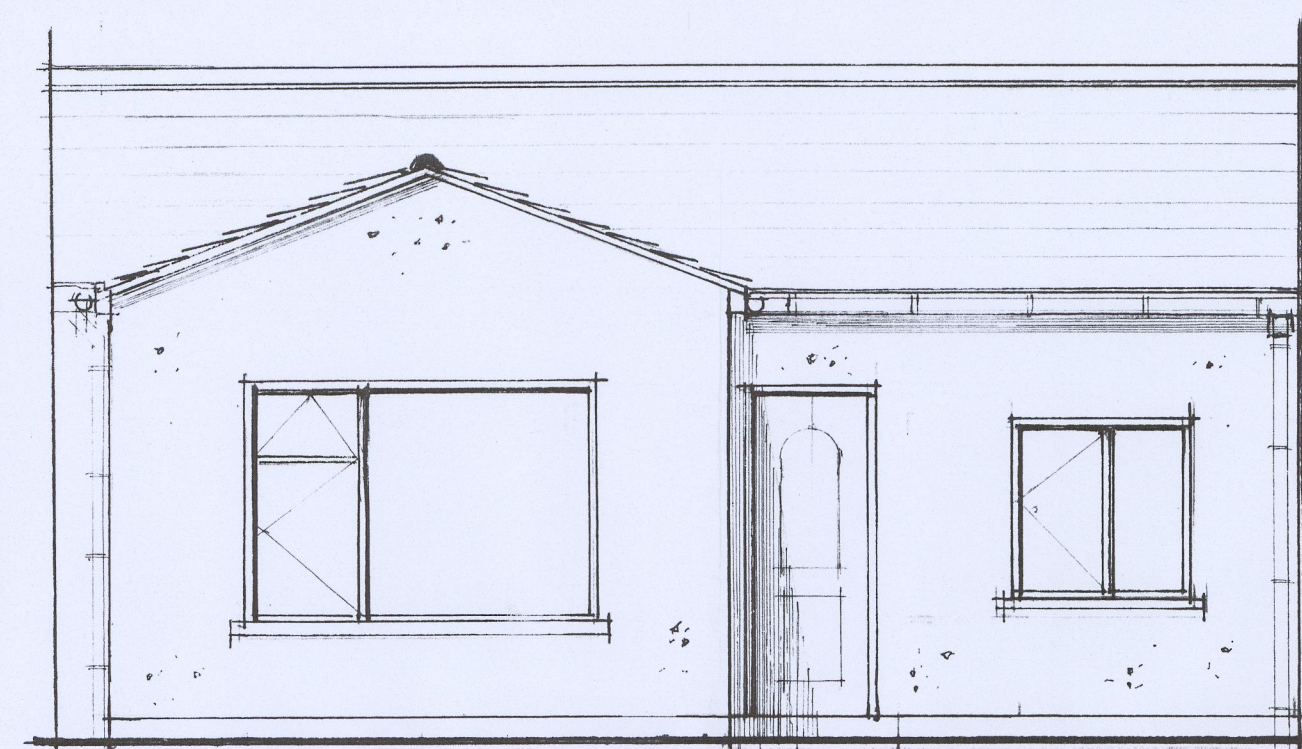
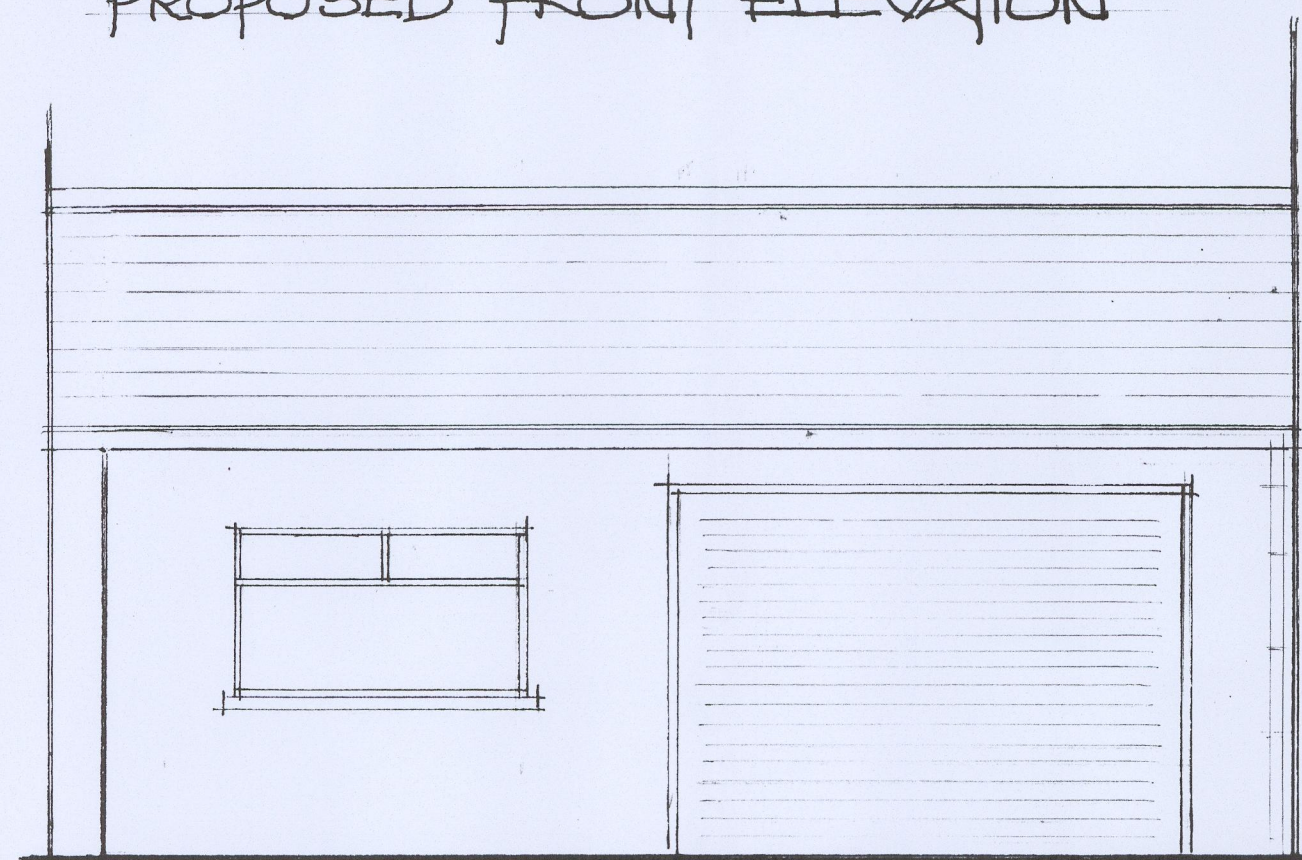


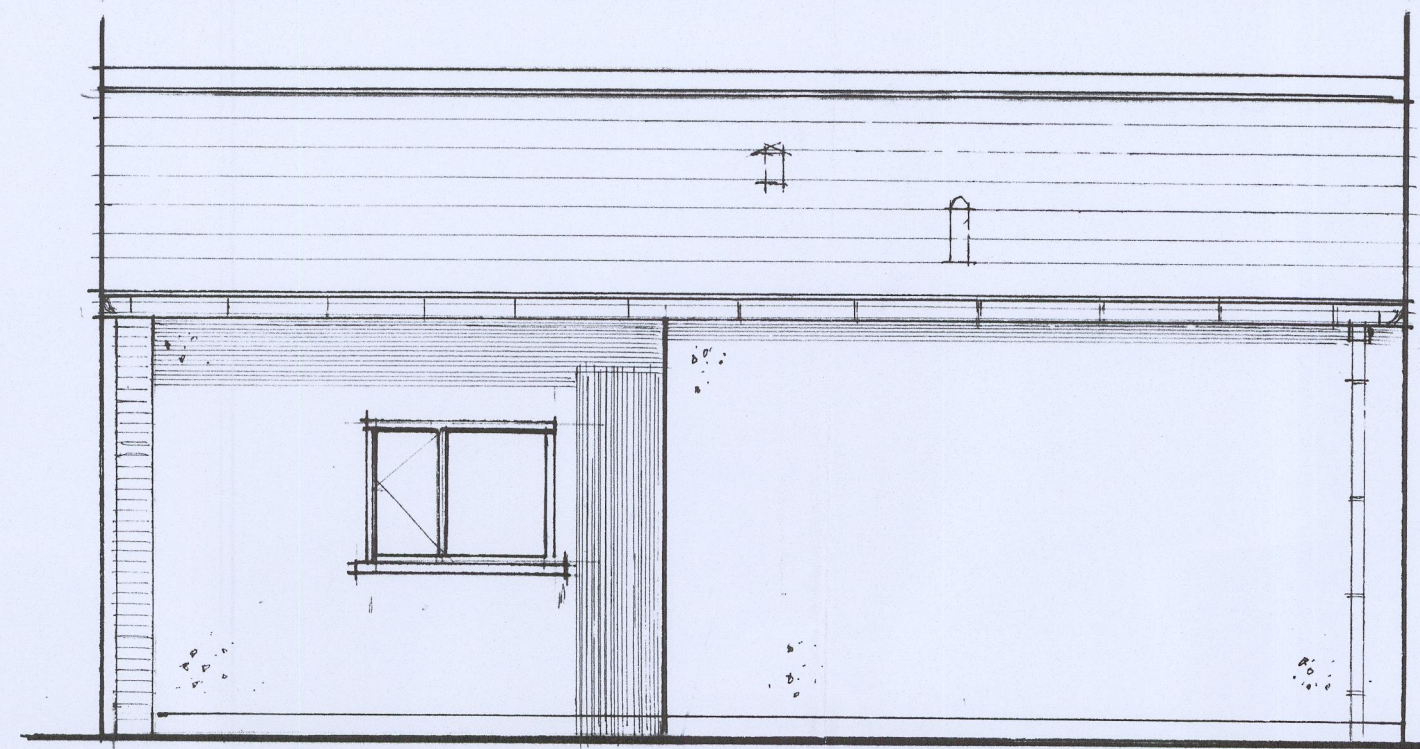
NEW ROOF COVERING
TO MATCH EXISTING



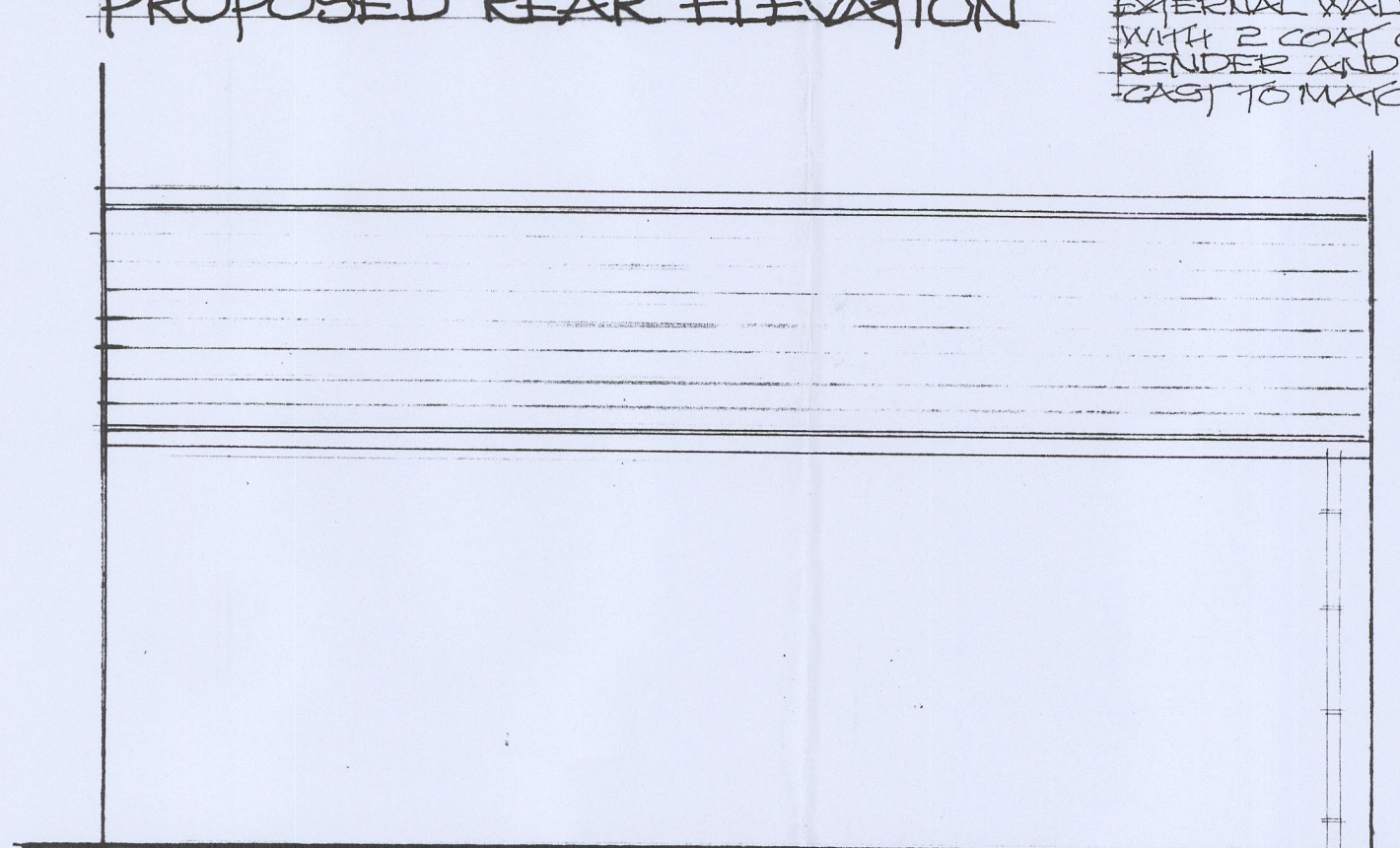
PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION

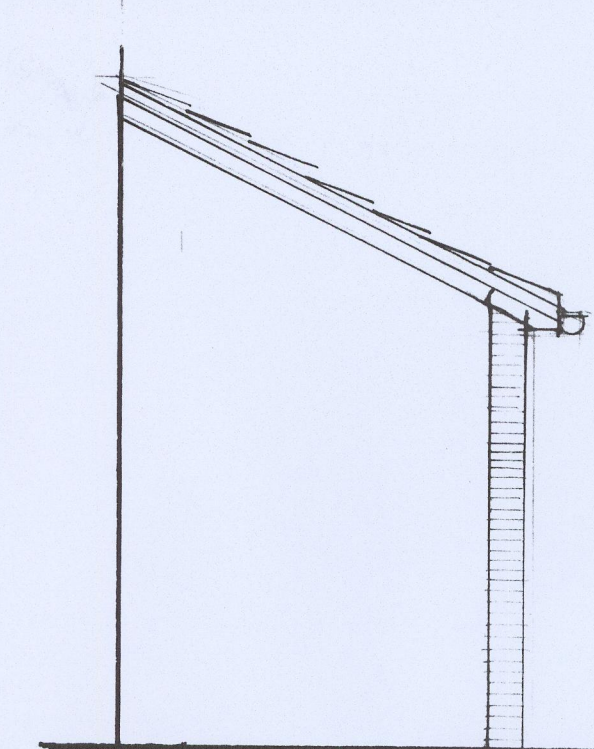


PROPOSED REAR ELEVATION

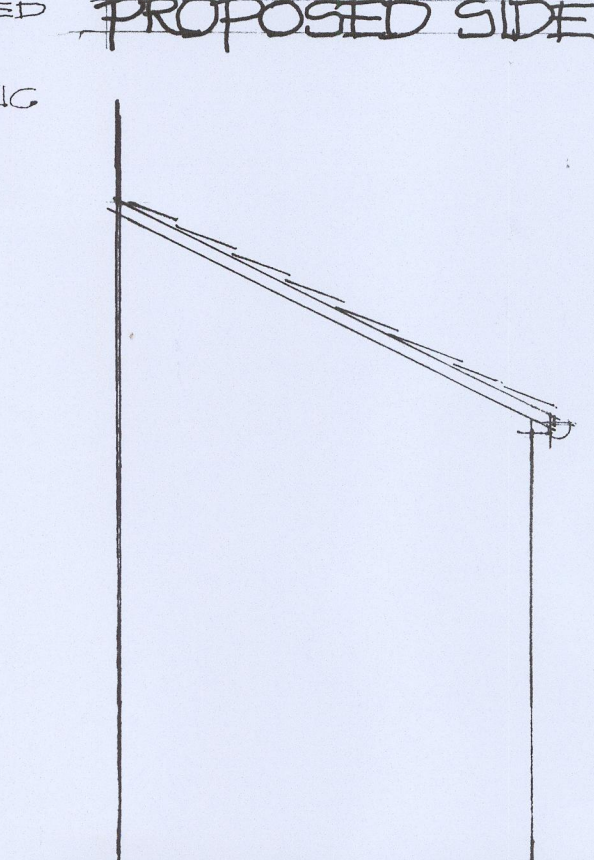


EXISTING REAR ELEVATION

