
TECHNICAL INFORMATION

PROPOSED CONVERSION OF FWELLINGS TO 1 NEW HOUSE AND 2 NEW FLATS

AT THE REAR OF

12 PARK LANE

LONG SUTTON

FOR

MR K BUNN

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Existing dwellings to be converted and altered in the manner shown.

To lounge of ground floor flat remove window and extend opening to suit French doors. Support over with IG box lintel or similar approved.

Block off openings in ground floor flat to create separation of flats.

Form new 100mm stud partitions where shown to create inner hall and WC.

Form opening to inner hall and ground floor flat as shown. Support over with IG box lintel or similar approved.

Provide suitable sound protection between flats.

Provide ½ hour fire protection between flats.

Connect all foul drains to existing foul drainage system.

All new windows to be replaced with cream UPVC sash windows.

Rear and side walls to have k-render-light grey.

Provide suitable mechanical ventilators to new ensuite and WC.

Provide stone sills to match existing to windows where lacking.

Kitchen Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 60lt/sec. Alternatively provide proprietary cooker hood capable of extracting 30lt/sec.

Bathroom/En-Suite Ventilation

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

Hot Water Storage

Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulation in accordance with BS5615 1985. Provide thermostatic control.

Heating System

Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts

All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing

Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection

Provide mains operated self-contained smoke alarms to BS5839 Part 6, 2006 in accordance with Approved Document B1.

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Habitable Room Trickle Ventilation

Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm²

Kitchen/Utility/Bathroom/WC Trickle Ventilation

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

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 lintel over pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent gas ingress to building. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301. Provide seal plates both sides of pipe entry to avoid vermin entry.

Boiler

Provide balanced flue condensing type gas boiler of required rating in position indicated on drawing to be either a wall hung type or free standing on 125mm high concrete hearth above oversite. Boiler outlet to have protective guard cover and to be a minimum 300mm from any opening into the building which is wholly or partially above the terminal. Read in conjunction with Approved Document J1/2/3. At completion of works commissioning of heating system to be provided to the local authority Building Control by a competent Gas Safe registered person. Boiler to have a Sedbuk rating of 86%

Glazing

All windows and doors to be double-glazed with Pilkington 'K' glass or similar approved, to achieve either WER Band C or a 'U' value of 1.6W/m²K.

Commissioning of Heating and HWS Systems

A competent person, i.e. the main contractor or sub-contractor shall supply a Certificate of Satisfactory Compliance with Building Regulations Part L. A copy of which shall be made available to both the client and the Building Control body.

A suitable set of operating and maintenance instructions are to be made available to the client to explain to the householders how to operate the systems so that they can perform efficiently and what routine maintenance is advisable for the purpose of the conservation of fuel and power.

Purge ventilation to windows

For a hinged or pivot window that opens 30° or more the height and width should be at least 1/20th of the floor area of the room.

For a hinged or pivot window that opens less than 30° the height and width should be at least 1/10th of the floor area.

Mechanical Ventilation

Mechanical ventilation systems are to be commissioned in accordance with Regulation 44 (where they can be tested and adjusted to provide adequate ventilation) and a copy of the commissioning notice is to be given to the local authority not more than 30 days after completion of the works.

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Hot Water Temperature

Where the operating temperature of the hot water storage vessel is capable of reaching 80°C it should be fitted with a safety device to ensure the temperature distributed does not exceed 60°C. The safety device from the hot water supply should discharge to a place where it will not pose a danger to any person. The hot water supply to the bath should be controlled so that it does not exceed 48°C

Consumer units should be mounted so that the switches are 1350 – 1450 mm above floor level.

Any room which requires an extractor fan that does not have an openable window to have a 15 minute over-run provided to the extractor fan.

The Log Burner to be installed by a Heating Engineer or details to be provided on the installation to ensure it complies with Approved Document .J.