

Combined bath and basin wastes to be 50mm diameter. Provide 75mm deep sealed traps to appliances. Waste pipes to have rodding points to provide access to any length of pipe that cannot be reached from any other part of the system. Waste pipes should be reasonably accessible for purpose of repair and maintenance.

SVPs and stub stacks to be provided with access points at ground level. Branch connections shall not discharge into stacks lower than 450mm above the invert of bend at foot of stack. Bends at foot of SVPs and stub stacks are to have a minimum radius of 200mm at the centre line. SVPs located at heads of drainage runs are to be terminate minimum 900mm above window heads where openings are within 3.0m of the pipe to avoid nuisance or health hazards. Terminals to be fitted to proprietary roof tile vents via a flexible pipes within the roof space. Other SVPs terminating below roof level are to be fitted with with air admittance valves located above flood level of uppermost appliance level. Provide ventilation and access panels to all pipe casing at location of air admittance valves. Overflows from WCs to return into pan and water tanks to run in 19mm dia PVCu to outside walls. Casings to SVPs and stub stacks are to comprise 2 No layers of plasterboard on 38mm x 38mm sw framework to provide 1/2 hour fire resistance. Pipes to be insulated with minimum 25mm thickness glass fibre quilt within boarded ducts. Access points to be provided in pipe casings coinciding with access points in soil stacks. Fire stopping of mineral wool to be packed tight around pipes at intermediate floor levels.

WINDOWS AND GLASS

All windows to be white PVC 'u' sealed double glazed units to achieve 1.6W/msqK, with 16mm Soft Coat, argon filled glass to positions as shown on drawings. Windows to habitable rooms and WCs to provide minimum openable area equivalent to 1/20th of room floor area. Windows to habitable rooms to be fitted with trickle ventilators with a minimum equivalent area of 8000mm sq to habitable rooms and in the case of kitchens, bathrooms and utility rooms. Total equivalent area for background ventilators to dwellings to be 50,000mm cu. trickle ventilators to non-habitable rooms to be minimum 4000mm sq.

First floor windows to habitable rooms to be escape windows with an openable area of at least 0.33m sq and at least 450mm wide and 450mm high with the bottom of the openable window not more than 1100mm above floor level.

Where windows occur adjacent to stair flights such as all or part of window is less than 900mm above the pitch line, both window frame and glazing shall be capable of resisting a horizontal load of at least 0.74Kn/m. All glazing to be carried out in accordance with Approved Document N1 of the Building Regulations and BS 6206. All windows and doors are to be double glazed and are to have a 'U' value of 1.8W/msqK. Certified by manufacturer. Laminated glass to be provided to all doors and to any glazed panel below 800mm above floor level in windows and 1500mm to glazed screens within 300mm of doors.

DOORS

Internal doors to be to clients requirements. Fire doors to be provided in positions as indicated on the floor plans. All fire doors except where noted to be fitted with self closers.

MECHANICAL VENTILATION

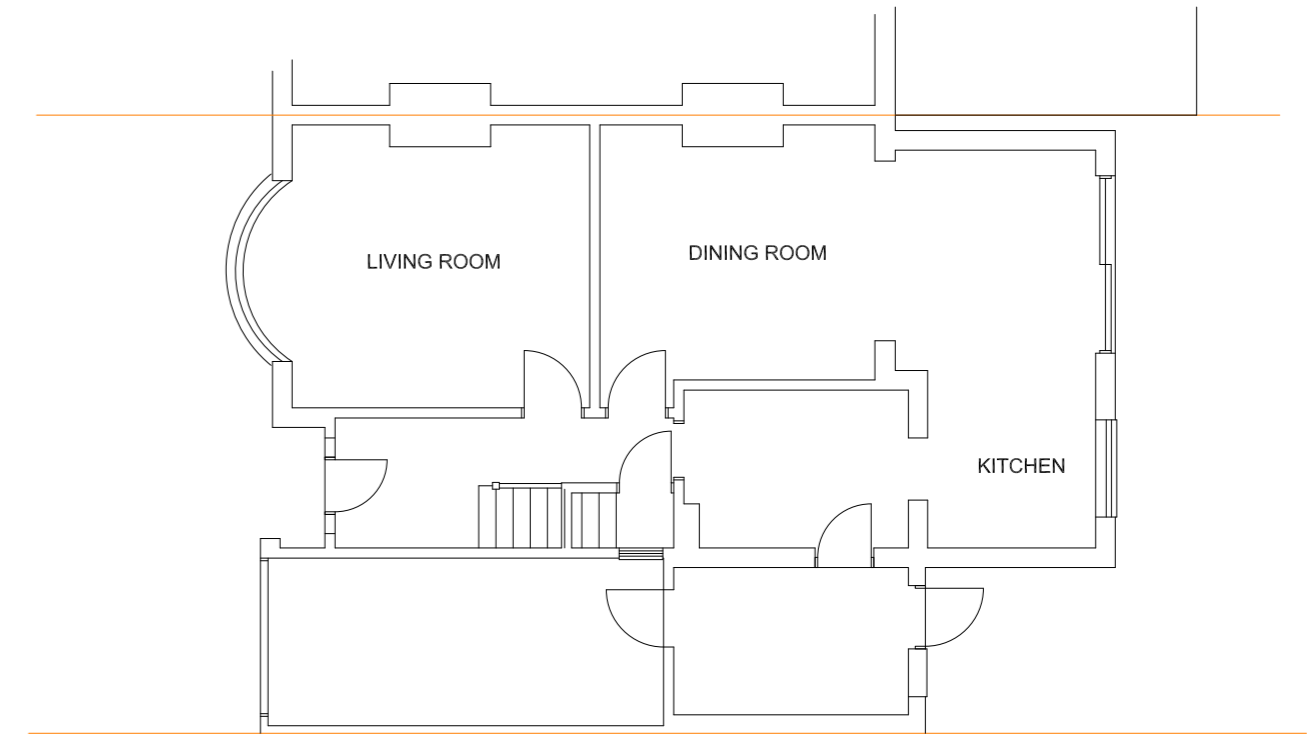
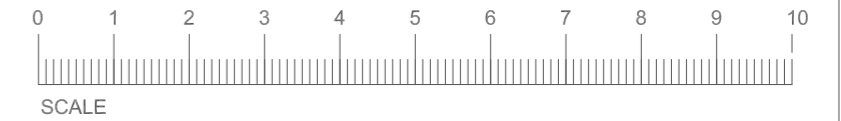
The kitchens are to be provided with either a mechanical extractor capable of extracting at a rate not less than 60 litre/second, switched for intermittent operation or a cooker hood capable of extracting at a rate of 30 litre/second. Utility rooms are to be provided with mechanical extractor capable of extracting at a rate of not less than 30 litres/second. Bathrooms and cloakrooms are to be provided with mechanical extractors capable of extracting at a rate of not less than 15 litres/second for intermittent operation. Mechanical extractors at second floor level are to be ducted through the roof space, insulated as necessary, and to exit through tile/slate terminals. Internal cloakrooms and bathrooms to have a mechanical extractor capable of extracting not less than 6 litre/second operated via light switch with minimum 15 min overrun facility. Ducts serving extract fans in ground and first floor ceilings to be fitted with intumescent duct closer to provide a minimum half hour fire resistance. Fire dampers to be provided where ventilation ducts pass through fire resisting walls.

SMOKE DETECTORS

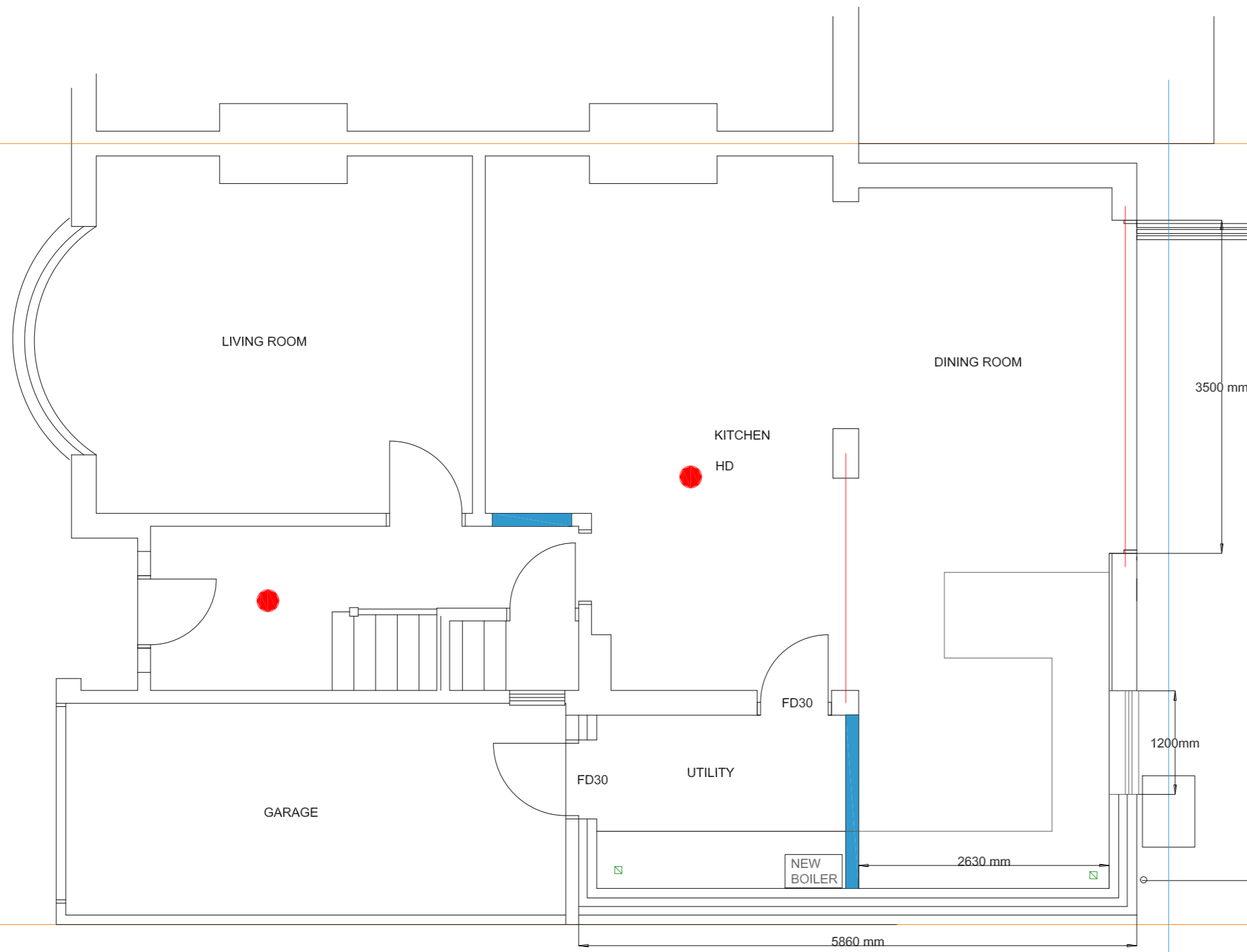
Each dwelling shall have a number of mains operated automatic self-contained smoke detectors with battery backup to BS 5446. There should be a smoke detector with 7.0m of the kitchen and living rooms and within 7.0m of bedrooms. There should be a least one detector on each level of accommodation within each dwelling. All units shall be interconnected such that detection by any one unit will operate all the alarms in the dwellings. All units to be installed in strict accordance with manufacturer's recommendations.

FLASHINGS

Flashings provided at all roof to wall abutments and around dormer windows etc: are to be code 4 lead soakers and code 4 lead flashings with minimum upstands of 150mm. Where applicable lead to be secured with wedges, clips and pointing. Cavity trays to be positioned above all lintels and openings and stepped at roof abutments.



EXISTING GROUND FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:50

Electrical

- double socket outlet
- light pendant
- switch
- downlighter
- extract

ELECTRICAL:

All electrical works are required to meet the requirements of Part P (ELECTRICAL SAFETY) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the works by a person competent to do so.

Energy efficient lighting is to be provided in accordance with Approved Document LB. 3 in 4 light fittings is to be energy efficient, 45 lumens per circuit watt.

EXISTING STRUCTURE:

Elements of the existing structure such as foundations and lintels are to be inspected by Building Control and are to be upgraded or replaced if found to be necessary.

Provide interconnecting automatic mains operated fire detection system
To be mains operated and interlinked with battery back up to Grade D Category LD3 standard, in accordance with BS 5839-6 (2004). An Installation and Commissioning certificate must be deposited with Building Control in accordance with Approved Doc, B Volume 1, Section 1.23

Heating

Allow to extend existing radiator heating system provide radiators to achieve 21deg C when outside temperature is -4deg C, fit TRVs to all radiators
 radiator position

Internal decorating

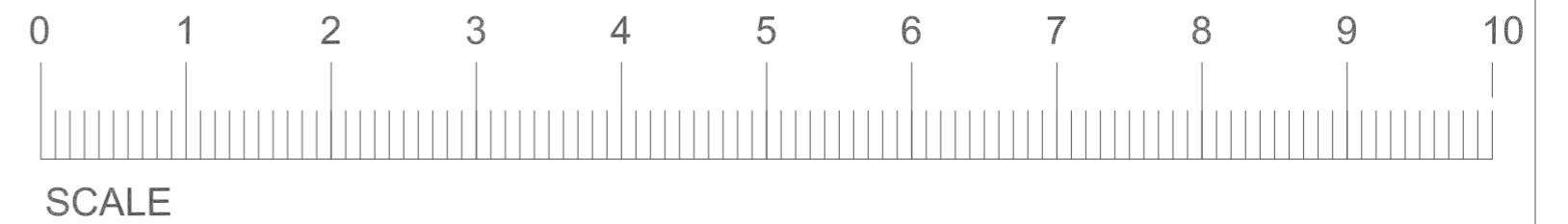
Woodwork, knot, stop and prime and provide one u/c and two t/c of gloss paint.

Walls and Ceilings, 1 mist and two full coats of emulsion paint.

External decorating

Woodwork, knot, stop and prime and provide one u/c and two top coats of gloss paint.

100mm dia stormwater drain to honeycomb brickwork constructed soakaway, 5000mm from building



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	<p>ALL STRUCTURAL INFORMATION TO BE IN CONNECTION WITH STRUCTURAL ENGINEERS CALCULATION AND DRAWINGS</p>	<p>CDM Regulations 2007. Party Wall Act 1996, Clients and contractors are reminded that the project is within the scope of these regulations MBL Associates Ltd engaged as designers will not accept any liability for failer of these parties to carryout their duties as required by these statutes.</p>	<p>Scale: 1:50 & 1:100 @A2</p>	<p>Date: 18/12/2020</p>	
	<p>Drawing No</p>	<p>EPW54/002</p>			