

**Building (England) Regulations :**

All new works are to be in accordance with current Building (Scotland) Regulations, British Standards and all current amendments to these. All new works, products and processes are to be in accordance with the relevant British Standards and manufacturers' guidance.

**MATERIALS AND WORKMANSHIP**

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulations of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Note: Existing separating wall will be unaffected by the works.

**ENVIRONMENT**

- New gutter system to join to existing.
- New drainage to be 18mm/m (min) gradient.
- All pipework to be clipped and fully supported to manufacturers specification.
- Air admittance valves, to be installed as per the BBA Certificate, to be accessible and above the flood level of the highest appliance.
- Trickle vents to all new apartments equal to 12,000sqmm.
- Trickle vents to be at a height no less than 1.75m and to be independent of extract system.
- Kitchen extract fans to be capable of 30l/s. Utility extract 30l/s.
- All fans within rooms designated as drying areas to be fitted with humidity stats.

**ELECTRICAL SAFETY**

All electrical work required to meet the requirements of BS7671 current edition (electrical safety) with current amendments.

Electrical fixtures - socket outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction and not more than 1.1m above floor level. This includes fixtures such as sockets, switches and timer controls / programmers.

Socket outlets and outlets for other services, such as telephone or television, should be positioned at least 400mm above floor level.

Above an obstruction, such as a worktop, fixtures should be at least 150mm above the projecting surface.

All of the fixed lighting fittings to be low energy LED type.

All light switches should be positioned at a height of between 900mm and 1.1m above floor level.

Where sockets are concealed, such as to the rear of white goods in a kitchen, separate switching should be provided in an accessible position, to allow appliances to be isolated.

Registered electrician with NAPIT, NICEIC to design & install electrical systems.

BS7671 Electrical installation Certificate to be given to building officer upon completion.

**HEATING & BOILER**

Boiler located in utility room with flue through new gable wall.

Heating provided by panel radiators with TRV's (minus hall and bathroom radiators) with room thermostat. Hot water provided by combi boiler Natural Gas.

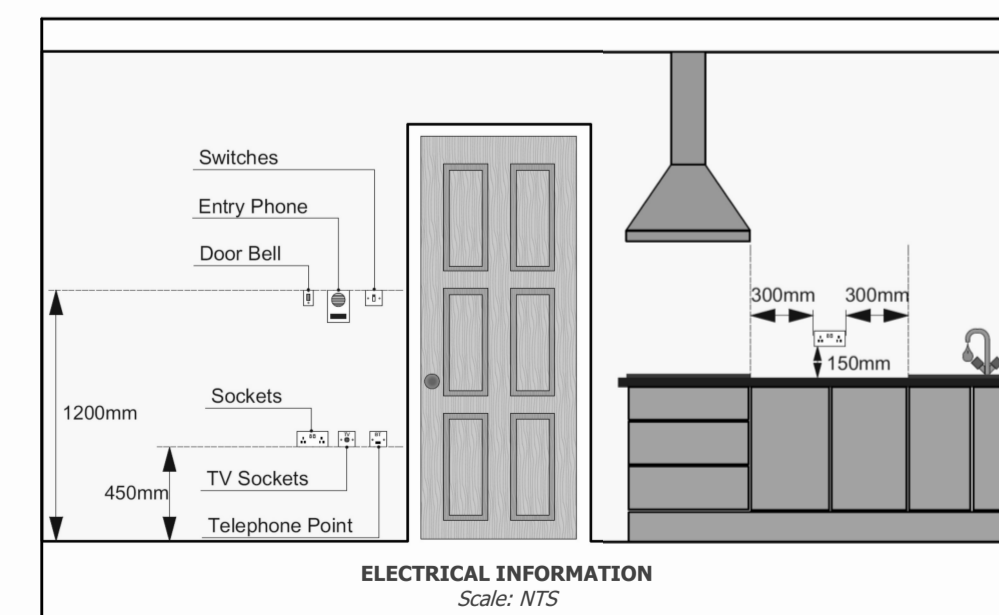
**GAS-SAFE REGISTERED ENGINEER ONLY TO RELOCATE BOILER and test and re-commission to current Gas Safety Regulations.**


**RADON PROTECTION**

Lay a 1200g (300 micrometer) continuous polythene DPM radon-proof barrier lapped and sealed at all joints, around service penetrations with radon gas proof tape over the floor structure and linked to cavity trays at the edges. Radon test to be undertaken if required by building control after completion.

**EXISTING STRUCTURE**

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.



DRAWINGS PROVIDED BY:		DATE: Oct/2023
 <b>STUDIO ONE UK</b> Architecture & Design Consultants UK   LIVERPOOL   UK e: studiooneuk@aol.com		SCALE: 1:100 unless otherwise stated
SHEET TITLE:	Building Drawings	SIZE: A1
PROJECT DESCRIPTION:	Proposed Rear Extension at: 31 Abrams Fold, Banks, PR9 8AL	REV: A
CLIENT/S:	Mr Kishor Somaiya	SHEET:
DRAWN BY:	FD: JABLS/RE/CP/INB	<b>S-3</b>
AMD:	Client amendments:	

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Any discrepancies must be notified to the architectural designer / engineer as calculations may need to be amended. These drawings, calculations, etc are based upon data provided by the client &/or other parties and whilst the information contained herein is to the best of our knowledge true and accurate, we specifically exclude any liability for errors or omissions arising therefrom. Details, sizes & measurements, practices and principles should always be verified as to accuracy and suitability for the required purpose of use. All building and materials/products must meet the current Building Regulations (as amended) and British Standards (as amended). All calculations are based upon data provided by the client and whilst the information contained herein is to the best of our knowledge true and accurate, we specifically exclude any liability for errors or omissions arising therefrom. Details, practices and principles should be verified as to accuracy and suitability for the required purpose of use. No works should be started on site until all required approvals are received.