

Approved Drawings

These drawings have been prepared solely for Planning and Building Regulations purposes. No liability is accepted for any other use. The approved design must be agreed on site with the local Building Inspector before works are undertaken.

Part 7: Fire Safety

New walks and eitrings to provide 30mm square to adjoining areas EPD30 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 30mm fire protection.

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

A Fire Detection and Alarm System designed and installed in accordance with BS 5839 part 6:2014 comprising ceiling mounted smoke detectors, heat detectors, manual call points and a 24hr alarm panel situated max 4.5m from habitable rooms and min 300mm off adjacent walls and light fittings. Permanently wired to a separate circuit at the distribution board. Alarms to be linked together in a battery back up supply. Provide a 1 hour fire door to kitchen.

New EPD30 fire doors to have a minimum 32mm rubber air gasket and be fitted with a self closing device and be secured to the existing door frame by a minimum of 2 screws.

Part 7: Ventilation
Kitchens and Utility Rooms to be ventilated to provide Min 60 l/s fresh air flow rate.
Bathrooms, Ensuites and wc to be ventilated to provide Min 60 l/s fresh air flow rate.
All ventilation systems to be installed in accordance with BS 5546:2014.

Part 7: Drainage
Internal rooms to be ventilated to 3 air changes/hr, unless kitchen or bathroom. Kitchen and bathroom to be ventilated to 15 air changes/hr. Light switches and sockets to be 20mm from the wall. All new sockets to be 20mm from the wall. All new sockets to be 20mm from the wall.

Below Ground
New drainage to conform with Part F of the Building Regulations (Schedule 4) and BS 5251:2009. All new drainage to be installed in accordance with BS 5251:2009. All new drainage to be installed in accordance with BS 5251:2009. All new drainage to be installed in accordance with BS 5251:2009.

