

Fire Protection.

Where no fire protection system exists. A mains-powered and inter-connected fire alarm system will be provided for whole building protection. Mains-powered smoke alarms to be interlinked and powered from a light fitting and fulfil BS5839 part 6 Grade D, E or F. Where smoke detectors are used within living rooms these should have optical detectors or heat detectors should be fitted 230V Hard-wired heat detector fully conforming to BS 5839 Pt 6 Grade D.

The minimum alarm point requirement would be Heat detection in the kitchen. Smoke detection at the base of the stairs. Smoke detection at the head of the stairs audible throughout the whole first floor. In addition, a carbon monoxide detector should be installed where there is a fire in the living room.

Drainage above ground and sanitary ware details.

All new sanitary appliances are to be connected as appropriate to the new hot and cold-water supplies. All hot water delivery pipes are to be insulated under floor with 50 mm pipe lagging. Connect all wastes to the new drainage layout with Marley Products Ltd. or similar waste system soil pipe and waste connections. The soil vent stack is to be fitted with anti syphonic multi point connectors to collect all waste pipes and an inspection hatch at ground level. Where wastes are longer than 4.0 metres in length fit Durgro or similar air admittance valves to the head of the line at the minimum height of the relevant appliance overflow. Plumbing waste layouts are to be designed by the installer to comply with BS EN 12056 Gravity Drainage Systems Inside Buildings Part 1 General Performance Requirements Clauses 3-6: Part 2 Sanitary Pipework Layout and Calculation Clauses 3 to 6 and National annexes NA to NG (System III for the United Kingdom) Part 5 Installation and testing instructions for operations, maintenance and use clauses 4-6, 8, 9, and 11 and BS EN 12109 Vacuum Drainage Systems Inside Buildings.

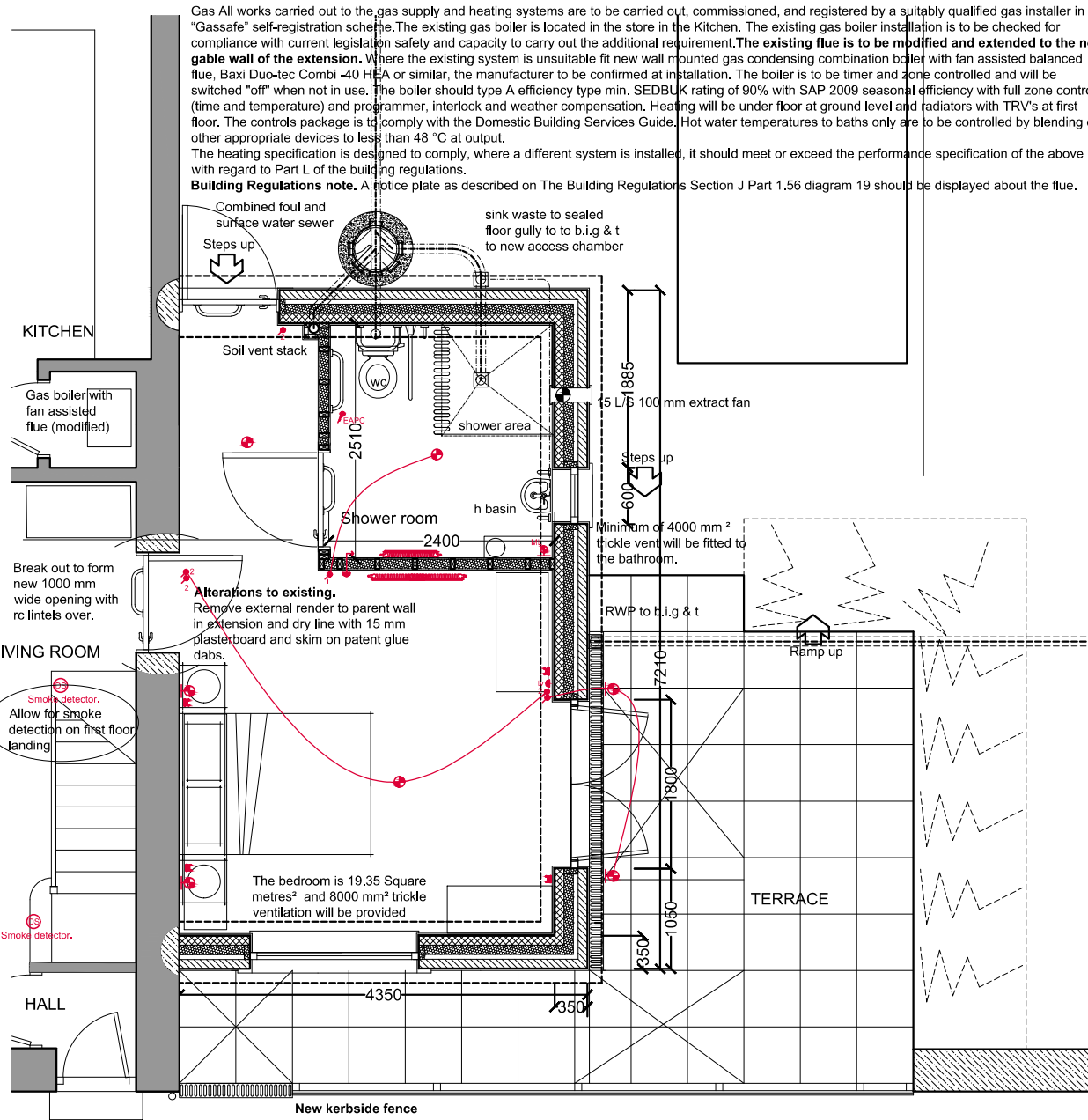
Shower Room Design.

The shower room be designed by bathroom designers or the occupational therapist to cover client specific need all designed strictly to comply with all Building Regulations for plumbing, waste and electrical installations. All appliances are to be from one suppliers Document M range to meet the total client accessibility requirement. Connect sanitary ware to existing hot and coldwater supplies and modified waste and drainage systems. Where a power shower is provided allow for a suitable fused spur isolator and switch. Allow for supply and fix wall finishes and floor finishes with integral upturned skirting to floor covering. Specifications for manufacturer supplier colour etc by Cumberland County Housing Renewals department.

Electrical layouts

The exact position of Electric lighting and power points to be agreed with the client prior to installation. The qualified electrician to advise the client on the minimum requirements of Building Control and the electrical specification required to meet the requirements of Part M and Part P.

Lighting	TV/cable/satellite and
Mirror light	100mm computer cables
Living rose and pendant.	50 amp cooker spur.
Wall light.	50 amp cooker spur and
Recessed downlight.	100 amp fuse box
Recessed three light.	Shower spur.
Mini spot.	Shower spur with light and pull switch.
Light meter	Central heating control
2 way light switch	Control heating control
4 way 1200 above FFL	Clock 1 phase.
Full core light switch	Doorbell
Cooling recessed	12 in extractor fan.
Manual light switch	30 in extractor fan.
1200 above FFL	30 in extractor fan.
Isolate switch	Isolator
cover or handle.	Insulated external line.
1 Amp Lighting circuit.	Smoke detector.
Single socket	Heat detector.
(45mm, mm above FFL)	Emergency alarm
Double socket	Light cord
(45mm, mm above FFL)	
Triple socket	
(45mm, mm above FFL)	
Spur switch	
(vertical height)	
Spur terminal point	
(200 mm, mm above FFL)	



Cavity wall construction. U Value 0.18 W/M²K

Cavity wall above dpc, U Value 0.17 W/M²K
350 mm. thick cavity walls consisting of rendered 100 mm thick dense concrete block external leaf 50 mm. clear cavity with 100 mm Kingspan Kooltherm K108 insulation or similar and 100 mm, thick Celcon Standard Insulation high strength 7.3 N/mm² block inner leaf. Render to be smooth self-coloured to appear similar to existing rendered external insulation

