Replacement Dwelling | Woodhouse Farm House | Hurn Road | Holbeach Hurn

Proposed First Floor Plan & Elevation Drawing

Exclusion: Ryland Design Are NOT Princ pal Designer Unless Appo nted Otherwise

0m — 5m

Scale 1:50 @ A1

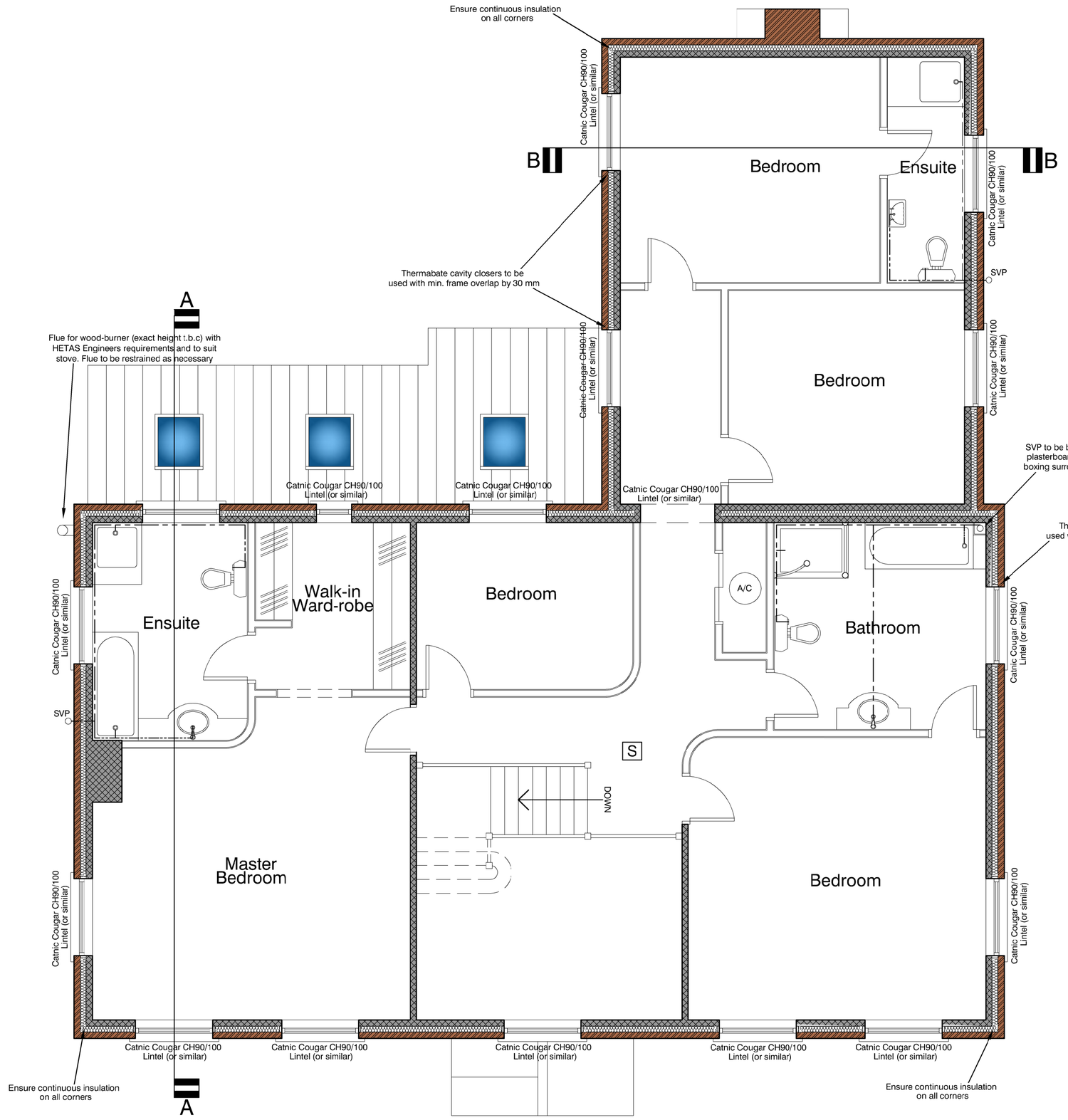
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Notes

