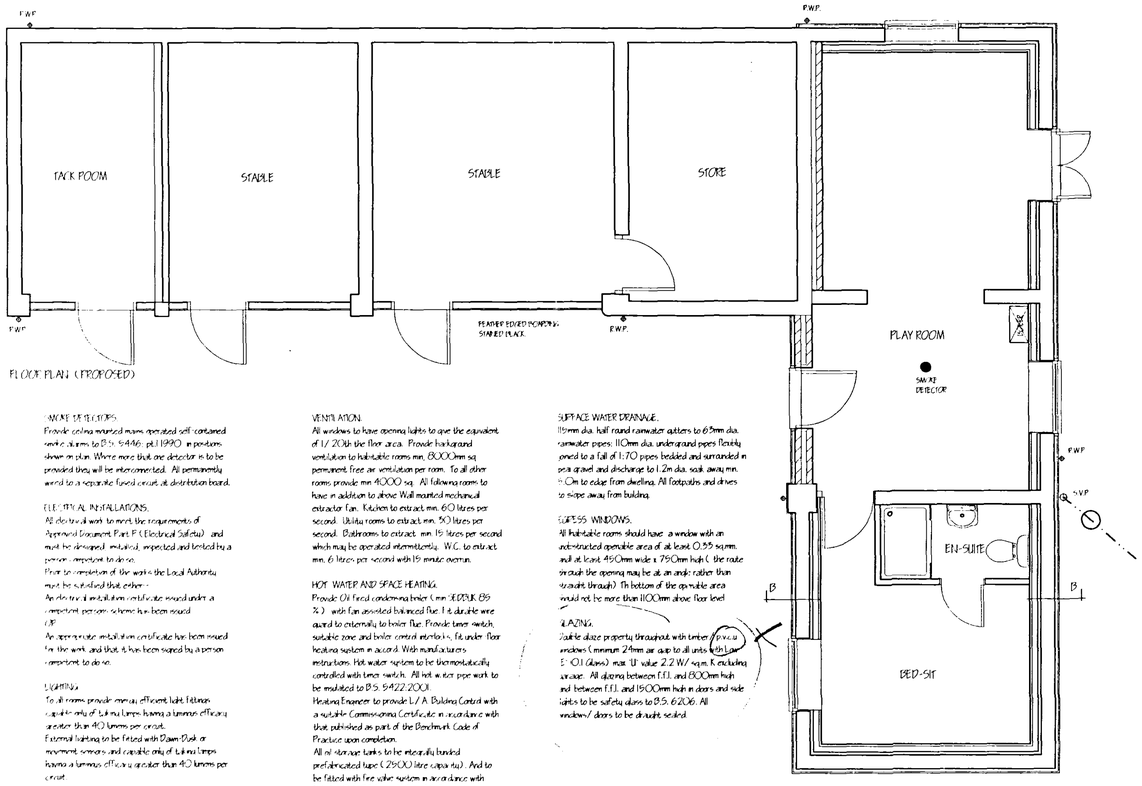


FLOOR PLAN (PROPOSED)

SMOKE DETECTORS.
Provide ceiling mounted mains operated self contained smoke alarms to B.S. 5446: pt.1 1990 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.

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.
Prior to completion of the works the Local Authority must be satisfied that either:-
An electrical installation certificate issued under a competent person 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.

LIGHTING.
To all rooms provide mains operated light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.
External lighting to be fitted with 60um Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.

GENERAL
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from finished floor level.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 50 litres per second. Bathrooms to extract min 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

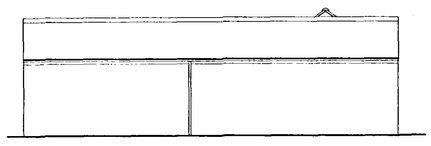
HOT WATER AND SPACE HEATING.
Provide Oil fired condensing boiler (min SEDBUK 85 %) with fan assisted balanced flue. Pipe double wire guard to externally to boiler flue. Provide timer switch, suitable zone and boiler control interlocks, fit under floor heating system in accord. With manufacturers instructions. Hot water system to be thermostatically controlled with timer switch. All hot water pipe work to be insulated to B.S. 5422:2001.
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.
All oil storage tanks to be internally bunded prefabricated type (2900 litre capacity). And to be fitted with fire valve system in accordance with B.S.5410:(1997 pts. 1 & 2 & B.S. Ensure tank has advice label regarding Oil spillage and Environment Agency emergency hotline telephone number. Tanks to be sited minimum 760mm from any boundary and minimum 1800mm from any building.

SURFACE WATER DRAINAGE.
110mm dia. half round rainwater gutters to 63mm dia. rainwater pipes. 110mm dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

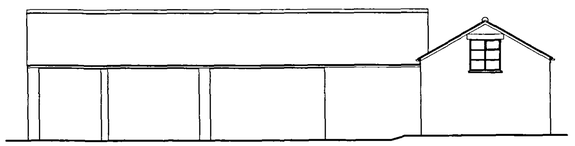
GLASS WINDOWS.
All habitable rooms should have a window with an unobstructed openable area of, at least, 0.35 sq.mm. and at least 450mm wide x 750mm high (the route to reach the opening may be at an angle rather than straight through). The bottom of the openable area would not be more than 1100mm above floor level

GLAZING.
Double glaze property throughout with timber (PVC-U) windows (minimum 24mm air gap to all units with Low E <0.1 (Glass) max U value 2.2 W/sq.m.K excluding airgap). 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.

