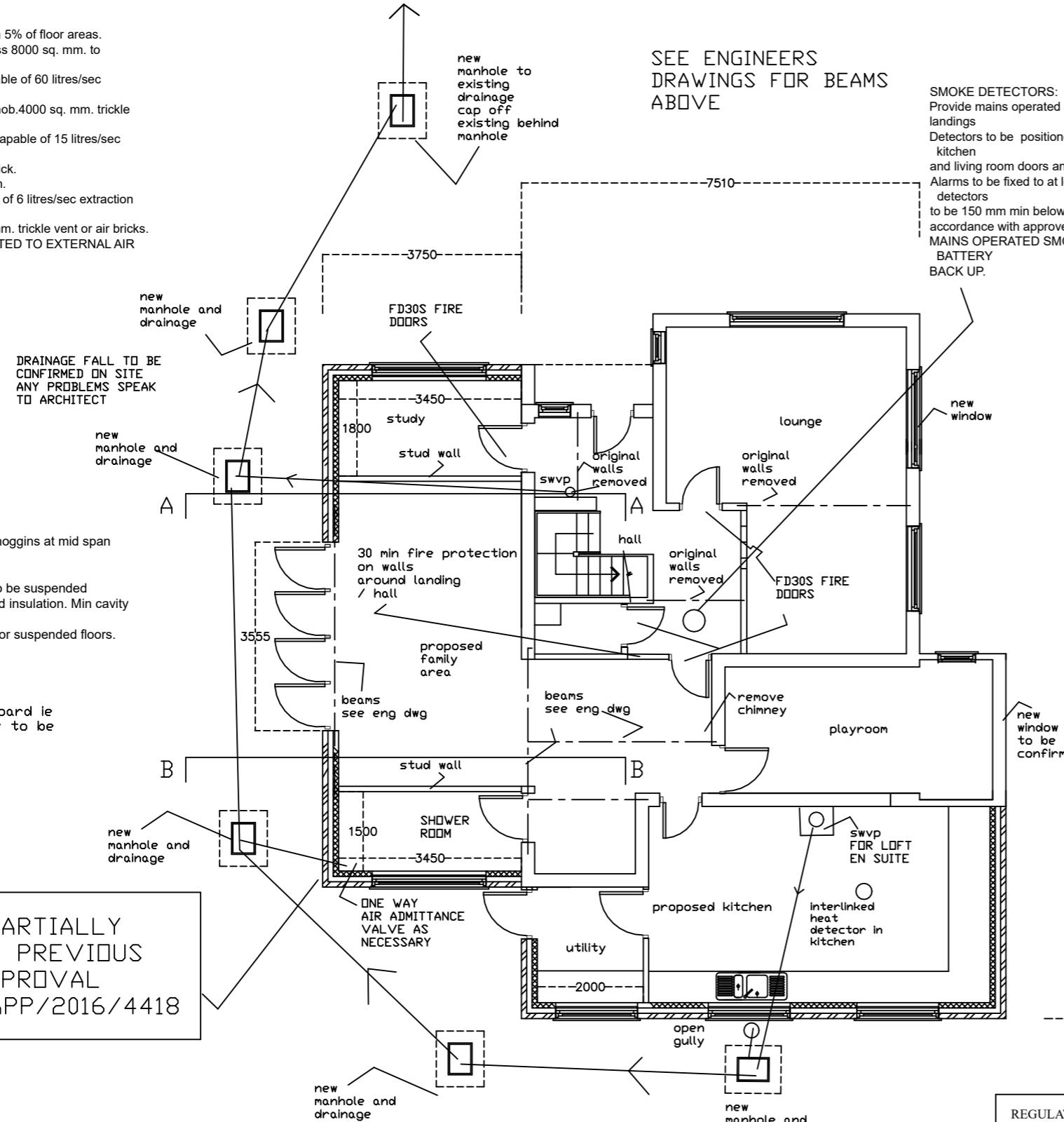


## 1. Ventilation

Openable areas to windows min 5% of floor areas.  
 Trickle vents with area of not less 8000 sq. mm. to habitable room.  
 Mechanical vent to kitchen capable of 60 litres/sec discharge  
 or 30 litres per sec adjacent to hob.4000 sq. mm. trickle vents/ air brick.  
 Mechanical vent to bathrooms capable of 15 litres/sec extract.  
 4000 sq. mm. trickle vent/ air brick.  
 Utility room extraction as kitchen.  
 Mechanical vent to wcs capable of 6 litres/sec extraction with background vents of 4000 sq. mm. trickle vent or air bricks.  
 ALL MECHANICAL FANS DUCTED TO EXTERNAL AIR



## 1. Stud partitions

75 x 50 studs at 400 centres with noggins at mid span  
 Sole and head plate similar  
 Plasterboard and skim either side.  
 Min 50mm unfaced mineral wool to be suspended in cavity to provide adequate sound insulation. Min cavity width 75mm.  
 Joints doubled up under on upper or suspended floors.

double up joists under existing floor for stud partitions  
 12mm soundbloc plasterboard ie achieves 10kg / m density to be used

EXTENSION PARTIALLY BUILT UNDER PREVIOUS PLANNING APPROVAL  
 REF 50293/APP/2016/4418

## PART P - ELECTRICAL SAFETY

As from 1st January 2005 any electrical work carried out to a property , which is more than a spur needs to comply with Part P of the Building Regulations.  
 All electrical work required 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 completion the council should be satisfied that Part P has been complied with. This is issued for the work by a person competent to do so.  
 The current government approved schemes as at 1.1.05 are NICEIC , ELESCA LTD, BRE Certification, British Standards Institution and Zurich Certification. Others will follow.

