

HEATING
Class 1 fire appliance capable of burning smokeless fuel with 225mm kiln burnt aggregate spigot and socket flue to be laid socket uppermost.
All timbers adjacent to fire place to be minimum 50mm from flue and fire guard anchorage points incorporated.
Hearth to be 125mm thick concrete 550mm deep from fireplace and to project minimum 150mm from fireplace jambs.
A permanent supply of combustion air to be provided to fire appliance equal to 50% of the throat opening and to satisfaction of District Building Surveyor.

HEATING
Central Heating by gas fired wall mounted combi boiler with balanced flue and guard positioned minimum 300mm from any external opening.
Any gas fire fitted to be minimum 225mm above floor level.

ADDITIONAL VENTILATION REQUIREMENTS
All Ventilation is to be strictly in accordance with the requirements of Building Regulations Part F
Kitchen.....requires mechanical extractor fan with a minimum capacity of 60 litres/sec. or a cooker extractor hood ducted direct to external air and with a minimum capacity of 30 litres/sec. to be incorporated.
Bathroom, En-Suite, Shower Room and Cloak Room.....requires mechanical fan to give a minimum of 3no. air changes per hour and with a minimum capacity of 15 litres/second and with minimum 15 minute over run facility operated by light switch
Utility.....requires mechanical extract fan with a minimum capacity of 30 litres / second

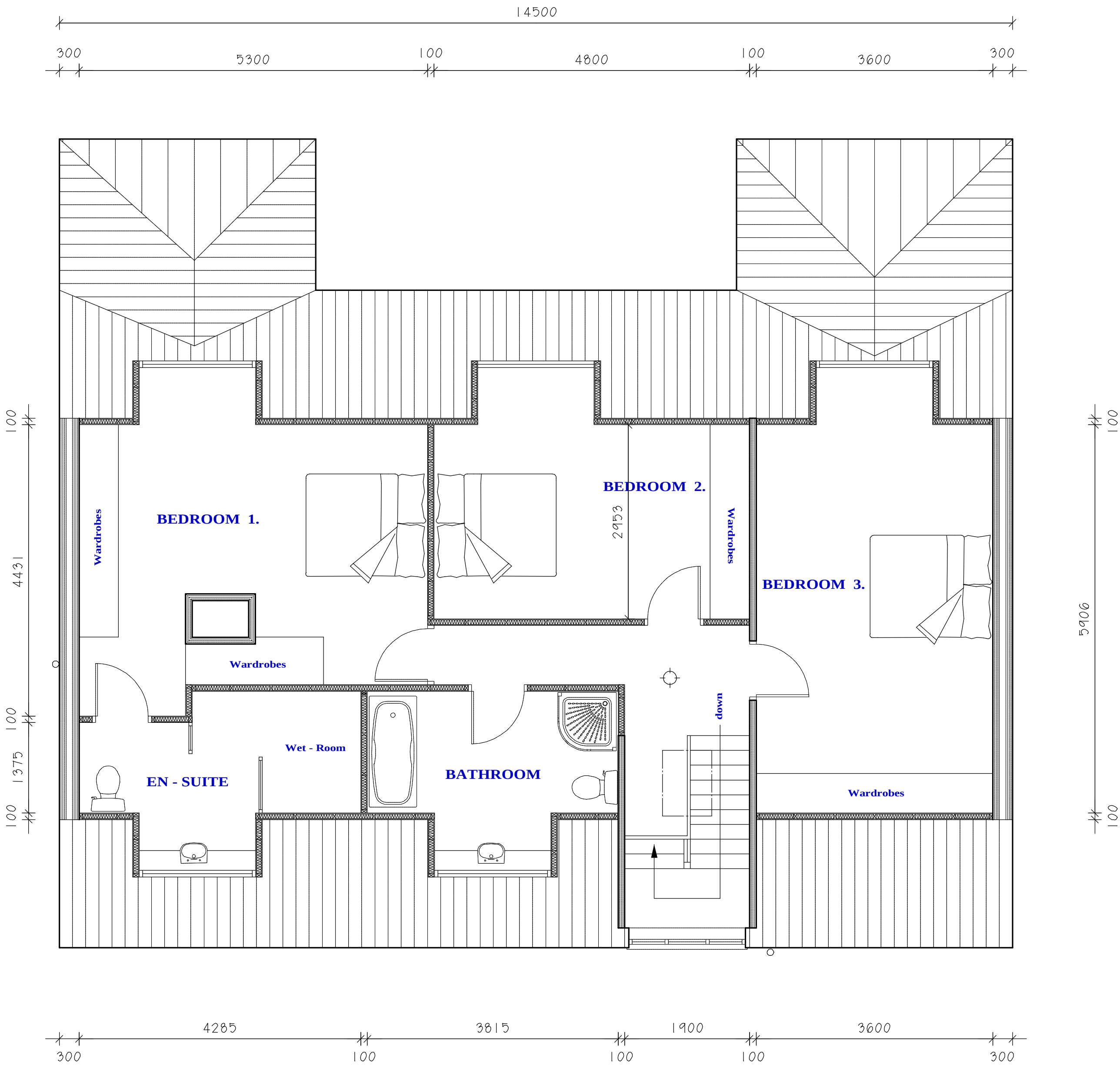
STAIRCASE
Timber staircase minimum 900mm wide
13no. risers to be maximum 220mm & treads to be minimum 225mm with 15mm nosings & 42° pitch.
All landings to be equal to width of staircase.
Handrails to be minimum 900mm high.
Balustrades to be minimum 900mm high.
Handrails and balustrades to be vertically divided with maximum 100mm gaps.
Minimum 2 metre vertical headroom taken from line of nosings.
Timber trimmers around staircase opening to the satisfaction of the District Building Surveyor.

Note :
All Electrical Work is to be carried out by an approved Electrician registered with the NICEIC and on completion, a design installation and Test Certificate is to be issued in accordance with BS7671

Switches and socket outlets for lighting and other equipment in all habitable rooms are to be positioned between 450mm & 1200mm from finished floor level in accordance with Section 8 of Part M of current Building Regulations.

LIGHTING
Lighting System is to comply fully with Approved Document L1B and is to have :

- 1) Fixed Energy Efficient light fittings that number not less than the greater of :
 - a) 1 fitting per 25m² floor area or part thereof
 - b) 1 fitting per four fixed light fittings
- 2) Energy Efficient fittings are those which will only accept lamps with a luminous rating greater than 40lumens per circuit-watt



SMOKE DETECTION
Smoke detectors shown thus  to be incorporated and interconnected and wired to a separate fuse at the distribution board.
They are to be positioned minimum 300mm from any ceiling lighting point and maximum 3 metres from bedroom doors.

DORMER CONSTRUCTION
To achieve a 'U' value of 0.28W/m²K
100mm x 50mm timber studding incorporating 150mm 'Kingspan Kooltherm K7' insulation installed in two layers between and over the face and vapour barrier and 12.5mm foil backed plasterboard.
100mm x 100mm corner posts
100mm x 50mm joists at 400mm centres to sill to be tied down to floor joists with 32mm x 6mm galvanised mild steel straps.
100mm fibre glass between joists at sill level.

DORMER CHEEKS
To achieve a 'U' value of 0.28W/m²K
Tile Hanging onto 50 x 25mm battens on 1no. layer felt.
100mm x 50mm studding incorporating 150mm 'Kingspan Kooltherm K7' insulation installed in two layers between and over the face and vapour barrier on 13mm thick foil backed plasterboard and skim.
Double rafters under cheeks of dormers.

- * BUILDING REGULATION AMENDMENTS :
1. Full Details of the proposed Septic Tank including details of the outflow arrangements and proof of the consent of the Environment Agency's Agreement to the discharge arrangement should be submitted and approved prior to commencement of the drainage work.
 2. Details of the Air Test ; SAP / EPC and water calculations must be submitted prior to completion and occupation of the dwelling
 3. A wholesome Water Supply must be provided to the dwelling
 4. The water connection to any baths ; showers etc should include a restrict or device which limits the water temperature to 48 degrees
 5. Access to the property must comply with the Approved Document Part M i.e a level / ramped access to be provided to the main entrance door and the door to have a clear opening of 775mm

WINDOWS
All windows to be double glazed sealed units with a 16mm air gap and "K" glass by Pilkington or similar approved "soft" low-E coating to the inner pane to give a U value of 1.3W/m²C and doors to be 1.6W/m²C and to have opening lights to equal 1/20th floor area and incorporate trickle vents with minimum area 8000mm² to habitable rooms, 4000mm² to other rooms.
All glazing to windows to be in accordance with Part N Building Regulations; i.e., to be toughened/ annealed glazing to any windows with sills below 800mm from floor level and to glazed panels in doors, adjoining side screens and any windows within 300mm of doors below 1500mm from floor level.

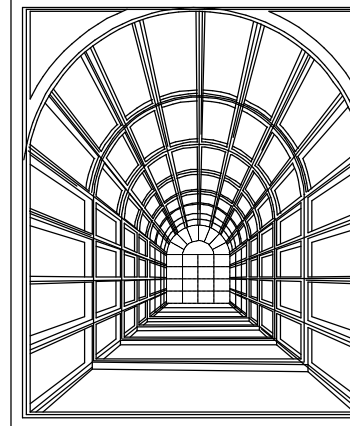
SANITARY PIPEWORK
Sink unit(s) to have 40mm p.v.c. waste and 75mm deep seal trap and to discharge into gully below grate level.
Baths; Showers; Bidets; to have 40mm p.v.c. wastes and 75mm deep seal trap.
Wash basins to have 32mm p.v.c. waste and anti-vac trap.
All wastes other than W.C. are to connect into soil and vent pipe above, or minimum 200mm below W.C. connection.
Soil and vent pipe to be 100mm p.v.c. and to terminate minimum 1 metre above window heads where external and to have weathering slate incorporated where taken through roof construction
100mm fibre glass insulation to be incorporated around soil and vent pipes where boxed in.
Non-return valves to be incorporated to stub-stacks.

General notes	
1	This drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent.
2	All dimensions and levels to be checked and verified on site. Any discrepancies to be reported to this office before work commences.
3	Details of ground floor construction and foundations are indicative only and are subject to ground conditions and levels.
4	The project to which this drawing applies should, if applicable, be undertaken in full compliance with the C.D.M. Regulations (2007), and under the control of a client appointed C.D.M.Co-ordinator
5	Any work that is carried out adjacent to any existing 'Party Walls and Boundary Party Walls' the client is to ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all the legal requirements of that act are to be discharged prior to commencement of any work.
6	NOTE: Any works that are subject to Building Regulation Approval must not be commenced prior to approval being granted. Any works that are commenced prior to approval will be the sole responsibility of the applicant/contractor.

PROPOSED FIRST FLOOR PLAN

A	27-11-2014	Layout amended and 'turned' 90 degrees in accordance with Planning Dept requirements
REVISION	DATE	DESCRIPTION

PROJECT :	PROPOSED DWELLING
ADDRESS :	COBCAR STREET. ELSECAR BARNSLEY
CLIENT :	MR & MRS LEE

DRAWING No : 2014-54-2A DATE MAY 2014	
SCALE : 1:50	

JOHN KNOWLES
ARCHITECTURAL DESIGN
Deancroft. Chestnut Court.
Thrybergh.
Rotherham. S65. 4RA.
Telephone : 07966 394425

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