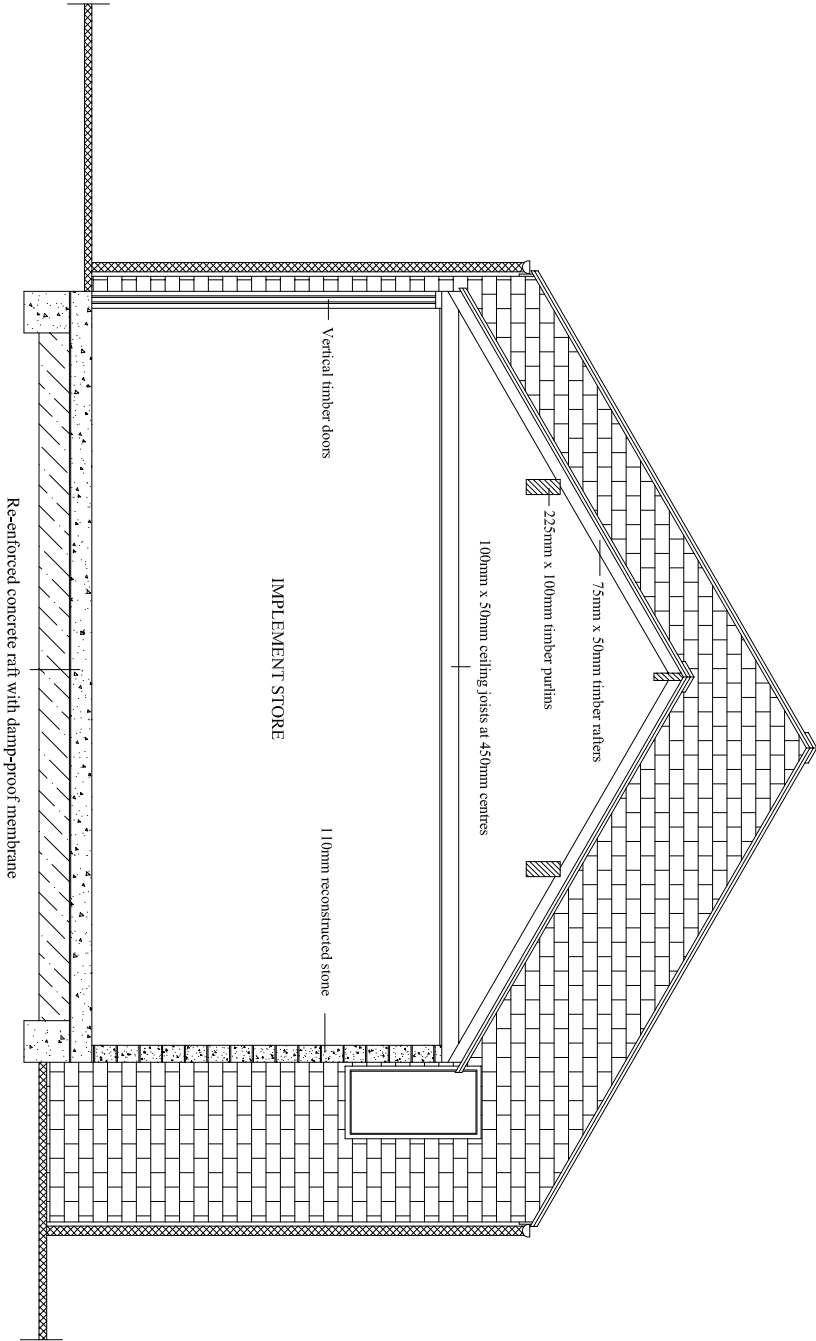
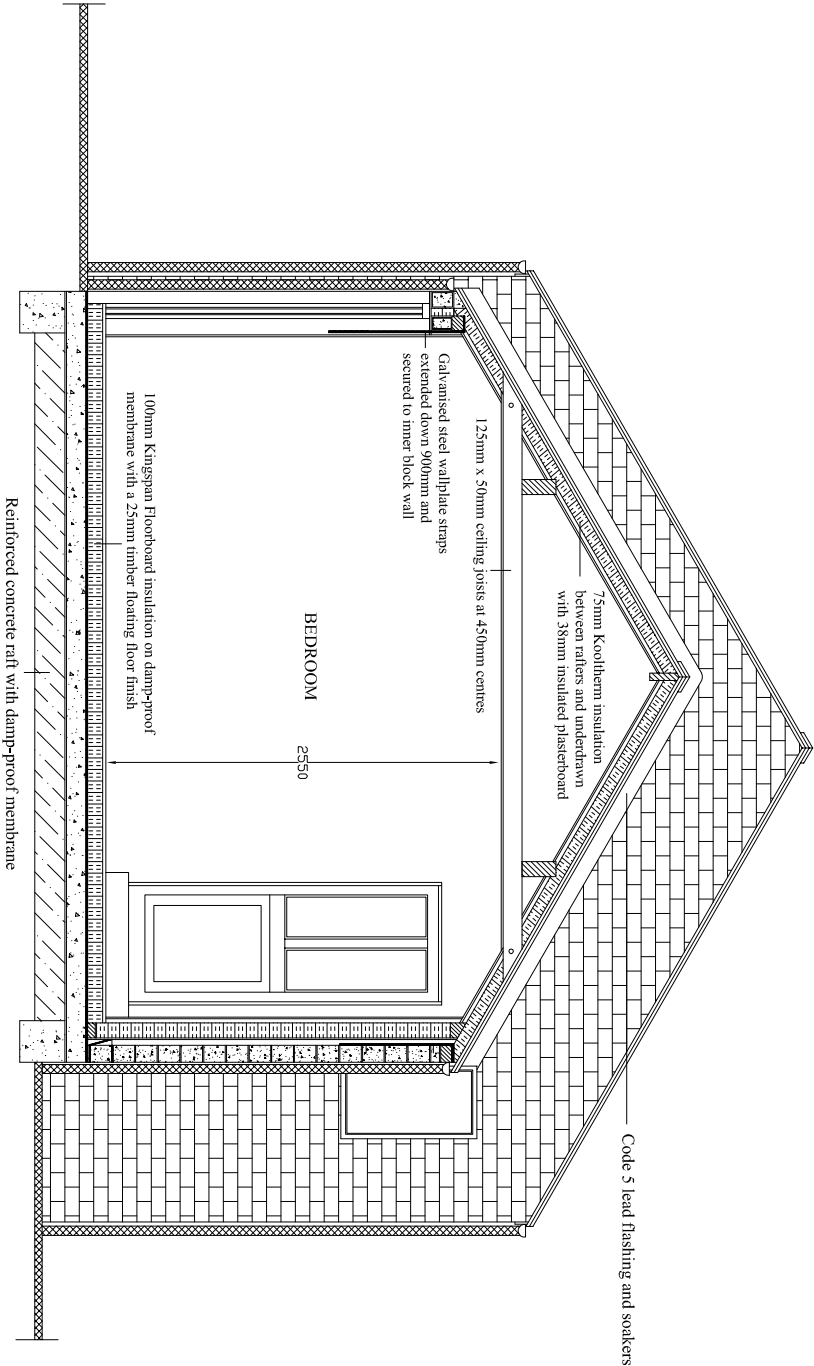


