



Do not scale from this drawing

This drawing has been prepared based upon survey and other information supplied by others.

All dimensions and labels are to be checked on site by contractors and inconsistencies reported immediately to Colchester Planning Services prior to works being undertaken.

Contractors are to ensure that all works under their responsibility or the responsibility of their sub-contractors are constructed and / or manufactured to comply with all relevant national and / or local authority statutory requirements and in accordance with local building control and codes of practice.

This drawing is to be read in conjunction with all other relevant drawings, specifications, schedules and so forth, relating to the project or projects for which this drawing has been prepared.

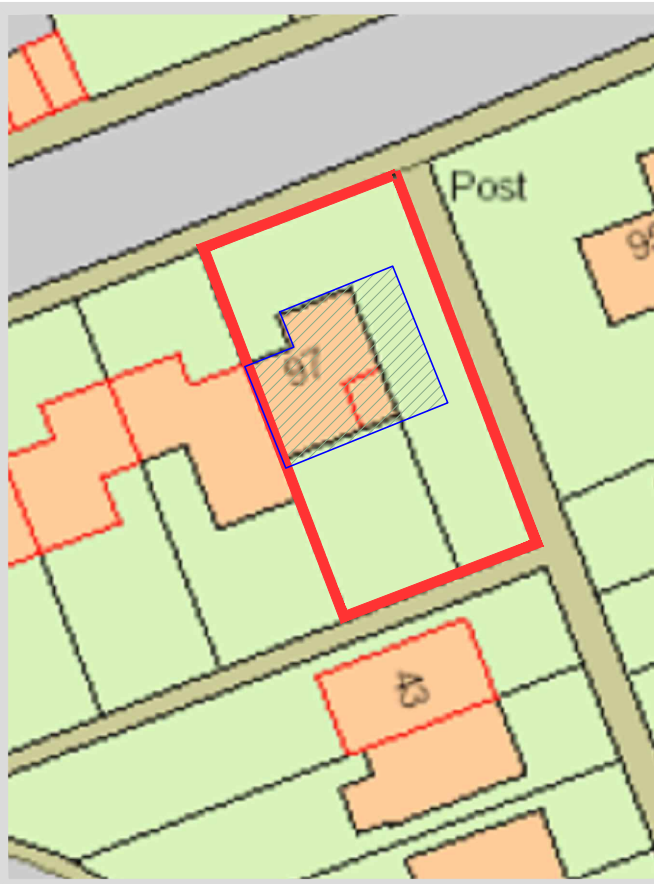
This drawing is to be read in conjunction with all other relevant drawings, specifications, schedules and so forth, prepared by others and which are relevant to the project or projects identified on this drawing.

This drawing is for planning application status only and is not to be used for construction on site.

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A	26.03.20	Bi fold door removed to rear elevation	AF	AF	
Revision:	Date:	Description:	Dw:	Chk:	

REVISIONS:



Client:

MR & MRS BELSEY

Project:

97 LONGMEADOWS

HARWICH

ESSEX

Drawing Title:

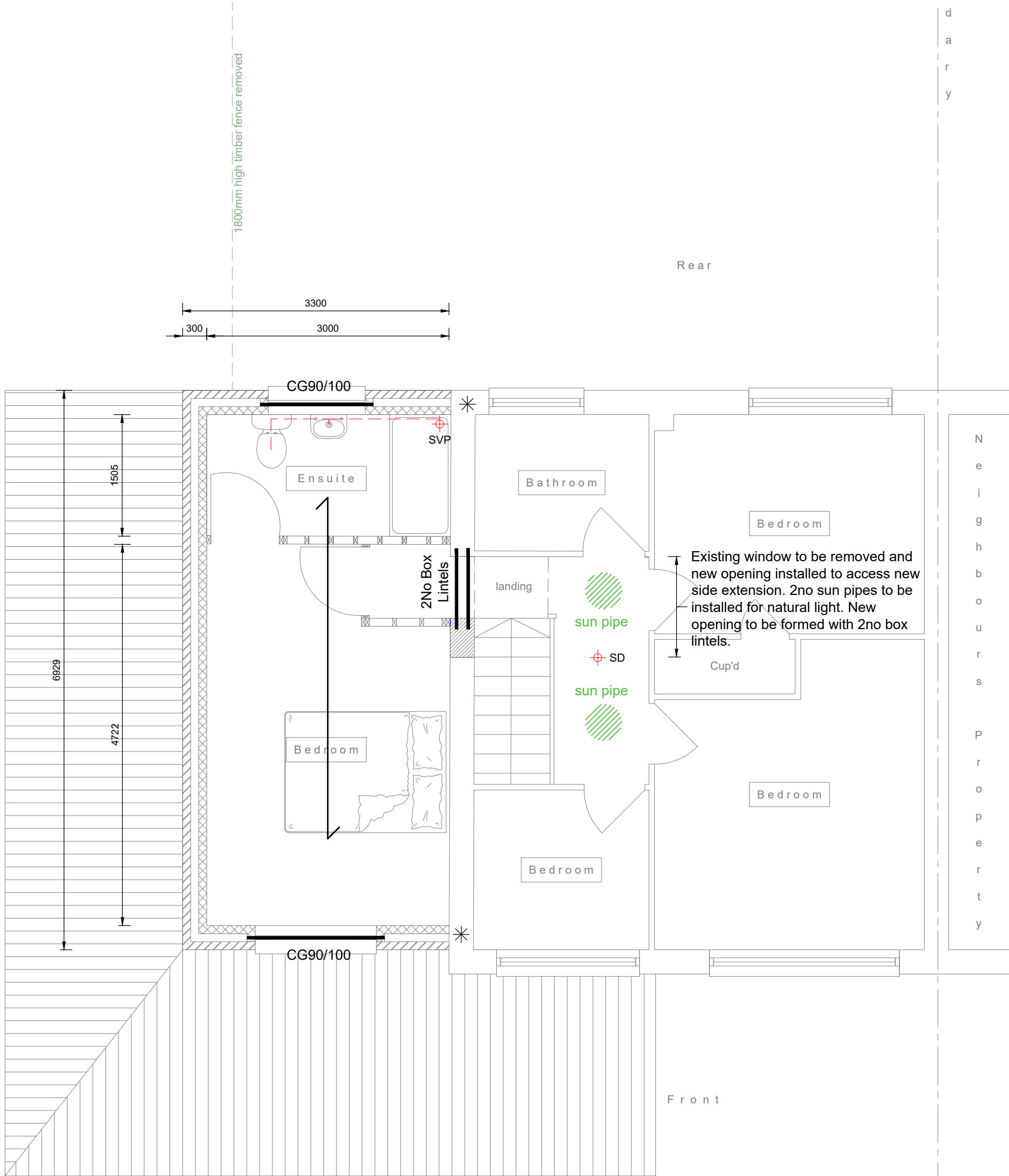
REGULATION PLANS

Project No:	Drawing No:	REV:	Paper Size:
17_861	BR3	A	A1
DATE	SCALE	DRAWN	CHECKED
SEP 2018	AS Ind.	AF	AF

WORK STAGE:

- |  |   |
|--|---|
| <input type="checkbox"/> Concept Design                  | <input type="checkbox"/> Tender Issue     |
| <input type="checkbox"/> Planning Application            | <input type="checkbox"/> Contract Issue   |
| <input checked="" type="checkbox"/> Building Regulations | <input type="checkbox"/> Working drawings |

architecture + consultation + P M



All new windows in habitable rooms to have a minimum unobstructed operable area of 0.33m² and have a minimum opening dimension of 450mm.

\* Denotes location of (suitable for timber) wall starters to connect new / existing wall construction. Positions of all finishes such as bathroom layout, kitchen layout, radiator locations and type / location of all light fixtures and sockets to be agreed on site with client.

Table 5.1a Extract ventilation rates

Room	Intermittent extract Minimum rate	Continuous extract Minimum high rate	Minimum low rate
Kitchen	30 l/s adjacent to hob or 60 l/s elsewhere	13 l/s	
Utility room	30 l/s	8 l/s	Total extract rate should be at least the whole dwelling ventilation rate given in Table 5.1b
Bathroom	15 l/s	8 l/s	
Sanitary accommodation	6 l/s		

Positions of all finishes such as bathroom layout, kitchen layout, radiator locations and type / location of all light fixtures and sockets to be agreed on site with client.

Denotes span of new timber roof trusses to manufacturer details. Contractor to submit design to building control officer for approval prior to works commencing.

RWP Rainwater Pipe  
New RWP to discharge to Soakaway 5000mm from any structure.

SVP Soil and Vent Pipe  
New SVP to discharge to existing foul water system on site.

HD Heat Detector  
SD Smoke Detector

Internal stud walls to be 50 x 100mm treated timber studs at 400mm CTS. with 50 x 100mm head and sole plates and solid intermediate noggins at ½ height or 450mm. Provide minimum 10Kg/m³ density acoustic soundproof quilt tightly packed in all voids the full depth of the stud (insulation to be 100mm Rockwool or Isowool).

# 1 First Floor Showing Works Over

1:50