

SURFACE WATER DRAINAGE

Water to discharge to Polypipe rainwater gullies and to be taken to soakaways located in garden. Soakaways to be 1000mm diameter x 1000mm deep filled with 50mm nominal clean stone up to 300mm minimum of finished ground level, covered with visqueen membrane and back filled up to surrounding finished level with top soil. Soakaways to be at least 5m away from structure within lower ground.

FOUL DRAINAGE

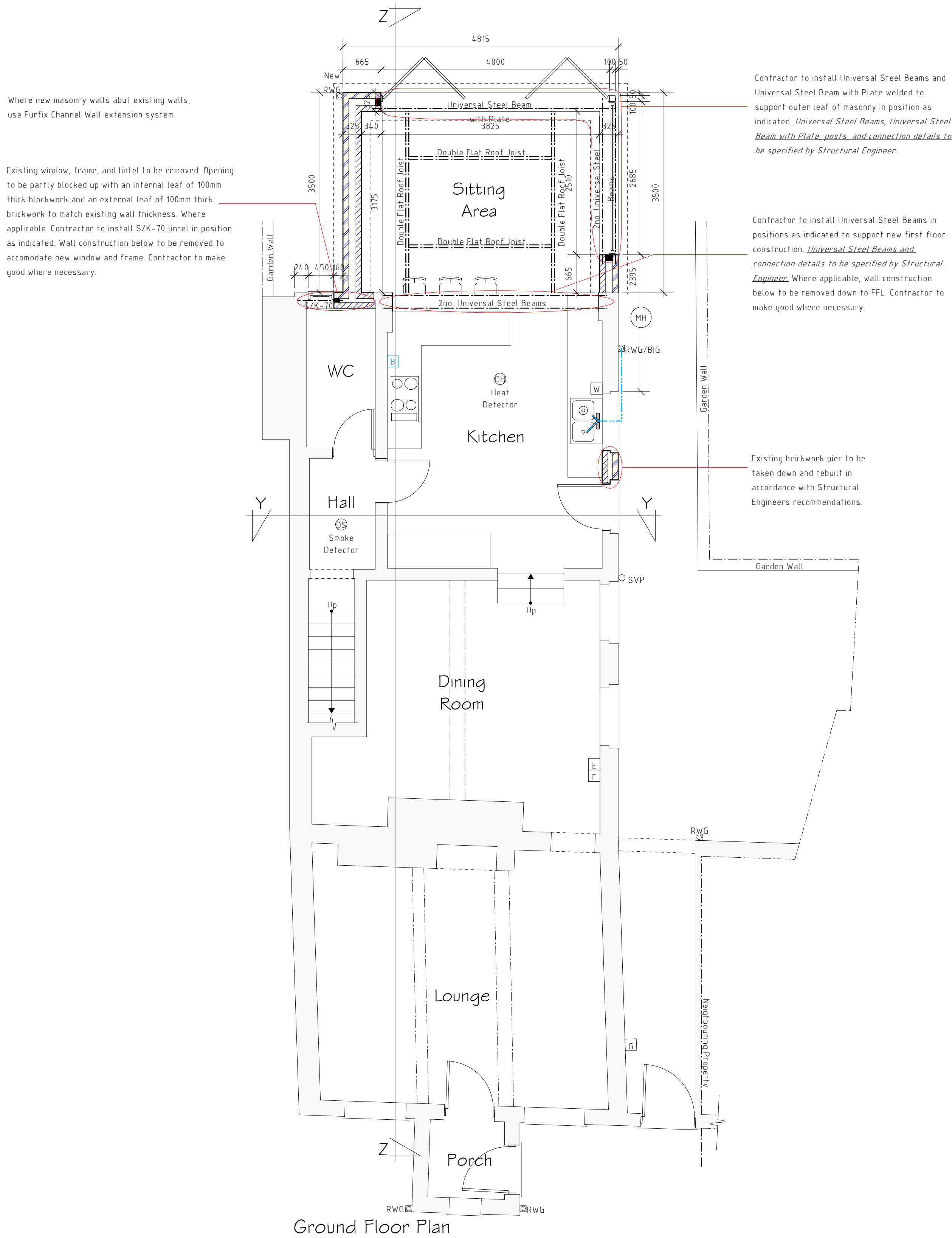
All new drains are to be 110mm diameter uPVC drains laid in granular material at a fall of 1 in 40. New drainage to connect into Existing Soil Vent Pipe (SVP) where applicable. Wastes to connect into existing manhole. New pipes to be haunched in sand/ cement mortar. Drains passing through walls are to be isolated from structure with 600mm long x 100mm wide x 150mm deep reinforced concrete lintels. Drains passing under structure and within 300mm of external ground level are to be encased with 150mm concrete. Wastes to connect into existing foul water drains. Contractor to inspect existing drainage system prior to any drainage works

PLUMBING

Wastes from wash hand basins and showers to be 50mm minimum diameter uPVC pipe fitted with 75mm deep seal traps. WC wastes to be 110mm diameter uPVC PolyPipe. Where indicated, wastes to connect to saniflo Sani Access 1-2-3. En-suite to have adequatley sized chamber to contain 24hrs inflow for possible disruption in service. System to discharge to existing SVP. Specific system to be specified by specialist manufacturer. All connections being made on bossed socket adapters. Any additional appliances in Kitchens to connect to anti-syphon traps prior to connecting into foul drainage.

