

SCALE

**ELECTRICAL**

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

**INTERNAL LIGHTING**

Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

**BACKGROUND VENTILATION**

Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 10,000mm<sup>2</sup>, and to wet rooms at a rate of min 5000mm<sup>2</sup>. Background ventilators to be tested to BS EN 13141-1. Background ventilator equivalent area and operation to be measured and recorded.

**HEATING**

Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations. The energy performance of the new components to be assessed. The results should be recorded and given to the building owner. All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

**FIXED EXTERNAL LIGHTING**

Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. External light fittings to have both the following:  
 - Automatic controls which switch luminaires off in response to daylight  
 - If luminous efficacy is 75 light source lumens or less automatic controls which switch luminaires off after the area lit becomes unoccupied, if luminous efficacy is greater than 75 light source lumens, manual control can be installed.

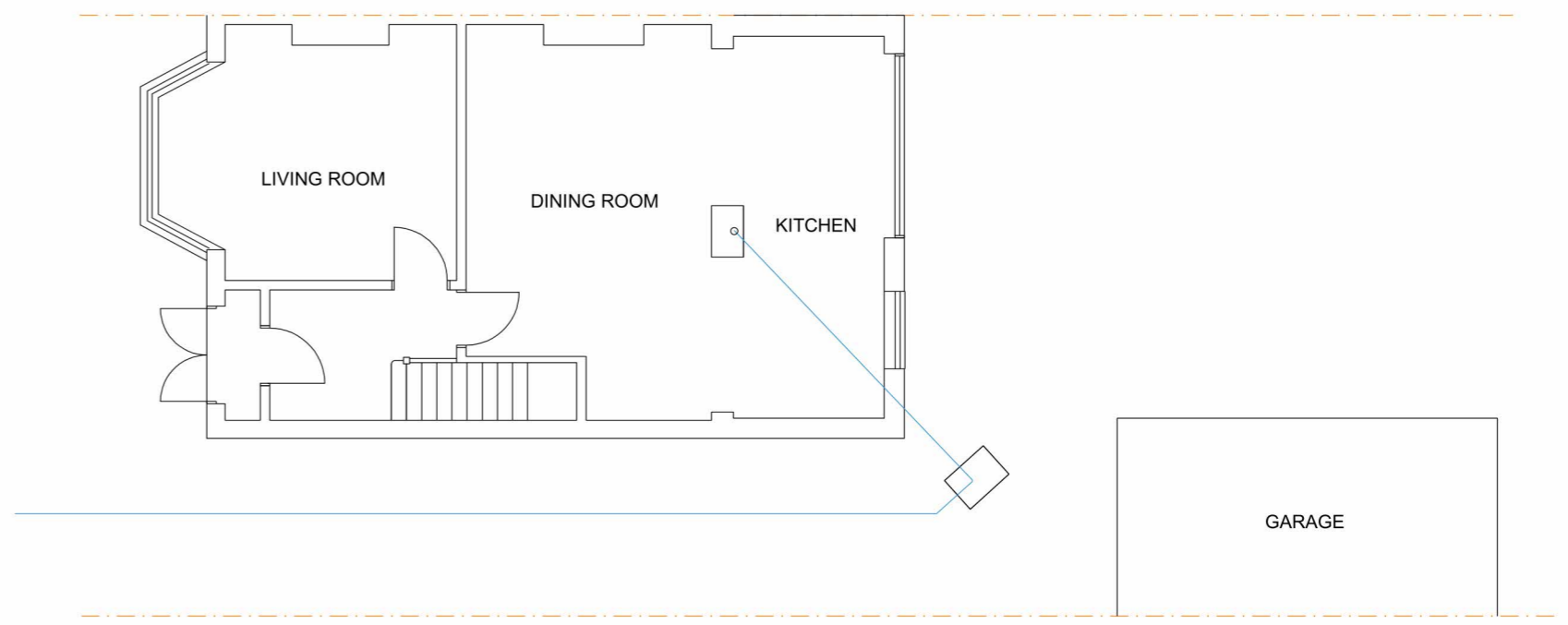
**PUBLIC SEWER REQUIREMENTS**

Special measures may be required for the following:

