



HEATING
 Heating to be provided via gas central heating system using condensing boiler supplying underfloor heating system to specialist manufacturer's detail.
 Heating system to comply with the relevant requirements of the Domestic Building Services Compliance Guide 2013 Edition

GLAZING
 Safety glazing to be used between floor level and 800mm above that level in internal partitions and external joinery.
 Safety glazing to be used between finished floor level in a door, side pane either side of a door. Patio door is defined as a door for this purpose.
 Glazing to meet the requirements of BS 6206 1981 for Safety Breakage.

DRAINAGE
FOUL DRAINS
 75mm deep seal trap to sink units. 38mm waste increased to 50mm where more than one appliance discharges into the same pipe.
 NOTE: anti-siphon trap where 110mm uPVC more than 2000mm from trap. Wastes taken via back inlet gully
 Drainage above ground to BS4514 & 5572/1978
 Installation to BS 8301 1985
 Connections from S&VP and gullies to inspection chamber to be 110mm uPVC to BS 4660 laid to min 1:40 fall on course gravel bed.

EXTERNAL LIGHTING
 Security lighting should have photo-electric cell (dusk to dawn with manual ride control), utilising low energy lighting with an efficacy greater than 40 lumens to all elevations with a doorset

EXTERNAL ACCESS DOORS
 External doors including bi-fold, patio French etc. and windows within 2 metres of the ground should be manufactured to comply with PAS 24:2016
 Entrance doors to comply with Secured by Design Homes 2016 or the equivalent
 All windows at Ground Floor level to comply with Secured by Design Homes 2016 or the equivalent.

AMENDMENTS: A. Rear lounge amended to folding doors. Aug 2023

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PROJECT PROPOSED EXTENSION AND ALTERATIONS 45 HASTINGS CRESCENT OLD ST. MELLONS CARDIFF CF3 5DF		SCALE 1:50 @ A3	DATE APRIL 2023
DRAWING PROPOSED PLAN		DRAWN KL	DRG. NO. 03

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