

All new openings to be double glazed with low E glass units. Glazing to internal and external walls to have safety glass in accordance with BS 6206 1981 to a height of at least 800mm. Glazing to doors and side panels within 300mm of doors to have safety glass in accordance with BS 6206 1981 to a height of at least 1500mm.

All work and installation to comply with the regulations and recommendations of the particular board of authority to the satisfaction of the building inspector

All work to conform to BS 7671 and IEE regulations 17th edition wiring guidance and building regulations part P (electrical safety) by a competent person registered with an electrical self certification scheme (BRE, BSI, ELECA, NAPIT or NICEIC) position and number of lights to be agreed with contractor prior to contract agreement. Installation inspection and test certificate to be issued to the client within 30 days of completion and a copy of certificate and evidence of electrical competency to be forwarded to building control officer within the same time frame. Space heating to be provided by way of existing gas boiler feeding individual room radiators of sufficient capacity to heat the room area. Should a new boiler be required Position of boiler to be determined. Boiler to be installed in compliance with relevant regulations including BS5440. Location of flue to comply with part J diagram 3.4. Controls of space and water heating system to comply with approved document L1 using minimum gas boiler Controls of space and water heating system to comply with approved document L1 using minimum gas boiler SEDBUK rating of 90.10% (A or B rating) any new radiators to be installed with TRVs and insulate pipes in accordance with approved document L. All new hot water systems are to be commissioned in accordance with approved procedure in the domestic heating compliance guide and a copy of the commissioning documentation passed to the building control officer. Lighting to be energy efficient throughout the loft conversion.

All internal plumbing to be accordance with BS5572. Sink and Washing Machine wastes 40mm diameter with anti-vac traps. 100mm diameter waste to WCs; 32mm diameter anti-vac trap to wash basins / sinks

Any lintels in new wall construction to be catnic, or similiar approved; combined with integral insulation and built in dpc All UBs to structural engineers calculations. All to have minimum 150mm bearings with concrete padstone to structural engineers calculations, steels encased to 30 minutes fire resistance in 2 layers of 12.5mm plasterboard.

Mains operated smoke detectors, emergency lighting, fire exit signage and heat detectors to be fitted as per specialists recommendations and at minimum within the ground floor premises, and first floor hall ways in accordance with approved document Bvolume 2 2006 addition. commisioning certificates to be provided for fire alarm system and emergency lighting on completion of works

internal stud walls should be 50 x100mm C16 timber studwork at 400mm centres cross braced, lined both sides with 12.5mm plasterboard and 3mm plaster coat. Provide double studs at openings and at beam support positions. Provide 25mm rockwool mineral fibre slabs minimum density 10kgm³ suspended between studs building to comply with approved document E (2003) section 5. 100mm rockwool as sound insulation below floor joists to intermediate floor followed by secondary independent ceiling finished with two layers of plasterboard to give minimum 30 minutes fire resistance. The block wall separating the new hallway and the 1st floor flat should have 15mm Gyproc Sound bloc plasterboard to in accordance with approved document E 2003 edition and to the satisfaction of the building inspector Door between new kitchen and hallway to be 30 minute fire resistant self closing door in accordance with in accordance with approved document B volume 2 2006 addition. the wall that separates the kitchen/cellar and the flat including the underside of the stair case to be 30 minute fire resistant

The new exit to the rear yard and any other additional new exits to have a level threshold in accordance with approved document B volume 2 2006 edition and approved document M 2003 addition

Single stack drainage above ground to comply with BS4514 rainwater goods as per part h3 of building regulations. Foul drainage as per plans to be constructed and comply with BS 8301 and be constructed in accordance with approved document H 2002 edition. Connection to existing soil stack. All internal plumbing to be accordance with BS5572. Sink a wastes 40mm diameter with anti-vac traps. 100mm diameter waste to WCs; 40 mm diameter antivac bottle trap to baths and showers; and 32mm diameter anti-vac trap to wash basins / sinks. Extraction fan to kitchen cooker hood to provide 30l/s, vented through soffit vent or outside wall (please note the kitchen will not be used to cook food or house equipment requiring a commercial extraction system)

The new decorations to be in accordance with approved document M 2003 addition (contrasting colours)

and the rear entrance from the parking area to be suitable for disabled persons in accordance with approved document M 2003 addition



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These drawings are for planning and building regulation purposes only and are not for construction. All dimensions should be checked on site before work commences

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Scale 1 : 10