

Electrical Works

All electrical work to meet the requirements 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.

All electrical sockets are to be protected by an RCD, either by

- a. Protecting the consumer unit.
- b. The circuit.
- c. The socket (not the plug)

Cables to be min 50mm. deep.

Dwelling to be provided with 4 No. mains operated self-contained smoke/heat alarms (ground floor entrance hall, first floor landing, lower ground floor landing and heat detector to the kitchen area). All to BS 5446: Part 1. Mains units with secondary power supply. They should be permanently wired to a separately fused circuit at the distribution board, and may operate at a lower voltage via. a mains transformer. Wiring must be in accordance with I.E.E. Regulations but need have no special fire surviving properties.

Alarm to be interconnected in accordance with manufacturers instruction. When smoke alarm is fixed to ceiling it should be located min. 300mm. from any wall or light fitting. A central position is preferable, e.g. on landing. Units designed for wall mounting should be fixed 150 - 300mm. below ceiling. For ease of maintenance, smoke alarms should not be fitted over staircases.

Internal light fittings must include a number of fittings. 3 in 4, which will only allow low energy bulbs to be used.

Proposed plans to be read in conjunction with structural engineers design/calculations

All high level existing services (plumbing and electrical) to be altered, where practical/possible, all to be located between ground floor joists

Cavity drain tanking membrane to external/perimeter walls with 75 x 50 tannilised timber or Knauf galvanised stothing lining with 50mm kingspan insulation board between studs. 12.5mm plasterboard with skin finish. Inner walls to received 12.5mm plasterboard on dabs with skim finish.

Heating to lower ground floor to be electric (underfloor or wall mounted) to reduce waterleak/flood risk.

Note if tanking guarantee requires perimeter drain then existing drain to north west corner of cellar/former lean to can be utilised subject to levels/invert. Outlet of existing drain to be verified/tested

Mechanical ventilation to be provided to the relocated kitchen area at a rate of 30 litres/second adjacent to hob or 60 litres/second elsewhere, kitchen extractor to be ducted to external air, non-recycling.

All mechanical extracts to be ducted to discharge to external air.

(Also see electrics note r.e. certification)

Existing Light Well

Existing store to be tanked as main lower ground floor rooms BUT also ceiling to be tanked and linked into vertical tanking. NB this store ceiling has external ground directly above.

Kitchen

Kitchen layout determined by others/agreed with client

Opening widened to suit 762mm dr

Utility

Existing window to be replaced with opening obscure glazed window, trickle vent provided within the frame

Former opening blocked up

Walls and former covered over stairs removed, ensure walls are non loadbearing. If so engineers input to be sought

Former door removed with opening walled up to cill level with new window installed

Snug/ Dining

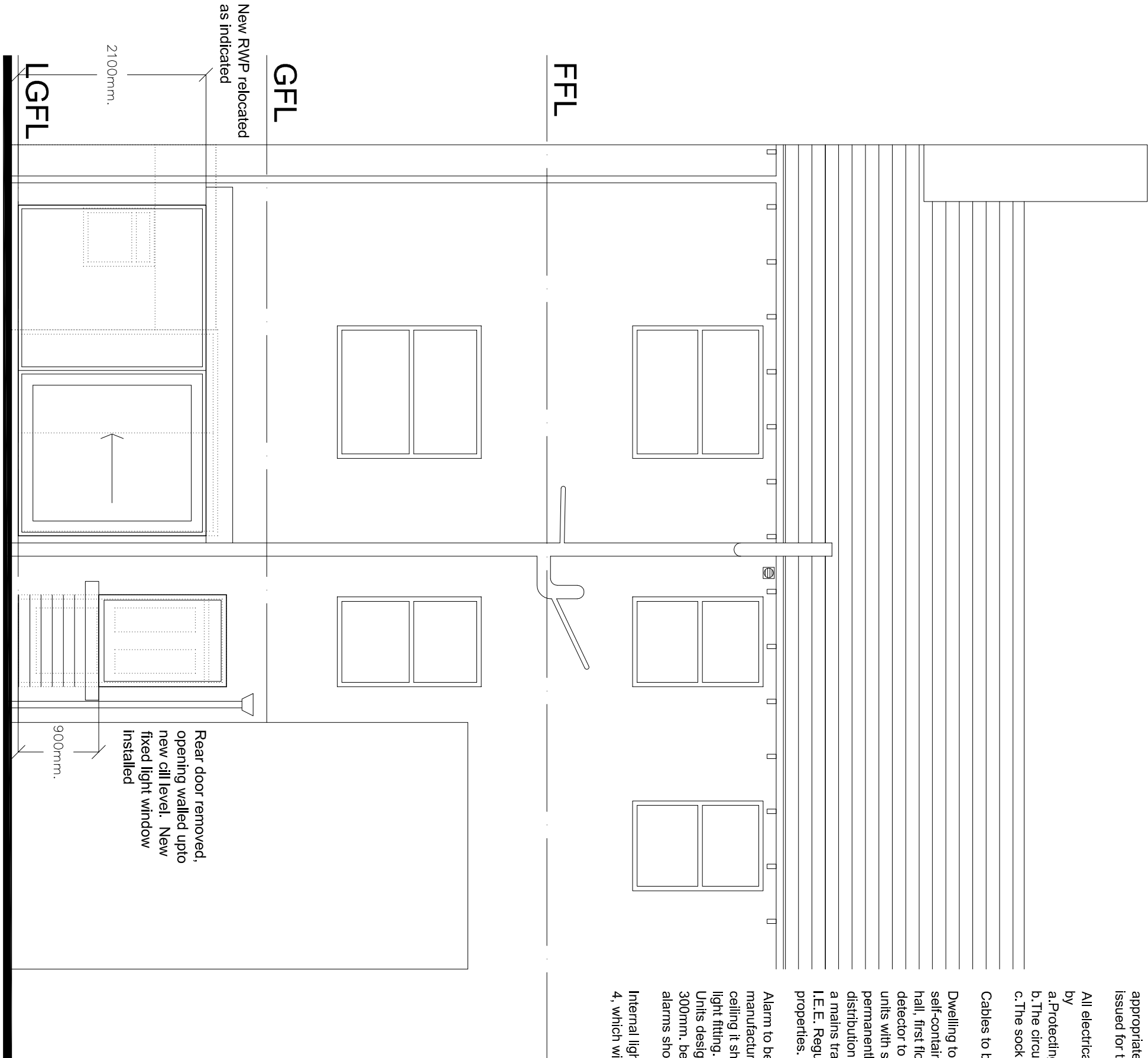
Existing opening enlarged with new UB over (refer to S.Eng design/calcs) steel plate to underside to support new sawn stone head. Sliding doors and fixed lights installed - refer to elevations

New Sliding Door
Proposed enlarged opening to have a large glazed screen installed, circa 3.7m wide opening with sliding door installed as per proposed floor plan and elevations.

Existing lean to store to be carefully removed. Stone slates to be sold with credit applied

Trickle vents to be included within the frame to provide 5000mm2 background ventilation

NORTH WEST ELEVATION
(rear wall)



Project
Alterations to Existing Lower Ground Floor & Erection of Detached Garage at 80 Wessenden Head Road Meltham, Holmfirth, HD9 4EU.
Client

Mr & Mrs A Basnett

Drawing Title/Issue

Proposed Lower Ground Floor Plan & Rear Elevation

scale 1:50 date 05/18 sheet size A2 dwg. no. 18/383/06a

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