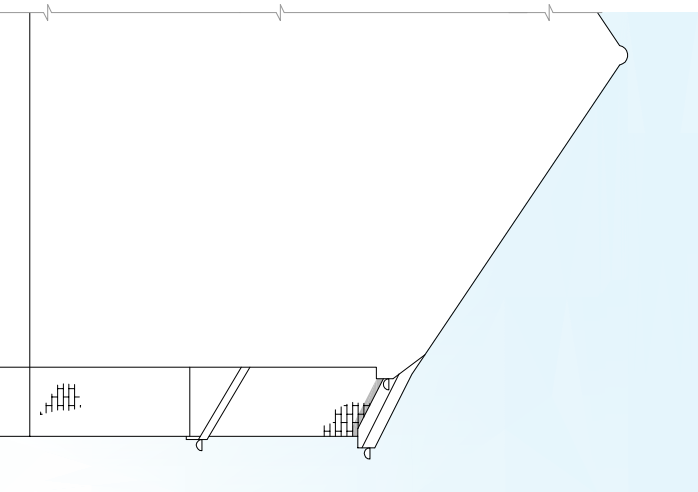
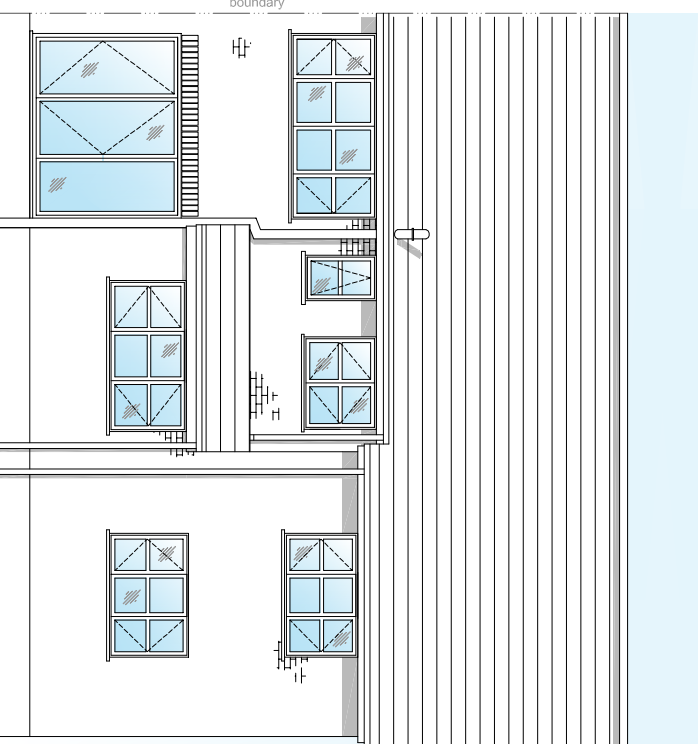
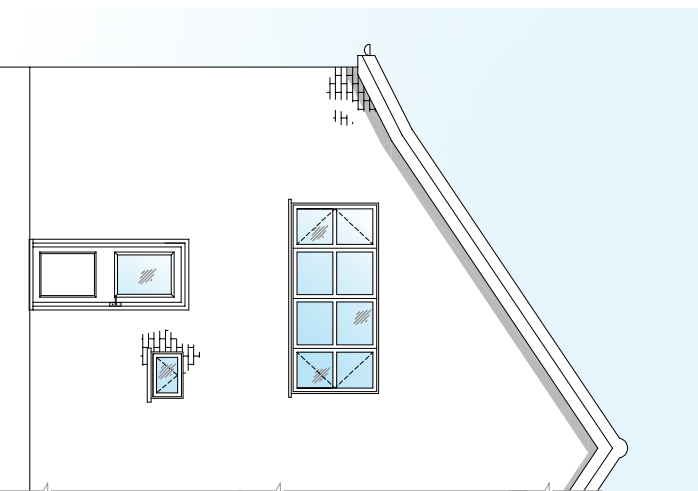




