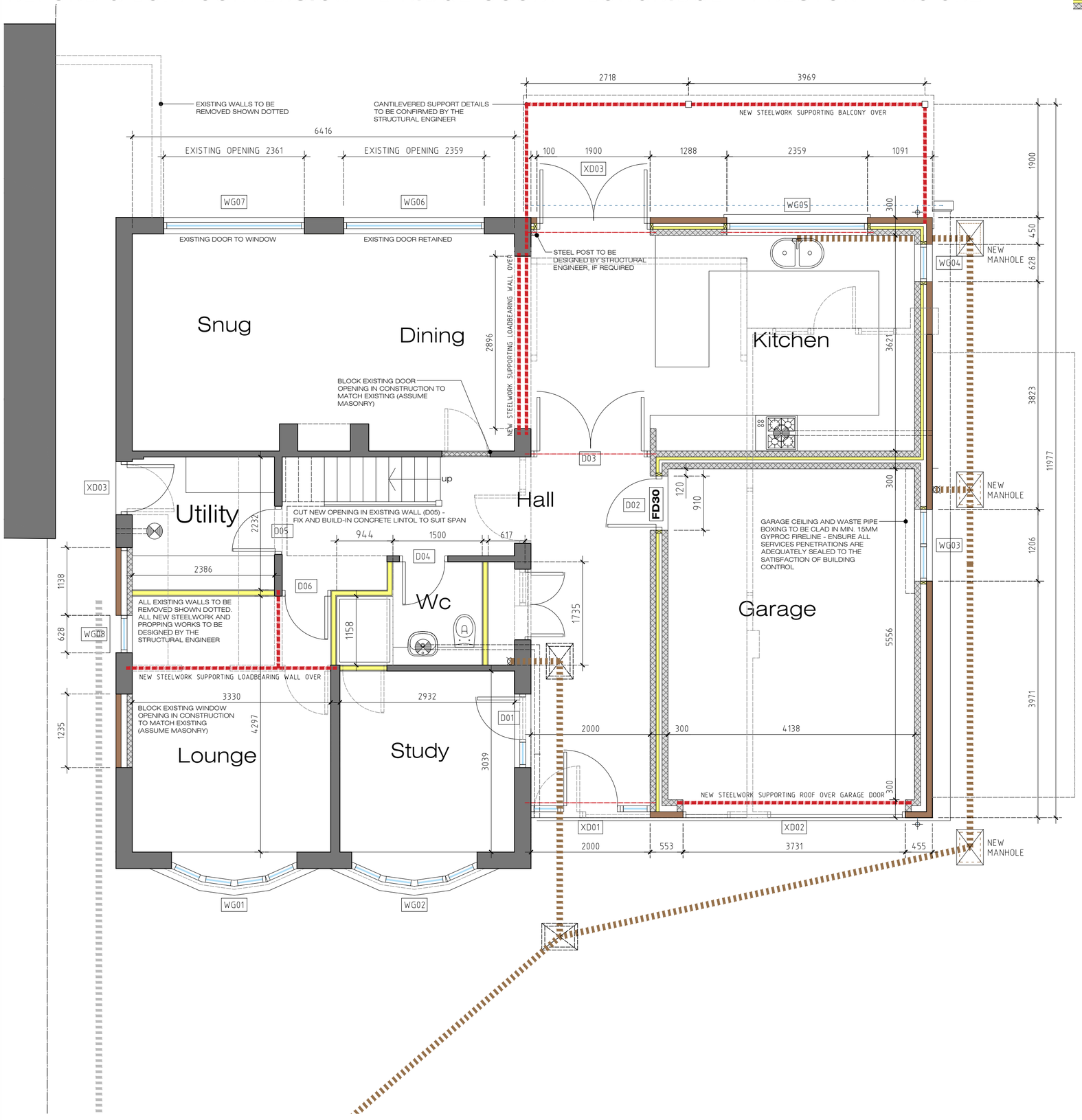
PROPOSED GROUND FLOOR PLAN

REFURB & LOFT CONVERSION - 2 RIDGE COURT - LONGRIDGE - PRESTON - PR3 3RZ



NEW EXTERNAL WALLS:

SPECIFICATION ACHIEVES 0.28W/M²K U-VALUE

GENERALLY, 300MM (INSULATED) CAVITY EXTERNAL WALLS CONSISTING OF FACING BRICKWORK (TO MATCH EXISTING) OUTER-LEAF TIED TO 100MM CONCRETE BLOCKWORK INNER-LEAF. ALLOW FOR USING MASTERLOCK LIGHTWEIGHT OR EQUIVALENT APPROVED BLOCKWORK INNER-LEAF WITH MAX. 0.59 LAMBDA RATING & COMPRESSIVE STRENGTH OF MIN 7N/MM.SQ.

CAVITIES

100MM (INSULATED) CLEAR CAVITY LEAVING A RESIDUAL CAVITY OF 50MM WITH ANCON OR EQUIVALENT APPROVED AUSTENITIC STAINLESS STEEL CAVITY WALL TIES TO BS EN 845-1 1243/1954, EVENLY SPACED @750MM HORIZONTALLY AND @450MM CTRS. VERTICALLY, STAGGERED IN ALTERNATE COURSES AND WITHIN 225MM OF REVEALS OF OPENINGS AT EVERY BLOCK COURSE. INCLUDE EXTRA OVER FOR THE USE OF THE ANCON (COMPOSITE) TELPO-TIE (WALL-TIES) WHICH IMPROVE THE THERMAL PROPERTIES OF THE EXTERNAL WALL

INSULATION

INSERT 50MM KINGSPAN CAVITY WALL INSULATION TIED BACK TO BLOCKWORK INNER-LEAF AND HELD IN POSITON USING WALL TIES.

