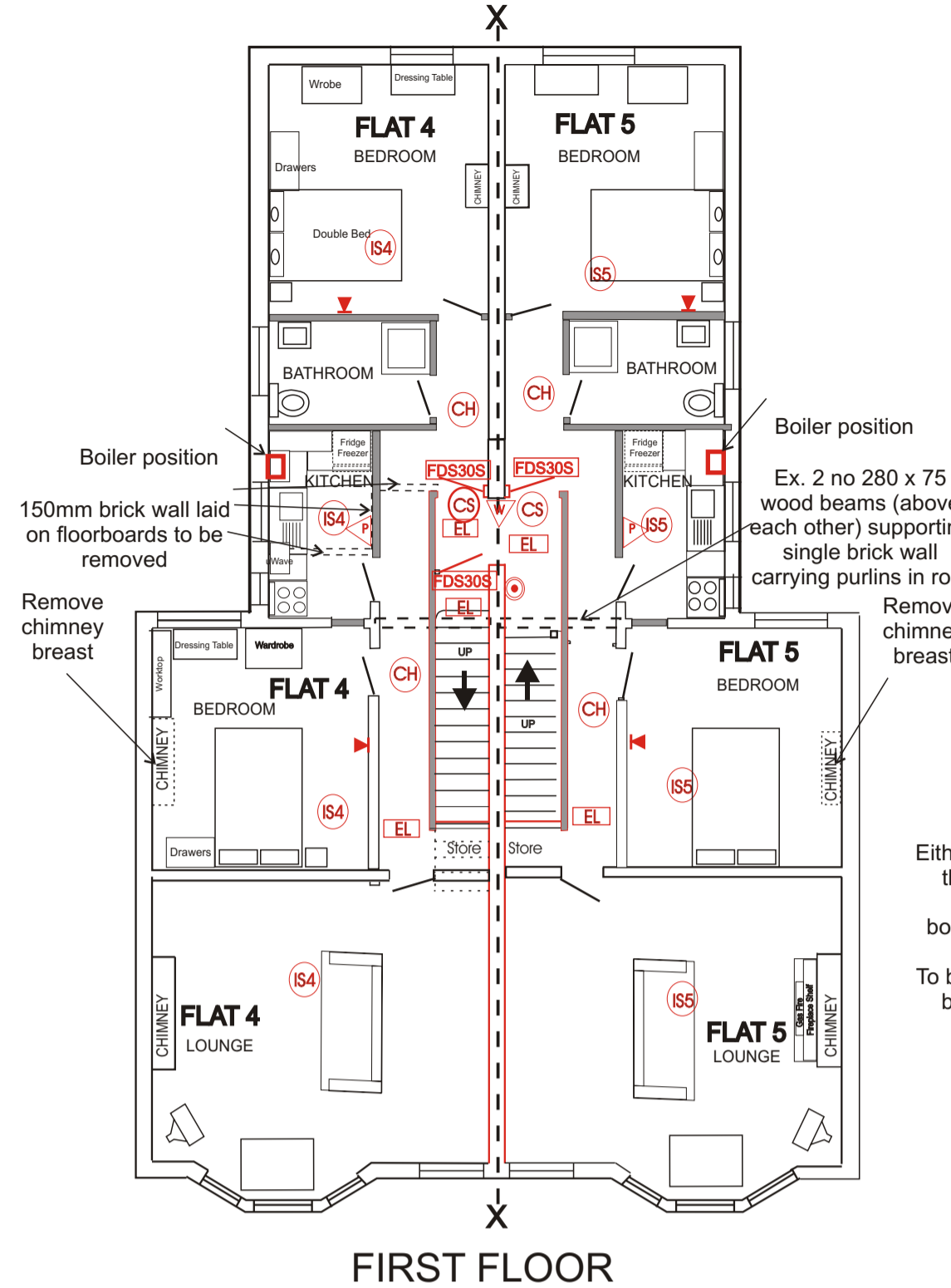
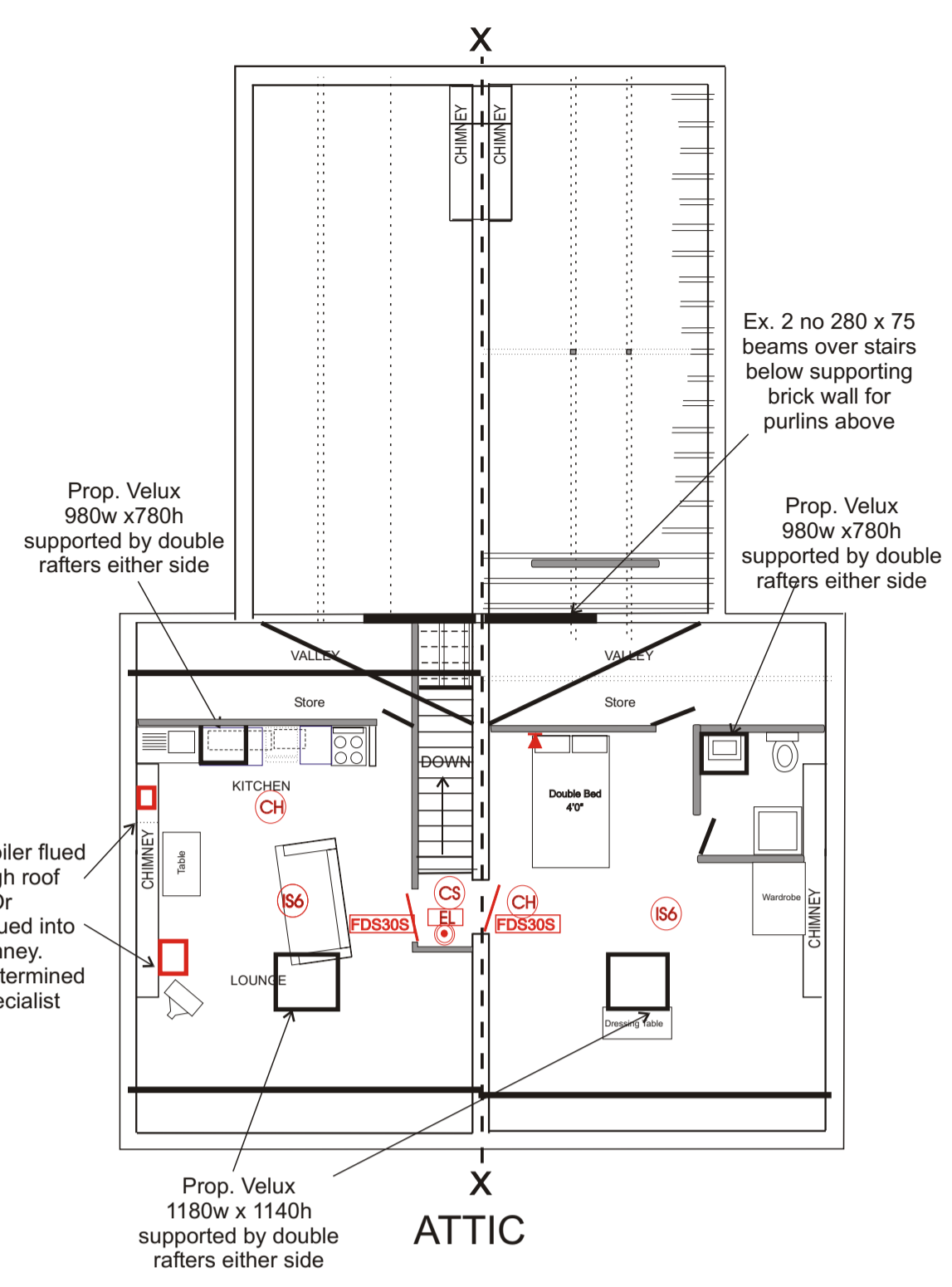


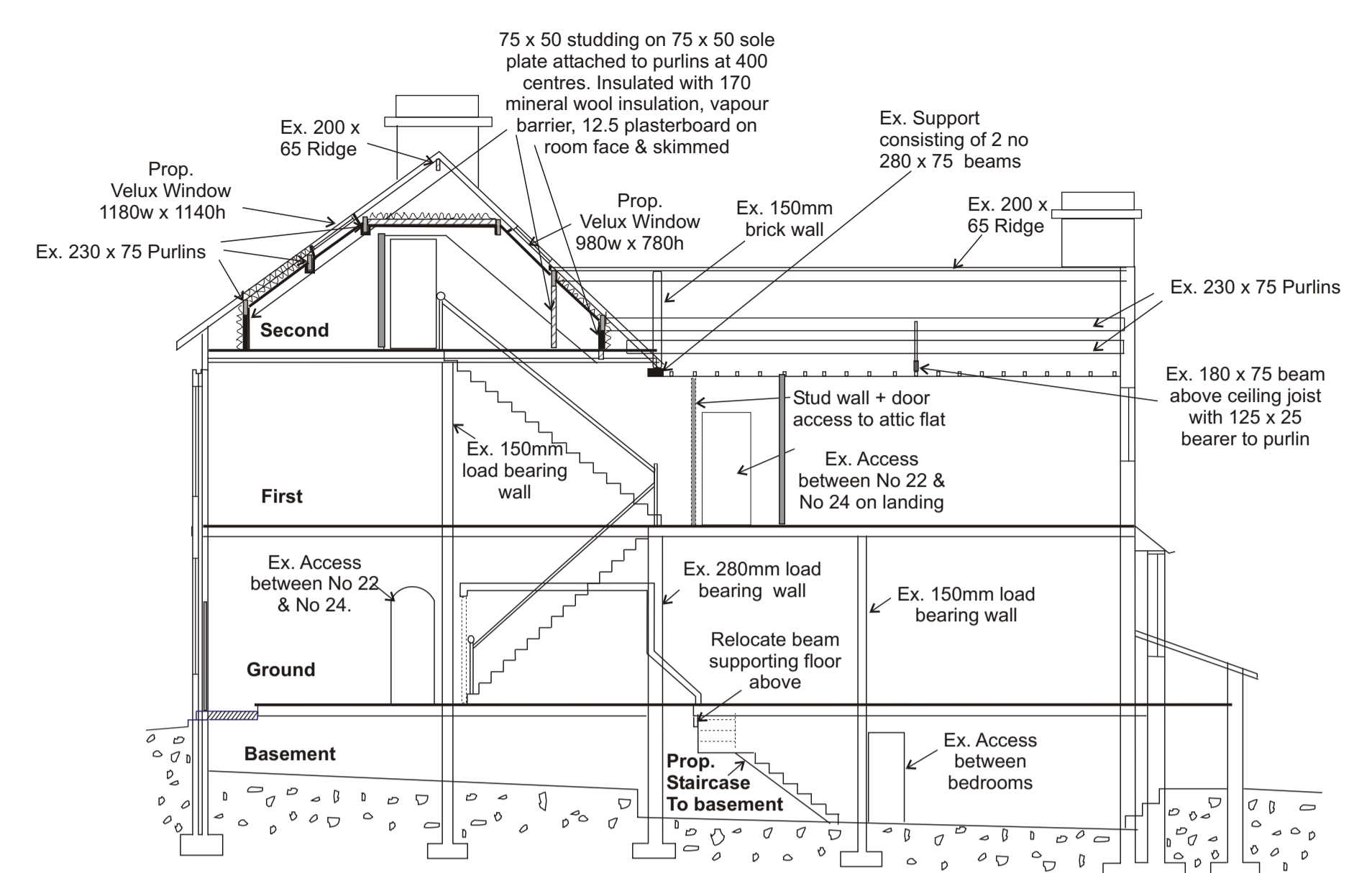
GROUND FLOOR



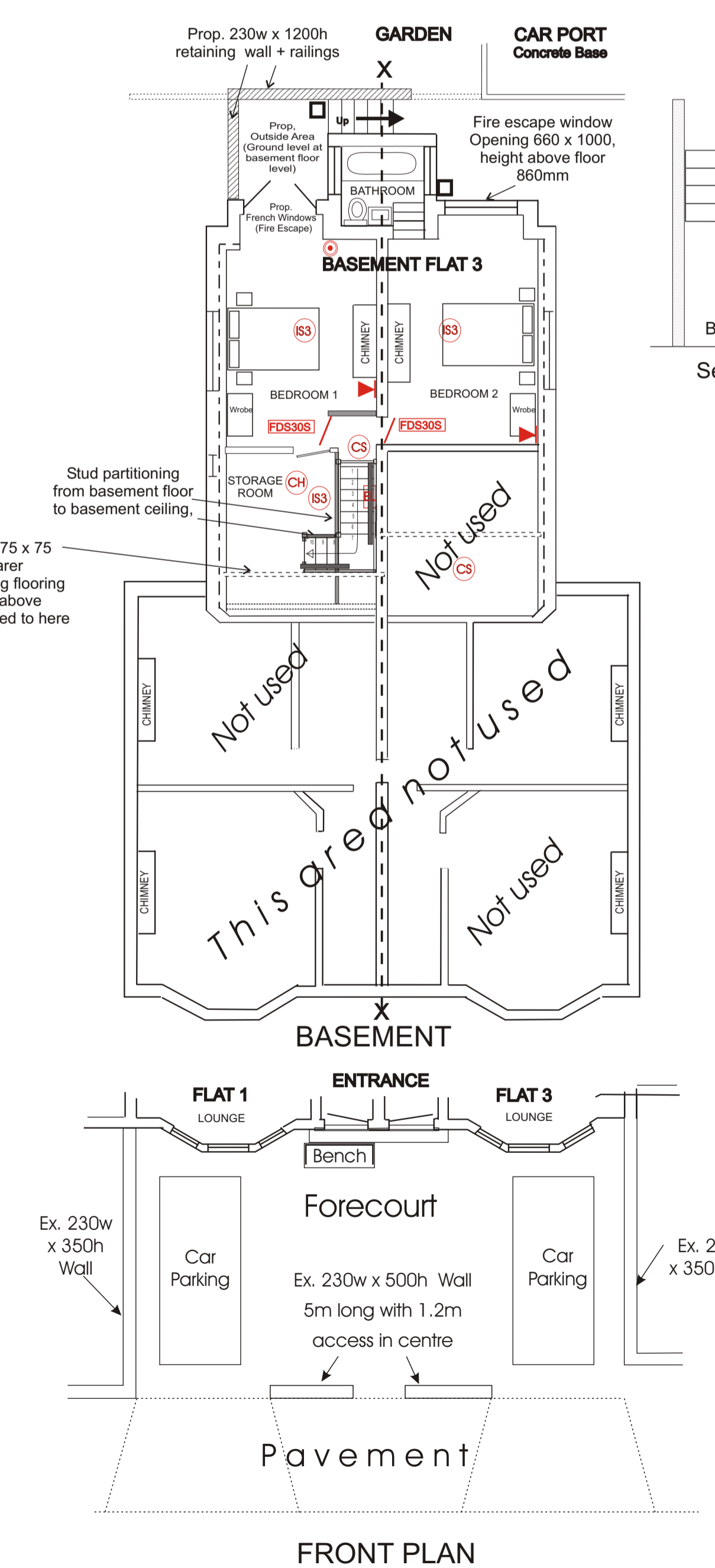
FIRST FLOOR



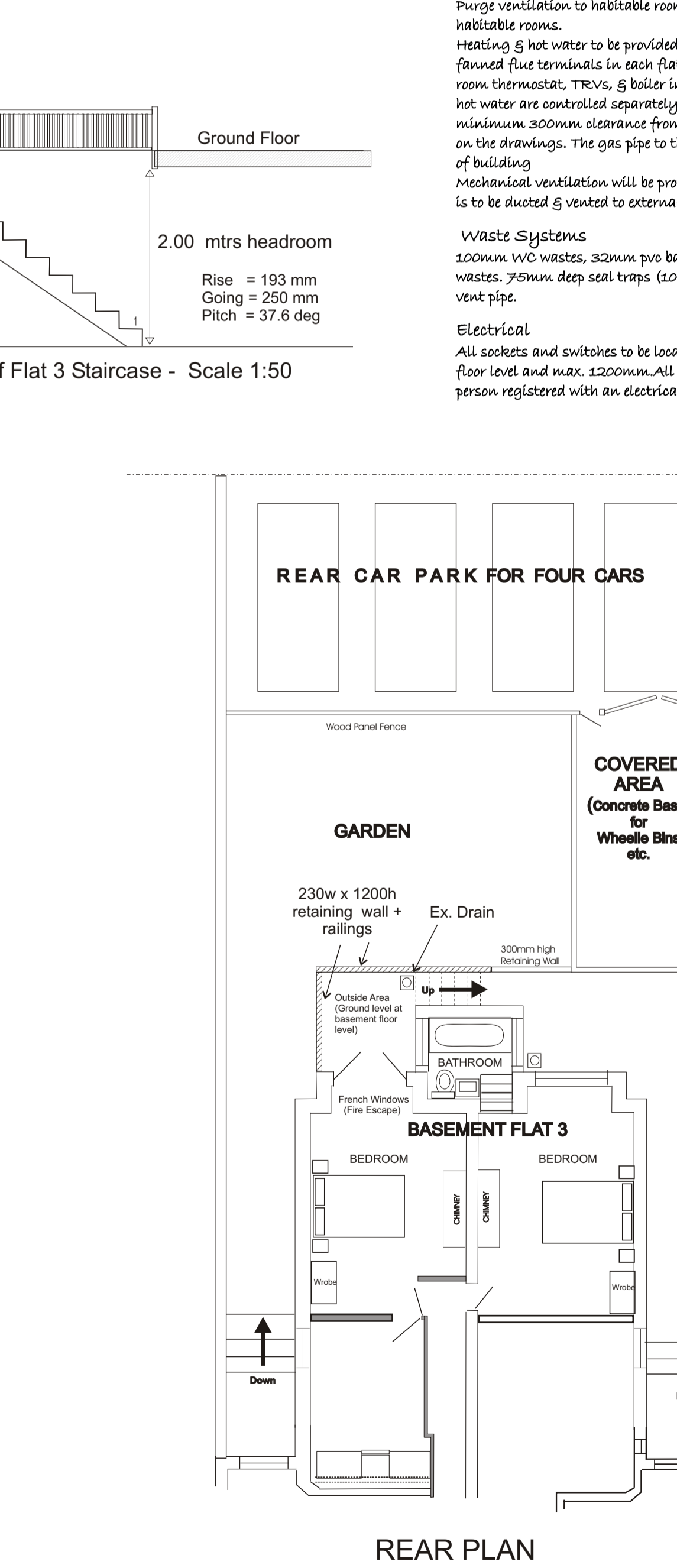
ATTIC



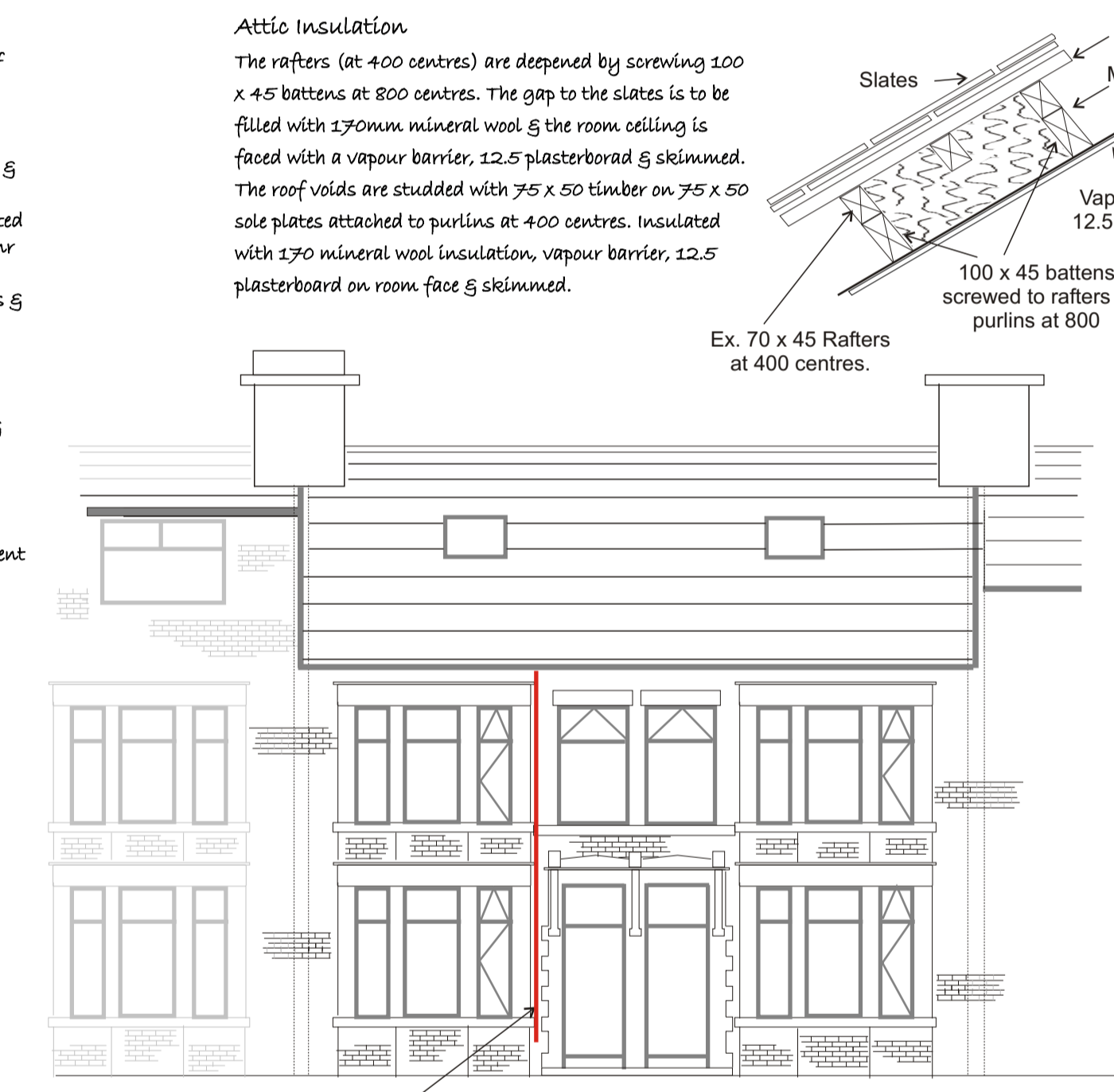
SECTION THROUGH X-X



FRONT PLAN



REAR PLAN



FRONT ELEVATION



REAR ELEVATION

Heating & Ventilation
 Purge ventilation to habitable rooms to be 1/20th of the floor areas of habitable rooms.
 Heating & hot water to be provided by room sealed combi boilers with fanned flue terminals in each flat. These are to have a programmer, room thermostat, TRVs, & boiler interlock to ensure that the heating & hot water are controlled separately. They will be positioned with a minimum 300mm clearance from openings in buildings as indicated on the drawings. The gas pipe to the attic, to be taken up outside front of building.
 Mechanical ventilation will be provided to all showers, WCs, kitchens & is to be ducted & vented to external air.

Waste Systems
 100mm WC wastes, 32mm pvc basin wastes, 38mm pvc shower wastes, 75mm deep seal traps (100mm WC). All taken to 100 soil & vent pipe.

Electrical
 All sockets and switches to be located a minimum of 450mm above floor level and max. 1200mm. All work to be carried out by a competent person registered with an electrical self-certification scheme.

SOUNDPROOFING

Walls
 For internal walls between a bedroom, or a room containing a WC, and other rooms, or for internal walls between flats Requirement E2 will be met by providing treatment for soundproofing.

Ground Floor Ceilings
 The ceiling joists are to be 180 x 50 at 600 centres supported by metal hangers screwed to the walls. Mineral wool (spec) is to be inserted along the joists. A gap of about 5mm is to be left at the between the 2 layers of 12.5mm plasterboard ceiling & edges with the walls and are to be filled with flexible sealant.

First Floor Ceilings
 - were treated as above in 1997/8 (see 07/3654)

Standard stud walls
 are to be 200 x 50mm timber throughout with mineral wool slab between studs. Both sides to be faced with 12.5mm plasterboard & skimmed.

Compartment Walls requiring Sound Insulation
 - Timber frames are to be 75 x 50 mm approx timber
 - Two layers 12.5 mm plasterboard linings on room surfaces
 - Absorbent mineral wool quilting or batts where indicated to be of minimum density 10kg/m3 & minimum thickness
 a. 25mm if suspended in the cavity between frames
 b. 50mm if fixed to one frame
 c. 25mm per batt or quilt if fixed to each frame

Key To Symbols:

CS	= Central Smoke Detectors	CH	= Central Heat Detectors	IS	= Interlinked Smoke Detectors for Flat No "n"
CP	= Call Point	S	= Sounder	EL	= Emergency Light
W	= Water Extinguisher	D	= Dry Powder Extinguisher + Fire Blanket		
FDS30S	= Fire Door 30 minute protect	ST	= Stud Partition Wall	BR	= Brick Wall

NOTES ON THE PROPOSED LAYOUT
 This drawing is produced to gain Building Regulation approval following a successful planning application for the change of use from holiday accommodation to permanent flats.

- DESIGN & ACCESS:**
- The basement is to be converted from owners' sleeping accommodation to a self contained two bedroomed flat (Flat 3) with a ground floor lounge & kitchen (which is above) providing access via an internal staircase. The secondary means of fire escape is via french doors from one downstairs bedroom and an escape window from the other, both into the rear garden.
 - On the ground floor, Flat 2 will be a two bedroomed front-to-rear flat by combining it with the owners' lounge and kitchen. This is to have access to the rear of the property from the kitchen. It also has access to the entrance hall and front of the property.
 - Flats 1, on the ground floor, will remain as it is with a combined lounge/kitchen and single bedroom plus shower room.
 - On the first floor, the front flat on the left of the building will be combined with the rear flat (also on the left) to make a large two bedroomed flat from the front to the back of the property. The same will be done on the right side of the building. Access will be from the first floor landing.
 - The attic on the second floor is to be converted into a one-bedroom flat. Access is via an existing staircase leading off the first floor landing. Velux windows will be fitted front and back to both the livingroom room and bedroom. The front Velux windows will be a means of escape in the event of fire.
 - All flats are to have access to both the front of the property and the rear garden & carport. The latter is to be used for the storage of refuse. Access will be from the main hallway outside Flat 3.
- All work will comply with current Building Regulations whether or not specifically indicated on these drawings.

FIRE PROTECTION:
 All compartment walls onto hallways and landings will have 60 minute fire protection. Doors to be FDS30S with overhead hydraulic closers and combined flexible smoke seals & intumescent strips in doors or frames. The existing two fire alarm systems will be modified and extended as indicated on the drawing to take account of the changes:

- The central system has heat detectors in each flat & smoke detectors in the hallways & landings. Sounders are located in the bedrooms of every flat.
- An individual alarm system, within each flat, is interlinked between the kitchens, lounges, and bedrooms using mains powered smoke alarms/sounders with rechargeable battery backup.