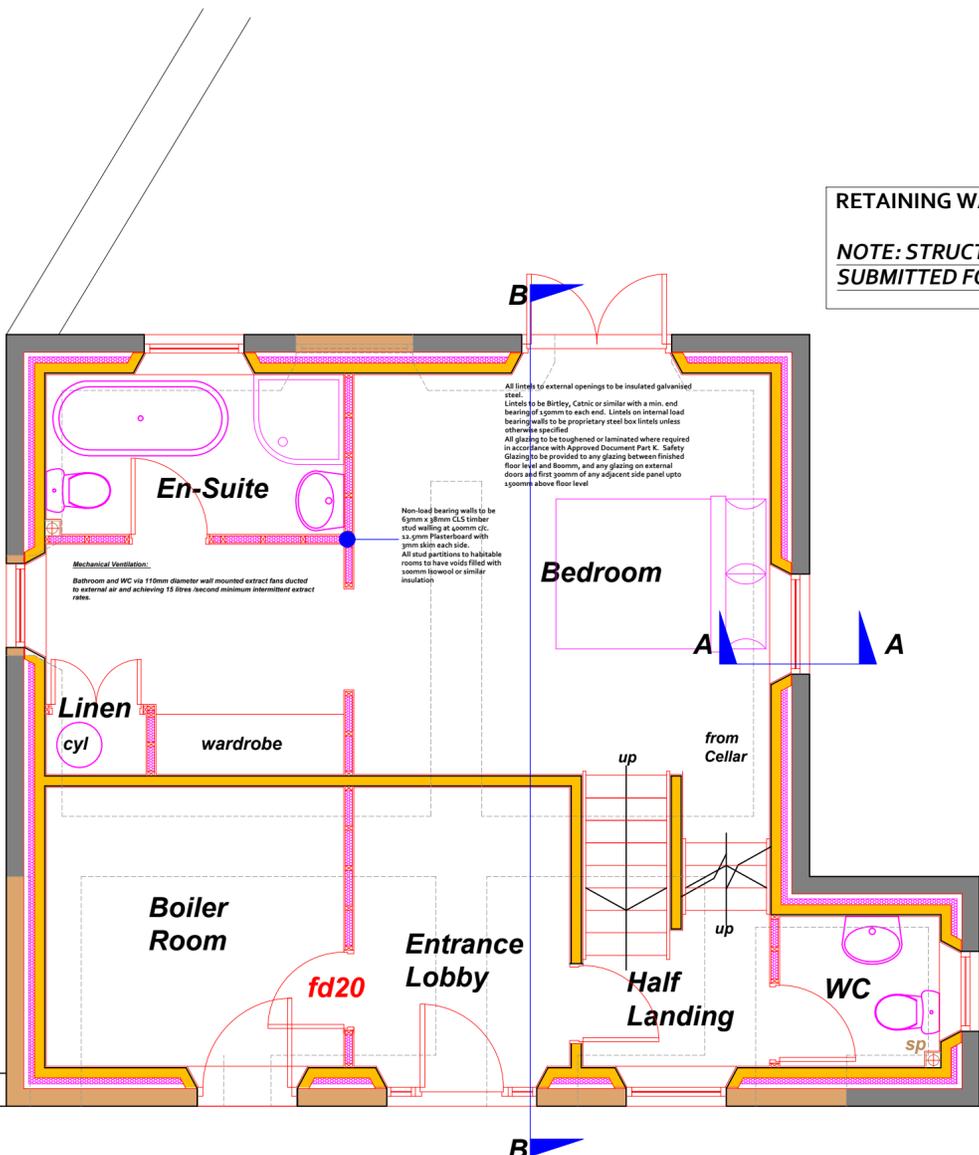


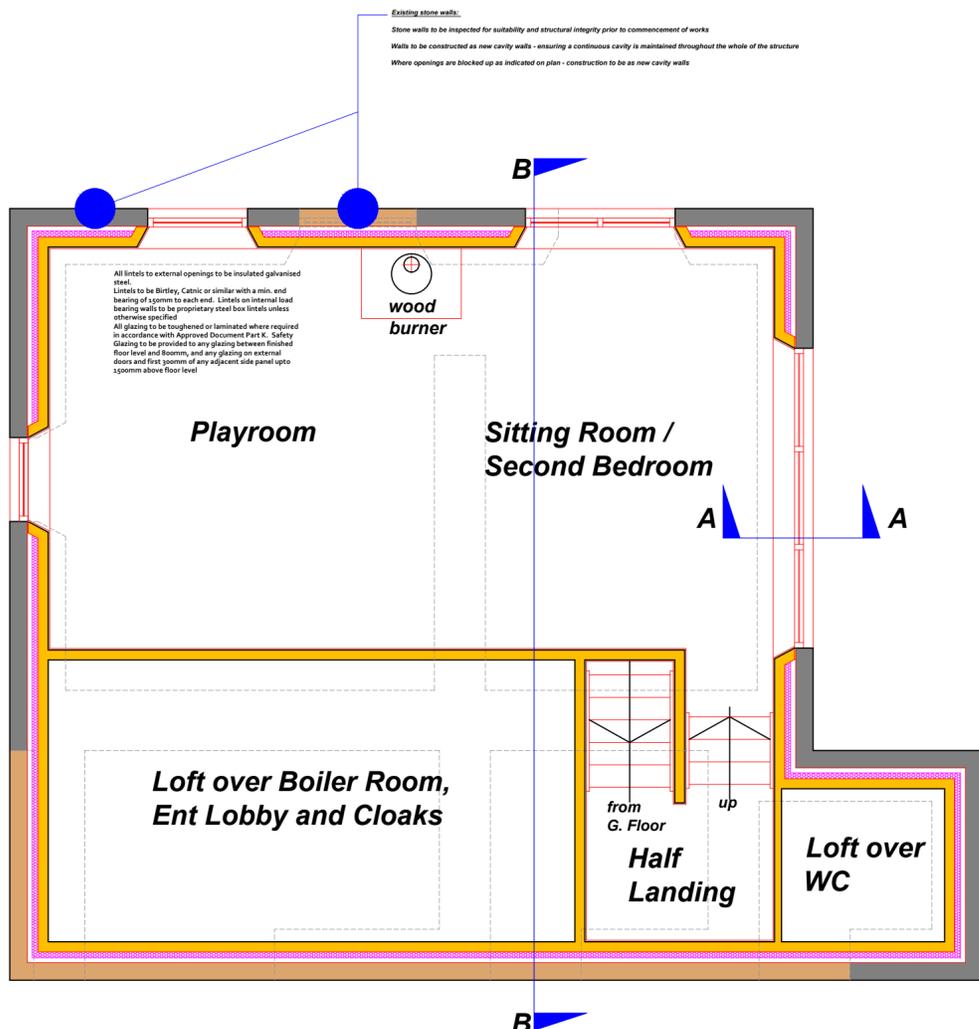
**RETAINING WALL/FLOOR/BEAMS AND ROOF**

**NOTE: STRUCTURAL ENGINEERS DESIGN AND CALCULATIONS TO BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION**



**Heating**  
 Combined central heating system and hot water boiler to have a minimum SEDGWK rating of 85% natural gas, 80% LPG and 85% oil.  
 Separate timing controls provided for heating and water unless a combi boiler is used.  
 Hot Water storage vessels should have a 30mm factory applied PU coating.  
 All pipework to be insulated.  
 On completion a suitable commissioning certificate is to be issued by a competent person (see Gas safety for the heating and hot water systems as established that the specified and approved conditions for efficient operation have been put in place.  
 A suitable set of operating and maintenance instructions for the heating and hot water system to be given to the occupant on completion by the installer.  
 New heating system to all rooms by a person competent to do so or a G.A.S. SAFE registered installer providing new radiators to achieve suitable temperatures and designed by a heating engineer.  
 All pipework in plastic except washers and overflows, which shall be in UPVC.  
 All hot water pipework in cylinder cupboard to be insulated.  
 Dwellings with a floor area less than 150m<sup>2</sup> should be divided into at least two space heating zones with independent temperature control, one of which applies to the living area.  