INTERNAL LINING & FINISH

INTERNALLY LINE INNER-LEAF OF EXTERNAL WALLS USING 12.5MM GYPROC WALLBOARD WITH STAGGERED AND TAPED JOINTS AND THISTLE MULTI-FINISH SINGLE SKIM COAT/ BOARD FINISH TO PROVIDE A SMOOTH FLUSH FINISH READY FOR DECORATION. WHERE DRY-LINING IS USED, SEAL AT THE PERIMETER ON EXTERNAL WALLS. SEAL AROUND SERVICE PIPES AND CABLES WHERE THEY ENTER THE DWELLING AND ENSURE ANY DUCTING DOES NOT PROVIDE A VENTILATION PATH.

CLOSING CAVITIES

FIX AND BUILD-IN CAVITY TRAYS TYPE 'WCA' OR EQUIVALENT APPROVED CAVITY CLOSER AND INSULATED DPC WITH A MINIMUM THERMAL RESISTANCE OF O.45sq.mK/W, AS REC'D BY THE MANUFACTURER. INCORPORATE CAVITY TRAYS LTD PREMIUM CAVIROLL/CAVICLOAK OR EQUIVALENT APPROVED HORIZONTAL DPC'S TO BS 6515, AS REC'D BY THE MANUFACTURER -SIMILARLY, UNDERSILL CAVITRAYS WITH STOPENDS, PERP JOINT INSECT-RESISTANT BEAK/EUROWEEP-VENTS.

STRUCTURAL OPENINGS IN NEW EXTERNAL (CAVITY) WALLS

FOR OPENING SPANS LESS THAN 1.0M IN CAVITY WALLS: FIX AND BUILD-IN NAYLOR OR EQUIVALENT APPROVED MIN. 150-225MM DEEP REINFORCED GRADE C30 PRE-STRESSED CONCRETE LINTELS TO BS5328 WITH MINIMUM 150MM BEARING AT ENDS -NOMINAL SIZE OF AGGREGATE MAX. 20MM AND 20MM NOMINAL COVER TO REINFORCEMENT. ALLOW FOR FACING STRUCTURAL OPENINGS USING 125MM NATURAL STONE HEADS (THICKNESS TO ALLOW FOR THE RENDER FINISH) WITH MINIMUM 150MM BEARING AT ENDS. DEPTH OF STONE TO SUIT SPANS (MIN.225MM)

FOR OPENING SPANS IN GREATER THAN 1.0M IN CAVITY WALLS: FIX AND BUILD-IN HARVEY LIGHT DUTY INSULATED MC100B STEEL 'LINTRAY', TO BS4360 HOT DIPPED AND ZINC GALVANISED AFTER MANUFACTURE LINTELS SHALL BE CHECKED ON DELIVERY AND ONLY UNDAMAGED LINTELS SHALL BE USED. FULLY BED LINTEL WITH WITH MIN.150MM END-BEARING ON BRICK LAYING MORTAR, ENSURING THAT THE FRONT AND BACK OF LINTEL IS LEVEL BEFORE PROCEEDING.

COMPARTMENT (GARAGE) WALL:

AS PER EXTERNAL WALLS. CLOSE TOP OF CAVITY USING ROCKWOOL OR EQUIVALENT APPROVED CAVITY BARRIER - ALLOW FOR SEALING ALL GAPS IN WALL/FLOOR LEFT OVER FROM SERVICES PENETRATIONS USING INTUMESCENT EXPANDING FOAM OR EQUIVALENT APPROVED AND TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER TO ACHIEVE MIN. HALF-HOUR FIRE RESISTANCE.

STRUCTURAL STEELWORK:

TO BE DESIGNED BY THE STRUCTURAL ENGINEER AND APPROVED BY BUILDING CONTROL PRIOR TO ORDERING/ INSTALLATION

WHEN SUPPORTING STEELWORK ON EXISTING WALLS, ALLOW FOR BUILDING IN MIN. 450X215X100MM THICK CONCRETE PADSTONES, ALLOWING FOR ALL PROPPING, NEEDLING, AND SHORING.
SUPPLIED, DELIVERED AND ERECTED TO BS5950. STEELWORK SHALL BE GRADE 43A TO BS4360/5950 {GRADE S275 TO BS EN 100 25:1993} AND BLAST CLEANED CLEANED TO 2ND QUALITY {SA 2.5} COATED WITH 75 MICRON ZINC PHOSPHATE PRIMER PRIOR TO DISPATCH AREAS DAMAGED DURING TRANSPORTATION, STORAGE OR ERECTION SHOULD BE CLEANED DOWN TO BARE METAL AND MADE GOOD WITH SAME -APPLY TWO COATS HIGH BUILD BITUMEN PAINT WHEN SET INTO CAVITIES
USE LAMINATED PACKS FOR LEVELLING AND BS4190/4921 SLEEVED ELECTROPLATED M16 BOLTS WITH NEOPRENE WASHERS @450MM CENTERS WHEN CONNECTING IN PAIRS

ALL STEELWORK TO BE BLAST CLEANED, AS BEFORE DESCRIBED, AND NULLFIRE SYSTEM S602 (VERY PALE BLUE) SOLVENT BASED INTUMESCENT BASECOAT BE APPLIED TO ACHIEVE MIN. 30 MINUTES FIRE RESISTANCE.
SYSTEM S602 IS A UNIVERSAL GRADE AND CAN BE BRUSH, ROLLER OR SPRAY APPLIED. ALL APPLICATIONS TO COMPLY WILL THE NULLIFIRE REQUIREMENTS OF BS8202:PART2:1992 - "CODE OF PRACTICE FOR THE USE OF INTUMESCENT COATING SYSTEMS TO METALLIC SUBSTRATES FOR PROVIDING FIRE RESISTANCE" THE THICKNESS OF COATING REQUIRED FOR ANY PARTICULAR SECTION AND PERIOD OF FIRE PROTECTION IS BASED UPON ITS "SECTION FACTOR", REFER TO MANUFACTURERS INSTRUCTIONS.

FIRE DOORS

INTEGRAL GARAGE DOOR TO PROVIDE 30 MINUTE FIRE RESISTANCE

JELD-WEN OR EQUIVALENT BWF CERTIFIRE PRE-MACHINED/GLAZED FD30S FIREDOOR+DOORSET TO BS476 FITTED WITH 15 X 4MM INTUMESCENT STRIPS IN JAMB/HEAD OF FRAME {MIN.42X70MM REBATE-12MM} OR, TOP/LONG EDGES OF A DOOR {MIN.44MM THICK}, HALF-HOUR FIRE RESISTANCE. ALLOW FOR SUITABLE DOOR FURNITURE+IRONMONGERY.

VISION PANELS SHALL BE PILKINGTON PYRODOR OR GEORGIAN SAFETY WIRED POLISHED GLASS GLASS TO BS6206 476/952 WITH 20 X 25MM UTILE HW GLAZING BEADS CHAMFERED TO 15 DEGREE AND 38MM COUNTERSUNK STEEL WOOD SCREWS AT 200MM CENTRES NOMINAL, APPROX.45 DEGREE TO THE VERTICAL WITH 20X2MM INTERDENS INTUMESCENT SEAL WITH 5MM HARDWOOD SETTING BLOCK AND SILICONE CAPPING, AS RECOMMENDED BY THE MANUFACTURER

SMOKE DETECTION

MAINS OPERATED SELF-CONTAINED SMOKE DETECTORS TO COMPLY WITH BS 5839-6:2004. SMOKE DETECTION UNITS TO BE PERMANENTLY WIRED TO A SEPARATELY FUSED CIRCUIT AT DISTRIBUTION BOARD AND INSTALLED IN ACCORDANCE WITH BS5839:PART 1 -DITTO, HEAT DETECTORS. WHERE MORE THAN ONE SMOKE ALARM IS INSTALLED THEY SHALL BE INTERCONNECTED SO THAT DETECTION OF SMOKE BY ANY ONE UNIT OPERATES ALARM SIGNAL IN ALL OF THEM. EXACT POSITONS TO BE AGREED ON-SITE, GENERALLY; ONE UNIT SHALL BE WITHIN 3M OF BEDROOM DOORS, AWAY FROM AND NOT ABOVE SOURCES OF HEAT, FIXED TO CEILING AT LEAST 300MM FROM ANY WALL OR LIGHT FITTING

OPERATING/MAINTENANCE MANUAL

THE OWNER OF THE BUILDING SHOULD BE PROVIDED WITH SUFFICIENT INFORMATION ABOUT THE BUILDING, THE FIXED BUILDING SERVICES AND THEIR MAINTENANCE REQUIREMENTS SO THAT THE BUILDING CAN BE OPERATED IN SUCH A MANNER AS TO USE NO MORE FUEL AND POWER THAN IS REASONABLE IN THE CIRCUMSTANCES. A WAY OF COMPLYING WOULD BE TO PROVIDE A SUITABLE SET OF OPERATING AND MAINTENANCE INSTRUCTIONS AIMED AT ACHIEVING ECONOMY IN THE USE OF FUEL AND POWER IN A WAY THAT HOUSEHOLDERS CAN UNDERSTAND. THE INSTRUCTIONS SHOULD BE DIRECTLY RELATED TO THE PARTICULAR SYSTEM(S) INSTALLED IN THE DWELLING. THE AIM IS THAT THIS INFORMATION WILL EVENTUALLY FORM PART OF THE HOME INFORMATION PACK.

WITHOUT PREJUDICE TO THE NEED TO COMPLY WITH HEALTH AND SAFETY REQUIREMENTS, THE INSTRUCTIONS SHOULD EXPLAIN TO THE OCCUPIER OF THE DWELLING HOW TO OPERATE THE SYSTEM(S) EFFICIENTLY. THIS SHOULD INCLUDE:

a. THE MAKING OF ADJUSTMENTS TO THE TIMING AND TEMPERATURE CONTROL SETTINGS; AND

b. WHAT ROUTINE MAINTENANCE IS NEEDED TO ENABLE OPERATING EFFICIENCY TO BE MAINTAINED AT A REASONABLE LEVEL THROUGH THE SERVICE LIVE(S) OF THE SYSTEM(S).

AN ENERGY RATING SHALL BE PREPARED AND FIXED IN A CONSPICUOUS PLACE IN THE DWELLING

GENERALLY:
ALL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS & ANY RELEVANT BRITISH STANDARDS OR CODES OF RRACTICES, TO COMPLETE SATISFACTION OF THE BUILDING CONTROL OFFICER.

