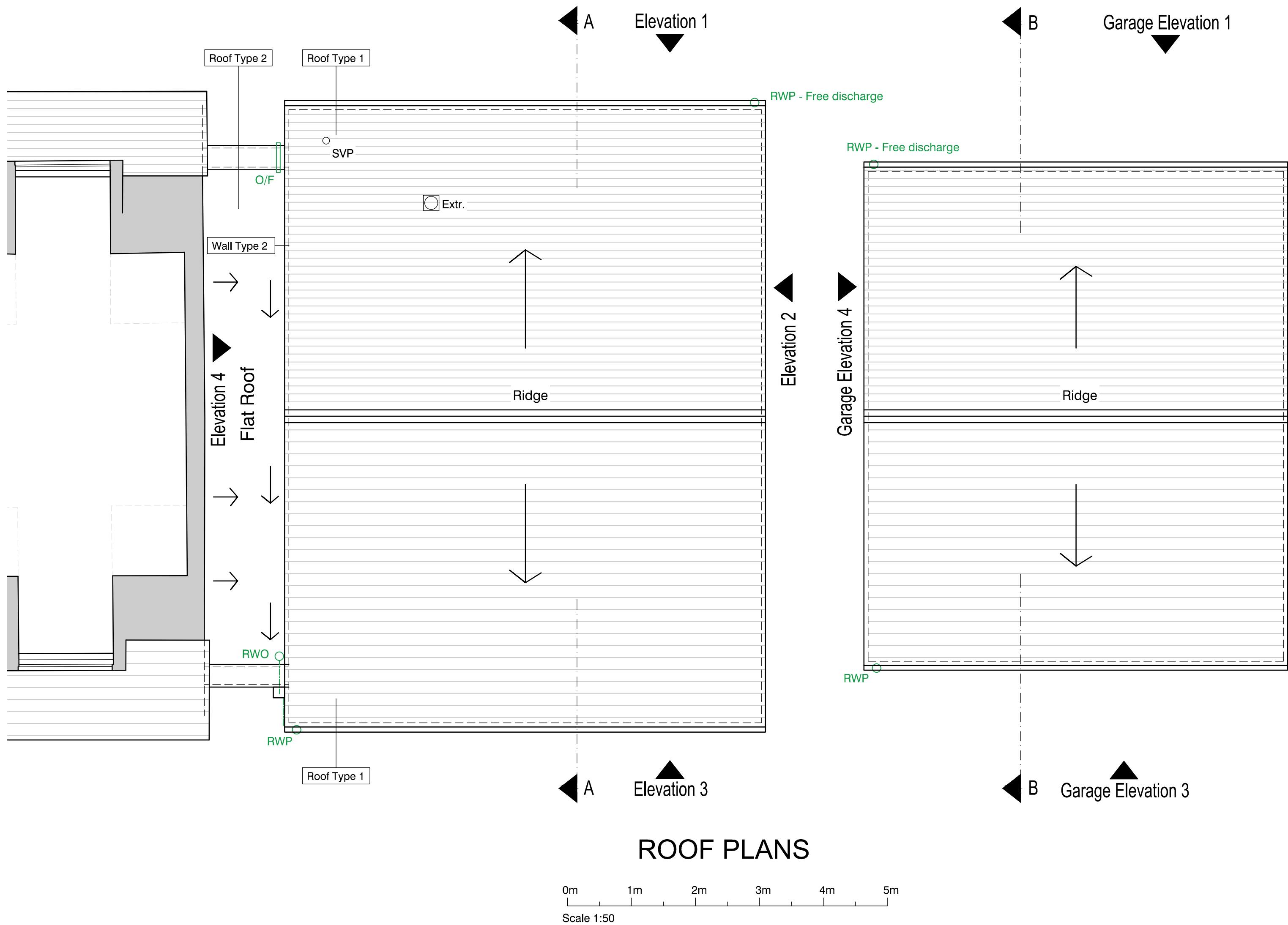




GENERAL NOTES

THESE NOTES ARE FOR BUILDING REGULATIONS APPROVAL ONLY. IT IS NOT A FULL SPECIFICATION OF MATERIALS OR FINISHES TO BE USED IN THIS PROJECT.
ALL WORKS TO BE GENERALLY IN ACCORDANCE WITH BUILDING REGULATIONS APPROVED DOCUMENTS, NHBC OR ZURICH REQUIREMENTS, RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS.

VENTILATION - MECHANICAL EXTRACT RATES

KITCHENS

- 1.not less than 30 litres per sec. where ventilator is incorporated within the cooker hood.
 - 2.not less than 30 litres per sec where ventilator is located near the ceiling but within 30mm of the centreline of the space for the hood and is under humidistat control.
 - 3.not less than 60 litres per sec elsewhere.
- All mechanical ventilators to extract direct to external air.

BATHROOM

Min. 15 litres per sec. Mechanical ventilator to extract direct to external air.
Total equivalent area not less than 4000 mm2 permanent ventilation openings. Fan to provide adjustable continuous background ventilation, Airflow iCON 30CV or similar to any rooms without windows.

PURGE VENTILATION

New windows and doors to provide a minimum openable area of $\frac{1}{20}$ (5%) of the room floor area, or $\frac{1}{10}$ (10%) if openable less between 15 and 30 degrees.

BACKGROUND VENTILATION

Acoustically attenuated Wall Vent with external airbricks or vents louvres with min.equivalent free area of 10,000mm2 in open plan Home office room with kitchenette. Location marked on Ground Floor Plan
Bathroom: Trickle vents in window frame min.2,500mm2.

SMOKE & HEAT DETECTION

Provide self contained smoke & heat detectors in positions indicated on the floor plans. Where more than one detector is indicated these should be interconnected. Detectors should be permanently wired to a separately fused circuit at the distribution board with all wiring in accordance with current IEE regulations. Detectors to incorporate battery backup. Detectors to be positioned min 300mm from light fittings, within 3m from bedroom and living room doors and within 7m of kitchen and utility room doors.

ELECTRICAL SAFETY

All electrical work required 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 BS 7671:2008 (17th edition) electrical installation certificate to be issued for the work by a person competent to do so.

ENERGY EFFICIENT LIGHTING

All new light fittings to be suitable for energy saving lamps with luminous efficacy greater than 45 lumens per circuit-watt. External lights 40 lumen and PIR sensor activated .

HEATING & HOT WATER

Air Source Heat Pump system with low temperature radiators.

HEATING - DRAUGHT PROOFING

Limit air infiltration into the building by draught stripping all windows, doors, rooflights and hatches and provide mastic sealant all around internal and external faces of all door and window frames. Seal all service entries into the building or where they pass into unheated casings.

Legend

- New walls
- Existing walls
- Existing removed

REVISION	DATE	DETAILS	CHECKED: NH
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DRAWN: NH

HAA take no responsibility for any dimensions obtained by measuring or scaling from this drawing. All dimensions are in millimeters, all levels are in meters, unless otherwise stated. If no dimension is given, ascertain the dimension specifically from the Architect or by site measurement. The sizing of all structural and service elements must always be checked against the relevant engineer's drawings.

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HEIGHWAY ASSOCIATES ARCHITECTS



34 West Street
Marlow
Buckinghamshire
SL7 2NB

01628 483 211
mail@haa-ltd.co.uk

Client: Mr & Mrs M. French

Project: Oak Lodge, West End
Waltham St Lawrence, RG10 0NL

Title: Side Extension & Garage
Roof Plans

Issue: Building Regulations / Tender

Scale: 1:50 @ A1

Date: November 2023

Drwg No: 2011-B-03 Rev: