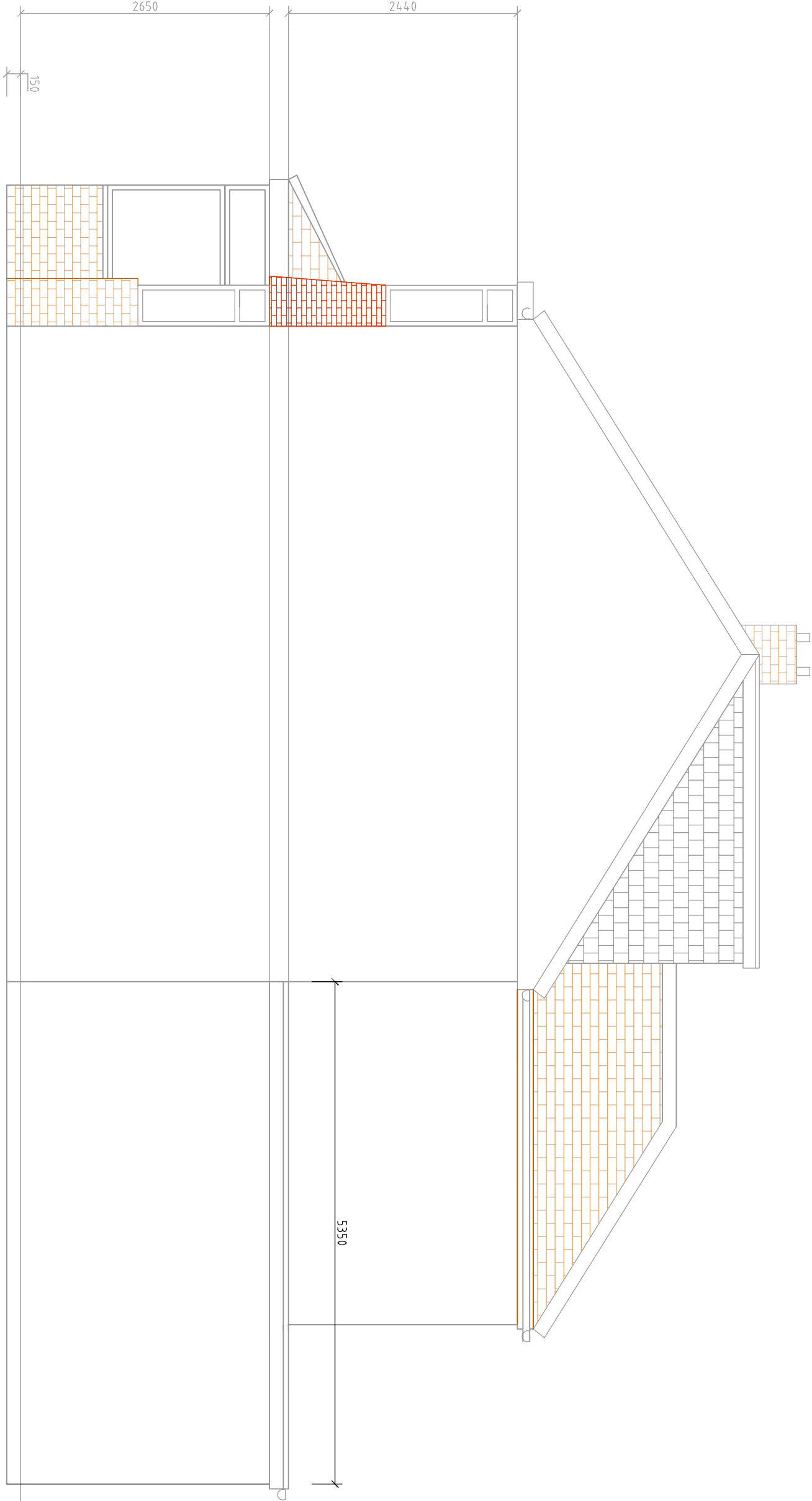


PROPOSED SIDE ELEVATION 1
SCALE BAR 1:50 @ A1



PROPOSED SIDE ELEVATION 2
SCALE BAR 1:50 @ A1

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

Kitchen to be ventilated mechanically ventilated with a wall mounted fan which can achieve extract to external air @ 30 litres per second. Shower rooms/Bathrooms to provide 15 litres per second.

Mechanical vents are to be tested and commissioned in accordance with regulation 42 and part F-1 2010.

Electrical Installation.

All the electrical installation is to be in full accordance with BS 7671 and with the latest addition 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 derated in accordance with Appendix A of BRE 'Thermal insulation'; avoiding risks 2002 edition.