ALL DIMENSIONS TO BE CHECKED ON SITE BY ALL CONTRACTORS BEFORE MANUFACTURING OR ORDERING OR WORK IS PUT IN HAND -IF IN DOUBT, ASK.

PROVIDE FOR ANY & ALL PROTECTION, NEEDLING, STRUTTING, PROPPING, SHORING, SUPPORTING ADJACENT WORK, ETC., AND ANCILLARY WORKS ASSOCIATED WITH OPERATIONS EXCECUTED IN THE NORMAL COURSE OF EVENTS & GOOD BUILDING PRACTICE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT WORK IS CARRIED OUT IN A SAFE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT, COSHH REGULATIONS AND THE REQUIREMENTS OF THE CDM REGULATIONS.

PRIOR TO EXCAVATIONS
LOCATE ALL INCOMINING GAS, ELECTRIC AND WATER MAINS (CONTACT STATUTORY DEPARTMENTS) AND ANY STATUTORY SEWERAGE/ DRAINAGE CONNECTIONS (CONTRACTOR TO INVESTIGATE ON-SITE) PRIOR TO COMMENCEMENT OF EXCAVATIONS.

SITE PREPARATION, RESISTANCE TO CONTAMINANTS AND MOISTURE
EXTERNAL OPENINGS IN THE BUILDING FABRIC SHOULD ADEQUATELY RESIST THE PASSAGE OF MOISTURE. FLOORS NEXT TO THE GROUND SHOULD:
A) RESIST THE PASSAGE OF GROUND MOISTURE TO THE UPPER SURFACE OF THE FLOOR
B) NOT BE DAMAGED BY MOISTURE FROM THE GROUND,
C) NOT BE DAMAGED BY ANY GROUND WATER.
D) RESIST THE PASSAGE OF ANY GROUND GASES.

DRAINAGE
CONTRACTOR TO AGREE POSITIONS AND LAYOUT OF PROPOSALS ARE COMPATIBLE AND/OR ADVISE OTHERWISE, SUBJECT TO APPROVAL ON SITE BY THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.

EXCAVATE TO LAY, BED AND CONNECT TO THE EXISTING SYSTEM; 100MM DIAMETER HEPWORTH OR EQUIVALENT APPROVED DRAINAGE SYSTEM TO BS5750/ BS4660/ BS2494/ BS4962/ BS7158/ BS EN 1610 ON CLASS-1 BEDDINGS TO BS5955/8301, INCLUDING FITTINGS, ADAPTORS, JUNCTIONS, TRAPS, BENDS, RODDING POINTS AND GULLIES, AS RECOMMENDED BY AND IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. A BRANCH DISCHARGE PIPE SHOULD NOT DISCHARGE INTO A STACK LOWER THAN 450MM ABOVE THE INVERT OF THE TAIL OF THE BEND AT THE FOOT OF THE STACK.

ALLOW FOR POLYPIPE OR EQUIVALENT APPROVED BS7158 NON MAN ENTRY INSPECTION CHAMBERS WITH SCREW DOWN SEALED COVERS, AS RECOMMENDED BY THE MANUFACTURER

TERMINATE RWP'S USING HEPWORTH INLET GULLIES WITH REMOVEABLE TRAP FOR FULL BORE RODDING AND SET IN CONCRETE -DITTO, FOR INTERNAL VERTICAL WASTE CONNECTION WITH HORIZONTAL BACK INLET

FOUL WATER TREATMENT:
EXISTING FOUL WATER DRAINS AND TO BE LOCATED ON-SITE AND INVERT LEVELS TO BE CONFIRMED PRIOR TO AGREEING NEW CONNECTIONS. ALL NEW FOUL WATER CONNECTIONS TO BE IN ACCORDANCE WITH BUILDING REGULATIONS APPROVED DOCUMENT 'H' AND THE MANUFACTURERS INSTRUCTIONS. LOCATIONS TO BE AGREED ON-SITE.

SURFACE WATER TREATMENT: TO CONNECT TO THE EXISTING SYSTEM

DRAINAGE ABOVE GROUND
WC..... 100MM DIA. WASTE PIPES WITH MIN. 75MM TRAP SEAL -MIN.SLOPE, 18-90MM/M

WHB..... 40MM DIA. WASTE PIPES WITH MIN. 75MM TRAP SEAL -MIN.SLOPE, 18-44MM/M

SINK..... 40MM DIA. WASTE PIPES WITH MIN. 75MM TRAP SEAL -MIN.SLOPE, 18-90MM/M

SHOWER..... 40MM DIA. WASTE PIPES WITH MIN. 75MM TRAP SEAL -MIN.SLOPE, 18-90MM/M

A BRANCH SHOULD NOT DISCHARGE INTO A STACK LOWER THAN 450MM ABOVE THE INVERT OF THE TAIL OF THE BEND AT THE FOOT OF THE STACK

