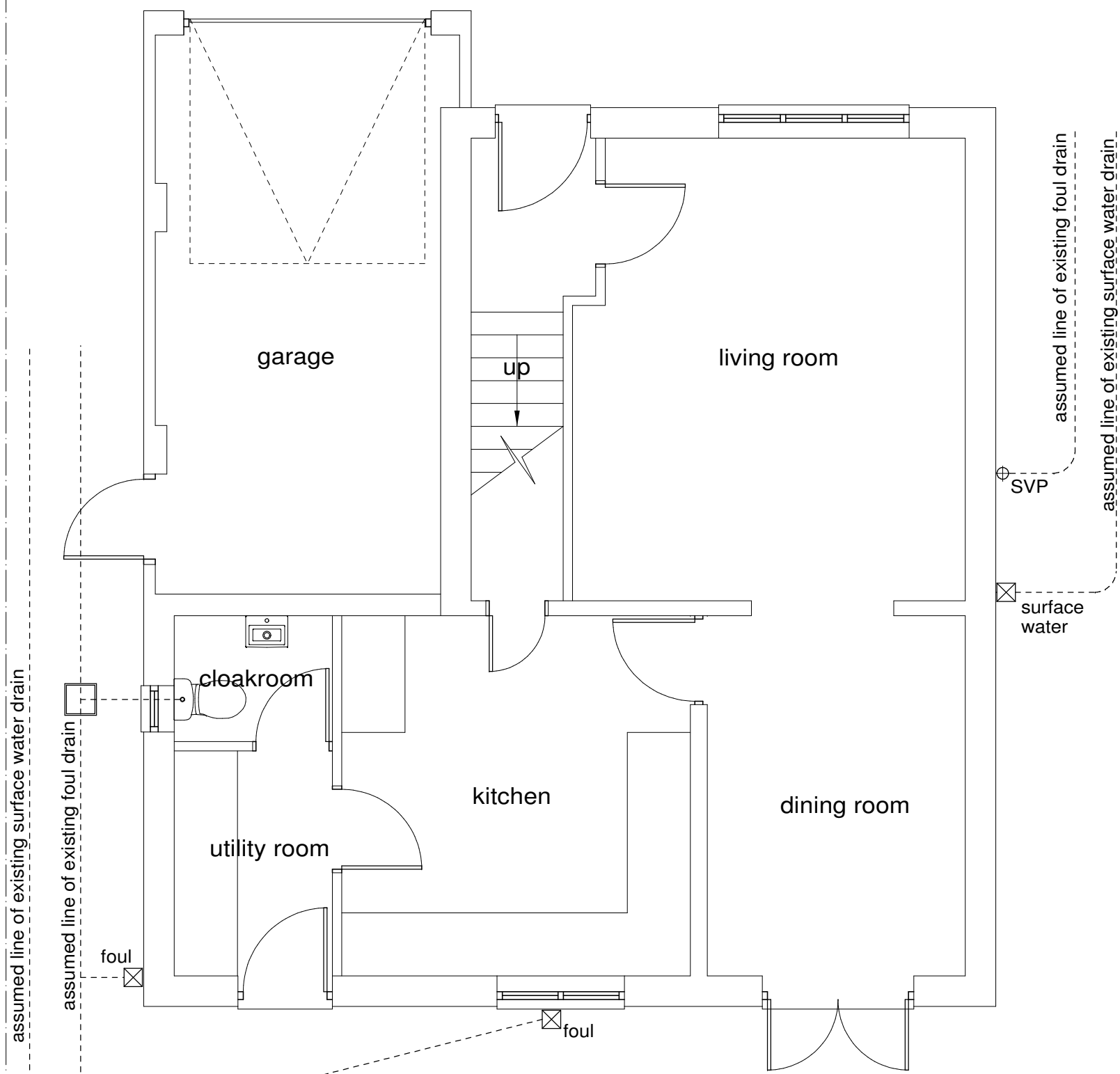
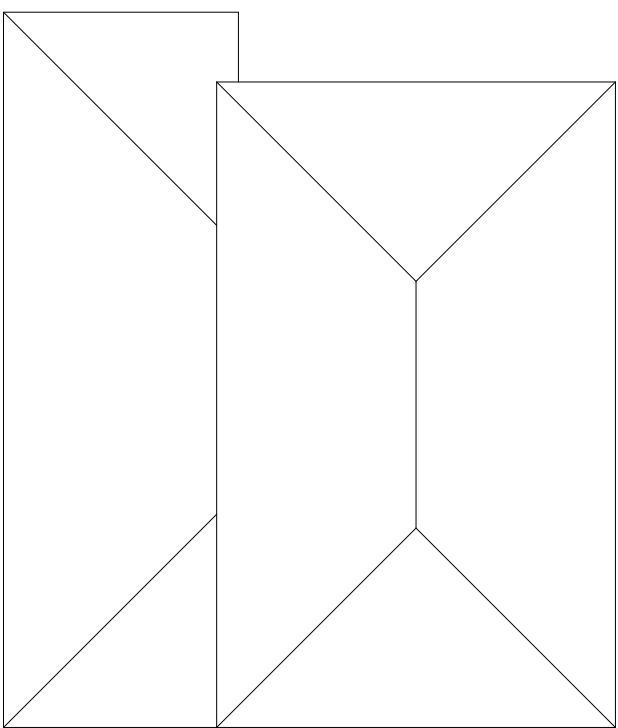


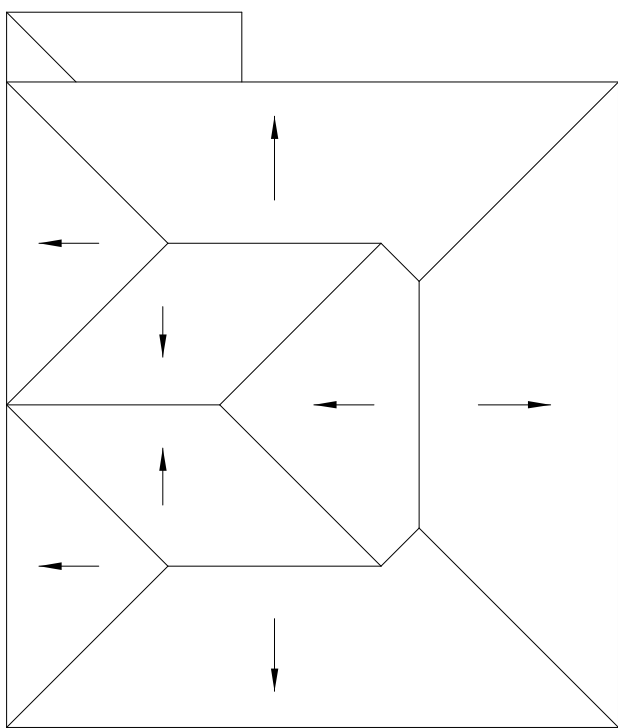
EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

EXISTING AND PROPOSED ROOF PLANS 1:100 @ A1

APPROVED DOCUMENT L1 (2005)  
From the 1st April 2005. 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 92%.

From the 1st April 2005 Oil fired boilers must have a minimum SEDBUK rating of 86%.

Exceptional Circumstances permitting the installation of a Non-Condensing boiler. The installer must complete an 'Assessment form' using the procedure described in the document '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.

All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so.

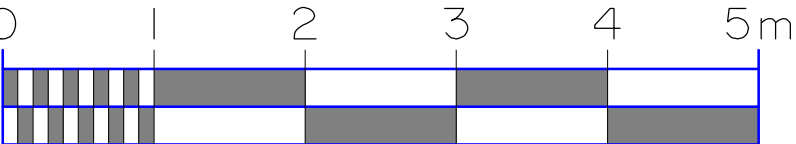
Prior to completion the Local Authority must be satisfied by either:-

An electrical installation certificate issued under a Competent Person Scheme has been issued; or

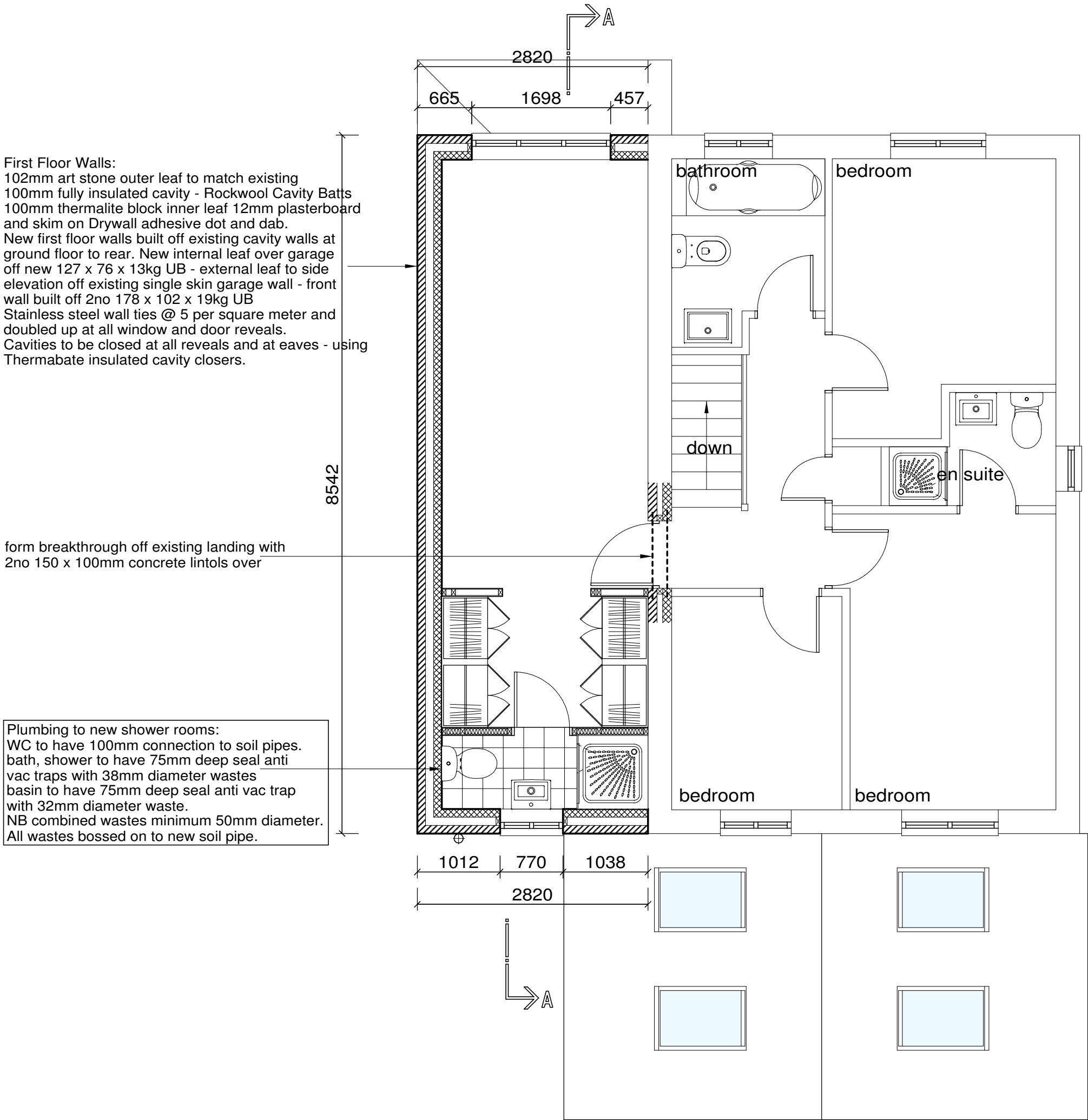
Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

Ventilation:  
Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate; opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm<sup>2</sup>. Where opening restrictors are to be provided the opening lights to be increased in size to 1/10th of the room floor area.  
Wet room areas to be afforded mechanical extract ventilation using the following extract rates:  
Kitchen 30 Litres/sec (adjacent to the hob) or 60 Litres/sec elsewhere  
Utility Room 30 Litres/sec  
Bathroom 15 Litres/sec  
Sanitary accommodation 6 Litres/sec.  
In addition, controllable trickle vents with equivalent area of area of 2,500mm<sup>2</sup>.