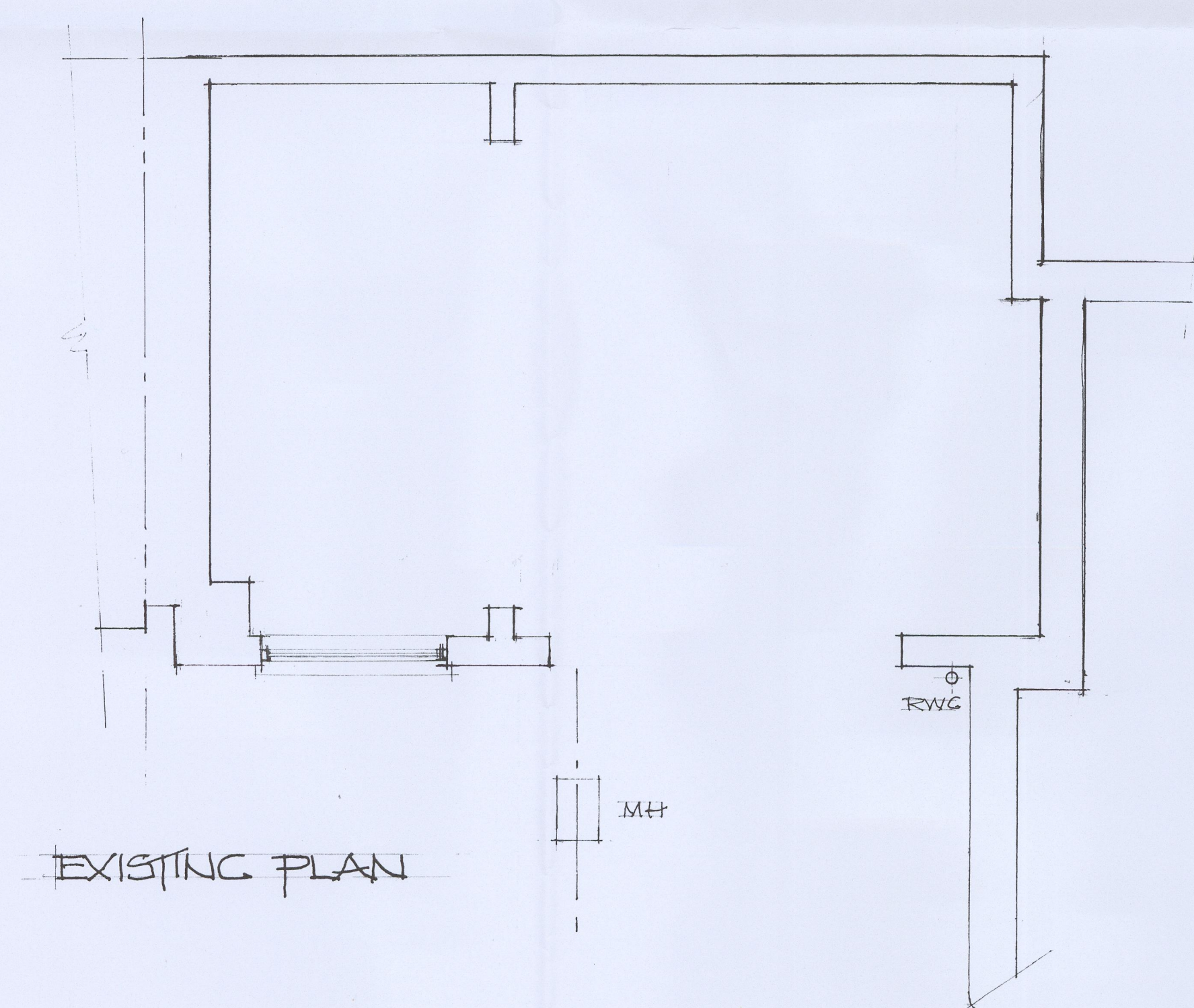
EXTERNAL WALLS COVERED
WITH 2 COAT CEMENT
RENDER AND ROUGH
CAST TO MATCH EXISTING



