

OWNER:- MR. MANDEEP BHARRICH,
20, DORCHESTER WAYE, HAYES
MIDD;- LONDON. UB4 0HU.

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✓ Light switch pulldown.

○ DT. called

□ Floor tiled.

□ Fused spur for boiler time clock

(S-N/A)

PROPOSAL: ERECTION OF
DOUBLE STOREY AT 1ST
FLOOR (HALF) AT REAR
+ SIDE EXTENSION &
ENSUITE SHOWER/W.C. + STORE. BED - 4.

REVISED:-

SD MAINS POWERED SMOKE DETECTOR
TO B.S. 5446 PART 1

SCALE AS SHOWN

DATE:- 11/07/2023

DWG#:- M201A-1/B.M.

(SHEET# (S) OF (S) 1)

Plan Produced for: MR. MANDEEP BHARRICH

Date Produced: 09 Jul 2023

LOCATION PLAN UB4 0HU

ReQuestaPlan

60 Gas point

5 amp flush mounted plate (2 Way)

5 amp flush mounted plate

Extractor fan

5 amp ceiling rose

ALL RADIATORS TO HAVE THERMOSTATIC CONTROL.
ALL HOT WATER PIPEWORK TO BE FULLY INSULATED.



MS. RHIAN THOMAS (S) (S) (S)

REAR GARDEN

CONSERVATORY

PROPOSED
KITCHEN
18' x 12' x 10'

STORE

SHWR

W.C.

CPBD

LOUNG

GATE

W.C.

W.B.

FRONT GARDEN

PROPOSED FOR
CONSTRUCTION

GROUND FLOOR PLAN. (1:200)

EXISTING 100mm BRICK WALL BETWEEN FLATS & STAIRS TO BE FITTED WITH 2NO LAYERS
12.5mm SOUNDBLOC ON ONE SIDE ON GYPROC RESILIENT BARS @ 600mm CENTERS &
25mm GYPGLAS 1200 INSULATION IN THE CAVITY.

MINIMUM OF 75% OF INTERNAL LIGHT FITTINGS SHOULD HAVE A LIGHTING EFFICACY OF AT
LEAST 45 LUMENS PER CIRCUIT-WATT

A COPY OF THE ENERGY PERFORMANCE CERTIFICATE (EPC) SHALL BE GIVEN TO THE
OWNER/DISPLAYED IN THE PROPERTY. EPC GIVEN TO E.C. BEFORE THE PROPERTY CAN BE
FINALISED FOR BUILDING CONTROL COMPLIANCE.

PROVIDE DETAILS OF PLOT NUMBER THAT CORRELATES WITH THE ADDRESS OF EACH
CONNECTION OF ALL DRAINS SHOULD BE MADE OBLIQUELY, OR IN THE
DIRECTION OF FLOW

CONTRACTOR TO PROVIDE A GAS SAFETY CERTIFICATE TO BUILDING CONTROL ON COMPLETION
OF INSTALLATION OF THE BOILER.

ALL NEW WHBS BATHS & SHOWERS TO BE SUPPLIED WITH WHOLESOME WATER ON BOTH HOT
& COLD SUPPLIES ALSO TO SINK IN KITCHEN.

SEDBUCK RATING OF NEW BOILER TO BE AT LEAST 88%. INSTALLED BY A CORGI REGISTERED
PLUMBER, ALL INSTRUCTIONS FOR ITS USE & MAINTENANCE TO BE DISPLAYED NEXT TO THE
BOILER.

HEATING CONTROLS - PROPERTY TO BE DIVIDED INTO 2 SPACE HEATING ZONES, G.F. & F.F.
A SEPARATE TIMED HOT WATER ZONE IS ALSO TO BE PROVIDED AS ABOVE. ROOM
THERMOSTATS TO BE PROVIDED TO CONTROL EACH SPACE HEATING ZONE.

ALL MAINTENANCE & OPERATIONAL MANUALS TO BE PROVIDED FOR THE END USER PRIOR TO
OCCUPATION.

NEW BOILER & TO BE INSTALLED DETAILS OF THE SYSTEM TO BE SUBMITTED TO BUILDING
CONTROL TERMINATION POINTS WHICH MUST BE SAFE BUT CONSPICUOUS OUTLET. ALL
COMBUSTION INSTALLATIONS SHALL COMPLY WITH THE GAS SAFETY (INSTALLATION AND USE)
REGULATIONS 1994, AS AMENDED 1996. CONSTRUCTION & INSTALLATION OF BOILERS & FLUES
ETC TO REDUCE RISK OF BUILDING CATCHING FIRE. ALL INSTALLED IN ACCORDANCE WITH
BUILDING CONTROL REQUIREMENTS.

ELECTRICAL INSTALLATION :- All works to be designed, installed, inspected & tested by a
competent electrician.

Switches, sockets outlets for lighting & other equipment in all habitable rooms should be at
heights between 450mm & 1200mm from finished floor level.

All lighting in bathrooms to be suitably IP rated by a qualified electrician to accord with Part
P of the Building Regulations.

All installations to be inspected by the Building Control Inspector as work progresses.
All electrical works to be installed in accordance with Part P (ELECTRICAL SAFETY) of the
Building Regulations. On completion of all electrical installation all to be fully tested & a
NICEIC test certificate to be forwarded to the Building Control Dept NOT MORE THAN 30
DAYS AFTER COMPLETION OF THE WORKS.

TEMPERATURE CONTROL MIXER/BLENDER VALVE FITTED TO BATHS & SHOWERS TO ENSURE
TEMPERATURE DOES NOT EXCEED 48deg C FITTED CLOSE TO THE FINAL OUTLET TO PREVENT
COLONISATION OF WATERBORNE PATHOGENS.

NEW SEPARATING WALLS BETWEEN FLATS & CORRIDORS TO BE CONSTRUCTED IN ACCORDANCE
WITH 'GYPROC' DETAILS & INSTRUCTIONS TO ACHIEVE 55DB SOUND REDUCTION. ALL AS
FOLLOWS:- 1 No 75 X 50 SEPARATE METAL STUD PARTITIONS WITH STUDS @ 600mm

CENTERS, 100mm STANDARD ROCKWOOL IN THE VOID SUSPENDED IN THE CAVITY, RESILIENT
BARS ON ONE SIDE & 2 LAYERS OF 15mm SOUNDBLOC PLASTERBOARD ON EACH SIDE.

JOINTS STAGGERED WITH SCIM & PLASTER SKIM FINISH.
ABOVE CONSTRUCTION ALSO GIVES 1 HOUR FIRE PROTECTION.

ALL ENTRANCE DOORS TO THE INDIVIDUAL FLATS TO BE CAPABLE OF BEING OPENED FROM
THE INSIDE WITHOUT THE USE OF A KEY & SHOULD BE OPENABLE FROM THE COMMON
CORRIDOR WITH A SIMPLE LEVER ACTION UNLESS THE DEADLOCK IS ENGAGED FROM THE
INSIDE.

SELF CONTAINED SMOKE DETECTORS TO BE PROVIDED FOR EACH UNIT SEPARATELY IN
ACCORDANCE WITH APPROVED DOCUMENT PART 'B'

FD30/SC:
DOOR TO HAVE HALF HOUR FIRE RESISTANCE FITTED WITH PERCOMATIC DOOR CLOSER

FD30/SC:S
DOOR TO HAVE HALF HOUR FIRE RESISTANCE FITTED WITH PERCOMATIC DOOR CLOSER
INTUMESCENT SMOKE SEAL NOTE DOORS IN THE MAIN CORRIDORS TO BE FITTED WITH
OVERHEAD DOOR CLOSERS

TV Co-ord cable
Wall Light

0 50
Metres

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Electrical Legend:
S Single Drop flex cabled with h
D Single Drop social cabled.
R Double Drop social cabled.

DATE:- 14/10/2023 SCALE AS SHOWN

REVISID:-

03/03/2024 PLANNING PORTAL 240
PP 12-3481-711-113 59390/APP/2023/3042