All electrical work required to meet the requirements of Part P (Electrical Safety) 2005 Edition, Building Regulations must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Local Authority must be satisfied that Part P has been complied with. This will normally require that an appropiate B.S. 7671 Electrical Installation Certificate be issued for the work by a person competent to do so.

LIGHTING
Lighting System is to comply fully with Approved Document L1B and is to have :
1) Fixed Energy Efficient light fittings to be a minimum of 75% of total.

2) Energy Efficient fittings are those which will only accept lamps with a luminous rating greater than 40lumens per circuit-watt

ADDITIONAL VENTILATION REQUIREMENTS
All ventilation is to be strictly in accordance with the requirements of Building Regulations Part F
Kitchen.....requires mechanical extractor fan with a minimum capacity of 60 litres/sec. or a cooker extractor hood ducted direct to external air and with a minimum capacity of 30 litres/sec. to be incorporated.
Bathroom, En-Suite and W.C.....requires mechanical fan to give a minimum of 3no. air changes per hour and with a minimum capacity of 15 litres/second and with minimum 15 minute over run facility operated by light switch.
Utility.....requires mechanical extract fan with a minimum capacity of 30 litres/second

Fire alarm system to be type L2 to comply with BS 5839 Part 1 provided throughout the premises and is to comprise of manual break glass call points; automatic fire detectors; audible alarms and control indicating equipment.
The system is to be powered by mains electricity, with a back-up standby supply, and suitably zoned and wired with approved cable.

SANITARY PIPEWORK
Sink unit to have 40mm p.v.c. waste and 75mm deep seal trap and to discharge into gully below grate level.
Baths; Showers; Bidets; to have 40mm p.v.c. wastes and 75mm deep seal trap.
Wash basins to have 32mm p.v.c. waste and anti-vac trap.
All wastes other than W.C. are to connect into soil and vent pipe above, or minimum 200mm below W.C. connection.
All new wastesconnected to existing S&VP.
100mm fibre glass insulation to be incorporated around soil and vent pipes where boxed in.
Hot bath tap to be on left.

All habitable rooms, on all floors in staircase enclosure to be fitted with 30 minute fire doors with intumescent strips to frame or casing.

Door and Window Security

1. Windows and doors to comply with PAS 24 2012 and part Q Appendix B Building Regulations.

2. Any external letter box to be max. 260mm x 40mm and designed to hinder thieves.

3. The main entrance door to be fitted with a viewer if not glazed, and also fitted with a chain or limiter.

4. Windows satisfying other standards include STS 204 issue 3:2012 or LPS 1175 issue 7:2010 security rating or LPS 2081 issue 1:2015 security A.

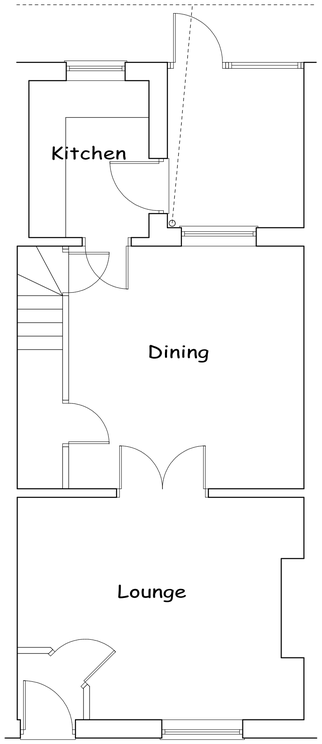
All habitable rooms of dwelling served by 1No. staircase are to have windows with unobstructed openable areas of 0.33m² and minimum 450mm x 750mm for escape purposes.
Bottom of openable area is not to exceed 1100mm from floor level and windows are to comply with Part B of current Building Regulations and to satisfaction of District Building Surveyor.

General notes

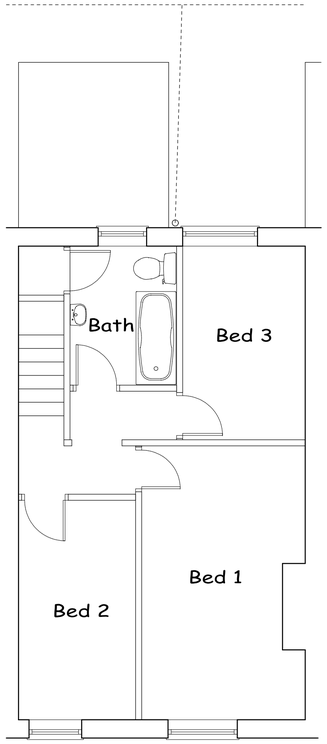
This drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent.

The project to which this drawing applies should, if applicable, be undertaken in full compliance with the C.D.M. Regulations (2007), and under the control of a client appointed C.D.M. Co-ordinator

Any work that is carried out adjacent to any existing 'Party Walls and Boundary Party Walls' the client is to ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all the legal requirements of that act are to be discharged prior to commencement of any work.



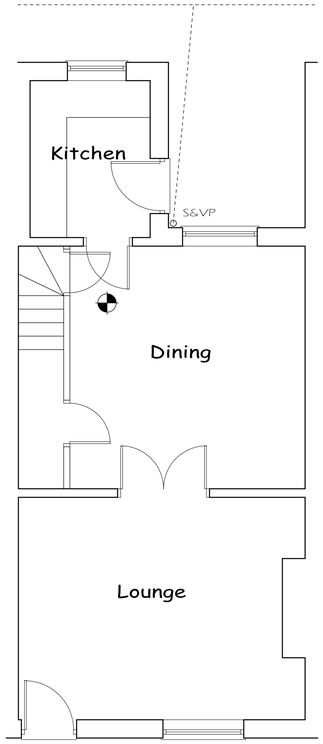
EXISTING
GROUND FLOOR



EXISTING
FIRST FLOOR

All glazing to be in accordance with Part N of current Building Regulations, i.e., to be toughened/ annealed glazing to any windows with sill level below 800mm from floor level and to glazed panels indoors, adjoining side screens and any windows within 300mm of doors below 1500mm from floor level.

All elements to Hall, Stairs and Landing to have 30 mins. fire resistance.
Existing walls to be examined and upgraded with the addition of 12.5mm Knauf firepanel plasterboard if neccessary.

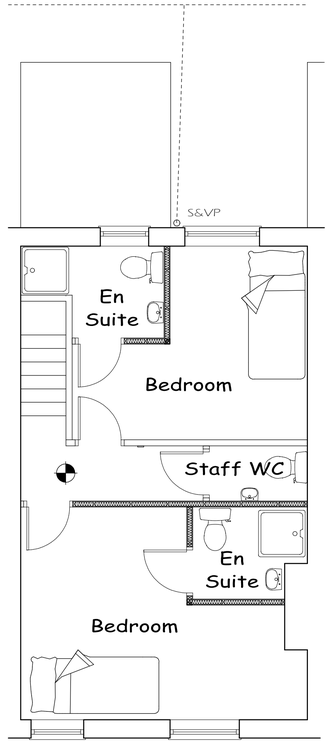


PROPOSED
GROUND FLOOR

Switches and socket outlets for lighting and other equipment in all habitable rooms are to be positioned between 450mm & 1200mm from finished floor level in accordance with Section 8 of Part M of current Building Regulations.

Each fan to be tested and findings submitted to Building Control.

Emergency lighting system to B.S. 5266 Part 1 is to be provided to all common escape routes. i.e. Lobbies & Stairway & external escape routes and is to provide a 1 hour maintained facility.



PROPOSED
FIRST FLOOR

SMOKE DETECTION
Smoke detectors shown thus ◓ to be incorporated and interconnected and wired to a separate fuse at the distribution board with batteyr backup.
They are to be positioned minimum 300mm from any ceiling lighting point and maximum 3 metres from bedroom doors.

New 75 x 50 stud wall with plasterboard and skim to both sides and packed with fibreglass.

rev	date	description

title
EXISTING AND PROPOSED

project
PROPOSED ALTERATIONS
123 CRAWFORD STREET
ROCHDALE

client
EXEMPLAR HEALTHCARE

job no	drg no	rev B
CS 07	1	date nov 18
scales :- 1: 50		

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