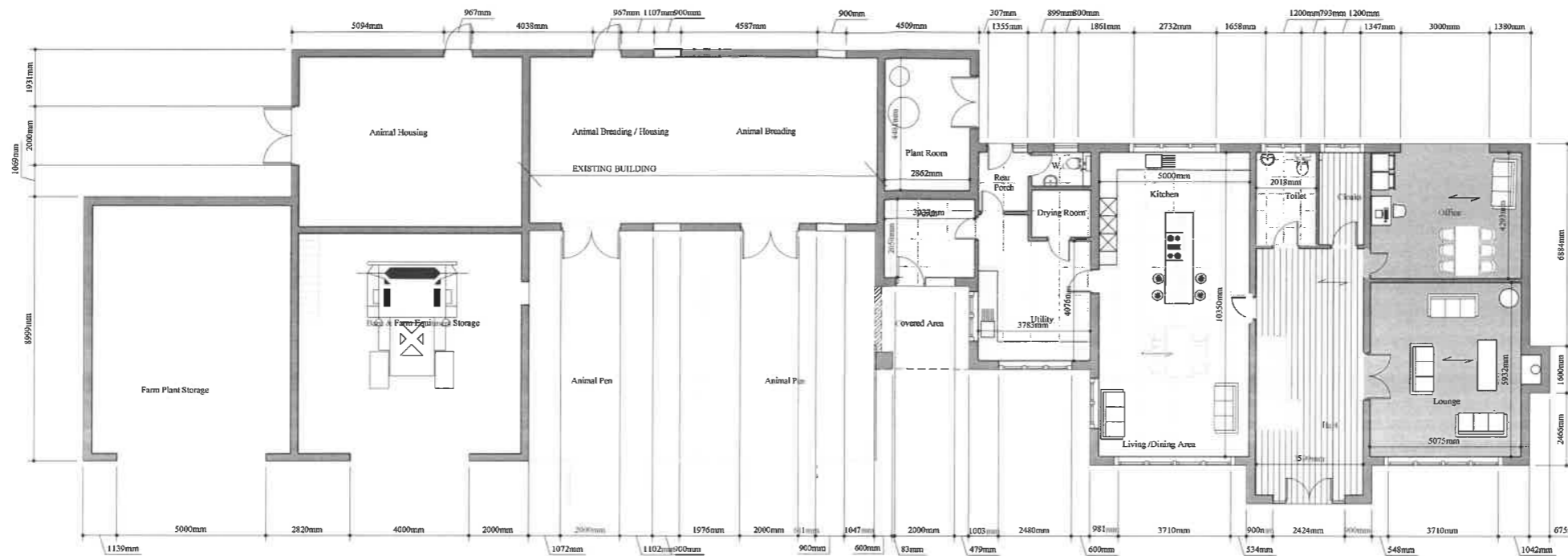


HEATING
Heating to be provided by low pressure radiators with a fan assisted combi boiler. The installation is to be fitted in accordance with the Gas Regulations with a CORGI registered fitter.

UNVENTED SYSTEMS
All unvented systems are to have an expansion pipe piped to the external elevation and extended down to floor level.

Sockets
All electrical sockets are to be placed at a height of 450mm above floor level all light switches are to be 1200mm from floor level. Lower energy light fitting are to be provided in all rooms.

SUSPENDED TIMBER FLOOR CONSTRUCTION
Floor to be constructed of 25mm thick T&G floor boards with a density of 15kg/m² on 175 x 50mm ganged s/w floor joists (grade SC3) at 400mm centres. Joists spanning onto party wall are to be fixed with Critic joist hangers built into brickwork. Ceiling to be 12mm plasterboard nailed to underside of joists with plaster skim finish. Lateral support to be provided at 2m centres with galvanised m/s straps type L 30 x 5mm extended across 3 joists. Ceramic m/s berring bords staining red TRB6, is to be provided along mid-span of floor joist, last joist to be packed off the brick/blockwork.



PROPOSED GROUND FLOOR PLAN.

SMOKE ALARMS
Smoke alarms are required to be fitted at ground and first floor levels and interconnected. The alarm must be wired to the main supply and connected to its own fused spur, alternatively the alarm may be connected to an intruder alarm if the system is specifically designed for this purpose. A smoke detector will cover an area of 7.5m radius and a heat detector 5.3m radius, they should be fitted in accordance with BS 5839 using sensors within bedrooms, circulation area, head of stairways, lounge/dining rooms and roof voids. Alarms within roof voids should be fitted with a remote LED.

