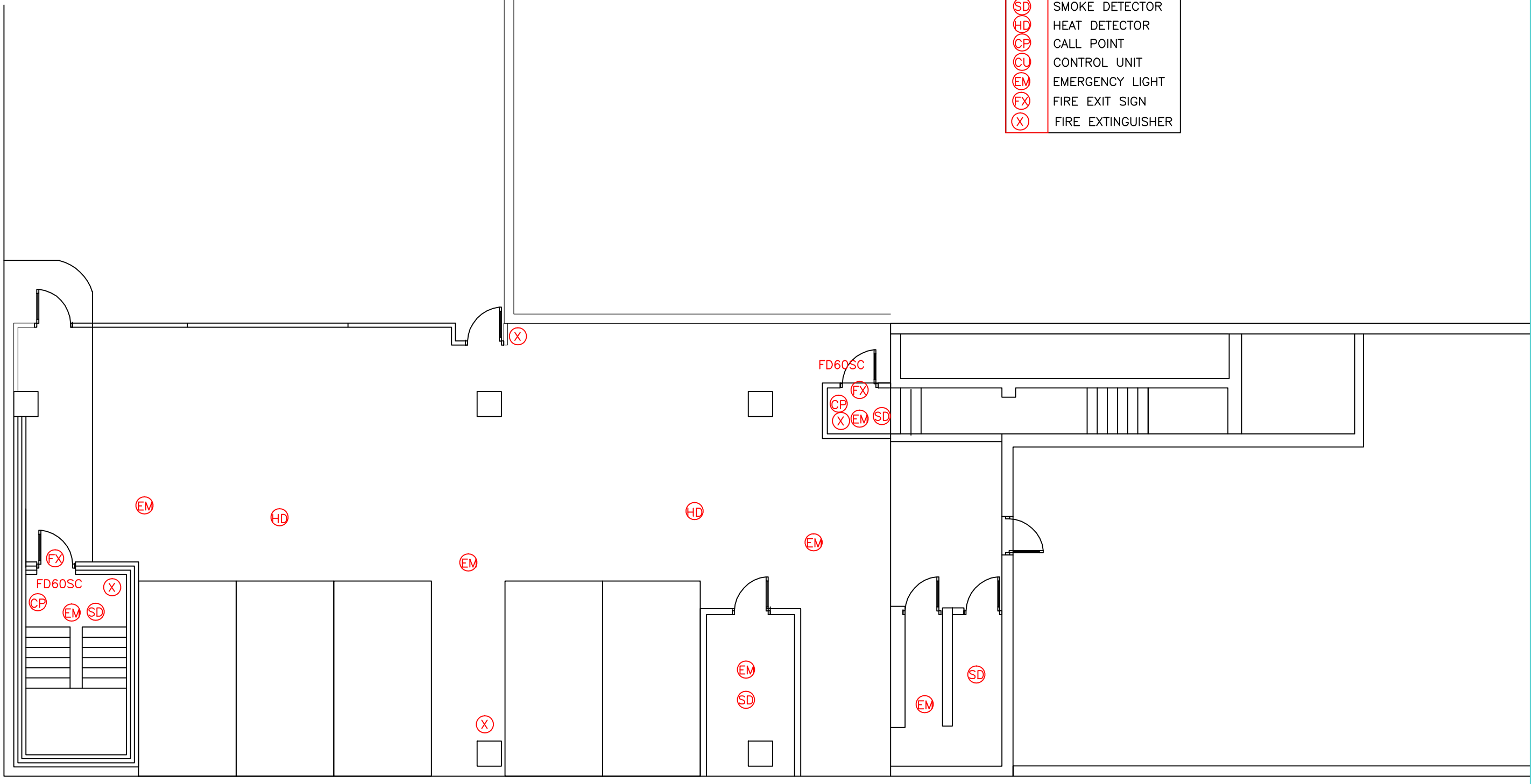
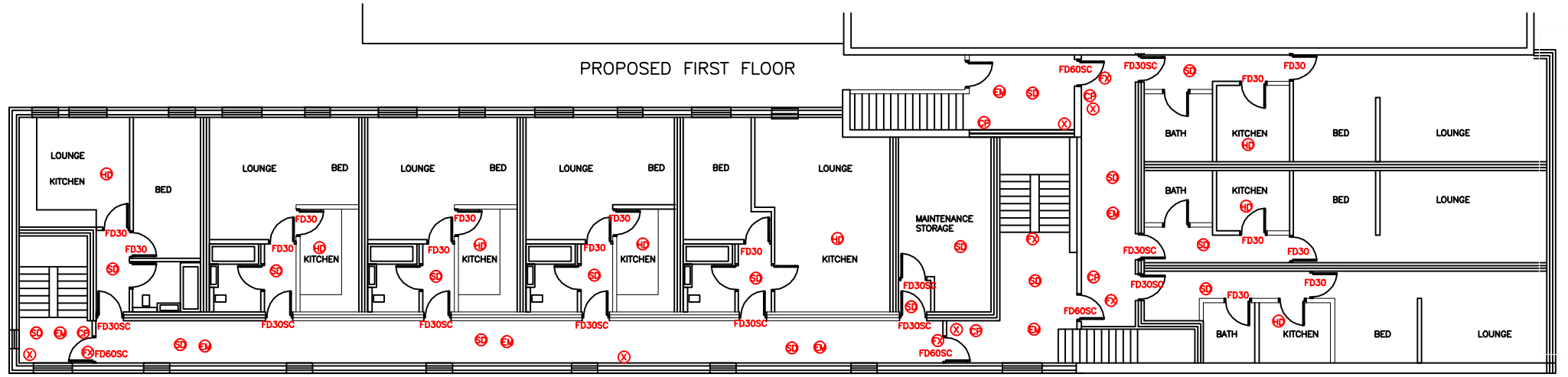
FD30	30M FIRE DOOR
SC	SELF CLOSURE
SD	SMOKE DETECTOR
HD	HEAT DETECTOR
CP	CALL POINT
CU	CONTROL UNIT
EM	EMERGENCY LIGHT
FX	FIRE EXIT SIGN
X	FIRE EXTINGUISHER



LONDON
CONSULTANTS LTD

PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
	SCALE: 1:100
	DRAWING NUMBER: RUS-01
SITE ADDRESS: 158B MARLOWES	DRAWN: J.V / CHECK: R.K
	REV:

PROPOSED FIRST FLOOR



FD30	30M FIRE DOOR
SC	SELF CLOSURE
SD	SMOKE DETECTOR
HD	HEAT DETECTOR
CP	CALL POINT
CU	CONTROL UNIT
EM	EMERGENCY LIGHT
FX	FIRE EXIT SIGN
X	FIRE EXTINGUISHER

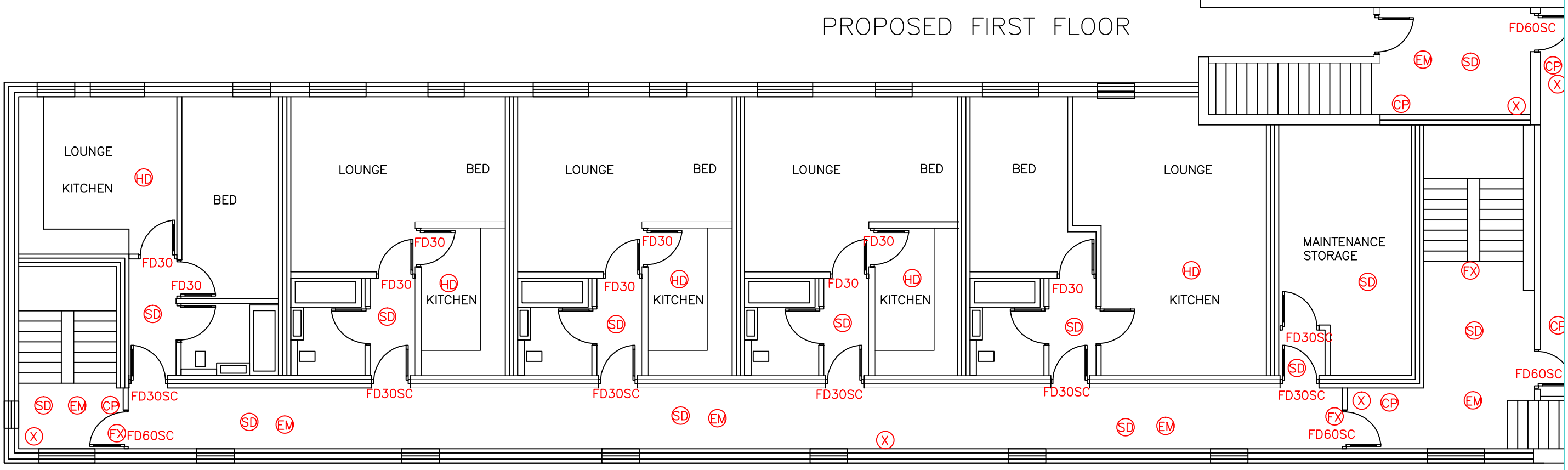
ALL WINDOWS FACING NEIGHBOUR
60M FIRE RESISTANT WINDOW
FRAME AND GLASS
FIXED AND OBSCURED
NO OPENING

ALL WINDOWS FACING NEIGHBOUR
60M FIRE RESISTANT WINDOW
FRAME AND GLASS
FIXED AND OBSCURED
NO OPENING

ALL WINDOWS FACING NEIGHBOUR
60M FIRE RESISTANT WINDOW
FRAME AND GLASS
FIXED AND OBSCURED
NO OPENING

ALL WINDOWS FACING NEIGHBOUR
60M FIRE RESISTANT WINDOW
FRAME AND GLASS
FIXED AND OBSCURED
NO OPENING

PROPOSED FIRST FLOOR



ALL WINDOWS FACING NEIGHBOUR
60M FIRE RESISTANT WINDOW
FRAME AND GLASS
FIXED AND OBSCURED
NO OPENING

ALL WINDOWS FACING NEIGHBOUR
60M FIRE RESISTANT WINDOW
FRAME AND GLASS
FIXED AND OBSCURED
NO OPENING

ALL WINDOWS FACING NEIGHBOUR
60M FIRE RESISTANT WINDOW
FRAME AND GLASS
FIXED AND OBSCURED
NO OPENING

ALL WINDOWS FACING NEIGHBOUR
60M FIRE RESISTANT WINDOW
FRAME AND GLASS
FIXED AND OBSCURED
NO OPENING

LONDON
CONSULTANTS LTD

PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
	SCALE: 1:100,1:200
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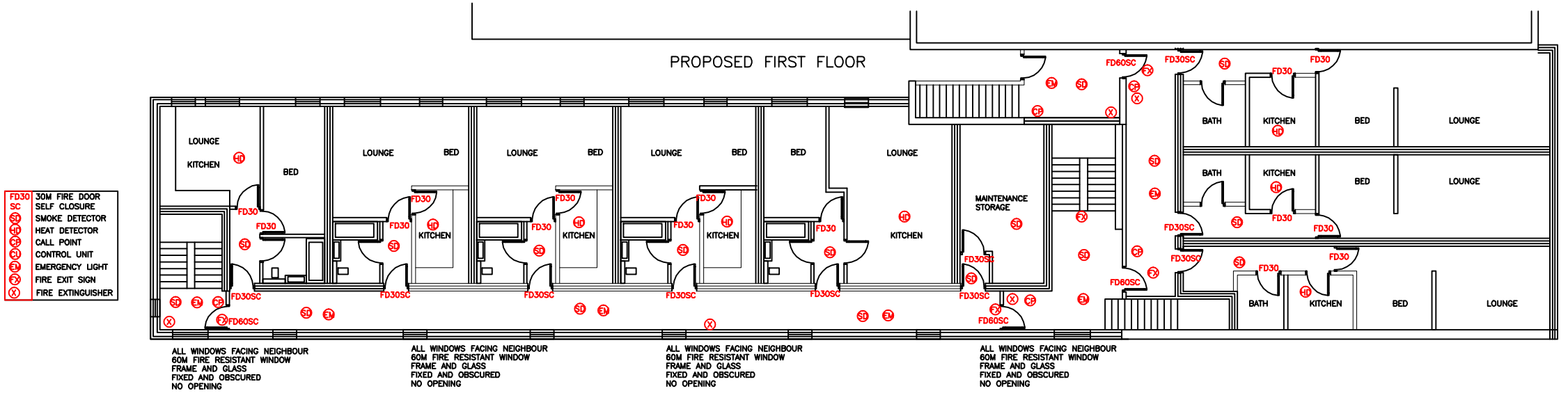
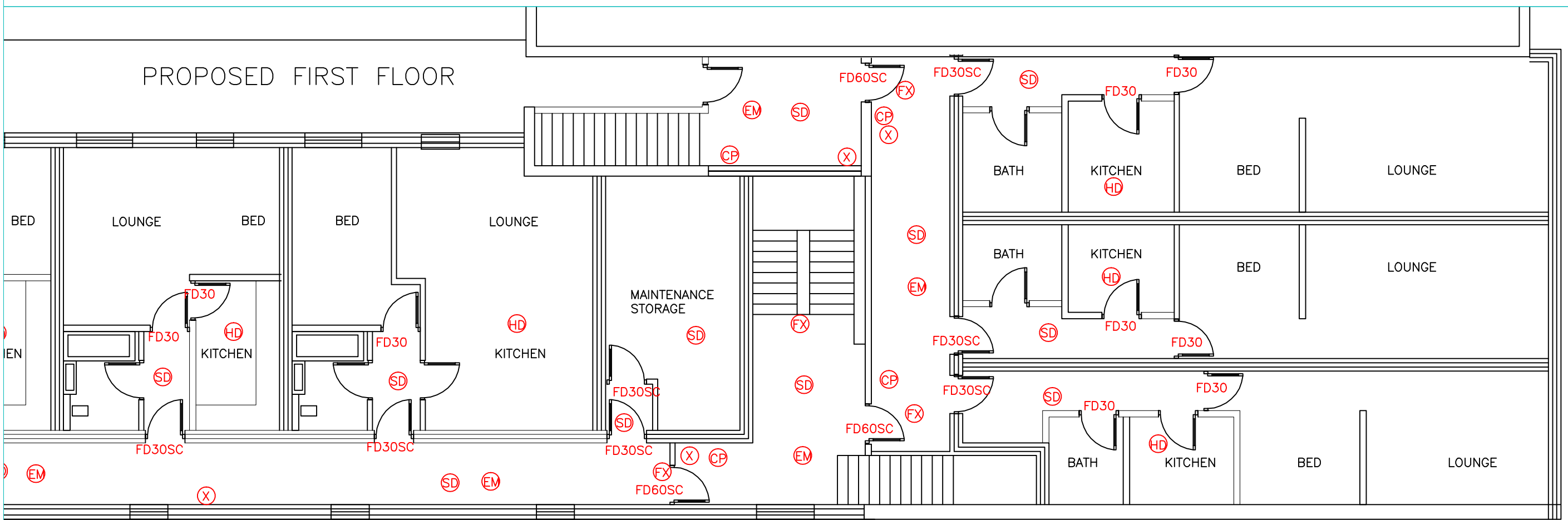
SITE ADDRESS: 158B MARLOWES	DRAWN: J.V / CHECK: R.K
	REV:

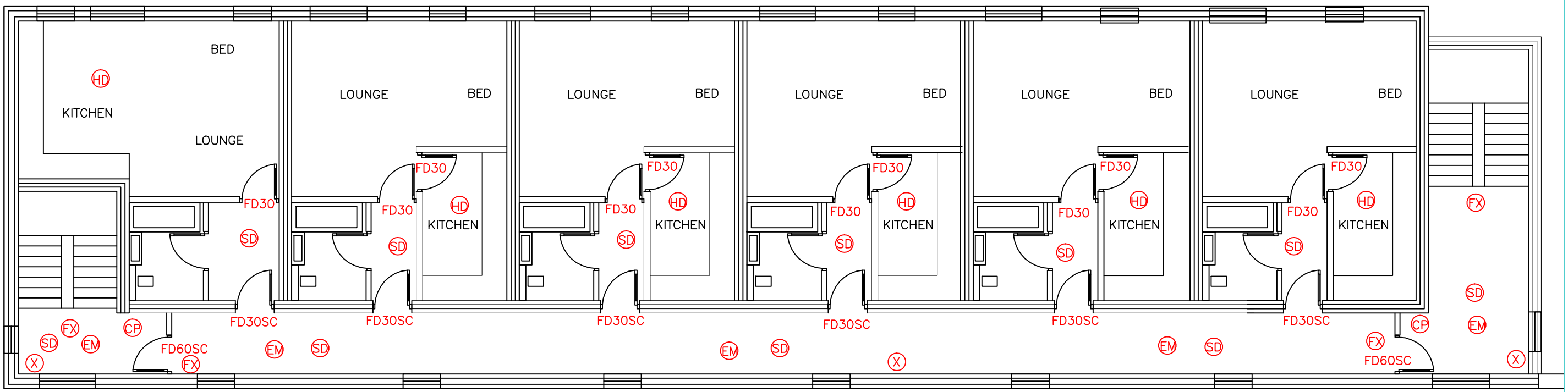




LONDON CONSULTANTS LTD

PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
	SCALE: 1:100,1:200
	DRAWING NUMBER: RUS-03
SITE ADDRESS: 158B MARLOWES	DRAWN: J.V / CHECK: R.K
	REV:

