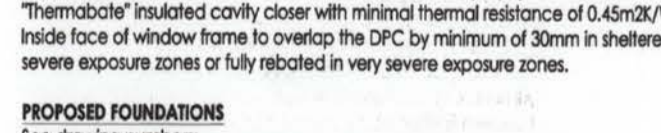
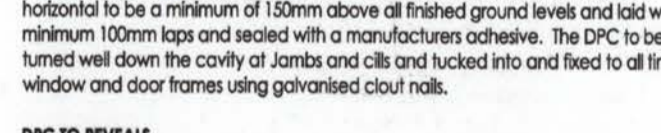
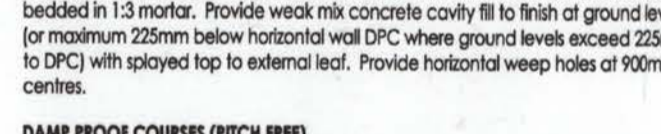
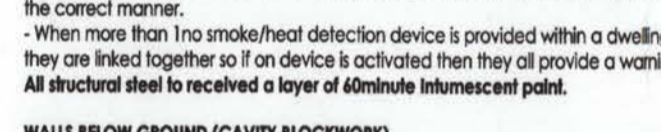
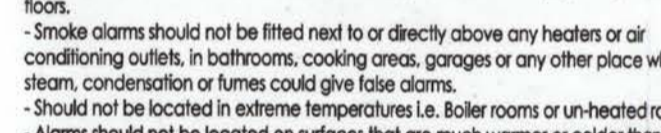
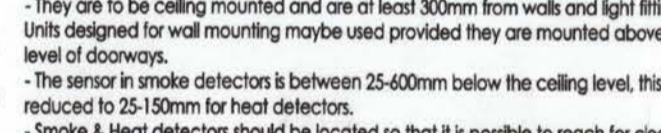
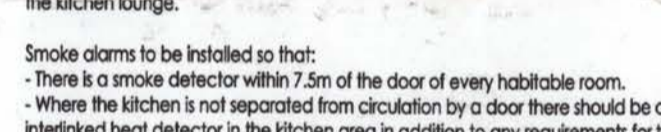
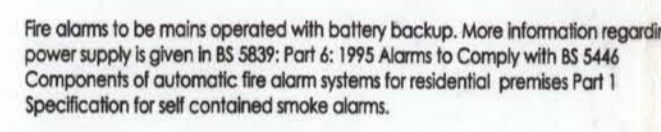
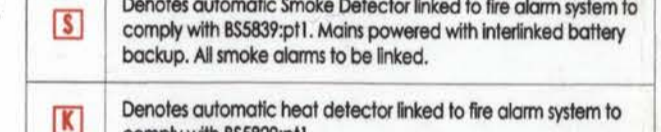
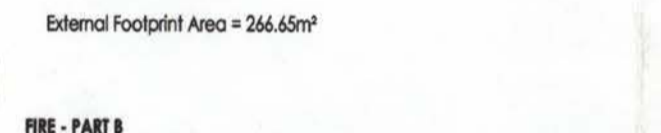
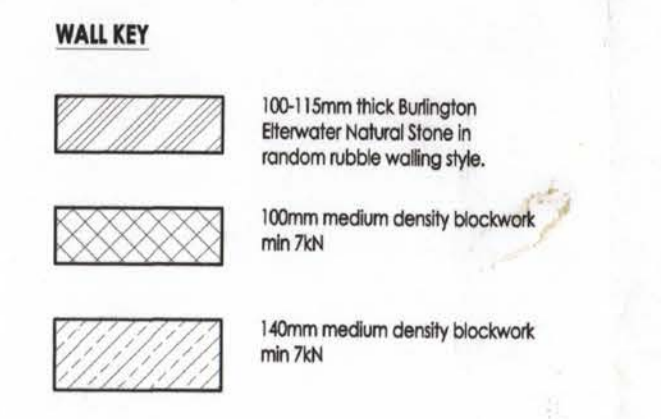
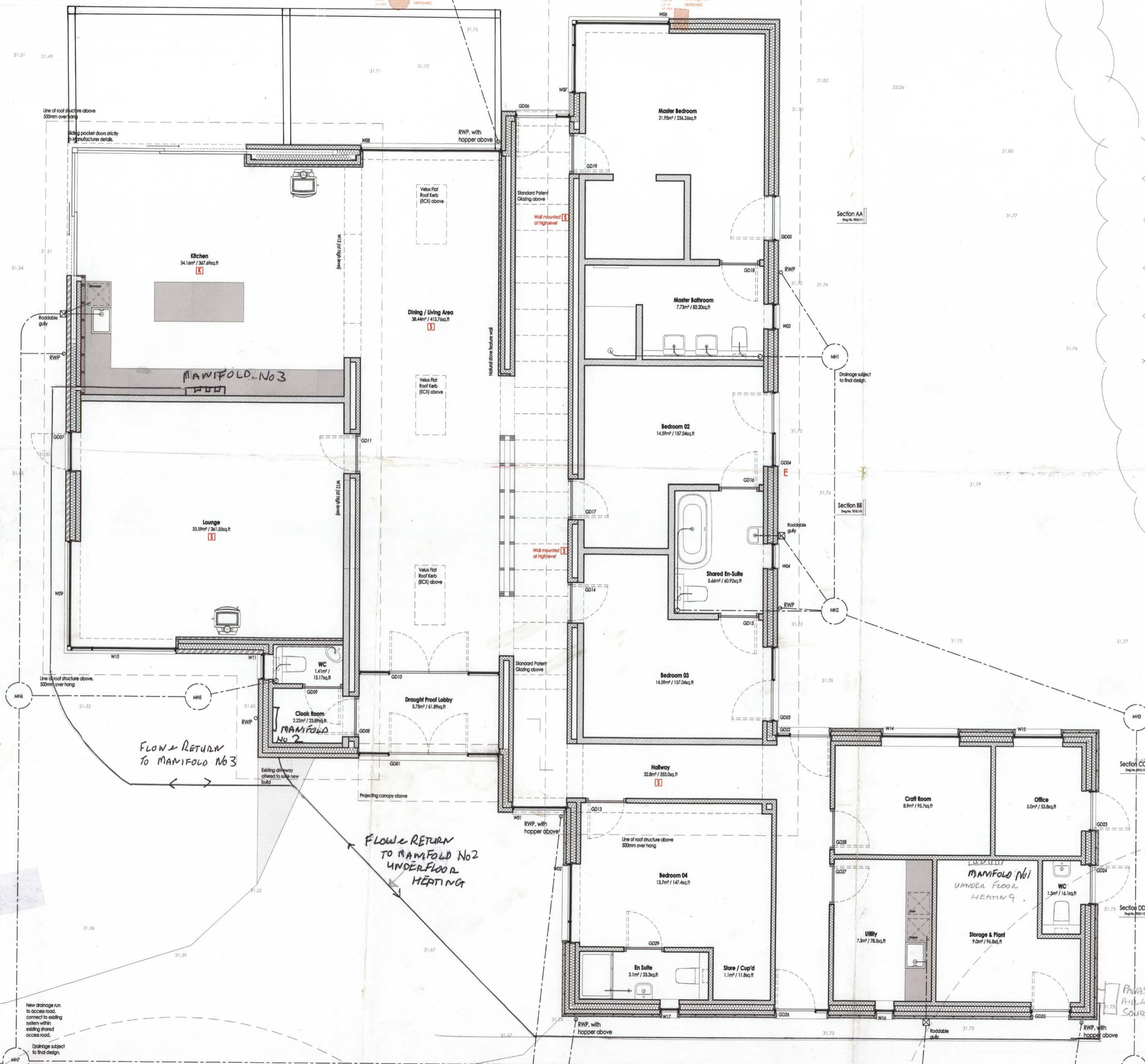


