

Notes

Energy Efficient Light Fittings
Energy efficient light fittings 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 o/run and control intermittently , connected to lights.
Window to have permanent background ventilation 8000sqmm (trickle vents).

Mechanical Ventilation to kitchen
an extract fan capable of extracting 60litres/sec (216cum/hr) air replacement control intermittently.
Window to have permanent background ventilation 8000sqmm (trickle vents).

Drainage in accordance with Document H
UPVC Fittings to BS 4514 , BS 5255 .Baths , sink units, showers-42mm dia, wastes via 75mm traps . WC 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 Marley UPVC pipes to BS 4660 & 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 300mm cover , rigid pipes of 150mm or more have less than 600mm cover they should be encased in 150mm concrete.
Foundations to be taken down to the invert level of Passing Drainage within 1.00metere.
All new radiators to have thermostatic valves

New Internal Partitions
75 x 50mm sw stud partitions with 12.5mm soundblock 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/mK for timber or PVCU frames.

Glazing - Safety in Relation to impact, opening and cleaning (Approved Document "K ")
Glazing in critical areas to be safety of toughened glass in accordance with B.S. 6202.

Critical Locations:
Windows : within 800mm of floor level (F.L.)
Doors : within 1500mm of floor level (F.L.)
Side Panels : within 900mm of F.L. increased to 1500mm if panel is within 30mm (horizontally) of a door.
The new windows to have an escape type sash.
The window should have an unobstructed openable area that is at least 0.33sqm and at least 450mm high and a minimum of 450mm wide. The bottom of the openable area must be not more than 1100mm and not less than 800mm from the floor level.
Glazing Pilkington K, Low E, 16mm airgap or 12mm Air-Gap Carbon Filled.

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.

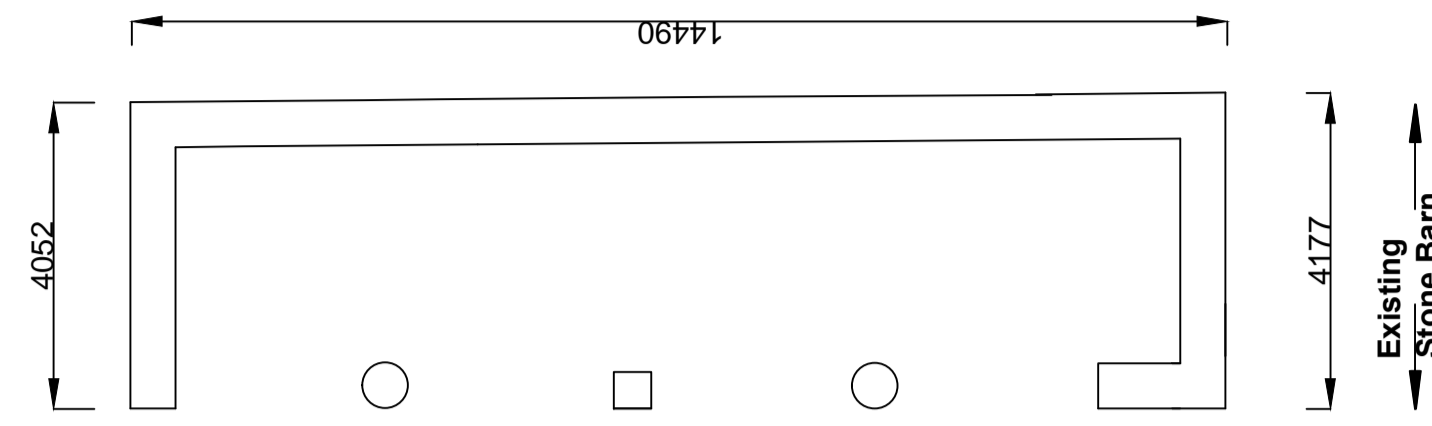
Install Fire/Smoke detection to B.S.5839:Pt 6.

These plans have been prepared to obtain Planning Permission and or Building Regulation Approval.

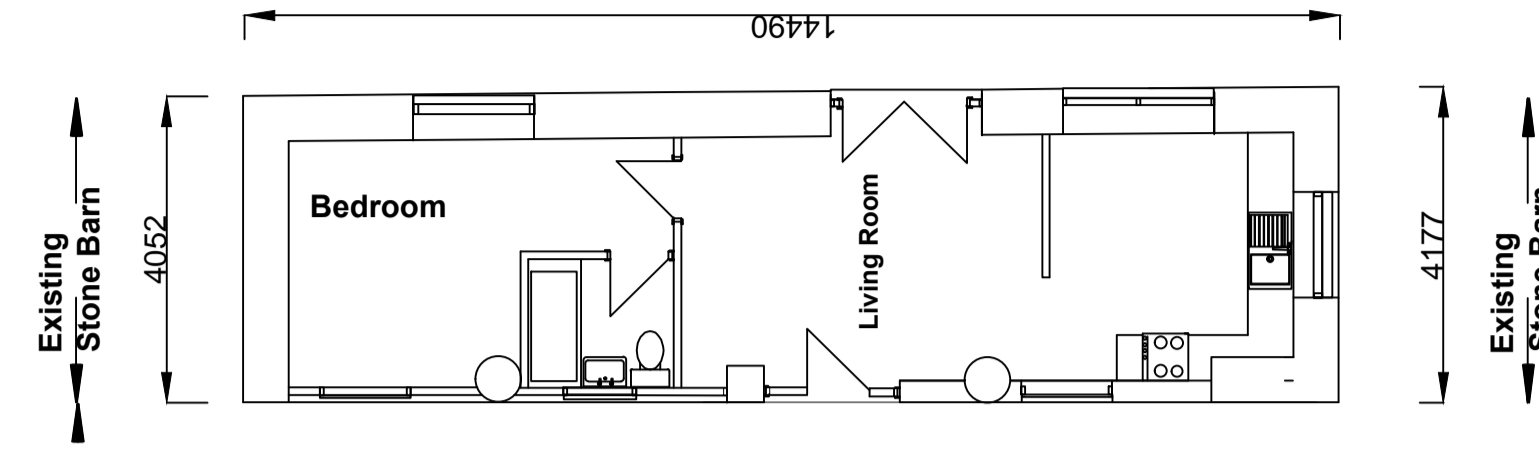
The Builder must visit the site and make himself fully aware of all the requirements needed to complete the works in accordance with all relevant legislation and NHBC Standards.

Proposed Barn Conversion

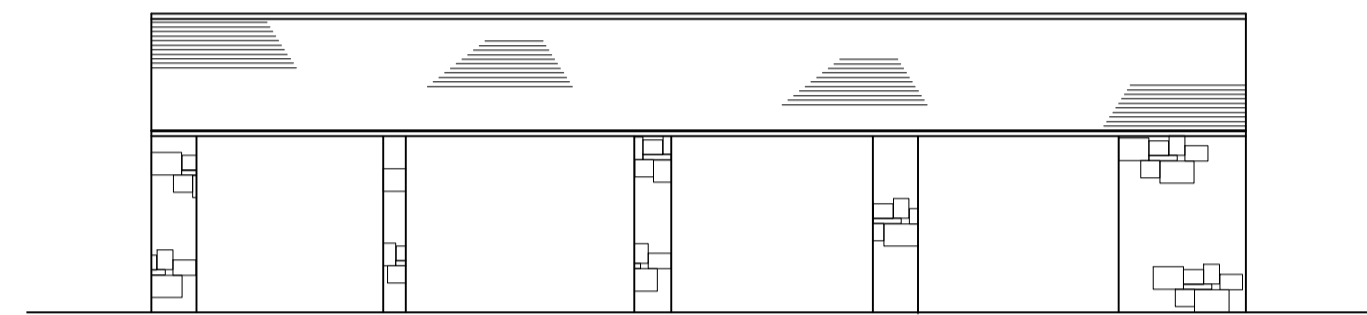
**J & A Coatsworth
Tiled
Whalton
Morpeth
NE61 3TT**



Existing Layout 1:100



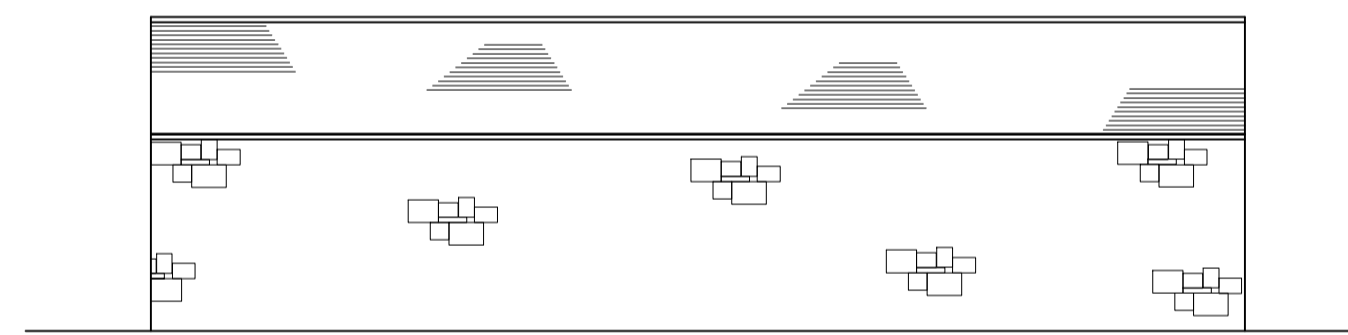
Proposed Layout 1:100



Existing South Elevation 1:100



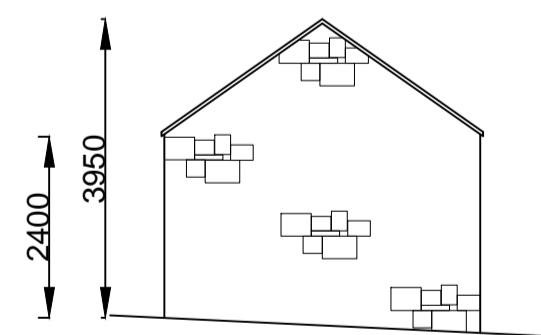
Proposed South Elevation 1:100



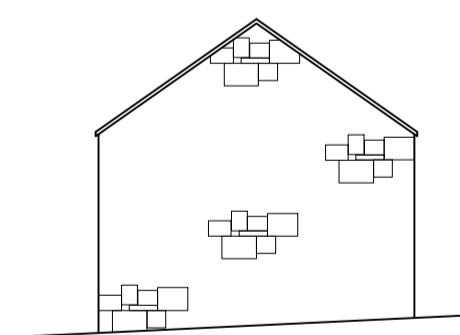
Existing North Elevation 1:100



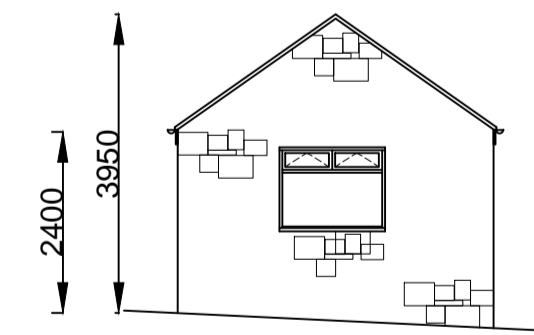
Proposed North Elevation 1:100



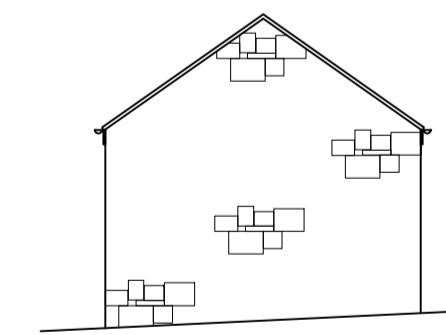
Existing East Elevation 1:100



Existing West Elevation 1:100



Proposed East Elevation 1:100



Proposed West Elevation 1:100

