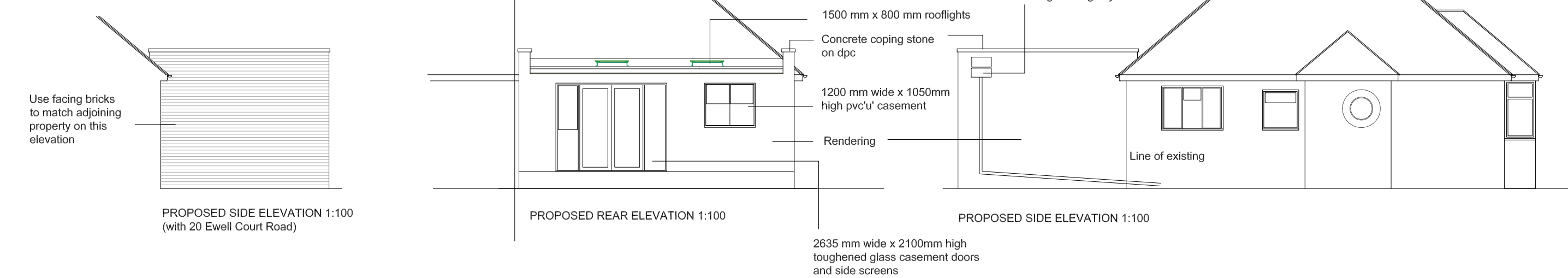


REV	DATE	DETAILS	DRAWN



## HEATING AND HOT & COLD WATER SERVICES

Dwellings to be provided with gas fired fan assisted condensing boilers fitted with interlock with a minimum SEDBUK rating of 90%.

System to be vented, gravity fed central central heating system with water filled radiators and suitable hot water storage cylinder. Thermostatic radiator valves to be provided throughout and separate heating zones for ground and first floor. Heating zones to be no greater than 150m sq and to be controlled and timed separately.

All pipework is to be insulated to comply with the requirements of Building Regulations Approved Document L1 and adequately sealed where it passes through ducts, hollow construction or voids.

A set of operating and maintenance instructions for the heating and hot water systems are to be provided in an accessible format.

Water installation to comply with current Water Authority Byelaws. Overflows or pressure relief pipes must discharge in accordance with system manufacturer's recommendations.

**BALANCE FLUES**  
Flue pipes to be terminate in accordance with distances maintained as B.Reg. Para. 2.9. Diagram 2.

**COMMISSIONING CERTIFICATE**  
Commissioning certificates for heating and hot water systems to be provided to the client and Building Control.

**ELECTRICAL INSTALLATION**  
Electrical installation to be to the current I.E.E regulations and British Standard.  
Low energy light fittings to be provided that only take lamps having a luminous efficiency of 40 lumens per circuit-watt either one per 25m sq of floor area created or 3 out of 4 fixed light fittings.

Flush fitting downlighters to be half hour fire rated as manufactured by Electro Technik Ltd.

External lights not exceeding 150W per fitting are to have P.I.R detectors to extinguish light when there is enough daylight or when light is not required at night. Lantern lights are to be controlled by Photo Electric Cell (PEC).

Switches and socket outlets to be positioned between 450mm and 1200mm above finished floor level.

All electrical work is to be carried out in strict accordance with BS 7671- the IEE current wiring Regulations for the design construction, inspection, testing and certification of the installation.

Electrical work to be carried out by a competent person registered with a Building Regulations Approved Document P self certification scheme. A competent person is to be registered with one of the following full competence schemes.

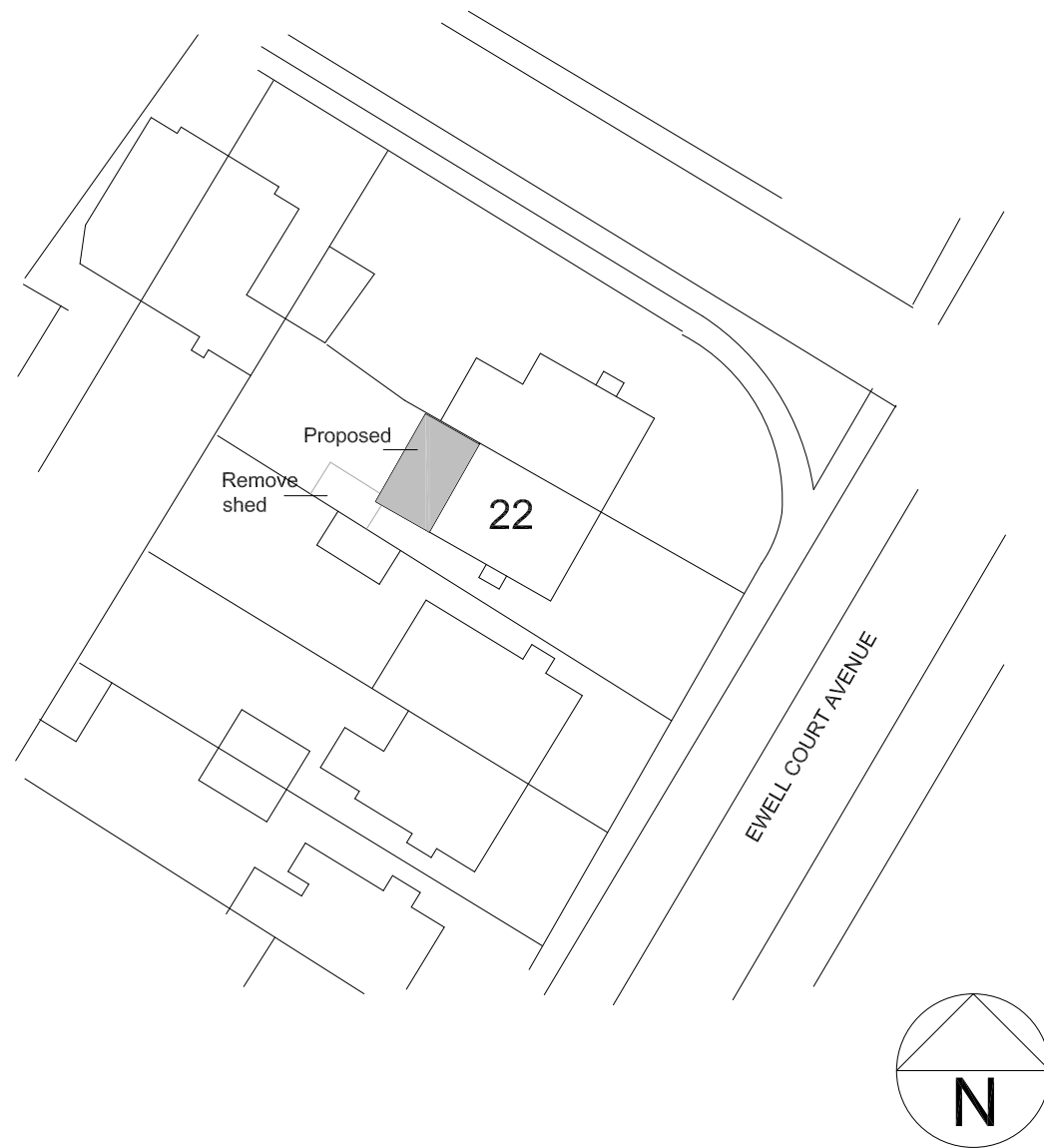
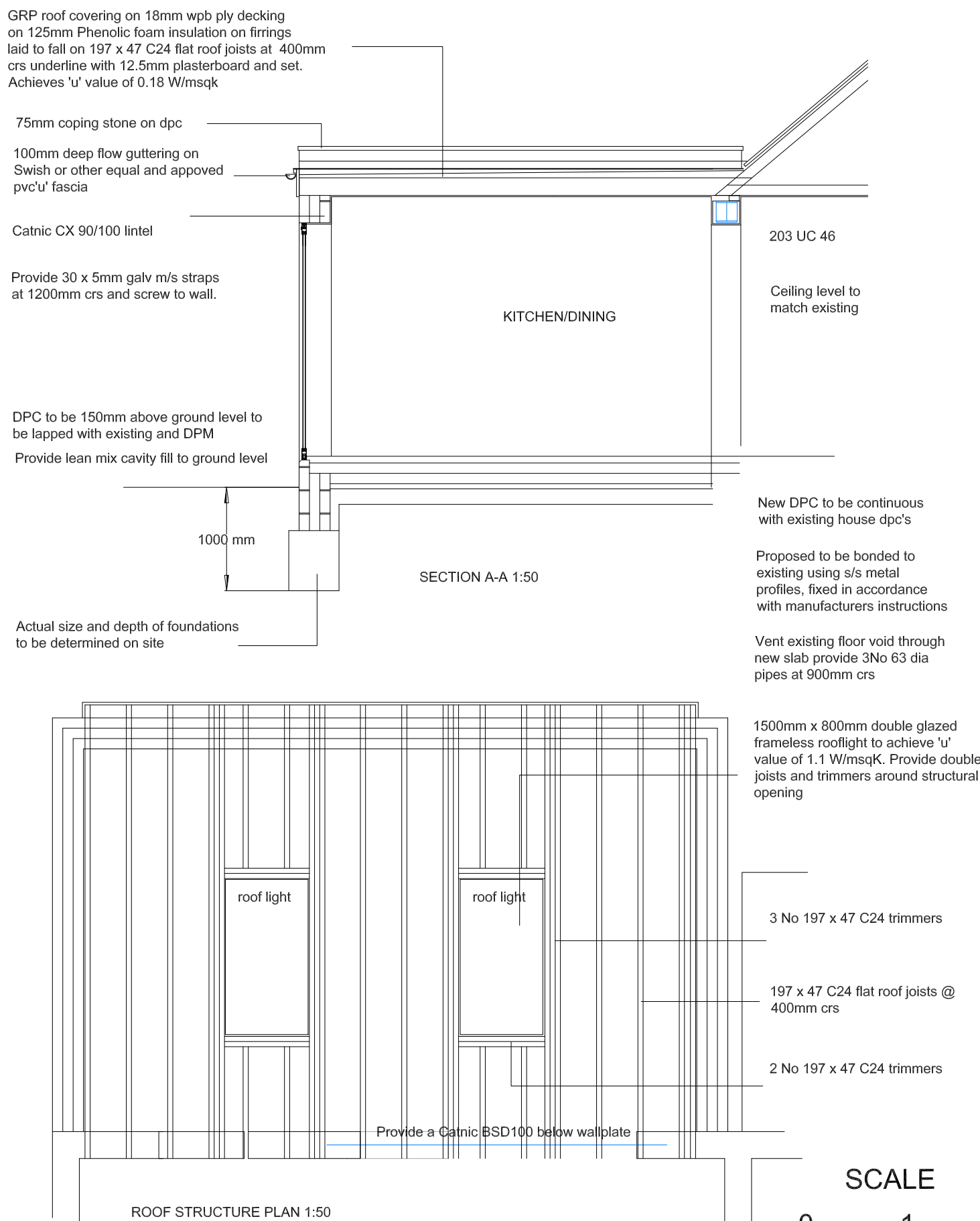
BRE Certification Ltd  
BSI  
ELECSA Ltd  
NAPIT Certification Ltd  
NICEIC Certification Services Ltd

Any contractor carrying out electrical work as an adjunct to their main trade i.e plumbing and heating contractor etc is to be registered with one of the following defined competence schemes.

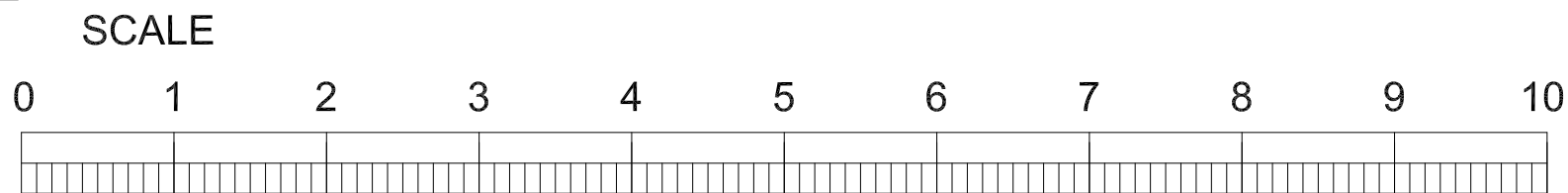
Gas Safety  
ELECSA Ltd  
NAPIT Certifications Ltd  
NICEIC Certification Services Ltd  
OFTEC

Upon completion of the project the contractor is to ensure that sufficient information is provided so that any persons operating, maintaining or altering the electrical installation can do so in a safe manner.

Prior to the completion of the works an appropriate BS 7671 electrical installation certificate is to be issued to the Local Authority Building Control by a person deemed competent to do so.



PROPOSED BLOCK PLAN 1:500



James. B.Langley Limited

Project:

22 Ewell Court Avenue  
Ewell, Surrey, KT19 0DZ

Title:

## Propose Elevations & Section A-A

Scale:  
1:100 & 1:50  
@ A2

Date:  
MAY 2021

Drawing No	ECA/003
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## Building Surveying & Project Management

Tel: 020 8786 5753  
Mobile: 07976 712607  
e'mail: langley\_jb@yahoo.com

Scale: 1:100 & 1:50 @ A2	Date: MAY 2021
Drawing No	ECA/003