 Where floors are laid on the walls and are less than 200mm to the base of the floor above ground level, they are protected by a wire terminal guard, space heating is provided by hot water radiators designed to BS EN 442 with thermostatic radiator valves to radiators specified by the heating engineer.  
**Solar Water Heating**  
 Solar water heating roof/panel systems to be factory made, fitted with safety devices and additional heating source to maintain an adequate water temperature and fitted in compliance with manufacturer's details.  
 All hot and cold water service pipe work, tanks and cisterns should be located within the warm envelope of the building to prevent freezing. Where hot and cold water service pipe work, tanks and cisterns are located in unheated spaces they should be insulated to prevent freezing in compliance, and typically as follows:  
 (i) All tanks and cisterns should be thermally insulated to prevent freezing with proprietary insulated systems in compliance with manufacturer's systems (insulation normally omitted from below tank where it benefits from heat in the heated area below).  
 (ii) Pipe work should be insulated with proprietary insulated sleeves of phenolic/polyurethane/polyurethane foam having a minimum wall thickness of 30mm for 15mm diameter pipes and 12mm for pipes 20mm diameter pipes, (or other approved) and fixed in accordance with manufacturer's details.  
 Incoming cold water supply service pipes should be at least 750mm below the ground level and other precautions should be carried out to prevent freezing and protect the pipe in accordance with the relevant Water Authorities requirements, which will require consent from the Water Authority before works commence.  
**Commissioning certificates for fixed building systems are required on completion with copy sent to building control.**  
**Part G Sanitation, hot water and water efficiency**  
 Sinks with hot and cold running water is to be provided in all food preparation areas, bathrooms. To be fitted with either a bath or a shower. Hot and cold water taps to wash basins, baths, showers and sinks including external taps to have water from a wholesome water supply.  
 Safety valves and energy cutouts where a building is converted into a new dwelling, the bath should be fitted with an in line blending valve fixed at 45 degree to vertical.  
 Hot water storage systems to be restricted to 150 degrees Cmax. and outlets from domestic hot water storage vessels to be fitted with an in line hot water supply tempering valve to prevent water temperatures exceeding 60 degree Cmax.  
 Hot water storage vessels to be fitted with a non-self-setting energy cutout to instantly disconnect the power supply.  
 Water Tanks/Cisterns must have an adequate designed flat platform base to support the proposed tanks.

**PROPOSED GROUND FLOOR / SPLIT LEVEL PLAN**



**PROPOSED FIRST FLOOR / SPLIT LEVEL PLAN**

**Existing stone walls**  
 Stone walls to be inspected for suitability and structural integrity prior to commencement of works  
 Walls to be constructed as new cavity walls - ensuring a continuous cavity is maintained throughout the whole of the structure  
 Where openings are blocked up as indicated on plan - construction to be as new cavity walls

