

COPIES OF DWGS. WEN/1074/06 MUST NOT BE TAKEN, TRACED OR ALTERED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY ARE ISSUED WITHOUT WRITTEN PERMISSION OF WENMAN BUILDING DESIGN. THESE SERVICES ARE PRODUCED ONLY FOR THE PURPOSE OF OBTAINING BUILDING REGULATIONS APPROVAL AND DO NOT CONTAIN A FULL SPECIFICATION FOR THE PROPOSED WORKS AND MUST NOT BE USED AS A CONTRACT DOCUMENT ALONE. THE PROPOSED WORK WILL NOT BE SUPERVISED/INSPECTED BY WENMAN BUILDING DESIGN (unless agreed otherwise in writing by the client), THEREFORE THE CLIENT OR THEIR APPOINTED BUILDER/CONTRACTOR, RESPONSIBILITY TO CONTROL WORKMANSHIP/MATERIALS & SPECIFICATION AND ANY VARIATIONS TO THE CONTRACT, IT IS NEITHER PRACTICAL OR REASONABLE TO SHOW ALL RELEVANT MATTERS ON THE DRAWINGS, THE FACT THAT MATTERS ARE NOT MENTIONED DOES NOT ALLEVATE THE BUILDER/CONTRACTOR FROM RESPONSIBILITY OF NON-COMPLIANCE IN CARRYING OUT THE WORK. ALL WORKS AND MATERIALS TO BE FITTED AND INSTALLED TO THE MANUFACTURERS INSTRUCTIONS AND COMPLY WITH THE MANUALS AND APPROVED DOCUMENTS OF THE BUILDING REGULATIONS AND CURRENT WHIC. TECHNICAL REQUIREMENTS CODES OF PRACTICE, BRITISH STANDARDS OR EUROPEAN CODE ETC. ALL MEASUREMENTS ON THIS DRAWING ARE NOT TO BE SCALED FOR CONSTRUCTION/ORDERING PURPOSES. ALL DIMENSIONS FOR SETTING OUT OF THE WORKS AS SHOWN ON THE DRAWING TO BE CHECKED BY THE BUILDER/CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED IMMEDIATELY. WHERE APPLICABLE DIMENSIONS SHOWN ARE EITHER THE OUTSIDE/INSIDE OF b/wk OR BLOCKWORK AND NOT FINISHED PLASTER. IT IS RECOMMENDED THAT A SITE SOIL SURVEY IS UNDERTAKEN PRIOR TO COMMENCEMENT OF WORKS. THE ACTUAL POSITIONING OF EXISTING SERVICES PIPES, ELECTRICAL CABLES ETC. ARE NOT GENERALLY SHOWN. THE ACTUAL POSITIONING OF APPARATUS MUST BE ESTABLISHED BY THE BUILDER/CONTRACTOR PRIOR TO COMMENCEMENT OF WORK AND REPOSITIONED TO SUIT THE INDIVIDUAL SERVICE SUPPLIERS INSTALLATION RECOMMENDATIONS.

HEALTH & SAFETY

The client is to ensure that the appointed contractor is familiar with and complies with Health & Safety for Building Sites and Work Places.

IMPORTANT NOTE:

if works should commence after 1st OCTOBER 2006 additional measures may have to be taken to comply with new Regulations that come into force on 6th April 2006. 1ST OCTOBER 2006 is L.A. Authority deadline for transitional period to comply with new Regs.

AS THIS IS A RETROSPECTIVE APPLICATION ALL FIXTURES, FITTINGS & APPLIANCES ARE IN PLACE, HOWEVER IF ANY BUILDING WORKS/ALTERATIONS ARE TO BE DONE THE FOLLOWING DETAILS SHOULD BE ADHERED TO ;

BELOW GROUND DRAINAGE

FOUL WATER DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH APPROVED DOCUMENT H1 OF THE BUILDING REGULATIONS 2002. & BS 4660 (2000). Installation to BS 5955 Part6 1980.

New drains to be 110mm min. PVCU Marley solid wall under ground pipe, with flexible joints to comply with BS EN 1401 Refer to drawing for layout details.