PROPOSED SECOND FLOOR



ALL WINDOWS FACING NEIGHBOUR
60M FIRE RESISTANT WINDOW
FRAME AND GLASS
FIXED AND OBSCURED
NO OPENING

ALL WINDOWS FACING NEIGHBOUR
60M FIRE RESISTANT WINDOW
FRAME AND GLASS
FIXED AND OBSCURED
NO OPENING

ALL WINDOWS FACING NEIGHBOUR
60M FIRE RESISTANT WINDOW
FRAME AND GLASS
FIXED AND OBSCURED
NO OPENING

ALL WINDOWS FACING NEIGHBOUR
60M FIRE RESISTANT WINDOW
FRAME AND GLASS
FIXED AND OBSCURED
NO OPENING

FD30	30M FIRE DOOR
SC	SELF CLOSURE
SD	SMOKE DETECTOR
HD	HEAT DETECTOR
CP	CALL POINT
CU	CONTROL UNIT
EM	EMERGENCY LIGHT
FX	FIRE EXIT SIGN
X	FIRE EXTINGUISHER

LONDON
CONSULTANTS LTD

PROPOSAL:
DEVELOPMENT

SITE ADDRESS:
158B MARLOWES

DATE: 15.08.2021

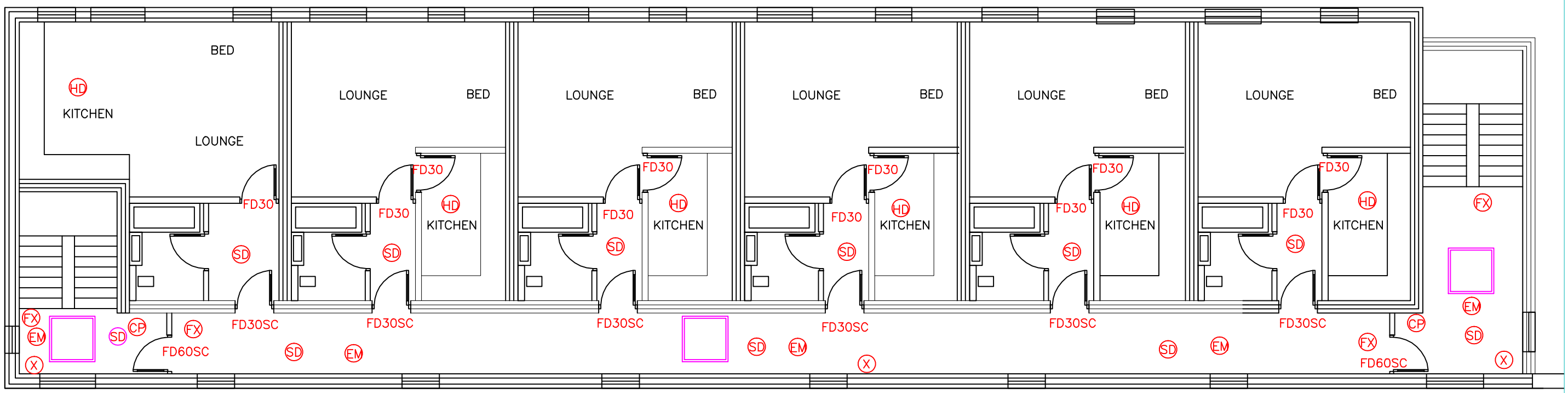
SCALE: 1:100

DRAWING NUMBER: RUS-04

DRAWN: *J.V* | CHECK: *R.K*

REV:

PROPOSED THIRD FLOOR



ALL WINDOWS FACING NEIGHBOUR
60M FIRE RESISTANT WINDOW
FRAME AND GLASS
FIXED AND OBSCURED
NO OPENING

ALL WINDOWS FACING NEIGHBOUR
60M FIRE RESISTANT WINDOW
FRAME AND GLASS
FIXED AND OBSCURED
NO OPENING

ALL WINDOWS FACING NEIGHBOUR
60M FIRE RESISTANT WINDOW
FRAME AND GLASS
FIXED AND OBSCURED
NO OPENING

AOV: 1000X1000 CLEAR
OPENING FLAT ROOF SKYLIGHT.
CONNECTED WITH THE SMOKE
ALARM AND OPEN WHEN THE
SMOKE ALARM IS ON. A REMOTE
CONTROL IS FITTED AT GROUND
FLOOR LEVEL AND WILL BE
ABLE TO OPERATE THE AOV

ALL WINDOWS FACING NEIGHBOUR
60M FIRE RESISTANT WINDOW
FRAME AND GLASS
FIXED AND OBSCURED
NO OPENING

FD30	30M FIRE DOOR
SC	SELF CLOSURE
SD	SMOKE DETECTOR
HD	HEAT DETECTOR
CP	CALL POINT
CU	CONTROL UNIT
EM	EMERGENCY LIGHT
FX	FIRE EXIT SIGN
X	FIRE EXTINGUISHER

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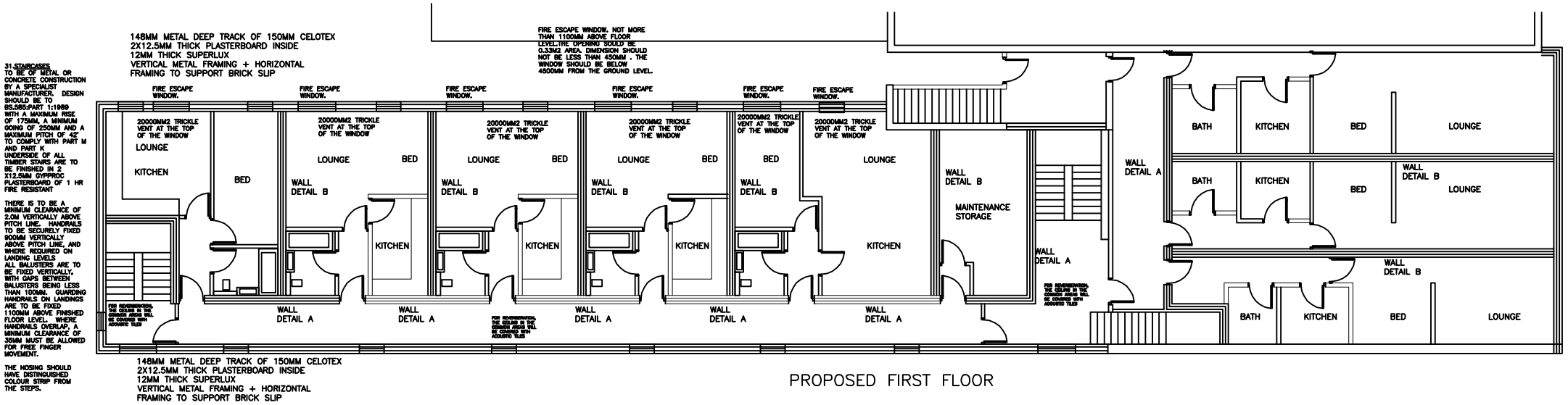
CONSULTANTS LTD

PROPOSAL: DEVELOPMENT	DATE: 15.08.2021	
	SCALE: 1:100	
	DRAWING NUMBER: RUS-05	
SITE ADDRESS: 158B MARLOWES	DRAWN: *J.V*	CHECK: *R.K*
	REV:	



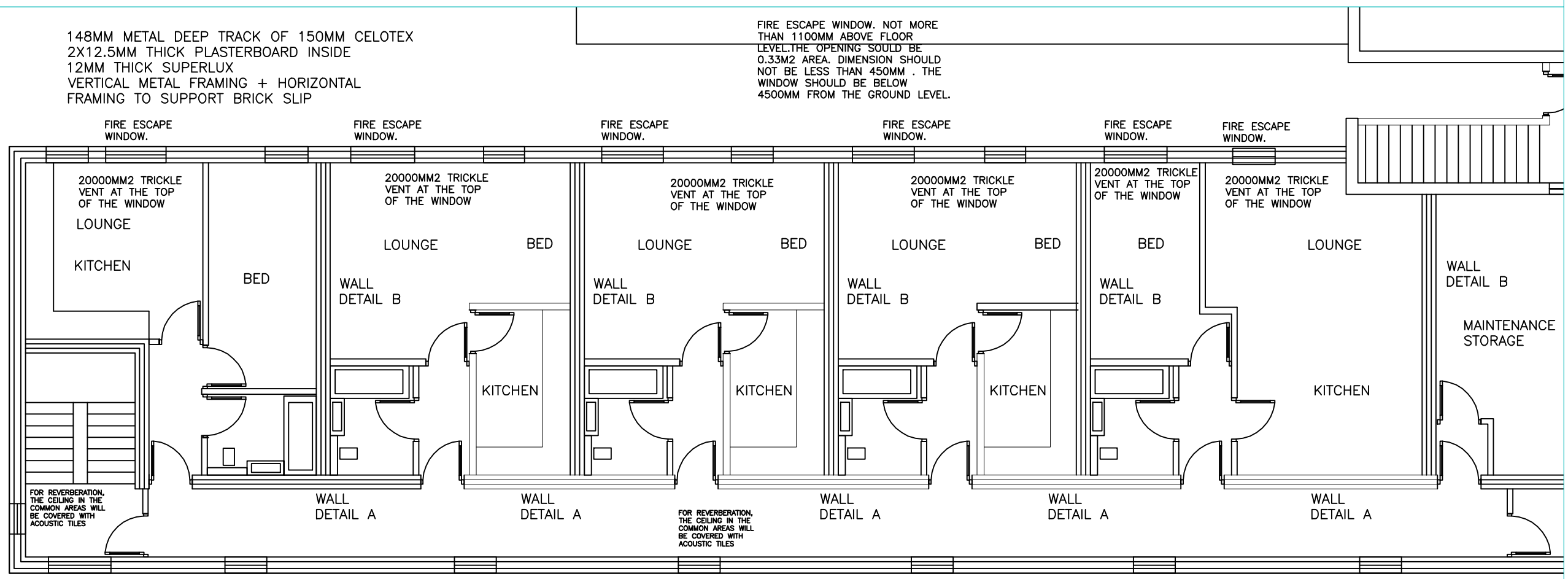
PROPOSED FIRST FLOOR

31.STAIRCASES
TO BE OF METAL OR CONCRETE CONSTRUCTION BY A SPECIALIST MANUFACTURER. DESIGN SHOULD BE TO BS.585:PART 1:1989 WITH A MAXIMUM RISE OF 175MM, A MINIMUM GOING OF 250MM AND A MAXIMUM PITCH OF 42° TO COMPLY WITH PART M AND PART K
UNDERSIDE OF ALL TIMBER STAIRS ARE TO BE FINISHED IN 2 X12.5MM GYPPROC PLASTERBOARD OF 1 HR FIRE RESISTANT

THERE IS TO BE A MINIMUM CLEARANCE OF 2.0M VERTICALLY ABOVE PITCH LINE. HANDRAILS TO BE SECURELY FIXED 900MM VERTICALLY ABOVE PITCH LINE, AND WHERE REQUIRED ON LANDING LEVELS
ALL BALUSTERS ARE TO BE FIXED VERTICALLY, WITH GAPS BETWEEN BALUSTERS BEING LESS THAN 100MM. GUARDING HANDRAILS ON LANDINGS ARE TO BE FIXED 1100MM ABOVE FINISHED FLOOR LEVEL. WHERE HANDRAILS OVERLAP, A MINIMUM CLEARANCE OF 35MM MUST BE ALLOWED FOR FREE FINGER MOVEMENT.

THE NOSING SHOULD HAVE DISTINGUISHED COLOUR STRIP FROM THE STEPS.

148MM METAL DEEP TRACK OF 150MM CELOTEX
2X12.5MM THICK PLASTERBOARD INSIDE
12MM THICK SUPERLUX
VERTICAL METAL FRAMING + HORIZONTAL
FRAMING TO SUPPORT BRICK SLIP

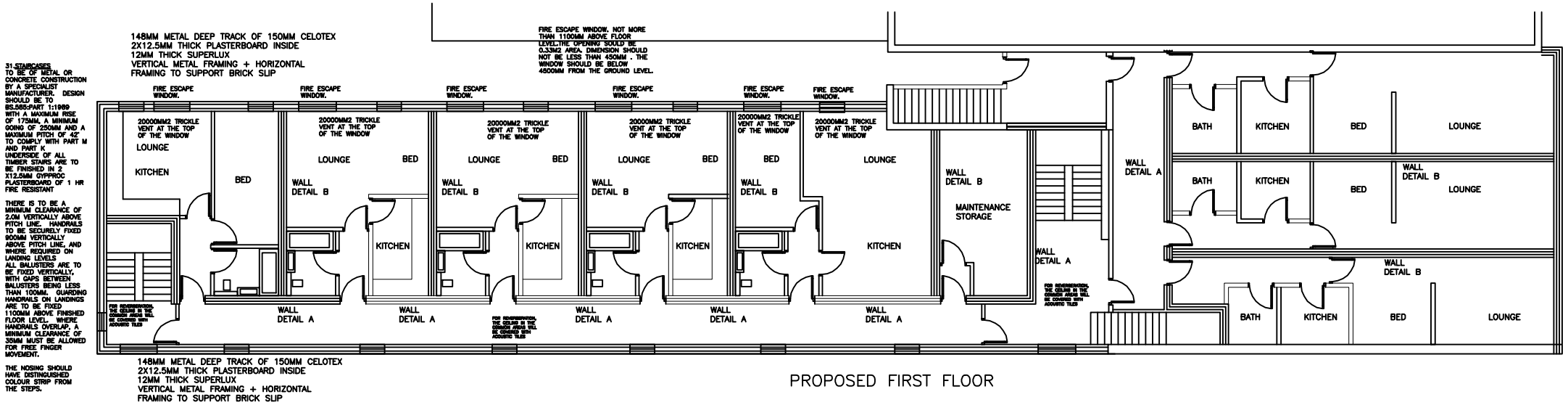


148MM METAL DEEP TRACK OF 150MM CELOTEX
2X12.5MM THICK PLASTERBOARD INSIDE
12MM THICK SUPERLUX
VERTICAL METAL FRAMING + HORIZONTAL
FRAMING TO SUPPORT BRICK SLIP

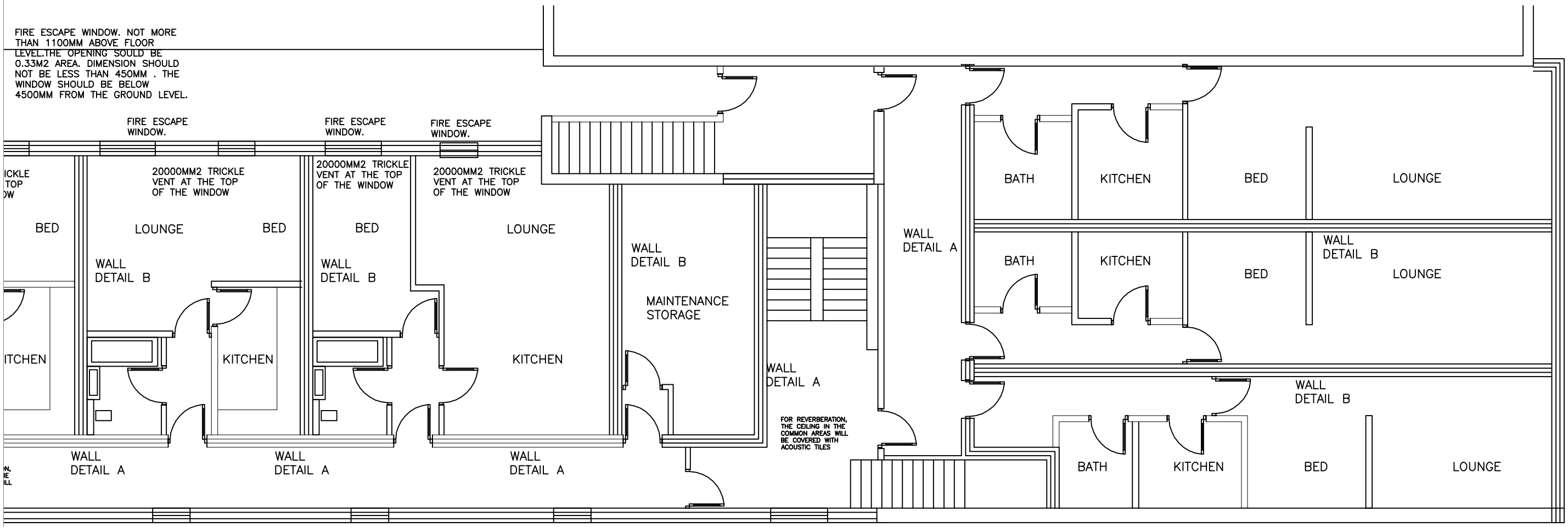
PROPOSED FIRST FLOOR

LONDON CONSULTANTS LTD

PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
	SCALE: 1:100,1:200
	DRAWING NUMBER: RUS-06
SITE ADDRESS: 158B MARLOWES	DRAWN: J.V / CHECK: R.K
	REV:



PROPOSED FIRST FLOOR

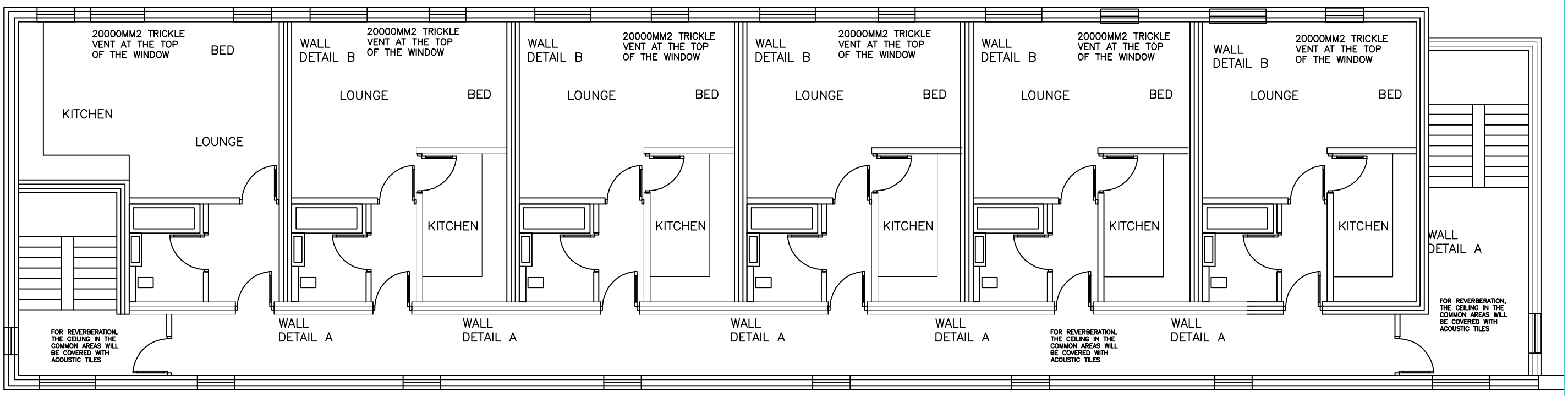


PROPOSED FIRST FLOOR

LONDON CONSULTANTS LTD

PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
	SCALE: 1:100,1:200
	DRAWING NUMBER: RUS-07
SITE ADDRESS: 158B MARLOWES	DRAWN: J.V / CHECK: R.K
	REV:

148MM METAL DEEP TRACK OF 150MM CELOTEX
2X12.5MM THICK PLASTERBOARD INSIDE
12MM THICK SUPERLUX
VERTICAL METAL FRAMING + HORIZONTAL
FRAMING TO SUPPORT BRICK SLIP



148MM METAL DEEP TRACK OF 150MM CELOTEX
2X12.5MM THICK PLASTERBOARD INSIDE
12MM THICK SUPERLUX
VERTICAL METAL FRAMING + HORIZONTAL
FRAMING TO SUPPORT BRICK SLIP

31.STAIRCASES
TO BE OF METAL OR CONCRETE CONSTRUCTION BY A SPECIALIST MANUFACTURER. DESIGN SHOULD BE TO BS.585:PART 1:1989 WITH A MAXIMUM RISE OF 175MM, A MINIMUM GOING OF 250MM AND A MAXIMUM PITCH OF 42° TO COMPLY WITH PART M AND PART K
UNDERSIDE OF ALL TIMBER STAIRS ARE TO BE FINISHED IN 2 X12.5MM GYPPROC PLASTERBOARD OF 1 HR FIRE RESISTANT

THERE IS TO BE A MINIMUM CLEARANCE OF 2.0M VERTICALLY ABOVE PITCH LINE. HANDRAILS TO BE SECURELY FIXED 900MM VERTICALLY ABOVE PITCH LINE, AND WHERE REQUIRED ON LANDING LEVELS
ALL BALUSTERS ARE TO BE FIXED VERTICALLY, WITH GAPS BETWEEN BALUSTERS BEING LESS THAN 100MM. GUARDING HANDRAILS ON LANDINGS ARE TO BE FIXED 1100MM ABOVE FINISHED FLOOR LEVEL. WHERE HANDRAILS OVERLAP, A MINIMUM CLEARANCE OF 35MM MUST BE ALLOWED FOR FREE FINGER MOVEMENT.

THE NOSING SHOULD HAVE DISTINGUISHED COLOUR STRIP FROM THE STEPS.

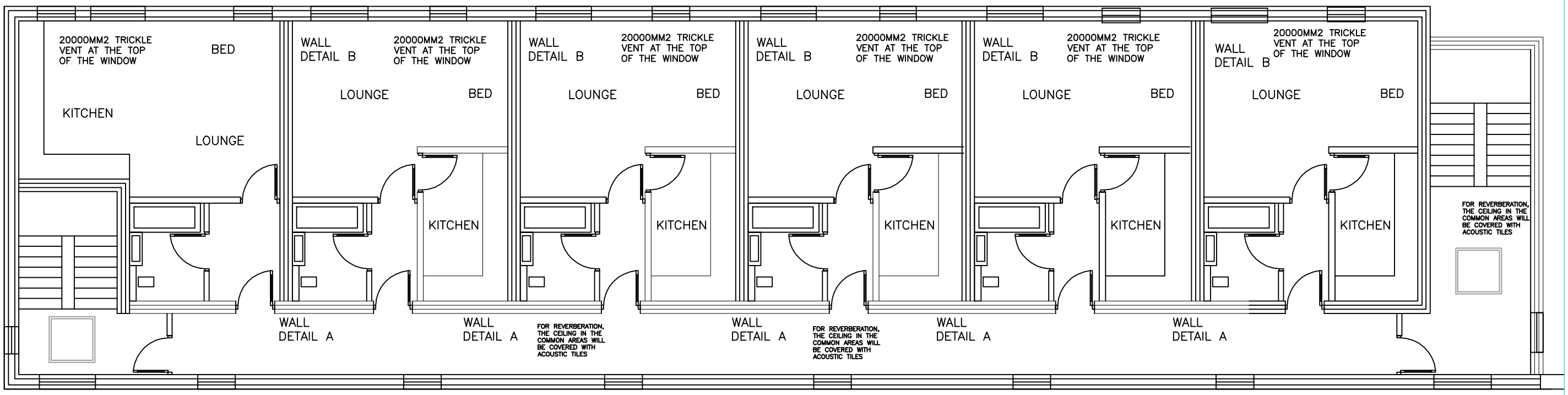
PROPOSED SECOND FLOOR

148MM METAL DEEP TRACK
OF 150MM CELOTEX
2X12.5MM THICK PLASTERBOARD
INSIDE 12MM THICK SUPERLUX
VERTICAL METAL FRAMING +
HORIZONTAL FRAMING TO
SUPPORT BRICK SLIP

LONDON
CONSULTANTS LTD

PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
	SCALE: 1:100
	DRAWING NUMBER: RUS-08
SITE ADDRESS: 158B MARLOWES	DRAWN: J.V / CHECK: R.K
	REV:

148MM METAL DEEP TRACK OF 150MM CELOTEX
2X12.5MM THICK PLASTERBOARD INSIDE
12MM THICK SUPERLUX
VERTICAL METAL FRAMING + HORIZONTAL
FRAMING TO SUPPORT BRICK SLIP



148MM METAL DEEP TRACK OF 150MM CELOTEX
2X12.5MM THICK PLASTERBOARD INSIDE
12MM THICK SUPERLUX
VERTICAL METAL FRAMING + HORIZONTAL
FRAMING TO SUPPORT BRICK SLIP

31.STAIRCASES
TO BE OF METAL OR CONCRETE CONSTRUCTION BY A SPECIALIST MANUFACTURER. DESIGN SHOULD BE TO BS.585:PART 1:1989 WITH A MAXIMUM RISE OF 175MM, A MINIMUM GOING OF 250MM AND A MAXIMUM PITCH OF 42° TO COMPLY WITH PART M AND PART K
UNDERSIDE OF ALL TIMBER STAIRS ARE TO BE FINISHED IN 2 X12.5MM GYPPROC PLASTERBOARD OF 1 HR FIRE RESISTANT

THERE IS TO BE A MINIMUM CLEARANCE OF 2.0M VERTICALLY ABOVE PITCH LINE.
HANDRAILS TO BE SECURELY FIXED 900MM VERTICALLY ABOVE PITCH LINE, AND WHERE REQUIRED ON LANDING LEVELS
ALL BALUSTERS ARE TO BE FIXED VERTICALLY, WITH GAPS BETWEEN BALUSTERS BEING LESS THAN 100MM.
GUARDING HANDRAILS ON LANDINGS ARE TO BE FIXED 1100MM ABOVE FINISHED FLOOR LEVEL. WHERE HANDRAILS OVERLAP, A MINIMUM CLEARANCE OF 35MM MUST BE ALLOWED FOR FREE FINGER MOVEMENT.

THE NOSING SHOULD HAVE DISTINGUISHED COLOUR STRIP FROM THE STEPS.

PROPOSED THIRD FLOOR

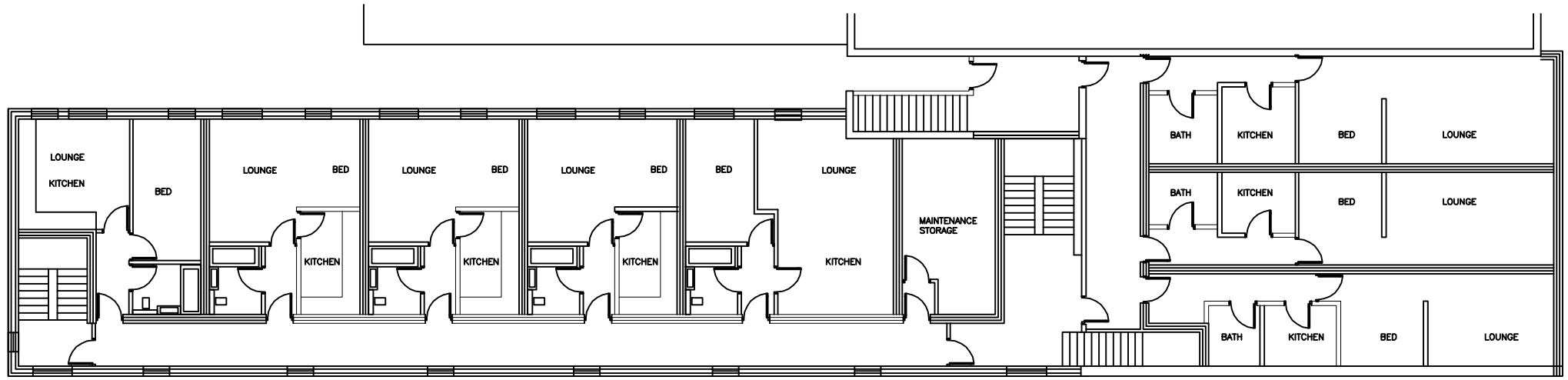
148MM METAL DEEP TRACK OF 150MM CELOTEX
2X12.5MM THICK PLASTERBOARD INSIDE 12MM THICK SUPERLUX
VERTICAL METAL FRAMING + HORIZONTAL FRAMING TO SUPPORT BRICK SLIP

LONDON CONSULTANTS LTD

PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
	SCALE: 1:100
	DRAWING NUMBER: RUS-09
SITE ADDRESS: 158B MARLOWES	DRAWN: J.V / CHECK: R.K
	REV:

FOUL WATER DRAINS TO PROPOSED STACK. 40 MM BASIN AND BATH, 110 MM TOILET. ALL NECESSARY TRAPS AND RODDING ARE TO BE ANGLED. ALL PIPES CONNECTED TO THE SVP WHICH IS TERMINATED 900MM ABOVE ANY WINDOWS. THE SVP IS FITTED WITH A RODDING POINT.

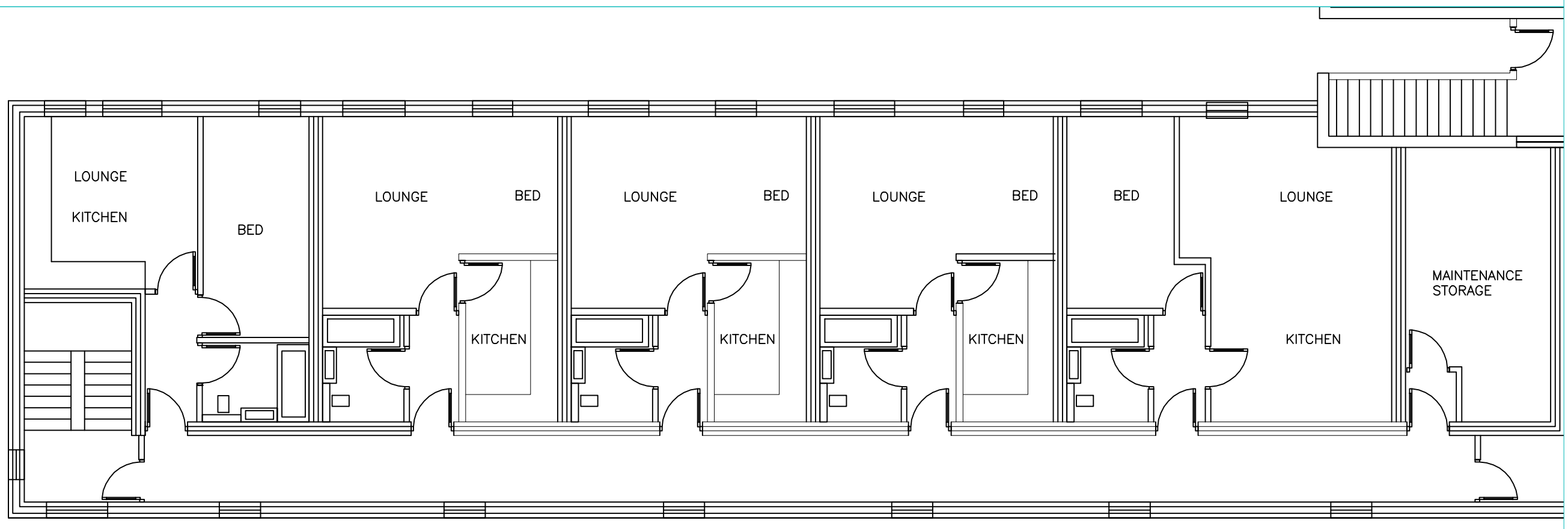
ALL THE NEW DRAINAGE AND SANITARY PIPEWORK, INCLUDING LAYOUT, MATERIALS, BEDDING MUST BE DISCUSSED ON SITE AND APPROVED BY THE BUILDING SURVEYOR PRIOR TO INSTALLATION. AN AIR RUNNING TEST WILL BE REQUIRED ON COMPLETION OF THE WORKS.



PROPOSED FIRST FLOOR

FOUL WATER DRAINS TO PROPOSED STACK. 40 MM BASIN AND BATH, 110 MM TOILET. ALL NECESSARY TRAPS AND RODDING ARE TO BE ANGLED. ALL PIPES CONNECTED TO THE SVP WHICH IS TERMINATED 900MM ABOVE ANY WINDOWS. THE SVP IS FITTED WITH A RODDING POINT.

ALL THE NEW DRAINAGE AND SANITARY PIPEWORK, INCLUDING LAYOUT, MATERIALS, BEDDING MUST BE DISCUSSED ON SITE AND APPROVED BY THE BUILDING SURVEYOR PRIOR TO INSTALLATION. AN AIR RUNNING TEST WILL BE REQUIRED ON COMPLETION OF THE WORKS.



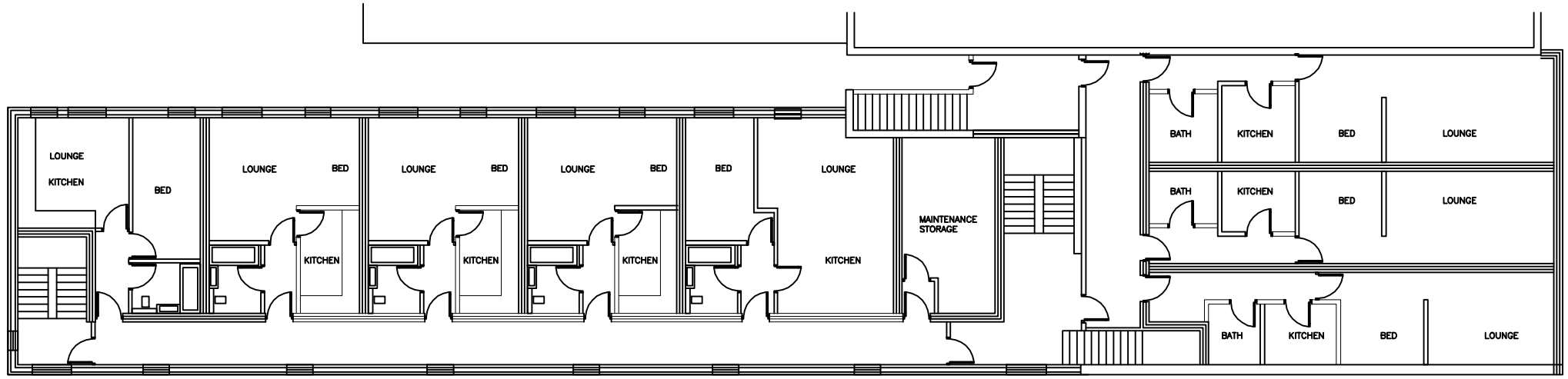
PROPOSED FIRST FLOOR

LONDON CONSULTANTS LTD

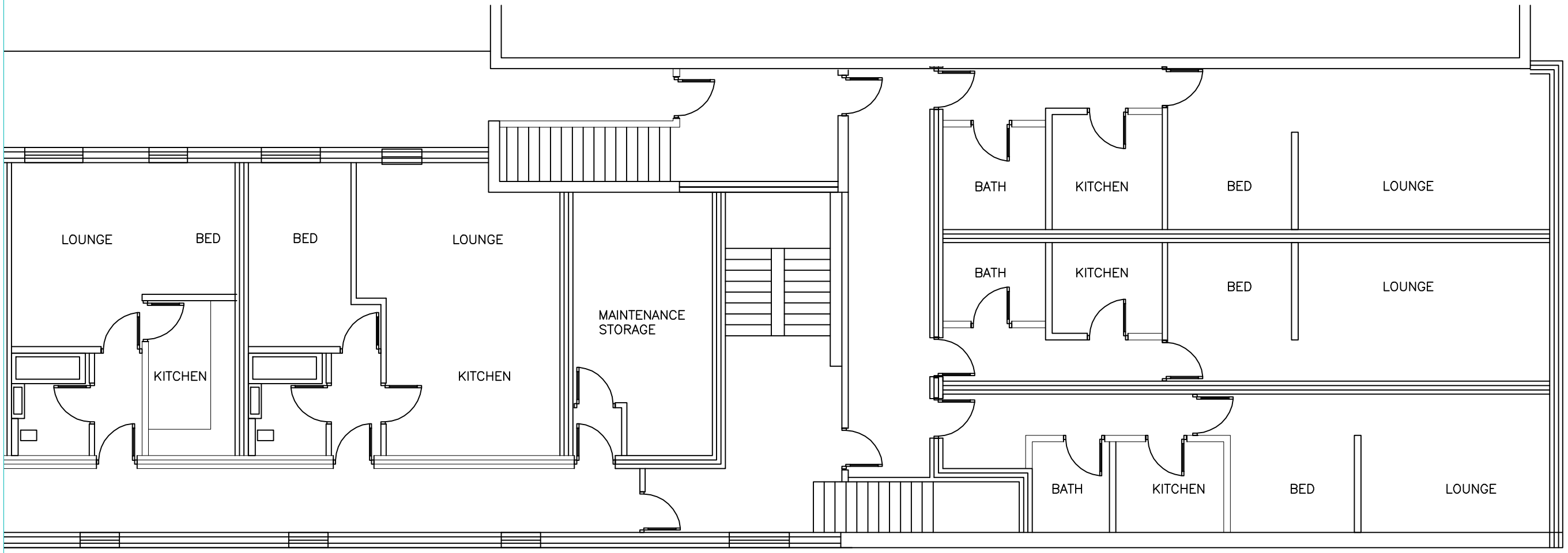
PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
	SCALE: 1:100,1:200
	DRAWING NUMBER: RUS-10
SITE ADDRESS: 158B MARLOWES	DRAWN: *J.V* CHECK: *R.K*
	REV:

FOUL WATER DRAINS TO PROPOSED STACK. 40 MM BASIN AND BATH, 110 MM TOILET. ALL NECESSARY TRAPS AND RODDING ARE TO BE ANGLED. ALL PIPES CONNECTED TO THE SVP WHICH IS TERMINATED 900MM ABOVE ANY WINDOWS. THE SVP IS FITTED WITH A RODDING POINT.

ALL THE NEW DRAINAGE AND SANITARY PIPEWORK, INCLUDING LAYOUT, MATERIALS, BEDDING MUST BE DISCUSSED ON SITE AND APPROVED BY THE BUILDING SURVEYOR PRIOR TO INSTALLATION. AN AIR RUNNING TEST WILL BE REQUIRED ON COMPLETION OF THE WORKS.



PROPOSED FIRST FLOOR



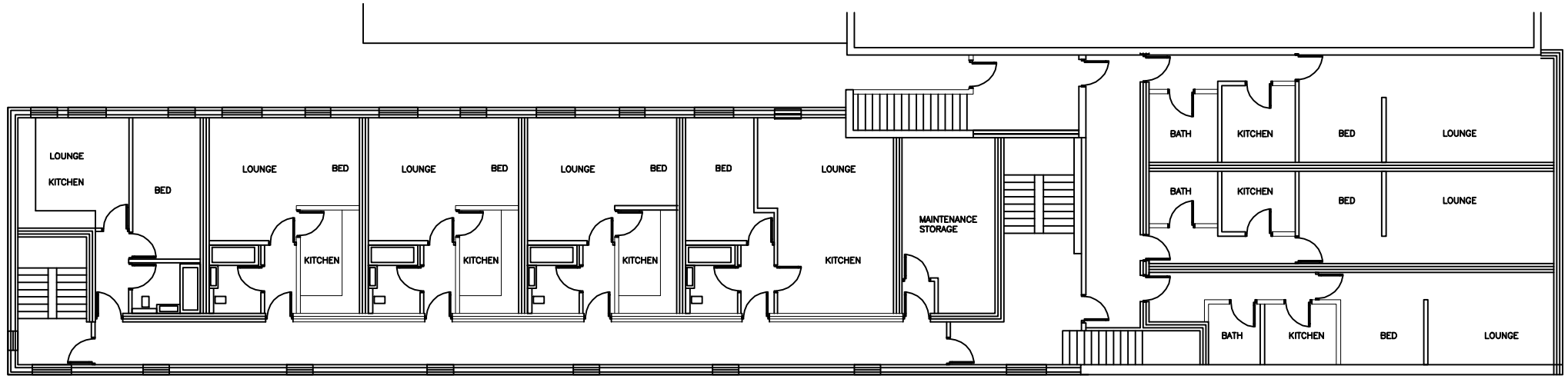
PROPOSED FIRST FLOOR

LONDON CONSULTANTS LTD

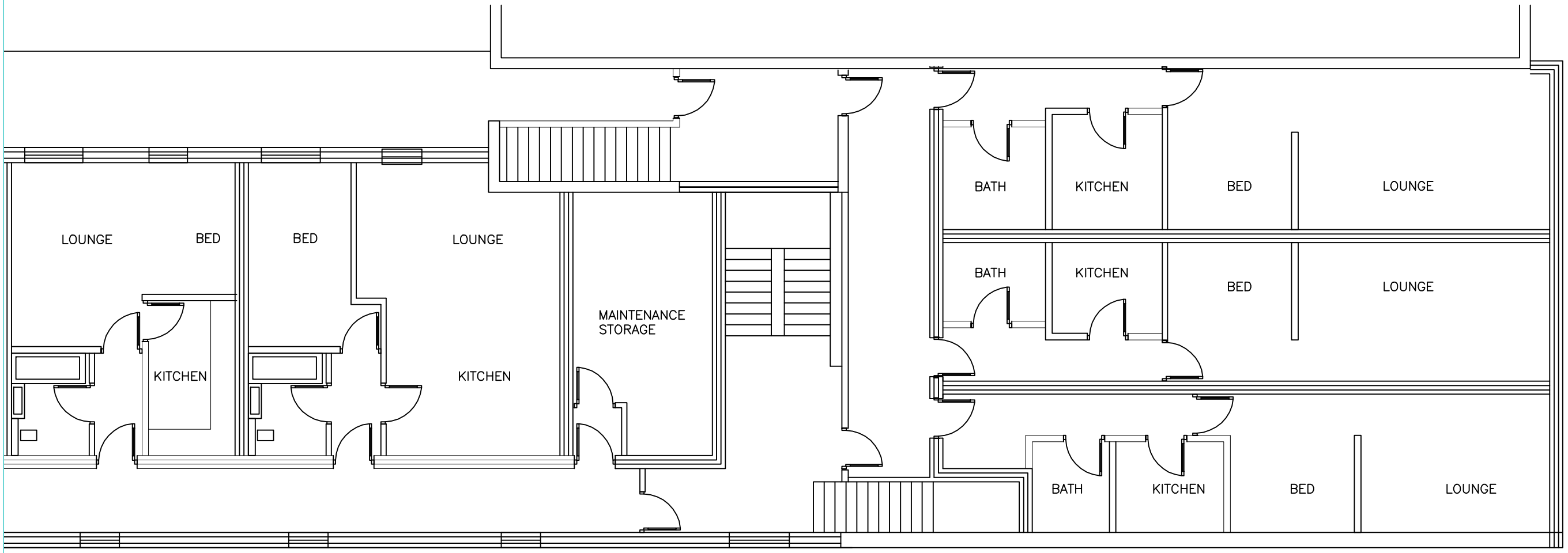
PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
	SCALE: 1:100,1:200
	DRAWING NUMBER: RUS-11
SITE ADDRESS: 158B MARLOWES	DRAWN: J.V / CHECK: R.K
	REV:

FOUL WATER DRAINS TO PROPOSED STACK. 40 MM BASIN AND BATH, 110 MM TOILET. ALL NECESSARY TRAPS AND RODDING ARE TO BE ANGLED. ALL PIPES CONNECTED TO THE SVP WHICH IS TERMINATED 900MM ABOVE ANY WINDOWS. THE SVP IS FITTED WITH A RODDING POINT.

ALL THE NEW DRAINAGE AND SANITARY PIPEWORK, INCLUDING LAYOUT, MATERIALS, BEDDING MUST BE DISCUSSED ON SITE AND APPROVED BY THE BUILDING SURVEYOR PRIOR TO INSTALLATION. AN AIR RUNNING TEST WILL BE REQUIRED ON COMPLETION OF THE WORKS.



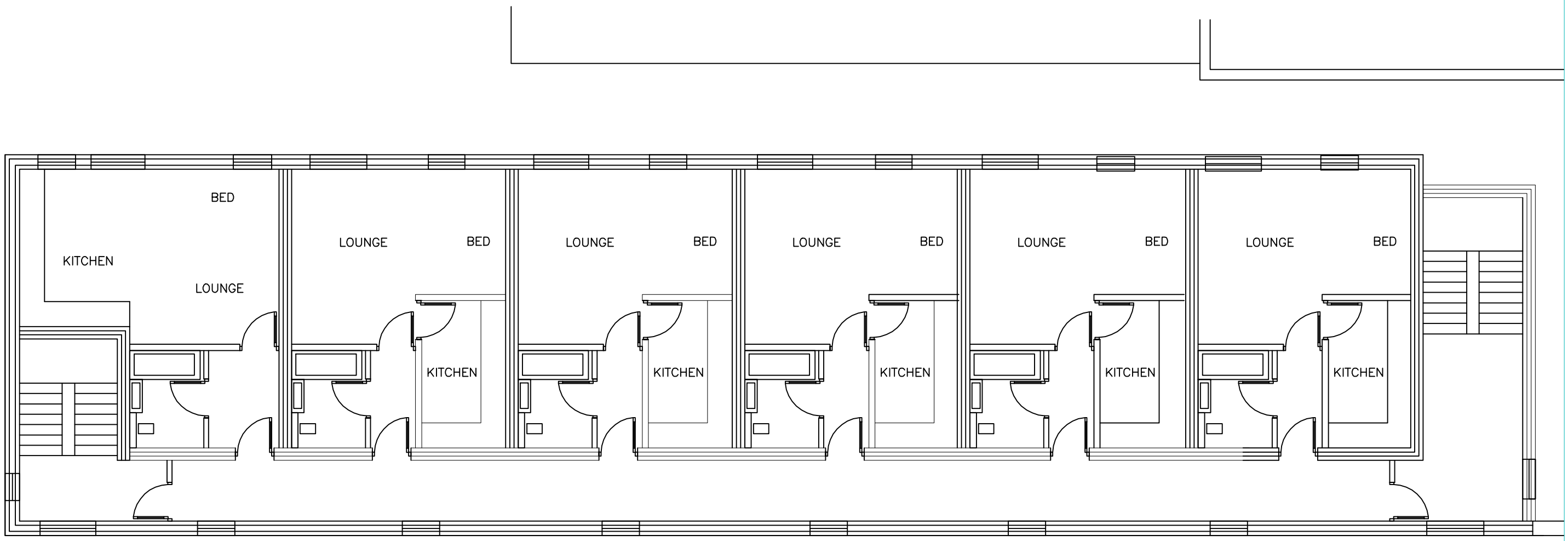
PROPOSED FIRST FLOOR



PROPOSED FIRST FLOOR

LONDON CONSULTANTS LTD

PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
	SCALE: 1:100,1:200
	DRAWING NUMBER: RUS-11
SITE ADDRESS: 158B MARLOWES	DRAWN: J.V / CHECK: R.K
	REV:



2.20 THE ENTRANCE ARE LEVELLED ACCESS

2.22 THE MIN CLEAR WIDTH OF THE HALLWAY IS 1050MM WIDE AND COMPLY WITH DIAGRAM 2.3.

2.24. THE GLAZING OF TEH LIVING ROOM SHOULD BE STARTED A MIN OF 850MM ABOVE FLOOR LEVEL

2.25 THE BEDROOM SHOULD HAVE A CLEAR ACCESS ROUTE OF 750MM FROM DOORWAY TO WINDOW AND AROUND THE BED AND COMPLIED WITH DIA 2.4

2.26 ALL WALLS, DUCTS AND BOXING TO THE WC/CLOAKROOM , BATHROOM, AND SHOWER ROOM SHOULD BE STRONG TO SUPPORT GRAB RAILS, SEATS AND OTHER ADAPTATION OF A LOAD UP TO 1.5KN/M2. IT COMPLIED WITH DIAGRAM 2.5

2.30 THE LANDING CALL BUTTONS ARE LOCATED BETWEEN 900MM AND 1100MM FROM THE FLOOR OF THE LANDING AND AT LEAST 500MM FROM ANY RETURN WALL.

WALL-MOUNTED SOCKET OUTLETS, TELEPHONE POINTS AND TV SOCKETS ARE LOCATED BETWEEN 450MM AND 1000MM ABOVE THE FLOOR, WITH A PREFERENCE FOR THE LOWER END OF THE RANGE.

SWITCHES FOR PERMANENTLY WIRED APPLIANCES ARE LOCATED BETWEEN 450MM AND 1200MM ABOVE THE FLOOR, UNLESS NEEDED AT A HIGHER LEVEL FOR PARTICULAR APPLIANCES.

ALL SWITCHES AND CONTROLS THAT REQUIRE PRECISE HAND MOVEMENTS ARE LOCATED BETWEEN 750MM AND 1200MM ABOVE THE FLOOR

SOCKET OUTLETS ARE LOCATED CONSISTENTLY IN RELATION TO DOORWAYS AND ROOM CORNERS, BUT IN ANY CASE NO NEARER THAN 350MM FROM ROOM CORNERS.

LIGHTING PULL CORDS ARE SET BETWEEN 900MM AND 1100MM ABOVE THE FLOOR LEVEL.

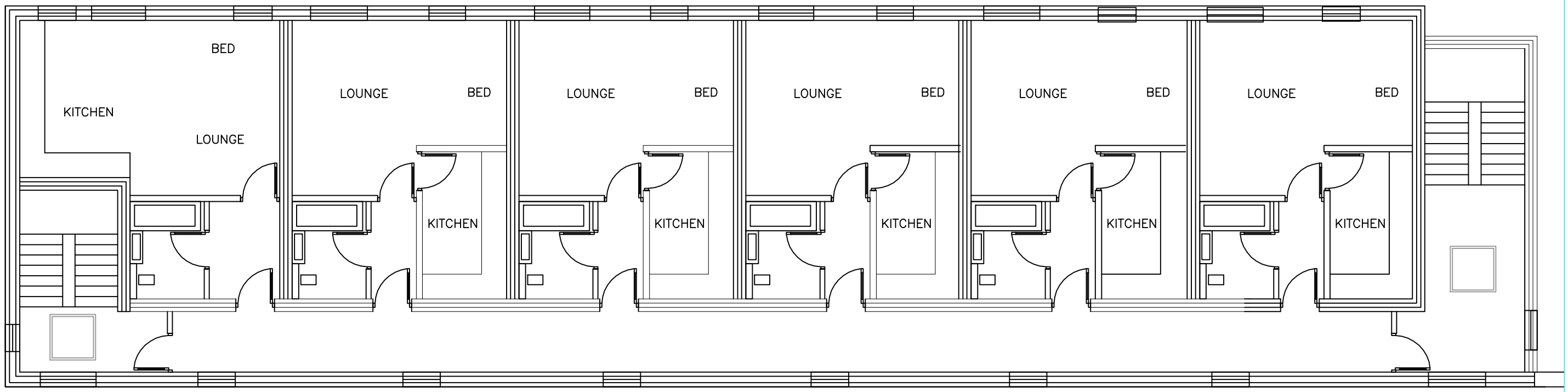
HEATING VIA DOUBLE CONVECTOR RADIATOR TO PROPOSED SYSTEM COMBI BOILER 92% EFFICIENCY. THERMOSTATIC VALVE TO EACH RADIATOR AND AUTOMATIC CUT OUT TO THE BOILER WHEN NO HEAT NEEDED.

THE PROPOSED INSTALLATION WORK IS UNDERTAKEN BY A PERSON (LEGAL PERSON I.E A FIRM OR AN INDIVIDUAL) WHO IS A COMPETENTPERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE. IN THESE CASES THE PERSON IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH BS 7671:2001 AND ALL RELEVANT BUILDING REGULATIONS. ON COMPLETION OF THE WORK, THE PERSON ORDERING THE WORK SHOULD RECEIVED A SIGNED BUILDING REGULATIONS SELF-CERTIFICATION CERTIFICATE, AND THE OTHER RELEVANT BUILDING CONTROL BODY SHOULD RECEIVE A COPY OF THE INFORMATION ON THE CERTIFICATE.THE PERSON ORDERING THE WORK SHOULD ALSO RECEIVED A DULY COMPLETED ELECTRICAL INSTALLATION CERTIFICATE AS OR SIMILAR TO THE MODEL IN BS 7671.

PROPOSED SECOND FLOOR

LONDON
CONSULTANTS LTD

PROPOSAL: DEVELOPMENT	DATE: 15.08.2021	
	SCALE: 1:100	
	DRAWING NUMBER: RUS-12	
SITE ADDRESS: 158B MARLOWES	DRAWN: *J.V*	CHECK: *R.K*
	REV:	



PROPOSED THIRD FLOOR

2.4 THE APPROACH ROUTE TO COMUNAL FACILITIES SUCH AS BINS AND CYCLE IS FROM THE COMUNAL AREAS AND PATHWAYS

2.5 A COMUNAL FRONT DOOR AS ENTRANCES TO ALL FLAT AND IT HAS AUTOMATIC OPENINGS.

2.7. THERE IS NO STEP INTO THE BUILDING ACCESS FROM THE EXTERNAL GROUND TO THE FRONT DOOR

2.12 THERE ARE 2 CAR APPRKINGS BAYS THAT WILL BE 3.3M IN WIDTH AND IT IS ADJACENT TO THE COMUNAL ACCESS TO THE ENTRANCE. THE PARKING IS LEVEL.

2.14 THE LANDING AND HALLWAY IS 1500MM MIN WIDE AND LENGTH. THE LIGHTING USES FULLY DIFUSED LUMINAIRES. THE ENTRANCE DOOR TO ALL FLATS ADN COMUNAL AREAS ARE MIN OF 850MM WIDE. A MIN WIDTH OF 300MM FOR THE NIB IS PROVIDED AT THE LEADING DOOR OF EACH FLAT. THE TREASHOLD OF THE DOOR IS FLUSHED.

EFFICIENT ENERGY LIGHTING
: 100%
FIXED EXTERNAL LIGHT SHOULD HAVE EFFECTIVE CONTROL AND/OR USE OF EFFICIENT LAMPS. LAMP CAPACITY NOT EXCEEED 150W AND 40 LUMENS PER CIRCUIT–WATT.

WHERE THE MILD STEEL STRAPS ARE FITTED OVER JOISTS, RAFTERS OR TRUSSES THERE MUST BE SOLID NOGGINS PROVIDED BETWEEN JOIST/ RAFTERS TO PREVENT DISTORTION.

NEW WINDOWS AND DOORS DOUBLE GLAZED of U VALUE 0.12. LOW E COATED. HEAD VENTS TO PROVIDE 8000MM SQ. TOUGHENED GLASS TO DOOR.

INSULATED CAVITY CLOSERS E.G POLYSTYRENE OR SIMILAR TO REVEALS AND BOTTOM OF OPENING

BATHROOM TO HAVE MECHANICAL AIR EXTRACTOR OF ATLEAST 30L/SEC . DISCHARGE OF FLUE TO OUTSIDE AND SHOULD BE ATLEAST 300MM AWAY FROM ANY WINDOW AND 900MM ABOVE THE HIGHEST WINDOW.

BOXED IN SVP WITH ACCESS FOR MAINTENANCE. THE BOXED IS ATLEAST 1HR FIRE RESISTANT . FRAME OF 50X50 AND 2 LAYERS OF PLASTERBOARD 12.5MM THICK. THE PIPE GO THROUGH THE ROOF AND TERMINATE OUTSIDE WITH COVER WITH A CAGE OR PERFORATED COVER

FOUL WATER DRAINS TO PROPOSED STACK. 40 MM BASIN AND BATH, 110 MM TOILET. ALL NECESSARY TRAPS AND RODDING ARE TO BE ANGLED. ALL PIPES CONNECTED TO THE SVP WHICH IS TERMINATED 900MM ABOVE ANY WINDOWS. THE SVP IS FITTED WITH A RODDING POINT.

ALL THE NEW DRAINAGE AND SANITARY PIPEWORK, INCLUDING LAYOUT, MATERIALS, BEDDING MUST BE DISCUSSED ON SITE AND APPROVED BY THE BUILDING SURVEYOR PRIOR TO INSTALLATION. AN AIR RUNNING TEST WILL BE REQUIRED ON COMPLETION OF THE WORKS.

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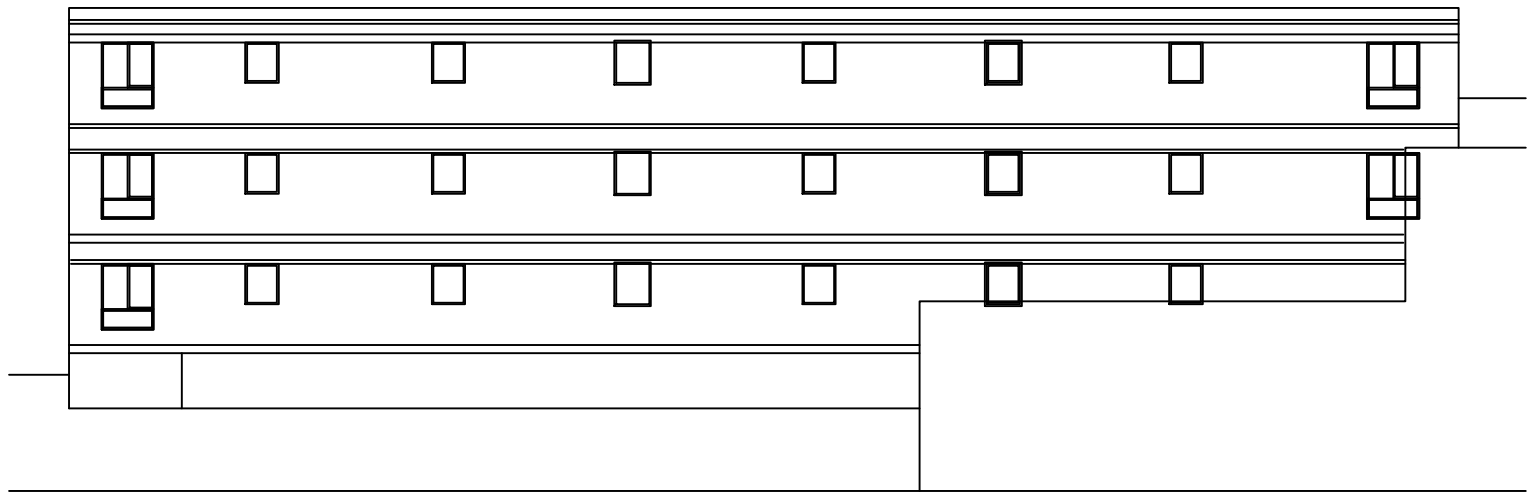
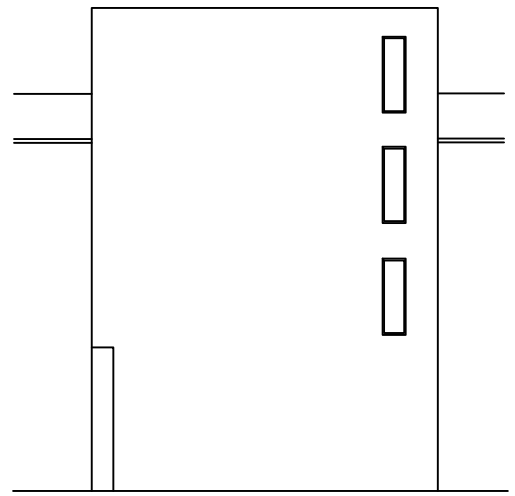
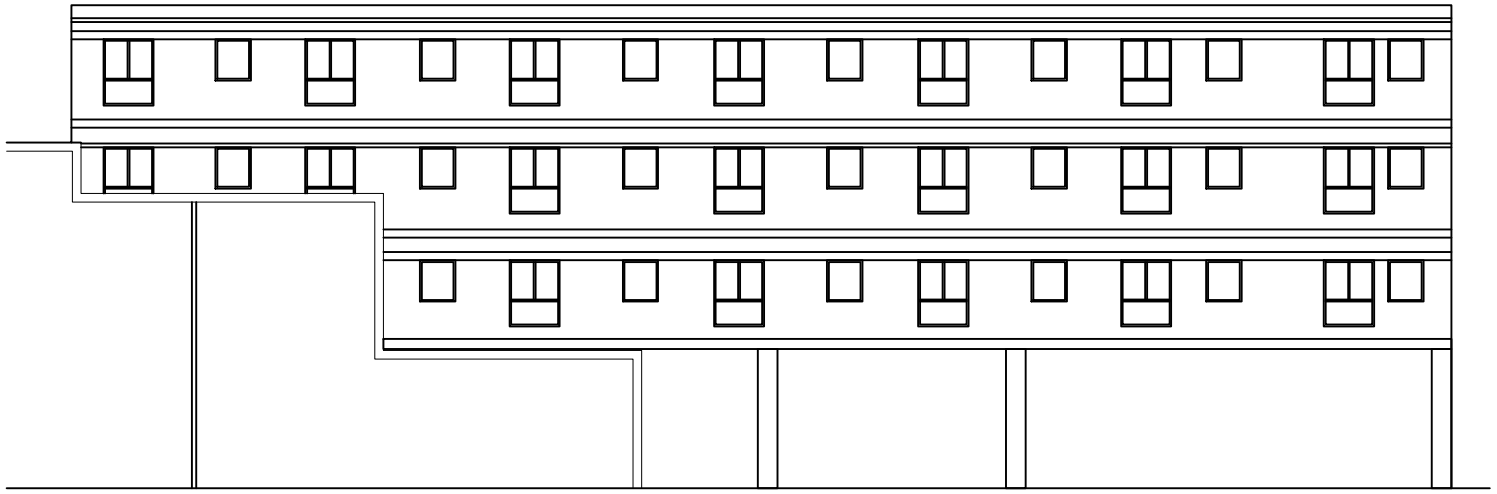
PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
	SCALE: 1:100
	DRAWING NUMBER: RUS-13
SITE ADDRESS: 158B MARLOWES	DRAWN: *J.V* / CHECK: *R.K*
	REV:



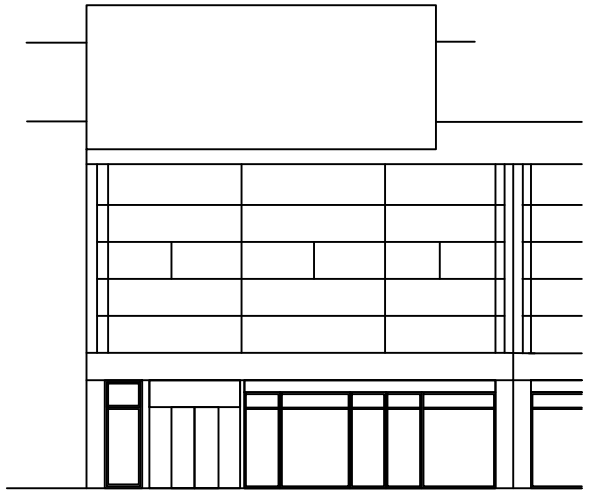
PROPOSED SIDE



PROPOSED SIDE



PROPOSED SIDE



PROPOSED FRONT

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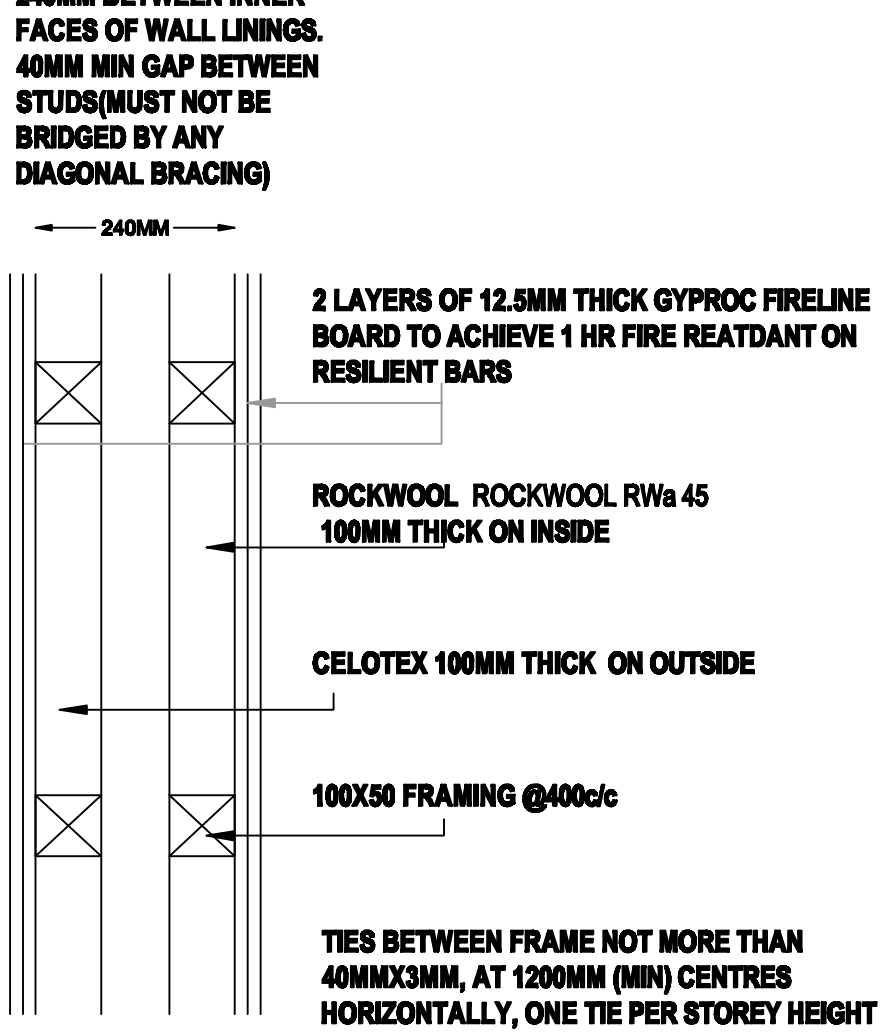
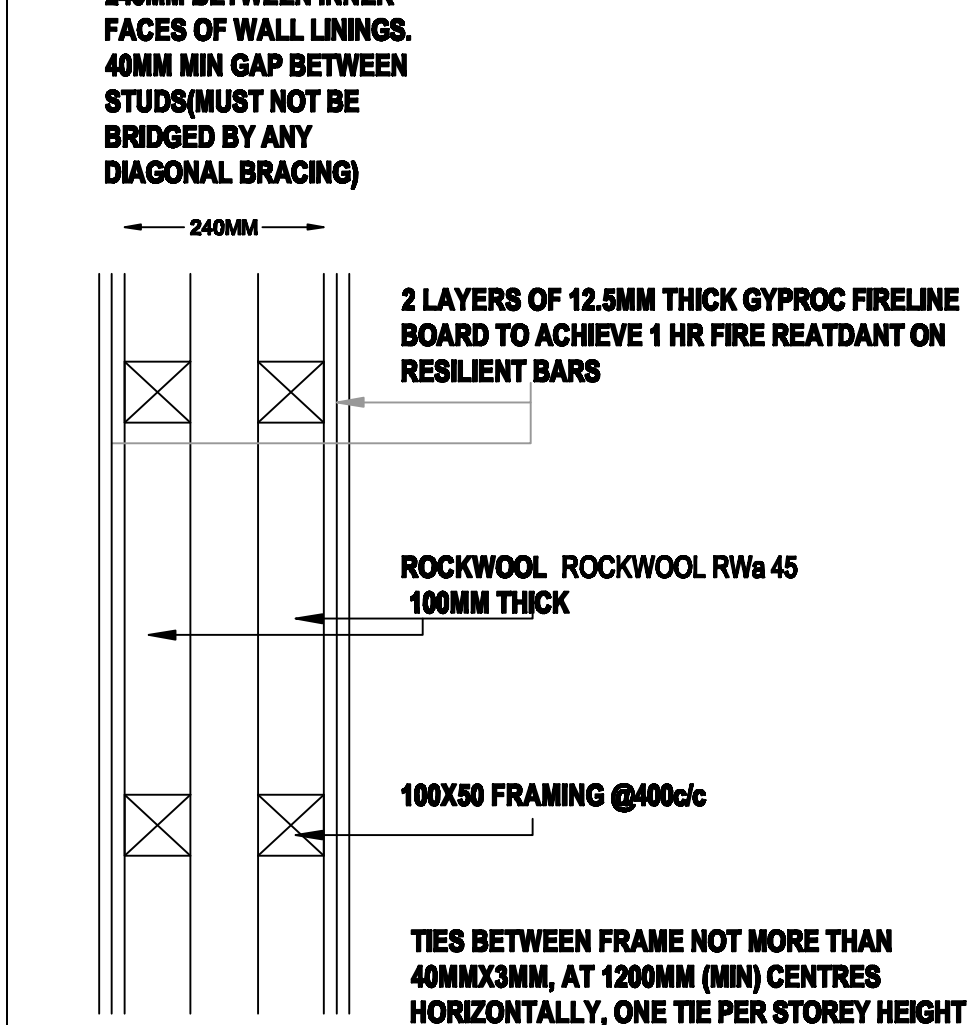
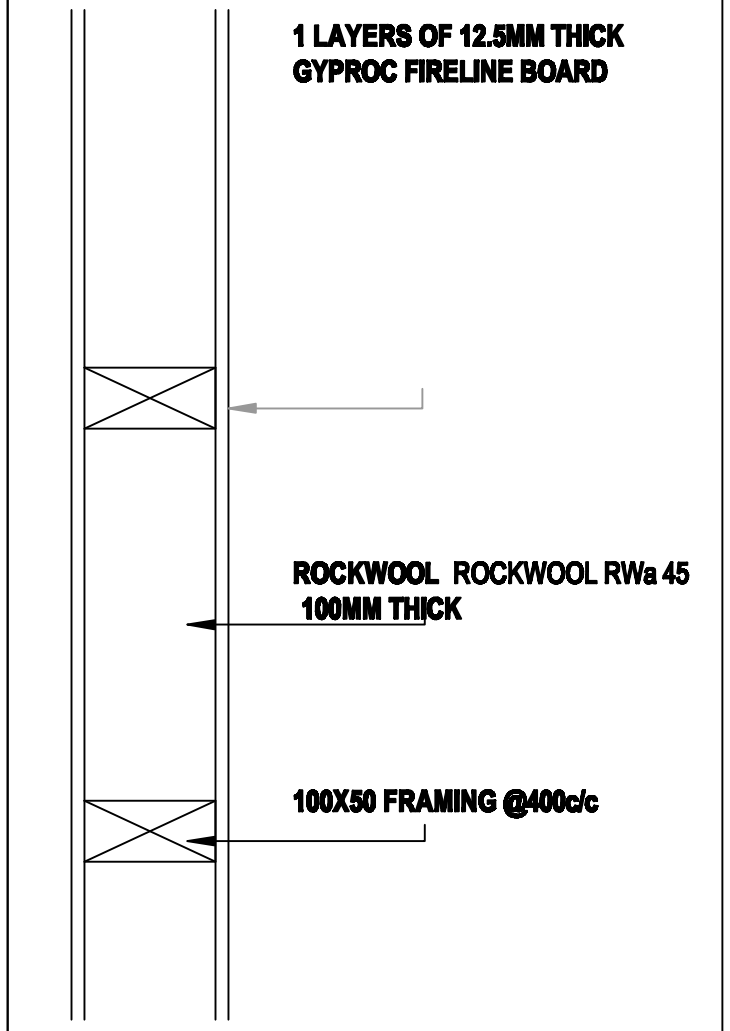
PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
	SCALE: 1:200
	DRAWING NUMBER: RUS-14
SITE ADDRESS: 158B MARLOWES	DRAWN: *J.V* CHECK: *R.K*
	REV:



WALL TREATMENT DETAIL A



WALL TREATMENT DETAIL B



STUD

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PROPOSAL: DEVELOPMENT	DATE: 15.08.2021	
	SCALE:	
	DRAWING NUMBER: RUS-15	
SITE ADDRESS: 158B MARLOWES	DRAWN: *J.V*	CHECK: *R.K*
	REV:	

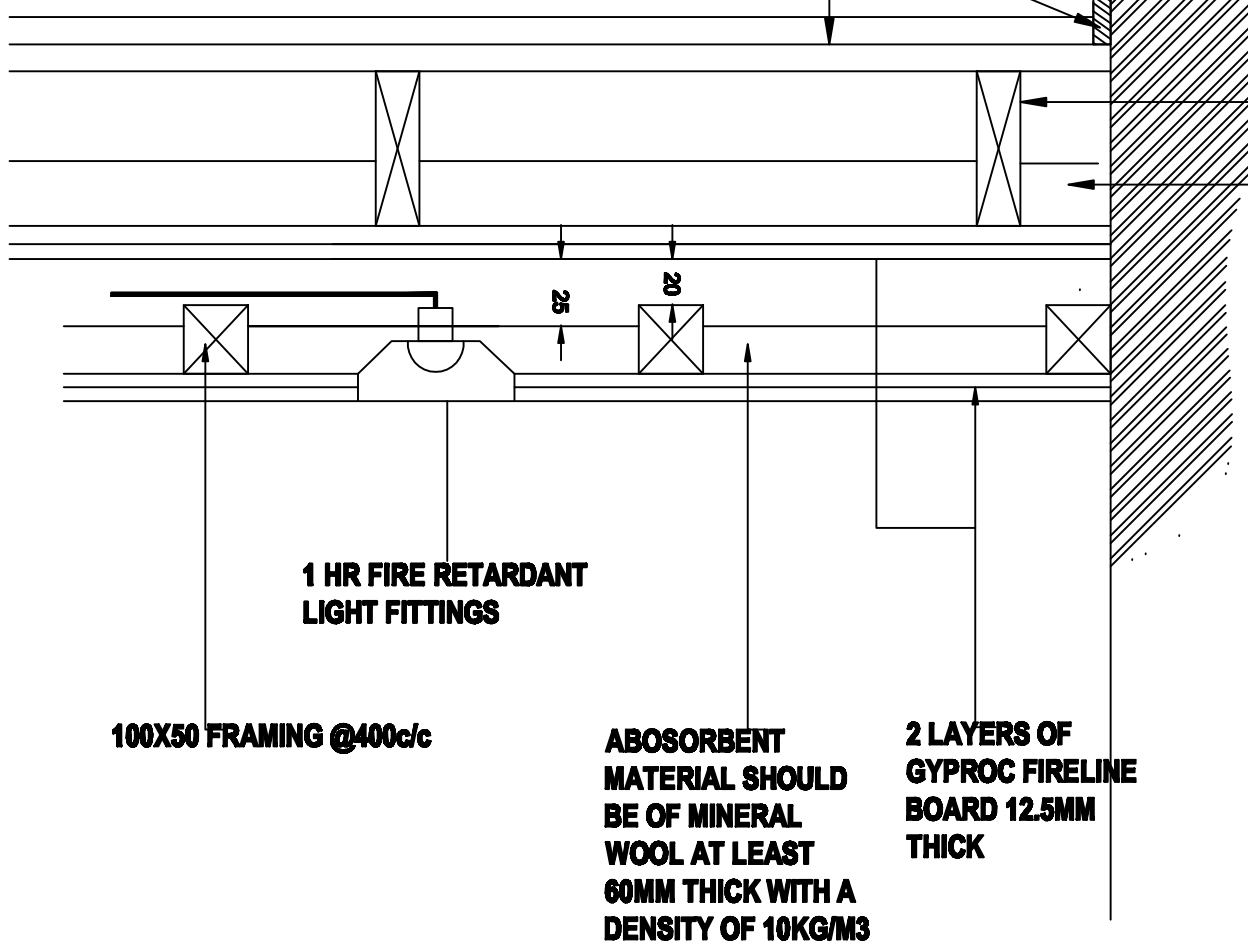
ACOUSTIC CEILING IN BETWEEN SEPERATING FLOORS

acoustic intumescent sealant wrapped around the pipe to prevent sound tramsmitting

fire stop collar fixed to both sides to stop fire spread in both direction

floor

Acoustic flanking band reduces impact vibration via structural walls and assists in reducing airborne sound path



WALL

MONARFLOOR ACOUSTIC PLANKING STRIP

18 MM THICK TIMBER OR WOOD BASED FLOOR FLOARD WITH TONGUED AND GROOVED EDGES AND ALL JOINTS GLUED, SPOT BONDED TO A SUBSTANCE OF 19MM PLASTERBOARD.

EXISTING CEILING JOIST

175 MM THICK ABOSORBENT LAYER OF MINERAL WOOL

12.5MM THICK PLASTERBOARD

FALSE CEILING IF APPLICATIO FOR SERVICES TO RUN THROUH E.G ELECTRICAL WIRE AND LIGHT FITTINGS.

LIGHT FITTING TO HAVE ATLEAST 1 HR FIRE REISTSANT

1 HR FIRE RETARDANT LIGHT FITTINGS

100X50 FRAMING @400c/c

ABOSORBENT MATERIAL SHOULD BE OF MINERAL WOOL AT LEAST 60MM THICK WITH A DENSITY OF 10KG/M3

2 LAYERS OF GYPROC FIRELINE BOARD 12.5MM THICK

SMOKE VENT OF OPENABLE AREA 1M2 (1000X1000) . INTERLINKED WITH SMOKE ALARM. ALL SMOKE ALARM IN COMMON AREAS ARE INTERLINKED. WHEN THE SMOKE ALARM IS ACTIVATED, THE WINDOW WILL BE OPENED. A REMOTE CONTROL AND ALTERNATE SWITCH WILL BE LOCATED ON EACH LEVEL TO OPERATE THE SMOKE VENT.

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PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
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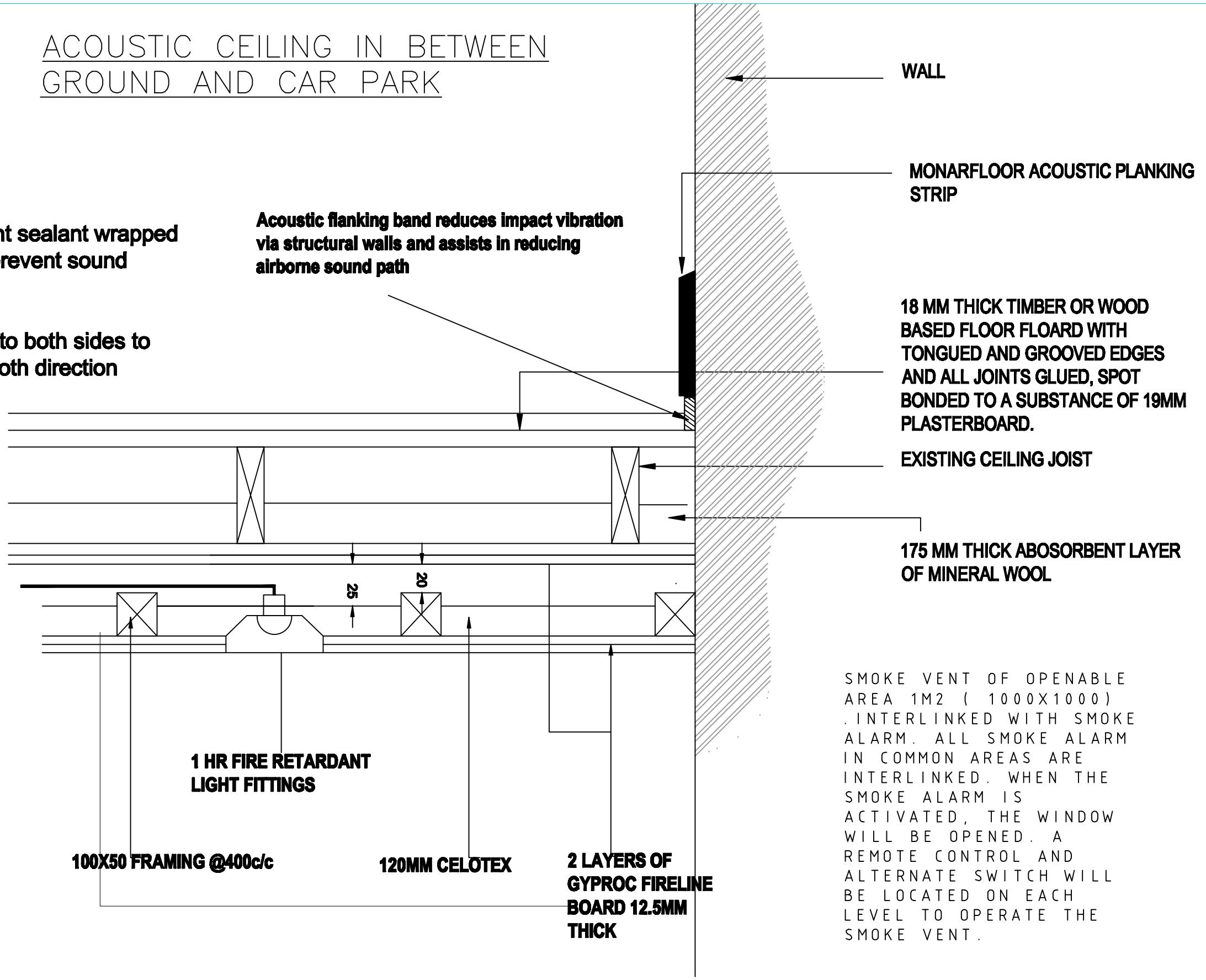
	DRAWING NUMBER: RUS-16
SITE ADDRESS: 158B MARLOWES	DRAWN: *J.V* CHECK: *R.K*
	REV:

ACOUSTIC CEILING IN BETWEEN GROUND AND CAR PARK



SMOKE VENT OF OPENABLE AREA 1M2 (1000X1000) .INTERLINKED WITH SMOKE ALARM. ALL SMOKE ALARM IN COMMON AREAS ARE INTERLINKED. WHEN THE SMOKE ALARM IS ACTIVATED, THE WINDOW WILL BE OPENED. A REMOTE CONTROL AND ALTERNATE SWITCH WILL BE LOCATED ON EACH LEVEL TO OPERATE THE SMOKE VENT.

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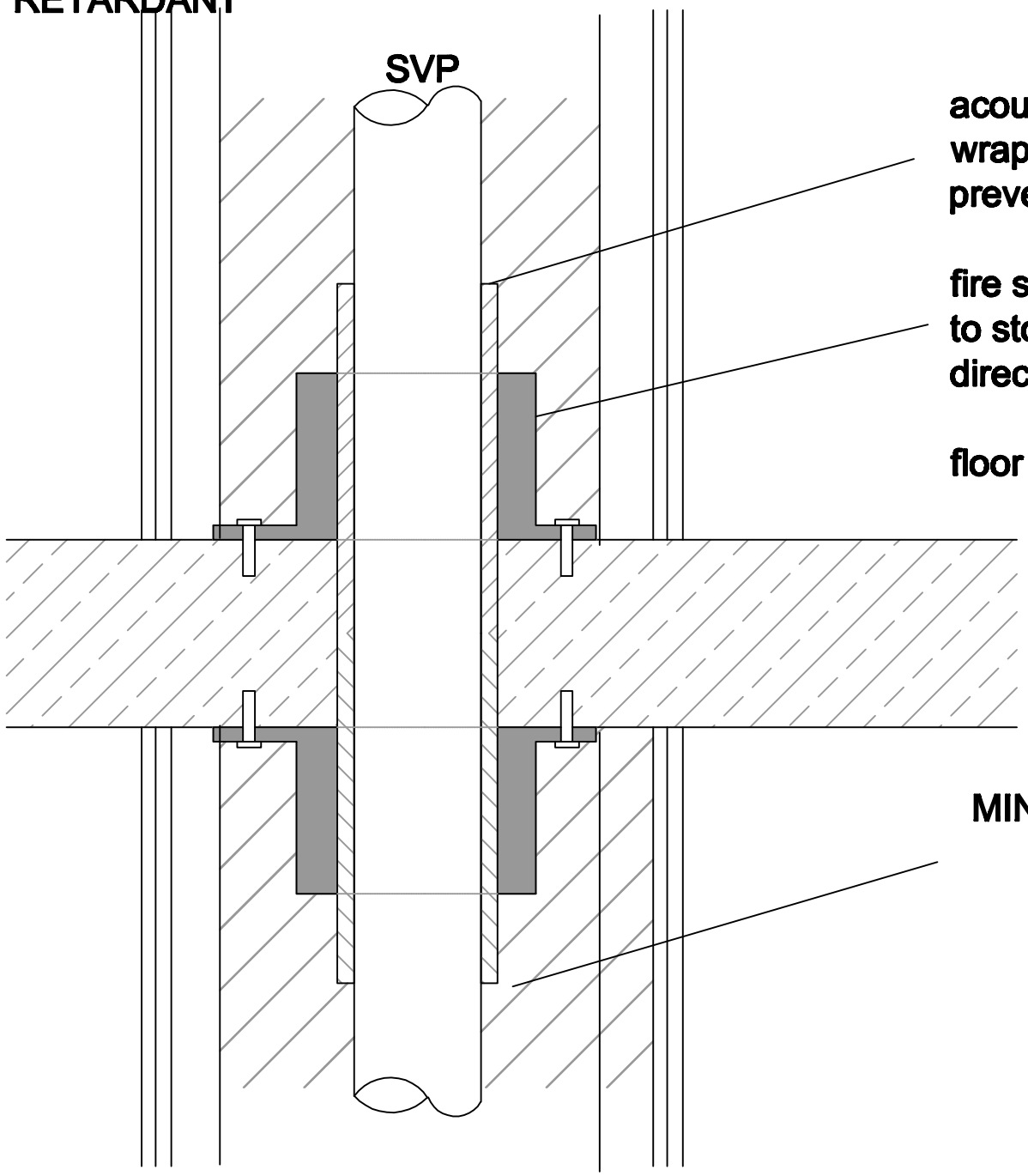
PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
	SCALE:
	DRAWING NUMBER: RUS-17
SITE ADDRESS: 158B MARLOWES	DRAWN: *J.V* CHECK: *R.K*
	REV:

45. BOXED IN WITH 50X50 TIMBER FRAME AND CLADDED WITH 2 NOS. 12.5MMT HICK GYPROC FIREBOARD ON EACH SIDE PROVIDED 1 HOUR FIRE RETARDANT



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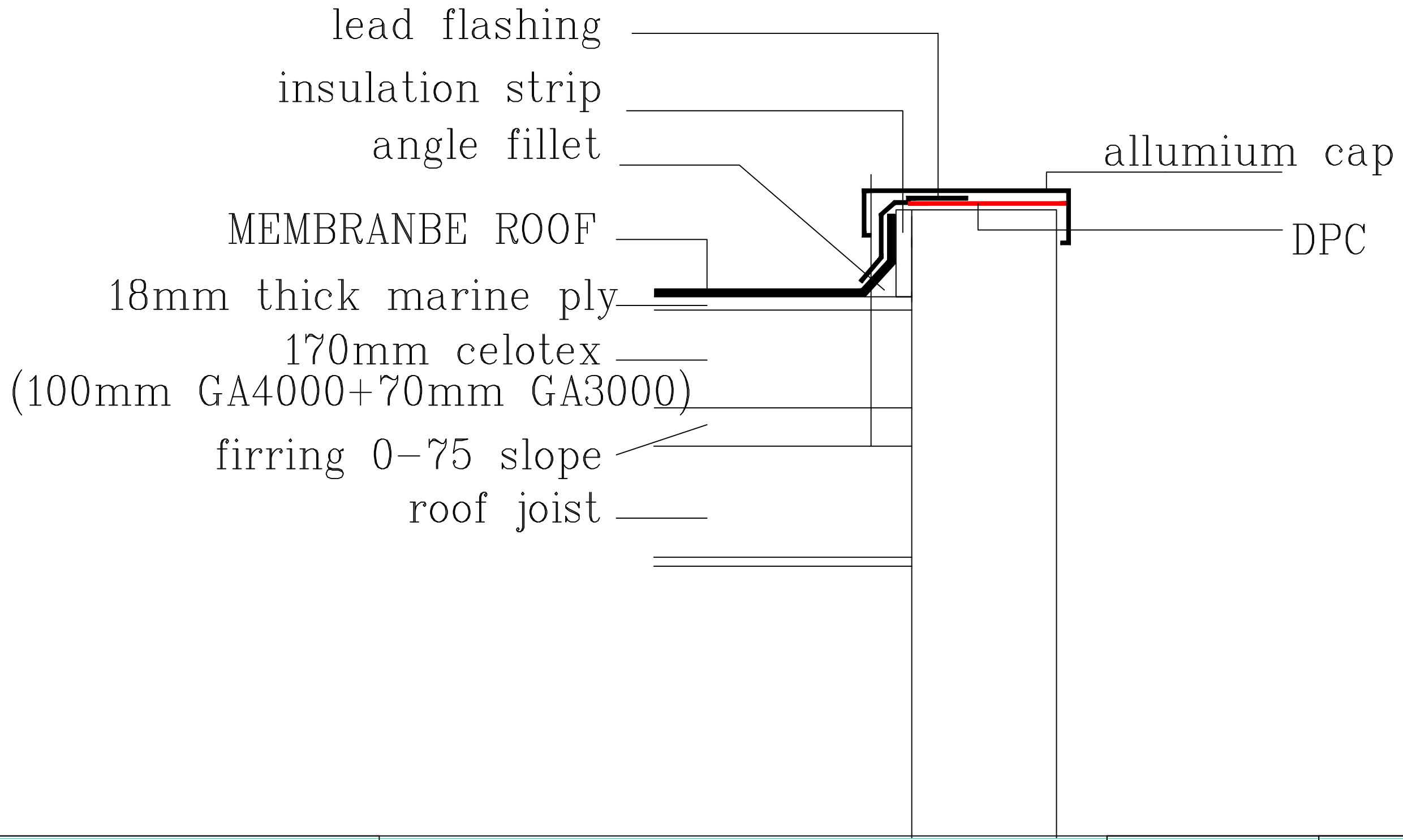
PROPOSAL: DEVELOPMENT	DATE: 15.08.2021	
	SCALE:	
	DRAWING NUMBER: RUS-18	
SITE ADDRESS: 158B MARLOWES	DRAWN: *J.V*	CHECK: *R.K*
	REV:	

WARM DECK FLAT ROOF



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PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
	SCALE:
	DRAWING NUMBER: RUS-19
SITE ADDRESS: 158B MARLOWES	DRAWN: *J.V* CHECK: *R.K*
	REV:

THE DRAIN PIPE WILL BE 100MM IN DIAMETER TO CONNECT TO THE EXISTING MAIN SEWER. AT ANY INTERCONNECTION OF NEW DRAIN PIPES TO EXISTING SEWER, A MH IS REQUIRED.

.THE EXISTING DRAIN SHOULD BE TESTED, REPAIRED, REPLACED AS NECESSARY AND PROTECTED.

THE RODDING ACCESS TO THE SEWER WILL BE VIA THE MH, VIA AIR ADMITANCE VALVE AND VIA THE SVP PIPE WHICH IS FITTED WITH ACCESS.

THE SVP SHOULD BE TERMITTED ATLEAST 900MM ABOVE ANY OPENING WINDOW WITHIN 3M .

ALL WASTE PLUMBING WILL BE IN ACCORDANCE TO BS EN 12056

THE BOILER FLUE WILL BE CARRIED OUT BY A GAS SAFE REGISTERED PERSON AND INSTALLATION FOR THE FLUE WILL BE IN ACCORDANCE WITH THE DIAGRAM 3.4 OF APPROVED DOCUMENT J (2002 EDITION)

A CLEAR LANDING EQUAL TO THE STAIRS IS REQUIRED AT THE TOP OF THE STAIRS

THE INSULATED DRY LINING EXTENDS TO ALL PARTY AND EXTERNAL WALLS.

A COMMISSIONING NOTICE FOR THE FIXED BUILDING SERVICES (HEATING AND HOT WATER) WILL BE DEMOSITED WITH THE COUNCIL UPON COMPLETION OF THE WORK.

THE DESIGN DETAILS AND BUILDING TECHNIQUES HAVE BEEN SPECIFIED IN ACCORDANCE WITH THE GUIDANCE GIVEN IN 'LIMITING THERMAL BRIDGING AND AIR LEAKAGE, ROBUST CONSTRUCTION DETILS FOR DWELINGS AND SIMILAR BUILDINGS 2002 ' A REPORT WILL BE PROVIDED TO THE COUNSIL IN RELATION TO THE WORK CARRIED OUT

emergency lighting to common areas. should be installed according to BS 5266:1

smoke detector in corridor, on landings and heat alarm in kitchen in accordance with the recommendations of BS 5839-6.

all the smoke detectors should be interlinked and mains operated with battery backup. the smoke detectors must be accessible to allow for testing and cleaning. the smoke alarm should be within 7.5m of the door to every habitable rooms and are ceiling mounted. It should be located between 25-600mm below the ceiling and 300mm away from any light.

the wholesome water is coming from the existing water supply from the mains.

Provision must be made by the installation of fittings and fixed appliances that use water efficiently for prevention of undue consumption of water e.g washing machine, dish washer fitted with control use of water. The WC flush system should have a dual push button: one for half tank flush and one for full tank flush.

hot water supply from the combi boiler. Any storage vessel will have 2 independent safety devices such as those that release pressure and so prevent the temperature of the stored water at any time exceeding 100 degrees celcius in addition to any thermostat.

The hot water system has pipework that incorporates a provision for the discharge of hot water from safety devices to be visible at some point and safely conveys it to an appropriate place open to the atmosphere where it will cause no danger to persons in or about the building. fitted with safety devices.

the hot water supply temperature to a bath should be limited to a maximum of 48 degrees celcius to use of an in-line blending valve or other appropriate temperature control device, with a maximum temperature stop and a suitable arrangement of pipework.

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			SCALE:
			DRAWING NUMBER: RUS-23
		SITE ADDRESS: 158B MARLOWES	DRAWN: *J.V* CHECK: *R.K*
			REV:

PROVISION MUST BE MADE BY THE INSTALLATION OF FITTINGS AND FIXED APPLIANCES THAT USE WATER EFFICIENTLY FOR PREVENTION OF UNDUE CONSUMPTION OF WATER E.G WASHING MACHINE, DISH WASHER FITTED WITH CONTROL USE OF WATER. THE WC FLUSH SYSTEM SHOULD HAVE A DUAL PUSH BUTTON: ONE FOR HALF TANK FLUSH AND ONE FOR FULL TANK FLUSH.

HOT WATER SUPPLY FROM THE COMBI BOILER. ANY STORAGE VESSEL WILL HAVE 2 INDEPENDENT SAFETY DEVICES SUCH AS THOSE THAT RELEASE PRESSURE AND SO PREVENT THE TEMPERATURE OF THE STORED WATER AT ANY TIME EXCEEDING 100 DEGREES CELCIUS IN ADDITION TO ANY THERMOSTAT.

THE HOT WATER SYSTEM HAS PIPEWORK THAT INCORPORATES A PROVISION FOR THE DISCHARGE OF HOT WATER FROM SAFETY DEVICES TO BE VISIBLE AT SOME POINT AND SAFELY CONVEYS IT TO AN APPROPRIATE PLACE OPEN TO THE ATMOSPHERE WHERE IT WILL CAUSE NO DANGER TO PERSONS IN OR ABOUT THE BUILDING. FITTED WITH SAFETY DEVICES.

THE HOT WATER SUPPLY TEMPERATURE TO A BATH SHOULD BE LIMITED TO A MAXIMUM OF 48 DEGREES CELCIUS TO USE OF AN IN-LINE BLENDING VALVE OR OTHER APPROPRIATE TEMPERATURE CONTROL DEVICE, WITH A MAXIMUM TEMPERATURE STOP AND A SUITABLE ARRANGEMENT OF PIPEWORK.

THE WATER CALCULATION WILL BE PROVIDED PRIOR TO COMPLETION

BOXED IN SVP WITH ACCESS FOR MAINTENANCE. THE BOXED IS ATLEAST 1HR FIRE RESISTANT . FRAME OF 50X50 AND 2 LAYERS OF PLASTERBOARD 12.5MM THICK. THE PIPE GO THROUGH THE ROOF AND TERMINATE OUTSIDE WITH COVER WITH A CAGE OR PERFORATED COVER

BATHROOM TO HAVE MECHANICAL AIR EXTRACTOR OF ATLEAST 30L/SEC . DISCHARGE OF FLUE TO OUTSIDE AND SHOULD BE ATLEAST 300MM AWAY FROM ANY WINDOW AND 900MM ABOVE THE HIGHEST WINDOW.

ALL BALUSTERS ARE TO BE FIXED VERTICALLY, WITH GAPS BETWEEN BALUSTERS BEING LESS THAN 100MM. GUARDING HANDRAILS ON LANDINGS ARE TO BE FIXED 1100MM ABOVE FINISHED FLOOR LEVEL. WHERE HANDRAILS OVERLAP, A MINIMUM CLEARANCE OF 35MM MUST BE ALLOWED FOR FREE FINGER MOVEMENT

THE BOILER WILL BE INSTALLED BY A GAS SAFE REGISTERED PERSON. DOUBLE CONVECTOR RADIATOR TO PROPOSED SYSTEM COMBI BOILER WORCESTER GREENSTAR 30CDI CLASSIC SYSTEM ERP. THERMOSTATIC VALVE TO EACH RADIATOR AND AUTOMATIC CUT OUT TO THE BOILER WHEN NO HEAT NEEDED. FLUE WILL BE ATLEAST 300MM AWAY FROM THE WINDOW TO BE DISCUSSED ON SITE WITH THE BUILDING INSPECTOR. A 300 LITRES HOT WATER CYCLINDER WITH 2.11KWH/DAY HEAT LOSS.

A SECONDARY HEATING OF 2 GAS FIRE WITH OPEN FLUES WILL BE PROVIDED AND FURTEHR DETAIL WILL BE CONFIRMED BY THE CLIENT

THE BOILER FLUE WILL BE CARRIED OUT BY A GAS SAFE REGISTERED PERSON AND INSTALLATION FOR THE FLUE WILL BE IN ACCORDANCE WITH THE DIAGRAM 3.4 OF APPROVED DOCUMENT J (2002 EDITION)

.INSTALLATION NEED TO BE CERTIFIED AS BEING INSTALLED AND COMMISSIONED BY A COMPETENT PERSON THE BOILER FLUE OUTLET SHOULD COMPLY WITH APPROVED DOCUMENT J. THE HEATING AND HOT WATER SYSTEMS ARE INSTALLED AND COMMISSIONED IN ACCORDANCE WITH THE NEW PART L. THE HOT WATER PIPE NEED TO BE INSULATED PROPERLY. THE TEMPERATURE CONTROLS: THERMOSTAT LOCATION WILL BE DISCUSSED ON SITE.
HOT WATER WILL BE SUPPLIED BY THE NEW BOILER. NO HOT WATER CYLINDER WILL BE PROVIDED. THE OWNER WILL BE PROVIDED INFORMATION ON THE OPERATION AND MAINTENANCE OF THE HEATING SYSTEM,.

SOCKET OUTLETS ARE LOCATED CONSISTENTLY IN RELATION TO DOORWAYS AND ROOM CORNERS, BUT IN ANY CASE NO NEARER THAN 350MM FROM ROOM CORNERS.

THE ENTRANCE DOOR AND COMMON DOOR IS FITTED WITH ACCESS CONTROL SYSTEM TO THE FLAT MAIN ENTRANCE DOOR. THE MAIN ENTRANCE DOOR SHOULD BE OF A PROXIMITY ACCESS CONTROL (PAC) SYSTEM AND DOOR ENTRY PHONE SYSTEM. THE MAIN ENTRANCE TO THE FLAT SHOULD BE FITTED WITH ELECTRICAL LOCK RELEASE OR A DOOR PHONE OR COMBINATION OF BOTH. THE DOOR FRAME FOR THE MAIN DOOR, FIRE EXIT DOOR SHOULD BE ROBUST AND MADE FROM A VANDAL-RESISTANT MATERIAL. THE MAIN DOOR SHOULD BE ABLE TO OPENED FROM INSIDE WITHOUT THE NEED OF A KEY.

