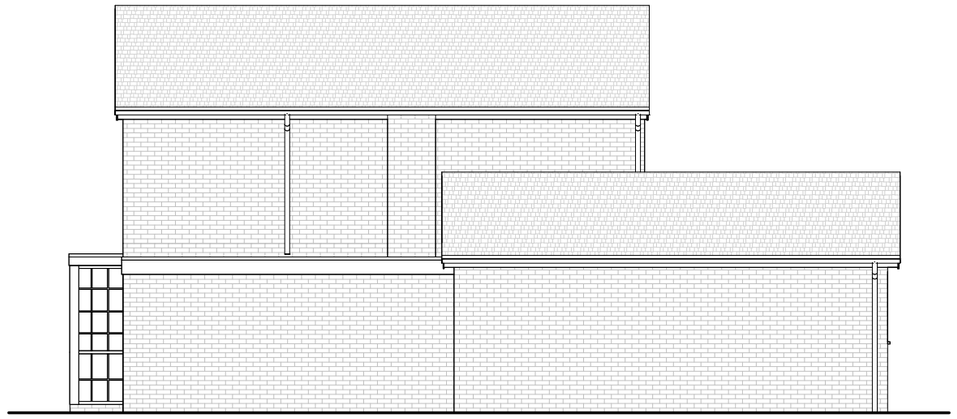
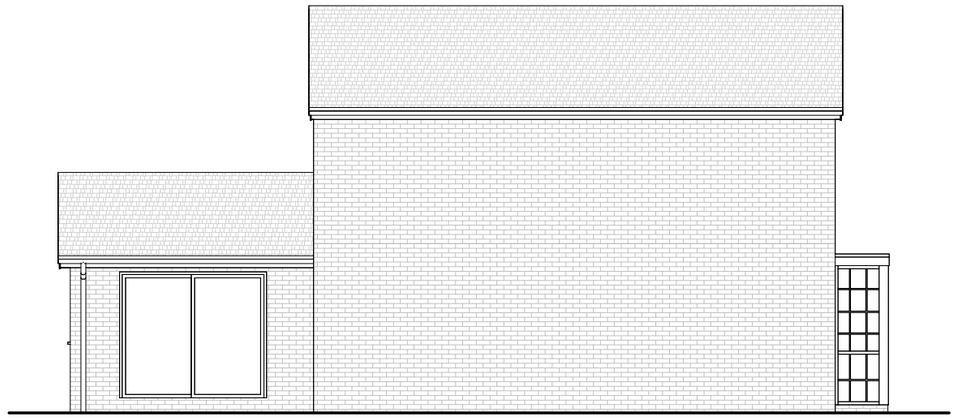
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

