

Existing, disused shop area to be converted to Kitchen Wet Room in the manner shown.

To create Wet Room provide 100mm and partition and internal door as shown.

Provide and install new window to side wall of new Kitchen as shown. Window to be 1800mm high and 1800mm wide. Support over new opening with 1G box 200 litres or similar approved.

Lounges Fireplace to be altered as shown.

Existing internal door into Lounge to be removed and replaced with glazed screen.

Original internal door into Lounge to be reinstated as shown.

Proposed foul drains under dwelling to be appropriately supported with basement ceiling.

Connect foul drains to existing foul drainage system.

Existing Kitchen area to be converted into Utility as shown. Large rear opening to be adjusted as shown to have clear view of window directly above and a side wall of the Utility to be reinforced with concrete. Provide 18" Door Canopy, support over new opening with 1G box 200 litres or similar approved.

To all external brickwork adjustments use second hand bricks to match existing.

Make good to all disturbed and affected areas.

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60litres/sec. Alternatively, provide 30litres/sec. cooker hood capable of extracting 30litres/sec.

Wet Room
Provide proprietary mechanical extract ventilation unit capable of extracting 15litres/sec. System to offer intermittent operation.

Protection to Underground Pipes
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs. Provide compressive material below slab concrete.

Inspection Chamber Construction

Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 250mm thick concrete collar around head of inspection chamber. All inspection chambers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

Safety Glazing

Provide safety glass to all windows to a minimum height of 800mm above floor level plus 100mm for minimum height of 1700mm above floor level. Safety glass to be same as doors if within 300mm of doors.

Kitchen/Utility/Bathroom/WC/Triple Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm².

Utility Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 30 l/sec. System to offer intermittent operation.

Foul Water Drainage

Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lined over pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent gas escape from the drain. Provide 900mm above window head and to terminate in balcony final. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document B) complete with minimum 25mm trap. Provide 900mm above window head and to terminate in balcony final. All above ground drainage to BS5582 and all underground drainage to BS8301. Provide seal plates both sides of pipe entry to avoid vermin entry.

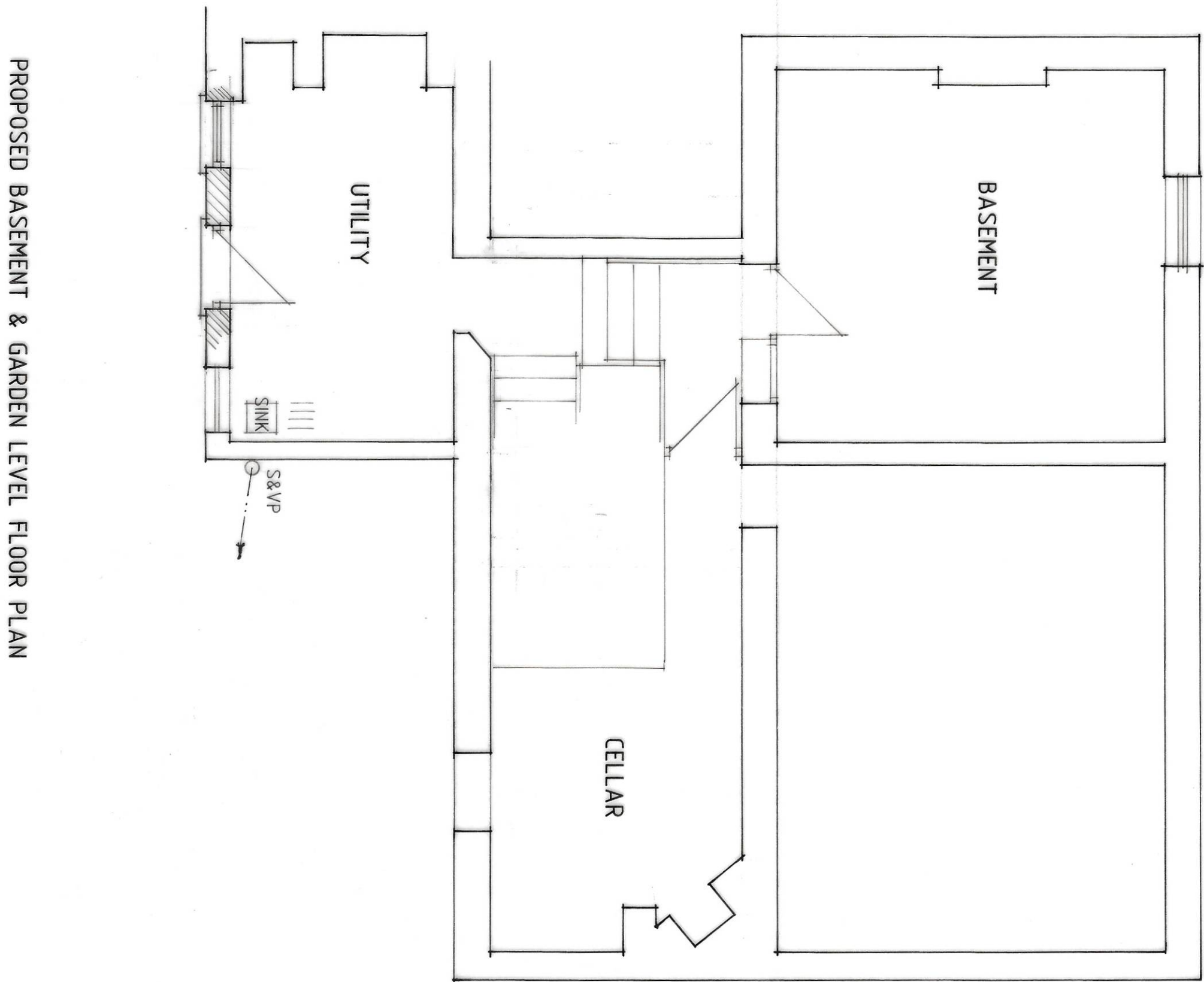
Glazing

All windows and doors to be double-glazed with polypropylene frames to achieve a U-value of 1.6W/m²K.

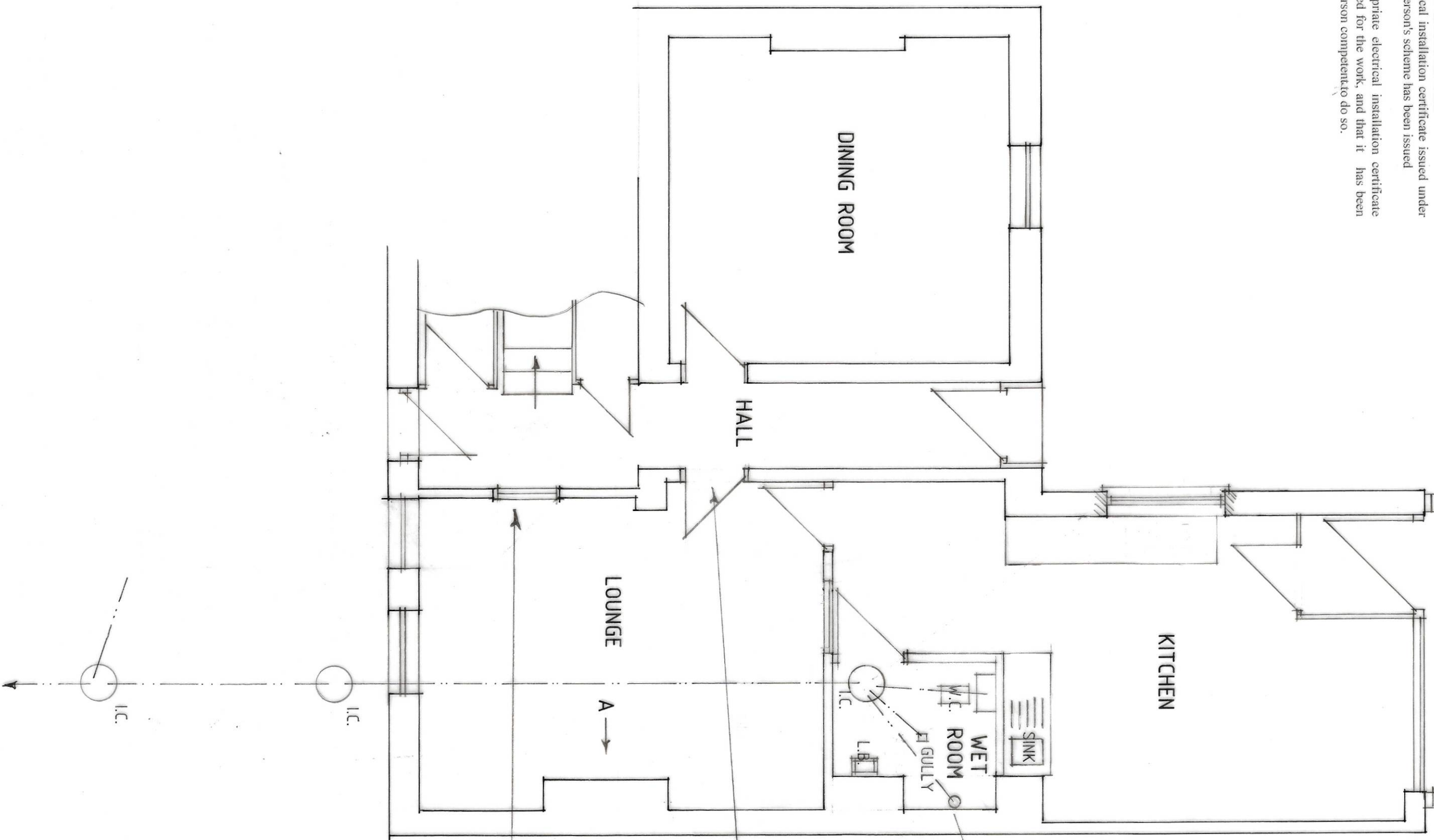
Electrical Work

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent in electrical work. The design and installation of the works the council must be satisfied that either:

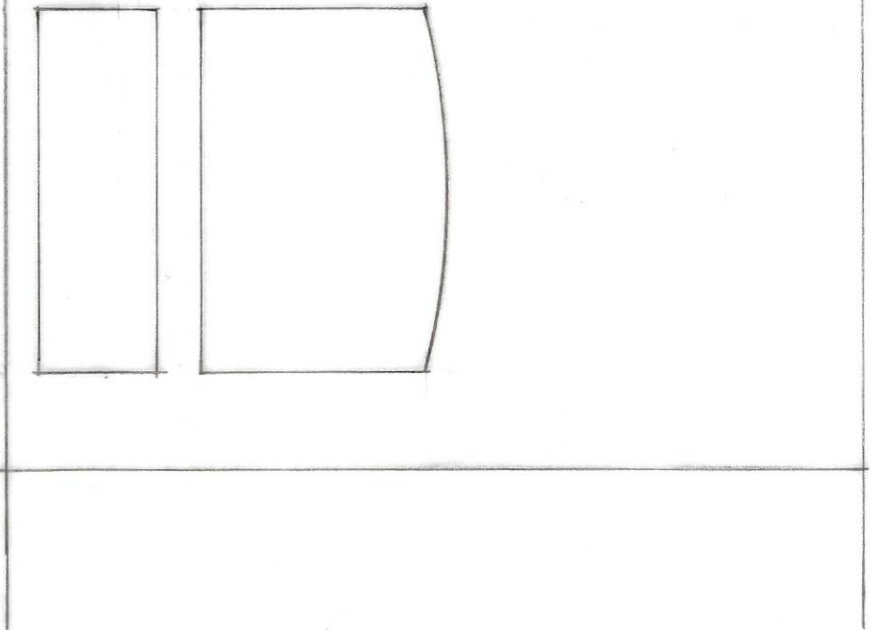
- an electrical installation certificate issued under a competent person's scheme has been issued
- or
- an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.



PROPOSED GROUND FLOOR PLAN



PROPOSED VIEW OF FIREPLACE A.



General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission of the architect.

The architect's responsibility is to check all dimensions on site and report discrepancies to the architect.

All measurements on this drawing are based upon ground level unless otherwise stated.

No responsibility can be accepted for assumed conditions unless reported to the architect or the design team.

Conditions before finalisation of work is undertaken.

Please note this drawing is a design drawing.

Revised single drawings to be submitted by the owner for the life duration of the property.

This drawing is limited in the amount of information contained and does not contain a full specification of the works. It is solely for the purpose of design and construction of the works.

It is the responsibility of the client to ensure that the works are carried out in accordance with the specification and standards set out in the contract documents.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.

The works shall comply with a set of all relevant drawings, etc.