

Design and install all new soil, waste and overflow pipes and fittings, pipework and connections between sanitary appliances and new drains in accordance with BS EN 12056 and as shown in the tables a of Approved Document H of the Building Regulations. All new internal fittings are to be in PVC-U or other suitable material for sanitary pipework including condensate from boilers. Sinks and wash basins to have 75mm deep self-resealing traps and to have rodding access at all right angles and the following minimum waste pipe diameters: Sinks, washing machines and dishwashers 40mm, Wash basins 40mm, WC's 100mm, baths and showers ABOVE GROUND DRAINAGE All works to any new gas appliance installation shall be undertaken by a Gas Safe registered operative and a relevant certificate shall be supplied to Building Control following commissioning and prior to completion and hand over of the works. A further copy shall be supplied to the building owner. FIXED BUILDING SERVICES

FIRE DETECTION & ALARM

VENTILATION - MECHANICAL;

ranches to SVPs are to be laid out with a minimum of 110mm offset between pposing branches not exceeding 65mm dia and 200mm for branches exceeding 5mm dia. Branch runs are not to exceed the length of runs as indicated in Table and Diagram 3 of Approved Document H unless the run is ventilated.

y new SVP's and or stub stacks to be of a minimum 110mm dia, have rodices and vent to atmosphere or be fitted with air admittance valves subjection on drainage run or as shown on drawings. Note existing SVP values on drainage run or as shown in a timber stud and plasterboard libusure with a removable panel for rodding access and voids filled with min of insulation. Where SVP passes through the first floor deck a 1 hour istant collar is to be fitted in accordance with the manufacturers details.

lechanical extract is to be provided to the kitchen with a minimum extract rate of 01/s when fan is located adjacent to the hob and 601/s if located elsewhere and uted through to an outside wall.

Smoke detectors are to be ceiling mou ight fittings.

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detectors/alarms are to be powered by an independent mains circuit from a ibution board or a single regularly used lighting circuit with independent tion and each have a battery back-up. All units shall be interlinked so that ction by one unit will trigger the alarm signal in all units.

smoke detectors / alarms are to be installed in the circulation spaces and detectors are to be installed within the Kitchen area. All detectors/alarms and stallation is to be carried out in accordance with BS 5839-6:2004 Grade D - gory LD3 standard.

ELECTRICAL INSTALLATION, LIGHTING & CERTIFICATION

Internal decorations including directed by client.

Fixed building services, including the heating and hot water system controls and internal and external lighting should be at least as efficient as the standards set out in Domestic Building Services Compliance Guide TSO 2013 Edition. xed building services should be commissioned by testing and adjustment as scessary to ensure that they use no more fuel and power that is reasonable in e circumstances.

NB: all replacem table 2 of the appr

The Owner of the dwelling should be provided with sufficient information about all fixed Building Services and the maintenance requirements so that the building can be operated in such a manner as to use no more fuel and power than is reasonable.

All new electrical installation is to be carried out in strict accordance with Approved Document P of the building Regulations. New electrical works should be installed, inspected and tested by an electrician competent to do so. A competent electrician is one who holds a City and Guilds 2380 or 2381 (17th Edition) certificate and a City and Guilds 2391 (Inspection, Testing and Certification) certificate and has experience of electrical installation work. The electrician may or may not be registered with a recognized trade body such as NICEIC, ECA or NAPIT.

Energy efficient light fittings that only take lamps having a luminous efficacy greater than 45 lumens per circuit-Watt and an output greater than 400 lamp lumens are to be provided as per the DER requirements of the SAP calculation and as a minimum of 75% of all new lighting fittings installed. Recessed light fittings such as down lighters should be integrally sealed against air leakage. Alternatively they should be enclosed within a sealed box within the ceiling void and those within fire rated ceilings are to be fitted with an inturnescent hood installed in accordance with the manufacturers details.

Ensure all fixed services have been properly commissioned & tested to demonstrate that they are operating effectively, the test reports & commissioning certificates certify that all works have been carried out in accordance with the CIBSE commissioning codes and that the systems perform in accordance with the specification.

The owner should be provided with sufficient information about the building and its services so that the building can be operated and maintained in such a manner as to use no more power & fuel than is reasonable in the circumstances. All new switches and socket outlets are to be located at a height between 450mm and 1200mm above finished floor level. ttings in the existing are to be in nt.

colour, wall and floor coverings, etc, to be as

1. Do not scale this drawing, use dimensions given.
2. Any discrepancies/variations between the drawings and site conditions to be reported to the supervising officer as soon as possible.
3. Any rebuilding works shall be toothed and gauged to existing reusing sound salvaged bricks or new semi-engineering bricks set in 1:16 cement: lime:sand mortar.
4. Structural timber shall be to BS 5268: Part 2: 1996 and BS EN 338:1995 Grade C16, unless noted otherwise. Timber shall be strength graded to BS 4978 for visual grading and BS EN519 for machine grading or to standards from other countries which are acceptable by the UK Timber Grading Committee (UK.T.G.C.) Graders must be trained and registered every year and be part of the UK.T.G.C. All timbers must be supplied marked either Dry or Klin Dry. Any unmarked or wet graded timber joists and studs shall only be notched or drilled within the limits indicated in the table below.

5. Solid timber joists and studs shall only be notched or drilled within the limits indicated in the table below.

6. O.15 x depth of joist set between 0.1 & 0.2. of span.

7. Drilling Drilling
Drilling
Drilling centre line 0.25 x depth of joist set between 0.25 & 0.4 of span
Drilling studs
Drill on centre line 0.25 x depth of stud set between 0.25 & 0.4 of height
Note: A notch and a drilling in the same joist shall be at least 100mm apart horizontally and within the locations above.
Non load bearing studwork partition walls to be constructed using 38 x 63 CLS timber studs, generally at 400 centres, complete with top and bottom plates and 2 rows of tight fitting noggins at ½ and ½ height. Studs should be graded to be straight and have bows limited to 1/300 of their length. Where door openings are formed in studwork, timber lintel shall be 50 x 150 C16 plus 12 x 150 plywood carried on cripple studs. Double up studs at door openings where inner studs are cripple studs set to carry a timber lintel. Paired studs skew nailed or screwed on 150 staggered centres

MADE BY

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Create new bathroom. Stud walls using non load bearing timber framework

g 38 x 63 CLS

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ting window to be replaced with dou capable of being fully openable as pe. Picture window to match existir

(N) (<u>¬</u>)

Strip out ex

Relocate door

SEQUENCE OF WORKS

1725

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Consulting Civil and Structural Engineers Project Managers
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Studio 10 Dimsdale House 80a Fore Street Hertford Hertfordshire SG14 1BY T: 01992 210145

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blacement double glazed uPVC wir

dow. Style to

Replacement double glazed uPVC set to match existing in all respects

(**o**)

orm new wardrobe and en-suit facilitiith new 38 x 63 CLS stud framing

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າ opening in half reme R15A linte

f skin el over door

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sting door and frame removed and opening ked up with timber studwork and 12.7mm sterboard set to match with existing wall

(D)

isting bathroom to be stripped out. Mai isting duct risers which are common to ove. Fit new kitchen to specialist manusigners and details

//aintain to flats inufacturers /

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Existing non load botaken down

walls to be

ARCHITECT: Flat 11, 26 Buckland Crescent,

London NW3 5DU

Existing & Proposed Lower Ground Floor Plans

1:50 @ A1 DATE: August 2021

DRAWN BY 21087 C.D.M. CHECKED: 94 0

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