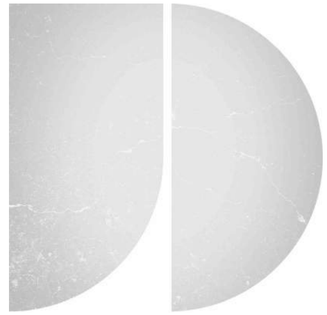




20W LED PIR Downlighter wall mounted at 2m above FGL over doors



OPA FLUSH
11W LED ceiling mounted flush bulkhead light
Warm White - 3000K 1122 lm(N)





indicates 9550SS LED wall/fence mounted downlighter
Class 1 150mm high, 140mm protusion built in motion sensor. Stainless steel.
Runs with 36no 0.06w leds.
These lights are 'Bat friendly".



Post Mounted EV Charging Point with ROLEC 7.2Kw Modules

FIXED EXTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt.
External light fittings to have both the following:
- Automatic controls which switch luminaires off in response to daylight
- If luminous efficacy is 75 light source lumens or less automatic controls which switch luminaires off after the area lit becomes unoccupied, if luminous efficacy is greater than 75 light source lumens, manual control can be installed.
Dwelling primary energy rate and dwelling emission rate calculations to account for the efficacy of lamps installed in the fixed lighting locations.



indicates 43707 Dylan LED post light
Uses 36no 0.06w leds. Height 750mm
Length 110mm, width 120mm. 59 Lumens output with a single 3w natural light led. Part L compliant with motion sensor.
These lights are 'Bat friendly".

INTELLIGENT LIGHTING DETAILS
The integrated intelligent lighting installation will be controlled by 'Smart Home' technology controlling security, lighting, climate control, cameras and domestic devices - wireless technology controlled from a central management system adjusting in response to weather, circumstance and individual need.
All internal lighting to be low energy LED.
LED 'strips' to be used in all habitable rooms to provide 'indirect light'.
All internal and external lighting will be automatically switched off or dimmed by movement detectors.
Lighting will be directed downwards wherever possible to illuminate its target. If there is no alternative to up lighting, then the use of shields and baffles will help reduce light spill to a minimum.

GENERAL
No work to commence until all statutory approvals have been obtained
All dimensions are to be checked on site by contractor prior to the commencement of work.
Drawings have been prepared solely for the procurement of statutory approvals.
All dimensions are in millimetres.
All levels shown are in metres.
No work is to commence on site until all structural calculations have been approved on site by the Building Control authority.
Any alterations to the design are to be formally agreed with the Local Authority.
Exact boundary positions are to be determined by reference to the deeds to the property.
Entire structure is to be built within the legal boundaries of the site.
Any encroachments over any boundaries are to be formally agreed with adjoining property owners.

All new external windows and doors within the dwelling to meet the PAS 24 Security Standard for controlled fittings.
The main entrance door into the dwelling to be fitted with a door chain or limiter and door viewer such as peephole, glazed screen or door-entry system.
Any letterbox within the door to have a maximum size of 260mm x 40mm and be fitted with a secure flat that meets the Door and Hardware Federation (DHF) Standard 008:2012.

Requirement R1 is to provide the in-building physical infrastructure so that, in future, copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 MPs can be installed. A suitable position for at least one network termination point will
be identified for each dwelling. Suitable ducting to be provided to connect all such network termination points to an appropriate access point.

NOTES
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder.
The Contractor is to check all dimensions on site and report any discrepencies PRIOR TO commencing work.
All details shown on this drawing are based upon typical site conditions related to the area. No resposibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.
All works and materials are to be in full accordance with current British Standards, Building Regulations, Agrement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.

SOLID WASTE STORAGE (REFUSE)
Adequate provision shall be made for the collection of waste as required by the Waste Collection Authority.
The new dwellings are to be provided with an area of 1.2m x1.2m for refuse storage containers. Separate containers are to be provided for recycling and non recycling household waste. Waste collections that are less than weekly may require increased capacity as agreed with the Waste Collection Authority. If a communal solid waste storage facility is used, storage to have a combined capacity of 0.25m³ per dwelling or as agreed with the Waste Collection Authority.
Refuse storage areas to be sited within 25m of the waste collection point or as specified by the Waste Collection Authority, and placed so that the householder does not need to carry refuge more than 30m. Refuse storage areas are to be positioned away from any windows and ventilators and are not to impede access into the dwelling.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).
Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.
The designer can take on the duties, provided there is a written agreement between you and the designer to do so.
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

INTERNAL LIGHTING
Internal energy efficient light to be fitted as calculated within the dwelling primary energy rate and dwelling emissions rate for account for the efficacy of lamps.
Provide low energy light fittings lamps with a luminous efficacy better than 80 lamp lumens per watt. All fixed lighting to have lighting capacity (lm) 185 x total floor area.
100% of internal/external lighting to be energy efficient fittings/bulbs,
External security lighting when applicable to be dusk till dawn & PIR.
Downlighters to sloping ceilings to be sealed type with lens to prevent moisture entering roof space or to have 150mm sealed plasterboard 'box' above in roof space. Insulation to be min 150mm clear of fitting to prevent overheating. Where downlighters between floors exceed 85mm diameter OR are at less than 900mm c/c, they are to have fire resistant "tophat" shroud.

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PART S – CHARGING OF ELECTRIC VEHICLES
Electrical vehicle charge point to be provided to any associated car parking spaces. If the connection cost is greater than £3600, two formal quotes to be given to building control, as detailed in Approved Document S, in which case, cable routes for electrical vehicle charge points to be agreed.

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Proposed Holiday Home Development at ;
Blue Ray Farm
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PE12 6RY

Drawing Title : Site Layout - LIGHTING

Scale 1 to 500 at A2 Portrait

Date April 2023

Drawing No JDA/2023/885/LIGHTING.001