HPK/2012/0140

ALL DIMENSIONS TO BE CHECKED ON SITE.

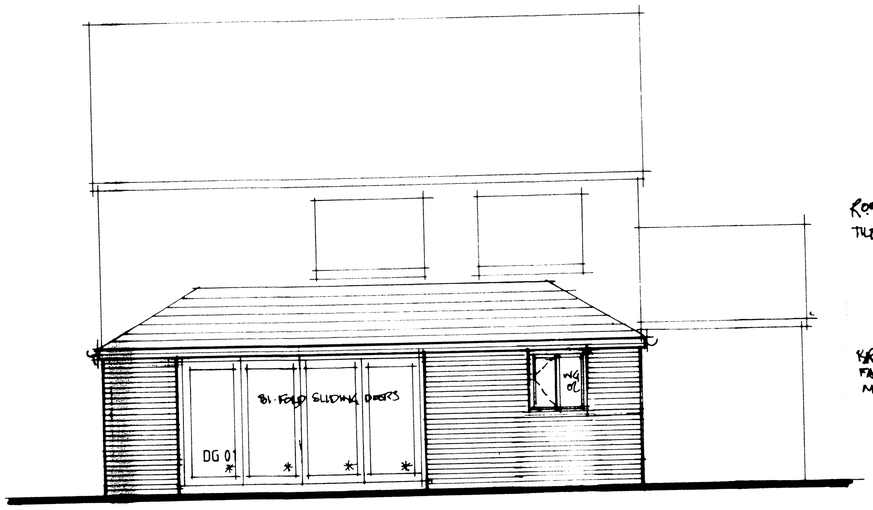
DO NOT SCALE

IF IN DOUBT - ASK LDP

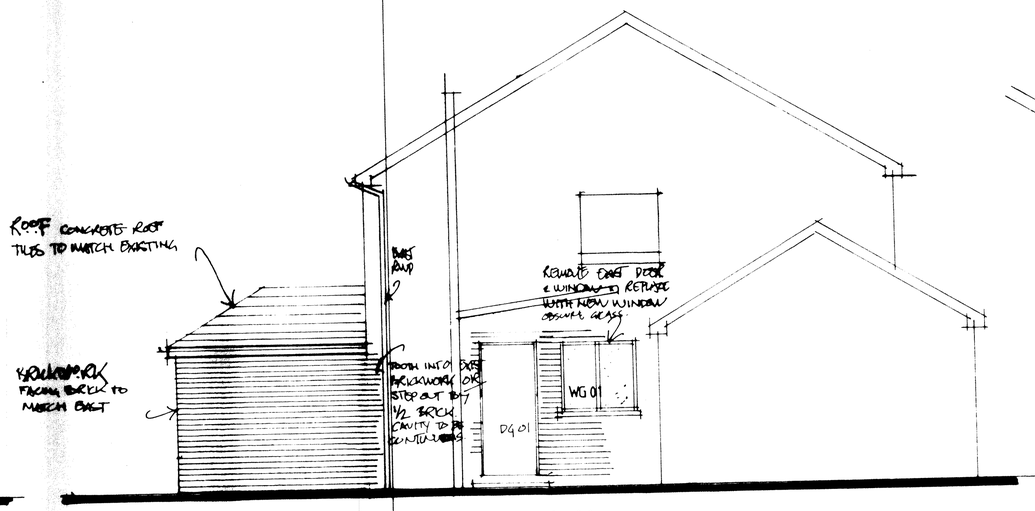
19 MAR 2012

NO WORK TO COMMENCE ON SITE PRIOR TO PLANNING CONSENT BEING OBTAINED AND BUILDING REGULATIONS APPROVED.

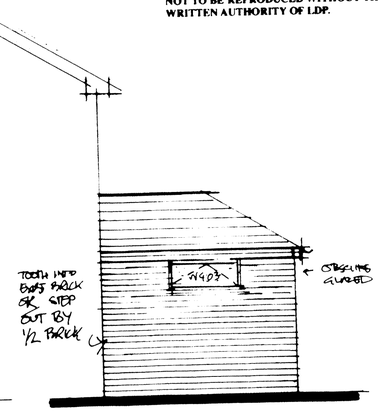
© COPYRIGHT
NOT TO BE REPRODUCED WITHOUT THE WRITTEN AUTHORITY OF LDP.



REAR ELEVATION ~ EAST



SIDE ELEVATION ~ NORTH



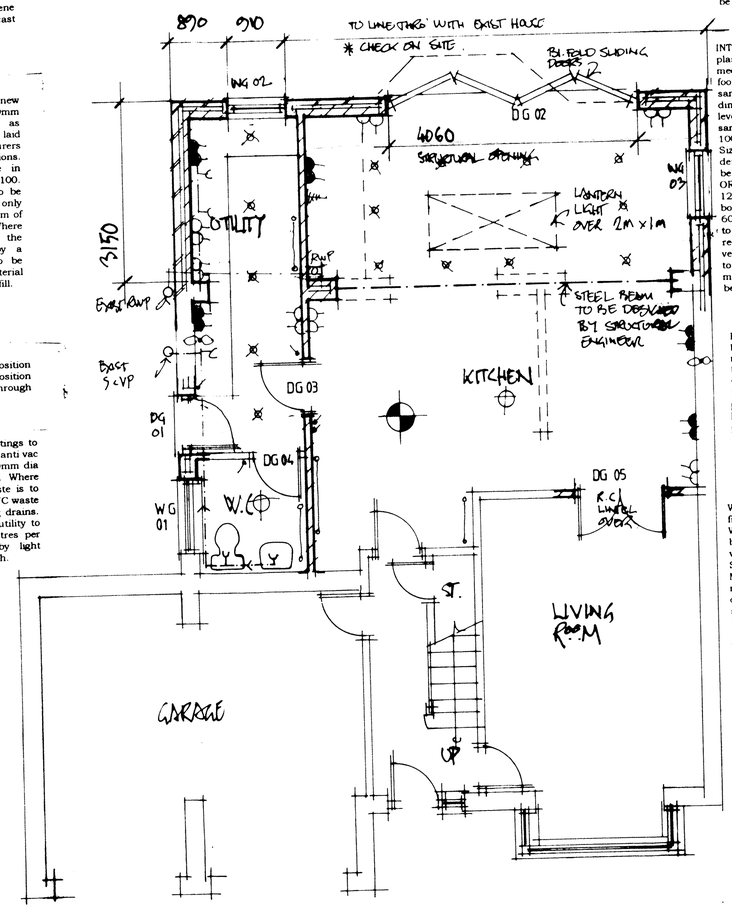
SIDE ELEV ~ SOUTH

INSPECTION CHAMBER- Provided at change of direction, 600mm diameter dusty bin type polypropelene inspection chamber to receive a cast iron lid.

UNDERGROUND DRAINAGE - All new underground drainage to be 110mm dia plastdrain pipe system as supplied by Hepworth and to be laid in accordance with manufacturers recommendations and instructions. All new underground drainage in plastic can be laid to a fall of 1in100. Any drain under the building to be encased in 150mm concrete only where top of pipe is within 300mm of the underside of the slab. Where drains pass through walls, the opening is to be spanned by a concrete lintel - opening is to be struck off with a rigid sheet material to stop the ingress of vermin and fill.

SOIL & VENT PIPE - Reposition existing soil and vent pipe. Reposition existing sink and bath drains through new roof and to new SVP

UTILITY - All new sanitary fittings to be fitted with 75mm deep seal anti vac traps and to discharge via 40mm dia UPVC wastes at 1in 55 fall. Where wastes are combined the waste is to be increased to 50mm dia UPVC waste pipe all connected to existing drains. Mechanical vent required to utility to provide min extract of 30 litres per second and be operated by light switch, operated by light switch.



GROUND FLOOR PLAN

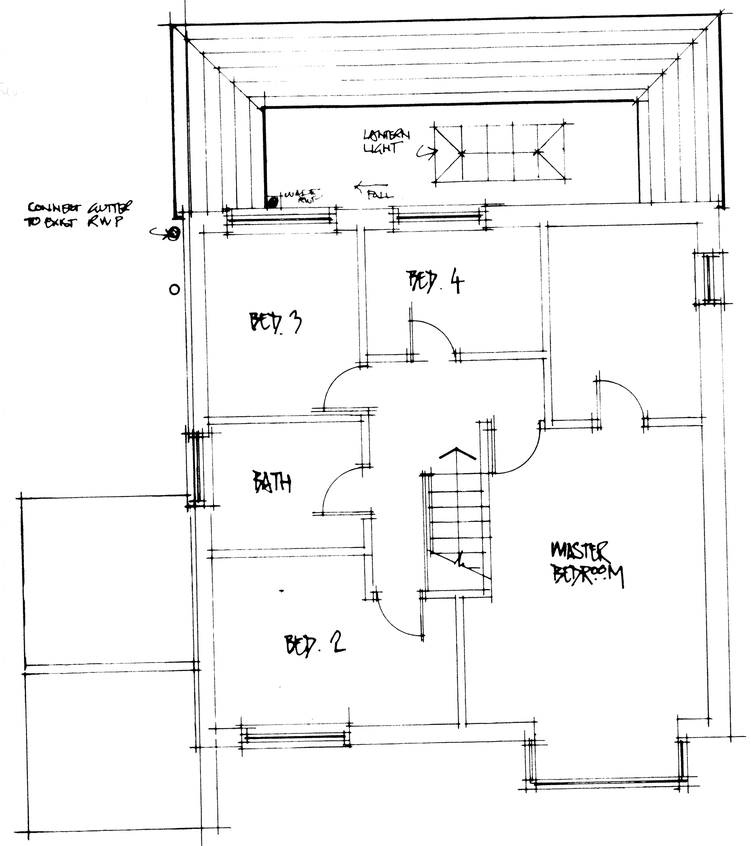
SMOKE DETECTION - Provide hard wired smoke detection with battery backup to BS 5359 Part 1 1998 - installed on ceiling and minimum 300mm from walls and light fittings. All new and existing smoke alarms to be connected.

INTERNAL WALLS - 13mm lightweight plaster and skim to both sides 100mm medium density blockwork built off footing to match all new footings fat same level as existing with a minimum dimension of 900mm from ground level to underside of footing. Or at same depth as any drain within 1000mm whichever is the deepest. Size of footing to be 710x200, high density block (7.0N/mm2) required below ground level).
OR
12.5mm plasterboard and skim to both sides ex 100x50 sw stud at max 600mm centres. Sole plate and head to be properly fixed to joists. Noggins required at max 900mm centres vertically and in appropriate positions to receive radiators etc. 100mm mineral wool quilt insulation in between studs.

KITCHEN - All new sanitary fittings to be fitted with 75mm deep seal anti vac traps and to discharge via 40mm dia UPVC wastes at 1in 55 fall. Where wastes are combined the waste is to be increased to 50mm dia UPVC waste pipe all connected to existing drains. Mechanical vent required to utility to provide min extract of 30 litres per second under cooker hood or 60 litres per second with no cooker hood and be operated by light switch.

WC - All new sanitary fittings to be fitted with 75mm deep anti vac traps. Waste pipes to wash hand basins to be 36mm dia, urinals 40mm dia and wc's 110mm dia. All to discharge via SVP.
Mechanical ventilation required to give min 3 air changes per hour and be capable of extracting 15 litres per second operated by light switch with a 15 minute overrun - discharge through roof with suitable lead flashing on roof.

ELECTRICAL INSTALLATIONS - All installations to comply with IEE regulations. High efficiency lighting points with max 40 lumens per circuit watt required in minimum two rooms. All wiring and electrical work will be deigned, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE the 17th edition Wiring Guidance, Part P (Electrical Safety) of the Building Regulations and by a competent person registered with an electrical self certificate scheme authorized by the Secretary of State. The competent person is to send to the local authority a self certification certificate within 30 days of the electrical works completion. The client must receive both a copy of the self certification certificate and a BS 7671 Electrical Installations Test Certificate.



FIRST FLOOR PLAN

GAS INSTALLATIONS - All gas appliance installations and alterations to be carried out by a Gas Safe registered heating engineer.
Approved Document L1 (2010), all new and replacement natural gas and LPG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 90%.
All oil boilers are to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 85%.
New boilers to be controlled electronically and all radiators to be fitted with TRV's.
Exceptional circumstances permitting the installation of a non condensing boiler. The installer must complete an 'Assessment Form' using the procedure 'Guide to the Condensing Boiler Installation procedure for dwellings' (ODPM 2005). The declaration should be retained by the householder as it may be needed when the property is offered for sale.

ELEC LEGEND -

- High efficiency light fitting
- Recessed low voltage down lighter
- Light Switch - one way
- Wall Socket Double skirting level
- Wall Socket Double worktop level
- Radiator
- Mechanical Vent
- Hard wired smoke detector BS 5359
- TV Socket

A. AMENDED 11.MAR.12

HIGH PEAK

36 MALVERN RISE
PADFIELD SK13 1QW

PROPOSED EXTENSION & ALTERATIONS FOR MR & MRS S. LYNCH

AS PROPOSED

LOCKSIDE DESIGN PARTNERSHIP
ARCHITECTURAL + HISTORIC BUILDING CONSULTANTS
Lockside Mill, St. Martins Road, Marple, Stockport SK6 7BZ
Telephone: 0161-427-7721 Fax: 0161-427-7722
www.locksidedesign.co.uk

12·M07·03 A 1:50