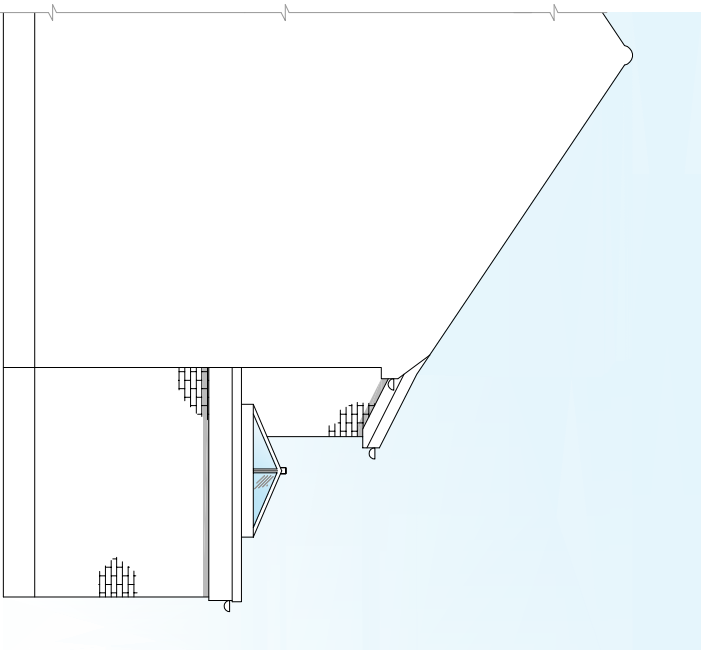
EXISTING SIDE ELEVATION
scale 1:100



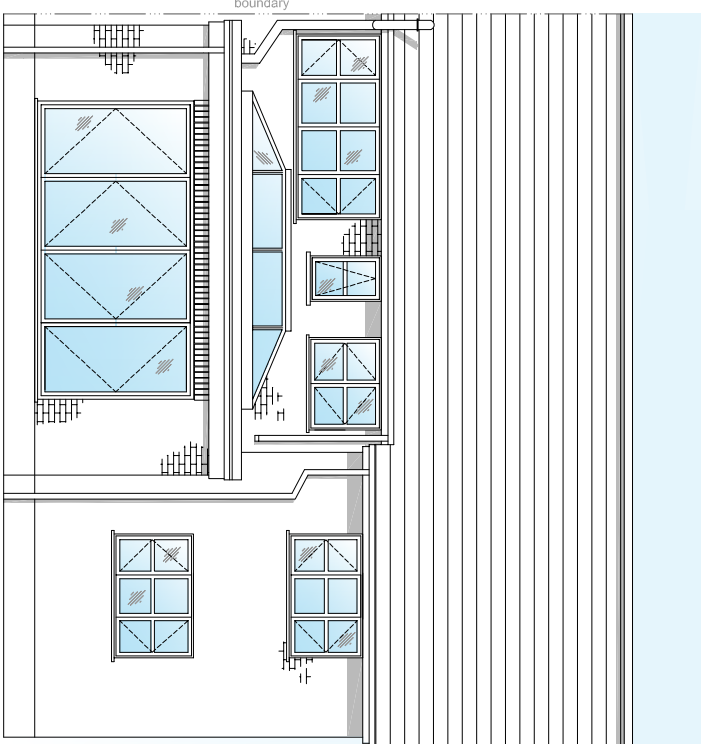
EXISTING REAR ELEVATION
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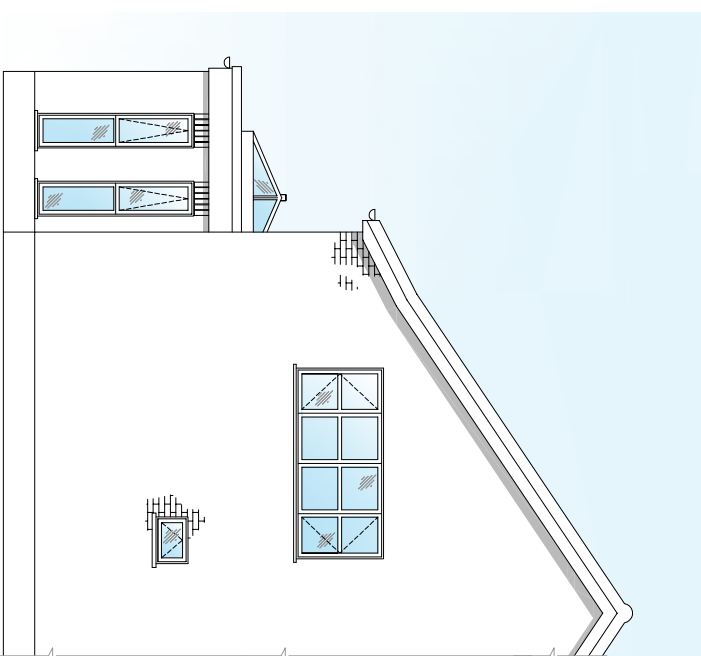
EXISTING OPP' SIDE ELEVATION
scale 1:100



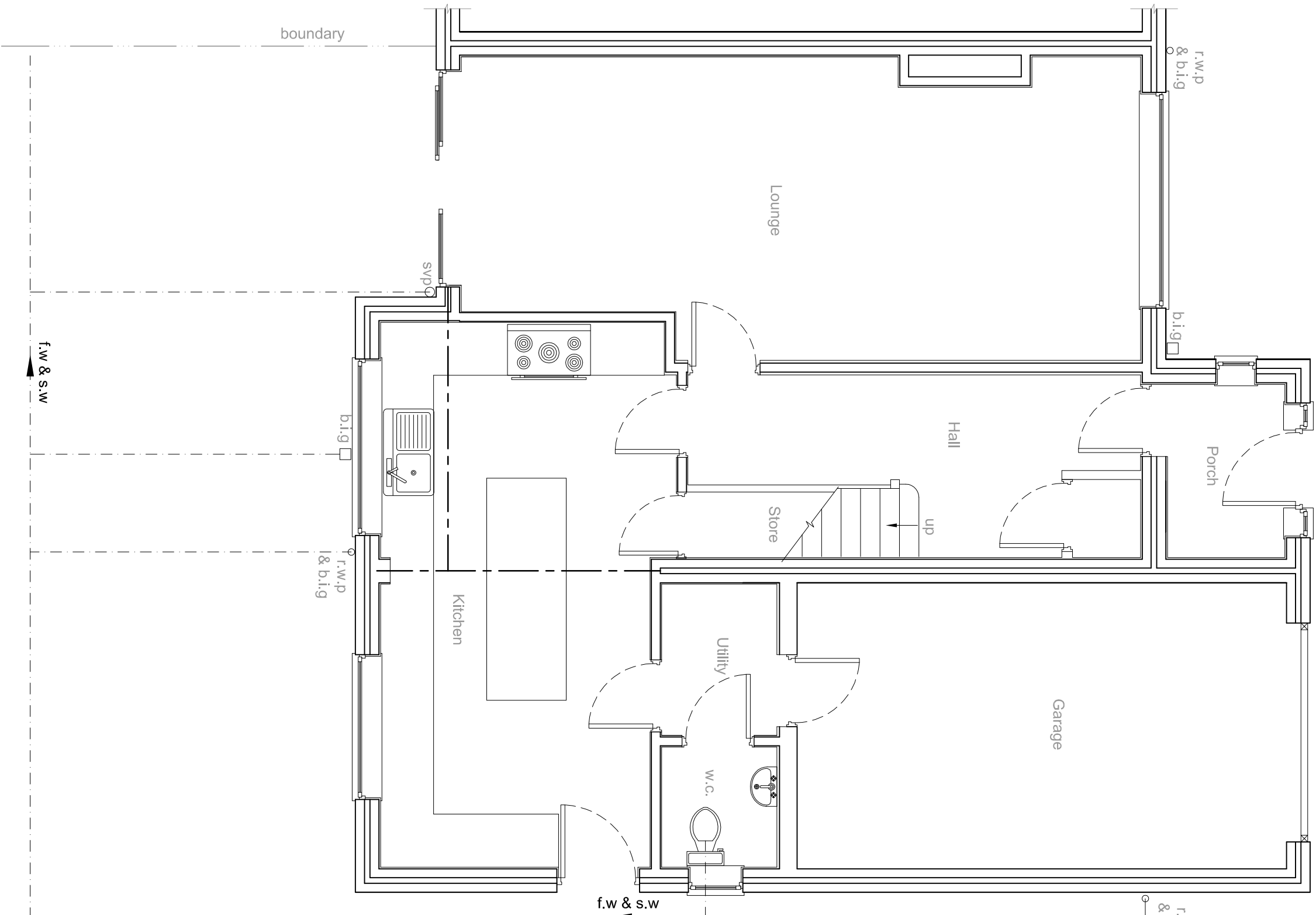
PROPOSED SIDE ELEVATION
scale 1:100



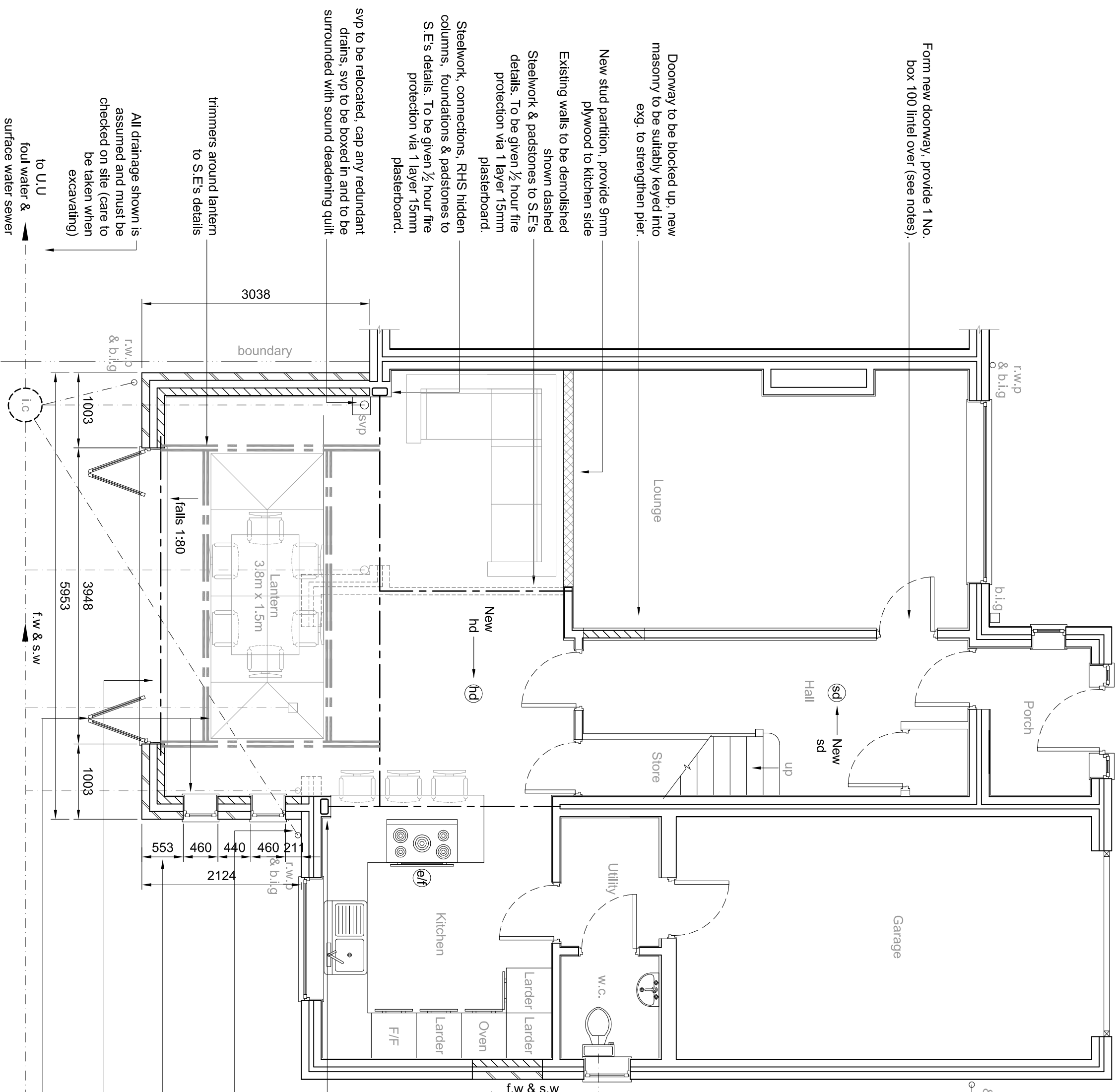
PROPOSED REAR ELEVATION
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