STEELWORK
Steelwork must comply with the relevant structural calculations and be supported on pad stones or spreader plates, sizes to be provided within the calculations. All steelwork must have a minimum of 30min fire resistance provided by 12mm fireline plasterboard and skim. Steelwork used in external openings must be provided with a cavity tray.

STAIRCASE
The new staircase shall comply with Part K of the Approved Document. The maximum rise and going for a private stair shall be any rise between 155mm and 220mm used with any going between 245mm and 300mm or any rise between 165mm and 200mm used with any going between 223mm and 300mm. The pitch of the staircase shall be no greater than 42 degrees, with a minimum headroom of 2m. The handrail is to be a minimum of 900mm high. Balustrades are to be 1m high and capable of resisting a horizontal force of at least 0.35kN/m for each meter length. Maximum openings in the balustrades shall be no greater than 100mm and rails are to be vertical so as not to allow children to readily climb the guarding. Guarding to external balconies and roof edges to be a minimum of 1100mm high and resist a horizontal force of 0.74kN/m.

DOORS
Fire doors are to be to the fire resistance indicated on the drawing. All fire resisting doors are to be fitted in a 25mm rebated door frame, doors/frame are to be fitted with intumescent strips and smoke seals. All doors are to be fitted with self closing device capable of latching the door.

DOOR TYPES
External doors are to be hardwood, PVC-U or external grade white wood. Internal doors are to be flush type with frames and architraves or to clients special requirements

DRAINAGE
All existing drains under the proposed building are to be protected with 150mm of weak mix concrete, flexible jointed drains are to be surrounded with 150mm of pipe bedding with a concrete cover using 150mm thick concrete.

WASTE PIPES
All waste pipes are to be a minimum of 38mm dia. to wash hand basins and sinks, pipes are to be fitted with 75mm deep seal traps or anti-vac traps if connected directly to a soil and vent pipe. 40mm waste pipes are to be provided to bath and showers. Soil and vent pipes are to be 100mm dia and terminated 1m above any opening windows adjacent to the stack, a suitable bird cage is to be fitted to the top of the stack. Alternatively an air admittance valve may be used above the last stack connection. All installations are to comply with the Approved Document Part H and BS 5572 (1978).

TOP WATER DRAINAGE
All top water drainage are to be 100mm underground PVC-U or Supersleeve with flexible joints piping to be laid at a minimum fall of 1:40. Drains passing under the building are to be protected by surrounded with 100mm (min) granular material and where passing through a wall a suitably sized lined is to be provided over the opening ensuring that a 50mm space is maintained around the pipe. Openings must be masked to prevent fill. All underground drainage to comply with BS 5501 (1985). New gullies to be provided with rodding access, separate drainage systems are to be combined at the last manhole depending on existing drainage systems.

Part P
All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the L.A. must be satisfied that either:
- An electrical installation certificate issued under a Competent Person Scheme has been issued; or
- Appropriate certificate and forms defined in BS 7671 (as amended) have been submitted that confirms that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to 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.

GROUND FLOOR CONSTRUCTION (SOLID)
New ground floor to be construction, clean stone well compacted to form levels with sand blinding, 1200 gauge polythene DPM to be turned up at the edges and linked in to the DPC. Sikaquap Sockholm K3 board 70mm thick with a top layer of 1000 gauge DPM membrane, slab 200mm concrete C25 with one layer of A142 anti clacking steel reinforcement to be place 50mm from the top of the slab.
U value 0.22

Sound Insulation (Partitions)
75mm glassfibre insulation to be placed into all partition walls.
Floors Acoustically 15 to be laid on all upper floors for impact noise to comply with Part E.
100mm fibreglass insulation to be placed between ceiling and floor on all suspended floors to comply with part E.

INTERNAL PARTITIONING
All non-load bearing partitions are to be constructed of 100 x 50mm s/w studding at 450mm centres on 100 x 75mm sole plate fixed to the floor. Partition to be insulated with Rockwool bats for sound insulation and covered with 12.5mm thick plasterboard with a density of 10kg/m² and skim to both sides.

INTERNAL PARTITIONING - SOLID FLOOR
Partition walls constructed of concrete floor slab are to be 100mm thick lightweight blocks, any internal load bearing partition walls are to be constructed from 100mm solid concrete block and taken down to strip foundation or constructed on reinforced concrete slabs.

