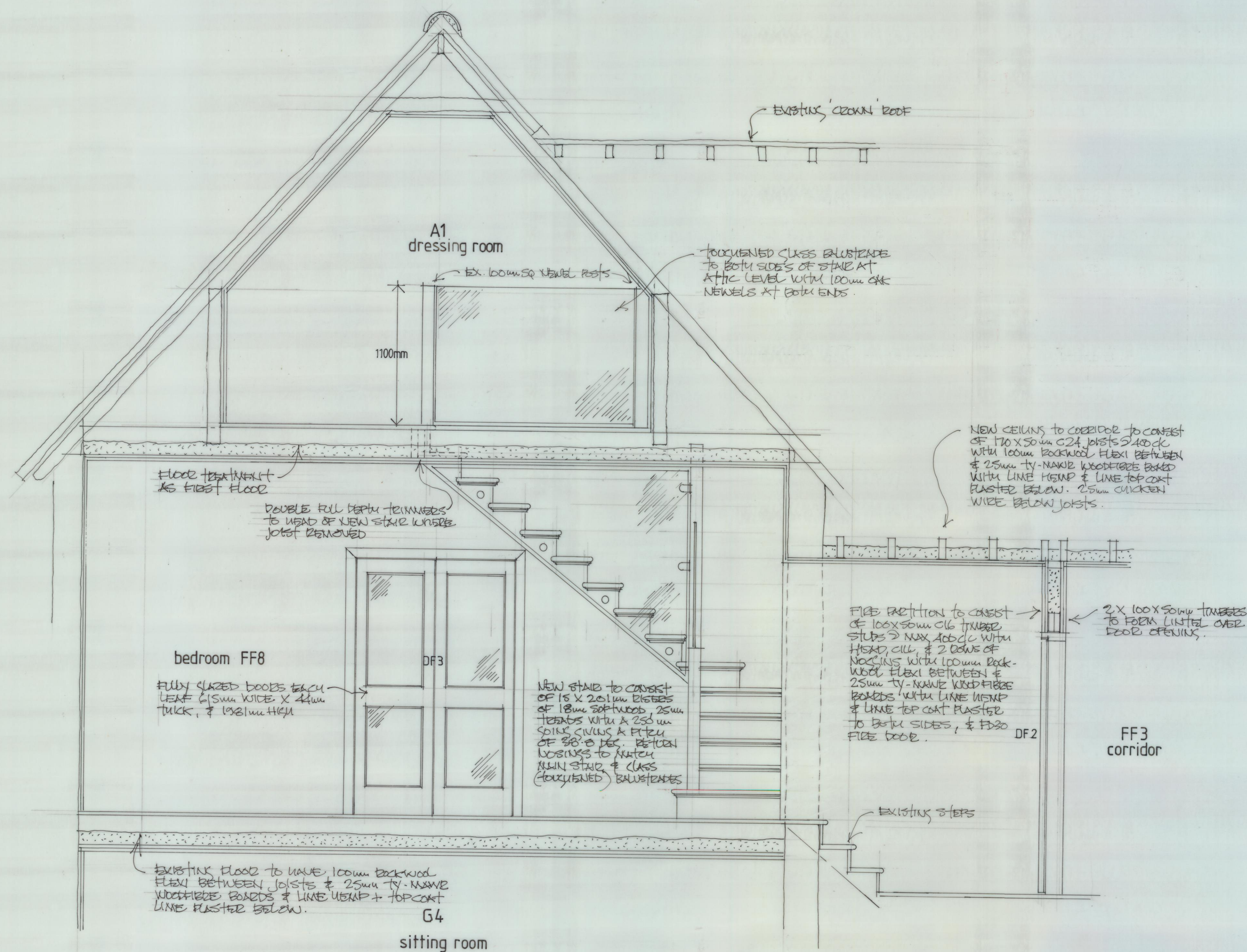


Notes

- BES Geomatics survey was carried out in December 2018.
- Grid and levels based OS national grid. Obtained through GPS observation.
- All values are displayed in metres.
- This extract is taken from the base BES Geomatic Survey Drawing. It has been produced to enable the insertion of photographs.
- Neither Murphy Associates nor John Peerless accept any responsibility for any works progressing without liaison with HBC and/or obtaining Listed Building Consent.
- Drawings:** To be read in conjunction with drawings MHB-01 to 07, the Room Data Sheets, and the Structural Engineers details
- Fire Protection:** Smoke detectors (shown SD on drwgs) to be fitted to all circulation areas except kitchen and garage, which will have a heat detector (shown HD on drwgs), detectors to be fitted to circulation areas at all levels within stairwell, and to roof voids, and be mains powered and interlinked. System to conform with BS 5839 part 6. New timber or steel beams, if required, to have an intumescent coating prior to installation to achieve a minimum of ½ hour fire resistance, an appropriate certificate to be supplied to B.C. Inspector.
- Structural:** All new and existing structural elements to be designed or checked for suitability by a fully qualified Structural Engineer.
- Heating:** The existing heating system will be re-newed, therefore, it require a new boiler with an 'A' SEDBUK rating and balanced flue to be fitted, with a minimum efficiency of 90%. New underfloor heating system to be Nu-Heat LoPro Lite or similar low profile retrofit type, installed over existing floor finishes, use existing joist notches where possible, and any new notches to be as small as possible and kept to an absolute minimum and within 300mm of end supports, any radiators to be fitted with thermostatic valves. New system to be installed in accordance with the Domestic Heating Compliance Guide, and should also include provision for reducing the rate of limescale accumulation.
- Lighting:** Internal energy efficient light fittings which only accept lamps having a luminous efficacy no greater than 45 lm/circuit watts. Circuits to have a minimum of 3 fittings per 4 fixed lighting positions or 1 per 25sq.m floor area, whichever is the greater.
- Electrical:** All electrical works to be carried out by a Registered Competent person under a Government approved scheme, and a Part 'P' compliance certificate is to be issued to the local authority upon completion and testing of the electrical circuits.
- Mechanical Ventilation:** Kitchen, Utility Room, and G11 w.c. to have 'purge' ventilation provided by fully operable windows or doors. First Floor Bathroom and En-Suites to be serviced by an HVAC system to maintain a fresh air flow and a low level of humidity.

A DEC 13 18 + 22 ISSUE

REV DATE DESCRIPTION

Murphy Associates
Planning, Urban Design, Conservation
with John Peerless MCIAT

Client

Mr R Carlton

Project

The Manor House,
Bedhampton.

Drawing

Stair from FF4 to A1 MHB-07A

Purpose

Status

Date 11/19 Scale @ A1

1:20