



GENERAL NOTES

DRAWINGS TO BE READ IN CONJUNCTION WITH APPROVED PLANNING APPLICATION DRAWINGS AND PLANNING APPROVAL CONDITIONS

GENERAL
All beams and bearings to be in accordance with the structural engineer's specifications.
All workmanship and materials to be in accordance with the current Building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations.
Contractor is to verify all dimensions, levels, positions of drains etc. and acquaint himself with site conditions prior to the commencement of works.
All beams to Structural Engineers details.

MEANS OF ESCAPE WINDOWS
Window to Bedrooms to have minimum width to each opening casement of 450mm and to have a free area in excess of 0.33sq.m.
Openable area should not be more than 1100mm above floor level.

GLAZING/VENTILATION
Fenestration throughout to be with UPVC frames to achieve 1.40W/m²K and to incorporate Low-E glass.
Windows to be fitted with trickle vents as schedule to provide background ventilation.
Any windows with cills lower than 800mm above finished floor level to receive 6mm safety glass internally and externally.
Openable area of all windows to be min. 1/20th floor area of that room.
Any opening window with cills lower than 800mm above finished floor level to have guarding in accordance with BS 6399 Pt 1:1996 BS 6180:1995 across width of window fixed at 800mm above finished floor level.
Oil based mastic pointing to be provided around openings in external walls.
All glazed doors to be fitted with 6mm safety glazing together with any side panel situated between finished floor level and 1500mm above that level.

HEATING & MECHANICAL VENTILATION
Mechanical ventilation to be provided to bathrooms and en-suites where requires using fans by 'Vent-Axia' or similar to provide an extraction rate of 15 litres/sec. Mechanical ventilation to kitchen areas to provide a min. extraction rate of 60 litres/sec.
Space heating system to be installed by a member of an 'approved competent persons scheme'.
New boiler to be chosen by client installed in accordance with gas safety regulations. Central heating to incorporate a minimum 15 point programmer and room thermostats installed in accordance with manufacturers instructions. Radiators to be water filled with thermostatic valves.
Details of boiler and flue to be provided by specialist supplier to Local authority for approval prior to installation.
Boiler flue to be minimum 600mm from boundary and minimum 300mm from any opening in accordance with Building Regulation part J diagram 34.

NOTE Contractor to ensure that all fixed services (heating & hot water) are properly commissioned and their controls are left in the intended working order. CONTRACTOR TO SERVE NOTICE ON LOCAL AUTHORITY CONFIRMING THAT THIS HAS BEEN DONE NO LATER THAN 5 DAYS AFTER COMPLETION.

OPERATING AND MAINTENANCE INSTRUCTIONS
Contractor to provide suitable set of instructions aimed at achieving economy of fuel and power described in a manner understandable to householder. Instructions are to be directly related to systems installed in the dwelling. Without prejudice to health and safety requirements the instructions are to explain to the occupier of the dwelling how to operate the system efficiently and should include information on making adjustments to timing and temperature control settings and what routine maintenance is required to enable operating efficiency at a reasonable level through the service life of the system.
All consumer units to be mounted so that switches are 1350-1450mm above floor level.

LIGHTING
External lighting fixed to building to be provided with sockets that only accept lamps with luminous efficacy greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Alternatively install a system that turns lights off during daylight or when not required at night operating with maximum capacity 150w fitting. Internally provide sockets that only accept lamps with luminous efficacy greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens to all fittings.

ELECTRICAL
All electrical work to meet the requirements of Building Regulations Part P and must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion electrical installation certificate in accordance with BS 7671 to be issued to the Local Authority for the work by a person competent to do so.

AIR PRESSURE TEST
Contractor to carry out air pressure test in accordance with procedure approved by Local Authority and notice to be served recording test results on the Local Authority not later than 7 days after last test.

HOT WATER SUPPLY
Design flow hot water temperature to be 35 degrees centigrade or cooler. Wholesome cold water or softened wholesome cold water to be used to supply the hot water system and the hot water installation to comply with the Water Supply (Water Fittings) Regulations 1999 (SI 1999/1148 as amended). Gas heating installations to comply with Gas Safety (Installation & Use) Regulations 1994 (SI 1994/1886) and electrical heating installations to comply with BS 7671:2008. Details of hot water vessels and supports to be provided by specialist and details to be provided to Local authority for approval prior to installation.
Where hot water storage vessel is to be used precautions to be incorporated to prevent stored water temperatures exceeding 100 degrees centigrade and to ensure that any discharge from safety devices is conveyed to a visible place but will not cause a danger to persons in or about the building.

HOT WATER SUPPLY TO FIXED BATH
Hot water supply to a fixed bath not to exceed 48 degrees centigrade and supply temperature to be limited by use of in line mixing valve or other appropriate temperature control device with suitable temperature stop and pipework arrangement. Workmanship for domestic installations to be in accordance with the appropriate standards such as BS 6000-15:1999.

COLD WATER SUPPLY
Wholesome water to be supplied to the building by a statutory water undertaker through an installation complying with the Water Supply (Water Fittings) Regulations 1999 (SI 1999/1148 as amended)

WATER EFFICIENCY
The potential consumption of water must not exceed 125 litres per person per day calculated in accordance with the methodology set out in "The Water Efficiency Calculator of New Dwellings." Full details of the individual fixtures and fittings water usage as shown in their specification (washing machines, dishwashers etc) to be used to calculate water consumption and NOTICE TO BE GIVEN TO THE LOCAL AUTHORITY NOT LATER THAN 5 DAYS AFTER COMPLETION OF WORK.

FINAL ENERGY RATINGS AND EPC'S
At least five days before occupation copies of the certificates showing final energy ratings calculated using SAP 2009 are to be provided to the local authority. Also copies of the Energy Performance Certificates will be required by the same date.

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CONTRACTOR TO COMPLY WITH ALL HSE AND CDM REGULATIONS

ALL WORKS TO LOCAL AND STATUTORY APPROVALS

SECTION DRAWING INDICATIVE AT TOWN PLANNING STAGE
FULL CONSTRUCTION INFORMATION TO BE DETAILED AS PART OF BUILDING REGULATIONS APPLICATION

NOTES

This drawing must not be copied or reproduced without prior written consent of John R A Jackson.

The drawing shall be read in strict accordance with all relevant specialists and engineers drawings together with their specifications.

The contractor must check all dimensions on site and report any discrepancy to John R A Jackson.

The Contractor, before commencing work on site, must clarify with John R A Jackson that the drawing he is working to is the "approved working drawing".

The main contractor shall be responsible for the stability of existing structures and earthworks on the site and adjoining sites and shall take all necessary precautions to safeguard the structures.

All excavations to be approved by the engineer and local authority prior to placing of any concrete.

All trades and materials to comply with the latest B.S. and C.P. standards and local authority approvals as work is completed. All construction to conform with the latest Building Regulations and N.H.B.C requirements.

All electrical, water and gas installations to conform to appropriate regulations and standards of Boards.

The Client & Contractor, where necessary, shall complete any Party Wall Act Agreements with adjoining owners prior to works commencing on site.

REVISIONS

- A 19.05.20 Plans amended to client requirements
External wall thickness amended
- B 25.05.20 Basement structural walls shown hatched
Basement windows to front elevation omitted
Window to basement wc relocated

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Title
**88 WOODSIDE
LEIGH ON SEA
ESSEX
SS9 2RD**

Client
NICHOLAS STEVENS

Scale
1:50@A1

Drawn
PW

Date
Jan 2020

John R Jackson LLP
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TOWN PLANNING
BASEMENT & GROUND FLOOR PLAN

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