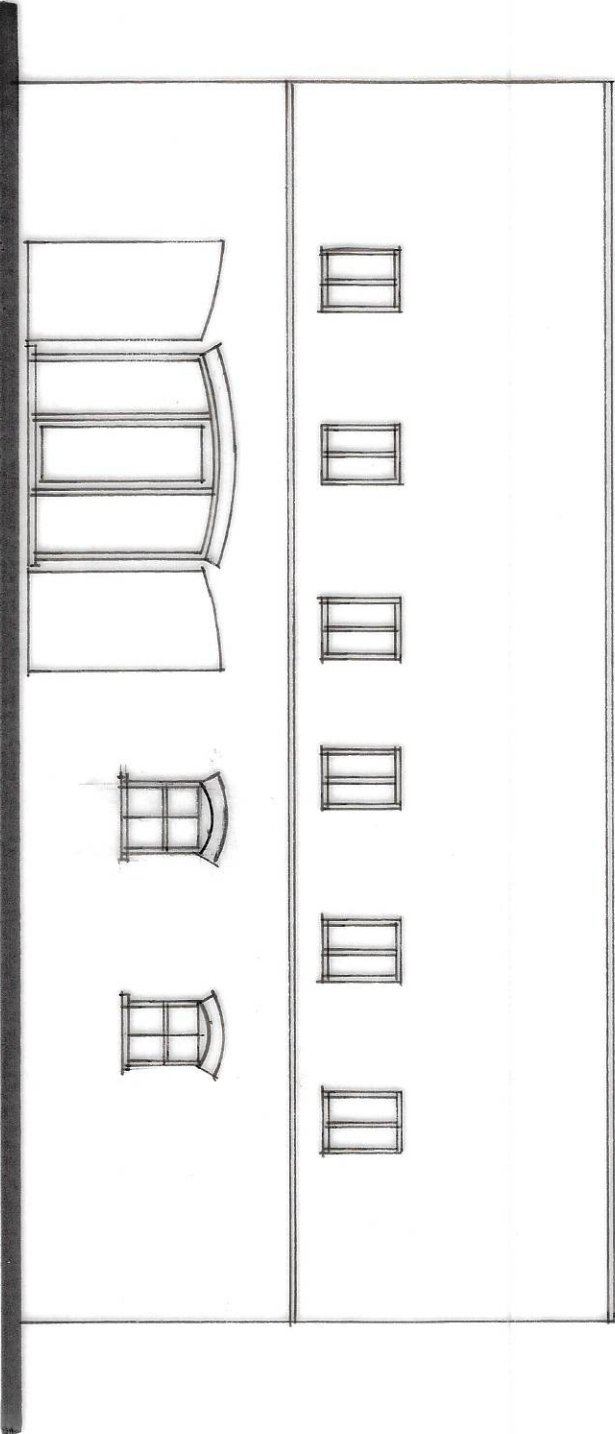
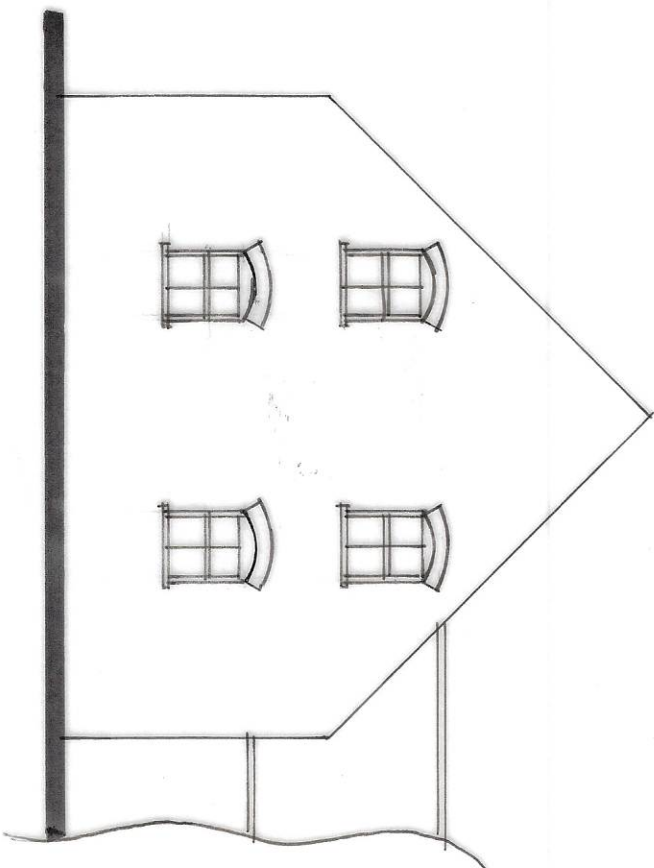


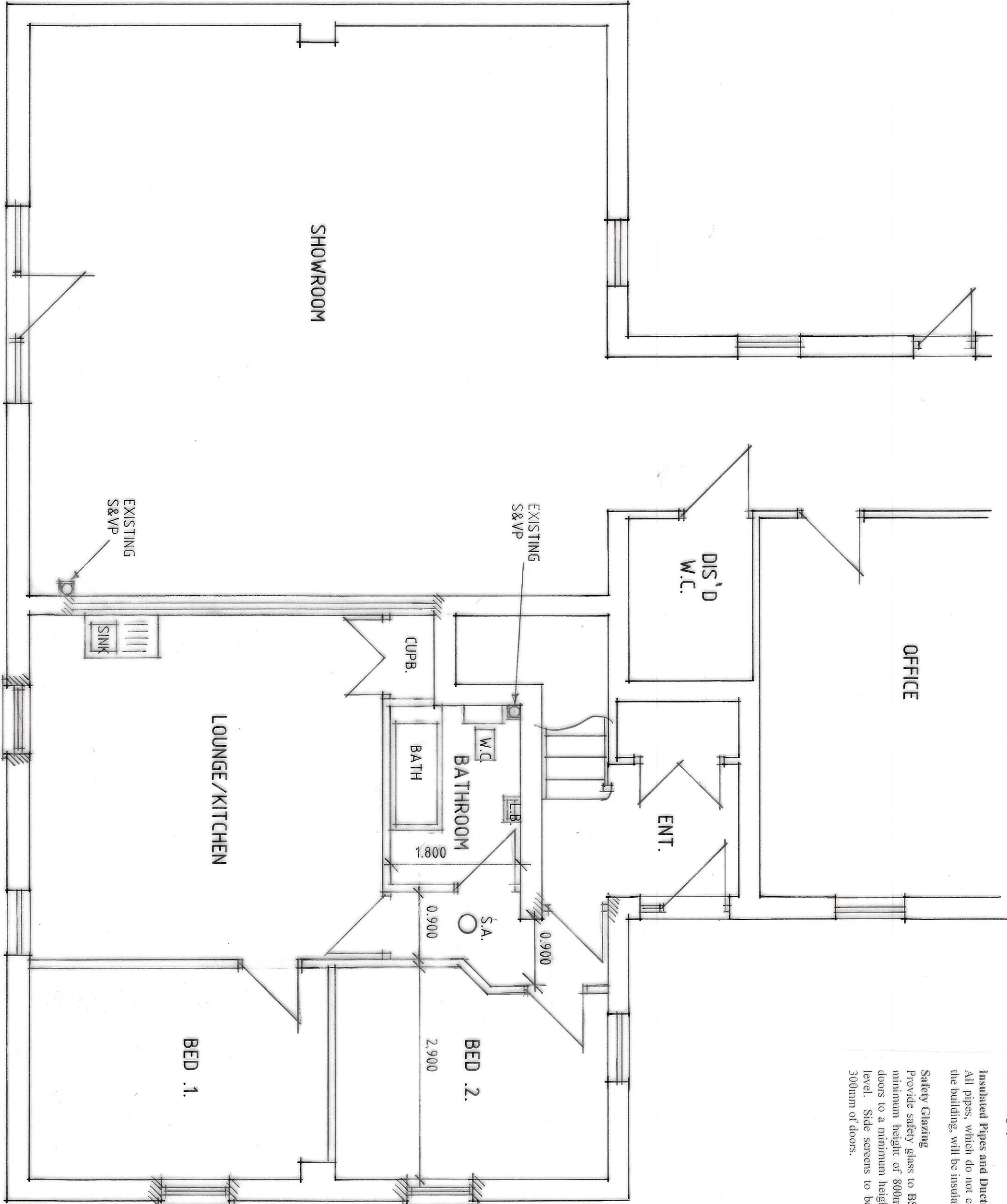


FRONT



SIDE

- Half of existing showroom to be converted in to Holiday Flat as shown.
- Form opening to wall between Entrance and Flat to form doorway. Support over with I.G.L/Vs lintel or similar approved.
- Form opening in external wall to suit windows to match size and style etc of existing windows. Support over with I.G.L/Vs lintels or similar approved.
- Build new Party Wall where shown as separation between Flat and existing Showroom wall to be built of suitable 700 x 225 concrete foundation.
- Provide 100mm stud partitions with doors as shown to create room layout as shown.
- Connect foul drains to existing S & VP's
- Heating to be by on-site Bio-Mass boiler.
- Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 600/sec. Alternatively provide proprietary cooker hood capable of extracting 300/sec.
- Bedroom/Fits-Suite Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 150/sec. System to offer intermittent operation.
- Hot Water Storage
Provide system approved by BBA and installed by BBA approved installer. System to be installed in accordance with BS6615 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 1500mm above floor level. Provide doors to a minimum height of 1500mm above floor level. Slide screens to be same as doors if within 300mm of doors.



GROUND FLOOR PLAN

Purge ventilation to windows
All windows and doors 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.

Party Walls
275mm party cavity walls to conform to Robur detail E-WM-1.
100mm Celcon standard block.
75mm cavity with 40mm Celcon CW-4000
100mm Celcon standard block.
Cavity wall ties to be stainless steel type spaced at 450mm vertically and 900mm horizontally to BS1251-1978. Internal block to receive 10mm sand/cement render and skim

The flow rates for the mechanical extractor must be tested and results given to Local Authority Building Control to show that the extraction rate is the same as the manufacturer's approved data.
Ventilation, no later than 5 working days after the final test.

Provide wholesome or softened wholesome water to any wash basin in or adjacent to any room containing a sanitary convenience and any wash basin, toilet, fixed bath and shower in a bathroom.
Provide heated wholesome water or heated softened wholesome water to any wash basin or toilet in or adjacent to a room containing a sanitary convenience and any wash basins, toilet, fixed bath or shower in a bathroom and any sink that is provided in an area where food is prepared.

The hot water supply to any fixed bath is to be designed and installed with measures to ensure that the temperature of the water that can be delivered to the bath cannot exceed 48°C.

All glazing to meet the requirements of 'Approved Document Q' relating to safety glazing in relation to impact, opening and cleaning.

Water calculations are to be supplied to South Holland District Council Building Control showing how the water usage will be limited to 125 litres/person per day.

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.

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 cause a hazard to persons or property. The water supply to the bath should be controlled so that it does not exceed 48°C.

All easily accessible doorsets (including garage doorsets and communal entrance doorsets) that provide access into a dwelling or into a building should be constructed to the following:
a. Manufactured to a design that has been shown by test to meet the security requirement of British Standard publication PAS 24:2012 or
b. Designed and manufactured in accordance with Approved Document Q appendix B.

Ground floor basement and other easily accessible windows (including accessible rooflights) should be secure windows in accordance with Approved Document Q paragraphs 2.2 and 2.3, windows should be made to a design that has been shown to meet the security requirement of the British Standards publication PAS 24:2012.

The building should have a provision that in the future copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed.

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

Make good to all disturbed and affected areas.

Smoke Detection
Provide mains powered self-contained smoke alarms to BS5839 Part 6, 2006 in accordance with approved Document B1.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm².

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

Glazing
All windows and doors to be double-glazed with Pilkington 'HC' 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 responsible for the installation, shall supply a copy of the manufacturer's instructions, 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 residents how to operate the heating systems so that they can perform efficiently and what routine maintenance is advisable for the purpose of the conservation of fuel and power.

Electrical Work
All electrical work required to meet the requirements of Part P of the Building Regulations shall be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:-
a) an electrical installation certificate issued under a competent persons scheme has been issued or
b) an appropriate electrical installation certificate has been issued for the work and that it has been signed by a person competent to do so.

Stud Walls between Habitable Rooms
To have 15mm plasterboard finish to both sides of 50mm x 100mm studs with 100mm fibreglass between to reduce sound transmission

B - INF. ADDED - 7.2.18
A - INF. ADDED - 6.2.18

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF
SHOWROOM TO HOLIDAY FLAT
AT RED MAYES FARM, LIME
WALK, LONG SUTTON FOR

HALLGATE TIMBER

PLAN AS PROPOSED

1:50 1:100 SD16-04.7/1
SEPT-16 B.GILHAM.

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