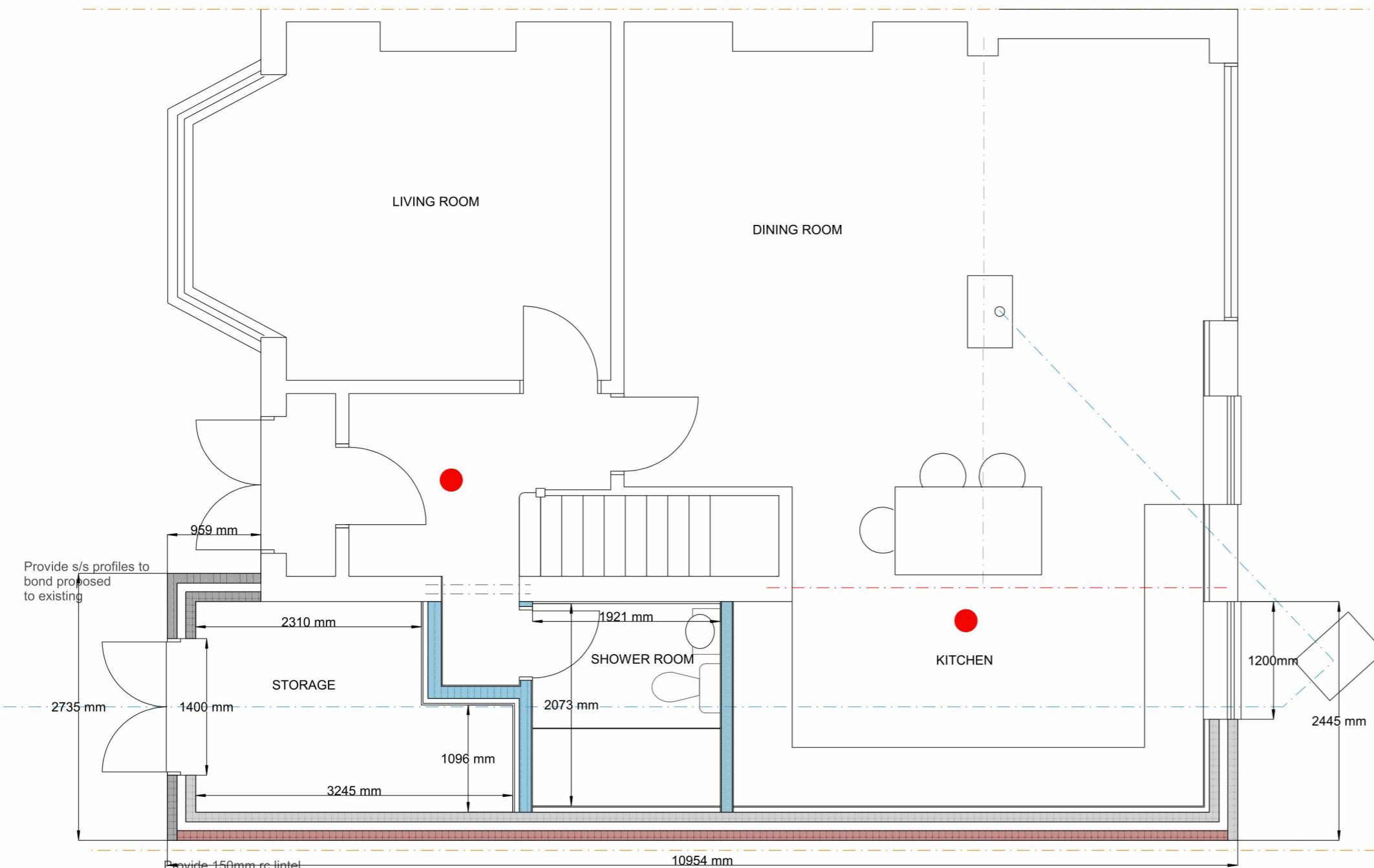
- Soils easily eroded by ground water leaking into the drain or sewer, e.g., silty sands, saturated silts and peat.
  - A rising main (except those used for the building only).
  - Any sewer or drain constructed from brick or masonry.
  - Drains or sewers in poor condition.
  - Sites prone to subsidence
- (Advice to be sought from the Sewerage undertaker).