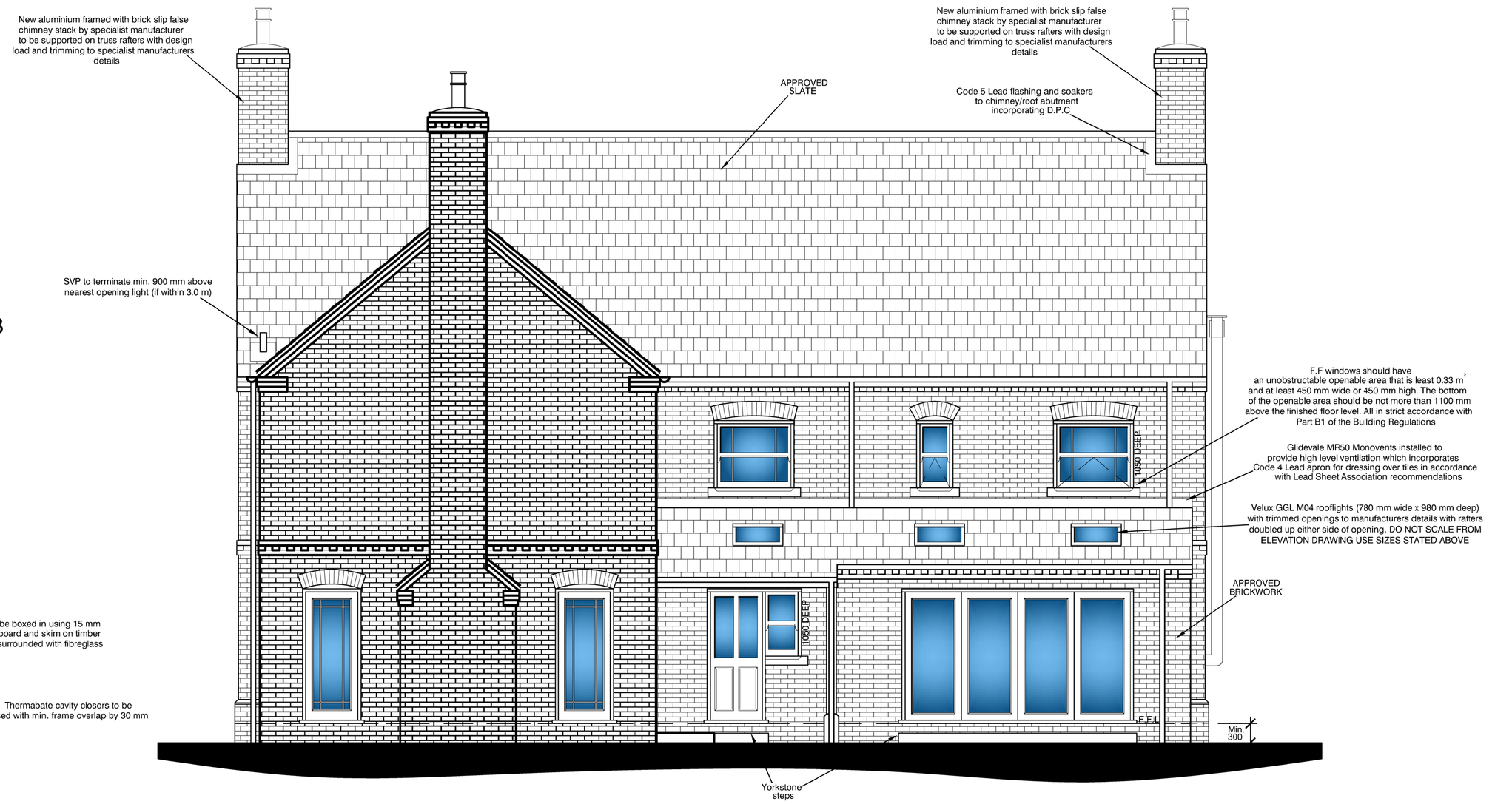
1. All d mensions to be verified on site prior to any fabrication or site works being commenced.
2. Any discrepancies to be reported to Ryland Design before any work is put in hand.
3. Do not scale from this Drawing, use figured dimensions only, contractors are responsible for taking and checking all site dimensions.
4. All dimensions are n millimetres unless stated otherwise.
5. This Drawing is to be read in conjunction with relevant Consultant and Specialists Drawings.
6. This Drawing is to be read in conjunction with Drawing Nos.

