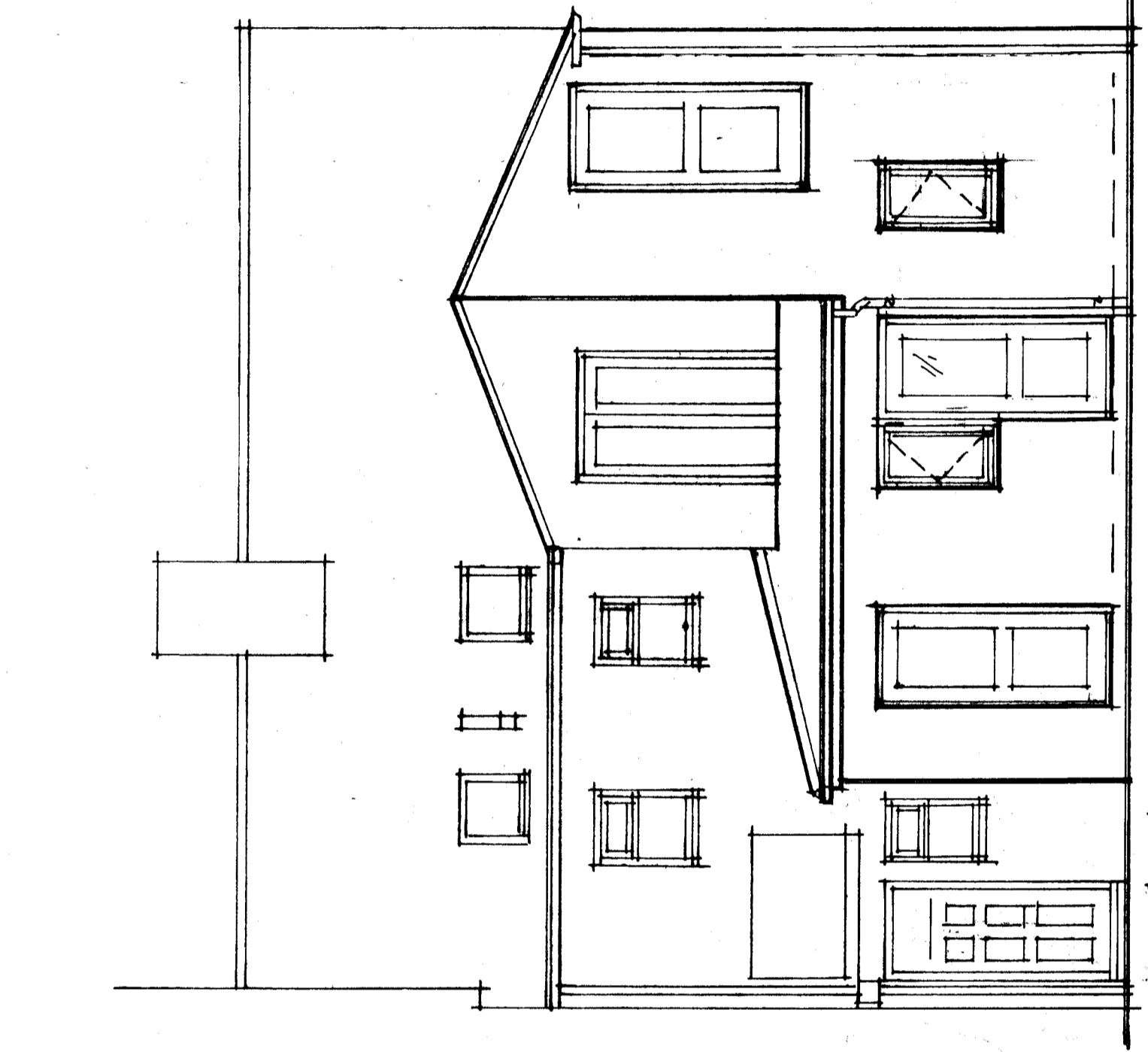


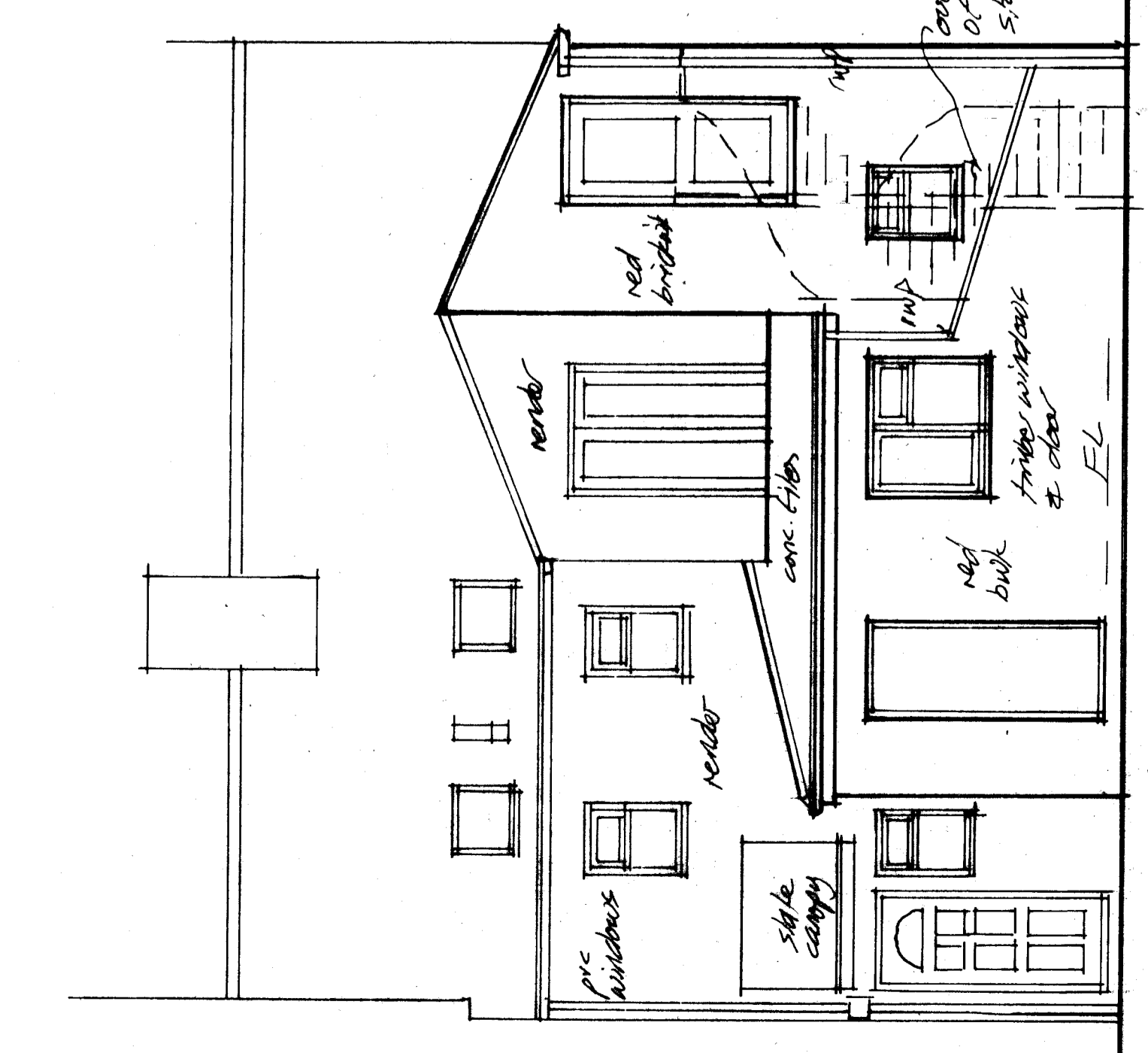
Interlinked Fire Detection
 Install a Grade D LD2 interlinked automatic fire detection as specified to BS 5839 Part 6 (or equivalent) must be fitted throughout the property. This should comprise:
 1. Interlinked mains wired or wireless smoke alarms with integral battery back-up located in the escape routes.
 2. An additional interlinked mains wired or wireless heat detector with integral battery back-up located in the kitchen.
 3. It is recommended that individual batteries operated smoke alarms are installed in each bedroom.

Spread of Flame and Smoke
 Supply and fit 30-minute fire doors (FP30S) to the following rooms: Kitchen/Lounge, Bedrooms 1, 2, 3 and 4.
 The fire doors must be installed and maintained in accordance with BS 8214: 2008 and any manufacturer's instructions. The door must be fitted with 3 No. hinges, an approved self-closing device to BS EN1154: 1997, 'power size 3' or better which cannot be disabled by the occupants and complete with combined intumescent fire and smoke seals for a safe and effective barrier against fire, cold smoke and hot gases to BS476 Part 22 & 31.
 Carry out works to the under stairs soffit/void as necessary so as to provide 30 minutes fire protection to the staircase.
Means of Escape
 Provide an adequately lit 30-minute protected escape route throughout to a place of safety using (non maintained 3 hour) or (maintained 3 hour) emergency escape lighting to BS5266: 2006.
 Supply and fit appropriate fire safety signs to the means of escape route. All signs must comply with BS5499: 2002 and Health & Safety (Safety Signs and Signals) regulations 1996. All signs throughout the property must follow the same format i.e. do not mix pictogram only and pictogram with text styles to display the same safety information.

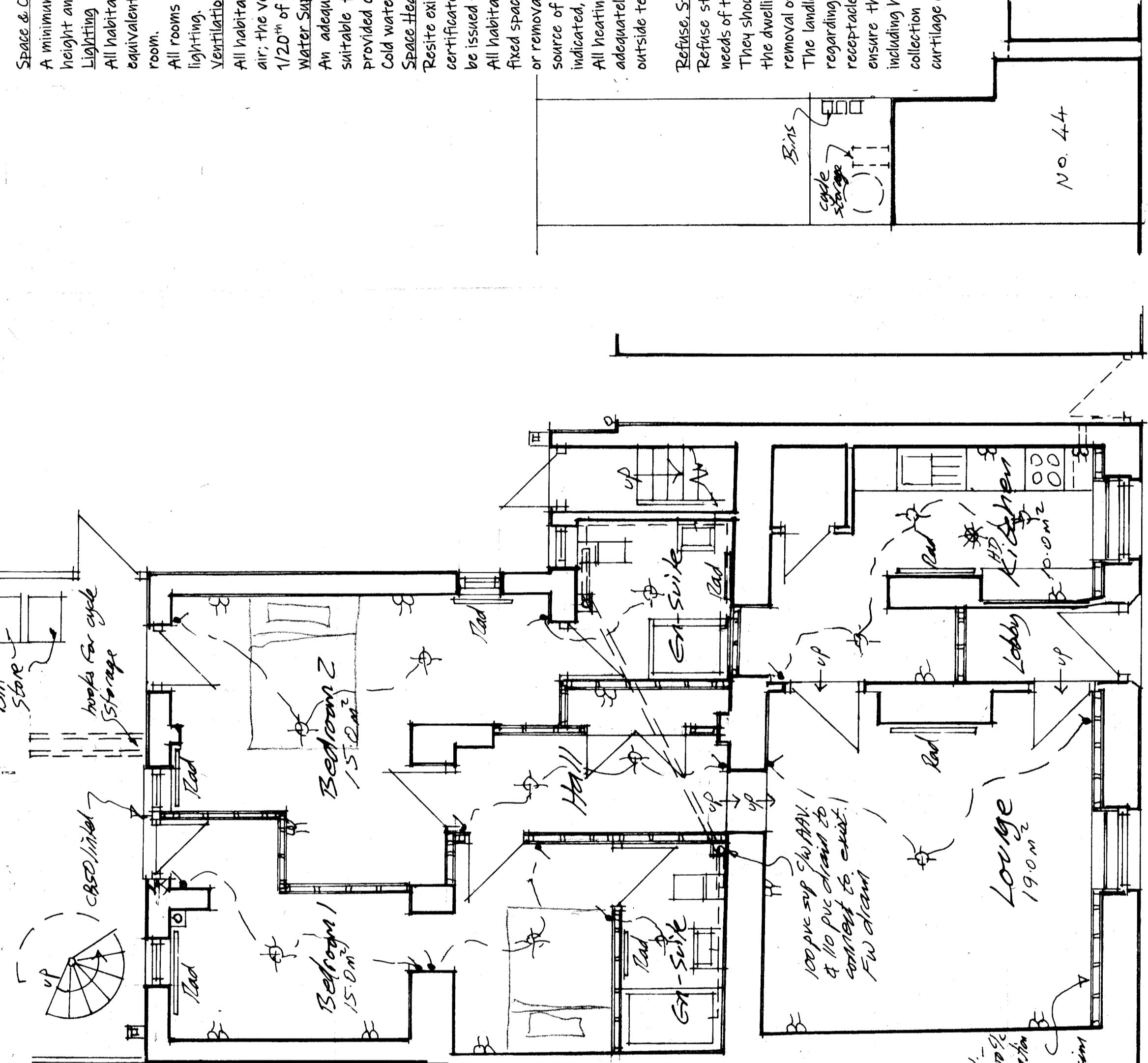
New Partitions: 75 x 50 SW studs ADD/c, noggin 12.00x6, 50mm acoustic insulation, 12.5mm plasterboard and skim finish.
 All electrical work to be installed and tested by a qualified and competent electrician to Approved Document P, BS 7671 certificate to be issued upon completion. Low energy light fittings throughout. Double socket outlets, light fittings and light switches as indicated. Mechanical extract ventilation to Kitchen 60l/sec, Bathroom and Shower Room to provide 3 air changes/hour (1/4 2D minute overrun).
 Light switches and sockets to be sited between 450mm and 1200mm height above floor level.
 Plumbing, 40mm PVC waste to shower, bath and sink, 32mm waste to W/C's, 75mm traps. Hot tap on LHS of fittings.
Windows and doors: - upvc, double glazed, low E glass, 14 maximum 'U' Value, 10,000mm² trickle vents to bedrooms. New composite rear door 6/4 toughened glass glazing. Escape window indicated ES minimum 0.33m² in area with minimum 450mm height and width. Maximum 1100mm from floor level to escape opening.
 New 100mm PVC syp 6/4 air admittance valve and 110mm PVC drain in single side granular bedding and backfill, to connect to existing foul water drain.
 Kitchen: Provide 4 ring electric cooker 6/4 oven and grill, fridge (min. 0.4m³), with freezer compartment, sink 6/4 drain, min. 0.4m³ wall / floor storage units. (Excluding area below sink). Minimum 2000 x 600mm smooth worktop.
 2 double socket outlets to be provided in the kitchen in addition to those serving major appliances.
 The existing ceilings to be inspected and upgraded to 30 minute fire resistance with the addition of 12.5mm plasterboard and skim if required.
 Door fastenings/locks on bedroom doors and communal escape routes and final exits are to include a lock/ fastening which can be 'readily operated' from the escape side without the use of a key e.g., Lever handle/ thumb turn.