All F.W. lines to have a self cleansing gradient, min. 1 in 40 to branch drains, 1 in 80 to main drains. (if required) All junctions to have slow bends. Trench to be as narrow as practical, bed to be prepared with min. 100mm deep layer of pea gravel, gravel to be 10mm down with a compaction factor of less than 0.3. Backfill around pipe & carefully compact up to a min. height level with the crown of the pipe. Backfilling should be done by hand until a cover of 300mm has been made.

where F.W. line runs under the external wall, pre-stressed concrete lintels to be installed over, ensuring min. gap around pipe of 50mm filled with compressible material, & masked on both sides with rigid material in order to prevent the infiltration of rodents. PROPOSED PIPE UNDER THE FLOOR SHOULD BE OF CONTINUOUS LENGTH, THUS NO JOINTS.

UNDER FLOOR, Provide new Inspection Chamber/s as shown to BS 7158, 1989. min. sizes : if depth 600mm or less internal diameter min. 190mm, if between 600mm & 1.2m internal dia. 450mm.

ABOVE GROUND DRAINAGE

where applicable wastes should generally be the following sizes;

Sink 40mm

Wash Hand Basin 32mm

Shower 50mm shower should also be raised on a 150mm plinth with an access point to the trap

All traps should be 75mm deep seal, any runs of pipework that exceeds 1.7m should use anti-siphon re-sealing traps or air relief valves. Rodding points must be provided at all changes of direction.

Wastes should be connected to S.V.P. in accordance with BS 5422B. Soil & vent pipes to be min. 110mm

PVC with cleaning access above ground floor level. S.V.P. should be positioned on the outside of the building terminating min. 900mm above any window head within 3m capped with a PVC balloon sim. OR discharge through the roof space taken to ridge terminal vent.

If an air admittance valve is indicated on the drawing it must be Marley 'Durgo' or sim. approved, fitted above the flood level of the highest appliance connected to it, also, it must be installed within the building where there is no risk of freezing & be accessible for inspection/testing installed to manufacturers instructions.

NOTE: Stacks should not be fitted with air admittance valves alone when the connecting drain is subject to surcharging or is fitted with an intercepting trap or discharging to a septic tank or cesspool, for this type of application there must be a separate stack venting to the external air.

GLAZING TO EXTERNAL WINDOWS/DOORS

U value required for whole of window/door, i.e. frame (wood or P.V.C.)

& glass of 2.0 W/m²K. To comply with & installed under the Approved Document L1 of the Building Regulations 2002 edition 1st April 2002.

Unless FENSA reg. installer, a certificate of compliance to be provide & a copy to be provided for L.A. Building Control.

OPEN FIREPLACE

(To be installed in accordance with the Approved Docuent Part J 2002 edition of the Building Regulations/The Guide to Designing Solid Fuel into Homes/Period Fireplaces by the Solid Fuel Association/Red Bank Total Chimney Solutions) and capable of burning smokeless fuel. Hearth constructed of non-combustible matl. min. 125mm thick. Projecting at least 500mm in front of the chimney breast jambs and extending at least 150mm each side of the fire opening.

Throat and fireplace components where applicable.

Throat forming lintel to BS 1251:1987

Precast reinforced conc. raft lintel supporting flue liner (open fireplace only)

Fire back to BS 1251:1987 c/w corrugated cardboard position immediately behind the lower back section of the fireback to serve as expansion joint, insulating/weak mortar support fill behind the fireback.

Some form of fire resistant (ceramic) rope which will allow for forward expansion to seal the fire back with front fireplace surround.

Permanent ventilation

Provide permanent louvered air vents within the external walls (not to be fitted with closable vents) to give a total free area of ventilation of at least 50% of the cross sectional area of the flue, i.e. nominal 450mm wide finished

fire opening 1850mm² permanently open free air space provided by 2 no. REDBANK 215mm x 215mm rectangular hole air brks. Each providing

10250mm² free air space c/w 2 no. 215mm x 215mm cavity wall bridging ducts. Vents to be situated in a neutral position in relation to the normally prevailing wind direction and not to cause discomfort from cold draughts.

Ventilation can be from another room/conservatory/hall as long as this room is vented from outside. Vents to be no higher than 450mm above flt.