PRELIMINARY

DWELLING TO BE PRESSURE TESTED UPON COMPLETION - PROPERTY TO ACHEIVE A MIN. OF 4.0 (q50)



FIRST FLOOR PLAN



NORTH WEST ELEVATION

PART G - HYGIENE/SANITARY AND WASHING FACILITIES/ BATHROOM/HOT WATER STORAGE

Wholesome water to be provided for the property to be provided by the local water supply undertaker. A water calculation to demonstrate a maximum water use for the dwelling of 125 litres/per day/person including a fixed factor of 5 litres/person/day for outside water usage to be provided to the Local Authority no later than 5 days following completion. All baths within the property to be fitted with a suitable anti- scald device to limit the hot water temperature to a maximum of 48 degrees Valve located close to the tap so as to prevent the colonization of water-bourne pathogens. PART G - Vented hot water storage systems All vented hot water storage systems to have a vent pipe of no less than 19 mm² internal dia. The pipe is to be open to the atmosphere above and over the level of the cold water storage cistern conforming to BS4213:2004 Cisterns for domestic use. In addition to the vent pipe and any thermostat provided to control the temperature of the stored water. An appropriate safety device should be fitted to safely discharge water in the event of significant over heating ie. a temperature valve OR a combined temperature and pressure relief valve. Expansion and headers to be heat resistant to at least the temperature of any stored water. Or for systems with a direct heat source a non-self re-setting energy cut out to disconnect the supply of heat so that the temperature of the stored water does not exceed 100 C All hot and cold water installation to be in strict accordance with BS8000-15:1990 Workmanship on Building Sites Code of practice for hot and cold water services (domestic scale)

The cold water supply to any new fittings is to be of suitable quality, i.e wholesome water or softened wholesome water supplied by a statutory water undertaker or a licensed water supplier or from a private water source complying with the Private Water Supplies Regulations 2009.

Any sanitary convenience fitted with a flushing device is to be supplied with water of a suitable quality.

Any washbasin or bidet in a room containing a sanitary convenience or a fixed bath or shower or any sink in an area where food is prepared is to be provided with heated wholesome water or heated softened wholesome water. Hot water tap to be installed on the left hand side of the cold tap.

Adequate hand washing facilities must be provided in, room containing sanitary conveniences or rooms or spaces adjacent to rooms containing sanitary conveniences. Any room containing an sanitary conveniences must be separated from any kitchen or area where food is prepared.

Wholesome water calculation to be submitted to L.A.B.C no later than 5 days after work is completed in accordance with Regulation G2-12E2A.

CONFIRM THAT THE FITTINGS IN WITHIN THE NEW DWELLINGS WILL NOT CONSUME MORE WATER THAN THE TABLE IN SPECIFICATION NOTES.

Revision	Date	Amendment
I	6/8/18	Client Amendments Following Email
H	27/7/18	Client Amendments Following Email
G	18/5/18	Building Regulation Drawing
F	9/3/18	Dwelling size reduction following meeting with client
E	15/6/17	Planning Drawing
D	1/2/17	Client Amendments Following Email
C	27/1/17	Client Amendments Following Meeting
B	16/12/16	Client Amendments Following Email & Discussion
A	18/11/16	Client Amendments Following Email & Discussion

Ryland Design Services Ltd.
Architecture & Planning Practice

Ryland Design | architecture

Scale | 1:50 @ A1

D.B | L.W.B

C.B | A.R.A

Title | Proposal Drawing

Date | June 2017

Client | Mr & Mrs Taylor

Project | Replacement Dwelling, Woodhouse Farm House, Hurn Road, Holbeach Hurn

Drawing Number | RDS 11227/08 I

Tel | 01673 860100 Tel | 01522 899 296 Tel | 01472 730 987 Tel | 01507 389 057
Web | www.rylanddesign.co.uk E-mail | info@rylanddesign.co.uk
Find Us On | Facebook | Twitter | Instagram | Pinterest | Blogspot | Google + | Youtube
Located | Woodlands Business Centre, Lincoln Road , Welton, Lincoln, LN2 3PZ
Pavilion Way, New Waltham, Grimsby, DN36 4WT