Below Ground
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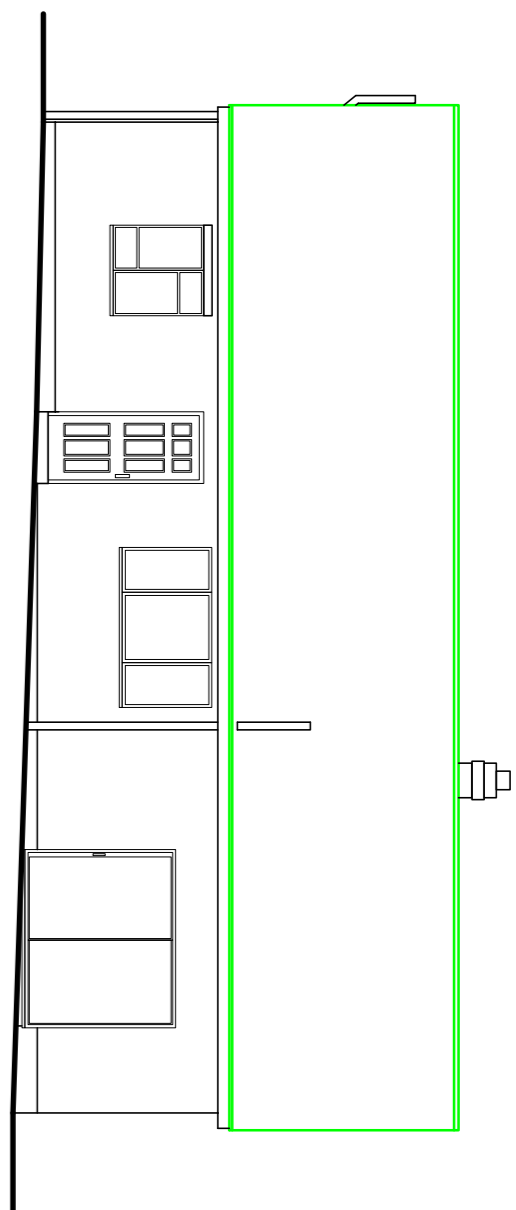
Below Ground
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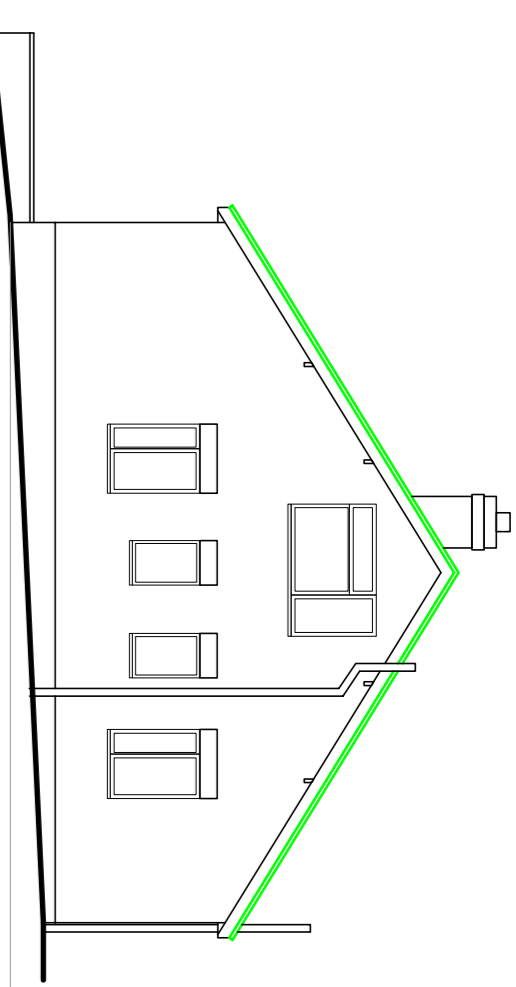
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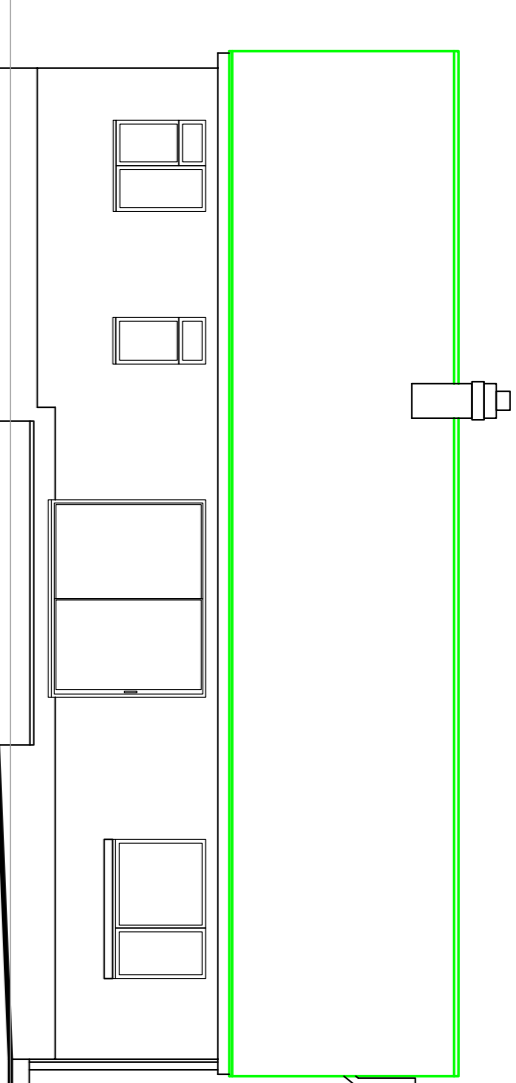
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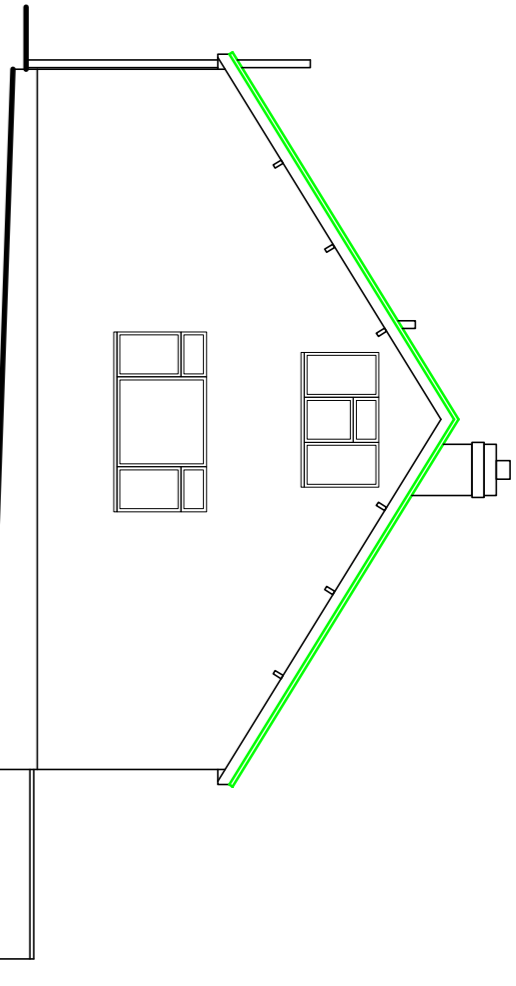
Existing Front Elevation