DOC G  
 -ALL BATHS TO BE FITTED WITH THERMOSTATIC VALVES TO ENSURE HOT WATER DOES NOT EXCEED 48 DEG C  
 -UNVENTED HW CYLINDER TO BE FITTED WITH 3 ND SEPARATE THERMAL SAFETY CUT OUT AND PRESSURE RELIEF DEVICES (ALL PRESSURE RELIEF DEVICES TO DISCHARGE IN A SAFE PLACE) . FITTED WITH AN INFORMATION PLATE THAT CLEARLY GIVES THE NAME AND CONTACT DETAILS OF THE INSTALLER AND IS POSITIONED OVER A STABLE PLATFORM THAT EXTENDS A MIN 150MM BEYOND THE CYLINDER IN ALL DIRECTIONS AND WITH A JOIST ARRANGEMENT UNDER THAT IS CAPABLE OF SUPPORTING THE LOAD

SEE ENGINEERS DRAWINGS FOR BEAMS ABOVE

SMOKE DETECTORS:  
 Provide mains operated interlinked smoke detectors in hall and on all landings  
 Detectors to be positioned in circulation space within 7000mm of the kitchen and living room doors and 3000mm of bedroom doors.  
 Alarms to be fixed to at least 300mm from wall or light fitting. Wall detectors to be 150 mm min below ceiling. Client to receive operators instructions in accordance with approved Document B1.  
 MAINS OPERATED SMOKE DETECTION SYSTEM IS TO HAVE BATTERY BACK UP.

## ENERGY EFFICIENT LIGHTING

- At least 75% of light fittings are to have a fixed lighting component that takes only lamps, having a luminous efficacy greater than 45 lumens per circuit watt.

## 1. Glazing

Total glazed area not to exceed 24% of floor area.  
 Glazed doors and adjacent glass within 300mm of a door to incorporate safety glass to min height 1500mm above floor level.  
 Any window glazing within 800mm of floor level is to be safety glass.  
 All windows in habitable rooms must have an openable area of min 0.33m<sup>2</sup> or 750mm x 450mm for escape purposes AND HAVE KEYLESS LOCKS  
 IN DIRECTION OF ESCAPE. 90 degree hinges on windows  
 Sill heights to be between 800 mm and 1100mm above floor level.  
 All glass to be double glazed and must now be low - E glazing.  
 Glazing to be min 4mm/18mm/4mm depths. Cavity to be argon gas filled and comply with U value 1.6W/m<sup>2</sup>K.  
 HABITABLE ROOM WINDOWS  
 one opening pane min 450 x 750mm opening clear escape window ninety degree opening

PROPOSED GROUND FLOOR GROSS INTERNAL FLOOR AREA =129 m<sup>2</sup>

A3 PAPER

Proposed Ground Floor Plan

## JAC Associates

Property Consultants

Mob: 07779 653101

SEE ENGINEERS DRAWINGS FOR BEAMS

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## REGULATIONS REGARDING HEATING APPLIANCES

If new boilers or heating installations are to be included in the project then a durable guard is required to the balanced flue outlet if less than 2 metres above ground level. Boiler control interlocks are to be fitted so that a heating appliance is switched off when no heating is required, by room thermostats or thermostatic radiator valves (AD L1, section 1.41). Hot water pipes must be insulated to conserve heat in unheated spaces with material having a thermal conductivity at 40 degrees C not exceeding 0.035W/m<sup>2</sup>K, having a thickness equal to the diameter of the pipe up to a maximum of 40mm (AD L1, section 1.52) Condensing Boiler to be fitted with a SEDBUK ( Seasonal Efficiency of a Domestic Boiler in the UK ) not less than 92% (L1, Table 2) Class A rated. Condensate outlet is to be taken to foul drainage system.  
 BOILER TO BE INSTALLED BY GAS SAFE REGISTERED ENGINEER.  
 ROOM WITH GAS BOILER TO BE FITTED WITH MAINS WIRED CO DETECTOR

FLUE OUTLET  
 OF BOILER TO BE MINIMUM OF 600MM FROM THE BOUNDARY OF OPENING WINDOWS (300MM IF FAN ASSISTED)  
 ALL CHIMNEYS, BOILERS, FLUES, OUTLETS COMBUSTION AIR SUPPLY AND PERMANENT PLAQUE TO COMPLY WITH PART J

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