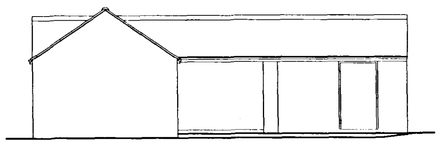
NORTH ELEVATION (EXISTING)



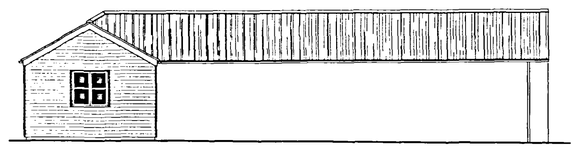
EAST ELEVATION (EXISTING)



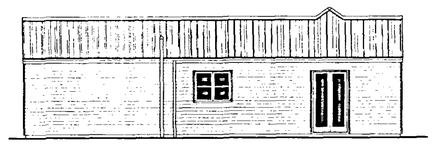
SOUTH ELEVATION (EXISTING)



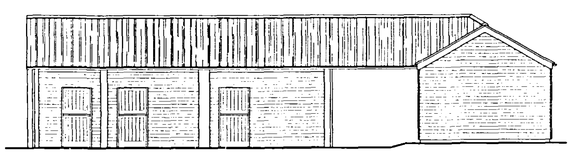
WEST ELEVATION (EXISTING)



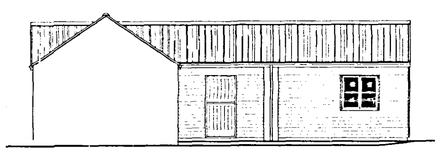
NORTH ELEVATION (PROPOSED)



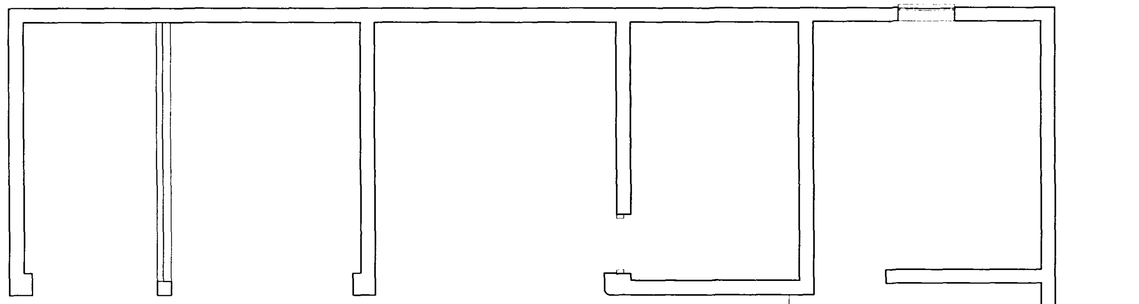
EAST ELEVATION (PROPOSED)



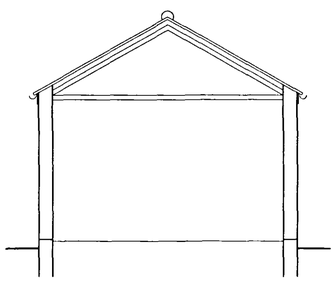
SOUTH ELEVATION (PROPOSED)



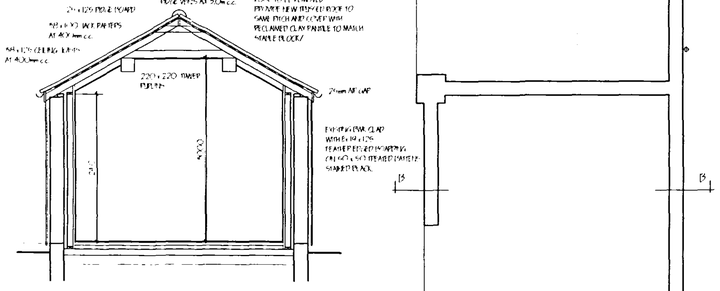
WEST ELEVATION (PROPOSED)



FLOOR PLAN (EXISTING)



SECTION B - B (EXISTING)


ALBION 4250 MODEL 4125 AT 50m c.c.
EXISTING CORRUGATED ASBESTOS ROOF TO BE REMOVED PROVIDE NEW TIMBER ROOF TO SAME PITCH AND PROFILE WITH RECLAIMED CLAY TILES TO MATCH EXISTING ROOF
2"x 6"x 25 ROOF RAFTERS AT 400 m.m. c.c.
2"x 6" CEILING JOISTS AT 400 m.m. c.c.
2"x 6" TIMBER PURLIN
2"x 6" RIDGE BOARD
2"x 6" TIMBER PURLIN
2"x 6" CEILING JOISTS AT 400 m.m. c.c.
2300 x 2200 TIMBER PURLIN
2"x 6" RIDGE BOARD
2"x 6" RAFTERS AT 400 m.m. c.c.
2"x 6" CEILING JOISTS AT 400 m.m. c.c.
2"x 6" TIMBER PURLIN