UPON COMPLETION OF DRAINS THE CONTRACTOR IS TO TEST ALL NEW DRAINAGE RUNS: TEST PIPELINE FOR WATER TIGHTNESS USING APPROVED MANOMETER OR SIMILAR APPROVED.
GENERALLY:
PROVIDE DRAUGHT-PROOFING AND SEALING MEASURES AROUND ALL OPENINGS, INCLUDING WINDOWS, DOORS, SCREENS, SERVICES PIPEWORK, LOFT HATCHES, ETC., IN ACCORDANCE WITH APPROVED DOCUMENT 'L1', AS NECESSARY.
WORKMANSHIP ON BUILDING SITES TO BS8000.
DRAINAGE, EXCAVATION AND FILLING TO BS8301/6031.
CONCRETE, FOUNDATIONS AND FLOORSLABS TO BS8110/8004/8103.
STONE MASONRY, CONCRETE BRICKS AND BLOCKS TO BS5390/6073/5628.
DAMP PROOF COURSES TO BS8215/8102/6398/743/ AVOIDING PITCH POLYMER.
CARPENTRY, JOINERY AND PARTITIONING TO BS5268/1186/5234.
INTERNAL PLASTERING AND TILING TO BS1191/5

MR & MRS MCDONALD
2 RIDGE COURT
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GROUND FLOOR PLAN
Building Regulations Submission

Dwg No. **JM-0122 BR1** Rev **B**

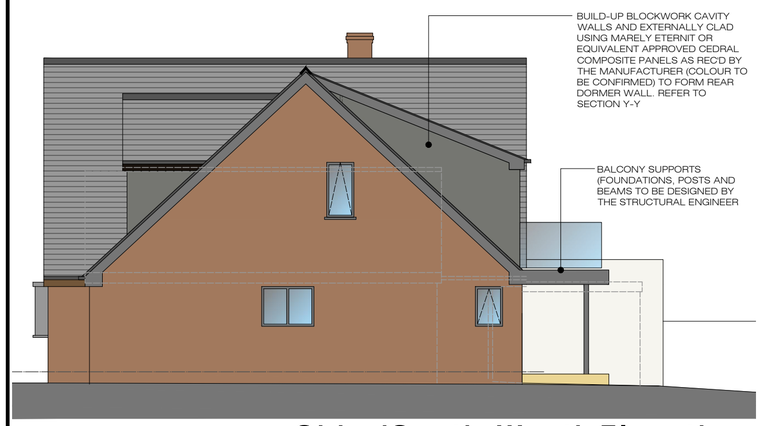
Rev-B	Minor amendments	JM	09.08.18

SCALE - 1:50 (A2).....DRAWN: J.MONKS

MONKS ARCHITECTURAL DESIGN
25 Birchfield Drive - Longridge- Preston - PR3 3HP

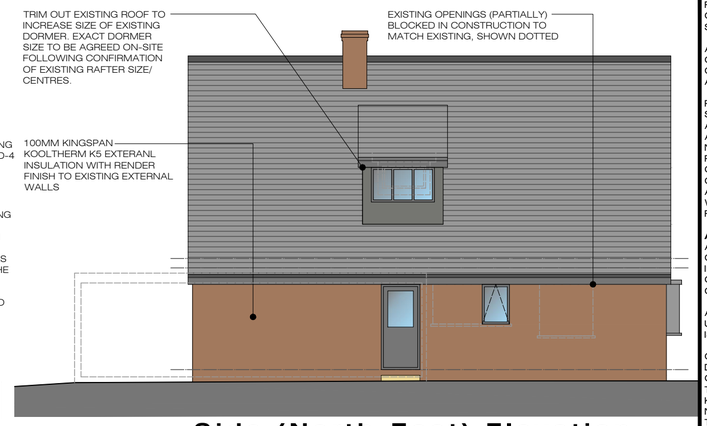
PROPOSED FIRST FLOOR PLAN & ELEVATIONS

REFURB & LOFT CONVERSION - 2 RIDGE COURT - LONGRIDGE - PRESTON - PR3 3RZ



Side (South-West) Elevation

Front (North-West) Elevation



Side (North-East) Elevation

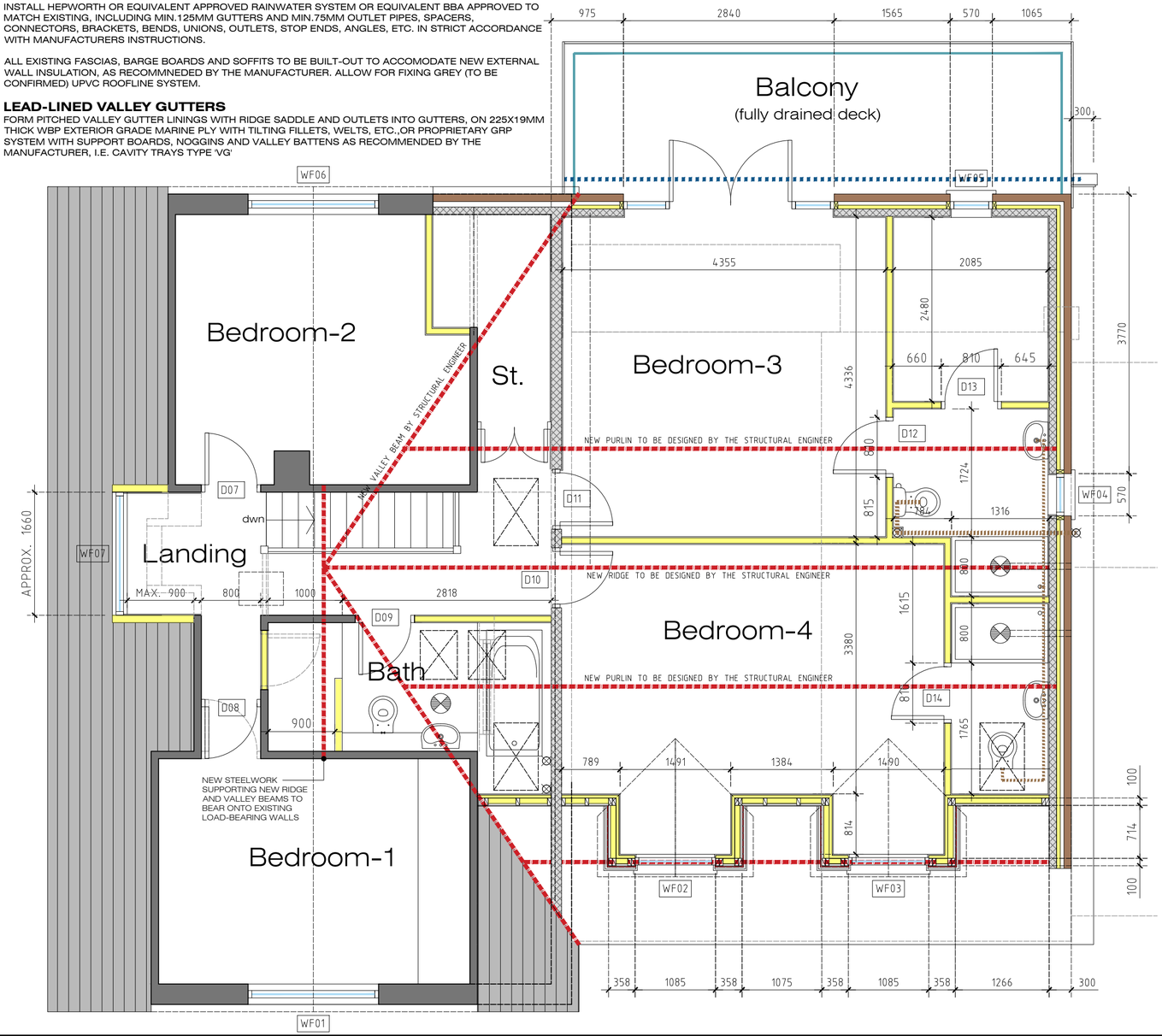
NEW AND REPLACEMENT RAINWATER GOODS & FASCIAS:

INSTALL HEPWORTH OR EQUIVALENT APPROVED RAINWATER SYSTEM OR EQUIVALENT BBA APPROVED TO MATCH EXISTING, INCLUDING MIN.125MM GUTTERS AND MIN.75MM OUTLET PIPES, SPACERS, CONNECTORS, BRACKETS, BENDS, UNIONS, OUTLETS, STOP ENDS, ANGLES, ETC. IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

ALL EXISTING FASCIAS, BARGE BOARDS AND SOFFITS TO BE BUILT-OUT TO ACCOMODATE NEW EXTERNAL WALL INSULATION, AS RECOMMNEDED BY THE MANUFACTURER. ALLOW FOR FIXING GREY (TO BE CONFIRMED) UPVC ROOFLINE SYSTEM.

LEAD-LINED VALLEY GUTTERS

FORM PITCHED VALLEY GUTTER LININGS WITH RIDGE SADDLE AND OUTLETS INTO GUTTERS, ON 225X19MM THICK WBP EXTERIOR GRADE MARINE PLY WITH TILTING FILLETS, WELTS, ETC.,OR PROPRIETARY GRP SYSTEM WITH SUPPORT BOARDS, NOGGINS AND VALLEY BATTENS AS RECOMMENDED BY THE MANUFACTURER, I.E. CAVITY TRAYS TYPE 'VG'



Rear (South-East) Elevation

NEW EXTERNAL TIMBER STUD/ DORMER WALLS & CHEEKS:

SPECIFICATION ACHIEVES 0.25W/M²K U-VALUE...ALSO REFER TO TYPICAL CROSS-SECTION. STRUCTURAL DESIGN, I.E. STUD SECTION SIZES/ CENTRES/ FIXING AND CONNECTION DETAILS/ BRACING TO BE AGREED/ APPROVED BY BUILDING CONTROL.
BUILD-UP STUDS TO FORM DORMER CHEEKS OFF 2NO. COMPOUNDED 50X150MM RAFTERS/ FLOORING JOISTS AND EXTERNALLY FACE USING 9MM OSB. INSERT 75MM KINGSPAN KOOLTHERM K12 BETWEEN TIMBER STUDS AND LINE INTERNALLY USING MIN.32.5MM KINGSPAN KOOLTHERM K18 PLASTER LAMINATED INSULATION BOARD WITH STAGGERED JOINTS, TAPED WITH FOIL TAPE TO PROVIDE A VAPOUR CONTROL LAYER AS RECOMMENDED BY THE MANUFACTURER...LINE REVEALS TO WINDOW OPENINGS AND DORMER CHEEKS USING 25MM PLASTER LAMINATED INSULATION BOARD.

EXTERNAL FINISH TO TIMBER DORMERS:
EXTERNALLY CLAD NEW DORMER CHEEKS AND FACES USING MARLEY ETERNIT FIBRE CEMENT/ CEDRAL PANELS/ BOARDS (EXACT SPECIFICATION TO BE CONFIRMED) OR EQUIVALENT APPROVED COMPOSITE ALTERNATIVE TO TRADITIONAL TIMBER WEATHERBOARD, ON A BREATHER MEMBRANE AND FIXED AS RECOMMENDED BY THE MANUFACTURER.

TIMBER STUD INTERNAL (NON LOAD-BEARING) WALLING:

INTERNAL WALLS AND FLOORS WITHIN THE DWELLING ARE REQUIRED TO ACHIEVE MIN. 40dB FOR AIRBORNE SOUND INSULATION:
ERECT NEW MIN.75X50MM TIMBER FRAMES AT MAX.600MM CENTRES VERTICALLY AND 1200MM CENTRES HORIZONTALLY, INCORPORATING HEAD AND SOLE PLATE NOGGINGS AND FRAMING FOR OPENINGS. INSERT MIN.63MM THICK ISOWOOL APR1200 WITHIN THE CAVITY AND LINE WITH 12.5MM THICK GYPROC WALLBOARD ON EACH SIDE.

WINDOWS AND DOORS: ALL BATHROOM AND EN-SUITE/ WETROOM WINDOWS TO BE OBSCURE GLAZED

ALL HABITABLE ROOMS SHOULD HAVE OPENABLE WINDOWS PROVIDING 1/20TH OF THE TOTAL FLOOR AREA RAPID VENTILATION AND BACKGROUND VENTILATION {CONCEALED TRICKLE VENTS}.

ALL WINDOWS AND DOORS TO BE REPLACED WITH DARK GREY PVC-U SLIM PROFILE THERMALLY EFFICIENT FRAMES , INCORPORATING DOUBLE-GLAZED UNITS INCORPORATING GAS FILLED CAVITY SPECIFICTION TO ACHIEVE 1.4 U-VALUE;

4MM CLEAR TOUGHENED OUTER --16MM ARGON CAVITY - WARM EDGE SPACER -- 4MM CLEAR LOW E SOFT COAT TOUGHENED

NOTE EXTREME CARE TO BE TAKEN IN THE SPECIFICATION OF DRAUGHT SEALS TO ENSURE MIN AIR LEAKAGE. ALSO EXTREME CARE REQUIRED IN THE INSTALLATION OF THE WINDOWS TO ENSURE THEY ARE SEALED INTO THE OPENINGS FROM BOTH INSIDE AND OUTSIDE TO MINIMISE AIR LEAKAGE. DOORS TO HAVE U VALUE OF 2.0 W/M²K

GLAZING BETWEEN FINISHED FLOOR LEVEL AND 800MM ABOVE THAT LEVEL IN INTERNAL AND EXTERNAL WALL AND PARTITIONS, AND/OR BETWEEN FINISHED FLOOR LEVEL AND 1500MM ABOVE THAT IN A DOOR OR SIDE PANEL CLOSE TO EITHER EDGE OF THE DOOR SHALL BE PILKINGTON TOUGHENED SAFETY GLASS TO BS 36206:1981, KITEMARKED.

BEDROOM WINDOWS TO HAVE AN UNOBSTRUCTED OPENABLE AREA THAT IS AT LEAST 0.33SQ.M AND AT LEAST 450MM HIGH AND 450MM WIDE -THE ROUTE THROUGH THE WINDOW MAY BE AT AN ANGLE RATHER THAN STRAIGHT THROUGH AND THE BOTTOM OF THE OPENABLE AREA SHOULD NOT EXCEED 1100MM FROM THE FLOOR.

HEATING AND HOT WATER SYSTEM:

PROVISIONS FOR CONSERVATION OF FUEL AND POWER SHOULD COMPLY WITH APPROVED DOCUMENT 'L1B':LATEST EDITION (EXISTING DWELLINGS), THE DTLR GUIDE TO DOMESTIC HEATING AND HOT WATER, THE TSO DOMESTIC HEATING COMPLIANCE GUIDE.

REPLACEMENT GAS-FIRED BOILER (LOCATION, UTILITY ROOM, TBC) TO BE CONNECTED TO UNDERFLOOR HEATING SYSTEM INSTALLED WITHIN FLOORS TO ALL ROOMS AT GROUND AND FIRST FLOOR LEVEL, EXCLUDING GARAGES. BOLIER AND CENTRAL HEATING SYSTEM TO BE DESIGNED AND INSTALLED AND COMMISSIONED BY A SUITABLY QUALIFIED HEATING ENGINEER
HEATING INSTALLATIONS SHOULD PROVIDE AN INTERNAL ROOM TEMPERATURE OF 21C TO INDIVIDUAL ROOMS AND 19C TO BATHROOM/LANDINGS/HALLS WITH AN OUTSIDE TEMPERATURE OF -1C. INSTALL, BALANCE AND INSULATE THE SYSTEM TO BS6700/6283/7206 SO THAT IT COMPLIES WITH THE WATER SUPPLY BYELAWS AND HEALTH AUTHORITY REQUIREMENTS FOR THE PREVENTION OF LEGIONELLA AND IS SAFE, EFFICIENT AND EFFECTIVE, FREE FROM LEAKS, EXCESSIVE NOISE AND VIBRATION.

ENSURE ANY NEW BATHS ARE FITTED WITH AN APPROPRIATE TEMPERATURE CONTROL DEVICE WHICH WILL NOT ALLOW HOT WATER SUPPLY TO EXCEED 48°C TO PREVENT SCALDING.

UPON COMPLETION, THE HEATING AND HOT WATER SYSTEM IS TO BE COMISSIONED BY A PERSON WITH A RECOGNISED QUALIFICATION, WHO IS REQUIRED TO PROVIDE A CERTIFICATE WHICH CONFIRMS THE INSTALLATION FULLY COMPLIES WITH THE REQUIREMENTS OF PART L1B.

