

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. the runs under the external wall, pre-stressed concrete inlets to be installed over, ensuring min. gap around pipe/ 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. 150mm, 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. Rooding points must be provided at all changes of direction.

Wastes should be connected to S.V.P., in accordance with BS 5955. 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 'Durgio' 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.

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 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.

INTERNAL LIGHTING (new builds & extensions)

All internal lighting should be installed in accordance to Approved Document L1b, which states;

reasonable provision should 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.

IF ANY WINDOWS/DOORS ARE TO BE REPLACED THE GLAZING TO EXTERNAL WINDOWS/DOORS SHOULD BE:

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

& glass of 1.8 W/m²K with a 16mm air gap. To comply with & installed under the Approved

Document L1 of the Building Regulations 2000 edition 1st April 2006.

APPROVED DOCUMENT E Resistance to the passage of sound

INTERNAL FIRST FLOOR WALLS

(STUD WORK)

Stud partitions to comprise of 75mm x 50mm head & sole plates with braced 75mm x 50mm studwork @ 400mm ctrs. min. 100mm Crown Wool fibreglass insulation compressed

between 12.5mm Soundloc plasterboard and skim to both sides. Softwood skirting/architrave type to clients choice i.e. Ogee, Chamfered etc..

All off doubled up floor joists. To shower tray studwork areas, provide, 12mm water resistant boarding.

FIRST FLOOR CONSTRUCTION

22mm Weyroc or sim. approved T&G flooring board screwed or glued to floor joists (water resistant to bathroom/ensuite areas)

off min. 47x195 C16 timber floor joists @ 450mm ctrs. Between floor joists over ceiling below jo min. 150mm Crown Wool

fibreglass insulation.

All new ceilings to be min. 1 layer of 12.5mm Gyproc Fireline Board to achieve 30mins. fire resistance, moisture resistant finish with Gyproc cywall primer to accept moisture resistant point OR skim/artex finish (clients choice).

All joints to be staggered & joints/edges to be finished to manufacturers spec. i.e. Gyproc 'easy fill' and tape.

KEY NOTE:

EMERGENCY LIGHTING

LINKED SMOKE ALARM

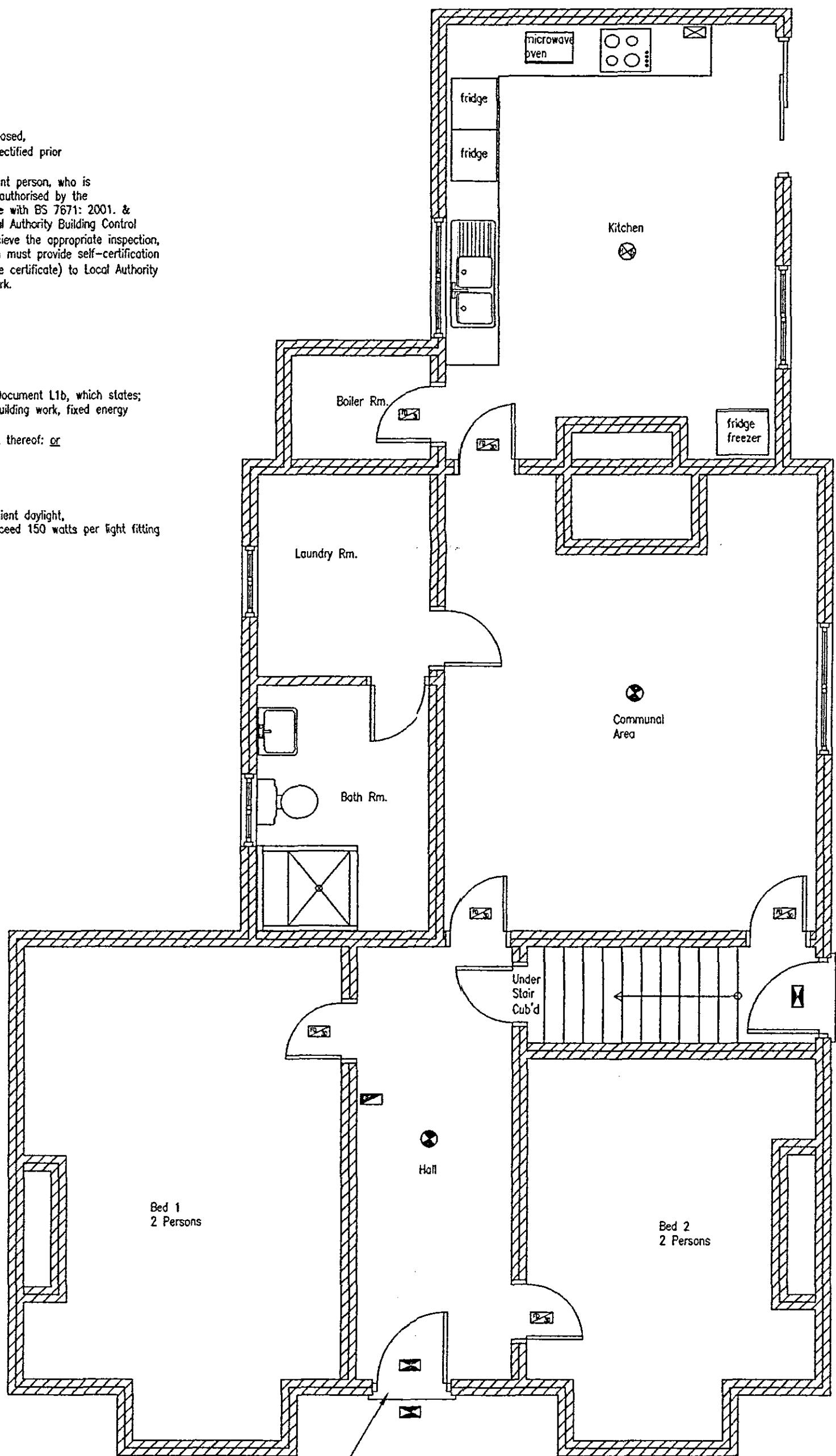
LINKED HEAT DETECTOR AARM

FIRE BLANKET

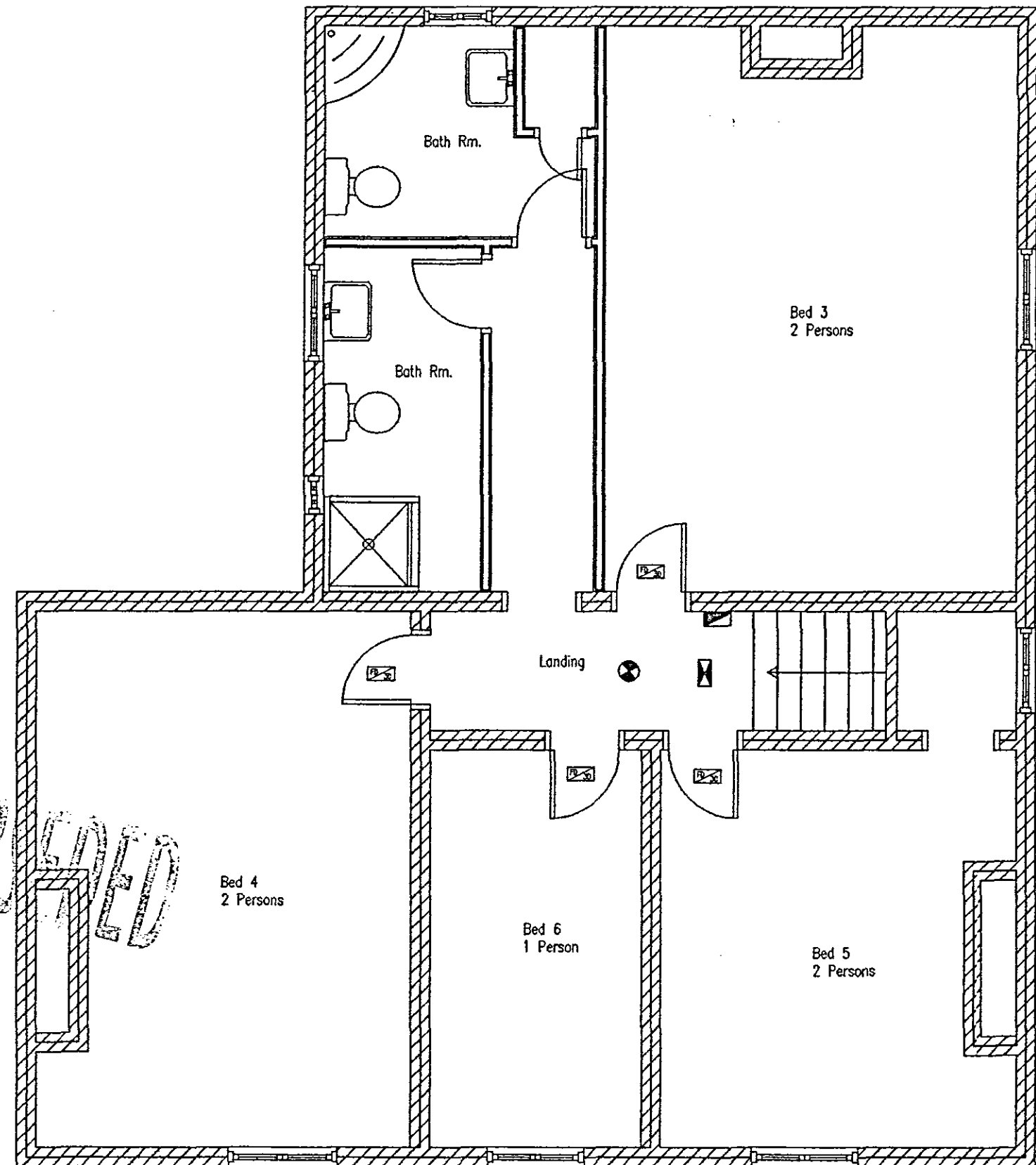
30 MIN FIRE DOOR WITH SELF CLOSING DEVICE

EMERGENCY EGRESS SIGNAGE

MAXIMUM 9 PERSONS SHARING



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

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(a) of Approved Document F. Provide on air

inlet under the door i.e. 10mm gap for Items 1 and 3.

Kitchen: not less than 30 litres/second when 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 accessible windows located on external walls

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

Above fit)

BACKGROUND VENTILATION (trickle vents, air brks with hit/miss ventilator or high

level top hung new window 1.75m typ. Above fit (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: 800mm² per room

Extract ventilation: n/a

Kitchen

Rapid ventilation: opening window (no min. size)

Background ventilation: 400mm² 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 (no min. size)

Background ventilation: 400mm² 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: 400mm²

Extract ventilation: 6 litres/second or provide rapid ventilation

Ref: Revision: Date:

WENMAN BUILDING DESIGN

2 Austendyke Road

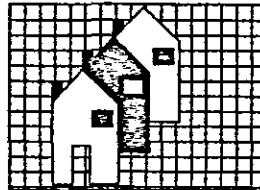
Weston Hills

Spalding

Lincs. PE12 6BX

Tel/Fax 01775 724171

Mobile 0784 1718457



Project:

CHANGE OF USE TO H.M.O. AT

THE SYCAMORES

CHURCHGATE

WHAPLODE

LINCS.

MR & MRS BERRIE

10 Albion Street

Holbeach

Lincs.

DRAWING:

PROPOSED LAYOUTS

SPECIFICATION

FILE COPY

DRAWING NO:

WEN/1107/06

DATE:

November 2006

DRAWN BY:

RW

SCALES:

1:50

SHDC
PLANNING & DEVELOPMENT
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