Other provisions that apply to Sewers:

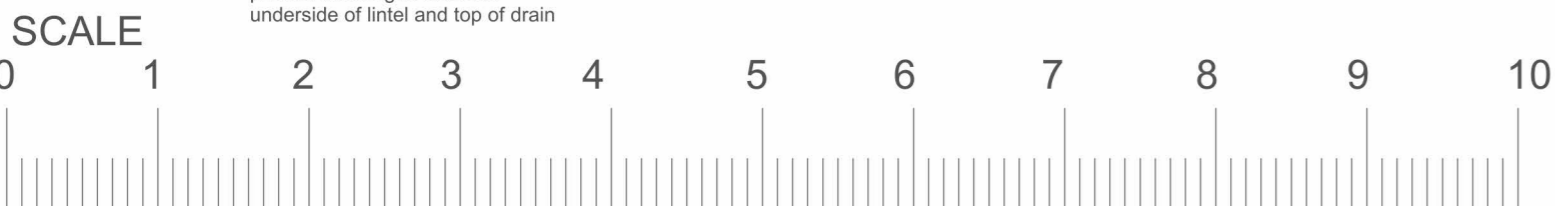
- Any repairs or replacements of a sewer public or drain is to be carried out by the sewerage undertaker.
- Access points to sewers to be in places where they are accessible and apparent for use in an emergency.
- All drains or sewers running under a building to be provided with a minimum of 100mm of granular fill around the pipe.
- the crown of a pipe is within 300mm of the underside of a floor slab special protection to be provided.
- Where a pipe runs less than 2m below a building the foundation is to be extended so that the pipe passes through the wall
- Where the pipe is more than 2m deep to the invert and passes beneath the foundation, the foundation is to be designed as a lintel, spanning over the drain, the lintel should span 1.5m either side of the pipe.
- A drain trench is not to be excavated lower than the foundations of any building nearby.



EXISTING GROUND FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:50  
(27 square meters)

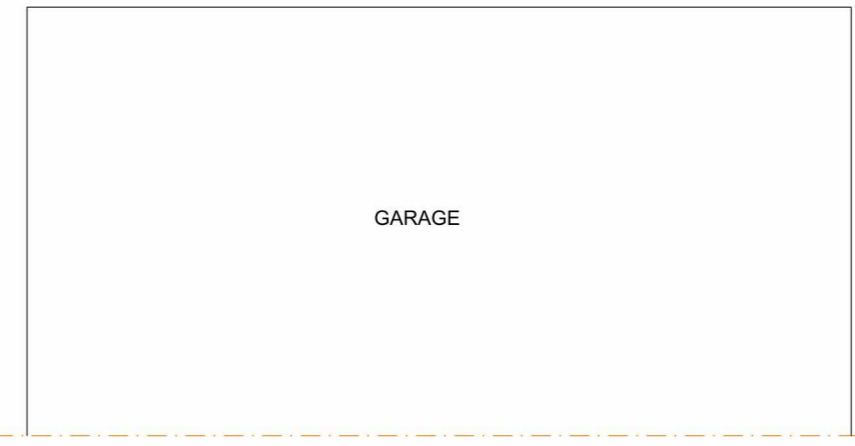


SCALE

Provide 150mm rc lintel where foulwater drains pass through sub-structure Foundations to be 600mm from face of fw drain. provide 50mm gab between underside of lintel and top of drain

Existing internal manholes to be totally removed and replaced with an external like for like manhole.

100mm dia stormwater drain to honeycomb brickwork constructed soakaway, 1.5m cu 5000mm from building



GARAGE

**VENTILATION**

**PURGE VENTILATION**

Minimum total area of opening in accordance with Table 1.4 Approved Document F1. Hinged pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room. Sash windows, external doors or hinged pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room. Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside. Internal doors should be provided with a 10mm gap below the door to aid air circulation.

**EXTRACT TO W/C**

W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent to have a 15mm overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO UTILITY ROOM**

To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO KITCHEN**

Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

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					<p>Scale: 1:50 &amp; 1:100 @A2</p>	<p>Date: 12/12/2023</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 failure of these parties to carryout their duties as required by these statutes</p>		<p>Drawing No</p> <p>OR10/002</p>