GENERALLY:
ALL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS & ANY RELEVANT BRITISH STANDARDS OR CODES OF RRACTICES, TO COMPLETE SATISFACTION OF THE BUILDING CONTROL OFFICER.

ALL DIMENSIONS TO BE CHECKED ON SITE BY ALL CONTRACTORS BEFORE MANUFACTURING OR ORDERING OR WORK IS PUT IN HAND -IF IN DOUBT, ASK.

PROVIDE FOR ANY & ALL PROTECTION, NEEDLING, STRUTTING, PROPPING, SHORING, SUPPORTING ADJACENT WORK, ETC., AND ANCILLARY WORKS ASSOCIATED WITH OPERATIONS EXCECUTED IN THE NORMAL COURSE OF EVENTS & GOOD BUILDING PRACTICE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT WORK IS CARRIED OUT IN A SAFE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT, COSHH REGULATIONS AND THE REQUIREMENTS OF THE CDM REGULATIONS.

APPROVED DOCUMENT 'P' ELECTRICAL SAFTEY:
ALL ELECTRICAL WORK TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO...PRIOR TO COMPLETEION, THE COUNCIL MUST BE SATISFIED THAT EITHER:

AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER THE COMPETENT PERSON SCHEME HAS BEEN ISSUED,

OR, AN APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS 7671 HAVE BEEN SUBMITTED THAT CONFIRM THAT THE WORK HAS BEEN INSPECTED AND TESTED BY A COMPETENT PERSON WILL HAVE SOUND KNOWLEDGE AND EXPERIENCE RELEVANT TO THE NATURE OF THE WORK UNDERTAKEN AND THE TECHNICAL STANDARDS SET-DOWN IN BS 7671, BE FULLY VERSED IN THE INSPECTION AND TESTING PROCEDURES CONTAINED IN THE REGULATIONS AND EMPLOY ADEQUATE TESTING EQUIPMENT

IN THE CASE OF OPTION B ONLY, THE COMPETENT PERSON MUST BE A MEMBER OF NICEIC OR EOA. IN ADDITION, IN TH CASE OF MINOR WORKS (SEE PART 'P' FOR DEFINITION) AN ELECTRICIAN QUALIFIED TO AT LEAST CITY & GUILDS 239 IS CONSIDERED TO BE COMPETENT PERSON TO INSPECT THE IS CONSIDERED TO BE A COMPETENT PERSON TO INSPECT THE ELECTRICAL INSTALLATION AT FIRST FIX STAGE AND INSPECT AND TEST PRIOR TO THE INSTALLATION BEING LIVE.

ELECTRICAL; GENERAL BUILDING REGULATIONS

A FULL RE-WIRE OF THE EXISITNG DWELLING AND FULL WIRING OF THE NEW EXTNESION(S) IS REQURIED.

BASEC CERTIFIED CABLES, CONSUMER UNIT{S} WITH RCD'S AND CIRCUIT BREAKERS TO BS7671/5486, INCLUDING EARTH ELECTRODE, TERMINAL, CIRCUIT PROTECTIVE CONDUCTORS AND EQUIPOTENTIAL BONDING, SEPARATELY CONTROLLED CIRCUITS, SUBDIVISIONS AND NOTICES, ETC., AS REQUIRED

PROVIDE SWITCHES AND SOCKET OUTLETS AT APPROPRIATE HEIGHTS BETWEEN 450MM AND 1200MM FROM FINISHED FLOOR LEVEL IN ACCORDANCE WITH ADM:2004

PROVIDE FIXED INTERNAL LIGHT FITTINGS THAT ONLY TAKE LAMPS HAVING LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT (I.E. THE POWER CONSUMED IN LIGHTING CIRCUITS AND THERE ASSOCIATED CONTROL GEAR AND POWER FACTOR CORRECTION EQUIPMENT).

MECHANICAL VENTILATION

VENT-AXIA SLIMLINE OR EQUIVALENT APPROVED THROUGH WALL VENT, DUCT AND GRILLE INSTALLED AS RECD BY THE MANUFACTURER. ALLOW FOR USING FLEXIBLE DUCTWORK BETWEEN JOISTS, TO PROVIDE ADEQUATE EXTRACT TO OUTSIDE.

REFER TO NOTES COLUMN: PROVISIONS FOR COMPLYING WITH BOTH PART 'F' AND 'J'

BATHROOMS:
OPENABLE WINDOW INCORPORATING TRICKLE VENTILATION AND 41db100MM FAN WITH TIMER FOR MECHANICAL VENTILATION GIVING 15L/S.

KITCHENS:
OPENABLE WINDOW INCORPORATING TRICKLE VENTILATION AND MECHANICAL VENTILATION GIVING 30L/S ADJACENT TO HOB OR 60L/S ELSEWHERE

UTILITY:
OPENABLE WINDOW INCORPORATING TRICKLE VENTILATION AND MECHANICAL VENTILATION GIVING 30L/S ADJACENT

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PRESTON
PR3 3RZ

GROUND FLOOR PLAN
Building Regulations Submission

Dwg No.	JM-0122	BR2	Rev B
Rev-B	Minor amendments	JM	09.08.18

SCALE - 1:50 &100 (A2).....DRAWN: J.MONKS

MONKS ARCHITECTURAL DESIGN
25 Birchfield Drive - Longridge- Preston - PR3 3HP