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 All dimensions & details given on this drawing are to be checked on site by the contractor prior to works starting. Any discrepancies to be notified to C.R. Parrott Consultants Limited as soon as possible.



### MECHANICAL VENTILATION

The ventilation area for the entire building will be in accordance with Approved Document F Table 1.2a.

Min intermittent extract to the kitchen areas will be either:

- 30% if the extract is adjacent to the hob
- 60% if the extract is anywhere else within the kitchen.

The min intermittent extract rate to the utility room will be 30%.

The min intermittent extract rate to bathrooms will be 15% and should be linked to the light switch with a 15min over run CR linked to a humidity sensor.

The min intermittent extract rate to w.c will be 6% and should be linked to the light switch with a 15min over run CR linked to a humidity sensor.

### TREES

Foundations will be designed in accordance with NHC Standards Section 4.2 'Building Near Trees' where trees or evidence of trees can be found on or adjacent to the site or where trees are within the acceptable distance from the proposed buildings.

To comply with tree report

### HEATING

Underfloor heating to be used throughout the ground floor of the building. Underfloor zone heating to be designed by specialist manufacturer.

New energy efficient radiators/low level radiators. Thermostats to all new radiator and/or zone thermostat. Number of radiators to be agreed with client.

High efficiency boiler to be agreed with SAP Assessor and client.

### SANITATION, HOT WATER SAFETY AND WATER EFFICIENCY

Wholesome water to be provided for the property to be provided by local water supply undertaker. A water calculation to demonstrate a maximum water use for the dwelling of 125 litres/day/person including a fixed factor of 5 litres/person/day for outside water usage to be provided to the local authority no later than 5 days following completion. All baths with a maximum water capacity of 150 litres and a cold water inlet to limit the hot water temperature to a maximum of 48 degrees.