All downlighters in first floor ceiling voids are to be fitted with intrinscense 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.

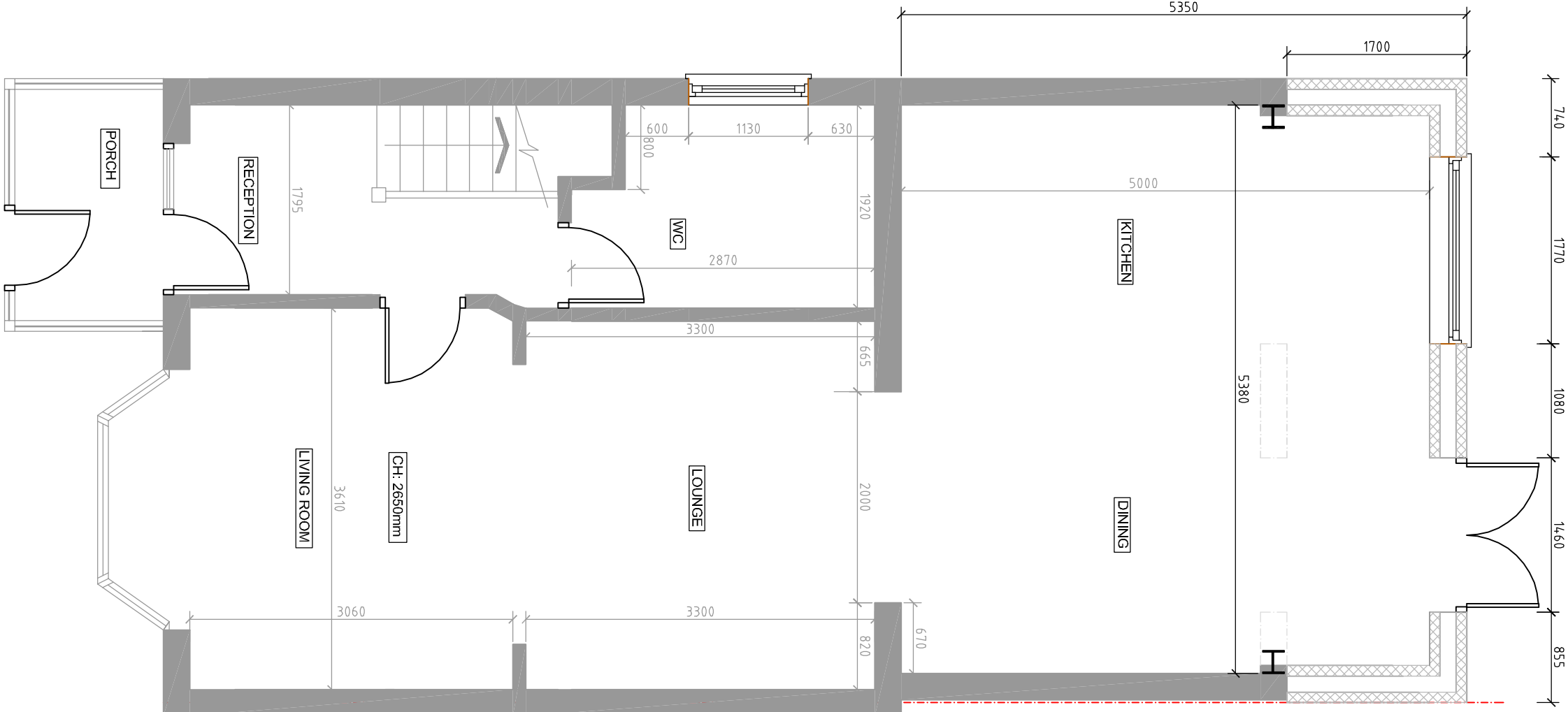
75 % of new light fittings to be energy efficient.

Lighting layout to be confirmed by client

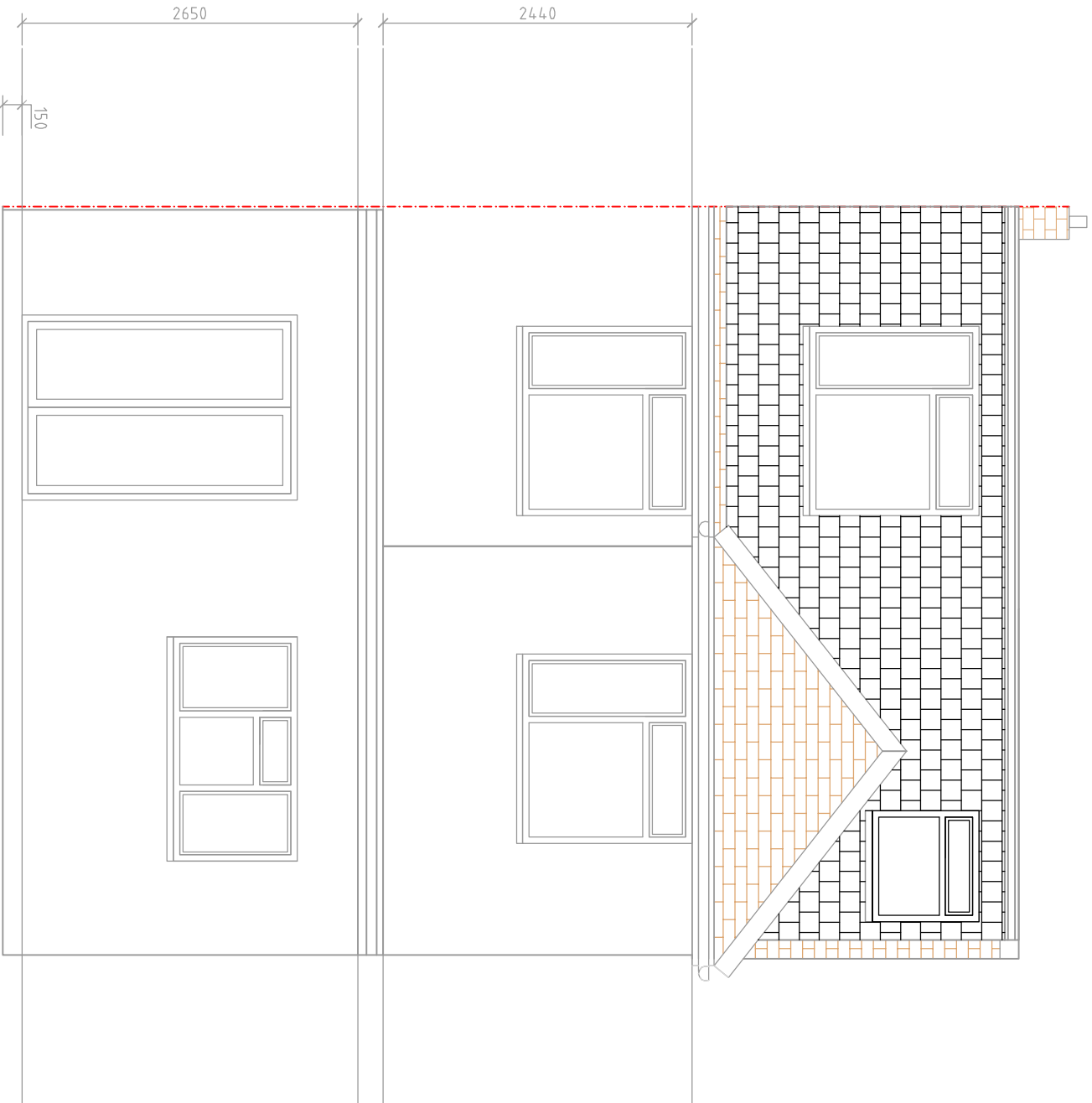
Gas:

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

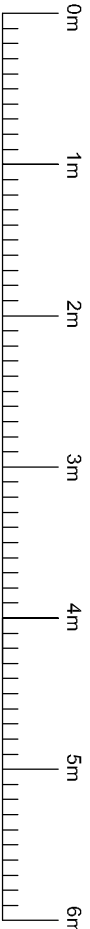
The hot water supply to baths/sinks/showers must incorporate measures to ensure that the temperature of the water does not exceed 48 degrees celcius. Thermostatic mixing valves to be provided. Hot Water pipes to be insulated to conserve heat in unheated spaces with material having a thermal conductivity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



PROPOSED GROUND FLOOR
SCALE BAR 1:50 @ A1



PROPOSED REAR ELEVATION
SCALE BAR 1:50 @ A1



SCALE BAR 1:50 @ A1

REVISION		DESCRIPTION	DATE	BY
Cotswold Residential Design Ltd				
Oxford Office: 137a Carterton Mobile Home Park, Millespire Road Carterton, Oxfordshire, OX18 3FU Telephone: 07865736328 Email:cotswoldresidential@yahoo.com				
DRAWING TITLE: PROPOSED GROUND FLOOR PLAN AND PROPOSED ELEVATIONS				
SITE ADDRESS: 57 HEWENS ROAD				
SCALE: 1:50 @ A1		DRAWN BY: BG		
DATE: 28.02.24		DRAWING NO: HEWENS/02		