Domestic Boilers
All new and replacement natural gas and LPG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 85%.
Oil Fired Boilers must have a minimum SEDBUK rating of 85%.
Exceptional Circumstances permitting the installation of a Non-Condensing boiler, The installer must complete an 'Assessment Form' using the procedure described in the document 'Guide to the Condensing Boiler Installation Procedure for dwellings' (ODPM 2005). The declaration should be retained by the householder as it may be needed when the property is offered for sale.

SKIRTING BOARDS
Timber skirting boards are to be provided to all rooms to match existing or if new 200mm x 25mm, all skirting boards are to be treated before fixing.

Partitions
Double joists are to be provided under partition walls and baths

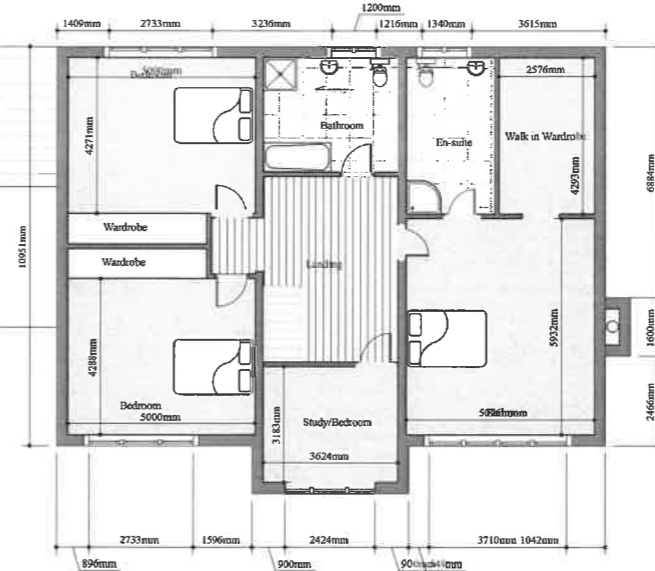
BRICK MANHOLES
All new brick manholes are to be constructed in 225mm stock brick in water bond and be water tight, channels are to be bedded with concrete. Manholes are to be provided at each change of direction or at the junction with other foul drain connections. Manholes may be pre-cast concrete rings bedded in sand and cement with 150mm concrete surround or plastic pre-formed manholes may be used depending on the depth of the drains i.e. 1.5m depth or less 1200x750mm over 2.7m 1200x840mm.

INSPECTION CHAMBERS
New inspection chamber to be pre-cast or polypropylene inspection chamber if maximum depth does not exceed 1200mm. Chamber connections or for 100mm dia. pipes as indicated on the drainage drawing. Chamber to be excavated with well compacted subsoil back fill, or weak mix concrete, chamber to be fitted with medium duty cover and frame. Inspection chambers are to be provided at every change of direction on foul drains, maximum distance between inspection chambers to be 45m to comply with the Approved Document Part H, any branch drain must not exceed 22m in length.

New Drainage
All new underground foul drainage is to be 100mm diameter underground PVC-U piping, manufactured by Hepworth Ltd, to BS 85 with flexible joints. Pipes are to be laid on 100mm bed of granular material to BS 892 1983 e.g. pea gravel, (Class S). 100mm pipes are to be laid to a fall of 1:40, maximum capacity for 100mm pipes is 9.2 litres/sec. Drains passing under the building are to be surrounded with granular material and where passing through wall a suitably sized lined shall be provided above the opening ensuring that a 50mm space is maintained all around the pipe. Openings must be masked to prevent fill. Pipes are to be fitted with a flexible joint at each side to the wall. New gullies are to be provided with rodding access. WC connections are to have rest bends and 100mm vent pipe at the head of the drain.

Rest bends are to be provided to each soil vent pipe and WC connection. Maximum direct connection between WC outlet and invert of drain to be 1.5m. Rest bends are to be supported on concrete or flag base. Rainwater gullies are to be 100mm trapped with rodding access back inlet gullies are to be provided at each sink position. Waste pipes are to discharge below the grate level and above the water level.

PROPOSED GROUND FLOOR PLAN.



Client	Mr David Warbrick
Location	Land Off Shire Lane, Hurst Green BB7 9QR
Project	To Develop the existing agricultural land & building into a farm unit with breeding of livestock.
Drawing	Planning Application for consent to retain the building and develop the farm unit with a new access road.

Scale	1:100	Date	18th February 2021
Drawing No.	DRG/02	Revision	

This drawing is provided for planning & Building Regulations consent only. The contractor must check all dimensions on site before work is commenced. The contractor must comply with all requirements of the Health & Safety Regulations.
DO NOT SCALE THIS DRAWING