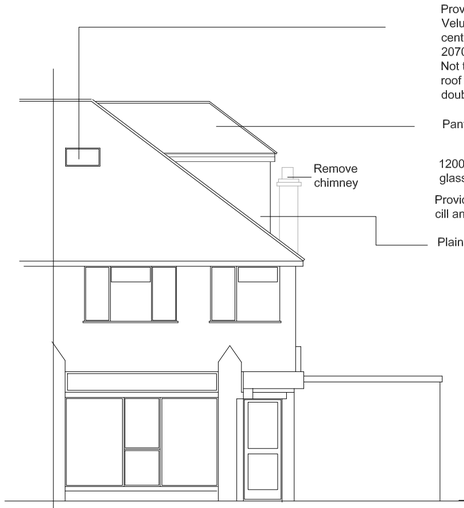
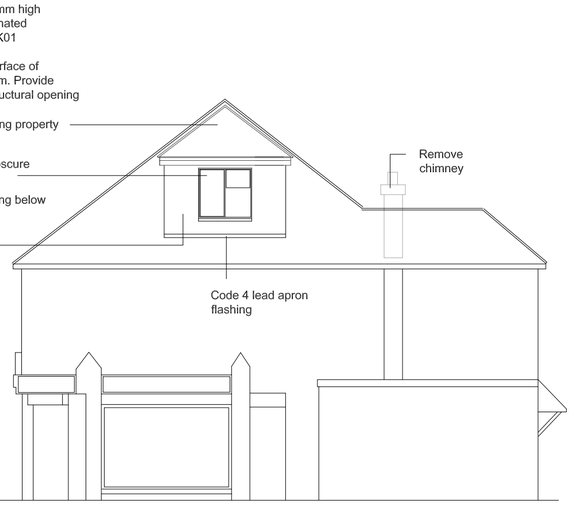
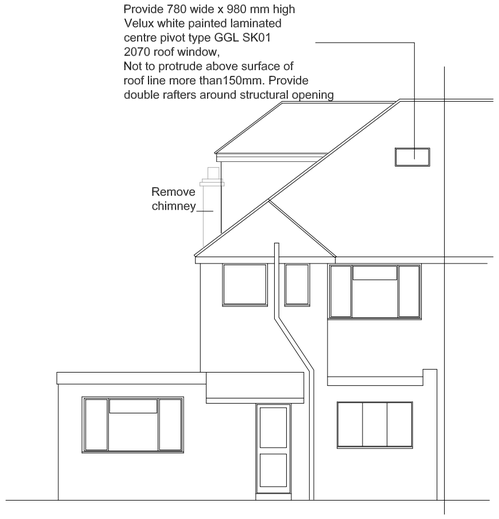


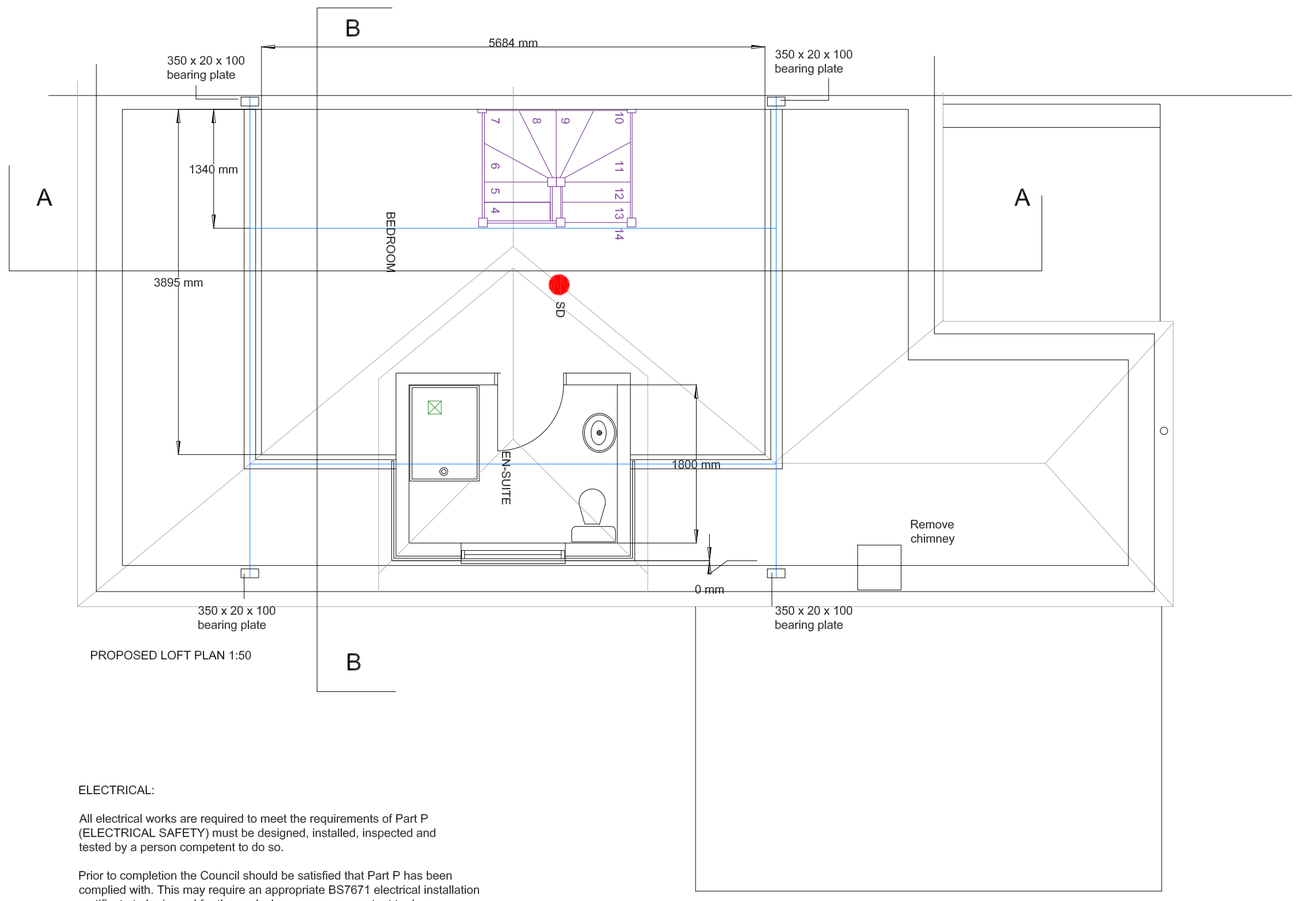
PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED LOFT PLAN 1:50

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.

Electrical

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

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 Commisioning certificate must be deposited with Building Control in accordance with Approved Doc, B Volume 1, Section 1.23

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 pipwork 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 one per four 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.

CORGI
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.

PRIOR TO THE COMMENCEMENT OF ANY WORKS THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT SPECIFICATION. ALL DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.

REV	DATE	DETAILS	DRAWN

Safety Glazing:
Complying with BS 6206 to be provided in all windows and doors under 800mm from ffl and in all door openings and any adjacent side panel to a height of 1500mm from ffl.

Dormer & Gable End Construction
Plain tiling on 38 x 25mm treated sw battens on breather felt on 18mm wpb plywood on 150 x 50mm sw studs at 400mm crs with 80mm Celotex GA4000 between lined with 50mm Celotex FR 5000 finished with 9.5mm plasterboard and set, use moisture resistant plasterboard within en-suite.

Corner posts to be 150mm x 75mm sw, studs around openings to be doubled up
Dormer side wall with Party Wall to be 1 hour fire resisting, masterboard clad with 12.5mm foilbacked plasterboard internally, taped sealed and skimed.
Secure stud walls at roof and floor level with 30mm x 6mm galv ms straps at 1200mm crs.
Code 4 lead apron flashing to be used where dormer wall meets existing pitched roof.
Internal partition
100mm x 50mm sw studs at 400mm crs with 100mm glass wool between with 15mm wallboard eachside.

An absorbent layer of 100mm mineral wool (10kg/m2) to be laid in floor cavity in wire tray in accordance with BRE digest 208, to be ageed with the Building Control Officer on site. An additional layer of 150mm Mineral wool to be provided around perimeter boudary woll gutter.

The 100mm mineral wool insulation and 15kg/m2 floor boarding to be extended over the whole floor area into the eaves

Steelwork
Steel to be weldable structural steel in accordance with BS 4360

Steelwork
For fire resistance the steelwork is to be painted with Nulifire System S
Steel to be free from rust before painting
Bearing plates or padstones to be provided at all seatings, max 100mm into Party Wall, other bearings to be 150mm. Ensure load is transfered by dry packing as required.

The existing door openings onto the main staircase should be made 1/2 hour fire resisitng self closing and glass removed. A door is to be provided to the Kitchen 1/2 fire resisting

Strapping
Provide restaint straps 30mm x 5mm cranked galv ms straps at 1200mm crs over wall plate and at 2000mm crs along gables allow to provide noggins at right angles to rafters and joists straps to be screwed into masonary.

Supports and Beams
Beams: Provide new steel beams and bearings in accordance with Structural Engineers details.
Lintels: Prestressed lintels to be used over internal openings in brick/block walls installed in accordance with manufacturers recomendations. Lintels in external walls to be insulated pressed steel, Catnicd or similar.
All lintels to have minimum bearing of 150mm.
Steel beams to be encase in two layers of 12.5mm plasterboard to provide 1/2hour fire resistance.

Waste pipes:
SVP 100mm dia to terminate 900mm above highest window head if within 3000mm of window or opening.
bath 40mm, 32mm whb, combined waste, sink 40mm
wc 75mm. All traps 75mm deep seal.
waste pipes to fall approx 2.5deg to SVP, wc to fall 9mm/m run.

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.

James. B.Langley Limited

LABC
Building Surveying
& Project Management

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Project:
5A The Parade
Spa Drive, Epsom
Surrey, KT18 7LG

Title:
Proposed Loft Plan
& Elevations

Scale: 1:50 & 1:100 @ A2

Date: JUN 2021

Drawing No TP/003