Chimney Stack

HL of chimney stack inc. chimney terminal not to exceed 4.5 times its min. horizontal width with flue outlet position terminating through the roof structure as shown in diagram 2.1 of the Approved Document Part J of the Building Regulations. The chimney to be constructed in 102mm facing brick surround

to the flue and terminate in corbelled out brickwork (engineering b/wk) and clay pot (hooded on straight flue) any gap between the liner and masonry to be filled with weak insulating concrete or masonry as work proceeds, provide code 4 lead

flashing and 2 no. courses of engineering bricks at roof/flue intersection. Trim all roof/post timber ground flue so no timber is within 40mm of the flue. Typ.

flue size suitable for fire place openings up to 1) 450mm w x 550mm h is 210mm dia. 2) 500mm h. is 225mm internal dia. Flue size is calculated by the cross sectional area of the flue which should be 15% of the cross-sectional area of the finished fireplace opening size (see appendix B) flues with more than 15% total face area or more than 120,000mm require specialist advice) flue liners or other approved liner to BS 1181:1971 (size of flue determined by the relationship of the area of the fireplace opening and the cross sectional area of the flue, this detail to be confirmed with the client by the Building/Contractor prior to commencement of work) with rebated and socketed joints to prevent condensate running out, laid with sockets up/over and cement jointed with fire resistant mortar, Red Bank recommend an insulating backfill which consists of expanded clay granules which should be mixed at 20 parts granules to 1 part ordinary

Portland cement, lightly wetted, with cement acting purely as a binding agent. Thickness of insulating backfill to be min. 25mm and preferably 35 to 40

between flue liner and surrounding masonry. As a general rule the min. effective ht. of a chimney should be not less than 4.5m measured vert. from the highest point at which air can enter the fireplace to the exit point and the terminal.

VENTILATION

The following details are for guidance, use only what is applicable to the proposed. Note: the details apply to existing rooms affected by the proposed.

Provide either: 1) mechanical extractor fan to rooms with no natural ventilation (extraction rate as described below), ducted to the external air with grille on outside, all fans to have 15 min. overrun controlled automatically or manually in rooms with no natural light. It would be appropriate for the fans to be controlled by the operation of the light switch); 2) Passive stack ventilation. 3) open-flued heating appliance as described in para 1.2.2 of Approved Document F. Provide an air inlet under the door i.e. 10mm gap for items 1 and 3.

Extractor: not less than 30 litres/second within cooker hood adjacent to a hob, or when located near the ceiling within 300mm of the centre line of the space for the hob and under humidistat control or 60 litres/second when located elsewhere or PSV.

Utility room: 30 litres/second or PSV.

Bathroom: (with or without w/c): 15 litres/second or PSV.

Ventilation: rooms containing openable windows located on external walls

RAPID VENTILATION (opening windows with some part of ventilation at 1.75m typ. Above flt)

BACKGROUND VENTILATION (rickle vents, air brks with hit/miss ventilator or high level top hung new window 1.75m typ. Above flt (not ground floor) with adjustable locking positions as described in Approved Document F (Section 1 page 6).

EXTRACTION VENTILATION: mechanical extract operated manually and/or automatically by sensor or controller.

Habitable room (room used for dwelling purposes but not solely a kitchen):

Rapid ventilation: 1/20th of floor area

Background ventilation: 8000mm² per room

Extract ventilation: n/a

Kitchen:

Rapid ventilation: opening window (ra min. size)

Background ventilation: 4000mm² per room

Extract ventilation: 1) not less than 30 litres/ second within cooker hood adjacent to a hob, 2) when located near the ceiling within 300mm of the centre line of the space for the hob and under humidistat control. 3) 60 litres/second when located elsewhere or PSV.

Utility room: (note provision for ventilation need not be made if utility accessible from outside only)

Rapid ventilation: opening window (ra min. size)

Background ventilation: 4000mm² per room

Extract ventilation: 30 litres/second or PSV

Bathroom: (with or without w/c)

Rapid ventilation: opening window (no min size)

Background ventilation: 15 litres/second or PSV

Sanitary accommodation (separate from bathroom)

Rapid ventilation: 1/20th floor area or provide extraction ventilation

Background ventilation: 4000mm²

Extract ventilation: 6 litres/second or provide rapid ventilation

Notice Plate

Provide robust/indelibly mid. and securely fixed notice plate within the building for hearth/flue information next to either the electrical consumer unit/chimney or hearth/water supply stop cock.

INTERNAL LIGHTING (applies to new builds & extensions)

Using the following table & where lighting can be expected to have most use, provide fixed lighting that only receives lamps having a luminous efficiency greater than 40 lumens per circuit-watt.

Number of rooms	Recommended min. # locations
1-3	1
4-6	2
7-9	3
10-12	4

*Halls, stairs & landings count as one room

Excludes garages, lofts & outhouses

EXTERNAL LIGHTING

All external lighting to automatically switch off when there is sufficient daylight, & when not required at night, OR, that can only be used with lamps having an efficiency greater than 40 lumens per circuit watt

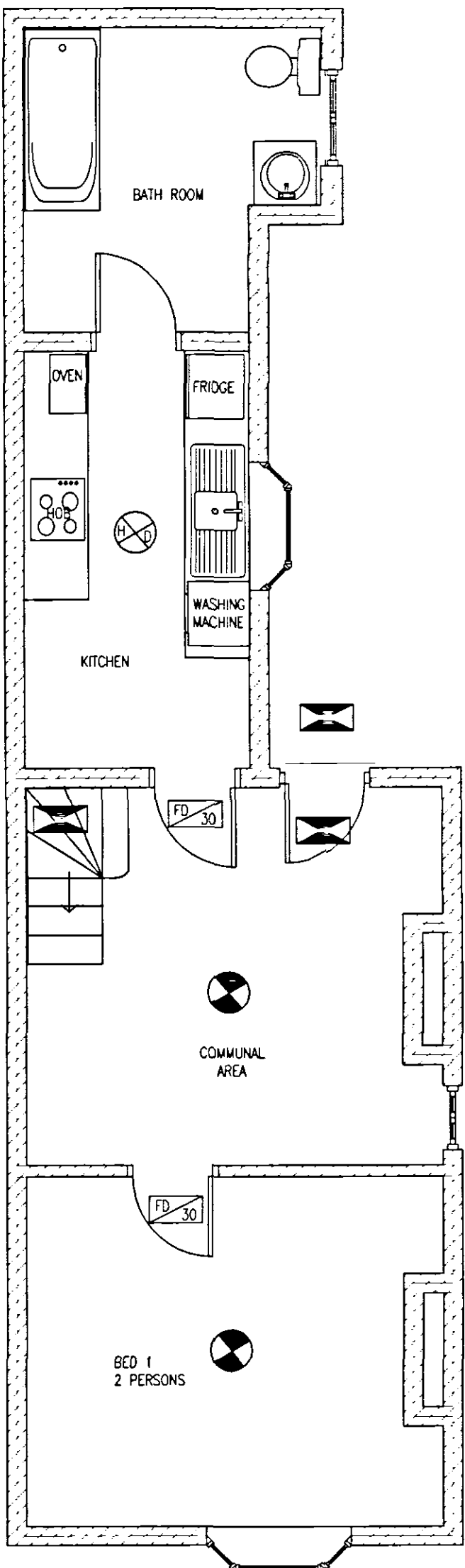
Applies to porches but not garages/carports.

SMOKE DETECTORS

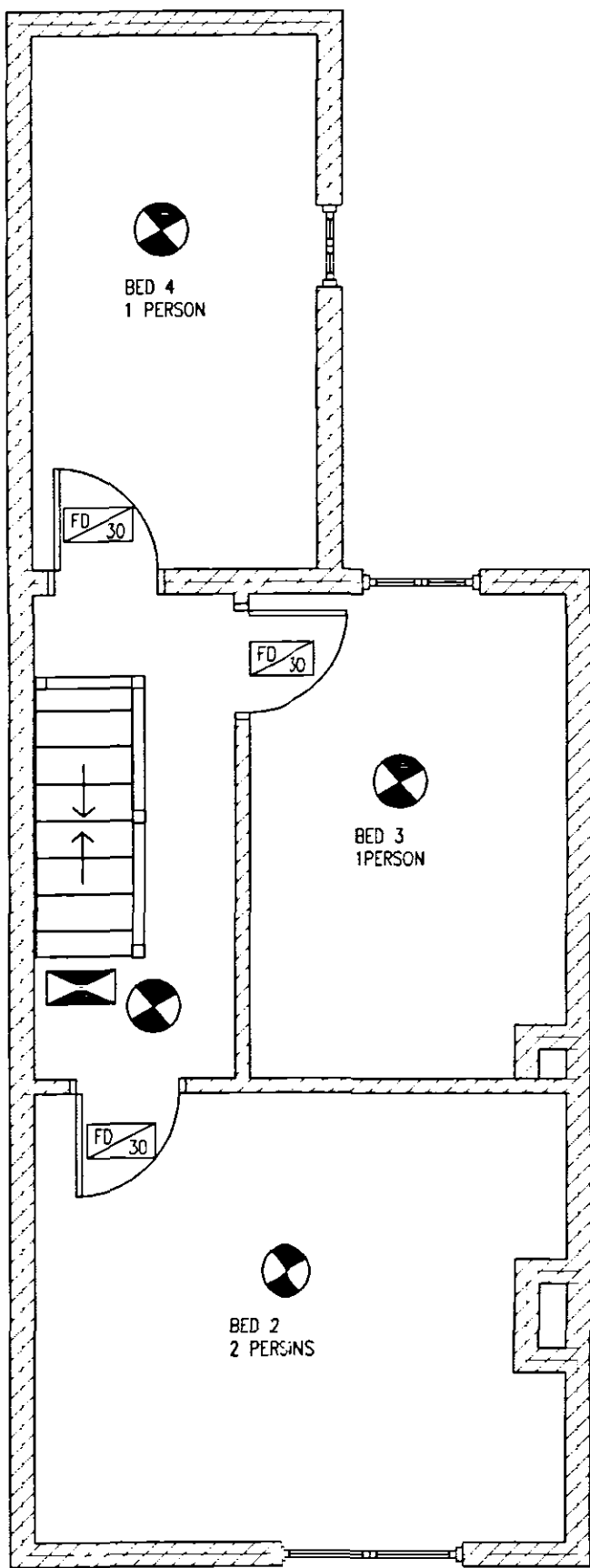
reqd. to loft conversions - new dwellings - not compulsory to install mains operated smoke alarms in extensions (only inner rooms req. alarms) but it is good practice to do so

Provide mains operated self contained smoke alarms to BS 5446pt. to be installed in circulation areas within 7m of doors to high fire risk rooms and within 3m of bedroom doors. Where more than one alarm is installed they should be interconnected so that detection of smoke by any unit activates the alarm in others. At least one smoke alarm to be installed in each storey containing accommodation, all to be interconnected. Self contained alarms to be permanently wired to a separate fused circuit at the distribution board.

Installation to conform to IEE wiring regulations. Positioning of smoke alarms should be not less than 300mm from any wall or light fitting, where wall mounted units are installed they are to be a height between 150mm and 300mm below the ceiling. Positioning of smoke alarms must facilitate routine maintenance occupants of the dwelling are to be provided with information on the use of the equipment and its maintenance.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

KEY NOTE:

- EMERGENCY LIGHTING
- LINKED SMOKE ALARM
- LINKED HEAT DETECTOR ALARM
- FIRE BLANKET
- 30 MIN FIRE DOOR WITH SELF CLOSING DEVICE

MAXIMUM 6 PERSONS SHARING

ELECTRICS

Any new sockets/outlets/lighting points & switches to be in accordance with Part M 2004 of the Building Regulations.

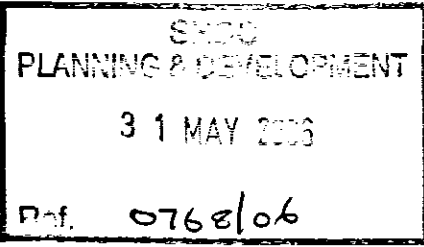
quantities & positions to be agreed with client prior to commencement of work.

All electrical work to comply with Part P of the Regulations, & BS 7671: 2001.

Prior to any new electrical works being carried out, the EXISTING electrical system must be checked for adequacy to support the proposed.

if it be found inappropriate/unsafe or sub standard, this must be rectified prior to any additions.

All electrical work must be design/installed & certified by a competent person, who is registered with an electrical self-certification scheme that has been authorised by the Secretary of State, this person is responsible for ensuring compliance with BS 7671: 2001, & all relevant Building Regulations. This same person should notify Local Authority Building Control PRIOR to covering up any new cables (1st fix stage) in order to receive the appropriate inspection, on completion of the electrical work the registered competent person must provide self-certification certificate to the client & a notice to that effect (or a copy of the certificate) to Local Authority Building Control, not more than 30 days after completion of that work.



WENMAN BUILDING DESIGN

10 Broadgate

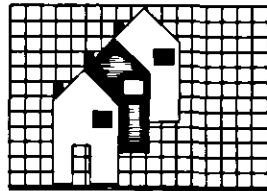
Whaplode Drove

Spalding

Lincs. PE12 0TN

Tel/Fax 01406 331072

Mobile 0784 1718457



Client:

MR & MRS MEDFORD

35 PENNYTOFT LANE

PINCHBECK

SPALDING

Project Address:

213 WINSOVER ROAD

SPALDING

LINCS.

PROJECT DETAILS:

Drwg No : WEN/1074/06

DESCRIPTION:

MULTIPLE OCCUPATION OF

MAXIMUM 6 PERSONS

NOTES:

SCALE 1:50

RW