1 : 100

0 1 2 5 10m

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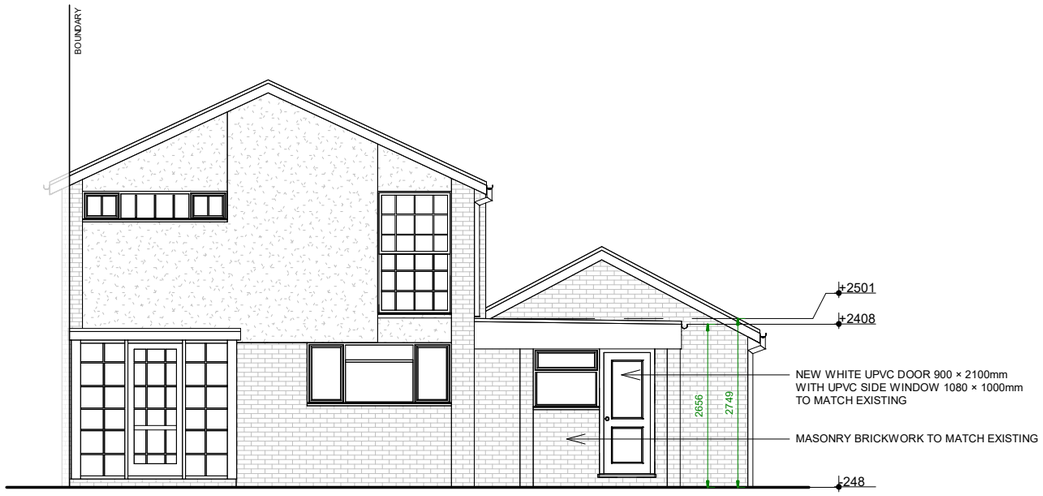
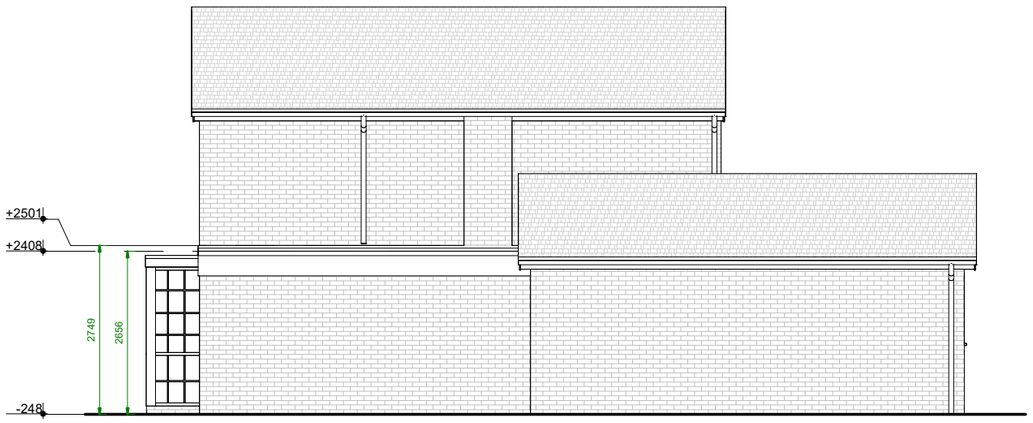
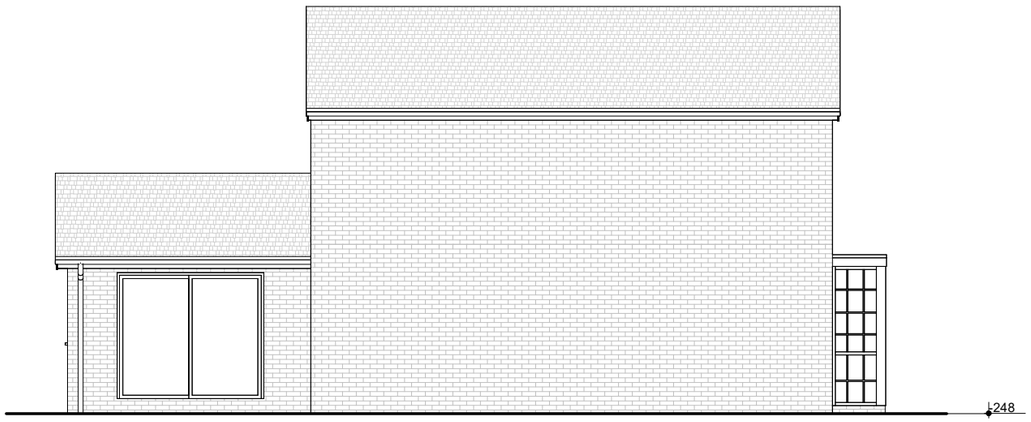


PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

1 : 100

0 1 2 5 10m

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Jenni Sinclair	26/06/2026	Richard Obioma	1:100@A3 1:50@A1
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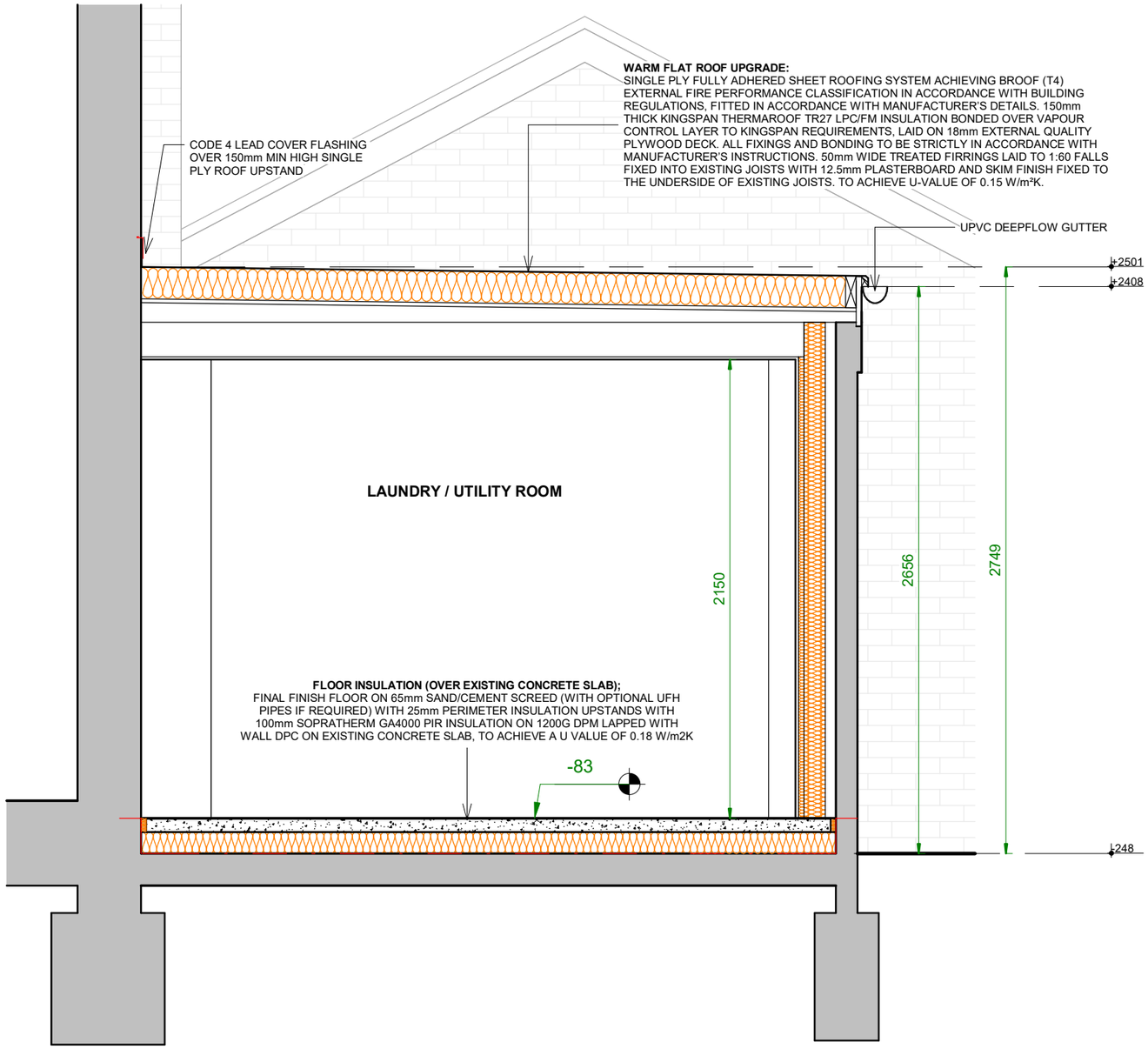

SECTION

1 : 25

0 1 1.25 2 2.5m

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ADDRESS:	PROJECT LEAD:	DRAWING NO:	REV:
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NORTH

LOCATION PLAN

1 : 1250

0 10 20 62.5 125m

BLOCK MAP

1 : 500

0 6.25 12.5 25 50m

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ADDRESS:	PROJECT LEAD:	DRAWING NO:	REV:
16 Tenby Ave, Reading RG4 6QG	George Cristea	3602-8	D

CONSTRUCTION NOTES

GENERAL NOTE

Before commencement of works, the contractor is to check and confirm all site dimensions, levels, existing structure, drainage runs, service routes, boundaries, existing ground conditions and any trees or vegetation which may affect the works. Any protective or diversion works required in connection with existing services, drains, public sewers, trees, adjoining structures or third party land are to be arranged before works commence.

All materials and workmanship are to comply with the Building Regulations and Approved Documents applicable to the project location, current British Standards, Eurocodes, manufacturer's instructions and good building practice. Unless noted otherwise, these notes are generally prepared for works in England. These drawings are to be read together with all structural engineer's drawings/calculations, specialist details, SAP/energy calculations, drainage details and manufacturer's specifications where applicable.

The contractor is responsible for the stability of the existing building and all temporary works, propping, sequencing and making safe during construction. Any discrepancies, unsuitable ground, defective structure, damp, rot, infestation, contamination, unknown services or drainage issues are to be reported before proceeding.

All dimensions and site conditions are to be checked on site before construction. Do not scale from drawings except for planning purposes. Any works carried out before statutory approvals are in place, or not in accordance with the approved drawings/specification, are at the risk of the client and contractor.

These drawings have been prepared in accordance with the regulations and guidance applicable at the time of preparation. If the drawings are relied upon after changes to legislation, guidance, site conditions or client/contractor alterations, further review may be required.

The client is responsible for compliance with the Party Wall etc. Act 1996 where applicable and for obtaining any required neighbour agreements, statutory undertaker approvals, build-over agreements, sewer connection approvals, highway licences, scaffold licences or other third-party consents.

CDM / HEALTH AND SAFETY

The contractor shall comply with the Construction (Design and Management) Regulations 2015 and all current Health and Safety requirements. The contractor shall prepare risk assessments and method statements as required, including for excavation near existing foundations, underpinning, structural alterations, steelwork installation, temporary works, working at height and works adjacent to occupied buildings. The contractor shall keep records of site changes and provide marked-up/as-built information where required for completion.

Existing buildings are to be checked for asbestos-containing materials where applicable before intrusive works, demolition, chasing, drilling or service alterations. Any asbestos-containing materials are to be managed, removed or encapsulated by competent persons in accordance with current health and safety legislation.

STRUCTURE

Foundations, steel beams, lintels, purlins, rafters, floor joists, padstones, bearings, lateral restraint, retaining walls, movement joints, buttressing, structural openings, chimney support, load paths and overall structural stability are to be designed, checked and certified by the Structural Engineer where required. Structural calculations and details are to be provided for all non standard structural works, including steelwork, beams, lintels, padstones, bearings, altered roof/floor structures, retaining walls and any works affecting load paths.

All structural steelwork to be designed in accordance with current Eurocodes, including BS EN 1993, and installed strictly in accordance with the Structural Engineer's details. All structural timber to be designed in accordance with current Eurocodes, including BS EN 1995. Structural timber to be minimum strength class C24 unless otherwise specified by the Structural Engineer. Non structural timber may be C16 where suitable. All timber to be protected against moisture, rot and infestation as appropriate.

All masonry design and movement joint requirements to be in accordance with current Eurocodes, including BS EN 1996, and manufacturer's recommendations. New masonry to be tied to existing construction using suitable stainless steel wall starter systems or other approved fixings installed in accordance with manufacturer's instructions.

All padstones, concrete, foundations and reinforced concrete works to be in accordance with the Structural Engineer's design and current concrete standards, including BS EN 206 and BS 8500 where applicable.

Structural steel beams and columns supporting floors, roofs, escape routes or fire-resisting construction are to be fire protected to achieve the fire resistance period required by the project fire strategy and the element supported. For ordinary domestic dwellinghouse works this is typically minimum 30 minutes, unless otherwise shown. Higher periods may be required for flats, HMOs, compartment walls/floors, separating construction, protected shafts, care use, mixed-use buildings or where specified on the drawings. Fire protection may comprise suitable fire-rated plasterboard encasement, proprietary board system or intumescent coating installed strictly to the manufacturer's tested specification.

FOUNDATIONS / GROUND CONDITIONS

New external walls to be supported on concrete strip or trench fill foundations, typically minimum 600mm wide and minimum 1000mm below finished ground level, taken down to suitable natural bearing strata. Foundation depth and width to be increased where required due to trees, made ground, drains, adjacent structures, shrinkable clay or poor ground conditions. Concrete to be minimum GEN3 / C20/25 for normal domestic strip or trench fill foundations, unless otherwise specified by the Structural Engineer.

Where foundations are within the influence of trees, foundation depths and heave precautions are to be designed in accordance with NHBC Chapter 4.2 or Structural Engineer's design, taking account of tree species, mature height, distance from foundations, soil type and vegetation removal.

