

Above ground drainage in Header PVC-U pipework and fittings at minimum 11-in-40 fall with rodding access at bends. Pipe sizes: bath, kitchen sink and kitchen appliances minimum 42mm with 75mm deep seal trap. Washbasins 35mm with bath trap, WCs 110mm branch to 110mm soil vent pipe. Rodding access at bends and foot of traps. All pipes to have traps below ground four drainage 100mm dia pipework at 1 in 60 minimum fall. Below ground storm drainage and inspection chambers to be Polypropylene Drainage pipework below slabs to have 150mm concrete Thames Water to be advised of the connection to the existing sewerage system

Note: A test and TV survey of the existing drain within the site boundary and a TV survey of the connection to the existing sewer is to be carried out to the satisfaction of the Building Inspector plus justification given that the existing sewerage system can carry the increased capacity

100mm pipework at 1 in 80 minimum fall. 150mm pipework at 1 in 100 minimum fall. Pipework, gullies and inspection chambers to be Polypropylene Drainage pipework below slabs to have 150mm concrete Thames Water to be advised of the connection to the existing sewerage system

Sanitary pipework and drainage to comply with the relevant clause of approved document H or BS EN 12056 and BS EN 752

Cold water supply, water efficiency, hot water supply and systems.

sanitary conveniences and washing facilities

Bathroom, Kitchen and food prep areas

All to be provided in compliance with Building Regs Part G

Rainwater and below ground drainage to be in accordance with Clam Structures drawings

Sizes of gutters and downpipes to be in accordance with Table 1 and 2 of Building Regs Part H

Mains operated smoke detector/alarms complying with BS 5446:Part 1 and emergency lighting complying with BS 5266: Part 1 to be provided within the operable security lock operable from inside without need of key.

Beam and Block Floor manufacturer's drawings and Calculators

Main entrance door with accessible threshold and fitted with Enchiphone lock and easily All stairs to have risers and goings as specified and to comply with part K of Building Regs

Note: The amount of water used per person per day to be limited to 125 litres using the methodology set out in 'The Water Efficiency Calculator for New Dwellings' person carrying out this work to give Notice to the local authority not later than 5 days after completion demonstrating compliance of this.

WALL CONSTRUCTION

External walls to be 100mm facing brick

130mm cavity filled with 120mm Ecotherm + Eco-versal insulation

140mm Calcium H-Strength 7 Block inner leaf with Insulation backed d.p.c.

Wall ties to be s/s vertical twist type spaced to Structural Engineers requirements.

U value 0.18

Glazing to all windopenable doors

to be laminated or toughened safety glass below 800mm sash windows to upper storey to be fitted with sash rest-floor locks to prevent bottom sashes opening more than 100mm.

Gas filled double glazing to be installed in accordance with Gas Safety Regulations 1994.

Gas supplies to be installed in accordance with Gas Safety Regulations 1994.

Electrical and Gas installations to be carried out by suitably qualified installers and Certificates to be provided

All habitable rooms to have minimum 8000 sq mm background ventilation via window vents

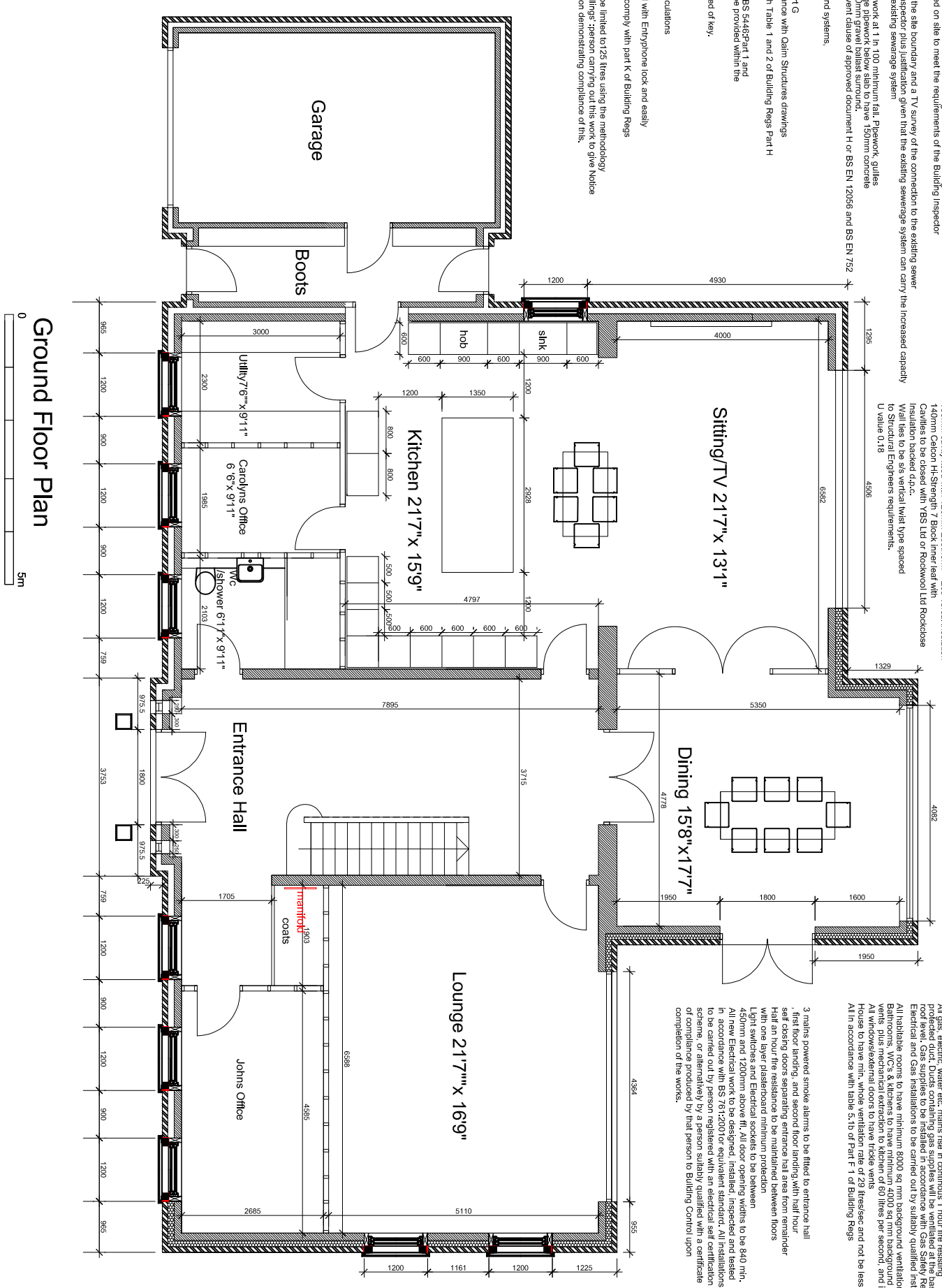
Bathrooms, WCs & Kitchens to have minimum 4000 sq mm background ventilation via window vents plus mechanical extract to have minimum 60 litres per second, and Internal En-saltes of 6 litres per second

All new Electrical work to be designed, installed, inspected and tested in accordance with BS 761:2001 or equivalent standard. All installations to be carried out by person registered with an electrical self certification scheme, or alternatively by a person suitably qualified with a certificate of competence produced by that person to Building Control upon completion of the works.

3 mains powered smoke alarms to be fitted to entrance hall, first floor landing, and second floor landing with half hour self closing doors separating entrance hall area from remainder

Light switches and Electrical sockets to be between 450mm and 1200mm above floor. All door opening widths to be 840 mm.

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Ground Floor Plan

0 5m

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Drawing :	Ground Floor Plan	Scale :	1:100 @ A3
Drawing no:	C01	Date :	18th Mar 2024
Project :	7 Edgcombe Close, KT2 7HP	Rev. /	-