All walls are to be built in a manner to ensure the building would pass a pressure test to achieve 5.5 M³ / (h.M²) at 50PA or better
Walls are to be dry lined internally with minimum 15 mm. high density humidity resistant plasterboard on dabs or patent glue spot fixing.
Fix insulated cavity closers (150 mm Kingspan Kooltherm or similar) at all jambs and cills to doors and windows and fix tray under cills and lintels to heads of openings.
Cavity wall ties to be Ancon ST1 Type 1 Tie to PD 6697 (Masonry Heavy Duty) with ferrules to support insulation or similar specifically designed for 150 mm to 175 mm cavities at 750 mm. horizontal centres and 450mm vertical centres, offset 375 mm. horizontally to form a diamond pattern or as otherwise recommended by the wall insulation manufacturer.

Where expansion joints are required (10 to 12 metre centres in blockwork) Use compressible brick joint roll, Fillcrete or similar and Ancon 225 mm PPS movement joint slip ties with debonding sleeves, or similar, and weather seal with Sika Waterbar® or similar.
Fix additional wall ties every course at all corners expansion joints and jambs.
Seal heads of cavities with inert fire-proof material 6mm thick Masonite or similar bedded in mortar and fixed between toes of spars.
Fix Catnic Cougar or IG type stainless steel or galvanised lintels or similar designed for 150 mm. cavities. Lintels to have insulated voids and integral cavity trays and minimum bearing of 150 mm. Fix additional bitumen or pvc trays in severe weather areas.

Fix additional bitumen or pvc trays in severe weather areas. Fix perpend joint weep holes in outer leaf at 600 mm. centres above all cavity trays. And over concrete lintels in outer leaf.
Lintel schedule to be supplied to Building Control by the selected manufacturer 21 days prior to installation.

Existing external parent wall becoming internal wall.

Strip off any external render in area of extension abutment.
Form vertical insulated dpc to outer leaf of parent cavity wall at abutment with new extension cavity walls. Cut out to form cavity tray with flashing at abutment with extension roof. Roof fabric to be upturned under the abutment flashing. Block up unrequired window in existing hall and make good.

New ramped access. Form new 1200 mm wide solid concrete or pavior ramped access path from parking area new level landing and terrace to and new access to bedroom. Ramp to be no steeper than 1/12 gradient (actually 1/13.5). Fix channel drain to perimeter of new footpaths where the footpaths are within 150 mm of the floor level/dpc.

Building Regulations Part G Water.

Wholesome water will be provided from the mains supplier in the main road, metered by the service provider United Utilities Limited.
All sanitaryware is to be from a range designed to reach sustainable Code 3 for water efficiency to achieve standard water usage of not more than 125 litres per person per day fitted with a flow restrictor to achieve the same rate..

Within 5 days of practical completion the applicant should have provided the water efficiency calculations proving the water usage of the dwelling complies with the regulations.

Non-Structural stud partitions:

Fix new stud partitions to layout shown. Partitions to be 100 mm x 47 mm. timber studs at 400 mm. centres built off 100 mm x 75 mm. sole plates with solid bracing at maximum 900 mm. vertical centres.
Fix 10kg/m² 15 mm thick high density humidity resistant plasterboard and skim both sides. Fully insulate between studs with Rockwool insulation to reduce the passage of airborne sound. Bolt vertical studs to adjacent walls to provide lateral restraint to walls and studs to form rigid grid.

Building Regulations Only. Named products.

Where products are named in the specification the developer can substitute similar products provided the specification of the products meets or exceeds the selected product specification.

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

19 PARKSIDE CLEATOR MOOR CUMBRIA
CA25 5HF FOR MR AND MRS G AND S
RUDD

FLOOR PLAN GENERAL
ARRANGEMENT

REV A amended to remove on site parking

Scale: 1/50 @ A3
Date: OCT 2023
DWG No. 19/0393/04

REV A
31 JAN 2024

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