Existing external doors and windows to be altered/adjusted as shown.

Support over new external openings with I.G Box 200 lintels or similar approved.

Build in new double-glazed windows and doors as shown.
Windows to be 1.2 x 1.2.

Connect foul drains to existing foul drainage system.

Heating to be by existing heating system.

Provide heat detector to Kitchen/Lounge area.

Make good to all disturbed and affected areas.

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.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm^2

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm^2

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.

Background Ventilation
Background ventilation is to be provided by trickle ventilators to the tops of windows. Use trickle vents offering 8000mm^2 per window head. Ventilation for whole extension to be 60,000mm^2

Dry Lining of Existing External Walls to Create New Dwelling
Dry line existing solid external walls with 55mm Celotex GA4000, joints taped to create VCL + air leakage barrier cavity (low emissivity) – 25 x 47mm battens at 600mm centres, 12.5mm Knauf wallboard, or similar approved. All to give "U" value of 0.28W/m^{2}K.

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.

Fire Detection & Fire Alarm System
Fire Detection & Fire Alarm system to be to BS5839 - 1:2013.

Provide mechanical ventilation to Bathroom ducted to external air.

A sound test is to be provided for the separate Party Walls in accordance with Approved Document .E.

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 compressible material below slab/concrete.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

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/m^{2}K.

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 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 person's 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

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.

Existing Dance Studio to be converted to Holiday Flat in the manner shown.

Provide additional sound proofed stud wall adjacent existing stud wall to Entrance Hall as shown.

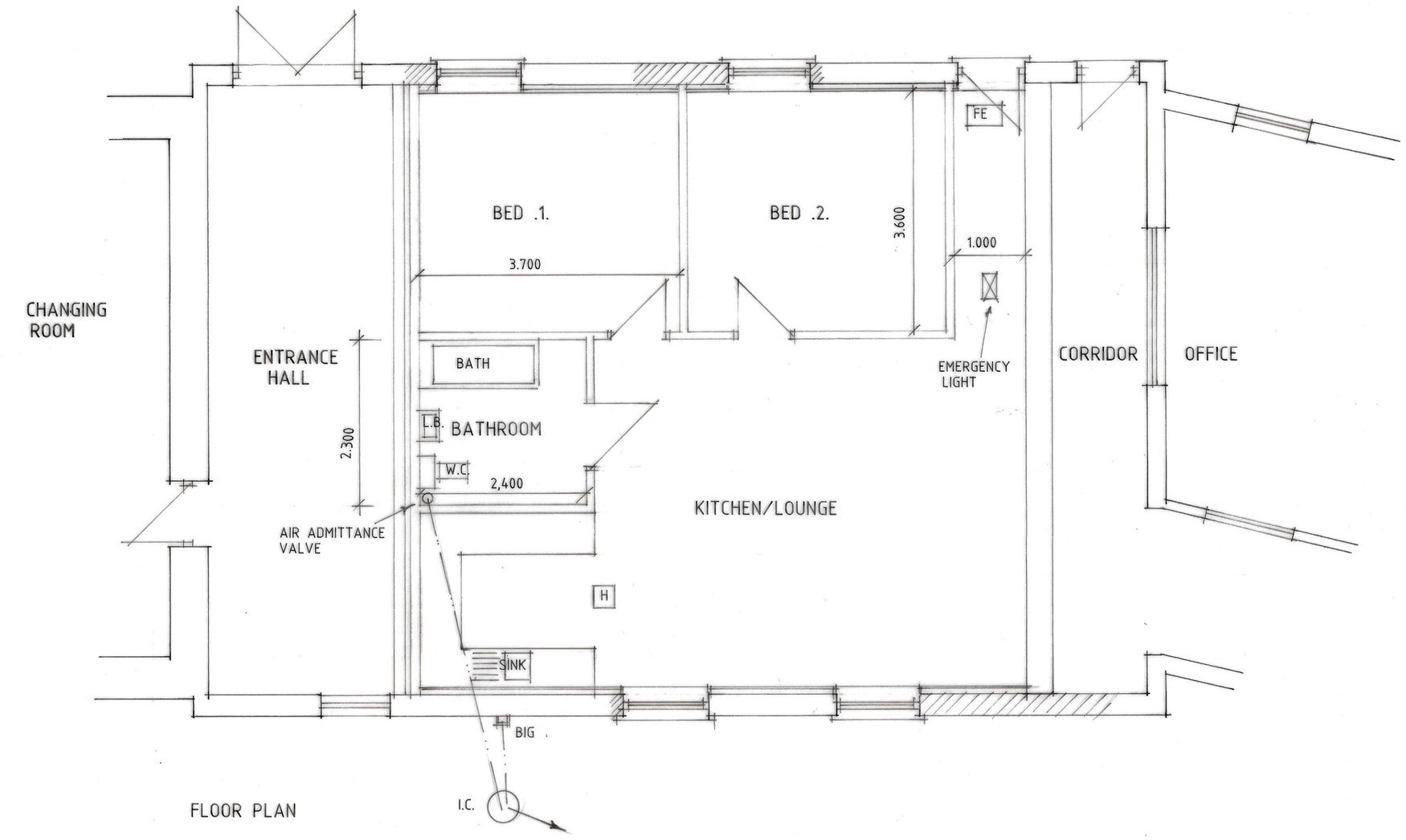
Build in 100mm stud wall and doors where shown to create flat layout.

Existing floor to have 100mm Celotex insulation and suitable 19mm floor decking.

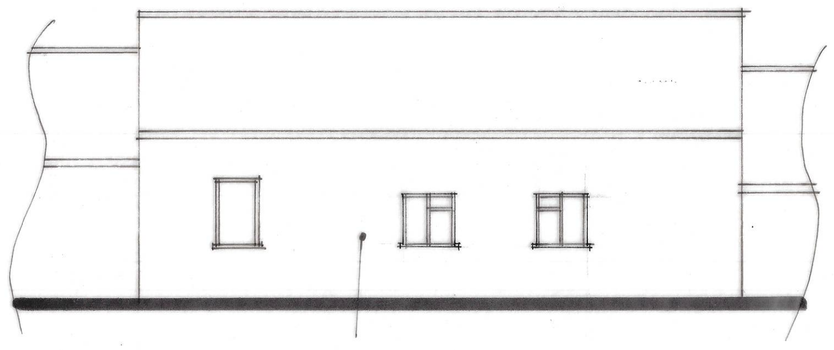
Partition walls adjacent existing Entrance Hall and Corridor to be half an hour fire protected.

Ceiling to be half an hour fire protected.

To the roof space provide 400mm fiberglass insulation if lacking.

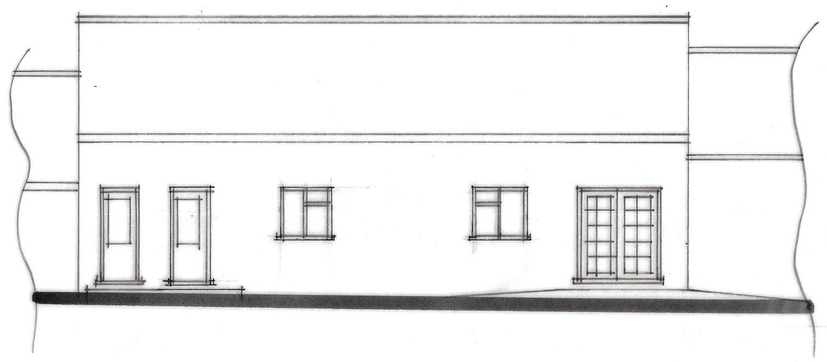


FLOOR PLAN



SIDE

THIS WALL TO BE CLAD WITH DARK GREY, COMPOSITE SHIPLAP BOARDING



SIDE

A - INF ADDED - 8.11.21

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSON OF DANCE STUDIO TO HOLIDAY FLAT AT RED MAYES FARM, LIME WALK, LONG SUTTON
FOR
HALLGATE TIMBER

PLAN AS PROPOSED

1:50 1:100	SD21-037/2
OCT-21	B.GILHAM.

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