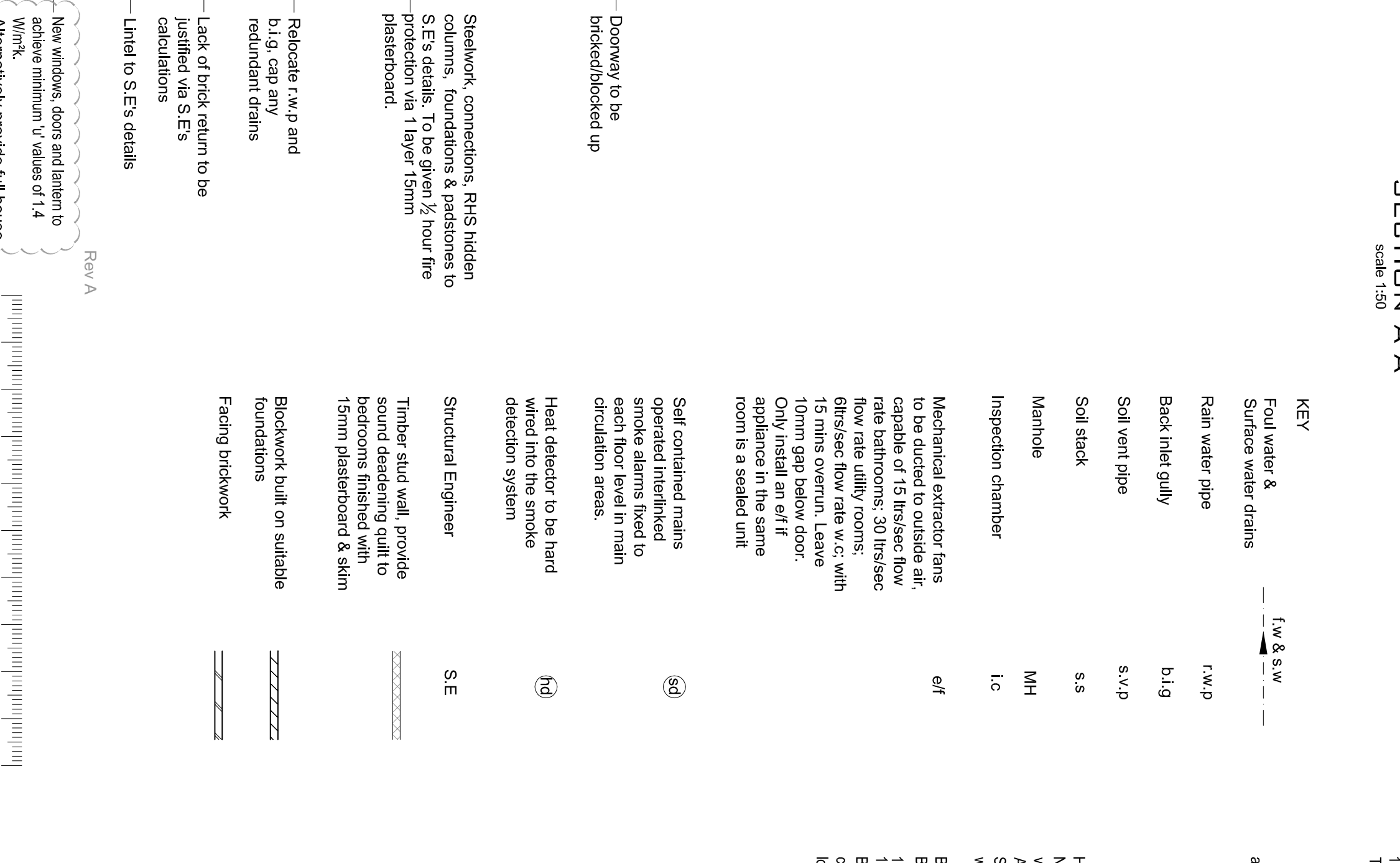
PROPOSED OPP' SIDE ELEVATION
scale 1:100



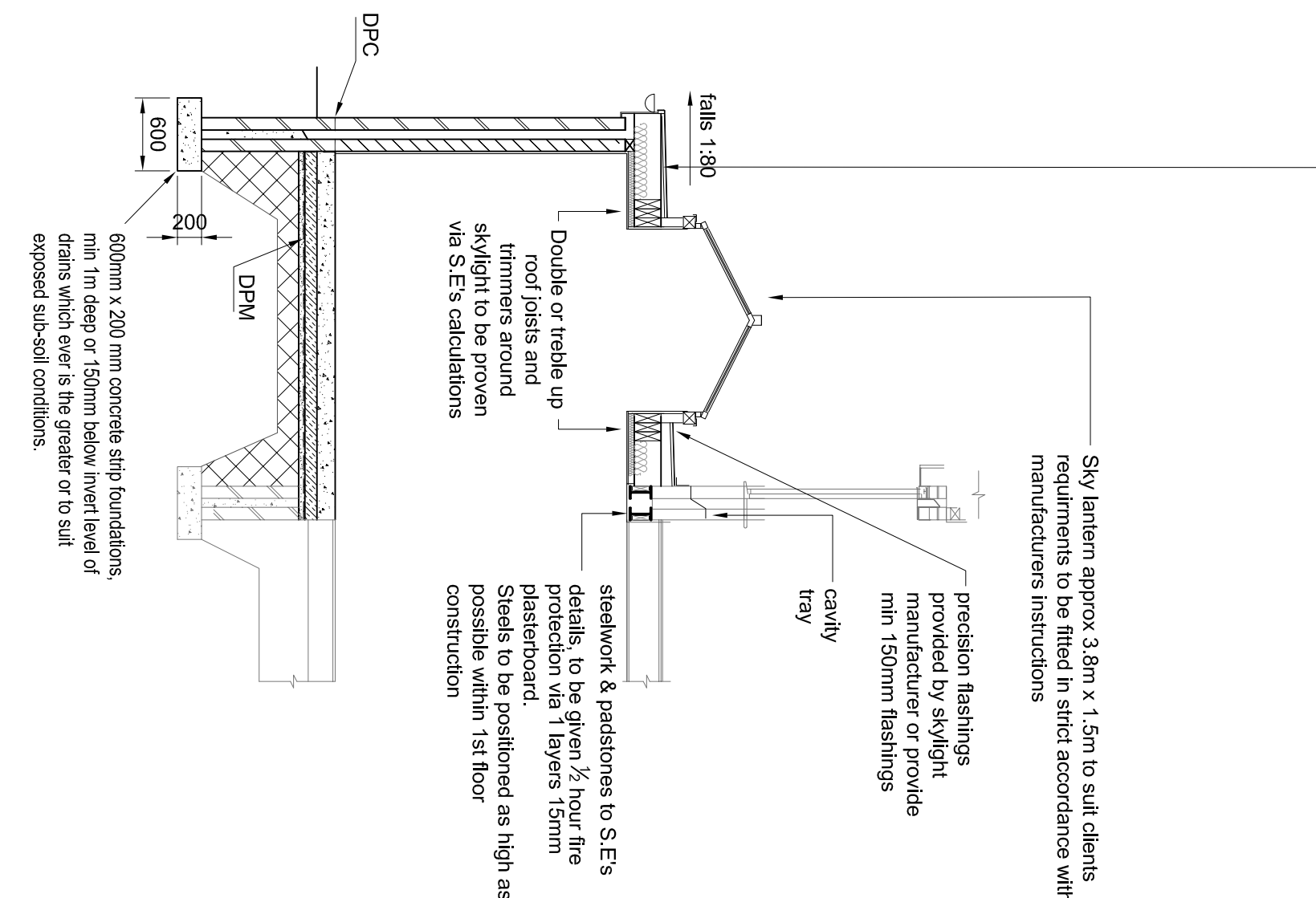
EXISTING GROUND FLOOR PLAN
scale 1:50



scale 1:50



0 1 2 3 4 5 6 7 8 9 10 m
1:100



SECTION A-A
scale 1:50

KEY			
Foul water & Surface water drains	—	fw & sw	—
Rain water pipe		r.w.p.	
Back inlet gully		b.i.g.	
Soil vent pipe		s.v.p.	
Soil stack		s.s.	
Manhole		MH	
Inspection chamber		I.C.	

and

(i) Background ventilation, either:

- (a) by a controllable and secure ventilation opening (or openings) having a total area not less than 400sq. mm, located so that to avoid drafts, e.g. a trickle ventilator; or
- (b) by the mechanical ventilation being in action;

(ii) the operating continuously at a normally one air change per hour.

Heating:

New rooms to be heated using radii fitted with thermostatic radiator valves. Fed from e.g. boiler

Any alterations to heating hot water system to be carried out by Gas Safe registered plumber. Any new boiler to be condensing boiler with regulated fire and full controls should be incorporated.

Box linings:
Box linings by Keystone or similar approved beams requiring 150mm and bearing, to be given $\frac{1}{2}$ hour fire protection via 2 layers of 12.5mm plasterboard.

Heating: New rooms to be heated using radii fitted with thermostatic radiator valves. Fed from exg. boiler
Any alterations to heating/ hot water system to be carried out by Gas Safe registered plumber. Any new boiler to be condensing boiler with balanced flue and full controls should be incorporated.

change per hour.

(a) by a controllable and secure ventilation opening (or openings) having a total area not less than 4000sq. mm, located so that to avoid drafts, eg. a trickle ventilator, or

(b) by the mechanical ventilation being in addition, capable of operating continuously at a nominally one air-change per hour

and operated intermittently, for instance during cooking:

12. Kitchen Ventilation
The requirement will be satisfied if there is both:

- (i) Mechanical extract ventilation for rapid ventilation, rated capable of extracting at a rate not less than 60 litres per second (or incorporated within a cooker hood and capable of extracting at a rate of 30 litres per second) which may be

with hot and cold sources.

none degradable sheet material. Sanitary ware to be fitted with 75mm deep seal traps with rotatable access to be connected to soil stacks or B.I.G. via 40mm dia p.v.c. piping. To prevent cross flow, connections to SVP must not be directly opposite. Any bath is to be limited to 48°C via an inline blending valve which is to be compatible with hot and cold sources.

11. **Drainage:** 115mm PVC guttering to 64mm dia. PVC downspouts as shown to B.G.Cs to be connected to existing drainage to be agreed by building control officer. Drains beneath proposed building to be incased in 200mm concrete, with flexible joints incorporated in new concrete to suit ground conditions and to the satisfaction of the Building Control Officer. Walls to bridge drains using reinforced concrete inlets leaving a 50mm clear gap below inlet with approved horizontally each side.

Keystone inlets filled, full length, with polystyrene insulation. Drought proof striping to fitted to all opening windows and any left hatch. All glazing in critical locations on internal and external walls must conform to BS EN 12150, protection against impact, i.e glazing below 800mm and up to 1500mm in doors extending 300mm horizontally each side.

9. **Windows/Ventilation:** New windows to achieve minimum U-values of 1.6 W/m²K with minimum 20mm gap between panes in timber or PVC-U sealed units and have maximum total area 25% of total floor area. Ventilation provided by opening lights of 1/20th minimum floor area and minimum 800mm² trickle vent in window head. Units over windows/dormers to be Keystone type venting 150mm and bearing unless noted otherwise and have half hour fire protection

8. Timber: All timber to be stress graded and stamped, kiln dried (KD).

appropriate BS7671 electrical installation certificate to I

1. Elements, signs and sockets to clients specifications and I.E.T. Regs. All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the Building Control Consultant needs to be satisfied that Part P has been complied with. This may require an

6. This Specification & the design drawings are copyright & must not be copied without the written consent of Pro-Tech.

4. Report any discrepancies to Pro-TECH immediately.

2. Figured dimensions only are to be taken from the drawings. All dimensions & angles are to be checked on site prior to any work. If in doubt ask.
3. The drawings are metric drawings & all dimensions are in millimetres (unless otherwise stated).