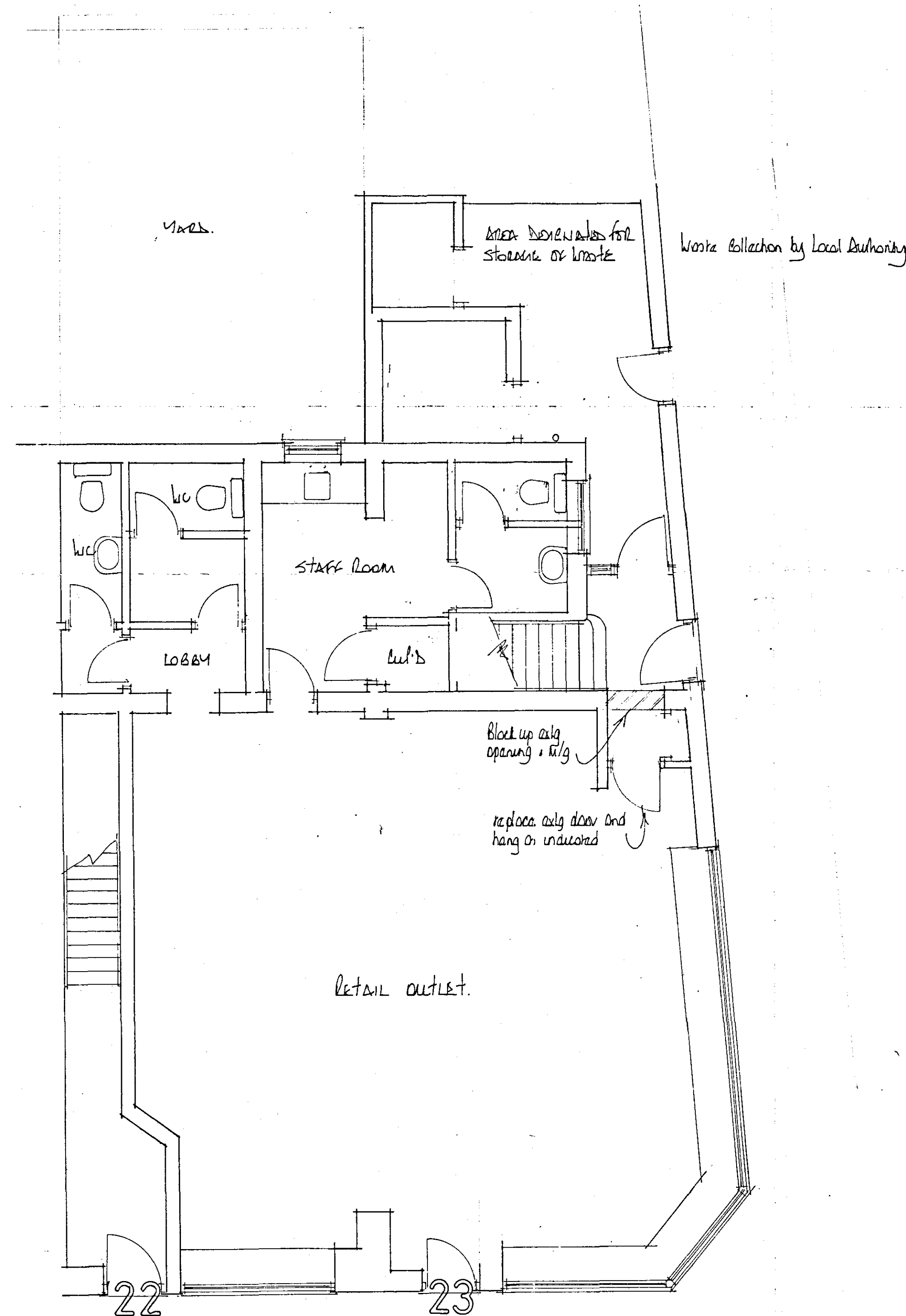
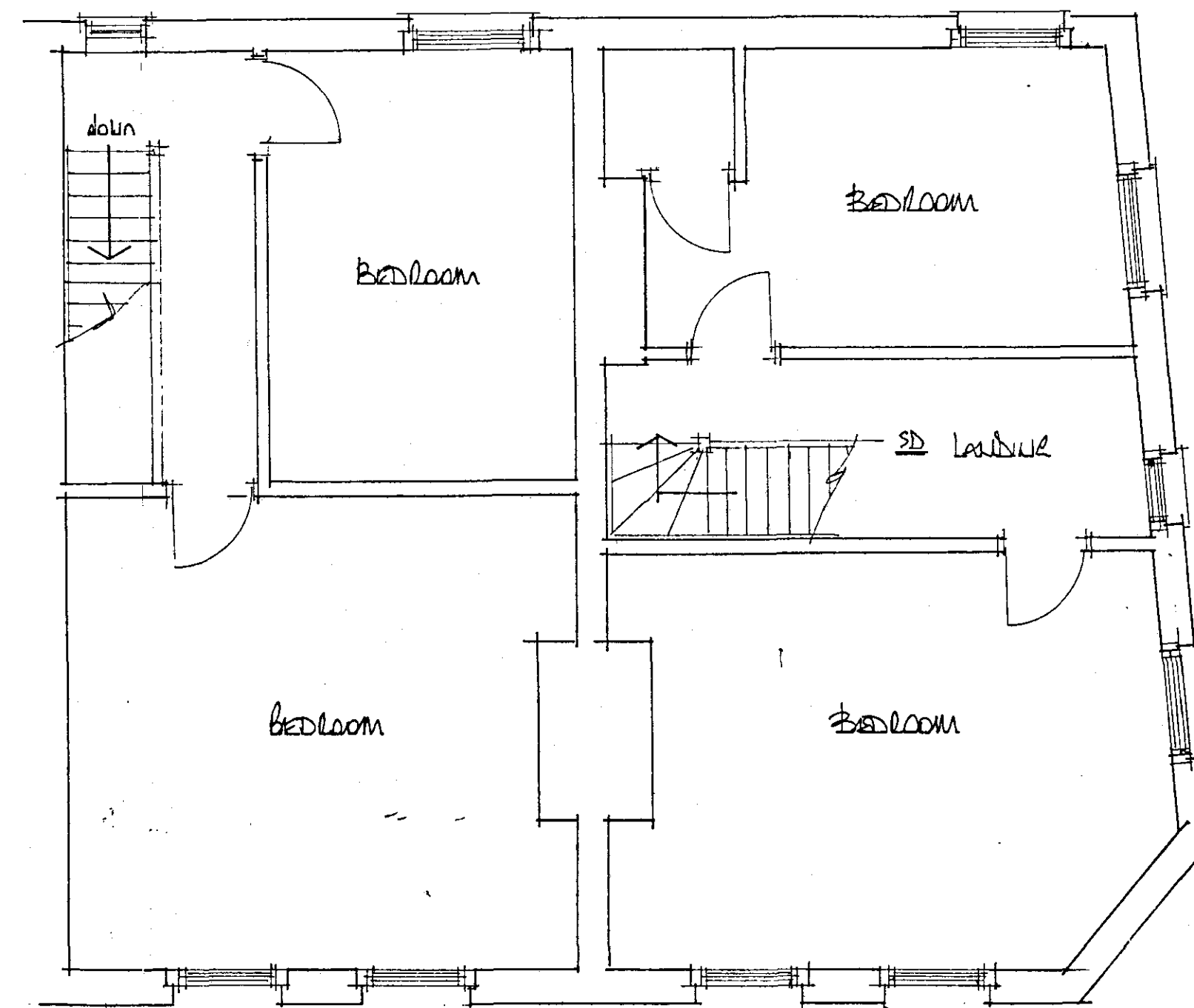
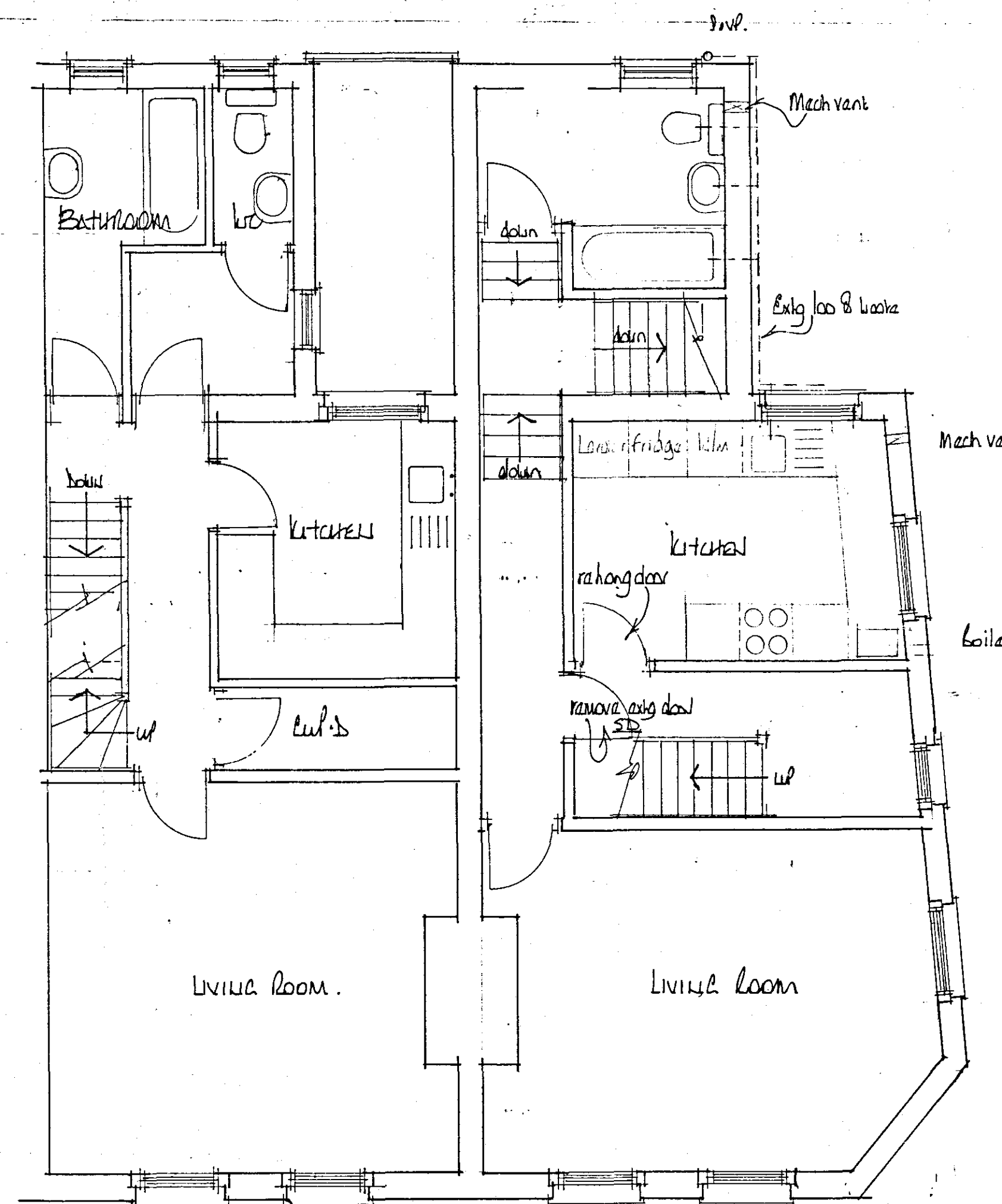




ground floor



second floor



first floor

FLOOR CONSTRUCTION

First

3mm hardboard laid over existing construction as follows:-
existing floor boards
existing joists
lathe and plaster/plasterboard
100mm glass fibre on MF acoustic ceiling hung on acoustic hangers and covered with soundblock boarding achieving both sound insulation and fire resistance.
Suspended ceiling using USG fissured tiles and 24mm white USG grid

Second floor

3mm hardboard laid over existing construction as follows:-
existing floor boards
existing joists
lathe and plaster/plasterboard ceiling

WINDOWS & DOORS

The existing timber double hung sash windows are to be overhauled to include replacing cracked panes, cracked and perished putties, splicing in where defective or rotten, replacing sash cords etc. Provide and fix new fitch fasteners to all. Windows to be decorated inside and out and left in full working order.

All internal doors and ironmongery to be replaced with 6 panel internal doors. All doors with the exception of the door to the bathroom are to be of half hour fire construction and to be fitted with a Perco or similar self closing device.

VENTILATION

All habitable rooms have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

The bathroom is to be mechanically ventilated direct to the external air. The extractor is to be capable of a min. 3No. air changes per hour and is to incorporate a 15 minute over-run period.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446: Pt 1: 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. Regulations.

ELECTRICAL INSTALLATION

The electrical installation is to be carried out by an electrician registered with NICEIC, ECA or NAPIT. The electrician is to issue a design, installation and test certificate under BS7671 upon completion of the works.

The entire electrical system is to be wired to a consumer unit, location to be determined on site.

3No. light fittings (located in - kitchen, landing and bathroom) are to be comprised of fluorescent tubes or compact fluorescent lamps or other light fitting which will only accept lamps having a luminous efficacy greater than 40 lumens per circuit -watt.

HOT WATER/CENTRAL HEATING SYSTEM

A room sealed gas fired Glow-worm cxi range high efficiency condensing combi boiler (having a SEDBUK rating A, 90.3% efficiency) is to be installed where indicated complete with fan assisted flue and combustion air vent, the area of which is to comply with the manufacturers recommendations.

Separate timing controls (space heating and hot water) are to be provided to control the operating periods of the boiler, with the exception of combi boilers, and should only fire the boiler when space heating or the hot water cylinder thermostat calls for heat.

Thermostatic radiator valves are to be installed with a room thermostat provided to switch off the boiler when there is no demand for heating or hot water.

The hot water system is to be vented.

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm

Rev A 27-03-07

Waste storage area defined

DETERMINED PLAN

DRAINAGE

Foul

Install 40mm diam. pvc waste to sinks and showers, 32mm diam. pvc waste to hand basins all with 75mm deep traps. 40mm diam. pvc waste to bath with combined trapped waste and overflow.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length and be connected to the existing 100mm common waste.

Above ground drainage to comply with BS5272: 1978

All drainage items are to be installed in strict accordance with the manufacturers instructions.

ROOF CONSTRUCTION

Insulation

To be Rockwool Rollbatts (k = 0.037 W/mK), 150mm laid between joists with a further layer of 150mm laid at right angles over the top.

NOTICES

The tenant is to be provided with a folder containing the following:-

Planning permission approval
Building Regulation approval
Commissioning details and instructions on boiler and electrical appliances installed

SHDC
Planning & Development
03 APR 2007
Ref: 0440107

Cley Developments Ltd

"Willow Lodge", Horseshoe Road,
Spalding, Lincs
PE11 3JA

Tel/fax :- 01775 767968
Mobile tel. no :- 07710 815044

Project

22 & 23 Station Street
SPALDING
Lincs

Drawing Title

CONVERSION OF 1st & 2nd FLOORS
ABOVE No 23 Station Street
TO RESIDENTIAL FLAT.

Scale

1:50

Date

JAN '07

Drawn

KL

Drawing No.

22/23ST10