



GROUND FLOOR PLAN

Electrical Installations.
All electrical installations are to be designed and carried out by a suitably qualified Electrician or Electrical Engineer, the system is to be designed and tested as defined by BS 7671: 2001 Chapter 13 or an equivalent standard. These works are to be undertaken by a person registered with an electrical self-certification scheme or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control upon completion of the works.
Full details are to be submitted to Building Control prior to installation or the Electrician must be registered with a self-registration scheme authorized by the Secretary of State. Where self-certification is accepted the works commissioners should receive a signed Building Regulation self-certification certificate after installation and testing.
All materials used in the installation are to bear the "CE" mark for the relevant EEC directive regarding the use of Electric supplies, Low voltage and extra low voltage supplies.
All electric design work is to take into account the requirements of all other Parts of the Building Regulations which may be affected by the electrical installations i.e. Part M Accessibility. Energy efficient lighting.
All rooms are to be provided with dedicated low energy lighting. All external lighting is to be movement sensor controlled and fitted with dedicated high efficiency light fittings.
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.
GAS
Reposition gas boiler in new Utility room with fan assisted balanced flue.
Building Regulations Part J Heating and flues
All works carried out to the gas supply and heating systems are to be carried out, commissioned and registered by a suitably qualified gas installer in a "Gassafe" self-registration scheme.
Works include test existing systems for current compliance and capacity, extend heating system to include for two new radiators in shower room and bedroom and hot and cold water services in new shower room.

Fire safety equipment
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 and the boiler in the kitchen.

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. All changes should be notified to the provider of the As Built Sap and Co2 Calculation data prior to completion..

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	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

16 BRAYTON ROAD BRANSTY
WHITEHAVEN CUMBRIA CA28 6EF FOR
MR and MRS M GRAHAM

ALTERATIONS AND
EXTENSION

PROPOSED ALTERATIONS
AND EXTENSIONS GROUND
FLOOR PLAN

Scale:
Date:
DWG No.

1/50 @ A3
APRIL 2022
22/0334/04

REV
DATE

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