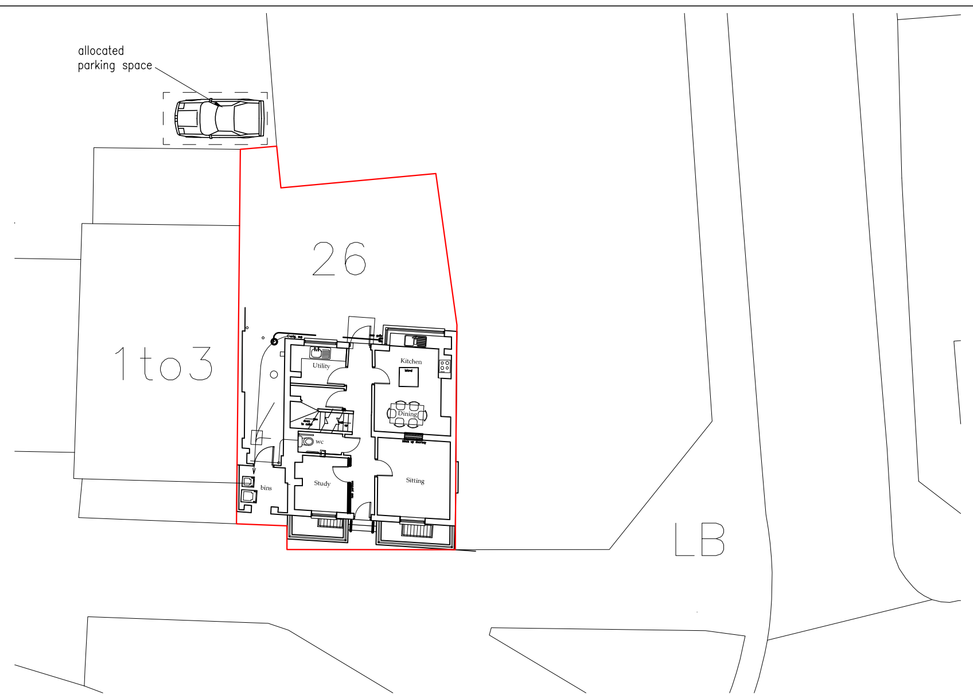
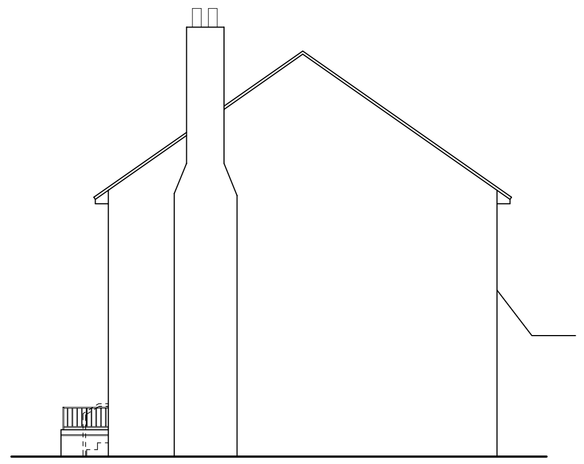


Block Plan

0 1 2 3 4 5
metres

Scale Bar @ 1:200

Front Elevation

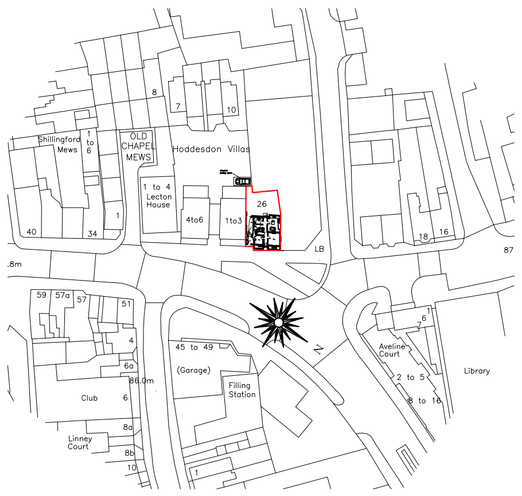


Side Elevation

0 1 2 3 4 5
metres

Scale Bar @ 1:100

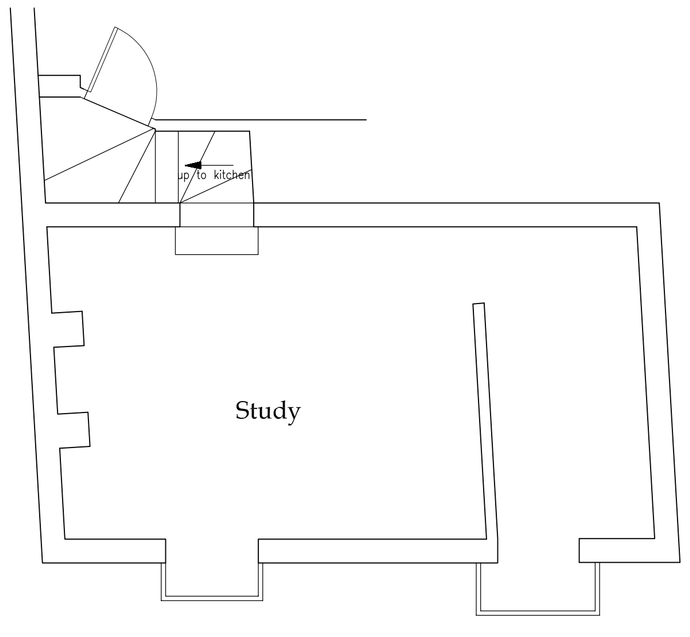
Rear Elevation



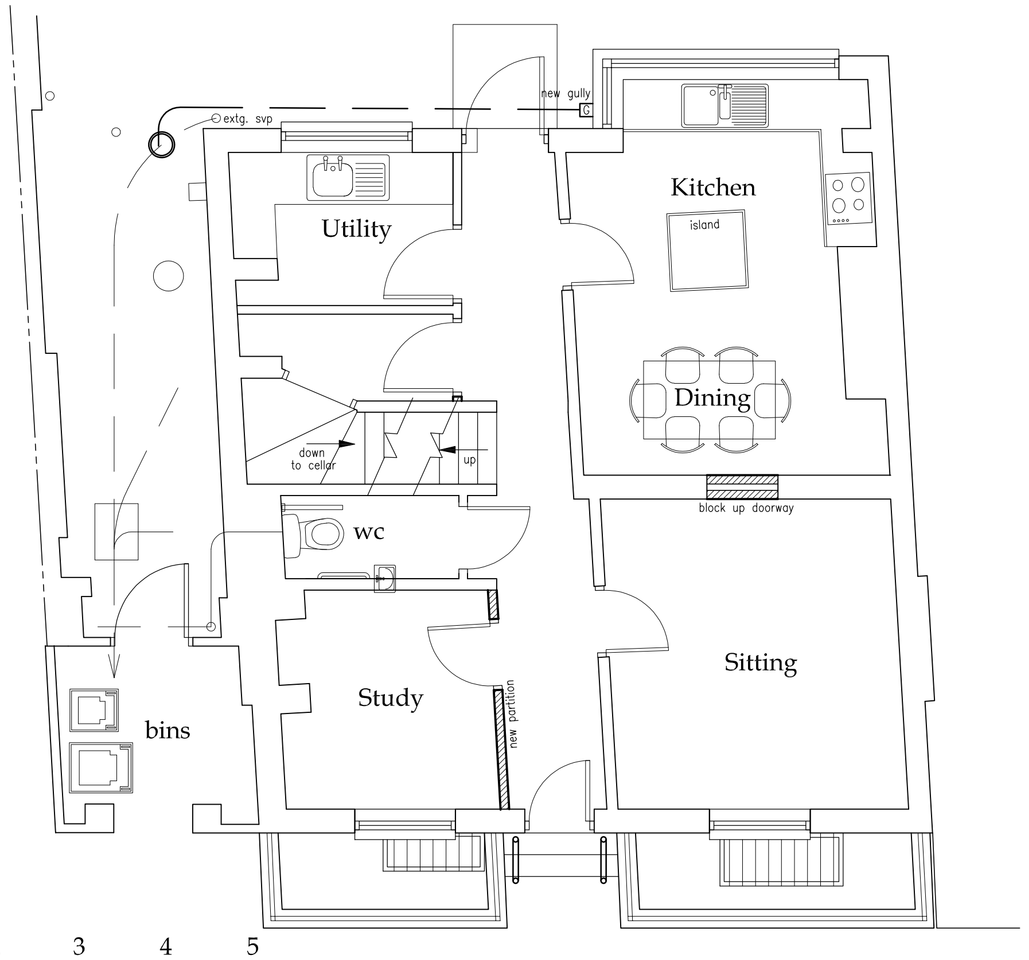
Location Plan

0 10 20 30 40 50
metres

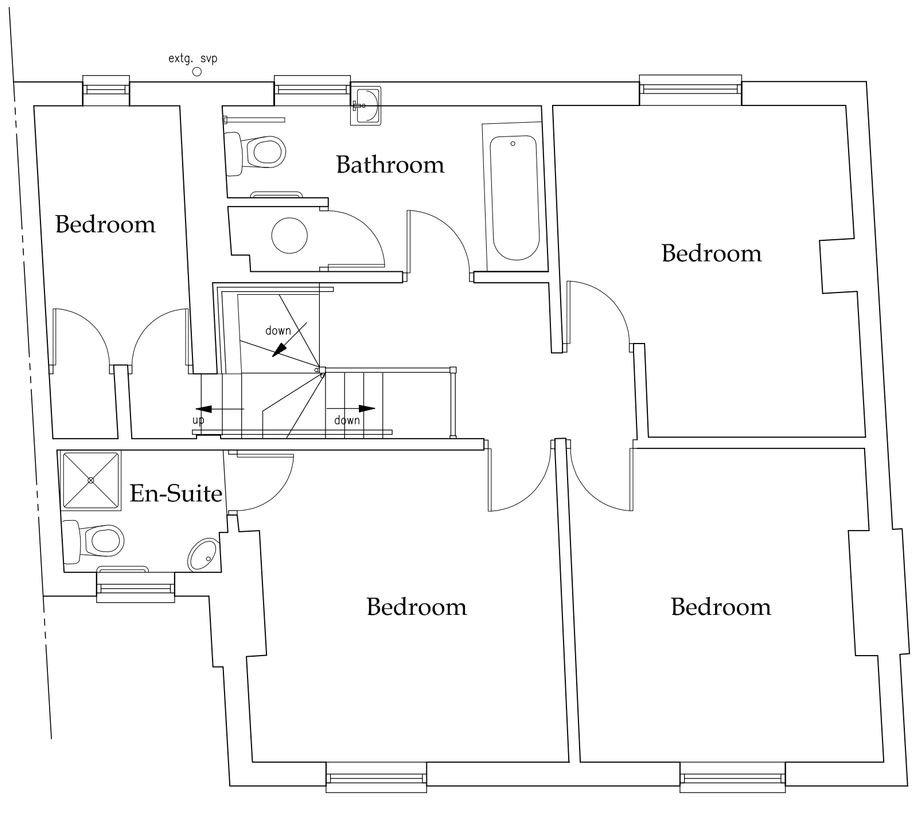
Scale Bar @ 1:1250



Cellar Plan



Ground Floor Plan



First Floor Plan

0 1 2 3 4 5
metres

Scale Bar @ 1:50

SPECIFICATION

Ventilation Details:–
Mechanical: Kitchen to to be mechanically ventilated to, ducted to external and fan to have an extract rate of 60litres/sec (30litres/sec if cooker hood). New extract fan to be tested and commissioned upon completion of building works.
Purge: To be achieved by opening doors and windows in kitchen, all opening windows to open 30° or greater and opening area to be a minimum of 1/20 of the floor area.
Trickle vents: Trickle vents in kitchen to be 8000sq.mm.

Drainage:– Provide new back inlet gully to kitchen connecting to new 300mm dia. inspection chamber inserted onto existing foul drain as shown. New underground drainage to be 100 dia. uPVC laid to 1:40 fall and with a 100 pea shingle bed and surround. Inspection chamber to have 150mm concrete base and 150mm pea shingle surround. Any drains with less than 600mm cover are to have concrete paving slabs laid as a bridge above the pipes with at least 75mm granular fill between the top of the pipe and the underside of slab.

Plumbing:– Kitchen sink, dishwasher and washing machine to have 38mm dia. (50mm if over 3.0 metres long) all through 75 deep traps and all to connect to new gully. Provide rodding access at any change in direction of wastes. All work to be to BS1256 and BS752.

Ground Floor Partition:– 100x50 studwork @ 600 ctrs raised off existing ground floor. Provide 100mm mineral wool insulation with min. density of 10kg/m3. within studwork.

Space & Water Heating:– Retain existing system.

Electrics:– Provide power points and lights to new rooms where needed linked to existing circuits. Retain existing MCB board. New light fittings to only accept bulbs with a luminous efficacy greater than 45 lumens per circuit–watt. Electrical work to comply with Building Regulations part P. Installation to be designed, installed, inspected and tested by competent person. Installation to be inspected by local authority. Electrical installation certificate to be issued by competent person.

Smoke Detection System:– Retain existing system.

Doors & Windows:– Retain as existing.

all dimensions to be checked on site as work commences
and any discrepancies or omissions reported immediately.

client	Mr. & Mrs. M. D'Arcy, 26 Lake Street, Leighton Buzzard, LU7 1RX.
job title:	Proposed Change of Use to Residential Dwelling.
dwg title:	Proposed Floor Plans, Block Plan, Location Plan and Elevations.

dwg. no: 2020139-PL-010	drawn by: Kevin Todd	scales:1:50,100,200,1250 @ A1
revision suffix: -	status: **Planning**	date: Sept. 2020

Rev.	Description	Date
-	-	-

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