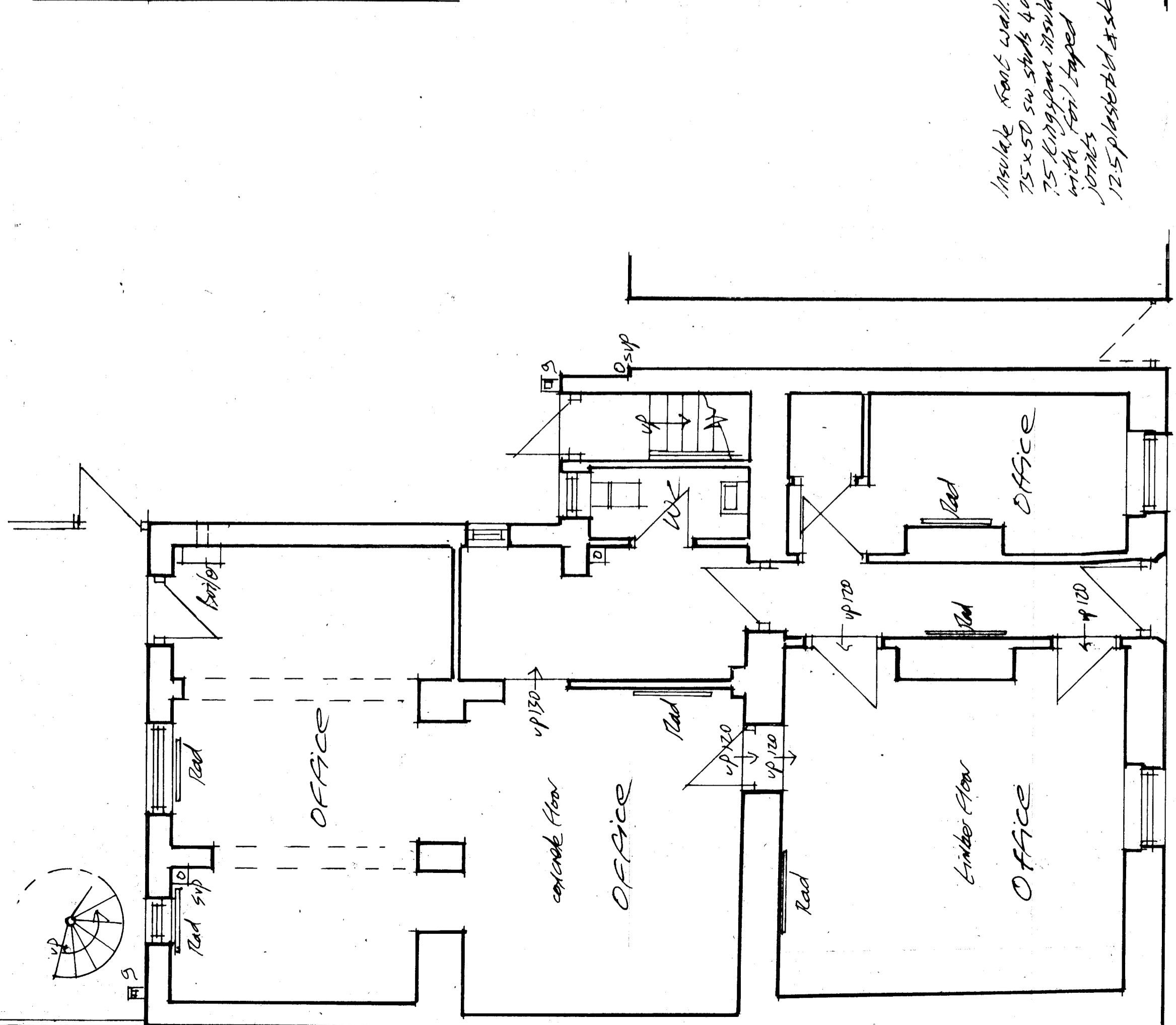
Existing Side Elevation



Existing Rear Elevation



Proposed Ground Floor Plan



Existing Ground Floor Plan

Space & Other Standards
 A minimum of two twin outlet power sockets set at a convenient height and safe position shall be provided to each bedroom.
Lighting
 All habitable rooms shall be provided with an area of clear glazing equivalent in total area to at least 1/10th of the floor area of the room.
 All rooms shall also be provided with adequate artificial electrical lighting.
Ventilation
 All habitable rooms shall be ventilated directly to the external air; the ventilation openings shall be equivalent to at least 1/20th of the floor area of the room.
Water Supply
 An adequate supply of constant hot and cold running water, suitable for drinking and food preparation purposes, shall be provided over a sink, for the use of all occupants in the kitchen. Cold water shall normally be supplied from the rising main.
Space Heating
 Replace existing boiler and either service and provide safety certificate, or replace with a new gas fired boiler (full details to be issued to building control by the heating engineer).
 All habitable rooms shall be adequately insulated and heated by a fixed space heating appliance of either gas or electricity. Portable or removable heating appliances will not be acceptable as the main source of heating. New thermostatically controlled radiators as indicated, suitably sized for the room heat loss.
 All heating systems shall be of a sufficient output so as to heat adequately the habitable rooms to a temperature of 18°C with an outside temperature of -1°C. Provide

Refuse, Storage and Disposal
 Refuse storage containers shall be provided, sufficient for the needs of the house and of a type acceptable to the local authority. They should be located on a hard standing within the curtilage of the dwelling allowing suitable access for cleansing of the area and removal of the container.
 The landlord is to provide written instructions to the occupiers regarding presentation for collection and return of waste/recycling receptacles at the beginning of each tenancy. The landlord shall ensure that at the end of each term and tenancy all waste including household waste and recycling material are presented for collection and the waste receptacles are returned within the curtilage of the dwelling.

Rev A - Layout revised 02/24
 All dimensions to be checked on site

Proposed Conversion
 44 Claypath
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 for Packard Group
 0784 029417

As Existing & As Proposed

Scale 1:50 @ A1
 Date Dec '23
 JF/A

C. PEARL
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Site Plan 1:200