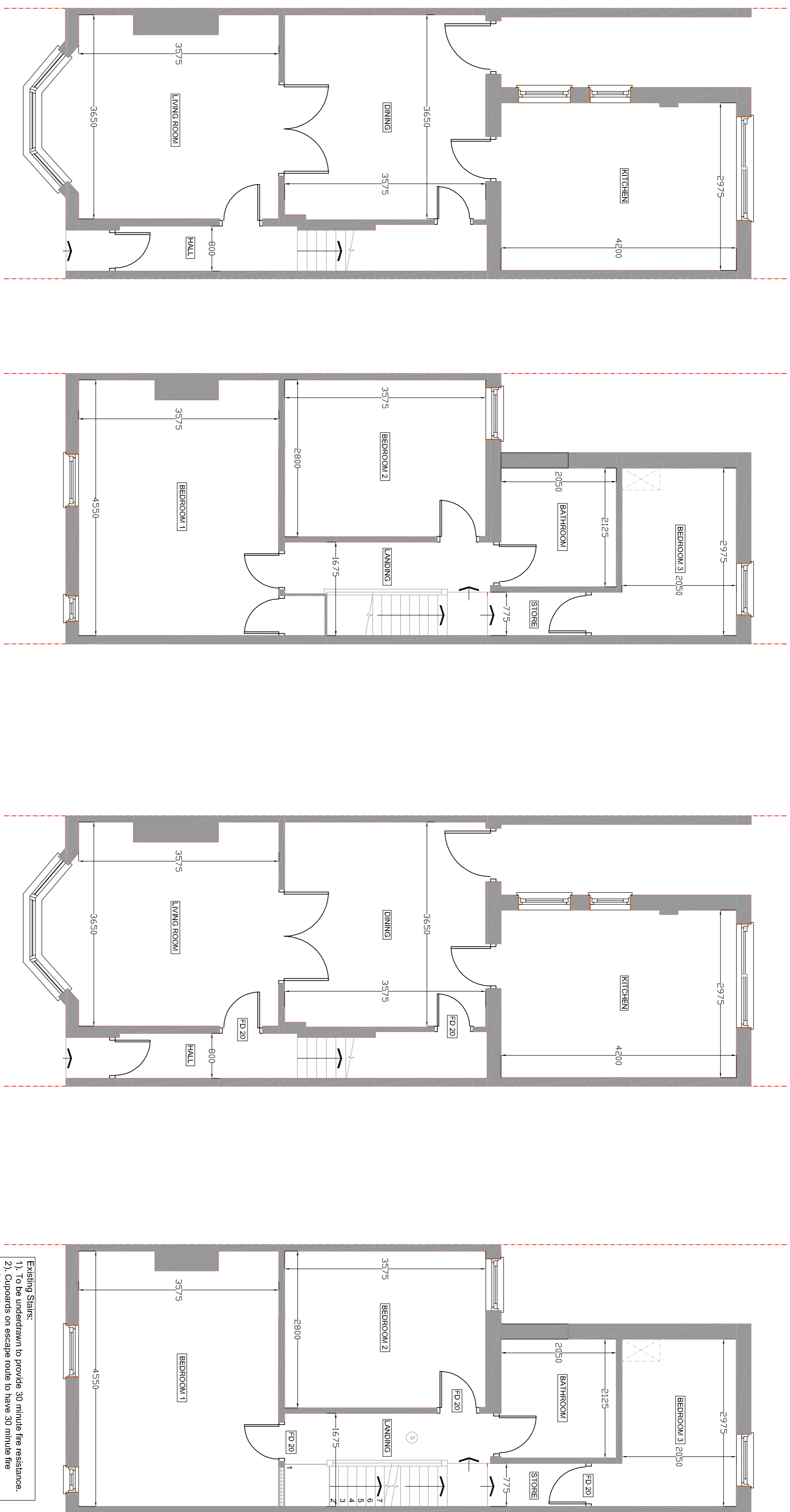


Gazing:  
All glazing installed within 800mm of the finished floor level & 1500mm if installed in a door to be toughened safety glass & to conform to the safe break characteristics as defined by BS 6206.

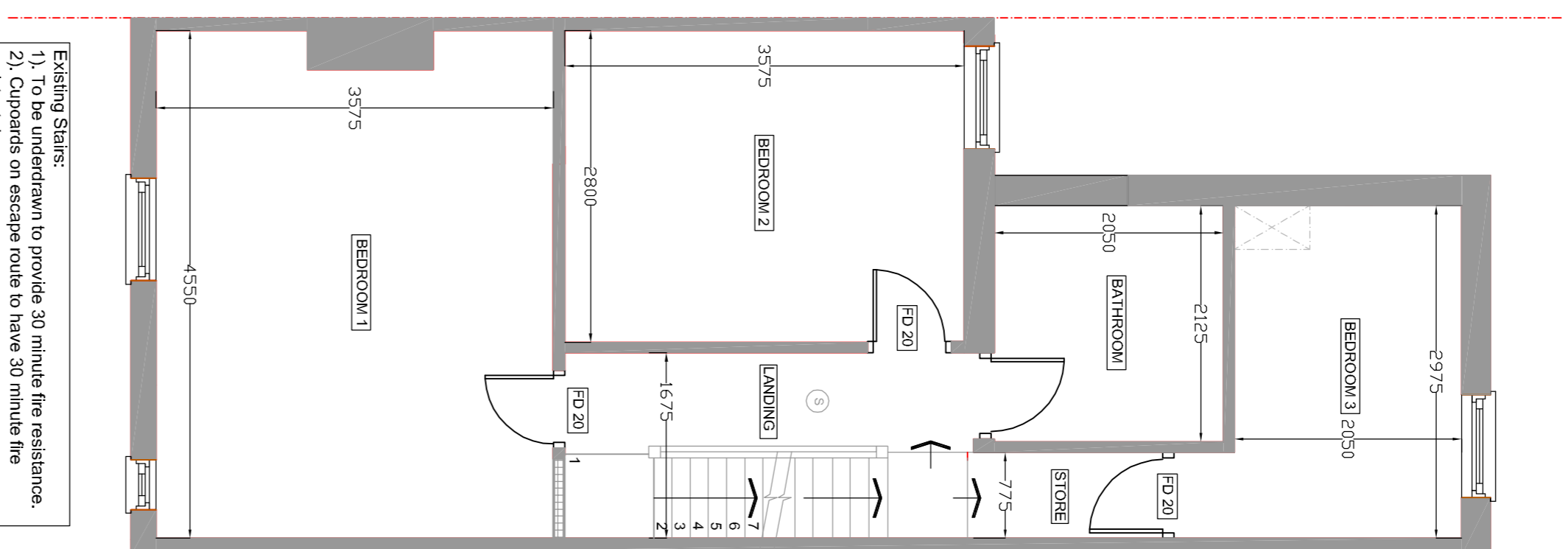


EXISTING GROUND FLOOR  
SCALE BAR 1:50 @ A1

EXISTING FIRST FLOOR  
SCALE BAR 1:50 @ A1

PROPOSED GROUND FLOOR  
SCALE BAR 1:50 @ A1

PROPOSED FIRST FLOOR  
SCALE BAR 1:50 @ A1



PROPOSED LOFT FLOOR  
SCALE BAR 1:50 @ A1

Aslilar walls 12mm plywood nailed to 47mm x 100mm vertical timber studs @400mm c/c Celotex insulation to be 100mm Between timber studs. 50mm Celotex insulation over studs Joints taped as VCL. 12.5mm Knaf' wallboard.

Internal Wall - Stud partition:  
Internal walls offering separation between a room containing a water closet and other rooms within the dwelling to achieve a reasonable resistance to the passage of sound (Minimum 40db)  
Timber stud walls to have a minimum of 75mm between timings with one layer of 15mm plasterboard to both sides achieving a minimum mass of 10kg/m<sup>2</sup> between the stud partitioning sound deadening quilt insulation to fill cavity.

Corner walls (Gable hung)  
Fibre slate on 25mm x 50mm treated timber the battens, type 1F, to BS 247 47mm x 100mm vertical timber studs @400mm c/c. Celotex 50mm Celotex insulation over studs. Joints taped as VCL. 30mm Plaster skim.

ROOF E GAZED WINDOWS WITH 15mm AIR GAP, LOW V COATING WITH INCORPORATED BACKGROUND VENTS

ROOF E GAZED DOORS WITH 15mm AIR GAP, LOW V COATING WITH INCORPORATED BACKGROUND VENTS

ROOF E GAZED VENTS

ROOF E GAZED VENTS

New Staircase:  
Staircase to be closed plan - min going 220mm minimum pitch to be 42 degrees. Staircase balustrade designed to prevent a 100mm sphere passing through. Balusters to be vertical and at 100 c/c, handrail to be min 1000mm high. Clear unobstructed with min 800mm minimum landing to be 800mm. Proposed handrail, two every 500mm to be fitted to top of string of stairs.

**Plumbing Installation**  
Complete installation to be subject to and capable of withstanding testing in accordance with BS 5572:1978. Above ground level foul drainage pipe work shall be PVC-U to BS 4514

Pipework must be installed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing crossover, backfall, leakage or blockage. No air from the drainage system shall be permitted to enter the building. Adequate support to lengths and at junctions - changes of direction to be provided. No branch connection to be within 450mm above foot of soil pipe. All PVC-U pipework to be installed to BS 4514.

Minimum pipe sizes for sanitary plumbing to be:

- W/C's soil pipes - 100mm dia Nominal size.
- Handbasins - 32mm dia Nominal size.
- Showers - 32mm dia Nominal size.
- Overflow - 19mm dia Nominal size.
- Kitchen sink - 32mm dia Nominal size.

All fittings to have a 75mm deep seal traps. All waste pipes to be laid to falls 25mm per metre run. All sanitary fittings to be installed as per manufacturers instructions. The maximum lengths of waste pipes shall be as follows:

- 32mm pipe - 1.7m Maximum length.
- 40mm pipe - 3.0m Maximum length.
- 50mm pipe - 4.0m Maximum length.
- 100mm pipe - 6.0m Maximum length.

Soil and ventilating stacks @ head of drainage run to be ventilated to the external air via rigid ducting. (Min 900mm above any openable window head or within 3m horizontally).

Soil pipes passing through habitable rooms (including kitchens) to be lagged with minimum 50mm sound deadening quilt and 2 layers of 12.5mm plasterboard in 38mm x 38mm softwood framing. Access and rodding eye fittings to be provided to ensure all pipework is accessible as required. Pipework laid between joists to be adequately supported. Underground pipes with less than 750mm ground cover shall be insulated. Any rising mains to be insulated.

New 100mm dia stub stack as indicated with rodding access to serve new shower/suites.

Surface water to be conveyed to existing rainwater drainage system.

**Ventilation**  
All habitable rooms to have rapid ventilation via windows/doors of an operable area of at least 1/20th of the floor area, part of the ventilation area is to be 1.75m above floor area.

Windows are to provide 4000 sq/m minimum of background ventilation via controlled trickle vents in utility room, en suite and bedroom. All habitable rooms to achieve 8000 Alternatively the sum of all trickle vents must equal 6000 sq/m as specified in Table 1 of approved document F1.

Shower/Bathrooms to be ventilated mechanically ventilated with a wall mounted fan which can achieve extract to external air @ 15 litres per second.

Mechanical vents are to be tested and commissioned in accordance with regulation 42 and part F1 2010.

**Electrical Installation.**

All the electrical installation is to be in full accordance with BS 7671 and with the latest installation of IEE wiring regulations part 'P' building regs, and should be carried out in accordance with current installation techniques applicable to the material and equipment being used. Full completion certificates to be issued by a certified electrical engineer to be provided upon completion of the electrical installation.

Note that all wiring which is covered or surrounded with thermal insulation to be de-rated in accordance with Appendix A of BRE 'Thermal Insulation'; avoiding risks 2002 edition.

All downlighters in ceiling voids are to be fitted with Intumescent covers to maintain half hour fire resistance.

All light switches are to be fitted 1200mm from finished floor level and all switched outlets to be fitted 450mm above finished floor levels.

Lighting:  
75 % of new light fittings to be energy efficient.

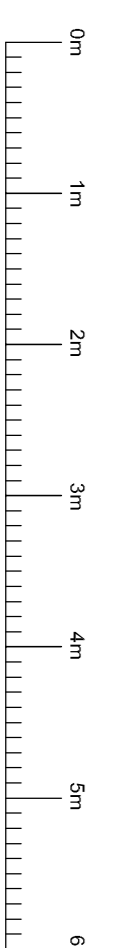
Gas:  
All works to the boiler and heating system to be carried out by a Gas Safety Registered person.

The hot water supply to baths/sinks/showers must incorporate measures to ensure that the temperature of the water does not exceed 48 degrees Celsius. Thermostatic mixing valves to be provided. Hot Water pipes to be insulated to conserve heat in unheated spaces with material having a thermal conductivity at 40 degrees Celsius not exceeding 0.035 W/m2K having a thickness equal to the diameter of the pipe up to a maximum of 40mm.

- Fire Doors:**  
FD 20 Doors should be fitted with three hinges that have a melting point of 800 degrees Celsius. Doors to be 30 minute fire resistant.  
EXCEPT: Bathroom/Ensuite doors.
- |    |   |                       |
|----|---|-----------------------|
| 19 | WALLS TO ACHIEVE                        | 0.18W/m2K             |
| 20 | FLOORS TO ACHIEVE                       | 0.13W/m2K             |
| 21 | PITCHED ROOF INSULATION @ CEILING LEVEL | TO ACHIEVE: 0.11W/m2K |
| 22 | PITCHED ROOF INSULATION @ RAFTER LEVEL  | TO ACHIEVE: 0.11W/m2K |
| 23 | FLAT ROOFS TO ACHIEVE                   | 0.11W/m2K             |
| 24 | DOORS TO ACHIEVE                        | 1.0W/m2K              |
| 25 | WINDOWS                                 | 1.1W/m2K              |

**PART 11B: CONSERVATION OF FUEL AND POWER**

- 1) WALLS TO ACHIEVE: 0.18W/m2K
- 2) FLOORS TO ACHIEVE: 0.13W/m2K
- 3) PITCHED ROOF INSULATION @ CEILING LEVEL TO ACHIEVE: 0.11W/m2K
- 4) PITCHED ROOF INSULATION @ RAFTER LEVEL TO ACHIEVE: 0.11W/m2K
- 5) FLAT ROOFS TO ACHIEVE: 0.11W/m2K
- 6) DOORS TO ACHIEVE: 1.0W/m2K
- 7) WINDOWS: 1.1W/m2K



SCALE BAR 1:50 @ A1