All vented hot water storage systems to have a vent pipe no less than 15mm internal diameter. The pipe is to be open to the atmosphere above and over the level of the water in a cold water storage cistern conforming to BS413:2004 Cisterns for domestic use. In addition to the vent pipe and any thermostat provided to control the temperature of the stored water. An appropriate safety device should be fitted to safely discharge the water in the event of significant over heating. In a temperature relief valve or a combined temperature and pressure relief valve. Or for systems with a direct heat source a non self resetting energy cut out and systems with indirect heat source a cut out to disconnect the supply of heat so that the temperature of the stored water does not exceed 100 °C. All hot and cold water installation in accordance with BS 8000-15:1990 Workmanship on Building Sites Code of practice for hot and cold water services (domestic scale).

### ABOVE GROUND DRAINAGE

100mm dia uPVC S&VP to terminate over 900mm above opening light of any window within 3.0m. Waste pipes to be sized as follows:  
 W.C. 100mm dia, W.H.S. 32mm dia (up to 1.7m runs) 40mm dia (1.7 to 3.0m runs), Sink, Bath and Shower to be 40mm dia (up to 3.0m runs). All appliances to be fitted with 75mm deep seal traps.  
 When maximum branch length is increased the pipe diameter to increase to 40mm and 50mm respectively.

### BELOW GROUND DRAINAGE

FOUL WATER  
 100mm dia Hapwood Superseve or similar approved vitrified clay pipe laid to falls of 1:40, installed strictly in accordance with manufacturers written instructions. Pipe work below paved/grassed areas and having at least 300mm of cover to be laid on 100mm thick bed of pea gravel and backfilling to trench of selected excavated material to min depth of 150mm above crown of pipe. Pipe work below paved/grassed areas having less than 300mm of cover to be enclosed in concrete not less than 100mm thick and having movement joints formed with compressible board at each socket or sleeve joint face. Drainage runs passing beneath the building to be surrounded with minimum 100mm granular fill except where the crown of the pipe is within 300mm of the underside of the slab when the pipe should be enclosed in concrete integral with the slab. Where a drain passes through a wall form an opening to give at least 50mm clearance all round the pipe and both sides of the opening with suitable light steel material to prevent the ingress of vermin. Ensure adequate lintel support over such openings.

RAIN WATER  
 100mm dia Hapwood Superseve or similar approved vitrified clay pipe laid to falls of 1:40. Surface water to drain to soakaways or to mains surface water system if available.

### MANIFOLDS

Manifolds and inspection chambers to be precast concrete system installed strictly in accordance with manufacturers instructions on 150mm thick concrete base. Inspection chambers to a depth of 1.0m to be 450 x 450 mm internal dimensions with 450 x 450 steel cover and frame (heavy duty where required). Manholes to a depth of 1.0m to 2.7m to have minimum internal dimensions of 1200 x 750 with 600 x 600 steel cover and frame (heavy duty where required). Internal inspection chambers and manholes should have mechanically fixed air tight covers.

### INSPECTION CHAMBERS

Provide proprietary 450mm dia polypropylene injection to suit drainage runs with a maximum depth to invert of 1000mm.

### ACCESS FITTINGS

Provide 225mm vitrified day access fitting to suit drainage runs with a maximum depth to invert of 600mm.

### STUB STACKS

Provide stub stacks with air admittance valves within 6m of ventilated drain where connected to single appliance, or 12m for more than one appliance with no branch into the stub stack more than 2000mm above invert of the connect, and no W.C. closet more than 1500mm above the crown of the closet trap.

### GULLIES

Gullies to be square with horizontal back inlet low back P trap. (P trap to FW only and rodding access. All to be bedded in concrete. All drainage works to carried out to BS8301:1985 and Approved Document H1 & H3 of the current Building Regulations.

### Building Regulations

J	24.07.14	GJ	Spec added regarding part G as per Building Control request, corner window with lounge made larger to equalise opening.	GJ
I	09.07.14	RT	Alterations following instruction from client and meeting with Structural Engineer. 140mm 7N blockwork wall to Kitchen/Lounge, cavity wall omitted. 100mm 7N blockwork wall to Bedroom 4/Hallway, cavity wall omitted.	GJ
H	13.06.14	RT	Submitted to Building Control	GJ
G	03.06.14	RT	Target U-values for Windows/Doors & glazing received from Energy Consultant. Specification updated.	GJ
F	02.06.14	RT	Windows / Doors to be Powder Coated Aluminium. Specification updated. Preliminary drainage added.	GJ
E	26.05.14	RT	Roof specification updated.	GJ
D	23.05.14	RT	Original planning layout added.	GJ
C	12.02.14	GJ	Walls amended to line through with existing	GJ
B	31.01.14	RT	Internal alterations following clients comments	GJ
A	20.01.14	RT	Internal alterations following clients comments	GJ
Date:	Drawn	Revision		CHK

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Proposed Development at Langdale, Church Lane, Uterby.  
 Ground Floor Plan as Proposed

Drawn:	RT	Date:	13.01.14	Scale:	1:50 A1
Checked:	GJ	Drawing No.:	CP7010.100	Revision:	J
Approved:	-				

GROUND FLOOR PLAN SCALE 1:50