EXISTING SECTION THROUGH IMPLEMENT STORE



PROPOSED SECTION THROUGH BEDROOM



CONSTRUCTION NOTES

GENERAL NOTES

The plan relates to the conversion of an existing workshop and implement store into a self-contained holiday cottage. All services including electric, telephone and drainage outlets are existing. The construction of the main building and before occupation of the building:- walls with a Marley Modern roof covering. There will be no new openings constructed in the conversion.

FIRE SAFETY

Fire "X" smoke/heat alarms will be sited in the hall adjacent the bedroom and in the kitchen/dining room. The alarms are Ionisation 240V AC with a battery backup and automatic reset to BS 5446: Part 1 1990.

DRAINAGE

The property benefits from a separate mode of drainage. The existing foul water drains discharge directly to a foul water outlet and the surface water discharges into a sustainable surface water outlet. The new dwelling will connect via a new inspection chamber at the front and by a chamber at the side to allow cleansing of the drain from both directions. The new foundations will be constructed below the invert level of the existing drains. Openings in walls for pipes are to be constructed with reinforced concrete lintels spanning over with a clear 50mm clearance all around the drain.

HEATING

Glow-worm High Efficiency Combi cxi boiler is to be sited in the kitchen. The boiler has a SEDBUK rating A efficiency 90.3 %. All radiators are to be fitted with TRV temperature control valves with thermostatic controls.

LIGHTING

All new light fittings shall be capable of using low energy high efficiency light bulbs. High efficiency lighting points are located in the hall and on the first floor landing.

MECHANICAL VENTILATION

Extract ventilation rate:-

Kitchen - 60 litres/second;

Bathroom - 30 litres/second.

Hot water appliances and sanitary ware taps are to be identified as being on the left hand side, maximum temperature to bath water to be regulated to 48 degrees.

CERTIFICATION

The following certification is to be deposited with the Local Authority Building Control Department on completion of the building works and before occupation of the building:-  
Electrical test certificate.  
Energy performance certificate.  
Water efficiency calculation.