Existing Side Elevation



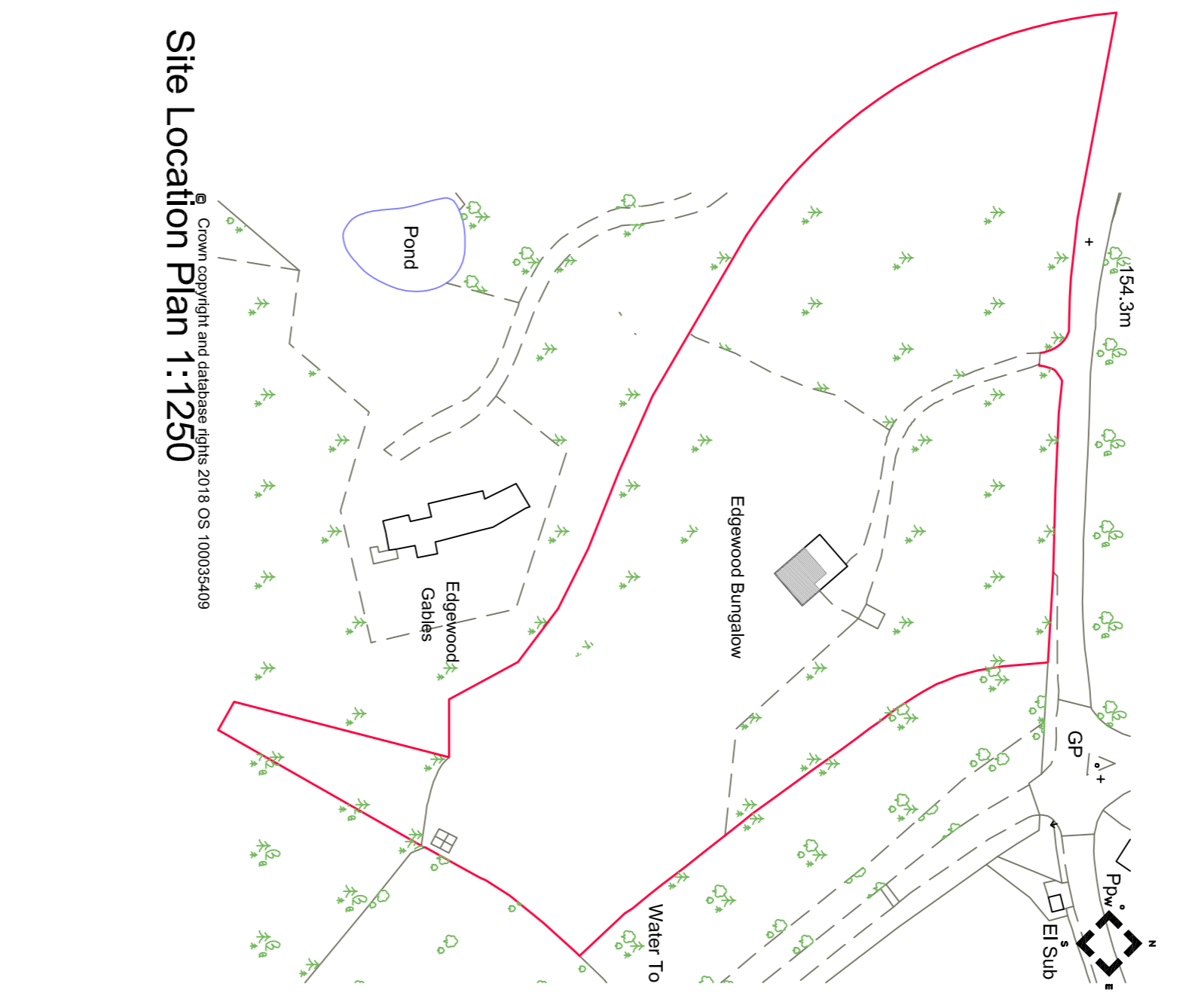
Existing Rear Elevation



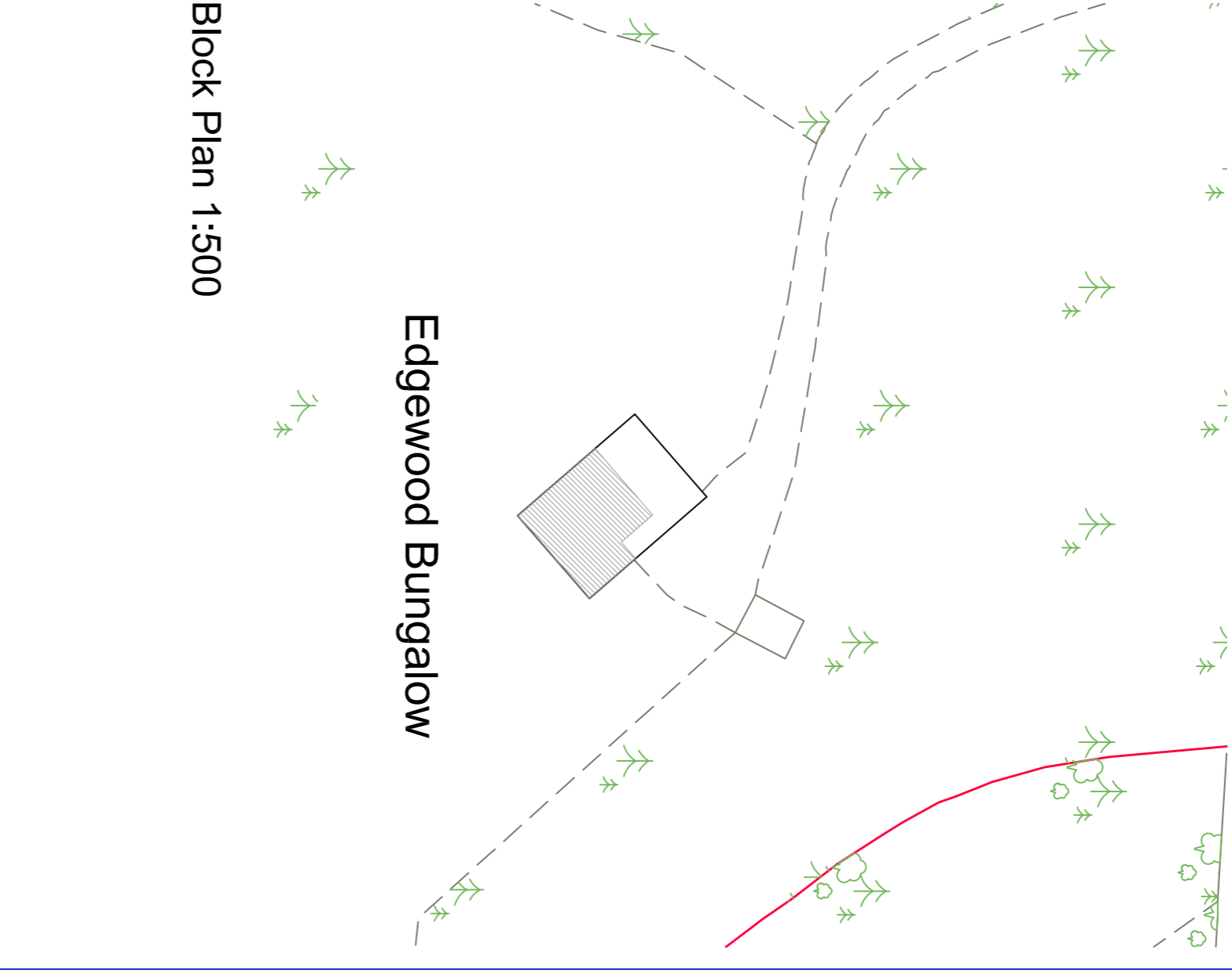
Existing Side Elevation



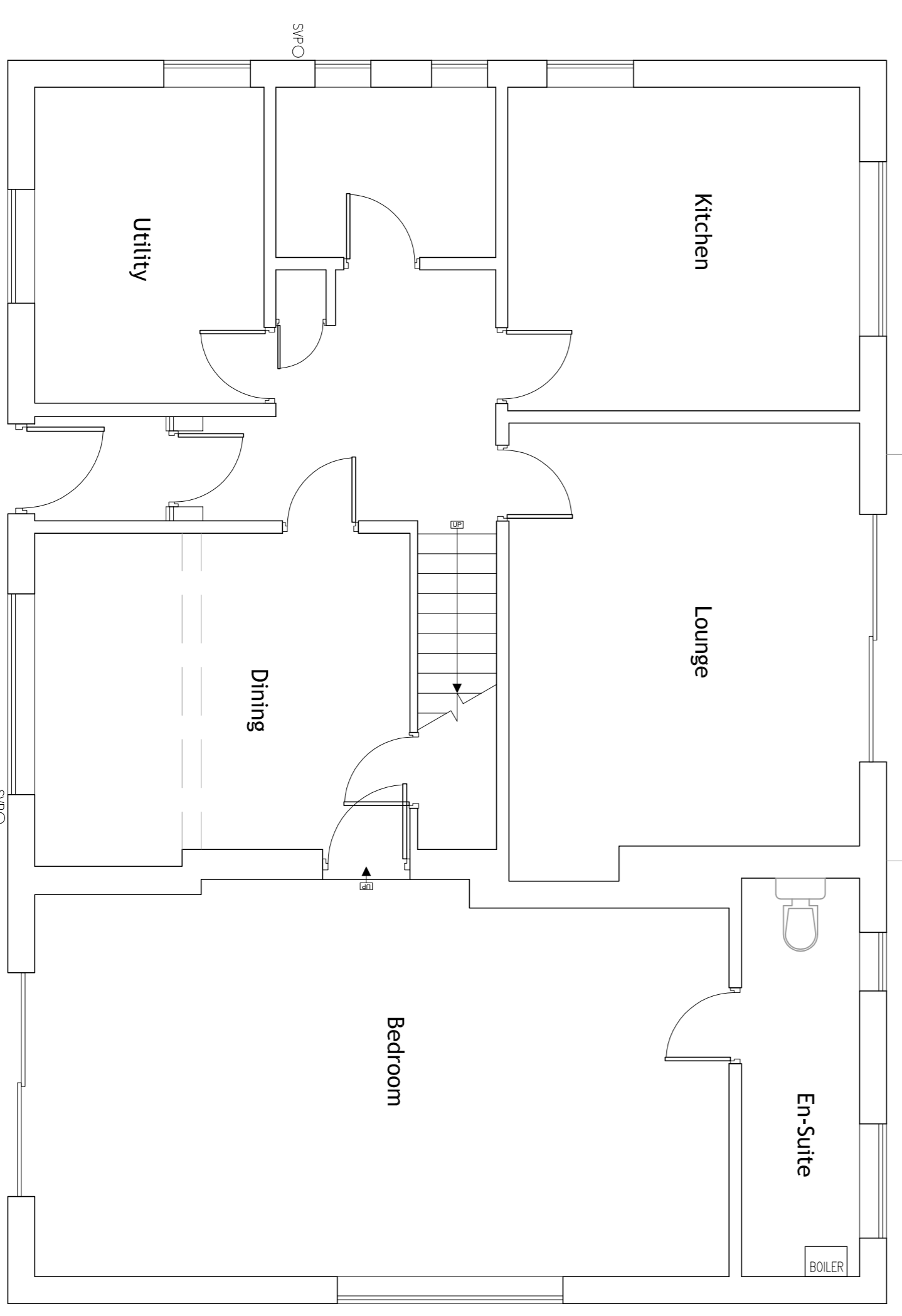
Existing Site Location Plan 1:1250



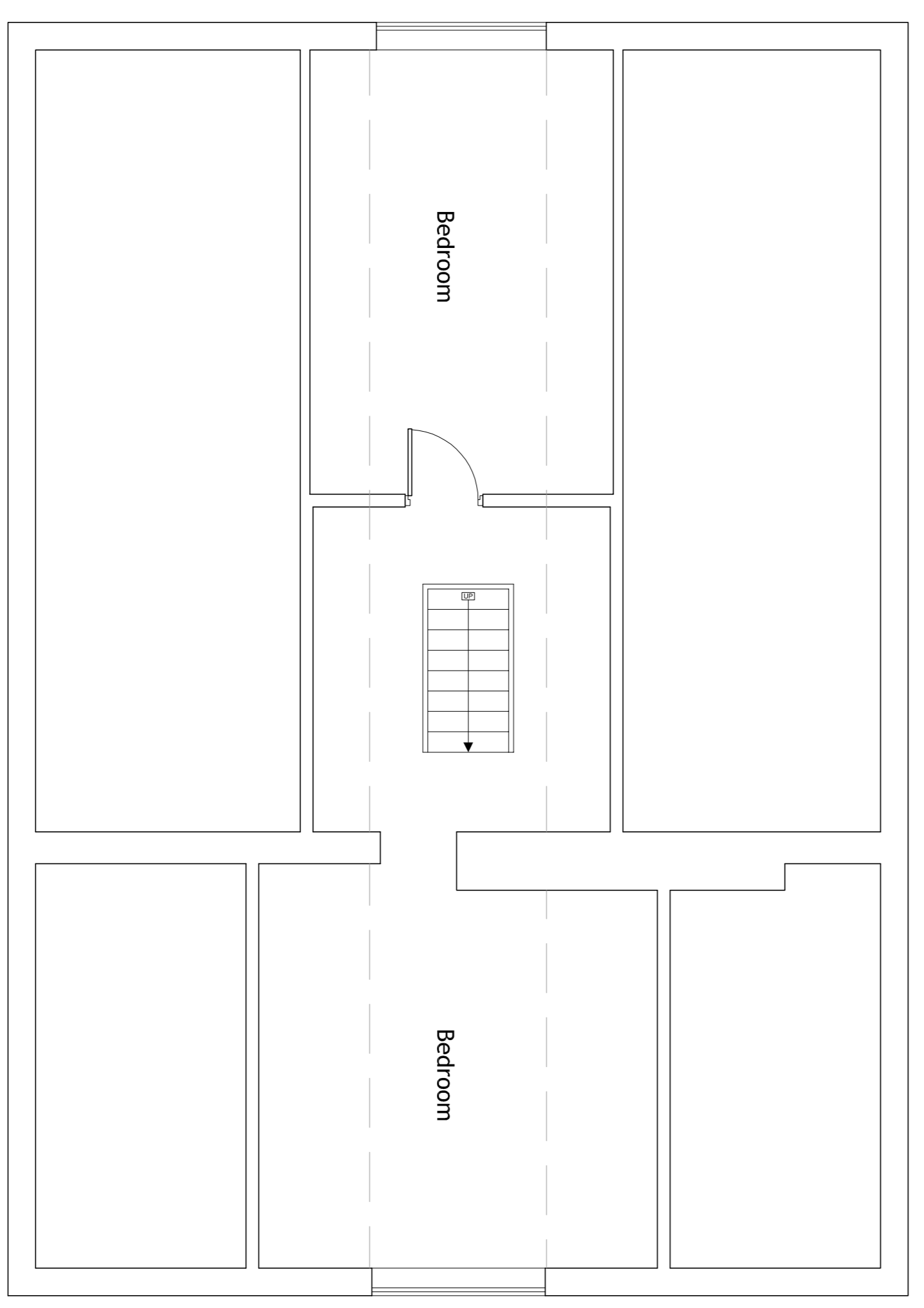
Site Location Plan 1:1250



Block Plan 1:500



Existing Ground Floor Plan



Existing First Floor Plan

NOTE:
These drawings are subject to inspection by a qualified structural engineer to identify structural elements that may be required. Beam and trimer locations that are already marked on the drawings are suggested locations only.



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Project: Proposed Extension
Edgewood Bungalow, The Holloway,
Avechurch, Worcestershire,
B48 7QA

Job no: 21124-01D
Scale: 1:50/1:100
Date: 22/04/21
Drawn: 05