THE WINDOW AT VULNERABLE LOCATION SHOULD BE FITTED WITH ROBUST HANDLES AND TOUGHENED GLASS AND VANDAL-RESISTANT MATERIAL.

SMOKE ALARMS TO ALL LANDINGS. MAINS OPPERATED WITH BATTERY BACK UP AND IN SERIES.
HEAT ALARM TO ALL KITCHENS.

FOUL WATER DRAINS TO PROPOSED STACK. 40 MM BASIN AND BATH, 110 MM TOILET. ALL NECESSARY TRAPS AND RODDING ARE TO BE ANGLED. ALL PIPES CONNECTED TO THE SVP WHICH IS TERMINATED 900MM ABOVE ANY WINDOWS. THE SVP IS FITTED WITH A RODDING POINT.

ALL THE NEW DRAINAGE AND SANITARY PIPEWORK, INCLUDING LAYOUT, MATERIALS, BEDDING MUST BE DISCUSSED ON SITE AND APPROVED BY THE BUILDING SURVEYOR PRIOR TO INSTALLATION. AN AIR RUNNING TEST WILL BE REQUIRED ON COMPLETION OF THE WORKS.

A FIXED TEMPERATURE HEAT ALARM IS USED IN THE KITCHEN, IT ACTIVATES WHEN THE TEMPERATURE REACHES 58°C (136°F).

THE PROPOSED INSTALLATION WORK IS UNDERTAKEN BY A PERSON (LEGAL PERSON I.E A FIRM OR AN INDIVIDUAL) WHO IS A COMPETENTPERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE. IN THESE CASES THE PERSON IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH BS 7671:2001 AND ALL RELEVANT BUILDING REGULATIONS. ON COMPLETION OF THE WORK, THE PERSON ORDERING THE WORK SHOULD RECEIVED A SIGNED BUILDING REGULATIONS SELF-CERTIFICATION CERTIFICATE, AND THE OTHER RELEVANT BUILDING CONTROL BODY SHOULD RECEIVE A COPY OF THE INFORMATION ON THE CERTIFICATE.THE PERSON ORDERING THE WORK SHOULD ALSO RECEIVED A DULY COMPLETED ELECTRICAL INSTALLATION CERTIFICATE AS OR SIMILAR TO THE MODEL IN BS 7671.

NEW WINDOWS AND DOORS DOUBLE GLAZED of U VALUE1.0. LOW E COATED. HEAD VENTS TO PROVIDE 2000MM SQ. TOUGHENED GLASS TO DOOR. OPAQUE DOOR OF U VALUE 1.0

INSULATED CAVITY CLOSERS E.G POLYSTYRENE OR SIMILAR TO REVEALS AND BOTTOM OF OPENING

EFFICIENT ENERGY LIGHTING : 100%FIXED LIGHTING FACILITIES.

FIXED EXTERNAL LIGHT SHOULD HAVE EFFECTIVE CONTROL AND/OR USE OF EFFICIENT LAMPS. LAMP CAPACITY NOT EXCEEED 150W AND 40 LUMENS PER CIRCUIT-WATT.

INSULATED CAVITY CLOSERS E.G POLYSTYRENE OR SIMILAR TO REVEALS AND BOTTOM OF OPENING

A FIXED TEMPERATURE HEAT ALARM IS USED IN THE KITCHEN, IT ACTIVATES WHEN THE TEMPERATURE REACHES 58°C (136°F).

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PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
	SCALE:
	DRAWING NUMBER: RUS-21
SITE ADDRESS: 158B MARLOWES	DRAWN: J.V / CHECK: R.K
	REV:

Tiled Surfaces

9. Tiling must be provided behind the full height of adjustable sections and above to accommodate the splash-back.
10. Tiling should have a matt finish to lessen reflection and glare.

Colour Contrast

11. Features such as the worktop, edging, base/wall units, sockets, switches and handles must all contrast in colour with each other. They must also contrast in colour with the wall, tiled surfaces and floor surfaces. Advice on this can be obtained from organisations such as the RNIB and ICI (Project Rainbow by Dulux have produced guidance based on research and can provide colour contrast charts).

Hob and Oven

12. Hobs must be height adjustable and flush with the work surface for ease of control and safety when transferring pans.
13. Extractor fan controls are to be easily accessible and /or remote controlled
14. In addition to the hob, there should be provision of a side hung oven built into oven housing. It must be set at an accessible height to the adjacent section of worktop so hot items can be transferred safely.
15. The oven should have a hinged door which opens sideways onto the worktop. Pull out locking shelves are also essential.
16. A sturdy, heat resistant pull out shelf should be provided directly underneath the oven.
17. A minimum 300 mm section of worktop must be provided alongside the hob and oven to transfer hot items.

Sink

18. The sink basin should be a rectangular, insulated 150-200 mm shallow bowl. Pipe work underneath must not restrict access and plumbing must be flexible to accommodate changes in height.
19. Exposed waste pipes and plumbing underneath can cause scalding as well as being unsightly so should be insulated and where possible covered.
20. Taps must be easy to reach, understand and operate single-handedly for example dual flow mixer/ mono-bloc with swivel arm and clear temperature markers.

Wall Cupboards

21. The design needs to allow for the maximum number of tall wall cupboards to be provided to maximise storage for example 900 mm tall.
22. Wall cupboards must provide as much easily accessible storage space as possible for example pull out/ down baskets and carousels.
23. Wall cupboards to be fitted approximately 350 mm from the top of worktop to the base of cupboard.
24. Edges and corners should be rounded.
25. Handles need to be easy to reach, grip and operate and contrast with their background.
26. Wall cupboards should have task lighting underneath.

Key Design Principles

General

1. All kitchens should be designed to provide space for a fully wheelchair accessible layout. The user must be able to carry out all activities safely and easily.
2. The kitchen must be easily accessible from the dining area. Ideally the kitchen should be large enough to accommodate the dining area. This is preferable for reasons of safety, access and smell. (See Section K – Dining Area).
3. Layouts should provide a minimum 1500 mm turning circle clear of any possible obstructions for example worktops, fitting, equipment, radiators and all doors.
4. Storage space needs to be maximised where possible to compensate for lost space under accessible worktop for example additional/full height wall cupboards, pull out larder units/bins, and pull down baskets and carousels.
5. Space must be provided for a full height Fridge Freezer.

Work Surfaces

6. Where provided, adjustable height work surfaces must be provided between 700 mm – 900 mm with unobstructed space underneath.
7. There should be at least one 900 mm section of accessible, height adjustable worktop.
8. Deep fascias to the front of worktops can restrict access under the worktop but can provide siting for sockets and switches and hide unsightly plumbing and pipe work.

ALL FLAT ENTRANCES DOORS WILL HAVE SMOKE SEALS AND SELF CLOSURE AND WILL BE FIRE RETARDANT OF ATLEAST 30 MINUTES

THE EXISTING CHIMNEY FLUES ARE SEALED PROPERLY WITH BRICKS TO ENSURE SOUND IS NOT TRANSFERRED VIA FLUES

WINDOWLESS BATHROOM SHOULD HAVE AN EXTRACTOR WHICH HAS ATLEAST 15 MINUTES OVERRUN

BACKGROUND VENTILATION OF ATLEAST 5000 MM2 IS PROVIDED AT THE TOP OF THE WINDOW AS TRICKLE VENT TO NEW HABITABLE ROOMS. TRICKLE VENTS SHOULD BE LOCATED AT MINIMUM 1700MM FROM THE FLOOR LEVEL.

BACKGROUND VENT OF ATLEAST 2500 MM2 SHOULD BE PROVIDED TO BATHROOM, UTILITY WHICH CONTAINS WINDOW. VIA TRICKLE VENT

A MECHANICAL VENTILATION COMMISSIONING CERTIFICATE WILL BE SUBMITTED TO THE COUNCIL NO LONGER THAN 5 DAYS AFTER COMPLETION

THE WATER EFFICIENCY CALCULATOR WILL BE CARRIED OUT AND SUBMITTED TO THE COUNCIL NOT LATER THAN 5 DAYS AFTER THE COMPLETION

DEPTH OF MH WILL BE DISCUSS ON SITE WITH THE BUILDING INSPECTOR. A FALL OF 1:40 IS NEEDED FOR THE PIPE

DEPTH OF EXISTING MH WILL BE DISCUSSED ON SITE WITH THE BUILDING INSPECTOR

Foul water drains to proposed stack. 40 mm basin and bath, 80 mm toilet. All necessary traps and rodding are to be angled. All pipes connected to the air admitance valve then to the pump (saniflo) links to the drain outside .ANY SINKS AND WASH HAND BASIN, ETC, SHOULD BE PROVIDED WITH ANTISYPHON DEEP SEAL TRAPS NORMALLY 75MM.

All the new drainage and sanitary pipework, including layout, materials, bedding must be discussed on site and approved by the Building Surveyor prior to installation. An air running test will be required on completion of the works.

Bathroom to have mechanical air extractor of atleast 30l/sec. Kitchen extractor of atleast 60l/sec. discharge of flue to outside and should be atleast 300mm away from any window and 900mm above the highest window.

An egress window should have an unobstructed openable area that is at least 0.33m2
and at least
450mm high and 450mm wide. (Note the minimum size to achieve 0.33m2 is 450mm x 734mm.)
· The bottom of the openable area should not be less than 800mm or more than 1100mm above the floor level.
· The window must also have appropriate escape catches and hinges to ensure this clear opening is achieved.

Each flat will have heating via double convector radiator to proposed system combi boiler
92% efficiency A-rated boiler.
thermostatic valve to each radiator and automatic cut out to the boiler when no heat needed. flue will be atleast 300mm away from the window to be discussed on site with the building inspector.

3 low energy efficiency light buld to every 4 light bulbs

.Installation need to be certified as being installed and commissioned by a competent person the boiler flue outlet should comply with approved document J. The heating and hot water systems are installed and commissioned in accordance with the new Part L. the hot water pipe need to be insulated properly. The temperature controls: thermostat location will be discussed on site. Hot water will be supplied by the new boiler. No hot water cylinder will be provided. The owner will be provided information on the operation and maintenance of the heating system,.

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PROPOSAL:
DEVELOPMENT

SITE ADDRESS:
158B MARLOWES

DATE: 15.08.2021

SCALE:

DRAWING NUMBER: RUS-24

DRAWN: *J.V* | CHECK: *R.K*

REV:

DER CALCULATION TO FOLLOW TO SHOW ANY CHANGES TO THE DESIGN. PRESSURE TESTING TO SHOW AIR PERMEABILITY IS WITHIN REASONABLE LIMITS AND SATISFACTORY COMMISIONING OF HEATING AND HOT WATER SYSTEM. AFTER COMPLETION A VALID ENERGY PERFORMANCE CERTIFICATE WILL BE GIVEN TO THE BUILDING OWNER

THE EPC's WILL BE FOLLOWED.

THE PERFORMANCE OF THE AS-BUILT DWELLING IS CONSISTENT WITH THE DER, WHICH REQUIRES A FINAL ADJUSTMENT CALS OF THE DER TO REFLECT ANY CHNAGES DURING CONSTRUCTION. SUBMITTED BEFORE COMPLETION

MAINS OPERATED INTERLINKED SMOKE ALARMS SHOULD BE MOUNTED AT EACH FLOOR LEVEL AND POSITIONED AT LEAST 300MM FROM WALLS AND LIGHT FITTINGS AND WITHIN 7.5M OF EACH HABITABLE ROOM.

ALL THE LOAD BEARING ELEMENTS OF THE STRUCTURE SHOULD HAVE ATLEAST 1 HR FIRE PROTECTION. 2 LAYERS OF 12.5 MM THICK GYPROC FIRELINE BOARD WITH A TOTAL OF 1HR FIRE RETARDANT. OR ALL STEEL NEED TO BE PAINTED WITH INTUMESCENT PAINT.

UPON COMPLETION, A SAP RATING WILL BE REQUIRED .IT WILL BE SUBMITTED TO THE LOCAL AUTHORITY NOT MORE THAN 5 DAYS AFTER THE WORK HAS BEEN COMPLETED UNLESS THE DWELLING IS OCCUPIED BEFORE COMPLETION

UPON COMPLETION, THE PRESSURE TESTING WILL BE CARRIED OUT IN SUCH CIRCUMSTANCES AND IN ACCORDANCE WITH A PROCEDURE APPROVED BY THE SECRETARY OF STATE AND GIVING NOTICE OF THE RESULTS OF THE TESTING TO THE LOCAL AUTHORITY

UPON COMPLETION THE LOCAL AUTHORITY REQUIRES A NOTICE CONFIRMING THAT THE FIXED BUILDING SERVICS HAVE BEEN COMMISSIONED IN ACCORDANCE OF THE TESTING TO THE LOCAL AUTHORITY.

A WATER CONSUMPTION CALCULATION FOR EACH FLAT WILL BE SUBMITTED AND APPROVED WITHIN 5 DAYS BEFORE COMPLETION OF THE WORKS

ALL DOORS ARE 838MM WIDE

THE LANDING CALL BUTTONS ARE LOCATED BETWEEN 900MM AND 1100MM FROM THE FLOOR OF THE LANDING AND AT LEAST 500MM FROM ANY RETURN WALL.

WALL-MOUNTED SOCKET OUTLETS, TELEPHONE POINTS AND TV SOCKETS ARE LOCATED BETWEEN 450MM AND 1000MM ABOVE THE FLOOR, WITH A PREFERENCE FOR THE LOWER END OF THE RANGE.

SWITCHES FOR PERMANENTLY WIRED APPLIANCES ARE LOCATED BETWEEN 450MM AND 1200MM ABOVE THE FLOOR, UNLESS NEEDED AT A HIGHER LEVEL FOR PARTICULAR APPLIANCES.

ALL SWITCHES AND CONTROLS THAT REQUIRE PRECISE HAND MOVEMENTS ARE LOCATED BETWEEN 750MM AND 1200MM ABOVE THE FLOOR

SOCKET OUTLETS ARE LOCATED CONSISTENTLY IN RELATION TO DOORWAYS AND ROOM CORNERS, BUT IN ANY CASE NO NEARER THAN 350MM FROM ROOM CORNERS.

LIGHTING PULL CORDS ARE SET BETWEEN 900MM AND 1100MM ABOVE THE FLOOR LEVEL.

ALL CONSTRUCTION SHOULD BE WELL FITTED WITHOUT GAPS. FOAM AND SILICON AROUND WINDOW AND DOOR FRAME. CAVITY CLOSERS AROUND OPENINGS. ALL JOINTS SHOULD BE SEALED AND TIGHTLY CONSTRUCTED.

EFFICIENT ENERGY LIGHTING : 100%FIXED LIGHTING FACILITIES.

FIXED EXTERNAL LIGHT SHOULD HAVE EFFECTIVE CONTROL AND/OR USE OF EFFICIENT LAMPS. LAMP CAPACITY NOT EXCEEED 150W AND 40 LUMENS PER CIRCUIT-WATT.

THE BUILDING SHOULD BE IN COMPLIANCE WITH PART Q. SUCH AS: THE FRONT DOOR SHOULD HAVE A VIEWER.

THE DOOR AND WINDOW FRAME SHOULD BE MECHANICALLY FIXED TO THE STRUCTURE OF TEH BUILDING IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION.

SMOKE DETECTOR IN CORRIDOR, ON LANDINGS AND HEAT ALARM IN KITCHEN IN ACCORDANCE WITH THE RECOMMENDATIONS OF BS 5839-6.

ALL THE SMOKE DETECTORS SHOULD BE INTERLINKED AND MAINS OPERATED WITH BATTERY BACKUP. THE SMOKE DETECTORS MUST BE ACCESSIBLE TO ALLOW FOR TESTING AND CLEANING. THE SMOKE ALARM SHOULD BE WITHIN 7.5M OF THE DOOR TO EVERY HABITABLE ROOMS AND ARE CEILING MOUNTED. IT SHOULD BE LOCATED BETWEEN 25-600MM BELOW THE CEILING AND 300MM AWAY FROM ANY LIGHT.

A FIXED TEMPERATURE HEAT ALARM IS USED IN THE KITCHEN, IT ACTIVATES WHEN THE TEMPERATURE REACHES 58°C (136°F).

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PROPOSAL: DEVELOPMENT	DATE: 15.08.2021
	SCALE:
	DRAWING NUMBER: RUS-22
SITE ADDRESS: 158B MARLOWES	DRAWN: J.V / CHECK: R.K
	REV: