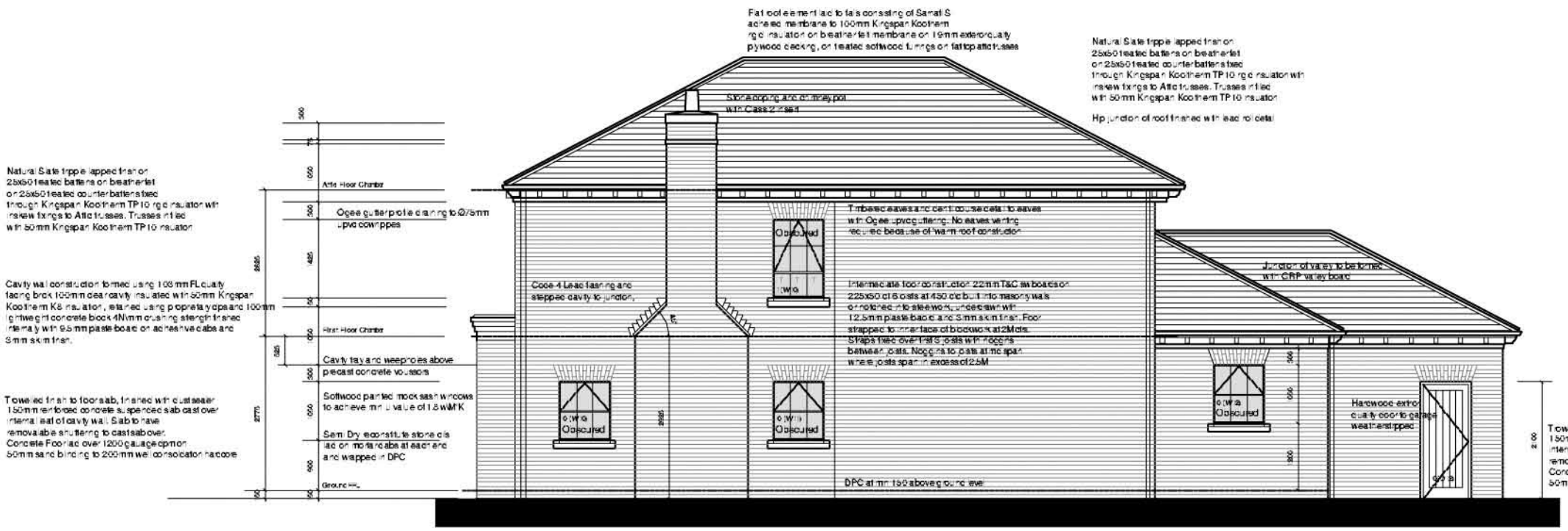
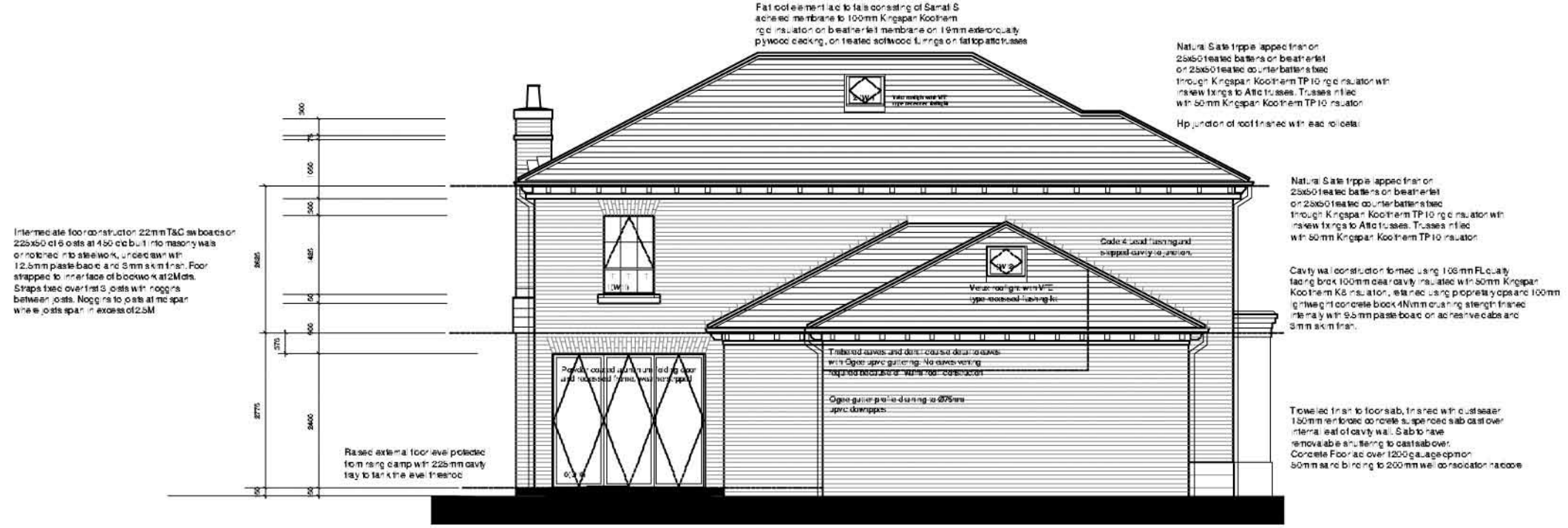


Elevation to 22 Weygates Drive



Elevation to 27 Gorse Bank Road

Staircases

Timber staircases to be 1000mm wide (between strings) with 14No equal risers, 225mm treads with the pitch of the stairs being less than 42 degrees. The handrail is to be set 900mm above the pitch line of the nosings and 1000mm above the landings. The balustrade is to be set as to not allow passage of a 100mm diameter sphere. A minimum of 2000mm headroom is to be maintained at all times. Stairs to be constructed to BS 585 Wood Stairs Part 1: 1989 Specification for stairs with closed risers for domestic use, including straight and winder flights and quarter or half landings.

Flat Roof to Single Storey Bays

Bay roofs finished with code 5 lead sheeting jointed with lead roll detail in accordance with the Lead Sheet Association's lead on exterior quality plywood decking on Kingspan Kooltherm TP10 rigid insulation on Sarnavapor similar breather felt and vapour barrier on plywood decking to 150x150 C16 joists at 400 c/c. Joists stepped down face of brickwork where running parallel to support walls using 5x30 galv steel straps laid over first three joists.

Rainwater Goods

Rainwater gutters to be 125mm diameter deep flow black UPVC draining into 90mm diameter black UPVC downpipes to the relevant parts of BS 4576-1 and BS EN 12200-1 for pipes, and BS4576-1, BS EN 607 and BS EN 1462 for gutters. All are located and set out on drawings. Gutters are to be laid to falls to nearest outlet. Where rainwater discharges onto a lower roof a pipe shoe is to be provided to divert water away from the building.

All work is to be carried out in accordance with BS 8000 workmanship on building sites Part 13: code of practice for above ground drainage. The pipes, fittings and joints should be capable of withstanding an air test of positive pressure of at least 38mm water gauge for at least 3 minutes.

Drainage

All foul water pipework above ground is to be in PVCu pipes and fittings in accordance with BS EN 12056-2. SVP's to be 100mm diameter PVCu unless otherwise specified, bath waste to be 50mm diameter and all sink and washbasin outlets to be 38mm diameter. All to be fitted with deep seal anti-vac traps. Wastes to be minimum 200mm offset from WC branch and provided with rodding eye access to base of SVP minimum 300mm above FFL. SVP to be taken up to the roof and terminated with air vent (to manufacturer's instructions), installed a minimum 1.0m above highest point of any opening light within 3m, otherwise internal SVP to be boxed in and wrapped in mineral wool with a Dergo valve fitted above ceiling level. Fittings not discharging to SVP to discharge to back inlet gully or similar. Allow for providing rodding points near to the base of internal stacks and stub stacks. Surface Water: New rainwater goods to be PVCu colour to match existing using 100mm diameter half round section guttering with 68mm diameter section downpipes to back of back inlet gullies. External: Below ground level drainage to generally be 100mm dia, laid to min. falls of 1:80 for the foul and 1:100 for the surface water and connected into existing drains to the approval of the Building Control Officer. Pipes passing under the building should be surrounded by 100mm granular material and where passing through walls, to pass over lintel formed with lintel over with minimum clearance of 50mm all around the pipe. The opening to be masked with a rigid sheet material (eg. Cement fibreboard) to prevent ingress of vermin.

Electrical Installation

All sockets and switches to be positioned at a height of between 450mm and 1200mm in accordance with Section 8 of Approved Document M.

When using the competent persons scheme for electrical work:

'All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 16th edition Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self certification body authorised by the Secretary of State'
and
'The competent person is to send to the Local Authority a 'Self-certification Certificate' within 30 days of the completion of the electrical works. The client is to be provided with a copy of the 'Self-certification Certificate' and a BS7671 Electrical Installation Test Certificate'

When not using the competent persons scheme for electrical work:

'All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, and IEE 16th edition Wiring Guidance and Building Regulation Part P (Electrical Safety). On completion of the works a copy of the Installer's Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and the Local Authority'
and
'Prior to covering of all wiring/cables the installation is to be inspected by a competent person and on completion of the works, in addition to the above certificate, an additional competent person's Electrical Installation Test Certificate compliant with BS7671 is to be provided to the Local Authority'

Smoke Detectors

Smoke detectors to be installed as shown and to be interconnected to a separately fused mains electricity supply with a transformer to comply to the current IEE Regulations and in accordance with Approved Document B and BS: Part 1: 1990.

Mechanical Ventilation

Mechanical Extract vents as shown on plans to have the following ratings:

Kitchen - Not less than 30 litres/second in the following circumstances: i) when incorporated within a cooker hood ii) when located near the ceiling within 300mm of the centre line of the space for the hood and under humidistat control. Cloakroom - Not less than 6 litres/second. Bathrooms and En-Suites - 30 litres/second with an additional 15mm overrun provided. All fans to have manual override and humidistat controls fitted as standard

31 Gorse Bank Road, Hale Barns

Proposed Elevations Sheet 2 of 2 1:50

Job	Status	Number	Date
Mp72	BR	05	Jul08

Hale Brook House, Scott Drive, Altrincham
Tel: 0161 929 7662 Fax 0161 929 0313
email: info@merepark.co.uk

Merepark

On behalf of Merepark Project Management LLP