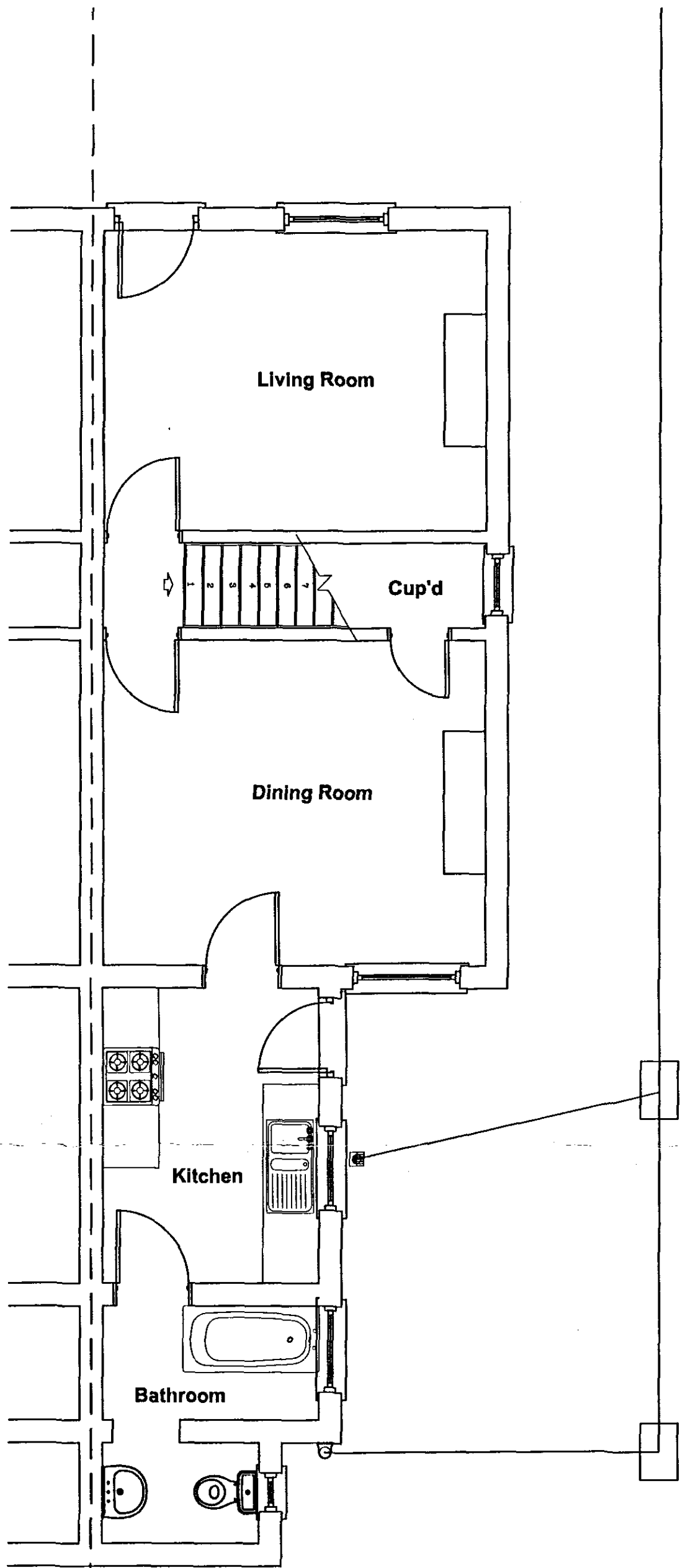
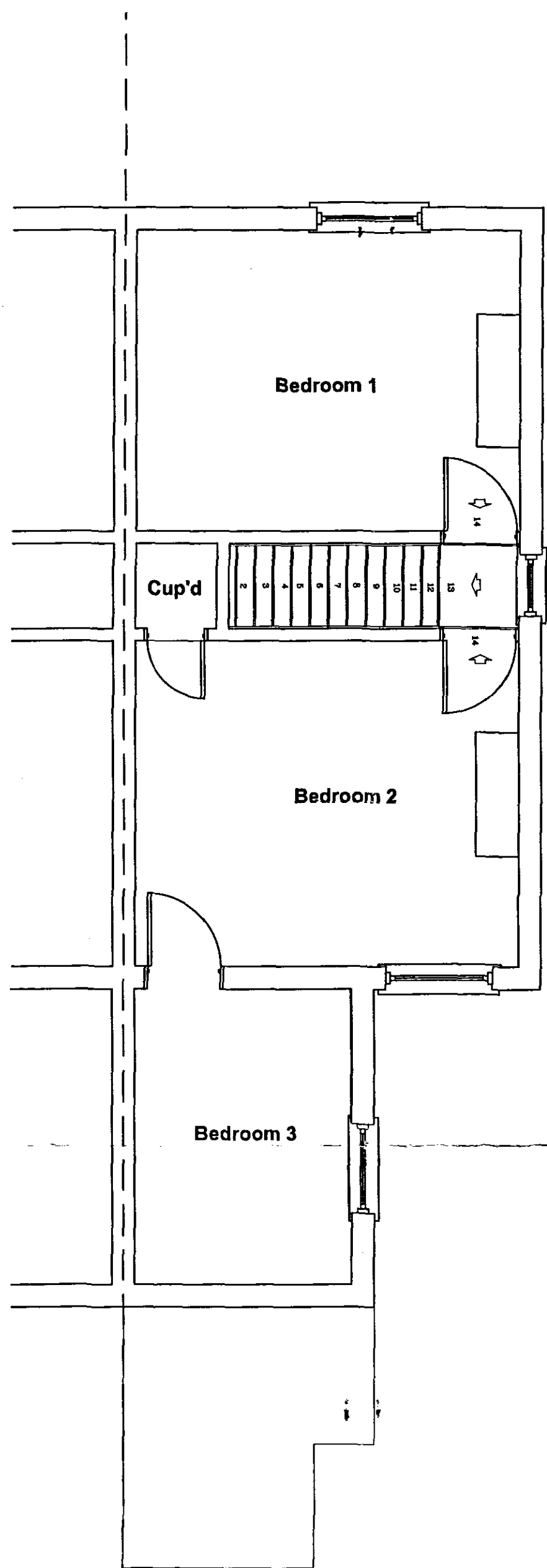


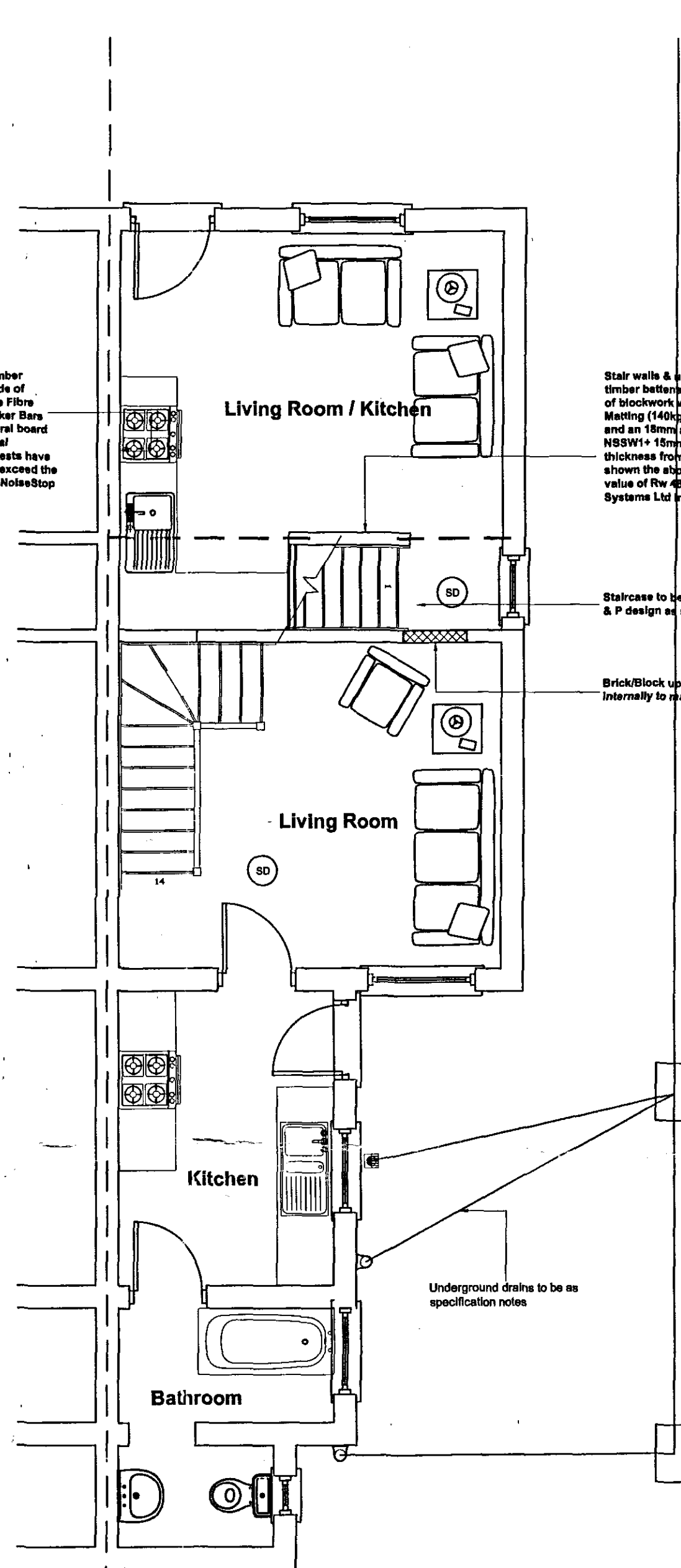
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If In doubt then please ask