**wood burner**

**Part G Security**  
 All easily accessible doorsets that provide access into a dwelling should be secure doorsets.  
 Doorsets should either be manufactured to a design that has been shown by test to meet the security requirements of BS PAS 24:2012 or designed and manufactured in accordance with Appendix B  
 Ways to show compliance include (Windows and Doors)  
**Test Evidence**  
 Test reports can be obtained which exactly match the specification of the product that the manufacturer is supplying. In most cases the size of the products will vary, so test reports will need to be obtained for each and every size purchased.  
 The manufacturer can obtain third party certification on the product with a scope of approval that includes product test to be supplied.  
 Ways to show compliance include (Doors Only)  
 The Approved Document includes Appendix B, which allows the manufacturer to build their doorsets to a pre-determined specification.  
 The main doors for entering a dwelling should have a door viewer unless other means exist, such as clear glass within the door or a window next to the doorset. The same doorset should have a door chain or door limiter fitted.  
 Letter plates where provided, should have a minimum aperture of 200mm x 60mm, and be located so as to be visible to anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access.  
**Electrical Installation (Alterations)**  
 All work required to meet the provisions of the Building Regulations - Part P (Electrical Safety) - to be designed, installed, inspected and tested by a qualified Electrician who is registered with an OFCOM recognised competent person 'Self-Certification' scheme.  
 Upon completion of the works, the Council will be provided with a copy of an appropriate BS7671 Electrical Certificate - issued by a person competent to do so.  
 A minimum of 25% of all light fittings to be low energy efficient.  
**Fire Smoke Detection**  
 mains powered and interlinked smoke/heat detectors alarm to be installed on the ceilings of the Hall and First Floor Landing - connected to the consumer unit on a dedicated circuit.  
 Alarms to be situated within 7m of habitable rooms and 3m from bedrooms and in a minimum 200mm from any light fittings and walls.  
**Stair construction**  
 Maximum rise 220mm to be constructed of 9mm plywood. Minimum going 220mm to be constructed of 22mm MDF. Maximum Pitch 42 degrees.  
 All landing widths should be as great as the smallest width of flight, with at least 400mm clear opening from door leaf.  
 Vertical headroom at pitch line to be a minimum of 2000mm.  
 Height of handrail to be minimum of 900mm from pitch line.  
 Balustrade to be a minimum of 800mm or above landing, with no object with 100mm to be able to pass through.  
**Joinery**  
 Window Boards to be 18mm softwood or MDF with rounded front edge.  
 Skirting Boards to be softwood or MDF with rounded front edge.  
 Architrave to be softwood or MDF with rounded front edge.  
 All Fitted furniture, and utility fittings etc. to be selected by the client and installed to the manufacturers instructions and recommendations  
**Glazing**  
 All windows to be provided and installed by a FENSA registered supplier to achieve a minimum 'U' value of 1.8W/m<sup>2</sup>K and doors to achieve a minimum of 0.18W/m<sup>2</sup>K.  
 All windows to be double glazed throughout, set in hardwood frames, with 16mm - 20mm cavity, Optifloat, argon filled Pilkington 6 glass and a low soft low-E type coating or triple glazed 12mm air gap and a soft low-E type coating e.g. 'X' glass.  
 All doors with more than 50% of their internal face area glazed to be double glazed with a 16mm - 20mm cavity, Optifloat, argon filled, Pilkington 'X' glass and a soft low-E type coating incorporating a warm edge spacer bar.  
 In critical locations (i.e. between finished floor level and 800mm above windows and 1500mm above doors including side panels, safety glazing is to be provided.  
 Opening sashes to have a minimum of 5% of room area  
 Windows to provide a minimum opening equal to 1/30th of floor area of room served.  
 Obscure glazing to be used on WC and Bathroom windows.  
 Robust details (including air tightness) to be followed in the construction of window/door reveals, sashes and floor to wall junctions.  
 Profiles glazed with low emissivity Pilkington 'X' glass double glazed units with a 16mm air filled cavity with a 'u' value of 1.3 W/m<sup>2</sup>K.  
 Outer Pane - Pilkington Optifloat (4mm)  
 16mm Argon gas fill.  
 Inner Pane - Pilkington X glass (4mm)  
 All openings and windows to be fitted with draught excluders to prevent infiltration of outside cold air. Mastic seals used to all frames.  
 Background ventilation to be provided via controllable trickle vents set at top rails of window frames.  
 All habitable rooms at first floor level to have unobstructed opening area of 0.23m<sup>2</sup> and be a maximum of 1100mm from finished floor level.

PROJECT	DWG NO	NO	REVISION	DATE
NORTH END, ILTON, MASHAM, N.YORKS, HG4 4JY	1639-7			
CLIENT	REVISION			
MR and MRS MATTHAMS	-			
DRAWING	SCALE			
FLOOR PLAN AND CONSTRUCTION NOTES	1:50 @ A2			
STATUS	DATE			
BUILDING REGULATIONS	JANUARY 2019			

Do not scale from this drawing. All dimensions must be checked on site by the Contractor prior to the commencement of the Works. Drawings are to be read in conjunction with Specifications, specialist consultants' drawings etc. Any disparity between these documents is to be raised before commencement of the Works