FIRE DETECTION

Provide mains operated interacting smoke detectors at the positions indicated on floor plans. All detection units are to be provided with battery backup with the ability to be trickle charged to ensure continuity in the event of mains power failure. Detection and warning of fire from one unit must be audible throughout entire building. Smoke detectors to be positioned 300mm minimum away from walls and lights. Detection units are to be interlinked to ensure early warning of fire is achieved.



MECHANICAL VENTILATION

Provide mechanical ventilation to Kitchen and En-suite by means of Vent Axia or similar electrically operated fan, extracting directly to external air to the following requirements:
Kitchen: Cooker hood to extract at a rate of 30 litres per second.
En-suite: Ceiling mounted fan to extract at a rate of 15 litres per second. Fans to duct through roof void and terminate at tile vent terminal.
Fans to be operated in conjunction with light switch with a 15 minute over run facility.

Vents to be covered with weather proof grilles at points of discharge to external air.

EFFICIENT LIGHTING

100% of fixed lights to be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt.

ELECTRICAL WORKS

All electrical works are to be completed by a competent person registered with an electrical self-certification scheme and to take full responsibility to ensure that new works are in compliance with BS7671:2001. On completion the client should receive certification signed by the designer, installer and person responsible for testing of the new electrical system. Ensure that electrical sockets and light switches are sited between 450mm and 1200mm above floor level. Avoid placing sockets back to back, stagger with 150mm minimum gap. Ensure cables to be sleeved where possible contact with polystyrene could occur.

CONSEQUENTIAL IMPROVEMENTS

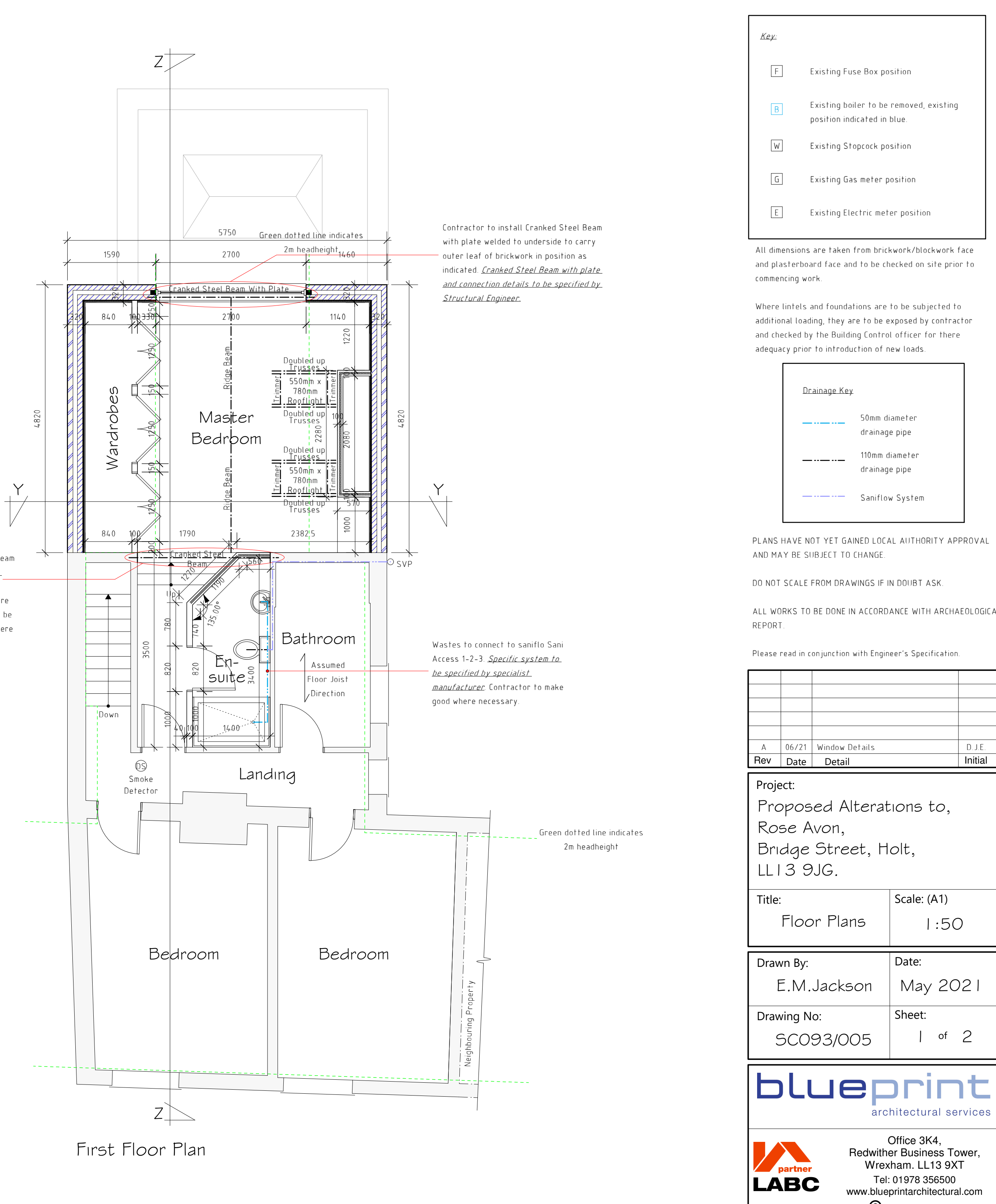
Due to the extension increasing the habitable space of the dwelling by over 10m², the following improvements are required:
- If the dwelling has uninsulated or partially insulated cavity walls, cavity to be filled with insulation where possible (Cavity wall insulation may not be suitable for sites exposed to driving rain).
- If there is no or less than 200mm thick insulation within the loft space, provide 250mm insulation or increase to 250mm thick.
- Any existing hot water cylinder tank that is found on site is to be inspected. If tank is uninsulated provide 160mm insulated jacket. If cylinder tank has insulated jacket fitted less than 100mm in thickness contractor to add a further jacket to achieve a total thickness of 160mm. If tank is fitted with solid foam insulation of less than 25mm thick, contractor to add an additional 80mm thick insulation jacket.
All consequential improvements are to only be undertaken where they are technically, functionally or economically feasible

WINDOWS/GLAZING

Window within Master Bedroom to comprise sealed double glazed units set powder coated Aluminium frames to local authority approval. Windows and doors within Sifting Area to comprise sealed double glazed units set in good quality powder coated Aluminium frames to local authority approval. Sealed double glazed units are to have 16mm minimum air gap and Low-E (soft-coated) glass to styles generally as indicated. Windows are to achieve a minimum U-value of 1.6 W/m²K. Opening areas of windows are to be equal to at least 5% of enclosed floor area with part of the opening set at 1750mm above floor level. Provide background ventilation to habitable rooms by means of 8000mm² controllable trickle ventilators set in head frame member of windows. Window to bedroom at first floor level to have opening lights of at least 0.33m² with a minimum clear opening of 750mm high x 450mm wide. Where window cills are within 800mm of first floor level contractor to allow for removable guarding formed with balustrade or similar. Glazing in critical locations, such as within 800mm of floor level to windows, within 1500mm of floor level to doors, and windows adjacent to doors are to consist of toughened safety glass in accordance with BS 6206 and permanently marked.

GLASS ATRIUM

Specialist manufacturer to specify glass atrium. Glass atrium to sit on doubled up flat roof joists (As specified by Structural Engineer) as indicated. Glass atrium to be fitted in strict accordance with manufacturer's details. Measurements to be taken on site prior to commissioning of work. All windows within atrium comprise sealed double glazed units set within good quality aluminium frames to local authority approval. Sealed double glazed units are to have 16mm minimum air gap and Low-E (soft-coated) glass. Windows within atrium are to achieve a minimum U-value of 1.6 W/m²K. Glazing is to consist of laminated toughened safety glass in accordance with BS 6206 and permanently marked.



Key:

- [F] Existing Fuse Box position
- [B] Existing boiler to be removed, existing position indicated in blue
- [W] Existing Stopcock position
- [G] Existing Gas meter position
- [E] Existing Electric meter position

All dimensions are taken from brickwork/blockwork face and plasterboard face and to be checked on site prior to commencing work.

Where lintels and foundations are to be subjected to additional loading, they are to be exposed by contractor and checked by the Building Control officer for there adequacy prior to introduction of new loads.

Drainage Key

- 50mm diameter drainage pipe
- 110mm diameter drainage pipe
- Saniflo System

PLANS HAVE NOT YET GAINED LOCAL AUTHORITY APPROVAL AND MAY BE SUBJECT TO CHANGE.

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK

ALL WORKS TO BE DONE IN ACCORDANCE WITH ARCHAEOLOGICAL REPORT.

Please read in conjunction with Engineer's Specification.

A	06/21	Window Details	D.J.E
Rev	Date	Detail	Initial

Project:
Proposed Alterations to,
Rose Avon,
Bridge Street, Holt,
LL13 9JG.

Title: Floor Plans	Scale: (A1) 1:50
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Drawn By: E.M.Jackson	Date: May 2021
Drawing No: SC093/005	Sheet: 1 of 2

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Notes

Building Reg

Ceilings: Vaulted ☐
Heating: Rads ☐
If Underfloor: Wet
Renewing Boiler (e
Boiler Type: Gas
Any Other Request