

Staircase 2725mm ffl to ffl, to be checked on site before fabrication floor to floor height to be checked on site before fabrication of staircase. 14 equal risers of 210mm each, going 233mm Width of staircase to match existing, handrail to be 900mm above pitch line and 1100mm at landing level. No aperture between balustrading to be greater than 100mm. The pitch of the staircase should not exceed 42 degrees. All stairs in a flight should have uniform rise and tread and the normal relationship between dimensions is that twice the rise plus the tread should be between 550mm and 700mm. All stairways should have a clear headroom over the length and width of the stairway of at least 2.0m Tapered treads should have a min 50mm going at the newel. The going at the centre-line should be designed to comply with thread requirements of a straight flight. Landings should be provided at the top and bottom of every flight. The width and depth of the landing should be at least as great as the smallest width of the stairway. Handrails and guarding should be at least 900mm with max 100mm spacing, the guarding and its fixings into the building should be capable of safely resisting a horizontal loading of 0.36kN per linear metre applied at the top of the guarding.

**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.

**EXISTING STRUCTURE:**

Elements of the existing structure such as foundations and lintels are to be inspected by Building Control and are to be upgraded or replaced if found to be necessary.

Combined bath and basin wastes to be 50mm diameter. Provide 75mm deep sealed traps to appliances. Waste pipes to have rodding points to provide access to any length of pipe that cannot be reached from any other part of the system. Waste pipes should be reasonably accessible for purpose of repair and maintenance.

SVPs and stub stacks to be provided with access points at ground level. Branch connections shall not discharge into stacks lower than 450mm above the invert of bend at foot of stack. Bends at foot of SVPs and stub stacks are to have a minimum radius of 200mm at the centre line. SVPs located at heads of drainage runs are to be terminate minimum 900mm above window heads where openings are within 3.0m of the pipe to avoid nuisance or health hazards. Terminals to be fitted to proprietary roof tile vents via a flexible pipes within the roof space. Other SVPs terminating below roof level are to be fitted with with air admittance valves located above flood level of uppermost appliance level. Provide ventilation and access panels to all pipe casing at location of air admittance valves. Overflows from WCs to return into pan and water tanks to run in 19mm dia PVCu to outside walls. Casings to SVPs and stub stacks are to comprise 2 No layers of plasterboard on 38mm x 38mm sw framework to provide 1/2 hour fire resistance. Pipes to be insulated with minimum 25mm thickness glass fibre quilt within boarded ducts. Access points to be provided in pipe casings coinciding with access points in soil stacks. Fire stopping of mineral wool to be packed tight around pipes at intermediate floor levels.

**WINDOWS AND GLASS**

All windows to be white PVC 'u' sealed double glazed units to achieve 1.6W/msqK, with 16mm Soft Coat, argon filled glass to positions as shown on drawings. Windows to habitable rooms and WC's to provide minimum openable area equivalent to 1/20th of room floor area. Windows to habitable rooms to be fitted with trickle ventilators with a minimum equivalent area of 8000mm sq to habitable rooms and in the case of kitchens, bathrooms and utility rooms. Total equivalent area for background ventilators to dwellings to be 50,000mm cu. trickle ventilators to non-habitable rooms to be minimum 4000mm sq.

First floor windows to habitable rooms to be escape windows with an openable area of at least 0.33m sq and at least 450mm wide and 450mm high with the bottom of the openable window not more than 1100mm above floor level.

Where windows occur adjacent to stair flights such as all or part of window is less than 900mm above the pitch line, both window frame and glazing shall be capable of resisting a horizontal load of at least 0.74kNm. All glazing to be carried out in accordance with Approved Document N1 of the Building Regulations and BS 6206. All windows and doors are to be double glazes and are to have a 'U' value of 1.8W/msqK. Certified by manufacturer. Laminated glass to be provided to all doors and to any glazed panel below 800mm above floor level in windows and 1500mm to glazed screens within 300mm of doors.

**DOORS**

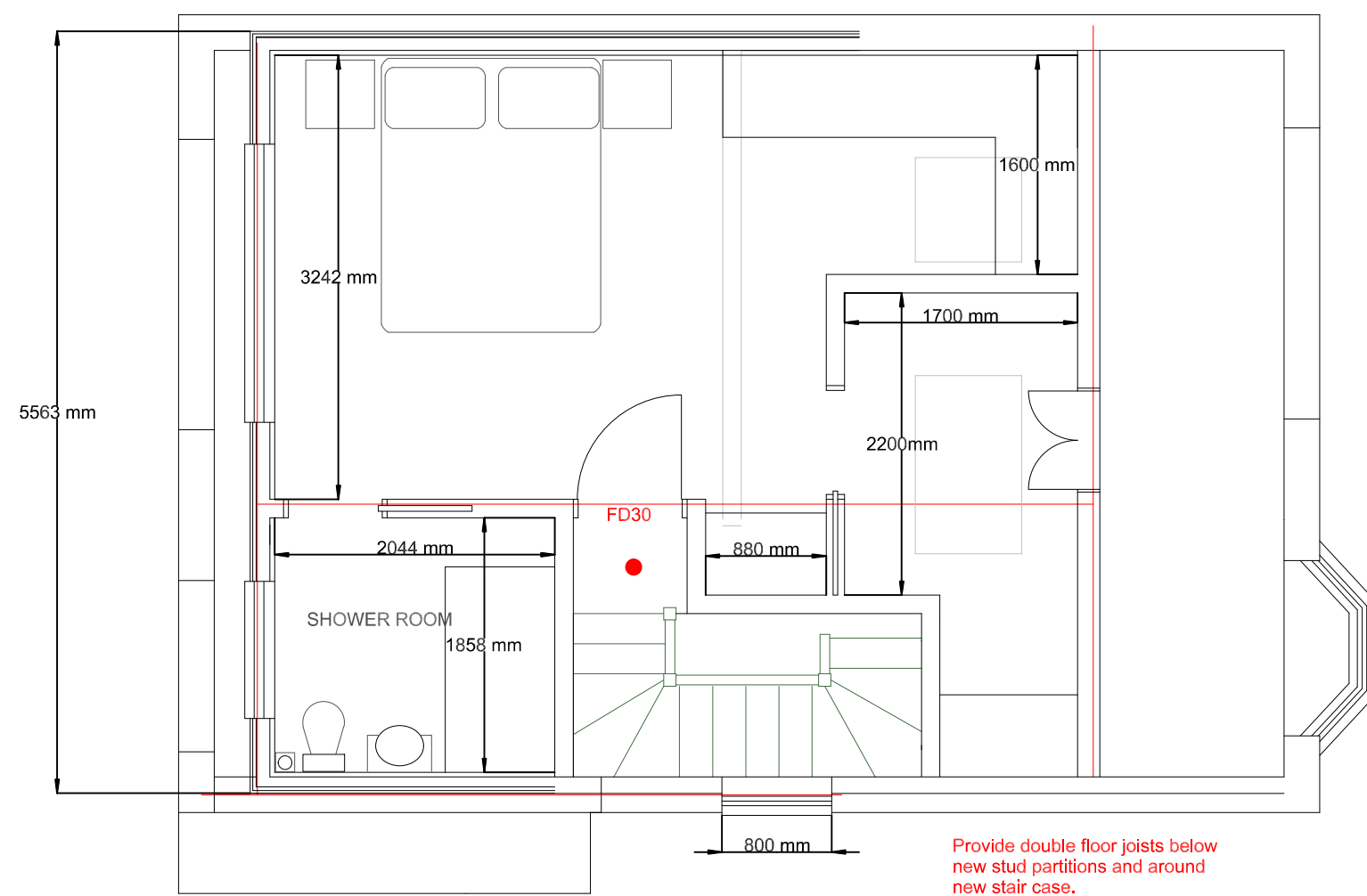
Internal doors to be to clients requirements. Fire doors to be provided in positions as indicated on the floor plans. All fire doors except where noted to be fitted with self closers.

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

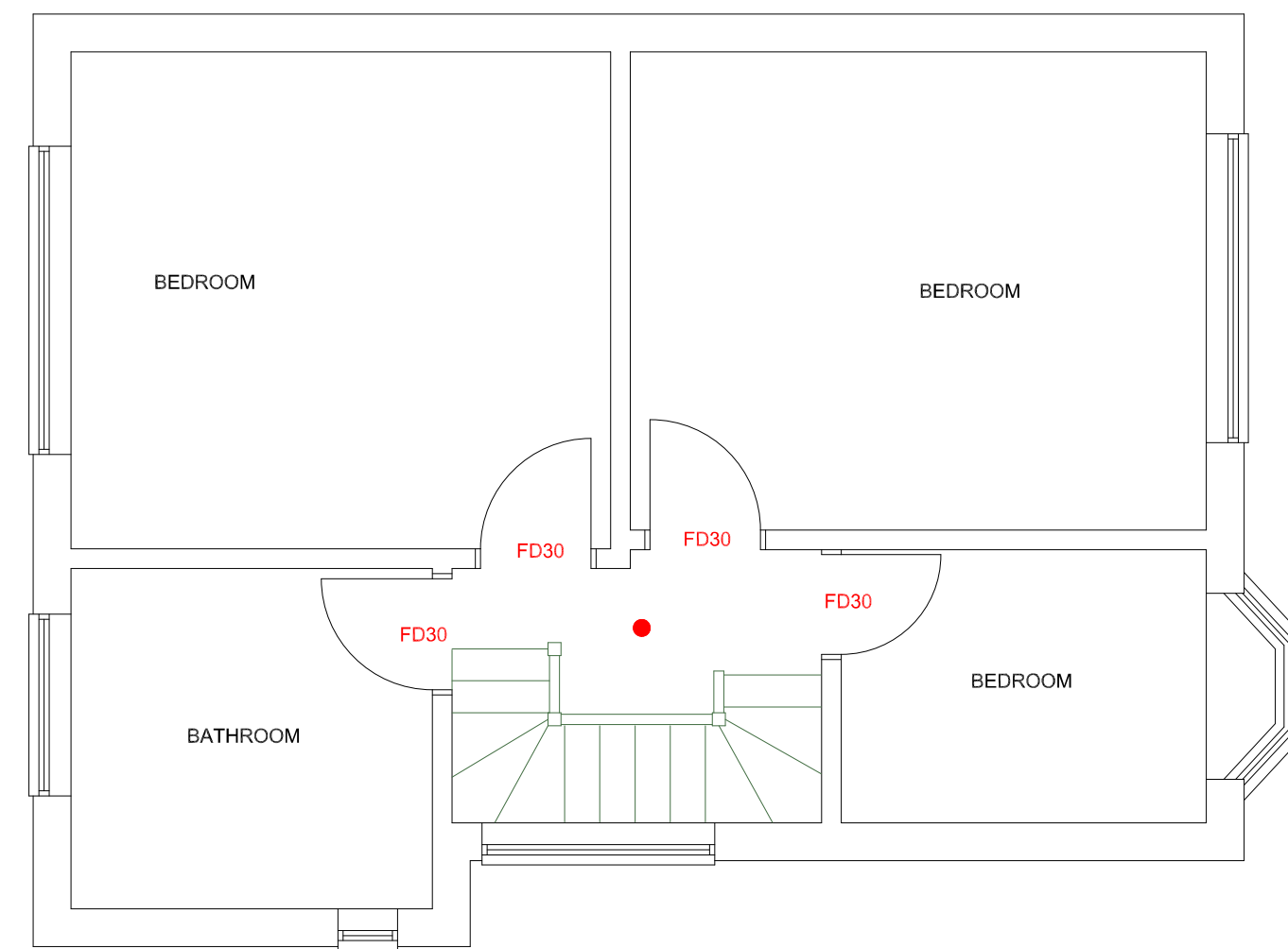
**PLUMBING**

The internal plumbing is to comply with BS 552 utilising PVCu pipework comprising:  
110 mm dia soil and vent pipes, stub stacks.  
Minimum 100mm dia WC wastes.  
Minimum 40mm dia bath, shower and sink wastes (3.0m run max).  
Minimum 32mm dia basin and bidet waste (1.7 m run max).  
For basin and bidet wastes over 1.7m run, but not exceeding 3.0m run, increase waste pipe to 40mm dia.  
For bath, shower or sink wastes over 3.0m run, but not exceeding 4.0m run, increase waste pipe to 50mm dia. For wastes in excess of the above lengths anti-syphon or branch ventilating pipes are to be incorporated.

100 x 50 mm sw stud wall with 100 mm rockwool insulation, with 12.5 mm water resistant plasterboard on bathroom facing wall.



PROPOSED FIRST FLOOR 1:50



PROPOSED LOFT PLAN 1:50



<p>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.</p> <p>Mobile: 07739849534 e-mail: mblangley82@googlemail.com</p>	<p>PLANNING CLIENTS &amp; 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.</p>	<p>CLIENT MR &amp; MRS GILLOTT</p>	<p>ADDRESS 17 WOODSTONE AVENUE EPSOM KT17 2JS</p>	<p>DESCRIPTION PROPOSED LOFT PLAN PROPOSED FIRST FLOOR PLAN</p>		
	<p>ALL STRUCTURAL INFORMATION TO BE IN CONNECTION WITH STRUCTURAL ENGINEERS CALCULATION AND DRAWINGS</p>	<p>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</p>	<p>Scale: 1:50 @A2</p>	<p>Date: 28/12/2021</p>		
			<p>Drawing No</p>	<p>WSA17/003LOFT</p>		