

**Drainage – Above Ground.**  
Gutter to be 110mm Marley Half round gutter and associated fittings in black PVCu.  
Downpipe to be 68mm Marley circular downpipe in black PVCu discharging into new roddable gully.

**Drainage – Below Ground.**  
Before starting work, check levels and positions of existing drains and manholes. Water test and flush out existing installation.  
All new foul and surface water drains to be plastic 100mm dia. laid to self-cleansing falls (1:40), bedded on and surrounded by 150mm peas-shingle, with concrete protection over, within 600mm of ground level. Drains passing through foundations to be sleeved with flexible joint either side of foundation.

**Soakaway Construction.**  
Excavate 1050mm diameter pit 1500mm deep and line bottom and sides of pit with geotextile membrane. Insert vertical perforated inspection pipe to full depth of pit connected to the inlet pipe complete with inspection cover. Fill void up to invert level of inlet pipe with clean broken bricks, crushed rock or gravel, size range 50 to 150mm.  
Cover top with geotextile membrane before backfilling with as dug material. (to be sited not less than 5m away from building foundations)

**Plumbing**  
All in accordance with the current edition of the Water Supply (water fittings) Regulations 1999. All installations are to be checked and approved by the Water Company or installed by qualified self certified installers. All bath, sink and shower wastes to be min. 40mm dia. And wash hand basins, bidets to be min 32mm dia. Upvc, complete with 75mm deep seal traps and cleansing eyes at waste bends. W.C pans to be min. 75mm dia. With 50mm trap. Where waste pipe lengths exceed 1700mm anti symphonic traps to be installed. All ground floor W.Cs to discharge direct to foul drain at max 1500mm from invert to crown of trap. No waste connection to enter within 200mm below any W.C connection. All stub stacks to terminate in roof space with Air admittance valve. Drainage run to terminate with 110mm soil and vent pipe discharging to open air min. 900mm above any opening within 3000mm horizontally complete with terminal cage or connect to ridge or tile vent terminal. All internal soil and waste pipes passing through ducts should be constructed as timber stud walls and pipes wrapped and voids filled with mineral quilt insulation.

**Electric switches/sockets**  
Provide switches and socket outlets for lighting and other equipment in habitable rooms at heights between 450to 1200mm from finished floor levels.

**Ventilation**  
Opening lights to all rooms to provide 1/20th floor area as ventilation with opening light situated min 1750mm above floor level. Provide trickle ventilation to all rooms min 8000sqmm using propriety hit and miss ventilators within the head of the window frame.  
Extract fans to be provided to bathroom and shower room capable of extracting at a rate of 15 litres per second. Fans in Rooms without windows to incorporate 15 minute over-run.  
Provide either a cooker hood with an extraction rate of 30 Litre's per second or an extract fan with an extraction rate of 60 litres per second to the kitchen. Provide extract fan to Utility Room with an extraction rate of 30 Litre's per second

**Part P**  
All electrical work to meet the requirement of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.  
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

**Heating**  
Existing Gas Fired Boiler positioned in Kitchen to feed new radiator in Bedroom to BS 5258-15. TRV's to all new radiators.

**Internal Lighting**  
Energy efficient light fittings to be provided which will only taske lamps having a luminous efficacy greater than 45 lamp lumens per circuit-watt. 75% of new fixed lighting fittings to be energy efficient. All external lighting to have similar fittings and to be fitted with pir and night only switches.

**Windows & Doors**  
To be fimber or Upvc windows double glazed and draught stripped. To give U value of min 1.6W/sqmK with 16mm air gap Argon filled with soft Low E coating.

**Safety Glazing**  
All glazing to windows below 800mm from floor level and any sidelights within 300mm of doors and doors below 1500mm from floor level to be laminated to BS 6206.

ALL dimensions MUST be checked on site prior to works commencing. Variations in squareness, depth of plaster etc., must be checked for. Where new walls are shown as aligned with existing walls, this must be checked by the physical removal of brickwork and or plaster to establish the actual position of the wall being attached to.

**Door Schedule.**  
D1. Partially fill and carefully cut new opening to take new 926mm sw Paint Grade Ply-Faced flush internal door, sw lining, architraves and stops. Painted Finish.  
Ironmongery – 3no.100mm Steel butt hinges, lever handles and Tubular Mortice Latch.  
  
D2. New 926mm sw Paint Grade Ply-Faced flush internal door, sw lining, architraves and stops. Painted Finish.  
Ironmongery – 3no.100mm Steel butt hinges, lever handles and Tubular Mortice Latch.  
Indicator bolts to Bathroom.

D3 - 1000mm PVCu Doorset inc. Level Access threshold  
  
D4 - 900mm PVCu Doorset inc Level Access threshold



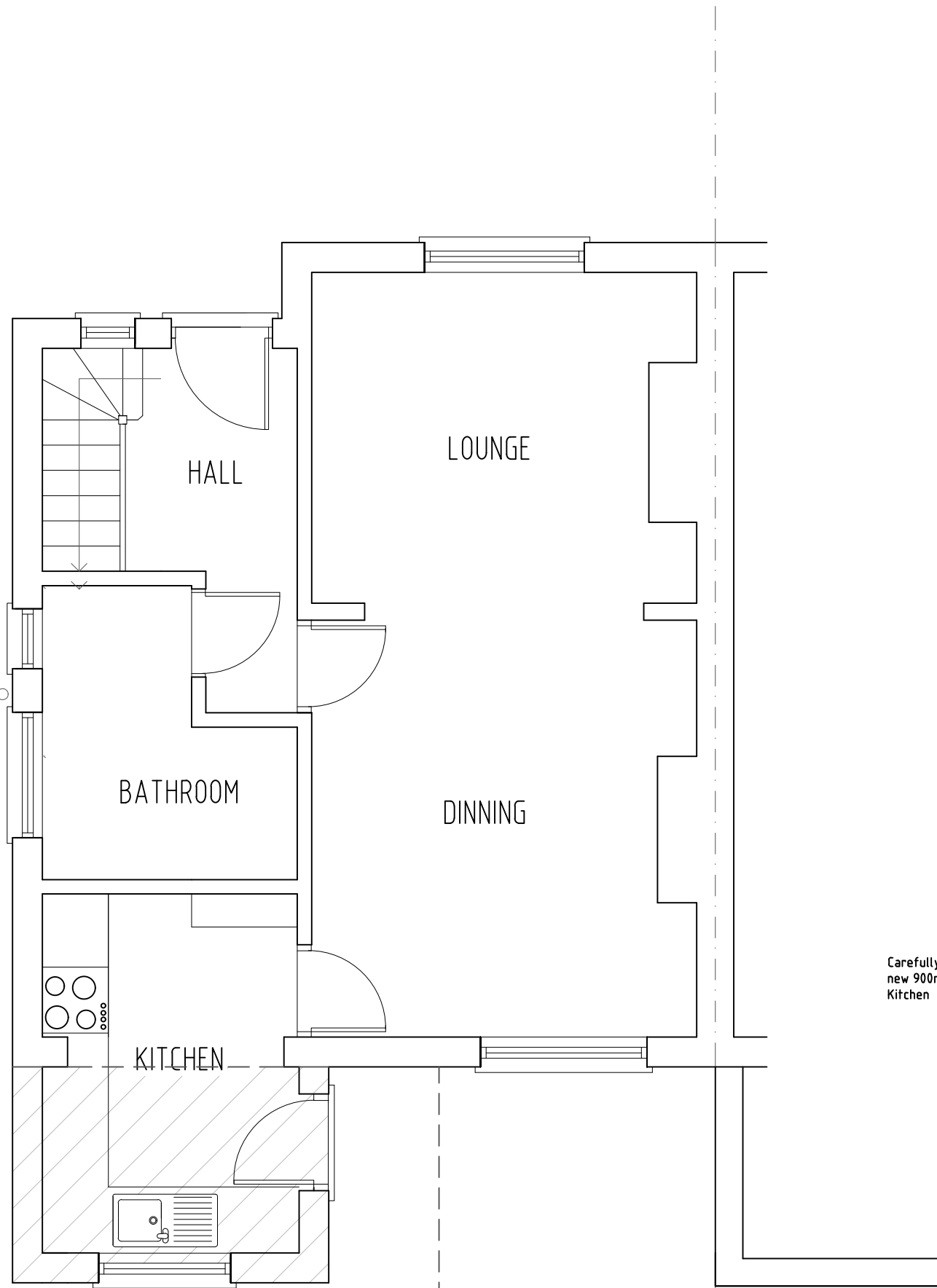
BLOCK PLAN  
1 : 500

**Part G:**  
All hot and cold water supplies to basins, baths, showers and sinks is to be supplied from a Wholesome source ie mains supply from a statutory undertaker eg Veolia, as per section G1 & G3 of Approved Document G. All existing cisterns and tanks will be adequately supported, The hot water system will resist the effects of temperature and pressure. The hot water storage vessels if appropriate, should incorporate precautions to prevent the temperature of the water exceeding 100 deg C.

**Part G Water Efficiency**  
Plumbing appliances and fittings are to comply to the following flow rate/capacities etc Taps 5Lt/min, Showers 12Lt/min, Wc cisterns dual flush 6/4Lt, Bath 160Lt to overflow outlet, Washing machine 1Lt / 7kg of dry load, Dishwashers 1.08Lt per place setting.

**Finishes Schedule.**  
Ground Floor Bedrooms/Kitchen – Altro Walkway 20 safety sheet flooring laid in accordance with the manufacturers recommendations.

