INTERNAL STUDWORK FRAMING TO EXISTING EXTERNAL WALLS
Stud work partions to be set off external wall min.25mm
Stud partitions to comprise of 75mm x 50mm head & sole plates with braced 75mm x 50mm studwork @ 400mm ctrs. min. 75mm Celotex tuff R insulation between. 12.5mm plasterboard and skim to both sides. Softwood skirting to match existing

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-syphon 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 B.S.5572. 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 ther 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.

HEATING

RADIATORS & CONTROLS
Position of new radiators to be confirmed by client, each is to have T.R.V. &/also room thermostats.
Time Control to be provided to control the operating period of the system
Pipework located outside the building insulation should be wrapped in insulating material having a thermal conductivity @ 40°C, not exceeding 0.035W/n.K & thickness equal to the outside dia. of the pipe to a max. 40mm.

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 to 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 relevent Building Regulations. This same person should notify Local Authority Building Control PRIOR to covering up any new cables (1st fix stage) in order to recieve 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.

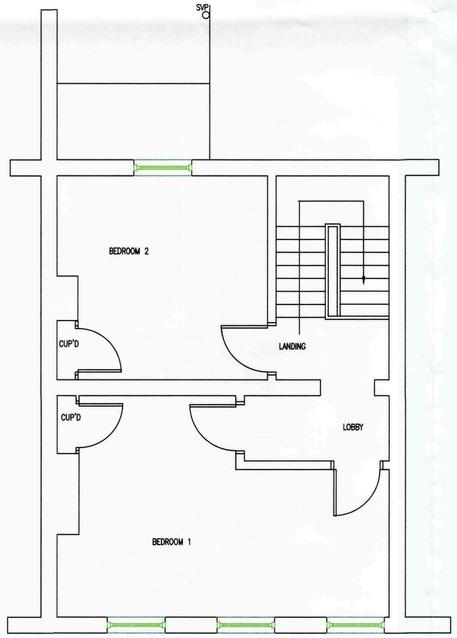
INTERNAL LIGHTING (new builds & extensions)
All internal lighting should be installed in accordance to Approved Document L1b, which states; reasonable provision would be to provide in the area affected by building work, fixed energy efficient light fittings that number not less than the greater of:
a) one per 25m² of dwelling floor area (excluding garages) or part thereof: or
b) one per four fixed lighting fittings

EXTERNAL LIGHTING (new builds & extensions)
All external lighting to automatically switch off when there is sufficient daylight, & when not required at night, OR, the lamp capacity must not exceed 150 watts per light fitting
Applies to porches but not garages/carports.

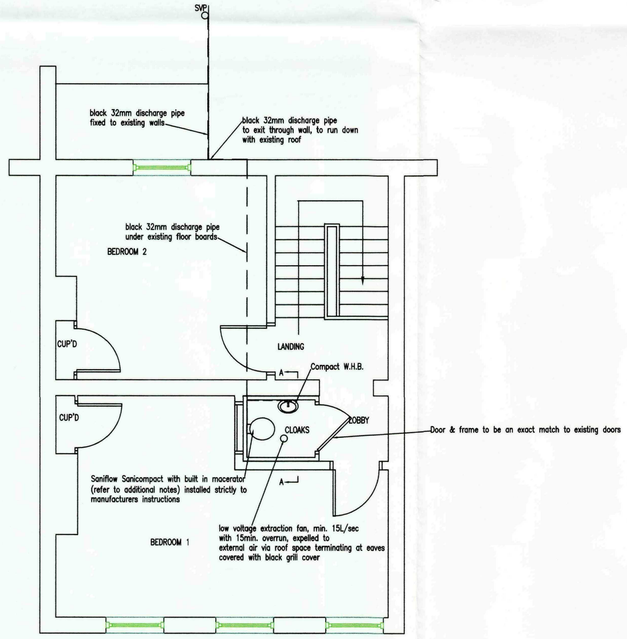


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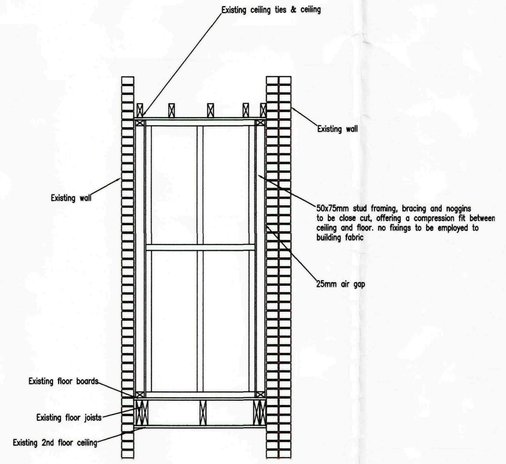
SITE PLAN 1:1250



EXISTING FLOOR PLAN



PRPOSED FLOOR PLAN



Section A-A SCALE 1:25

Ref:	Revision:	Date:

WENMAN DESIGN SOLUTIONS Ltd.
2 Austendyke Road
Weston Hills
Spalding
Lincs. PE12 6BX
Tel : 01775 724171
Fax : 01775 720445
Mobile : 0784 1718457
enquiries@wenmanbuildingdesign.co.uk

Project:
PROPOSED INSTALLATION OF CLOAK ROOM TO THIRD FLOOR OF GRADE II LISTED BUILDING

Client:
MR & MRS HAWTINS
21 WELLAND TERRACE
SPALDING
LINCS

DRAWING:
EXISTING THIRD FLOOR PLAN
PROPOSED THIRD FLOOR PLAN
SECTION A-A
SPECIFICATION
SITE PLAN

DRAWING N°:	DATE:
WEN/GR/1100/09/00	SEPTEMBER 2009
DRAWN BY: RW	SCALES: 1:50 1:25 1:1250

SHDC
Planning & Development
25 NOV 2009
Ref: 0922-09

COPIES OF THESE DRAWS 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 DRAWINGS ARE PRODUCED ONLY FOR THE PURPOSE, STATED BUILDING REGULATIONS APPLICATION, PLANNING AND TO 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 IT IS THE CLIENT OR THEIR APPOINTED BUILDER/CONTRACTOR'S RESPONSIBILITY TO CONTROL WORKMANSHIP/MATERIALS & SPECIFICATION AND ANY VARIATIONS TO THE CONTRACT, IT IS DEEMED PRACTICAL OR REASONABLE TO SHOW ALL RELEVANT DETAILS ON THE DRAWINGS, THE FACT THAT DETTERS ARE NOT MENTIONED DOES NOT ALLEVIATE THE BUILDER/CONTRACTOR FROM RESPONSIBILITY OF NON-COMPLIANCE IN CARRYING OUT THE WORK, ALL WORKS AND ASSEMBLY TO BE FITTED AND INSTALLED TO THE MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT BRITISH STANDARDS, CODES OF PRACTICE, BRITISH STANDARDS OR EUROPEAN CODE etc. ALL REQUIREMENTS OF THE TECHNICAL REQUIREMENTS (CODES OF PRACTICE, BRITISH STANDARDS OR EUROPEAN CODE etc. ALL REQUIREMENTS ON THE 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 both OR blockwork AND NOT FINISHED PLASTER, IT IS RECOMMENDED THAT A SITE VISA 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 APPLIANCES MUST BE ESTABLISHED BY THE BUILDER/CONTRACTOR PRIOR TO COMMENCEMENT OF WORK AND REPOSITIONED TO SUIT THE TECHNICAL 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.