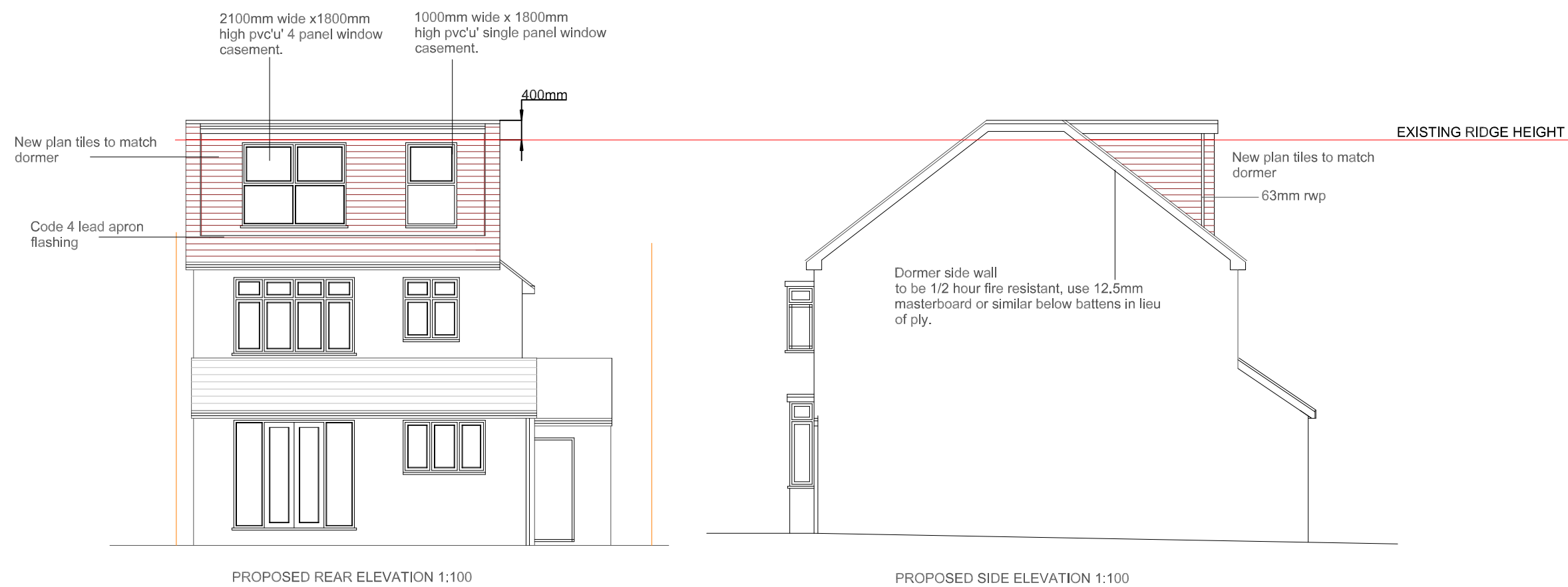


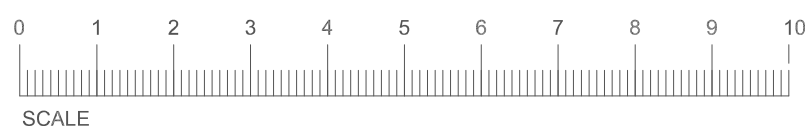
PROPOSED FRONT ELEVATION 1:100

PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

PROPOSED SIDE ELEVATION 1:100



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 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 three 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.

- GAS SAFE
- 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.

THIS DRAWING MUST NOT BE SCALED 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.

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PLANNING
 CLIENTS & CONTRACTORS ARE REMINDED THAT IF THE PROJECT REQUIRES AN APPLICATION FOR PLANNING, THIS APPLIES TO PRIOR APPROVAL, LAWFUL DEVELOPMENT APPROVAL, PERMITTED DEVELOPMENT RIGHTS TO RECENTLY BUILT PROPERTY'S AND HOUSES IN CONSERVATION AREAS. MBL ASSOCIATES Ltd WILL NOT BE RESPONSIBLE IF WORKS COMMENCE AGAINST THIS ADVICE AND ENFORCEMENT ACTION IS TAKEN AGAINST YOU. MBL ASSOCIATES Ltd ADVISE THAT ALL CERTIFICATION OF PLANNING APPROVAL HAS BEEN GRANTED BEFORE ANY BUILDING WORK COMMENCES.

ALL STRUCTURAL INFORMATION TO BE IN CONNECTION WITH STRUCTURAL ENGINEERS CALCULATION AND DRAWINGS

CLIENT
 MR & MRS GILLOTT

CDM Regulations 2007, Party Wall Act 1996, Clients and contractors are reminded that the project is within the scope of these regulations MBL Associates Ltd engaged as designers will not accept any liability for faller of these parties to carryout their duties as required by these statutes

ADDRESS
 17 WOODSTONE AVENUE
 EPSOM
 KT17 2JS

DESCRIPTION	
PROPOSED ELEVATIONS	
Scale: 1:100 @A2	Date: 28/12/2021
Drawing No	WSA17/002LOFT