PROPOSED SIDE ELEVATION

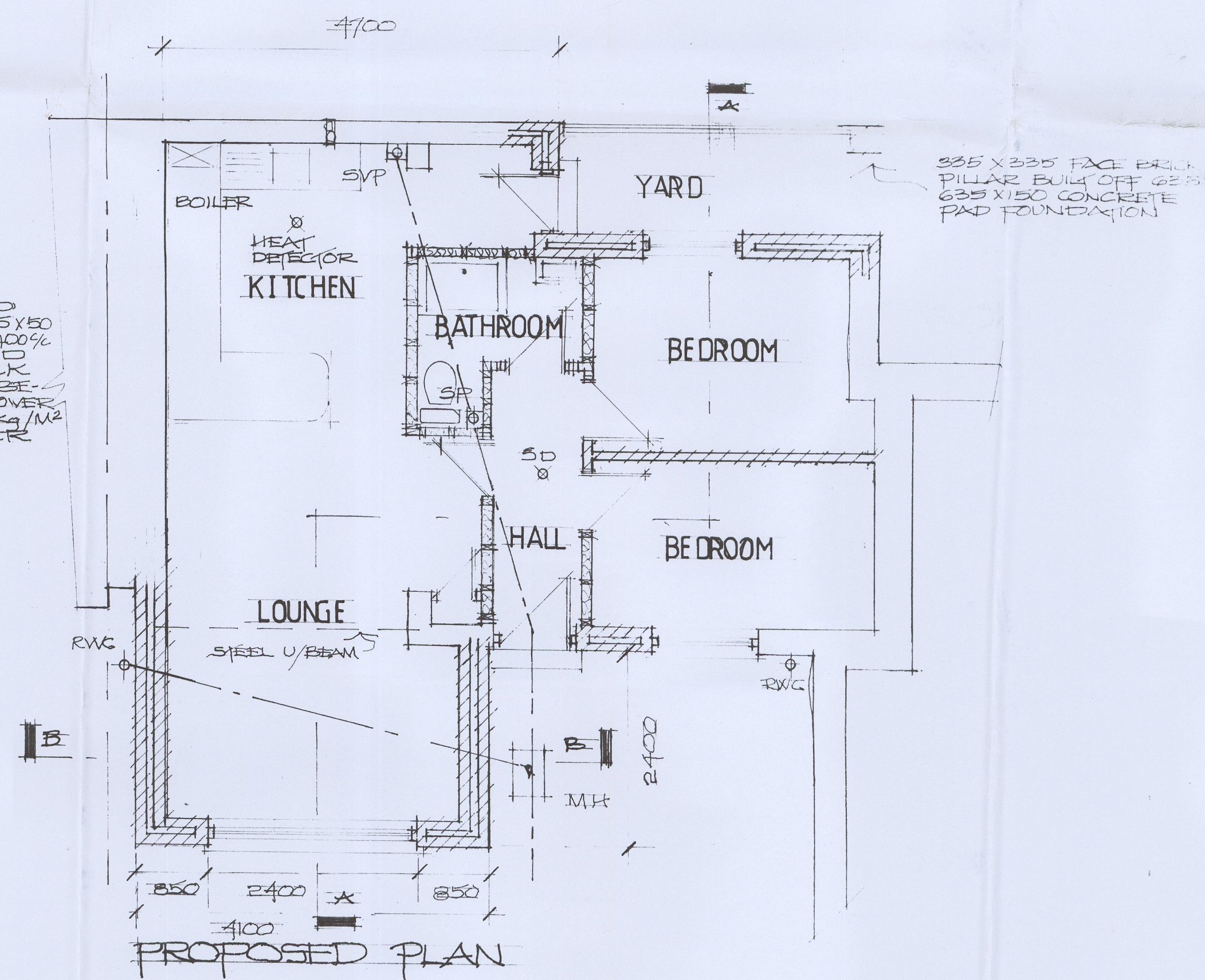


EXISTING SIDE ELEVATION



EXISTING PLAN

NEW INTERNAL STUD
PARTITIONS WITH 125 X 50
STUDS FIXED AT 400%
WITH 2 ROWS SOLID
STUFFING, 100 THICK
ACOUSTIC ROLL BE
TWEEN STUDS; COVER
WITH 12 THICK 10KG/M2
GYPSUM PLASTER
BOARD & SKIM



PROPOSED PLAN

SUPPLEMENTARY NOTES

ELECTRICS

All new electrical works is to be designed, installed, inspected and tested in accordance with BS 7671 (I.E.E. Wiring Regulations). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme or alternatively, by a suitably qualified person with a certificate of compliance produced by that person to the LA Building Control on completion of the works.

A minimum of one third of all rooms are to be fitted with high efficiency light fittings which shall be capable of accepting lamps having a luminous efficacy greater than 40 lumens per circuit - watt. These are to be positioned in rooms or areas most frequently used. Fix Mains wired interlinked smoke detectors with battery backup power which shall be BS 5839-6 (2004) compliant.

DOORS AND WINDOWS

Any glazing to doors internal and external within 1500mm distance vertically from the floor are to be fitted with safety glazing in accord with BS 6206:1981. Windows to incorporate 24mm overall width double glazed units (K Glass) fitted into proprietary timber window casements to achieve a maximum "U" Value of 1.2W/m² K.

All new internal door openings are to be standard manufactured width providing not less than 775 clear opening.

All window to be pre-manufactured upvc casement double glazed units, configuration as elevation drawings. All units are to incorporate factory fitted trickle ventilators capable of providing 8,000mm² of free ventilation to all habitable rooms.

All new windows are to be fitted with unobstructed opening lights of an area of 0.33 m² as to allow escape in the event of an emergency and are to be fitted with easy clean hinges. See elevation drawing for design configuration. Windows are not to be more than 1100mm from the floor (vertical height) for design height see structural section drawing.

Safety glazing is to be fitted to the internal glazed leaf, any window less than 800mm from the floor (vertical height).

ABOVE GROUND DRAINAGE

Fix 40mm dia. plastic waste pipe and 75mm deep seal traps to WHB in bathroom and kitchen sink, fit 110mm dia plastic SVP internally, fit 110mm dia stub stack in bathroom with 110mm dia intake valve.

BELOW GROUND DRAINAGE

100mm plastic flexible jointed pipes laid to falls 1 in 40 bedded in and surrounded with pea gravel; drains under floor to be encased in 150mm thick concrete jacket, drain pipes passing through cavity wall to be built independent of the building structure and to be fitted over new drains to discharge in existing manhole. Fix 100mm dia deep seal trap and roddable RWG gully.

VENTILATION

Fit 100mm dia vertical ducted roof terminal mechanical extract fan in bathroom air extract rate not less than 15l/s/sec, fit 100mm dia wall mounted mechanical extract fan to kitchen, extract rate not less than 60l/s/sec.

DOMESTIC HEATING

Wet system to be fitted in accordance with the Domestic Heating Compliance Guide. Work to be carried out by qualified and Gas Safe registered heating engineer with copy of certification forwarded to LABC on completion. Wood burning stove to be DEFRA compliant and fitted by an HETAS approved Engineer in accordance with manufacturers instructions. Manufacturers Information Manual to be posted in Electric / Gas Meter Cupboard.

GENERALLY

All work to comply with all relevant British Standards, Codes of Practice and Statutory Building Regulations requirements. Written dimensions shown are a guide only and may be subject to minor adjustment.

Note: all dimensions are to be checked on site prior to commencement of any works.

Plans shown are for the purpose of Building Regulation and Planning approval only.

Raymond W Ford

Building Design and Construction Management Services

Raymond W Ford BSc MRICS MCIOB C Rad E MCABE

Principal

TITLE:

PROPOSED CONVERSION OF EXISTING LOCK UP TO A
SINGLE STOREY DWELLING AT NR 32 MAIN STREET,
DISTINGTON FOR MR M GRAHAM

DRG NR MG/001 SCALE: 1:50

DATE: 10-Oct-19

DRAWN: RWF

REVISIONS: