

HEATING

The system is to be altered to suite the new layout and is to be carried out by a registered 'GAS-SAFE' specialist contractor and in compliance with current Regulations.
Gas Safe building regulations compliance certificate to be provided for the relocation of the existing boiler.
Installation of boiler in any habitable rooms to be provided with mains wired CO monitor.
New radiators to be provided with thermostatic relief valve (TRV's).

ELECTRICAL

The work is to comply with Part P of the Building Regulations, work to be carried out by Approved Contractors NICEIC registered or similar and to provide a certificate of compliance.

Provide efficiency light fittings locations of proposed fittings as indicated on service drawings.

Switches and sockets are to be positioned between 450 and 1200mm from finished floor level to comply with part M. Lighting to all external and vulnerable areas to be operated by photo - electric cell time switch or P.I.R detectors

Power provision for installation for intruder alarms to comply with BS 4737 or BS 6799

SMOKE ALARMS

SMOKE DETECTION

Smoke Detection is to be provided to circulation spaces i.e one in the hall and one on the landing ceiling to comply with Part B of the Building Regulations. To be mains powered with battery back up Grade D Cat. L03. BS 5639-6:2004

FIRE ALARMS HEAT DETECTION

HEAT DETECTION

In the kitchen area a compatible heat detector is to be installed interlinked with the other smoke detector system positioned as above in the circulation routes.

VENTILATION

MECH VENT

Mechanical or passive ventilation is to be provided to comply with Part F of the Building Regulations. Mechanical ventilation from the bathroom is to be 15 litres per second with Xpelair or similar approved activated by the light switch with a 20 minute run on. Ventilation to the kitchen is to be 60 litres per second with a 20 minute run on as described for the bathroom or alternatively a cooker hood or similar adjacent to the hob with an extract rate of 30 litres per second.

INCOMING SERVICES-GAS AND ELECTRICITY

The incoming services are to be altered separate supplies to be provided to each new dwellings with metres located in approved positions. Installation and alterations to be carried out by the utility company and by qualified registered engineers. i.e. GAS-SAFE and NICEIC.

Part G hot water safety.
Valves to be fitted to prevent scalding bath not to exceed 48° C 60° C elsewhere.

Part J
Specialist Subcontractor Designed heating systems, details to be provided to the approved inspector together with certification.

DRAINAGE

Drainage Below Ground:

Please note that the drawings are indicative only and are to be amended depending upon site conditions.
All drainage to the satisfaction of the Local Authority Building Inspector on site. A separate system has been indicated i.e. foul and surface water and a combined system is to be provided only on agreement with the local Building Control.
Underground Drainage Systems comply where applicable, with the requirements of the following British Standards.

BS EN 1401-1: 1998 PVC-U Underground Drainage Systems
BS4680: 2000 PVC-U Ancillary Items (Rodding Eyes, Access fittings etc)
BS EN 124: 1994 Access Covers, Gratings and Frames.
BS 7158: 2001 Plastic Inspection Chamber for Drainage.
Constructed to recommendations in BS EN 1610.

Contractor to do a thorough drainage layout and conditions survey.

New drainage to be Solid Wall pipe system by Marley laid to a fall of 1 in 40 or as recommended by Marley Ltd.
Drainage system to have flexible joints.Rodding eyes and manholes have been indicated and should be introduced depending upon site conditions. Where the trench is within one metre of the building, the trench is to be filled with concrete to the lowest level of the building. Where drains pass through walls, provide lintol over with slate flanges.

New manholes are to be provided as indicated and to be generally as specified below:

New Brick manholes to be constructed of 215mm class B engineering bricks. 750 x 700 internally, concrete bedding grade A on 150mm thick concrete base.

Inspection chambers may be utilised as described below

IC concrete ring system on 200mm concrete base and haunching. Rodding points to be provided at points where access cannot be obtained by removing traps cast iron cover double seal medium duty Polypropylene chambers are only to be used to a depth of 1200mm with 450mm diameter cover all bases to be concrete with haunching and benched as applicable, cover slabs to BS 5911, min reinforcement A142 mesh with covers to suit usage.

Rocker pipes to be used where required. Provide lintols over drains passing through walls
Heads of runs without an IC shall be fitted with rodding access points provide rodding point to base of all swp.s. Provide step irons as necessary.

New gullies to be S.G.E. with 75mm deep seal trap. Surface water drains to connect to main run with 45 degree oblique connection drainage to be as indicated on drawings.

Surface Water Drains.

To connect to main run with 45 degree oblique connection. Drainage to be as indicated on drawings.

PLUMBING SERVICES, SANITARY INSTALLATION

Provide, fix and plumb in sanitary fittings as indicated on the drawings including bathroom suites, bidets, w.c.s etc including taps and fittings in accordance with client instructions.

SANITARY PIPEWORK

S & VP to be 100mm dia and shall discharge into drain via a min 200mm radius rest bend with invert min 450mm below lowest connection S & VP to run direct to outside air, min 900mm above any openings within 3mtrs
Branch connections from sinks, baths and showers to be min 40mm dia. fitted with 75mm deep seal anti- vac traps Generally:
w.c. - Soil vent pipe to be 100mm diameter U.P.V.C.
Bath - 50mm dia upvc waste with 75mm deep seal anti-vac trap
LB - 40mm dia waste with 75mm deep seal anti-vac trap
Shower - 50mm dia waste together with anti-vac trap.

Branch connections from washing machines to be 38mm dia with washing machine trap. Combined branch connections to be min 50mm dia, max length of 32mm dia branch 1.7mts, max length of 40mm branch 4.0mtrs
Rodding points to be provided at points where access cannot be obtained by removing traps
All sanitary pipework to comply with the recommendations of BS EN 12056-2:2000
All waste pipes to be UPVC 'CARADON TERRAIN' or similar approved.

STAIRS HANDRAILS AND BALUSTRAIDING

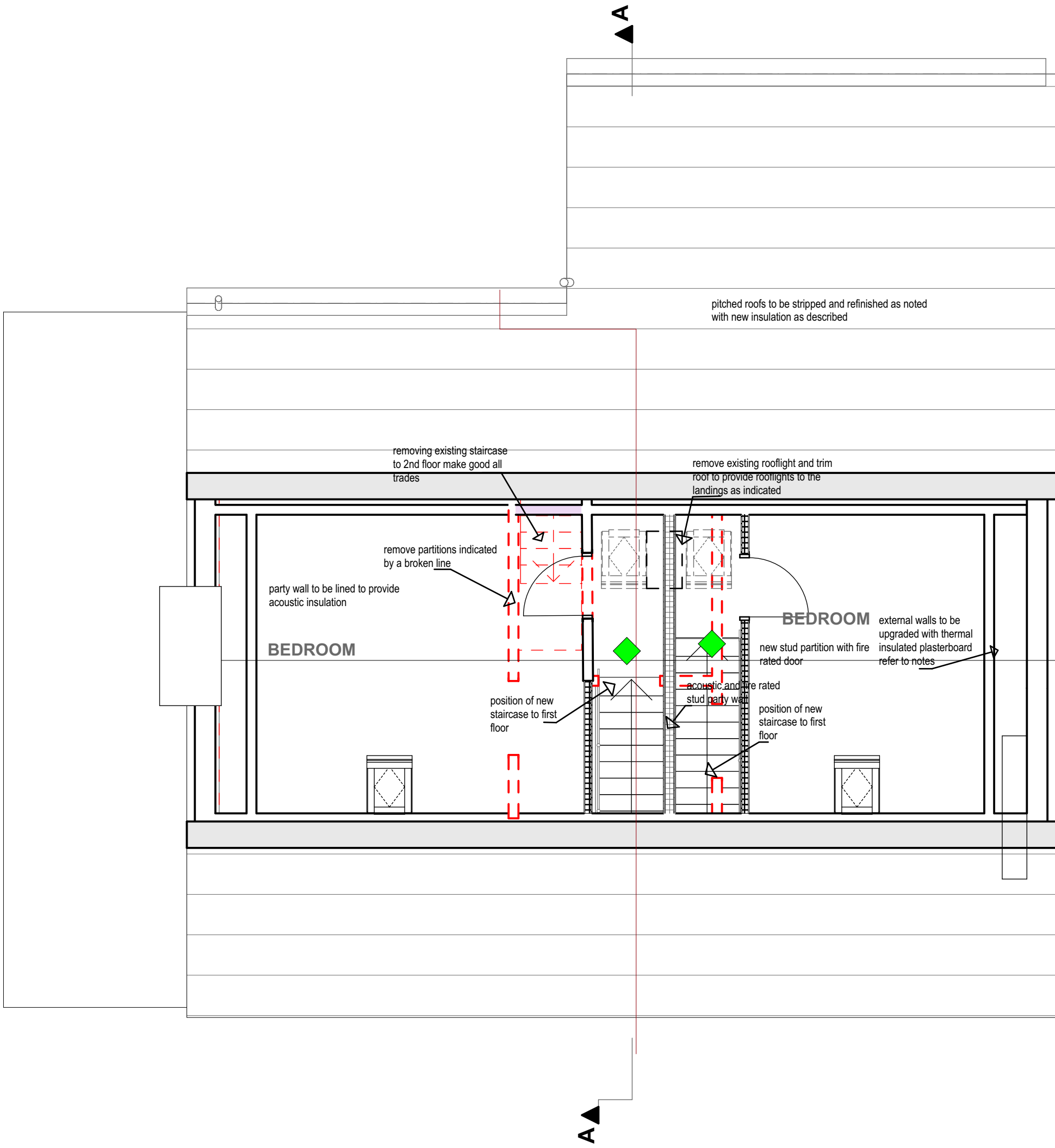
Stairs, Handrails and Balustrades are to comply with the requirements of Part K of the building Regulations. The choice of materials as determined by the client, equal risers of approximately 190mm and goings of 220mm. The floor to floor height is to be checked on site and the staircases constructed accordingly.

Stair to specialist design. Provide bullnose MDF treads, plywood toeboards and sw strings (recessed) to be wedged, screwed and glued together

Handrails are to be 900mm. above the pitch line and 1100 high at landings. There should be no horizontal members, which would allow a child to climb (e.g. ranch style) and no gaps in the balustrading system greater than 100.

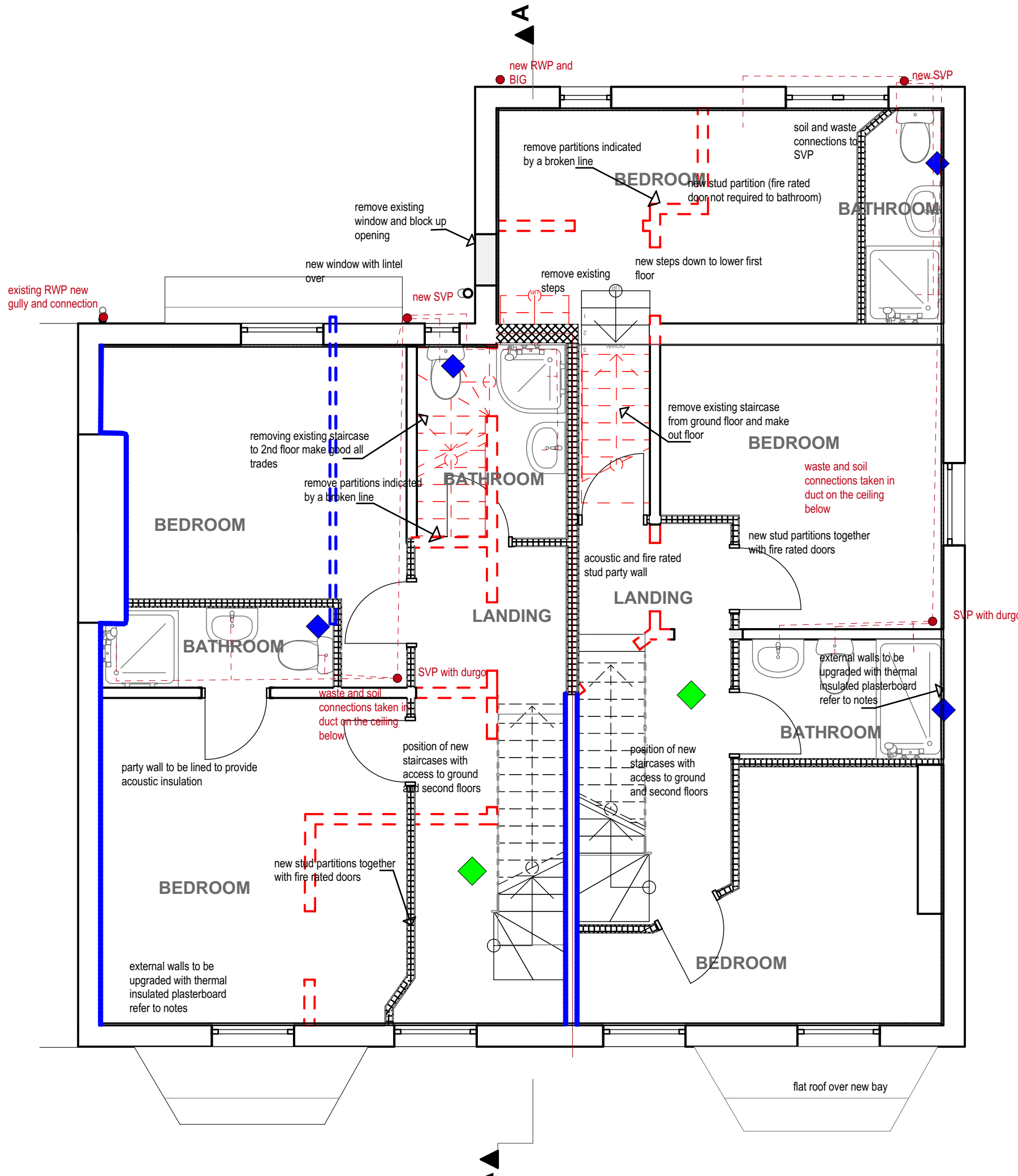
MODIFICATIONS

All modifications to the above to be specifically agreed with the Local Authority prior to carrying out of the modifications.



1:50

PROPOSED ROOF



1:50

PROPOSED FIRST FLOOR

Rev. B. Clarify print anomalies 30/03/2021
Rev. A. amend layout provide 4 bedrooms in each dwelling together with altering the layout as regards bathrooms. 05/03/2021

**DENOVALE LTD.**
TEL: 0161 941 7417 MOBILE 0774 988480
**gonshaw associates**
chartered architect
3 KENDAL DRIVE GATLEY CHEADLE SK8 4QJ
TEL: 0161 408 4882 MOBILE 0771583075
Email: ron@gonshaw-associates .com

REGULATIONS ISSUE

CLIENT	DR QASIM ABBASALI		
SITE/CONTRACT	CONVERSION FROM HMO TO 2 DWELLINGS 699 ASHTON NEW ROAD, M11 4QJ		
TITLE	PROPOSED FIRST AND SECOND FLOOR PLANS		
DATE	OCT 2020	SCALE	AS SHOWN
DRG No.	40298	07B	