

Shower Room to have mechanical ventilation 6 litres per second. Mechanical ventilation is to have a 15 minute overrun facility, controlled by the operation of the light switch.

All new sanitary appliances to be plumbed in and connected to new foul drain in accordance with Part H.

External walls comprise 15mm render over 100mm block leaf. 100mm cavity with 90mm Kingspan Kooltherm K106 insulation and 10mm residual cavity. 100mm blockwork inner leaf with 12.5mm plasterboard with plaster skim on dabs internally. Refer to spec. U-Value 0.16 W/m²K.

100x50mm internal studwork walls with 12.5mm plasterboard (min 10kg/m²) and skim plaster coat to both sides. Full fill mineral wool acoustic insulation.

Provide trickle ventilation 5000mm³ equivalent area for habitable rooms.

New boiler to be installed by an approved installer and in accordance with Part L of the Building Regulations.

New beam and block floors: 30mm finishes zone over de-coupling membrane over 65mm fine screed over separating membrane over 90mm Kingspan Kooltherm K103 insulation over continuous DPM min 1200 guage, over proprietary beam and block floor system (Celcon or equivalent). All installed with manufacturer's recommendations. Beam and block system to comply with EN 771-3-2011. 150mm ventilation void below beams with concrete over-site. Provide telescopic ducts on opposite ends to provide ventilation to void beneath floor, in accordance with Part F.

Zinc square section downpipes 72x72 or as advised by supplier. New rainwater downpipes to be connected to soakaway min 5m from the rear of the building in accordance with Part H of the Building Regs.

Emergency egress windows with clear openable area of at least 0.33m². Min height or width of openable area to be greater than 450mm. Bottom of openable area less than 1100mm above finished floor.

Install new sliding folding powder coated metal-framed doors. All glazing below 1500mm to doors and adjacent windows to be break safe, in accordance to Part K.

Mains wired and interlinked fire alarm and detection system to meet BS 5839-6. Smoke detectors no more than 7.5m from door of every habitable room in accordance with Part B of the Building Regs.

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Refer to Structural Engineer's designs and details for all structural elements.

All electrical works to be undertaken by an electrician registered with the Competent Persons Scheme. Electrical works to comply with BS7671

1 EXISTING GROUND FLOOR PLAN  
SCALE 1:50

NOTES:  
Do not scale from the drawings, all dimensions to be checked on site.  
Work to be carried out in accordance with Bye-Laws and local authority Regulations.  
This drawing may incorporate information from other professionals. We cannot accept responsibility for the integrity and accuracy of such information.  
Drawings, specifications and schedules are to be read in conjunction with all relevant architects and consultants drawings and specifications.  
No responsibility can be accepted for estimates of work or orders placed for materials based on the drawings while still being considered by the local authority pending amendments and works should not commence until such approval is granted.  
All works adjacent to the boundary or party walls within 3m distance must not be started without the neighbours having advanced notification and consents under the Party Wall Act 1966. Foundations must not encroach on the boundary.

D Shower Room window added, windows in Bedrooms changed to 1125 x 1125mm, window (675w x 825h) added on West Elevation 2021.09.06

REVISIONS  
A Boiler added. Minimum distance from boundary line in accordance with Building Control comments. 2021.04.26  
Surface water drainage to be connected to soakaway. Mechanical extract to Shower Room. Emergency egress windows. Heat detector and smoke alarm added. All in accordance with Building Control comments.  
B Floor construction updated. 2021.06.23  
C End windows removed. 2021.09.01

| STATUS        |            | PROJECT                  |     |
|---------------|------------|--------------------------|-----|
| BUILDING REGS |            | WHITE OAKS LONDON ROAD   |     |
|               |            | TITLE                    |     |
|               |            | EXISTING POOL HOUSE PLAN |     |
| SCALE         | DATE       | DRAWING NUMBER           | REV |
| 1:50          | 2024.12.07 | 702                      | D   |

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