Excavations adjacent to existing foundations are to be carried out in short controlled sections, with temporary support/propping where required. New foundations are not to undermine existing foundations. Where drainage passes below or near foundations, pipes are to be bridged or sleeved with compressible material as detailed.

DAMP / GROUND MOISTURE / RADON

Horizontal DPC to be provided to all new walls minimum 150mm above external finished ground level. DPC to be continuous with floor DPM and cavity trays, with all laps sealed and joints lapped minimum 150mm. DPM to be minimum 1200 gauge polythene or proprietary radon/DPM membrane where required, dressed up at edges and sealed around service penetrations.

Cavity trays to be provided over all external openings, roof abutments and cavity interruptions, with weep vents at maximum 450mm centres. Ground supported floors to include suitable DPM, insulation and perimeter upstand as shown on the floor construction details. Radon protection to be provided where the site falls within a basic or full radon protection area.

WALL TIES / BONDING / CAVITIES

Wall ties to be stainless steel and installed at maximum 900mm horizontal and 450mm vertical centres, with additional ties around openings, movement joints and edges in accordance with manufacturer's instructions. Wall ties are to comply with BS EN 845-1 and be selected to suit cavity width, exposure and wind loading, with spacing adjusted where required for wide cavities or engineered masonry design. Each tie to be embedded minimum 50mm into each masonry leaf unless manufacturer's details state otherwise.

New walls to be secured to existing walls using stainless steel wall starter systems or suitable proprietary connectors fixed in accordance with manufacturer's instructions. Vertical DPCs and weather seals to be provided at abutments where required.

Cavities to be kept clear of mortar droppings and debris. Cavity closers to be insulated and fire-rated where required, installed to all openings and cavity barriers as applicable. Cavity barriers are to be provided to concealed cavities at roof/eaves junctions, around openings, at compartment lines and at junctions with separating walls where required by the project fire strategy and Approved Document B. Lean mix cavity fill to stop below DPC level as detailed, ensuring DPC/DPM continuity is maintained.

MORTAR / MASONRY

Mortar mixes to suit exposure, masonry type and location. General above ground masonry to be 1:1:6 cement:lime:sand or suitable proprietary equivalent unless otherwise specified. Below DPC level, mortar to be suitable for below-ground/external exposure. Masonry units to be selected to suit loading, exposure and structural requirements, with block strength as shown on the drawings or Structural Engineer's details.

TIMBER TREATMENT

Existing timber exposed during the works is to be checked for decay, damp, infestation or structural damage and repaired or replaced where defective. New structural timber to be graded, dry, protected from moisture and installed with adequate bearing, restraint, ventilation and separation from damp masonry. Site-cut ends of treated timber to be re-treated with suitable preservative.

LIMITING AIR LEAKAGE / THERMAL BRIDGING

Insulation to be continuous at junctions between floors, walls, roofs, openings and structural elements to minimise thermal bridging and air leakage. Perimeter insulation, insulated cavity closers, sealed membranes, taped joints and service sealing to be provided as required. Works to be inspected before closing up and photographic evidence retained where requested.

STAIRS / GUARDING / HEADROOM

New stairs, ramps, landings, guarding, handrails and balustrades are to comply with Approved Document K. Stair pitch, risers, goings, headroom, landing sizes and guarding heights are to be as shown on the project drawings. Guarding is to be provided where there is a risk of falling, designed to resist imposed loads appropriate to the use, and installed so that openings do not permit the passage of a 100 mm sphere where required. Handrails are to be securely fixed and positioned to provide safe access and escape

DOORS, WINDOWS AND GLAZING

All new and replacement windows, roof windows, rooflights and external doors to comply with Approved Document L. For works to existing dwellings, windows, roof windows and glazed doors to achieve a maximum U-value of 1.4 W/m²K. Rooflights to achieve a maximum U-value of 2.2 W/m²K. Other external doors to achieve the U-value or doorset energy rating required by Approved Document L, unless a better value is shown on the project energy specification.

For new dwellings, glazing and external doors are to meet the project SAP specification and notional dwelling performance, typically windows and glazed doors 1.2 W/m²K, rooflights 1.7 W/m²K and opaque doors 1.0 W/m²K, unless the SAP assessment specifies better performance.

Safety glazing to be provided to critical locations in accordance with Approved Document K and BS EN 12600, including glazing in doors, side panels within 300mm of doors, glazing below 800mm above floor level and other areas subject to impact risk. Safety glass to be permanently marked.

Escape windows, where shown or required and where accepted as part of the fire strategy, are to provide minimum clear openable area of 0.33m², with minimum clear opening width and height of 450mm, and bottom of the openable area between 800mm and 1100mm above finished floor level. Escape windows are to be openable without a key or removable obstruction and are not to be relied upon where the layout, storey height or fire strategy requires a protected stair, alternative escape route or other enhanced provision.

SECURITY / PART Q

Where applicable to new dwellings or material change of use creating dwellings, external doorsets and easily accessible windows/rooflights to comply with Approved Document Q. Doorsets and accessible windows to be manufactured to PAS 24:2022+A1:2024 or current equivalent, with frames mechanically fixed in accordance with manufacturer's instructions. Main entrance doors to be provided with viewer and door chain/limiter where required.

VENTILATION

Ventilation to comply with Approved Document F. Background ventilation, purge ventilation and extract ventilation to be provided as shown on the drawings. Habitable rooms to be provided with background ventilators and openable windows for purge ventilation unless an alternative whole-dwelling ventilation strategy is specified.

Intermittent extract fans to be provided as follows: kitchen 30 l/s where extract is located adjacent to the hob or 60 l/s where located elsewhere; utility room 30 l/s; bathroom/shower room 15 l/s; WC 6 l/s. Extract fans to discharge directly to external air via insulated ductwork where passing through cold spaces. Internal doors to have minimum 10mm undercut above finished floor level to allow air transfer.

Where background ventilators are used, equivalent areas are to be provided in accordance with Approved Document F, typically 8000mm² equivalent area to habitable rooms and kitchens and 4000mm² equivalent area to bathrooms, unless a designed whole-dwelling ventilation strategy confirms otherwise. Mechanical extract ventilation is to be tested and commissioned on completion, with measured airflow rates and commissioning information provided to the client and Building Control where required.

Where replacement windows are installed, background ventilation is to be retained or replaced so that the dwelling is not made less compliant than before. Where existing background ventilation is absent, new trickle ventilators are to be provided in accordance with Approved Document F unless a designed ventilation strategy confirms otherwise.

Where a kitchen and living room are combined as an open-plan space and the ventilation strategy relies on natural background ventilation with intermittent mechanical extract, provide not less than three background ventilators within the open-plan space, each achieving the equivalent area required for a habitable room in accordance with Approved Document F. This shall generally provide a minimum combined equivalent area of 24,000mm² in multi-storey dwellings or 30,000mm² in single-storey dwellings, unless an alternative designed ventilation strategy is specified. Provide mechanical extract ventilation to the kitchen area capable of minimum 30 l/s where located adjacent to the hob or 60 l/s where located elsewhere, discharging directly to external air.

MANHOLES / INSPECTION CHAMBERS

Inspection chambers to be proprietary polypropylene units or precast/proprietary chambers suitable for depth, loading and pipe arrangement. Covers to suit location and loading, with recessed covers used internally where unavoidable. Chambers are not to be located internally unless no reasonable alternative exists and double-sealed airtight covers are provided.

SOAKAWAYS

Soakaways to be located minimum 5m from buildings and clear of boundaries, retaining walls, slopes and adjacent structures where practicable. Size and design to be based on infiltration testing and connected roof area, generally in accordance with BRE Digest 365 principles. Proprietary crate systems or traditional granular/rubble-filled soakaways are to be used only where suitable for the ground conditions and accepted by Building Control, with suitable geotextile wrapping, silt protection and inspection/maintenance access where required.

DRAINAGE

New foul and surface water drainage to be 100mm uPVC or other approved drainage pipework laid to minimum 1:40 fall where serving WC connections, or minimum 1:80 fall for other foul drainage runs where suitable self-cleansing velocity is achieved. Surface water drains to be laid to suitable falls, typically minimum 1:100 unless otherwise detailed.

Inspection chambers and rodding access to be provided at changes in direction, changes in gradient, junctions and maximum spacing in accordance with Approved Document H. New inspection chambers up to 1.2m deep to be proprietary 450mm diameter polypropylene chambers installed to manufacturer's details. Deeper chambers to be proprietary inspection chambers/manholes suitable for depth and loading, with appropriate covers and access.

Drainage below buildings or through foundations to be sleeved or bridged with minimum 50mm clearance around pipe and compressible material to allow movement. Where drains pass through walls, foundations or below structural elements, provide sleeves, lintels/bridging, compressible material and rocker pipes/flexible joints as required to allow movement and prevent structural loading onto the pipework. Where cover to drains is less than 600mm in gardens or 900mm below drives/trafficked areas, provide concrete protection or suitable ductile iron/proprietary protection as required.

All new drainage to be air or water tested before backfilling. Connections to public sewers to be made by agreement with the statutory undertaker where required.

RAINWATER

Rainwater gutters and downpipes to be sized in accordance with BS EN 12056-3 and manufacturer's data. Domestic extensions to generally use minimum 112mm half-round or deep-flow uPVC gutters with 68mm downpipes, increased where roof area, pitch or discharge route requires. Rainwater to discharge to existing surface water system or new soakaway designed from infiltration testing.

PLUMBING / SANITARY PIPEWORK

Soil, waste and vent pipework to comply with Approved Document H. Sanitary fittings to be individually trapped and waste pipe sizes, gradients and branch lengths to be suitable for the connected appliances. Air admittance valves, where used, to be accessible, ventilated and located above the spillover level of the highest appliance served.

Internal soil and waste pipework to be boxed in where required, with access panels for maintenance. Penetrations through fire-resisting elements to be fire stopped using suitable tested systems. Hot water supply to new baths is to be limited to 48°C by thermostatic mixing valve where required by Approved Document G, including new dwellings and other applicable works
.
All water inlets, waste runs, drainage routes, SVP positions and new or relocated manholes are to be coordinated on site with the contractor and relevant specialist installer before installation.

HEATING / HOT WATER / SERVICES

Heating, hot water and fixed building services to comply with Approved Document L and be designed, installed, tested and commissioned by competent persons. Gas works to be carried out by a Gas Safe registered engineer. New or altered heating systems to include suitable time and temperature controls, thermostatic radiator valves or zone controls as required.

Boiler/flue locations, clearances, ventilation and condensate disposal to be confirmed by the heating engineer and installed in accordance with manufacturer's instructions. Rating and capacity of any existing boiler to be checked by the heating engineer to confirm suitability for the proposed works. If a boiler is relocated or replaced, a Gas Safe certificate is to be provided to the client on completion.

ELECTRICAL INSTALLATION

All electrical works to be designed, installed, inspected and tested in accordance with Part P and BS 7671 by a competent person. Switches, sockets and controls to be positioned in accordance with Approved Document M where applicable, generally between 450mm and 1200mm above finished floor level in new dwellings and where reasonably practicable in extensions/ alterations.

All fixed internal lighting to be high-efficacy type and to meet the minimum luminous efficacy required by the applicable edition of Approved Document L at the time of application, currently minimum 75 lumens per circuit watt unless superseded, with suitable local controls to allow separate control of lighting in each space or zone. Electrical certificate to be provided to the client and Building Control on completion. Electrical installation and final positions of sockets, switches and lights are to be coordinated with the client and electrician before first fix.

SOUND INSULATION / APPROVED DOCUMENT E

Where works affect separating walls, separating floors, flats, HMOs, rooms for residential purposes, garage conversions, plant/service zones, bathrooms, WCs or other rooms requiring acoustic separation, construction is to comply with Approved Document E. Separating walls and floors are to be formed or upgraded as shown on the project drawings, with all junctions, service penetrations, SVP boxing, recessed fittings and abutments sealed to maintain the required airborne and impact sound performance. Any disturbed acoustic construction is to be reinstated to maintain continuity of sound insulation.

FIRE DETECTION / ALARMS

Fire detection and alarm positions are to be shown on the plans for each project. Unless noted otherwise, domestic smoke and heat alarms are to be mains powered with standby battery and interlinked, minimum Grade D2 in accordance with BS 5839-6:2019+A1:2020 and Approved Document B.

For new dwellings, provide a minimum Category LD3 system with smoke alarms in the escape route/circulation spaces on each storey and heat alarm to the kitchen where required by the layout or as shown on the plans.

For extensions, loft conversions and material alterations to existing dwellings, the existing alarm system is to be upgraded where required to provide suitable interlinked detection to the escape route/circulation spaces serving the works, with heat detection to kitchens where required by the layout. Where the layout includes open-plan arrangements, inner rooms, three-storey escape routes, vulnerable occupants, flats, HMOs or other higher-risk conditions, provide enhanced detection such as LD2, Grade D1 or Grade A system as shown on the project fire strategy drawings.

Carbon monoxide alarms to be provided in rooms containing fixed combustion appliances, excluding gas cookers, and in accordance with manufacturer's instructions.

FIRE DOORS / FIRE STOPPING

Fire doors, where shown, are to achieve the fire resistance and smoke control rating indicated on the project fire strategy drawings, typically FD30 or FD30S where noted. Higher ratings may be required where doors form part of compartment walls, separating construction, protected common escape routes, flats, HMOs, care uses or other higher-risk arrangements. Doorsets are to include intumescent strips and smoke seals where required, suitable hinges, latch/closer where required and installation in accordance with manufacturer's fire test evidence.

All penetrations through fire-resisting walls, floors, ceilings, cavity barriers and compartment lines are to be sealed using suitable tested fire-stopping systems. Fire collars, wraps, sleeves, intumescent mastic, mineral wool barriers and fire rated boards to be installed strictly in accordance with manufacturer's instructions. Fire stopping to be completed before closing up.

PART R / DIGITAL INFRASTRUCTURE

New dwellings to be provided with gigabit-ready physical infrastructure from the service provider access point to the occupier's network termination point in accordance with Approved Document R Volume 1. Provide suitable ducting, draw rope and internal route to allow fibre/copper service installation.

PART O / OVERHEATING

For new dwellings, new flats, material change of use creating dwellings and other qualifying residential works where Approved Document O applies, overheating risk is to be addressed in accordance with Approved Document O. Glazing areas, opening areas, purge ventilation, secure night ventilation and solar control measures are to be provided as shown on the drawings and/or overheating assessment.

PART S / ELECTRIC VEHICLE CHARGING

Where a new dwelling is provided with associated parking, provide one electric vehicle charge point per dwelling, rated minimum 7kW, or provide cable routes in accordance with Approved Document S where applicable. For major renovation works with associated parking, EV charging provision or cable routes are to be provided where required by Approved Document S.

ENERGY CONSERVATION

Thermal elements, controlled fittings and controlled services to comply with Approved Document L. Wall, floor and roof build-ups are to be constructed as shown on the relevant plan, section and detail notes. Insulation to be continuous, tightly fitted, protected from moisture and installed in accordance with manufacturer's instructions.

Where the area of new windows, rooflights and external doors to an extension exceeds 25% of the extension floor area plus any existing openings covered by the extension, compensating measures or energy calculations are to be provided to demonstrate compliance with Approved Document L.

All new fixed lighting to be high-efficacy LED or equivalent and to meet the minimum luminous efficacy required by the applicable edition of Approved Document L. Pipework, ductwork and hot water cylinders to be insulated in accordance with Approved Document L and manufacturer's guidance.

COMMISSIONING / CERTIFICATION

On completion, the contractor and relevant specialists are to provide all required certificates, commissioning records, test results, operating manuals and maintenance information to the client. This may include electrical certificate, gas certificate, fire alarm certificate, ventilation commissioning certificate, measured extract rates, heating commissioning certificate, glazing/ door certification, drainage test confirmation and any other specialist documentation required for completion.

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KEENAN PROJECT DESIGNS

KEENAN PROJECT DESIGNS
08002335787
INFO@KEENANPROJECTDESIGNS.COM
WWW.KEENANPROJECTDESIGN.COM

CLIENT: Jenni Sinclair	DATE: 26/06/2026	DRAWN BY: Richard Obioma	SCALE: NTS
ADDRESS: 16 Tenby Ave, Reading RG4 6QG	PROJECT LEAD: George Cristea	DRAWING NO: 3602-9	REV: D