GLAZING.
Double glaze properly throughout with Timber / p.v.c.u windows BFRC rating in BAND C or better.
All windows and doors to have min. 'U' value of 1.4 W/ m2K. or better. i.e. "Saint-Gobain Glass UK Ltd PLANITHERM TOTAL + with 16mm air gap.
All glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

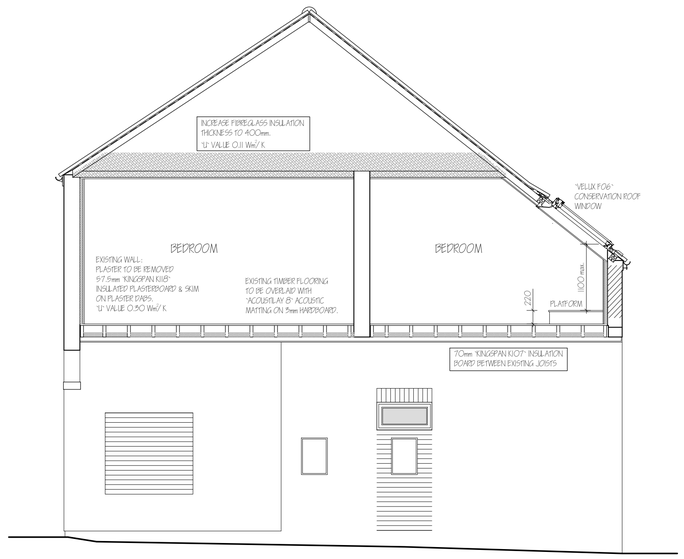
VENTILATION.
All windows to have opening lights that open to 30 degrees or more and to provide the equivalent of 1/ 20th the floor area of each room. Should opening lights be to less than 30 degrees provide the equivalent of 1/ 10th the floor area of each room. Background ventilation to windows to provide a minimum total of 60,000 mm. sq. permanent free air ventilation per dwelling. Based upon a minimum of 5,000 mm. sq per habitable room and 2,500 mm. sq per kitchen, utility room, bathroom, en-suite, wet room and cloak room.
The following rooms to have in addition to the above wall mounted mechanical extractor fan (Specific Fan Power (SFP) to be no worse than 0.5W/(l/ s) Recommended extract rates:
Kitchen min. 60 litres per second.
Bathroom/ En-suite min. 15 litres per second, which may be operated intermittently and to have a 15 minute over-run.
W.C. min. 6 litres per second with 15 minute over-run.
Electrical Engineer to provide L/ A. Building Control with a suitable Commissioning Certificate upon completion.
Flow rate test results to be deposited with L A Building Control no more that 5 days after final test.

WATER
Provision is to be made for wholesome water to be drawn off wherever drinking water is drawn off. Also to any wash basin, bidet, fixed bath or shower in any room containing a sanitary convenience.
Water of suitable quality is to be provided to all sanitary fittings with flushing devices. Pressure, flow rate and reliability to be sufficient for operating all sanitary appliances.
Potable water is to be supplied by any statutory water undertaker or licensed water supplier.
Potential consumption of wholesome water is to be limited to be not more than 125 litres per person per day. Water efficiency calculations are to be submitted to L/ A Building Control not later than 5 days after work is completed.
Recommendations:
Bath 140 litre max capacity
Showers Flow Rate 10 litre/ minute
W.C. Dual flush Full 6litre Half 4 litre
Taps Flow Rate 5 litres/ minute
Hot water supply to any fixed bath to be regulated to ensure maximum temperature of delivered water will not exceed 48 deg.C.by the use of an in-line blending valve or other appropriate device.

PART Q.
All easily accessible doorsets (inc.Garage & Communal Entrance) that provide access to a Dwelling or Building containing a Dwelling should be secure doorsets to the following standards:
Manufactured and Designed to meet the security requirements of British Standard Publication PAS 24:2012 or
Manufactured and Designed in accordance with Approved Document Q Appendix B.
Ground Floor, Basement and other easily accessible windows (Inc. Roof lights) should be secure windows in accordance with Approved Document Q para. 2.1 ans 2.3. Windows should be made to a design that has been shown by test to meet the security requirements of British Standard Publication
PAS 24:2012

SPACE HEATING.
Provide Gas fired combination boiler in position shown (min SEDBUK/ PCDF90%) with delay start thermostat and weather compensator. Ideal Logic Combi ESP1 30 or similar.
Fan assisted balanced flue. Fit durable wire guard externally to boiler flue.
The heating system should be controlled by time and temperature zone controls with compatible delayed start thermostat. Time and Temperature control is defined as either A. Separate plumbing circuits, either with their own programmer, or separate channels in the same programmer. Or B. Programmable TRV's or communicating TRV's that are able to provide time and temperature function.
Hot water system to be thermostatically controlled with timer switch.
Hot Water Storage - 2501 HWSC declared loss, no greater than 1.67kWh/ 24hrs.
All hot water pipe work to be insulated to B.S. 5422:2001.
Heating flow rate temperature is to be between 36 - 45 Deg. C
Heating Engineer to provide L/ A. Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion. And to confirm that the system has been designed and installed to the guidance of the BRE Trust report FB59
All un-vented hot water systems and packages to be fitted with a minimum of two independent safety devices, these shall be in addition to any thermostats provided on the system.
The system or package shall be indelibly marked with the following details, which shall remain visible after installation.
a. The Manufacturers name and contact details.
b. The Model reference details.
c. The rated storage capacity of the storage water heater.
d. The operating pressure of the system and the operating pressure of the expansion valve.
e. Relevant operating data on each of the safety devices fitted.
f. The maximum primary circuit pressure and flow temperature of indirect hot water storage system units or packages.

SMOKE / HEAT DETECTORS.
Provide ceiling mounted mains operated self-contained Smoke Alarms to BS 5839-1:2013 in positions shown on plan.
Provide ceiling mounted mains operated self-contained Rate of Rise Alarms to BS 54-5 Type 'R' in positions shown on plan.
Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.



SECTION B - B

LIGHTING.
To all habitable rooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens.
External lighting is to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 45 lumens per circuit.
All lighting to be in accordance with the Domestic Building Services Compliance Guide.

ELECTRICAL INSTALLATIONS.
All electrical work to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.
Electrical consumer units to be positioned so that switches are mounted between 1350mm & 1450mm above f.f.l.
Prior to completion of the works the Local Authority must be satisfied that either:-
An electrical installation certificate issued under a competent persons scheme has been issued.
OR
An appropriate installation certificate has been issued for the work and that it has been signed by a person competent to do so.

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval.
The drawing must not be used for any other purpose than above.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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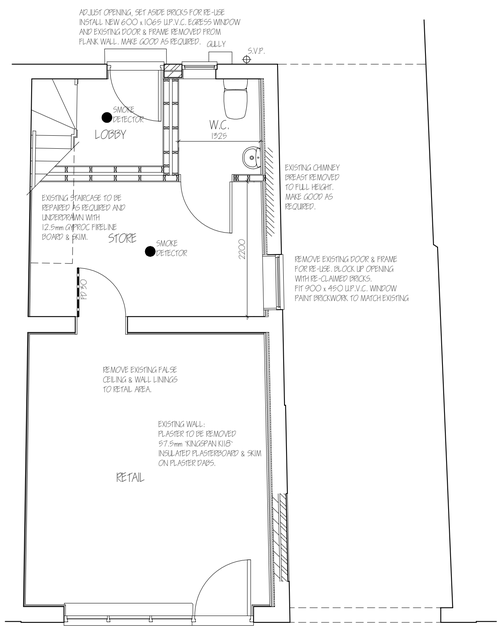
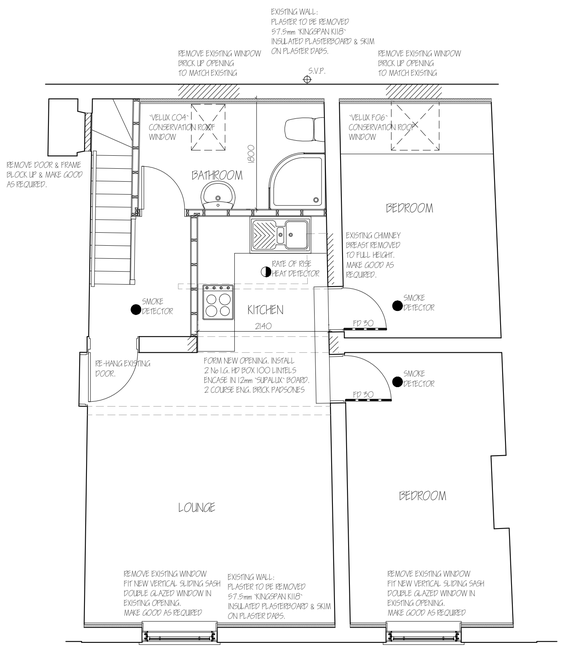
STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer /Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

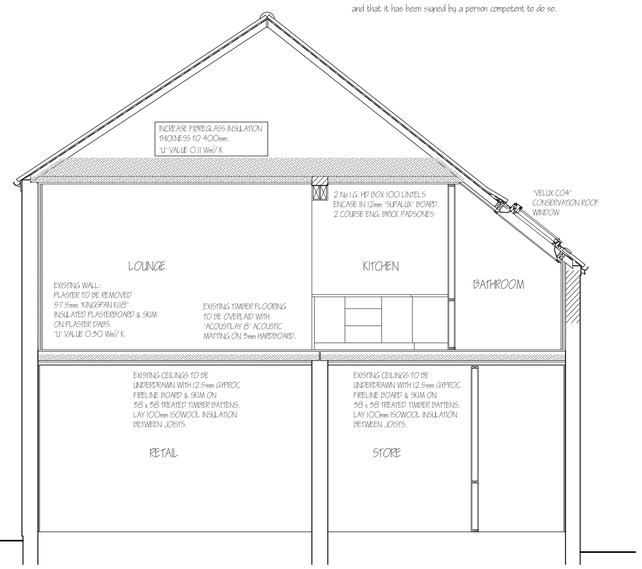
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



GROUND FLOOR



FIRST FLOOR



SECTION A - A

ROOM DIMENSIONS ARE INTERNAL OF WALL FINISHES

revision	date	init.	revision details.

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MR H BINGHAM

Project.
RENOVATION & ALTERATIONS TO SHOP & APARTMENT
15 - 16 MARKET PLACE
DONINGTON
LINCS
PE11 4ST

Drawing.
PROPOSED
FLOOR PLANS - SECTIONS - ELEVATIONS

Scale 1:50 @ A1	Drawing No. 1902-02
Date. JUN 19	Drawn. J.C.