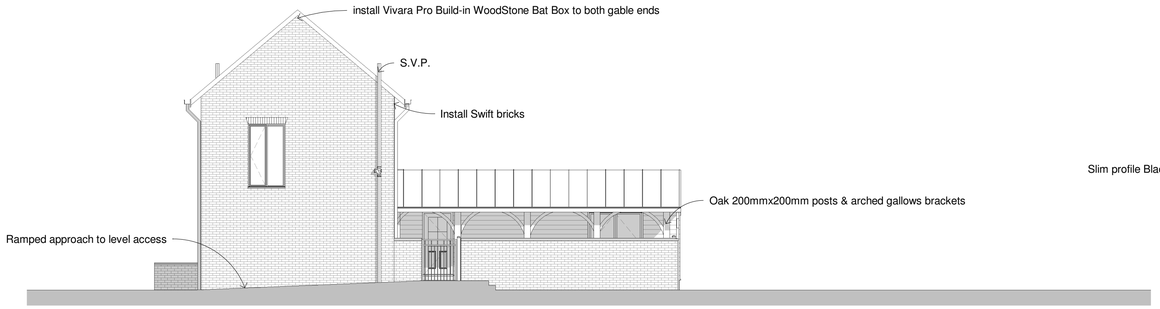
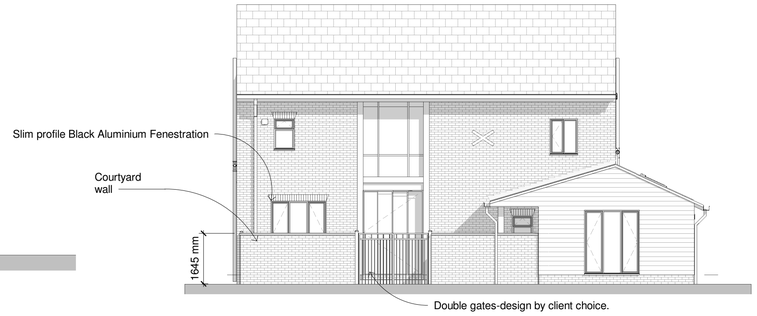


Proposed Side (South) Elevation
1 : 100



Proposed Rear (East) Elevation
1 : 100





VISUAL SCALE 1:50 @ A1



VISUAL SCALE 1:100 @ A1

Any new sockets/outlets/lighting points & switches to be in accordance with Part M 2004 of the Building Regulations. quantities & positions to be agreed with client prior to commencement of work.
All electrical work to comply with Part P of the Regulations, & BS 7671: 2001.
Prior to any new electrical works being carried out, the EXISTING electrical system must be checked for adequacy to support the proposed, if to be found inappropriate/unsafe or sub standard, this must be rectified prior to any additions.
All electrical work must be design/installed & certified by a competent person, who is registered with an electrical self-certification scheme that has been authorised by the Secretary of State, this person is responsible for ensuring compliance with BS 7671: 2001. & all relevent Building Regulations. This same person should notify Local Authority Building Control PRIOR to covering up any new cables (1st fix stage) in order to recieve the appropriate inspection, on completion of the electrical work the registered competent person must provide self-certification certificate to the client & a notice to that effect (or a copy of the certificate) to Local Authority Building Control, not more than 30 days after completion of that work.

INTERNAL LIGHTING(new builds & extensions)
All internal lighting should be installed in accordance to Domestic Building Compliance guide, 75% of all new light fittings to be energy efficient lighting

EXTERNAL LIGHTING(new builds & extensions)
All external lighting to automatically switch off when there is sufficient daylight, & when not required at night,OR, the lamp capacity must not exceed 150 watts per light fitting Applies to porches but not garages/carports.

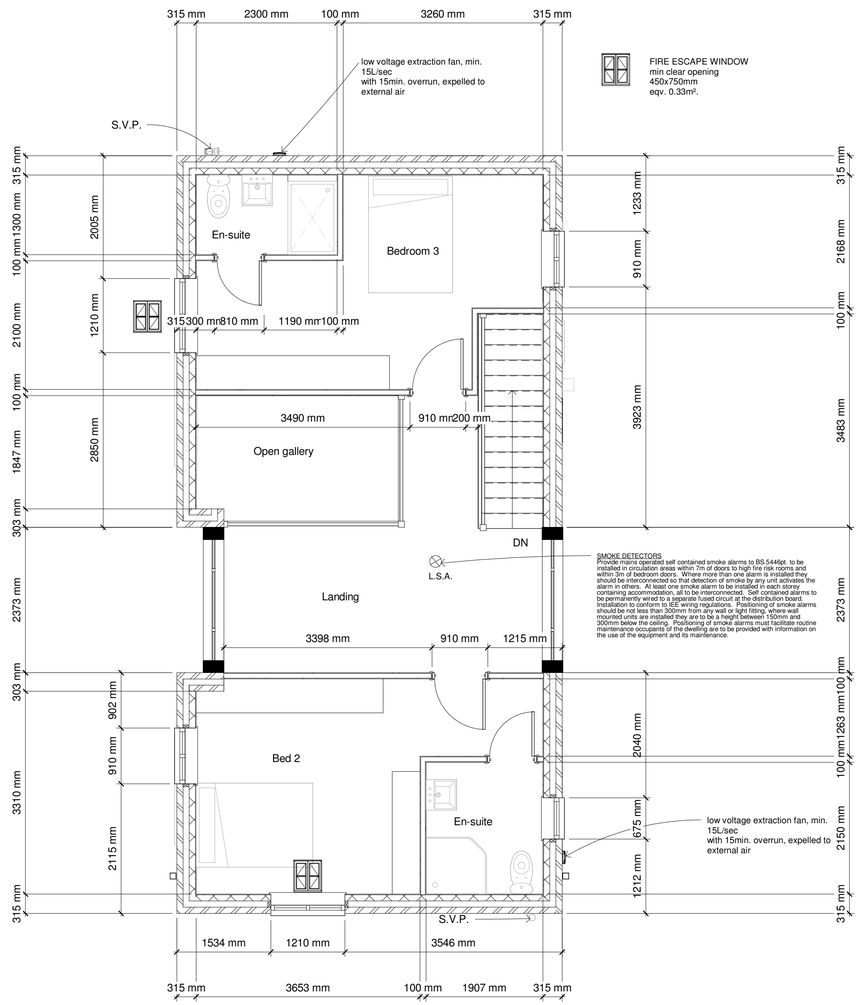
GLAZING TO EXTERNAL WINDOWS/DOORS
U value required for whole of window/door, i.e. frame (wood or P.V.C.) & glass of 1.6 W/m2K with a 16mm air gap. To comply with & installed under the Approved Document L1 of the Building Regulations 2010
All new windows to provide Background Ventilation of at least 8000mm²

GLAZING TO CRITICAL LOCATIONS
Glazing between finished floor level and 800mm above that level, in internal & external walls, and partions,
between finished floor levels and 1500mm above that level in a door or in a side panel close to either side of the door, should be saftey glazing to BS 6206: 1981

PURGE VENTILATION
•for a hinged or pivot window, that opens 30° or more the height & width should be at least $\frac{1}{20}$th of the floor area of the room
•for a hinged or pivot window that opens less than 30°, the height & width should be at least $\frac{1}{10}$th of the floor area of the room

Background Ventilation for Habitable Roomsroom used for dwelling purposes but not solely a kitchen):
Rapid ventilation: 1/20th of floor area
Background ventilation: 8000mm2 per room

INTERNAL FIRSTFLOOR WALLS
(STUD WORK)
Stud partitions to comprise of 75mm x 50mm head & sole plates with braced 75mm x 50mm studwork @ 400mm ctrs. min. 100mm Crown Wool fibreglass insulation compressed between 12.5mm plasterboard and skim to both sides. Softwood skirting/architrave type to clients choice i.e. Ogee, Chamfered etc..
All off doubled up floor joists. To shower tray studwork areas, provide, 12mm water resistant boarding.



Proposed First Floor Plan 1:50

Rev	Description	Date
a	Utility/ Bootroom Layout amended	02/03/2022

RICHARDS ARCHITECTURAL
4 Bear lane
PINCHBECK, SPALDING, LINCS PE11 3XA
07939 000 388

PROJECT
Replacment Dwelling

CLIENT
Mr and Mrs Avery
Lucksbridge Farm House
South Drove
Spalding PE11 3ED

DRAWING

DRAWING NUMBER:	DATE:
RA/CC/1211/21/01	April 2022
DRAWN BY:	SCALE (@ A1):
RW	As indicated

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HEALTH & SAFETY
the client is to ensure that the appointed contractor is familiar with and complies with Health & Safety for Building Sites and Work Places.