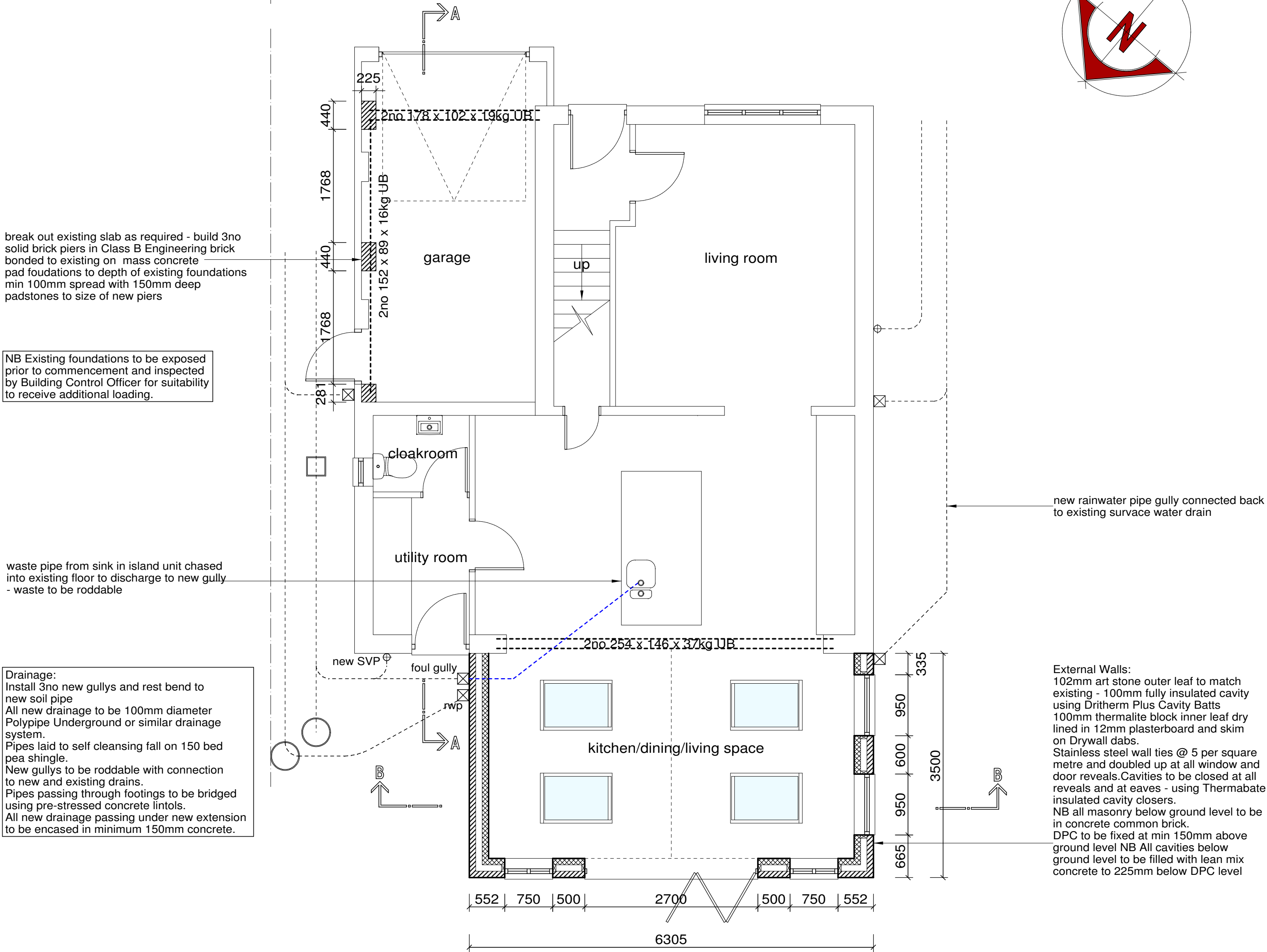
Structural Steel:  
All structural steel to be encased in a minimum of 18mm Gypsum plaster to give minimum half hour fire protection.



C		
B		
A		
DRAWN	BB	SCALE 1:50 @ A1
DATE Jan 2018		
CUSTOMER		
Mr and Mrs Yates		
PROJECT		
Extensions		
LOCATION		
2 Earls Way, Glossop		
BC Design & Associates 22 Printers Park Hollingworth Cheshire SK14 8QH Tel: 07920064307 barry.binns@gmail.com		



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN