

Approved Drawings

These drawings have been prepared solely for Planning and Building Regulations purposes. It is the responsibility of the client to ensure that the approved design must be agreed on site with the local Building Inspector before works are undertaken.

Part 7B Fire Safety

New walls and ceilings to provide 30min separate to adjoining areas FD30 fire door with self-closing device and fitted with heat activated seals in conjunction with flexible edge seals installed between garage and dwelling.

All new ceilings to be 12.5mm plasterboard with skim finish to give 30min fire protection.

All new steelwork to be encased in 2 layers of 12.5mm plasterboard to give 30 min fire protection.

A Fire Detection and Alarm System designed and installed in accordance with BS 5839 part 6:2014 comprising ceiling mounted standard mains 4.5m from habitable rooms and min 300mm off adjacent walls and light fittings. Permanently wired to a separate fused circuit at the distribution board. Alarms to be linked together in a battery back-up supply. Provide a 1 hour detection to kitchen.

New FD30 fire doors to have a minimum 32mm rebates and additional rebates to be provided to ensure a minimum 30min fire resisting if required.

Part 7C Ventilation

Kitchen and Utility Rooms to be ventilated to provide Mtr 60 with 29 minutes of extraction.

Bathrooms, Ensuites and WC to be ventilated to provide minimum extraction opening for an intermittent timer and 1hr minimum. Or set to 60-20 minutes.

Internal rooms to be ventilated to 3 air changes/hr, unless kitchen or bathroom are provided by a mechanical extraction system for the light switch and ceiling fan for 20 minutes after room has been in use.

Part 7D Drainage

Internal showers, bath and sink waste pipes are to be fitted with 40mm Mtr dia waste pipes. Wash hand basins to be fitted with 32mm Mtr dia waste pipes. All waste pipes to be fitted with 32mm Mtr dia 'W' traps. All waste pipes to be fitted with 32mm Mtr dia 'W' traps. All waste pipes to be fitted with 32mm Mtr dia 'W' traps. All waste pipes to be fitted with 32mm Mtr dia 'W' traps.

Internal

Internal showers, bath and sink waste pipes are to be fitted with 40mm Mtr dia waste pipes. Wash hand basins to be fitted with 32mm Mtr dia waste pipes. All waste pipes to be fitted with 32mm Mtr dia 'W' traps. All waste pipes to be fitted with 32mm Mtr dia 'W' traps.

Below Ground

New drainage to conform with part F of the Building Regulations (Drainage) and to be installed in accordance with BS 5250 (Drainage of Buildings) and BS 5925 (Drainage of Buildings).

Drains under Buildings

Drains under buildings to be surrounded with a Mtr 100mm granular material. Drains within 300mm of the underside of the floor slab should be surrounded in 150mm Mtr of concrete.

Part 7E Construction of Roof and Power

New Mables are to be constructed in 215mm Class B engineering brickwork to BS 5921. laid in english bond in 1:3 cement/sand concrete. Chases to be heavy duty to BS 607.

Part 7F Ventilation

Windows to match existing, fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq. The windows shall be as scheduled or as otherwise described on the drawings. All windows to be fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq.

Part 7G Electrical Installations

All electrical work to be installed in accordance with BS 7671 (IET Wiring Regulations 18th Edition). The works are to be undertaken by a competent electrician registered under a suitable electrical self-certification scheme, with completion of the works.

Part 7H Disabled Access

Swivel Socket Outlets to be 450mm above finished floor level as outlined in Approved Document M2 diagram 22.

Part 7I Construction of Roof and Power

New Mables are to be constructed in 215mm Class B engineering brickwork to BS 5921. laid in english bond in 1:3 cement/sand concrete. Chases to be heavy duty to BS 607.

Part 7J Ventilation

Windows to match existing, fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq. The windows shall be as scheduled or as otherwise described on the drawings. All windows to be fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq.

Part 7K Electrical Installations

All electrical work to be installed in accordance with BS 7671 (IET Wiring Regulations 18th Edition). The works are to be undertaken by a competent electrician registered under a suitable electrical self-certification scheme, with completion of the works.

Part 7L Disabled Access

Swivel Socket Outlets to be 450mm above finished floor level as outlined in Approved Document M2 diagram 22.

Part 7M Construction of Roof and Power

New Mables are to be constructed in 215mm Class B engineering brickwork to BS 5921. laid in english bond in 1:3 cement/sand concrete. Chases to be heavy duty to BS 607.

Part 7N Ventilation

Windows to match existing, fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq. The windows shall be as scheduled or as otherwise described on the drawings. All windows to be fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq.

Part 7O Electrical Installations

All electrical work to be installed in accordance with BS 7671 (IET Wiring Regulations 18th Edition). The works are to be undertaken by a competent electrician registered under a suitable electrical self-certification scheme, with completion of the works.

Part 7P Disabled Access

Swivel Socket Outlets to be 450mm above finished floor level as outlined in Approved Document M2 diagram 22.

Part 7Q Construction of Roof and Power

New Mables are to be constructed in 215mm Class B engineering brickwork to BS 5921. laid in english bond in 1:3 cement/sand concrete. Chases to be heavy duty to BS 607.

Part 7R Ventilation

Windows to match existing, fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq. The windows shall be as scheduled or as otherwise described on the drawings. All windows to be fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq.

Part 7S Electrical Installations

All electrical work to be installed in accordance with BS 7671 (IET Wiring Regulations 18th Edition). The works are to be undertaken by a competent electrician registered under a suitable electrical self-certification scheme, with completion of the works.

Part 7T Disabled Access

Swivel Socket Outlets to be 450mm above finished floor level as outlined in Approved Document M2 diagram 22.

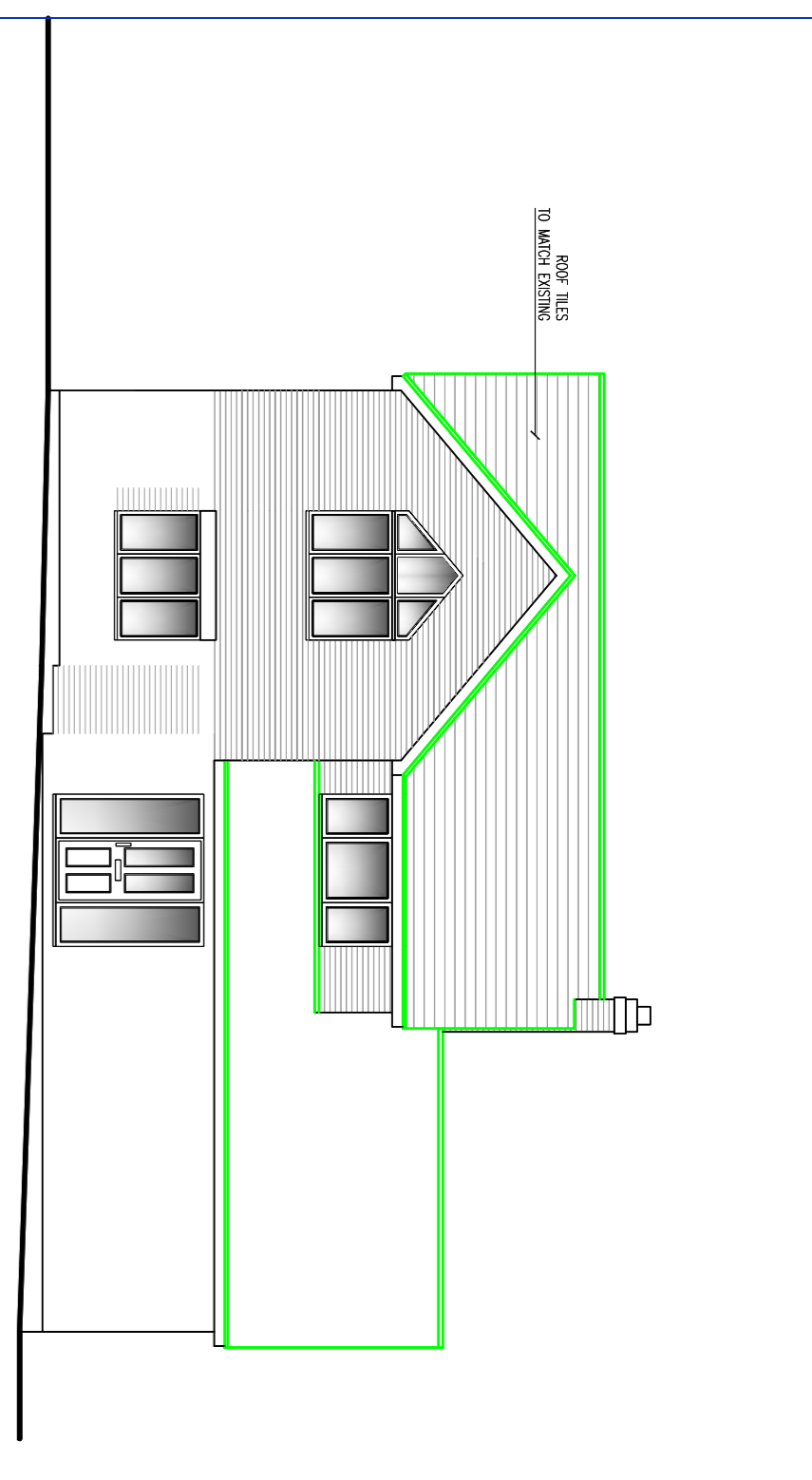
Part 7U Construction of Roof and Power

New Mables are to be constructed in 215mm Class B engineering brickwork to BS 5921. laid in english bond in 1:3 cement/sand concrete. Chases to be heavy duty to BS 607.

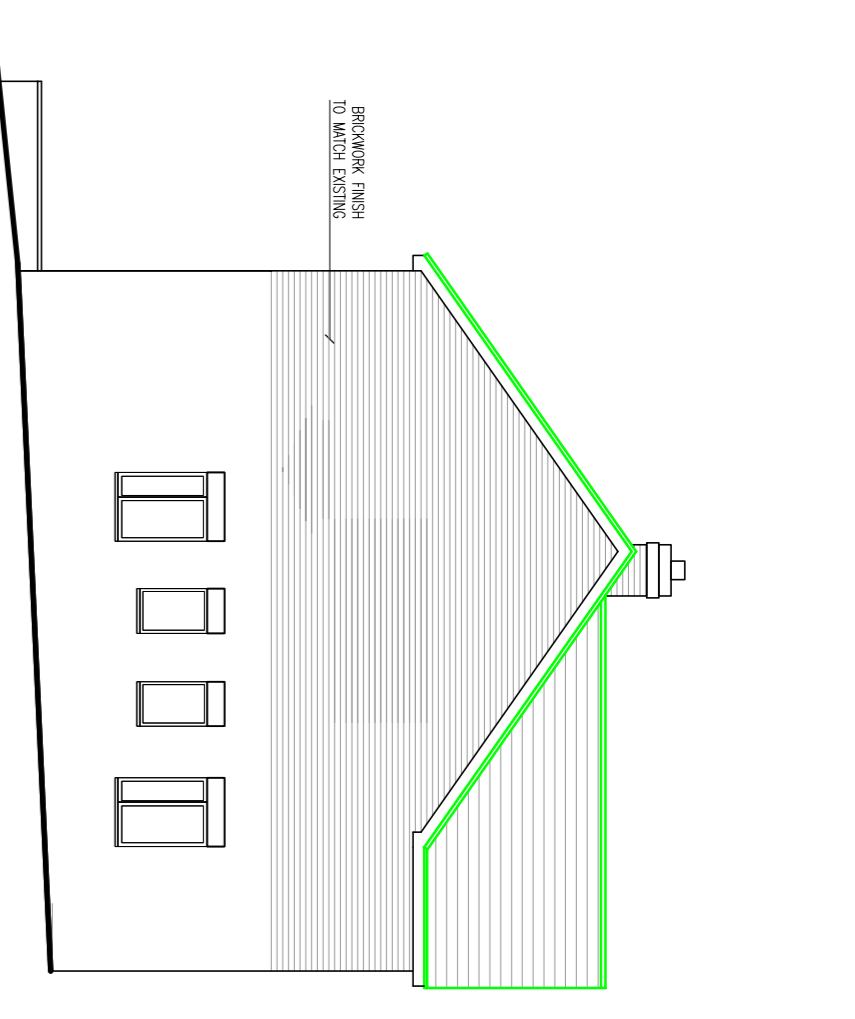
Part 7V Ventilation

Windows to match existing, fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq. The windows shall be as scheduled or as otherwise described on the drawings. All windows to be fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq.

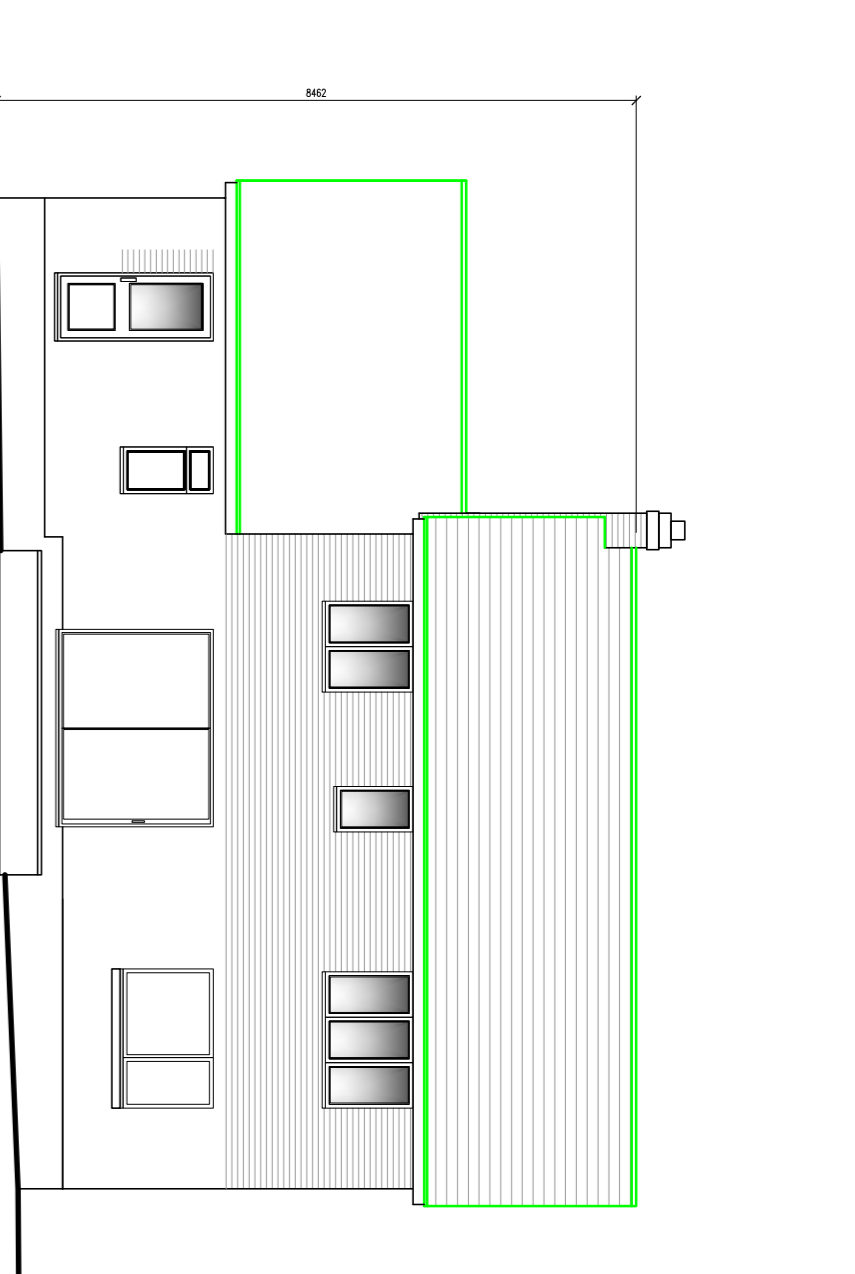
Proposed Front Elevation



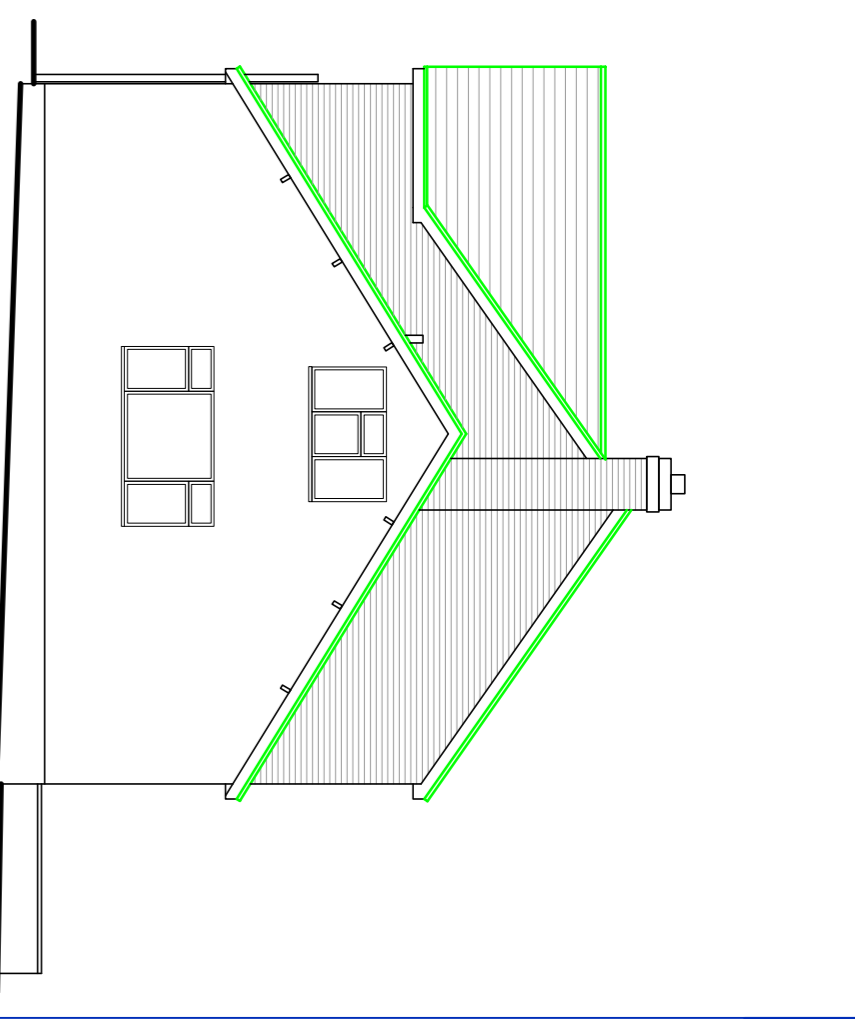
Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation



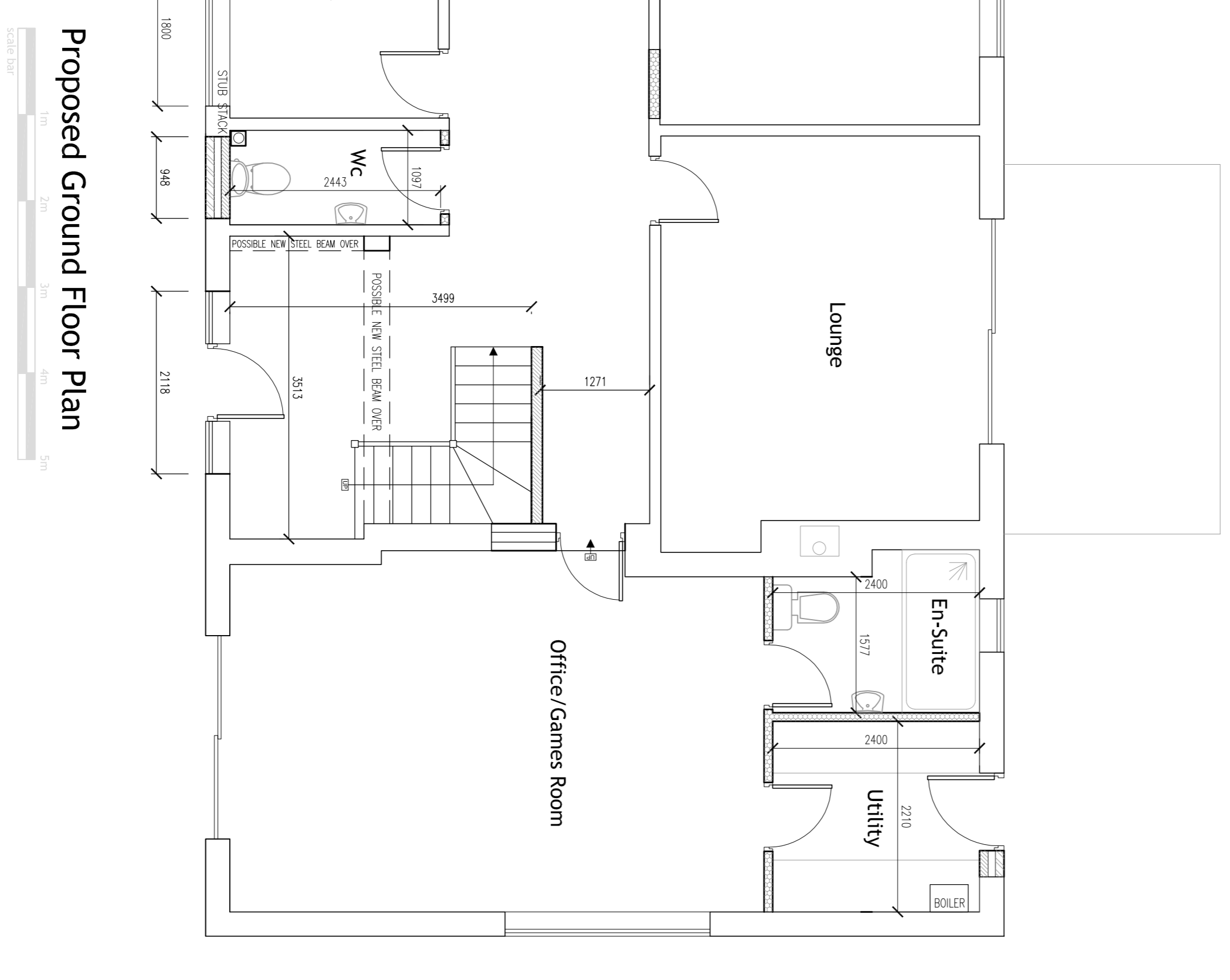
Proposed Front Elevation

Proposed Side Elevation

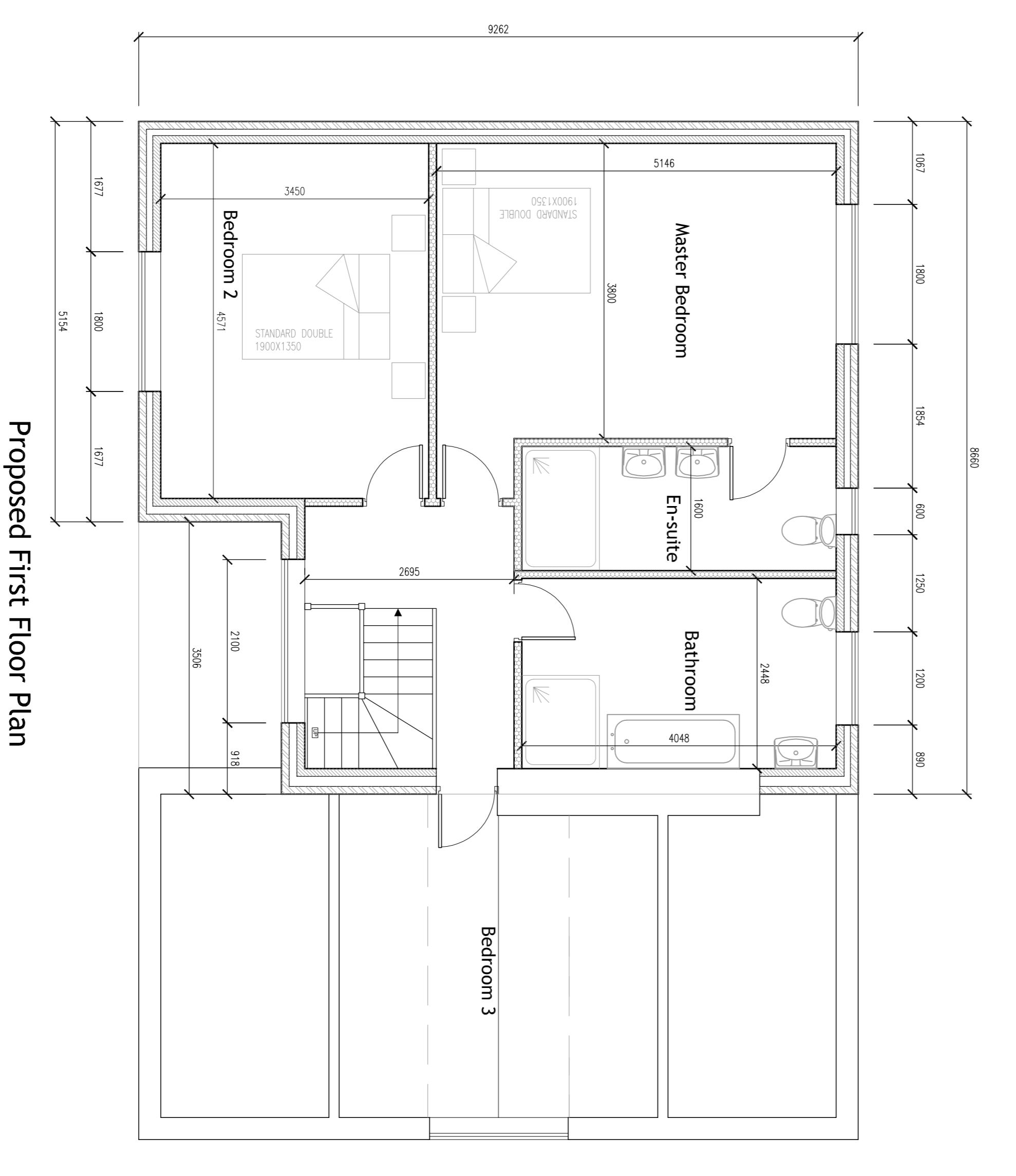
Proposed Rear Elevation

Proposed Side Elevation

Proposed Ground Floor Plan



Proposed First Floor Plan



NOTE: These drawings are subject to inspection by a Qualified Structural Engineer to identify any structural deficiencies that may be required. Beam and Trimmer locations that are already marked on the drawings are suggested locations only.