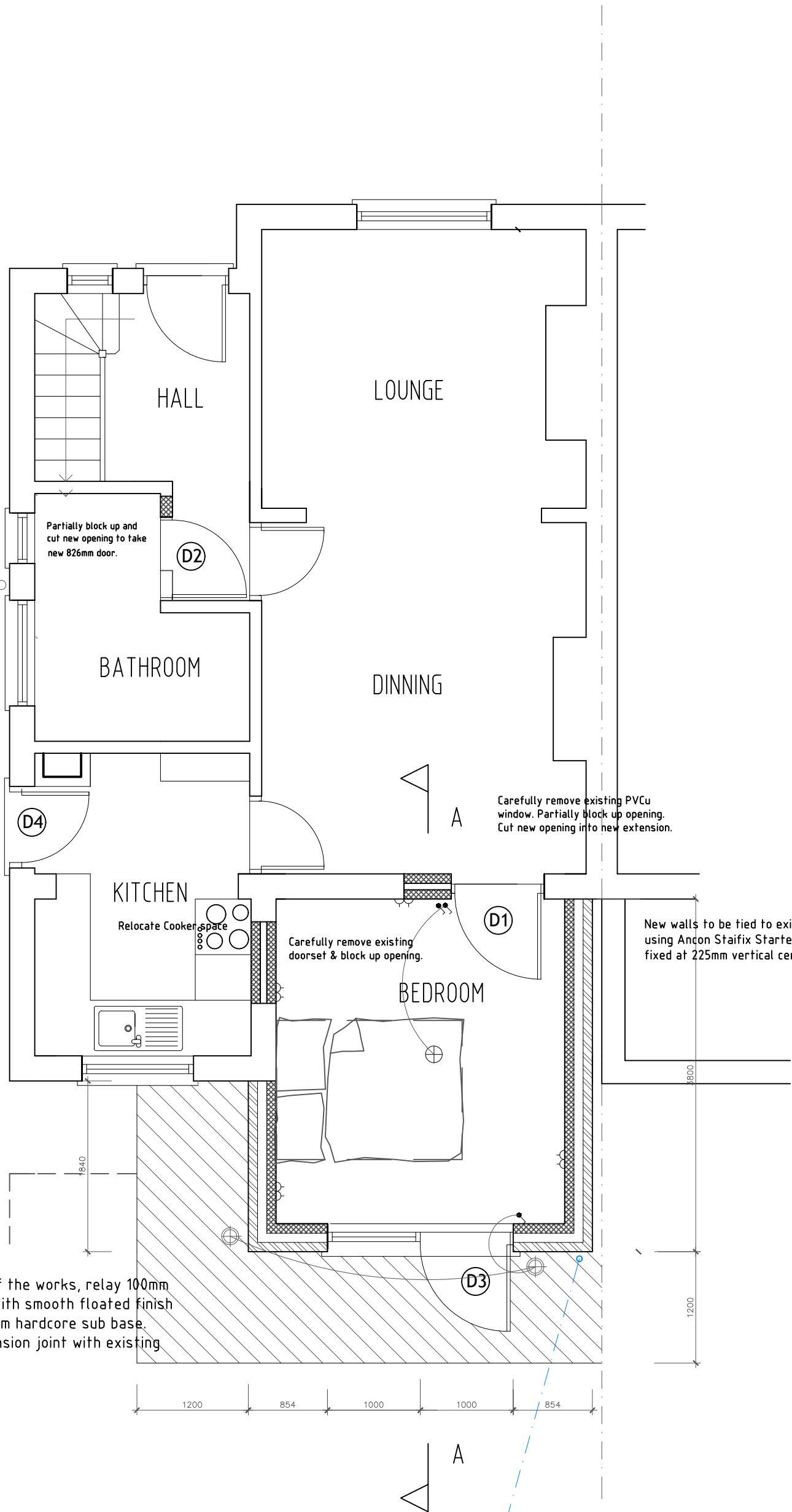
Strip existing felt roof, insulation and ply covering, ready to receive new roof joists, ply decking and 120mm insulation to match new extension roof.



EXISTING GROUND  
FLOOR PLAN 1 : 50

Carefully cut new opening to take new 900mm UPVC doorset into Kitchen

On completion of the works, relay 100mm thick concrete with smooth floated finish on minimum 100mm hardcore sub base. Form neat expansion joint with existing concrete paving.




PROPOSED GROUND  
FLOOR PLAN 1 : 50

Position of soakaway in adjoining council owned land, minimum of 5m away from nearest building

- Electrical Symbols.
- Double switched 13amp socket outlets.
  - Light switch.
  - Pendant flex and Lamp Holder.
  - External wall light fitting.
  - Sealed light fitting.
  - Ceiling Pull Cord Switch

Provide switches and socket outlets for lighting and other equipment in habitable rooms at heights between 450to 1200mm from finished floor levels.

PRINT AT A1

 <b>Tendring</b> District Council Life Opportunities, Building Services Town Hall, Station Road, Clacton-on-Sea, Essex, CO15 1SE Tel: 01255 686868 Fax: 01255 222813	
<b>Andrew R White BSc MRICS</b> <b>ASSISTANT DIRECTOR BUILDING AND PUBLIC REALM</b>	
Client: Tendring District Council.	
Job Title: Proposed Extension and Internal Alterations at 42 Elm Grove, Clacton on Sea	
Drawing Title: Building Regulation Drawing Existing & Proposed Plans and Block Plan	
Scales: 1:50 (Unless Stated)	Drawn By: AJD
Date: 1st July 2022	Checked By:
Project Number:	
Drawing Number: A2022/10/02	Revision: