

FOUNDATIONS:

[illegible]

ELECTRICAL WORK:

CERTIFICATION:

Mostly any electrical installation now new extension including new low voltage lighting fittings, power sockets, and where specifically requested television outlets etc., must be carried out by a competent person who holds a valid certificate or telephone contacts, and security system as required.

All switches and sockets to be installed in suitable rooms are to be between 450mm and 200mm above floor level. All electrical work must be carried out in accordance with the requirements of Building Regulations Part P by a person competent to meet the requirements of the Electrical Installation Certificate issued under the provisions of BS7671:2001. The person carrying out the work must also hold a valid Approved Competent Person Scheme, or an electrical installation certificate issued under the provisions of BS7671:2001. If the person carrying out the work does not hold a valid certificate to do so, should be provided to Building Contractors by the client.

HEATING APPLIANCES:

Any work to heating appliances to be carried out by a registered Gas Safe engineer.

- Windows to be the min size of 1/10th floor area of room with opening lights to equal min 1/20th floor area.
- **VENTILATION:** Mechanical ventilation system to be an energy efficient type in compliance with Table 5.
- Rooms with no windows or opening lights - fans to have 15min overrun fitted.
- Windows less than 10m - fans to operate off main light switch. Replacement air flow provided to rooms with fans by 10min undercut under door. Extract fans giving flow of 6L/s to WC & 15L/s to bathroom.
- **CONSERVATION OF FUEL AND POWER.**
- Alterations to be designed in accordance with the June 2022 edition of Building Regulations.

[illegible]

Modifying existing installation In new construction, including new low voltage wiring, telephone, fire alarm, security, and other systems, all electrical equipment, including lighting fixtures, power sockets, and where specifically requested television outlets, audio-visual outlets, intercoms, door bells, etc., shall be installed in accordance with applicable codes and standards. All switches and sockets to be installed in habitable rooms are to be between 450mm and 1200mm above finished floor level. All electrical work must be carried out to meet the requirements of the Building Regulations Part P by a person competent to do so. Prior to completion of any other installation certificate issued under an Approved Competent Person Scheme, or an electrical installation certificate signed by a person competent to do so, should be provided to building control.

Any work to gas heating appliances to be carried out by a registered Gas Safe engineer.
Windows to be at least 1100mm high and floor area of room with opening lights to equal at least 1/20th floor area.

VENTILATION Mechanical ventilation system to be of an energy efficient type, with a minimum flow rate of 30 litres per second per person.
Lights - all over 150mm square fitted, windows over 100mm square - lights to provide at least 150 lux.
Lighting - all over 150mm square fitted, windows over 100mm square - lights to provide at least 150 lux.
Under heat under floor: Extract fans giving air flow to flats to 10 litres per second.

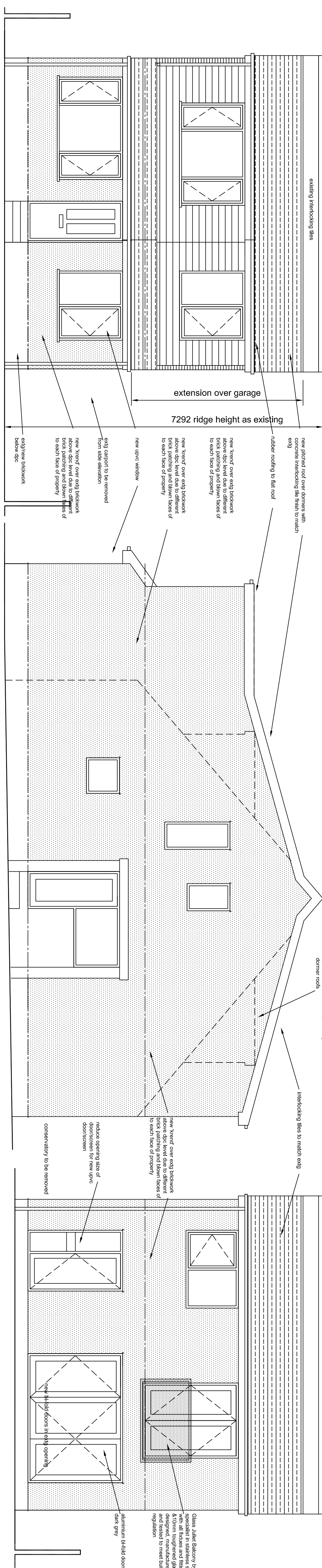
CONSERVATION OF FUEL AND POWER
Appliances to be designed in accordance with the 2002 amendments of the Building Regulations approved Document L1B.

For further information, please refer to seal. All queries to contact to either Seal or the manufacturer.

A Appendix to show from dexmets (Resubmission of 2201278/HOUS) 131/22/20

REV	DESCRIPTION	CHECK
	CLIENT	
	Mr Ifan Mahmood	

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	Sept 2022	rb	
DRAWING NO. 2222IM/02	CAD REFERENCE NO.	REVISION	
		A	



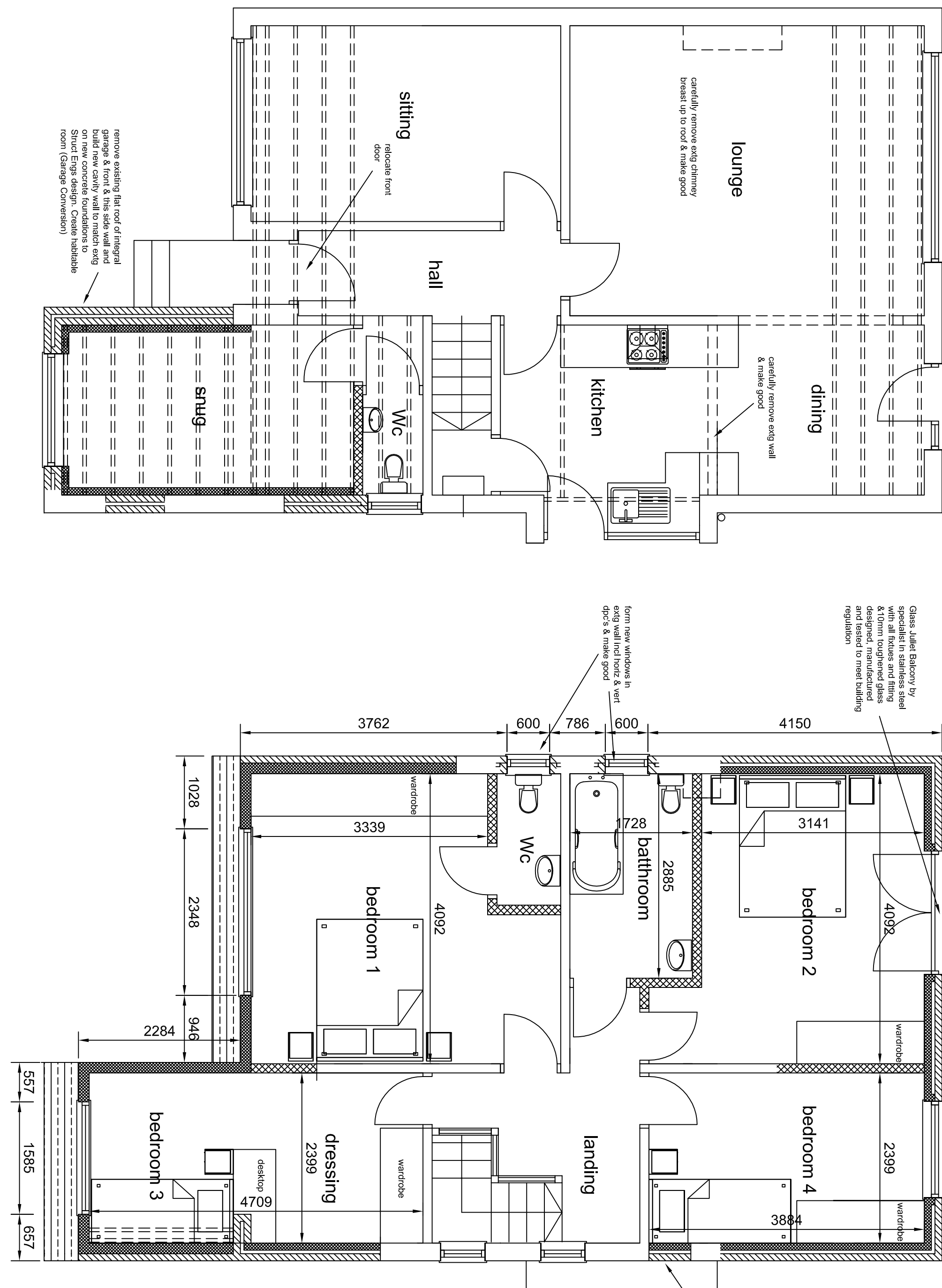
proposed front elevation

Proposed Finishes
Walls below DPC - Exty Brickwork
Above dpc - "krend" externally on
masonry with insulated timber frame internally
Roofs - Interlocking concrete tiles and PVCu
fascias and rainwater goods all to match exty
Flat Roofs/Dormers - Rubber roofing
Windows & Doors - Double glazed aluminium
to be dark grey in colour

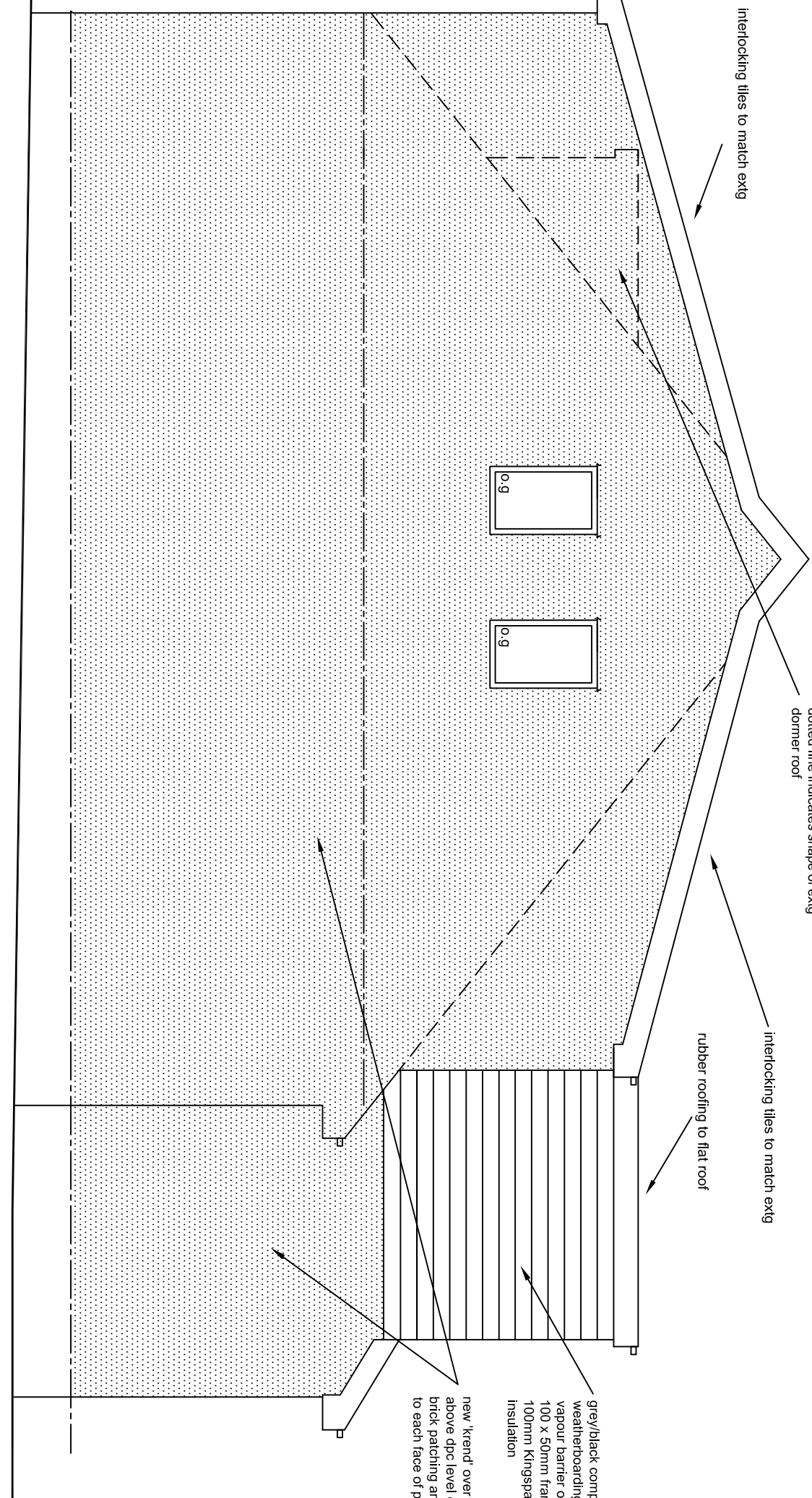
Structural calculations to be submitted and approved before commencement

proposed side elevation

proposed rear elevation



proposed side elevation



GENERAL BUILDING REGULATION NOTES

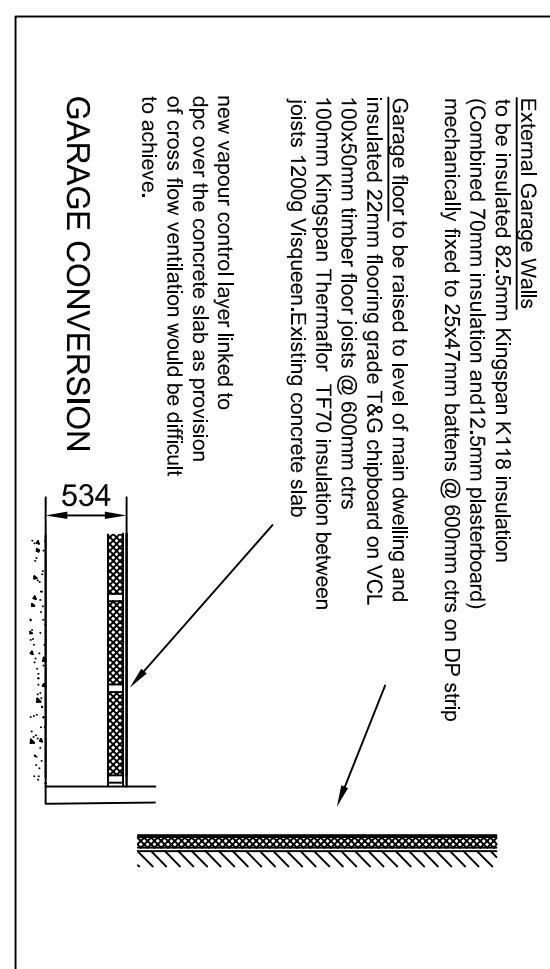
2. 3266ff E.M.S. straps to be fixed as per detail instead to roof panel, wall/external insulation (i) where rafters run parallel to walk to
3. Roof need to be vented
4. Gully barriers required to meet existing, rafters are to be replaced with new
5. All external doors & windows openings to have hinge & lock
6. All external doors & windows openings to have hinge & lock
7. Window sills to give min 1/20th floor area of room for natural ventilation and min 1/20th floor area of room for mechanical ventilation
8. New rainwater goods to include existing (i) or new downpipes
9. New rainwater goods to include existing (i) or new downpipes
10. New rainwater goods to include existing (i) or new downpipes
11. Existing heating system replaced into new one
12. All foundations to comply with B80 Regs
13. All foundations within 1m of cladding to be taken down
14. Roof ventilators to be provided at the abutment with one every 4m wall Reg F2
15. According to mean coating
16. According to mean coating
17. New drainage under building to be increased in size
18. New drainage to be installed or replaced or similar using flexible pipes
19. All dimensions to be checked on site.

Continuity of insulation and limiting air leakage in accordance with DEFRA Robust Building Details. All materials to be fitted in accordance with manufacturers instructions. Roof insulation to be laid over top course of blockwork and wall insulation continued up to top of wall to meet roof insulation. Wall insulation batts to be tightly butted up to eaves and to cavity closer. Service penetrations to be covered/dressed to minimise damage to insulation. A hole drilled size kept to a minimum to provide sunshade. All penetrations to be sealed all round with a mastic sealant.

Smoke/Heat Protection Calling mounted self contained, Intellimist smoke detectors to be fitted to ground floor hallway and first floor landing and heat detector fitted within kitchen area. Detectors to be permanently hard wired to separate fused circuit on distribution board. Detectors to be fitted within 7 metres of doors to kitchen and lounge and within 3 metres of doors to bedrooms, and at least 300mm from any wall or light fitting. Detectors to have standby power and conform to BS 5446, Detection and alarm systems to be in accordance with BS 5639:2014 to Grade D	Construction Details Continuity of insulation and limiting air leakage in accordance with DEFRA Robust Building Details in materials to be fitted in accordance with manufacturers instructions. Roof insulation to be laid over top course of blockwork and wall insulation continued up to top of wall to meet roof insulation. Wall insulation batts to be tightly butted up to eaves other and to cavity closer. Service penetrations were drilled to minimise damage to insulation at hole oversize kept to a minimum to provide snug fit. All penetrations to be sealed all round with a mastic
--	---

Note it is the responsibility of the contractor to determine the location and direction of the existing drainage through excavation and provide new pipework to connect new to existing. Full drainage system on site is to be identified at time excavation. If combined or separate systems are found the system is to be maintained during and after construction. All re-routing and any new drainage layouts are to be approved by BCO prior to laying of any drains.

RMPs into new trapped gullies and connected into existing drainage



proposed ground floor plan

proposed first floor plan