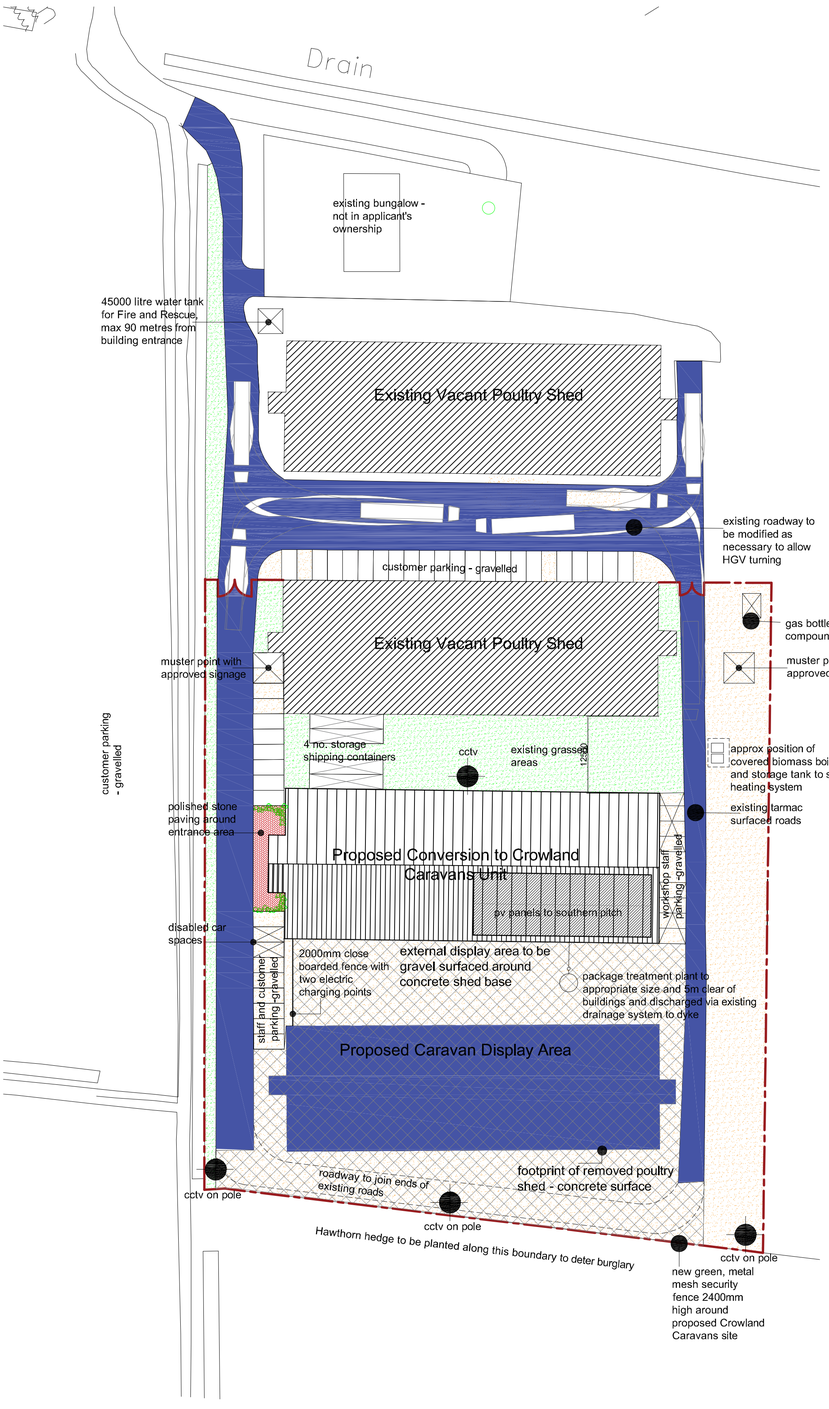
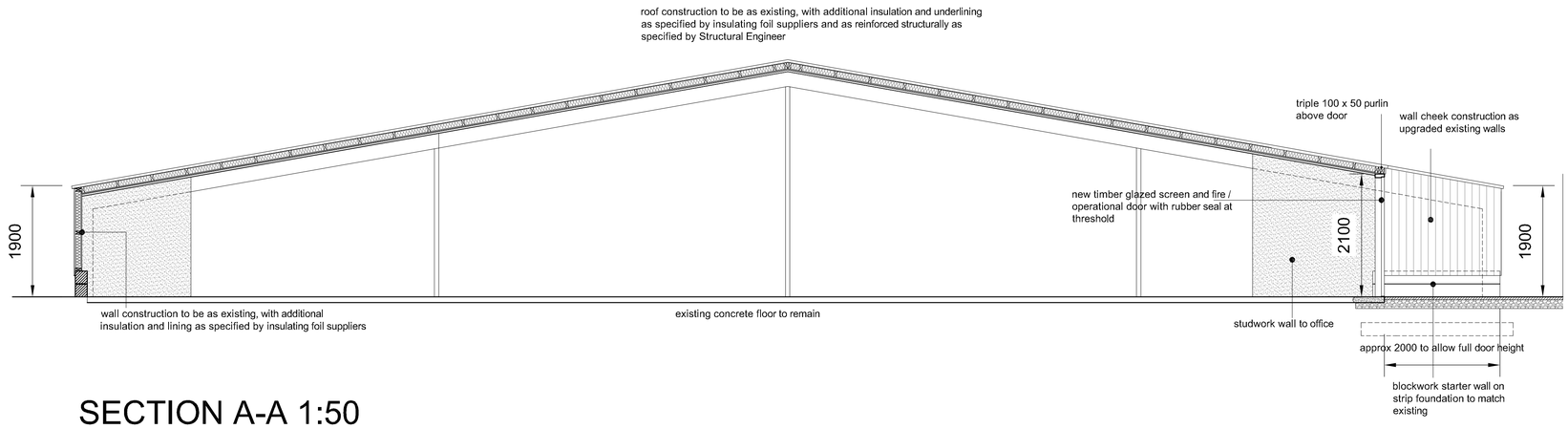
Do not scale directly from this drawing. All discrepancies are to be brought to the attention of the Practice.

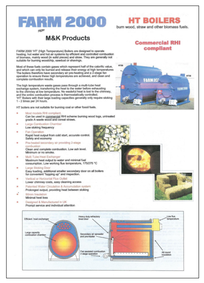
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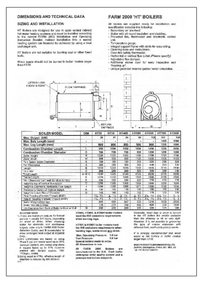


BLOCK PLAN 1:500



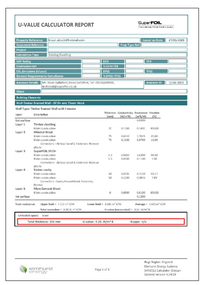
SECTION A-A 1:50



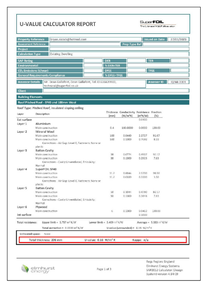


PROPOSED BIOMASS BOILER DETAILS

HEATING SYSTEM:
Converted building to be heated from HT60R or HT70R Biomass boiler as shown on manufacturer's details above, complete with storage tank for heated water. Heat to be distributed by underground, insulated pipe to two circuit types within the building. The open retail area is to be heated by means of blown hot air units and offices and amenity rooms are to be heated by a small-bore pipes radiator system. Temperatures are to be regulated by thermostats and TRVs.

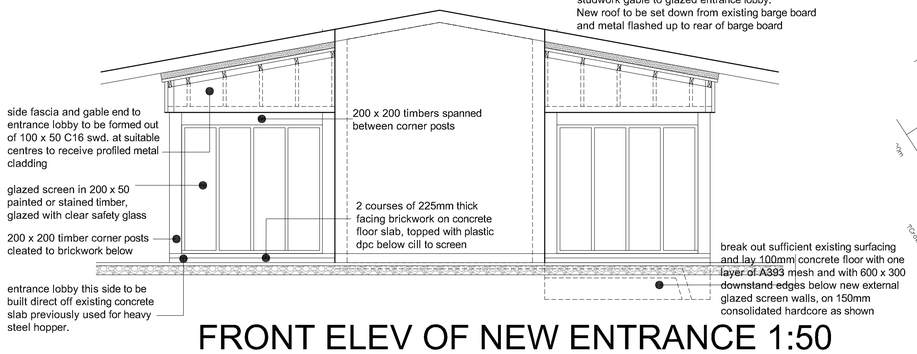


IMPROVED WALL CONSTRUCTION

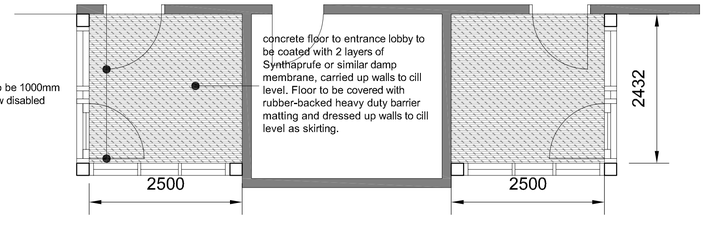


IMPROVED ROOF CONSTRUCTION

new profiled metal roof deck on 100 x 50 C16 purlins at 600mm centres spanned between 100 x 50 C16 plates fixed to existing gable wall, and to new studwork gable to glazed entrance lobby.
New roof to be set down from existing barge board and metal flashed up to rear of barge board



FRONT ELEV OF NEW ENTRANCE 1:50



FLOOR PLAN OF NEW ENTRANCE 1:50

WINDOWS & DOORS TO HEATED AREAS

All windows to be double-glazed and draught sealed.
U value of combined frame / glazed units are not to achieve worse than 1.4 W/m2k for windows, 1.4 W/m2k for roof windows using a suitable silicone rubber spacer bar (or better). Solid doors to achieve a U-value of 1.80W/m².K or less. Half-glazed doors to achieve a U-value of 1.60W/m².K or less. Manufacturer is to refer to the BFRC rating and indicate target compliance OR prove by calculation the total U value capacity of the product.
Glazing units generally to be a min. spec of fully sealed insulated argon filled units with a low soft coat E - emissive coating to the inner pane - En = 0.05 0.63 g-value. Air gap is to be a minimum of 16mm between glass panes.
Windows and doors are to be rated with a min 'B and C' BFRC rating as required to comply with EST CE66.
Window and door frames to be fully caulked and sealed at perimeter both internally and externally.
All glazing is to comply with Approved Document K. All glazing to windows and screens below 800mm above floor level to be toughened / fitted with suitable guarding. All glazing to doors below 1500mm above floor level and within 300mm to the sides to be toughened.

EXTRACT VENTILATION

Kitchen Mechanical extract to give 30L/sec within cooker hood
Mechanical extract to give 60L/sec when located away from the cooker hood
Toilet extracts to give 6L/sec
Utility Room Mechanical extract to give 30L/sec

SURFACE WATER DRAINAGE ABOVE GROUND

Surface water drainage to be existing reused since the building is substantially unaltered

FOUL WATER DRAINAGE ABOVE GROUND

Basins to have 32mm dia waste with 75mm accessible seal trap, if the run of branch exceeds 1.7m then an anti-vacuum trap is to be used.
WCs to have 100mm dia wastes to stubstacks with air admittance valves which must comply with BBA Cert. They may be positioned in areas liable to freezing, but must be insulated. Valves must be fitted above the flood level of the highest fitting being served.
Stubstacks are to go direct to manhole.

DRAINAGE BELOW GROUND

Underground drainage to be 100mm Osmadrain with flexible joints to a fall of 1:90 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where pipes are not under a drive-traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Inspection chambers to be 'Osmar' Universal in polypropylene having cast iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame.
Foul drainage to be taken to appropriately sized package treatment plant min 5 metres from buildings with the outfall being connected to the existing surface water system

PART P ELECTRICAL INSTALLATION

Electrical installation must comply with Part P 2006. Consumer unit to BS EN 60439-3 to be installed, (switch heights to be between 1350mm and 1450mm) are to be installed in full compliance with Part M of the building regulations. The consumer unit is not to be lockable but can be contained within an accessible cupboard. A fully completed electrical safety testing / installation compliance certificate should be fixed within the wallet pocket of the consumer unit panel prior to the final CML inspection of the property.

ACCESSIBLE SWITCHES AND SOCKETS

Switches and sockets to be located in an accessible zone, 450mm from finished floor level to underside
of sockets and 1200mm from finished floor level to top of switches in all habitable rooms. Accessible
outlets to include light switches, power sockets, TV points, telephone points, entry phones and doorbells.
Items such as thermostatic controls, fused switches and consumer units need not be considered.

MEANS OF ACCESS TO AND INTO THE PREMISES

Access to and into a dwelling to comply with Part M Section 6. Entrance must have a minimum 900mm wide firm and even 'level' approach with a gradient of not more than 1 in 20.

FIRE FIGHTING PROVISION

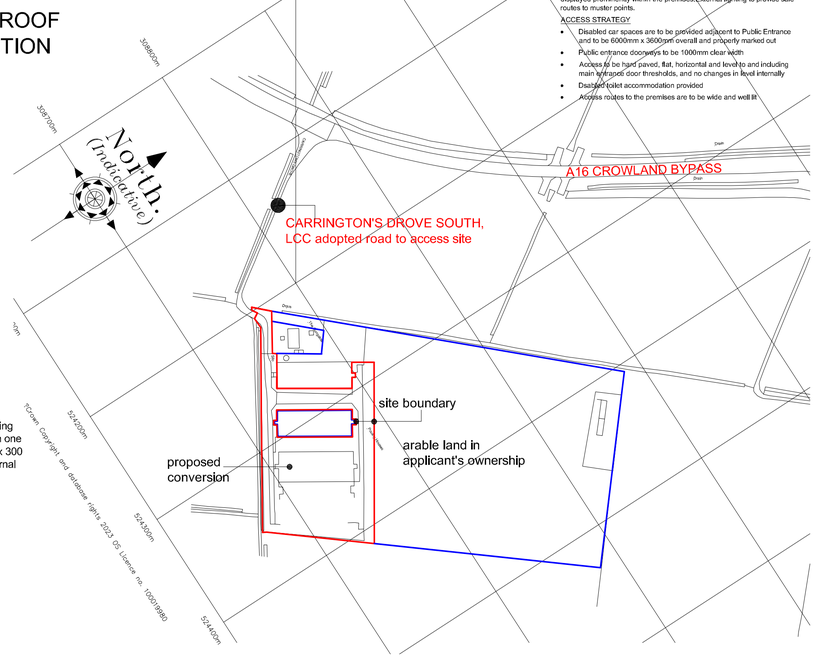
In the absence of fire hydrants within required distance from the premises,water storage to a total capacity of 45000 litres is to be positions to suit thhe FireAuthority and is to be fitted with an outlet of a type approved by the Fire Authority.

MUSTER POINTS

Muster points to be provided, with appropriate signage where shown on site plan. Internal signage with directions to the muster points are to be displayed prominently within the premises.External lighting to provide safe routes to muster points.

ACCESS STRATEGY

- Disabled car spaces are to be provided adjacent to Public Entrance and to be 6000mm x 3600mm overall and properly marked out
- Public entrance doorways to be 1000mm clear width
- Access to be hard paved, flat, horizontal and level to and including main wrapped door thresholds, and no changes in level internally
- Disabled toilet accommodation provided
- Access routes to the premises are to be wide and well lit



LOCATION PLAN 1:2500

Revision	Date	Drawn	Description
A	26 May 23	TAC	Amenments for B Control and general adjustments

Client: Ruthkay Ltd
Project: Proposed Fenland Caravan Centre at Carrington Drove, Crowland
Drawing: Building Regulation Drawing 2

Scale 1:50, 1:500 and 1:2500 @ A1 Drawn TAC Chkd AWM Date 13/04/2023 Drawing No. 08/228/PA/18A

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