

Notes

Energy Efficient Light Fixtures
Energy efficient light fixtures to be provided in extended parts of the dwelling.

Mechanical Ventilation to bathroom
an extract fan capable of extracting
15 litres/sec. air replacement plus 15mins
of/run and control intermittently , connected to
lights.
Window to have permanent background
ventilation 8000sqm (trickle vents).
Mechanical Ventilation to kitchen
an extract fan capable of extracting
15 litres/sec. air replacement plus 15mins
of/run and control intermittently.
Window to have permanent background
ventilation 8000sqm (trickle vents).

Drainage in accordance with

BS 5592 Part 1 to BS 4574, BS 5285, Baths,
JWC units, showers-42mm dia, wastes
via 75mm traps, W.C pans- 100mm dia
with 100mm traps, Where WHB waste exceeds
1.75m length or Baths /Shower exceeds 2.3m,
antisiphon traps to be fitted.

Below Ground drainage to comprise
Marey UPVC pipes to BS 4560 & BS 5481
or similar. Laid on granular bed material to
BS 882 Table 4. The selected fill should be
free from stones larger than 40mm, clay
exceeding 100mm, timber, vegetable matter
or frozen material. Where rigid pipes of less
than 150mm dia, have less than 500mm cover,
rigid pipes of 150mm or more have less
than 150mm cover. All pipes should be encased
in 150mm concrete.
Foundations to be taken down to the invert
level of Passing Drainage
within 1.0metre.

All new radiators to have thermostatic valves

New Internal Partitions.
75 x 50mm saw stud partitions with 12.5mm
soundlock plasterboard and plaster skim both sides
with 75mm Rockwool sound insulation.

Glazing Generally

All new glazing to be a minimum of 28mm thick double
glazed units with inner pane of low-emissivity energy
efficient glazing to achieve the required U Values
1.60W/m²K for
timber or PVCU frames.

Glazing - Safety in Relation to impact, opening
and cleaning (Approved Document - K-7)
Glazing in critical areas to be safety of toughened
glass in accordance with BS 6262.

Windows :

within 800mm of floor level (F.L.)

Doors :

within 1500mm of floor level (F.L.)

Slide Panels : within 800mm of floor level (F.L.)
The new windows to have an escape type sash.
The window should have an unobstructed openable area
that is at least 280mm wide and at least 450mm high and a
net free area of 4500mm². The escape route must be
clear of any obstructions. The escape route must be not more than 1100mm and not less than 800mm
from the floor level. Land E : 16mm airgap or
5mm air gap between frames
Sizing: 4000mm x 1600mm
15mm air gap between frames

**All Electrical work required to meet
Part P (Electrical Safety) must be
designed installed , inspected and
tested by a person competent to do
so. Prior to completion the Council
must be satisfied that either:**

- a) An electrical installation
certificate issued under a
Competent Person Scheme has
been issued ; or
 - b) An appropriate BS 7671 electrical
installation certificate has been
issued for the work and that it has
been signed by a person competent
to do so.
- Install Fire/Smoke detection
to BS 5833- Pt 6.**

The Builder must visit the site and make
arrangements for the work to be carried
out in accordance with the relevant
legislation and NHBC Standards.
Planning Permission and/or Building Regulation Approval
is required to complete the works in accordance
with all relevant legislation and NHBC Standards.

Proposed Barn Conversion

J & A Coatsworth
Tilleshed
Whatton
Morpeth
NE61 3JT

