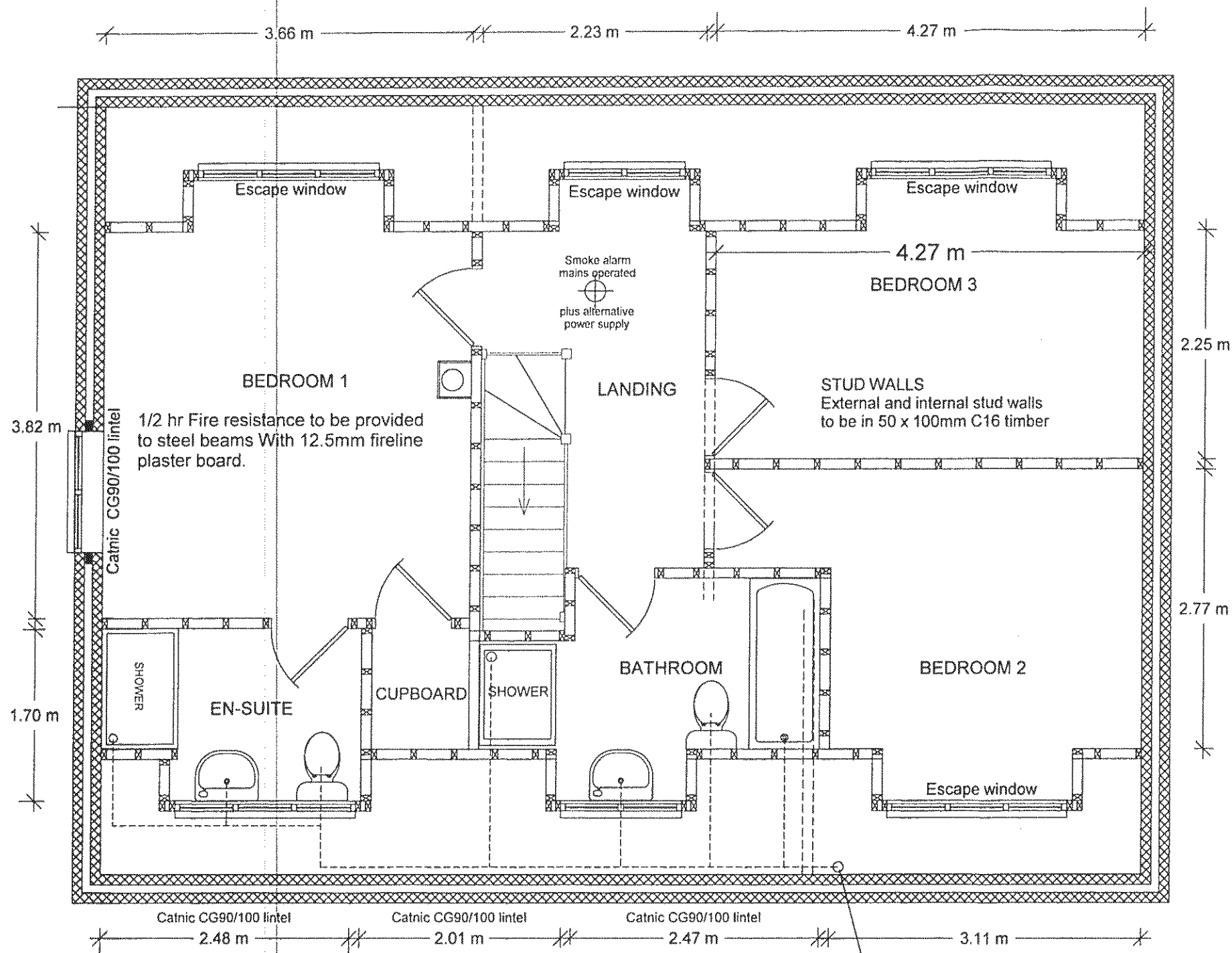




FIRST FLOOR PLAN

Staircase, angle of pitch not more than 42deg, maximum rise 220 mm and minimum going of 220 mm.
Headroom 2m from pitch line vertically.
Balustrade from pitch line minimum 900 mm vertically, and 1000mm horizontally, gaps not more than 100 mm between spindles.
All tapering treads to have the same taper.
The width of taper treads to be the same width on the centre line as the going on the straight treads, minimum going at any part of the tread not less than 50mm.

Soakaways will be 5m from any building and be 1m x 1m in size below invert of drain inlet and if necessary increased in capacity or form of construction after a percolation test is carried out, as described in Building Regulation AD H2.

Soil and vent pipe to terminate 900mm above any opening

ELECTRICITY. Building Regulation Part P (Electrical Safety)

To comply BS 7671 (I.E.E. Wiring Regulations 17th Edition). Fit mechanical extractor to Bathrooms, Kitchens and Utility rooms to vent: 30 litre /sec. adjacent to hob and 60 litres/sec. elsewhere in kitchens. 30 litres/sec. utility rooms, 15 litres/sec. for bathrooms/toilets. All switches and sockets to be positioned between 450mm and 1200mm above floor level. Certificate to comply with BS7671 to be issued after completion of the work.
Smoke alarms, mains operated and interconnected, to be fitted to ground and first floor, located not more than 3m from any bedroom and not more than 7.5m from any other room. Heat detector fitted in kitchen. Building Regulation B1.

PLASTERING

Ceilings to be boarded with 12mm plasterboard and skimmed with plaster. Internal walls to be dry-lined with 12mm plasterboard.

GLAZING Building Regulations F1 Table 11.1 Ventilation, N1 Glazing.

Windows and doors to be double glazed with 16 mm separation low emissive glass to give maximum 2.U-Value. New windows ventilation not less than 1/20 of room floor area and total area of windows, doors and rooflights not more than 25% of total floor area. Fitted with a minimum 8000mm² trickle ventilator to habitable rooms, all other rooms 4000mm². All new external doors and joining windows to be glazed in safety glass in an area 1500mm high from bottom of glass and extend 300mm either side of door frame opening. All internal glass doors and screens to be in safety glass. All to BS6206 and supplied by FENSA approved installer.

EMERGENCY ESCAPE WINDOWS Building Regulation B1/2.11.

All habitable rooms to incorporate opening sash for means of escape not less than .33 m², width of opening not less than 450mm, window height from floor to cill not less than 800mm not more than 1100mm. except roof windows (bottom of opening 600mm above floor).

PASSAGE OF SOUND Building Regulation E Resistance to passage of sound.

Stud partition walls to include sound insulation to regulation E2 with 75mm minimum distance between 12mm plaster board linings. 25mm wool batts or quilt, minimum density 10 kg/m, suspended in cavity. Solid block walls type C minimum mass per unit area, excluding finish, 120 kg/m². Sound insulation to first floor to be mineral wool a minimum 100mm thick, minimum density 10kg /m³ laid between joist. Provide test certificate for Local Authority.

DISABILITY SPECIFICATION Building Regulation Part M

Ramp to front door to have non-slip surface and not rise more than 1 in 20, to a landing 1200mm long, clear of any door swing, ramp width 1200mm, entrance door threshold to be flat, flush with floors and entrance platform Light switch and socket outlets be not lower than 450mm or higher than 1200mm.
WC to be sited not less than 500mm from side walls from centre line of pan, clear of washbasin and not less than 750mm from entrance door and pan, door to open out. Doors to habitable rooms and WC's on ground floor to be 750mm minimum clear opening from open door to stops.

Dwelling Emission Rate and Target Emission Rate will be provided before commencement of work.

An air leakage test will be carried out on completion.

Building Regulation Part L SAPs rating will be forwarded to the Local authority before commencement of work.

PLUMBER Hot water and central heating Building Regulations G3/J and L. Including Parts L1A and L1B April 2006.

The hot water and central heating system will be extended to include the new extension to comply with approved documents J & L, by a competent plumbing and heating engineer. All gas installations will be installed by a qualified Gas Safe engineer. Central Heating and Hot and Cold water in copper to BS864. Boiler replacement is to be Condensing type sufficient to provide heating and hot water to the whole of the property. Provide boiler commissioning Certificate on completion.
RAIN WATER Building Regulation H3 Table 2 100mm Gutter, 75mm down pipes discharging into 100mm Osma drains into soakaways 5m from buildings, large area of roof must be proportional to the size of soakaway.
All underground drains to be Osma below ground type surrounded with pea shingle.
All traps from sinks, baths and basins are to be deep seal 76 mm, showers 50 mm seal shower traps. Bath, shower and sink waste pipe to be 40 mm dia. basin waste to be 32 mm dia. access plugs where necessary, 110 mm pipe soil and vent pipe. Building Regulation H1

Water Efficiency Building Regulation G2

Water efficiency calculator will be completed and forwarded to the local authority before completion.

Do not scale from drawings (excepting Local Authorities)
All dimensions to be checked on site

All work to comply with Building Regulations, British Standards, manufacturer's instructions / specifications and engineer's calculations at all times. Construction must also comply with all safety at work regulations. Additional work may be requested by the building inspector as work proceeds to ensure the new building complies with all building regulations.

1700 sq ft

HENRY ADAMS
4 New Town
Chichester

Title:
The Old Barn
Northfield Lane,
Westergate.

Scale: 1:50

Date: 4th August 2010

Drawn by: BKM

Drawing 3 / 5

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