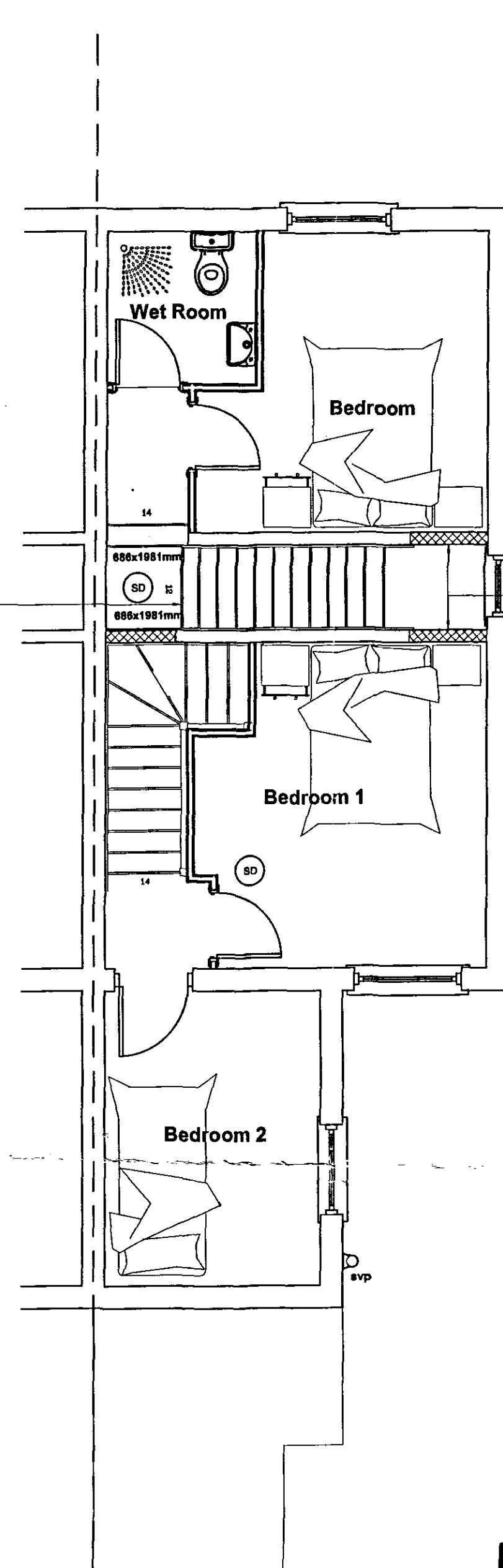
Existing Ground Floor Plan
Scale 1:50



Existing First Floor Plan
Scale 1:50



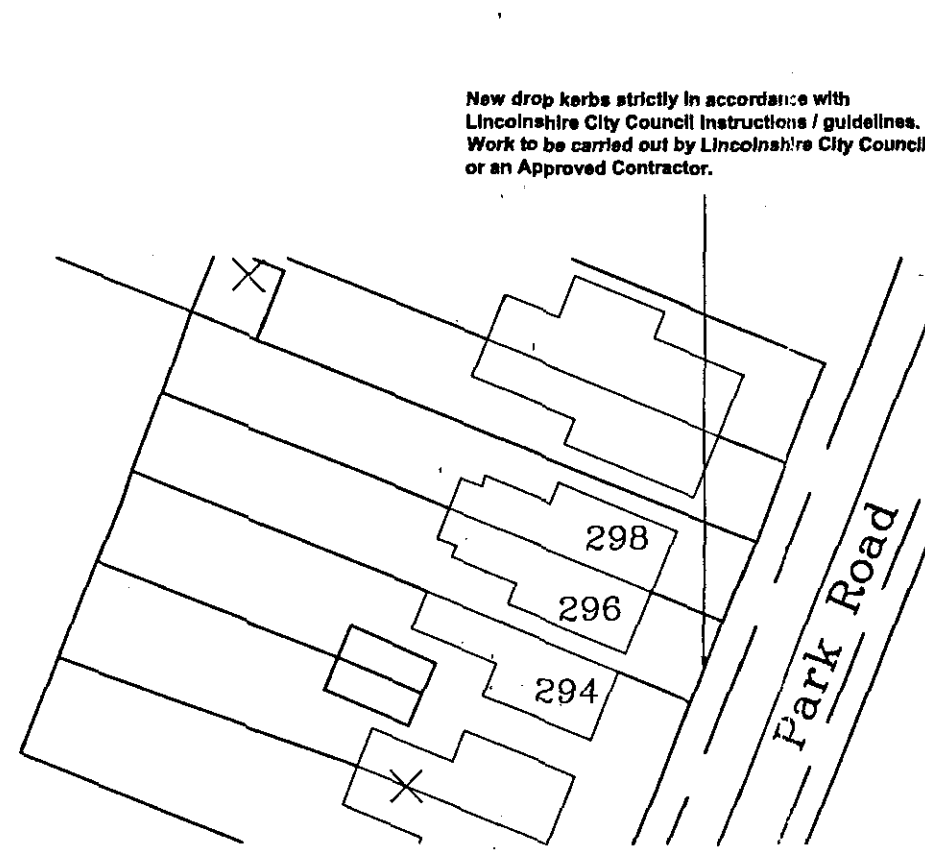
Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



Site Location Plan
Scale 1:1250



Site Block Plan
Scale 1:500

SMOKE ALARMS
To be self contained, interconnected and wired to a separately fused circuit with a battery back up. Smoke alarms to be fitted to u/side of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

EXTERNAL LIGHTING
All external lights to have a sensor which will extinguish the light when there is enough daylight and when not required at night.

ACCESSIBLE SWITCHES & SOCKETS
In order to use the dwelling more easily by all persons then wall mounted switches, sockets, TV sockets, telephone jack points and door bells, etc should be positioned between 450mm and 1200mm from finished floor level. Door bells & light switches to be fitted 1200mm from FFL and the remainder 450mm from FFL.

PRINCIPAL ENTRANCE
Provide sloped access ramp to entrance door with min 1m clear opening. Level surface at door position to be at least 1.2m with sloped gradient of not steeper than 1:15 if slope is not longer than 10m or not steeper than 1:12 if slope is less than 5m. Note additional DPC required at coarse above usual DPC level to level landing / sloped areas only. Ensure DPC is lapped with DPM in floor slab. Ensure door is fitted with a level threshold (max 15mm upstand).

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C. = 100mm ø Multivac or similar approved
W.H.B. = 32mm ø uPVC with 75mm Deep sealed trap
SINK = 40mm ø uPVC with 75mm Deep sealed trap
SHOWER = 40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction. Provide anti-siphon traps where pipe runs exceed 3m and W.H.B. pipe run exceeds 1.8m.

ROOF / LOFT ACCESS
Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements.

NO GOINGS
Fix min. 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings. Position of light fittings to be advised by client on site.

INTERNAL JOINERY, SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION
All electrical work required to meet the requirements of Part P must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council Building Control Officers must be satisfied that either:
1. An electrical installation certificate issued under a competent persons scheme has been issued or
2. An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so. The Engineer is to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

HEATING SYSTEM
Provide a Low Pressure Hot Water Central system via Gas Fired Boiler and cylinder complete with fan assisted flue and combustion air vent. Area of vent is to be in strict accordance with manufacturer's recommendations. Boilers to have a SEDBUK rating of 86% (Gas), 82% (Oil) and 85% (D.O). Electrical operated boiler control interlocks are to control the operating periods of the boiler which in turn is controlled by a room thermostat positioned in proposed living room. The boiler should only fire when the space heating or the Cylinder thermostat calls for heat. All radiators are to be fitted with thermostatic radiator valves. Panel radiators to maintain the following room temps (with an outside temp of -1°C):
Dining Room & Living Room: 21°C
Kitchen: 18°C
Hall and Landing: 18°C
Bedrooms: 18°C
Bathrooms: 22°C
W.C.: 18°C
Utility: 18°C

The hot water cylinder is to be insulated with a factory applied PU foam coating at least 35mm thick having a min. density of 30kg/m³. All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/mK and a thickness equal to the outside diameter of pipe up to max. of 40mm. It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost, refer to BRE Report No. 282 2002 Edition. Contractor to provide an 'Operating and Maintenance Instructions for Heating and Hot Water Systems' notice inside kitchen door which explains operating system and routine maintenance which is advisable for the conservation of fuel and power. Contractor to submit a certificate to show that commissioning has been successfully carried out. The certificate should be made available to the Client and SHDC building inspectors. A suitable certificate should be one published as part of the Benchmark Code of Practice for Installation, Commissioning and Servicing of Central Heating Systems, a blank copy may be included within the boiler manufacturers installation instructions or from C.H Information Council on Tel no: 01928 423 284.

Underground drains to be as specification notes

Location of Solid Waste Storage via approved Refuse Site

Staircase to be based on a standard B & P design as specification notes

Brick/Block up existing door/Finish internally to match surrounding walls

Stair walls & u/s stairs to have 50 x 25 timber battens fixed to habitable side of blockwork with 25mm Dense Fibre Matting (140kg). Soundbreaker Bars and an 18mm acoustic mineral board NSW1+ 15mm p/board. Total thickness from wall 58mm. Tests have shown the above system to exceed the value of the dBd. All as per NoiseStop Systems Ltd instructions

Party wall to have 50 x 25 timber battens fixed to habitable side of blockwork with 25mm Dense Fibre Matting (140kg). Soundbreaker Bars and an 18mm acoustic mineral board NSW1+ 15mm p/board. Total thickness from wall 58mm. Tests have shown the above system to exceed the value of the dBd. All as per NoiseStop Systems Ltd instructions

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rev "D" - 22.02.08 - Scheme amended to suit Client

rev "C" - 08.08.07 - Building Control Amendments

rev "B" - 06.03.07 - Building Control Specification added

rev "A" - 27.11.06 - Drop Kerb positions amended & Kitchen size increased

Client:
Mr C Bosworth & Mr B Bosworth
20 Osier Road
Spalding
PE11 1QT

Site:
Proposed Conversion Into
2no. One Bedroomed Flats &
Drop Kerbs at 296 Park
Road, Spalding, PE11 1QT

remway
Design Ltd
2 Red Lion Street
Spalding
PE11 1SX
Tel / Fax: 01775 768 921
Mobile: 07815 112 058
e-mail: jason@remwaydesign.co.uk

Date: sept06 Scale: As Noted

Drawing No:
1275 - 01 "D"

Please Note: The Contractor is to expose the existing elements (where applicable) and their construction method and the Building Control Officer will advise the existing Threshold Value

Upgrading of Retained Thermal Elements		
Element	Threshold Value W/m²K	Improved Value W/m²K
Cavity Wall	0.70	0.55
Solid Wall	0.70	0.35
Floors	0.70	0.25
Pitched Roof with Insulation at ceiling Level	0.35	0.16
Pitched Roof with Sloped Insulation	0.35	0.20
Flat Roof	0.35	0.25

Retained elements: This situation arises in the case of works such as extensions, change of use or material alteration. Any existing element that becomes a thermal element as a result of the works where previously it was not and is poorly insulated (below the 'Threshold Value' in Table 5 above) must be upgraded to the 'Improved Value' above. In the case of an existing wall, where the existing 'U' value is greater than 0.7 W/m²K should be upgraded to at least 0.55 or 0.35 depending on construction. Similar rules apply to roofs and floors. For Material Alterations - Any existing window or roof light or door separating heated or cooled areas from outside or unheated space having a 'U'-value higher than 3.3 W/m²K must be replaced with Glazing to achieve 1.8 W/m²K