

New windows and doors to be uPvc double glazed with sealed units to give an area weighted average U value of better than 1.4W/m²K. Glazing to doors and other critical areas to BS6206 safety glazing. Windows to bedrooms to be provided with fire escape opening light min 0.35m² area and min 450 width and height with the opening between 800 and 1100 above floor level. Provide 10000mm² or 5000mm² trickle vents to rooms as appropriate

Provide certificates to ensure correct installation and commissioning of new gas appliances and pressurised plumbing systems. New and replacement heating systems to be high efficiency condensing boilers, interlocked to shut down if no heat called for, building to be zoned with separate controls and all radiators fitted with TRVs. Boiler details to be notified to building control prior to installation.

Unvented hot water storage systems designed and installed in accordance with BS:6700:2006+A1 2009 and complying with BS EN 12897:2006 to be fitted with a non self-resetting energy cut out and a temperature relief valve discharging to external air via pipes to min 1:200 fall and sized to take account of length and bends. Final discharge point to be below a gully grating or protected by a safety cage to prevent scalding. Baths to be fitted with a thermostatic mixing valve to the limit the outlet temperature to 48dC.

New and replacement electrical systems to be designed, installed and tested all in accordance with BS 7671 (IEE wiring regulations) and to be certified in accordance with one of the competent person's registration schemes. Electrical outlets to be sited between 400 and 1200 above floor level

Fit new fire alarm system to BS5446.

New fixed building services to be commissioned and a certificate issued to building control within 5 days.

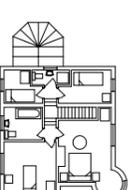
All exposed walls to be insulated 25 Celotex bonded to plasterboard. Min 400 Rockwool Roll insulation in lofts leaving 50mm ventilation clearance at eaves and provide eaves ventilation with eaves vent combs or proprietary vents to the equivalent of 25mm continuous strip, ridge to the equivalent of 5mm continuous strip. Ground floor insulated 80 Celotex between joists.

Amendments: –

BRYCESON SHAW ASSOCIATES

Surveyors and Designers

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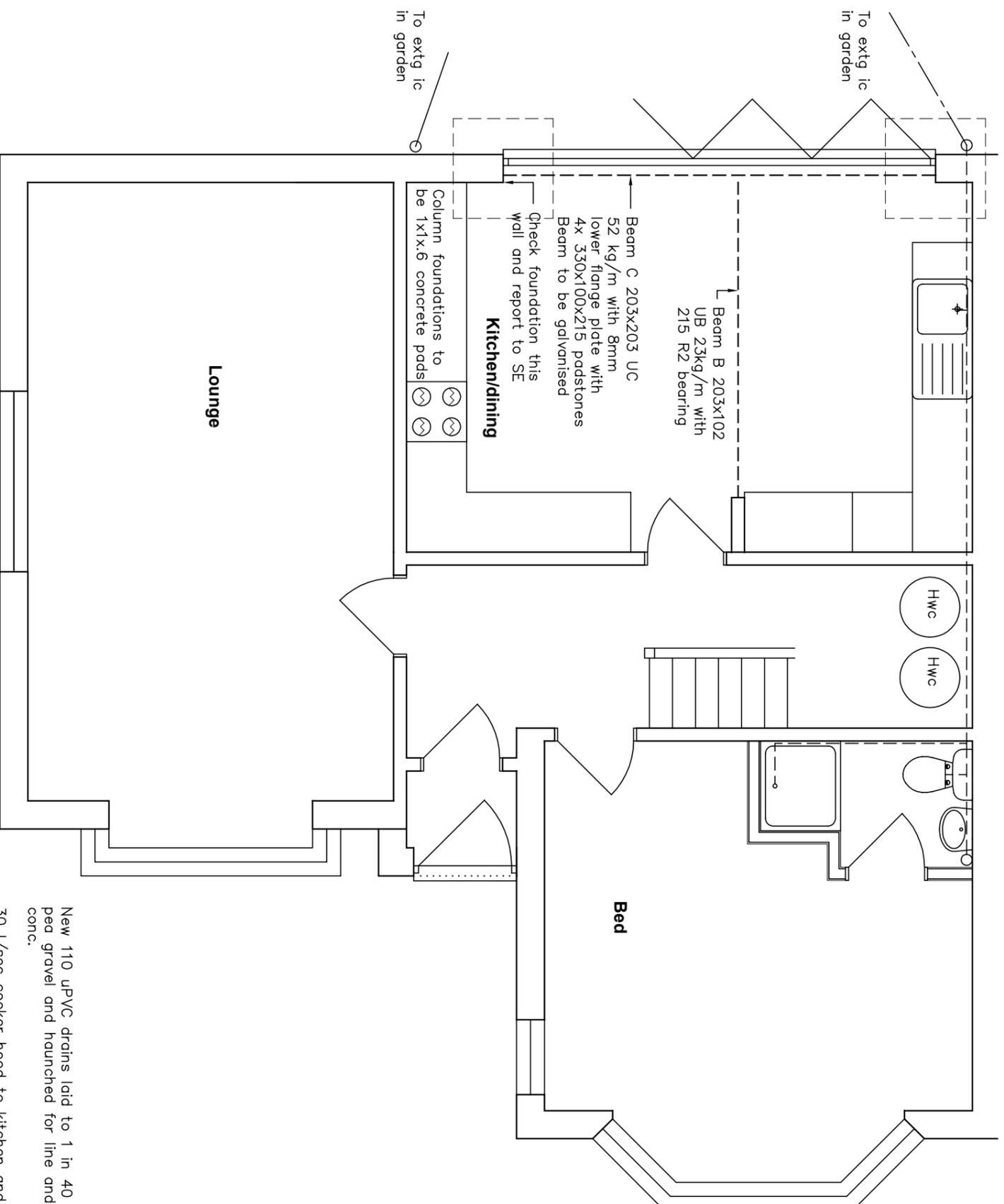
Drawing:
Ground floor proposed

For:
Sussex Accommodation Professionals

Drawn: PKS **Date:** February 2024

Scales: 1:50 **No.:** 4090/01/02

To scale when printed on A3



New 110 uPVC drains laid to 1 in 40 fall bedded on pea gravel and haunched for line and level with lean conc.

30 l/sec cooker hood to kitchen and 15l/sec mechanical extract fans with motion detectors to new bathrooms. Drain sinks, showers, baths and basins 32 & 38 Ø wastes with 75 deep traps. Low level close coupled wcs with 100mm wastes. Stub stacks to be fitted with an aav above the level of the highest trap connected.

Syeps to be terminated with a wire balloon 900mm above the head of windows within 3m.
Kitchen to drain to new big and to existing drain.
All above ground drainage to BS 5572 with rodding access at changes of direction.

