Attention is drawn to THE PARTY WALL ETC. ACT 1996 whereby you are required to serve notice on your neighbour, if you intend to construct on, or in proximity to, a party wall.
An explanatory booklet on the act can be downloaded from the website at www.communities.gov.uk

CDM Regulations 2015 and Building Safety Act 2022:
Commercial and domestic clients should be aware of their duties under CDM 2015 and the Building Safety Act 2022 and make suitable arrangements for managing the project.
Full details of these regulations are available on the following website; www.HSE.gov.uk
On domestic works duties as a client are normally transferred to the contractor or the principle designer if a project involves more than one contractor.

NB
Any work commenced prior to obtaining appropriate Planning Consents and Building Regulations Approval is at the owner's own risk.

NB
Drawing to be read in conjunction with Structural engineer's design. Any discrepancy to be brought to the attention of the architectural designer.

Windows:
All windows to be double glazed to U-Value of 1.2W/m²K unless otherwise specified, by use of Pilkington soft coat low E glass with minimum 16mm air gap 90% argon filled with warm edge spacer bar.
PVCU windows to have minimum 5no. chambers, timber windows to have minimum frame thickness of 70mm.
Windows supplied and fitted by FENSA member or full specification of windows to be supplied to the building inspector. Minimum 5% of room floor areas to be provided as opening lights to windows. Background ventilation to be provided by trickle vents. 8000mm ventilation to habitable rooms, 5000mm to others. Glazing to windows less than 800mm above finished floor level and within 300mm of, or within doors to be laminated or toughened glass to BS6206. All windows to be fitted with draught seals.
First floor habitable rooms to be provided with escape windows, casements to have minimum clear opening of 750mm high x 450mm wide with a cill height of between 800mm and 1100mm above floor level.

Doors:
All doors to be double glazed to U-Value of 1.4W/m²K where glazing exceeds 50% of their internal face area. Otherwise doors to be double glazed to U-Value of 1.8W/m²K unless otherwise specified, by use of Pilkington soft coat low E glass with minimum 20mm air gap.
Double glazed doors supplied and fitted by FENSA member or full specification of door to be supplied to the building inspector. Glazing within 300mm of, or within doors to be laminated or toughened glass to BS6206. All doors to be fitted with draft seals. Secure by design Standard.
Outward opening doors to be fitted with hinge bolts and heavy duty overhead restrictor.

Roof Lanterns:
Roof lanterns double glazed to U-value of 1.2W/m²K. Lanterns to have perimeter upstands insulation with 50mm Celotex GA4000 or to manufacturers specification.

Glazing to windows less than 800mm above finished floor level and within 300mm of, or within doors to be laminated or toughened glass to BS6206.

To identify the grade of safety glass used each pane should be indelibly marked so that the marking is visible after installation.
The markings should include:
- The manufacturer's name or trade mark
- The product number for the type of glass *
- The impact performance classification e.g. 1, 2 or 3 to BS EN 12600 or A, B or C to BS 6206

Lintels:
Lintel ref no.'s shown in window/door positions on plan.
Cavity lintels to be insulated Maximum U value 1.2W/m²K.
Lintels to be fitted with stop ends and have weep holes at every fourth perpend brick joint minimum 2 per lintel. Cavity tray to be installed above IG lintels.
Lintels to internal block walls are to be Bourncrete P100 unless otherwise stated.

Steel beams, (hatched blue), supporting roof, walls and floors over to Structural Engineer's design. Steel beams to be marked CE Compliant.

Fire Protection to Structural Steel Supporting First Floor:
Steel beams are to have ½ hour fire protection achieved by Nullifire or similar approved intumescent coating in strict accordance with manufacturers specification and certificate obtained to confirm application.
Alternatively the steel may be surrounded with 15mm thick Gyproc Glasroc Firecase Board fixed board to board with Glasroc F Firecase screws.
Beams supporting roof members only do not require fire protection.

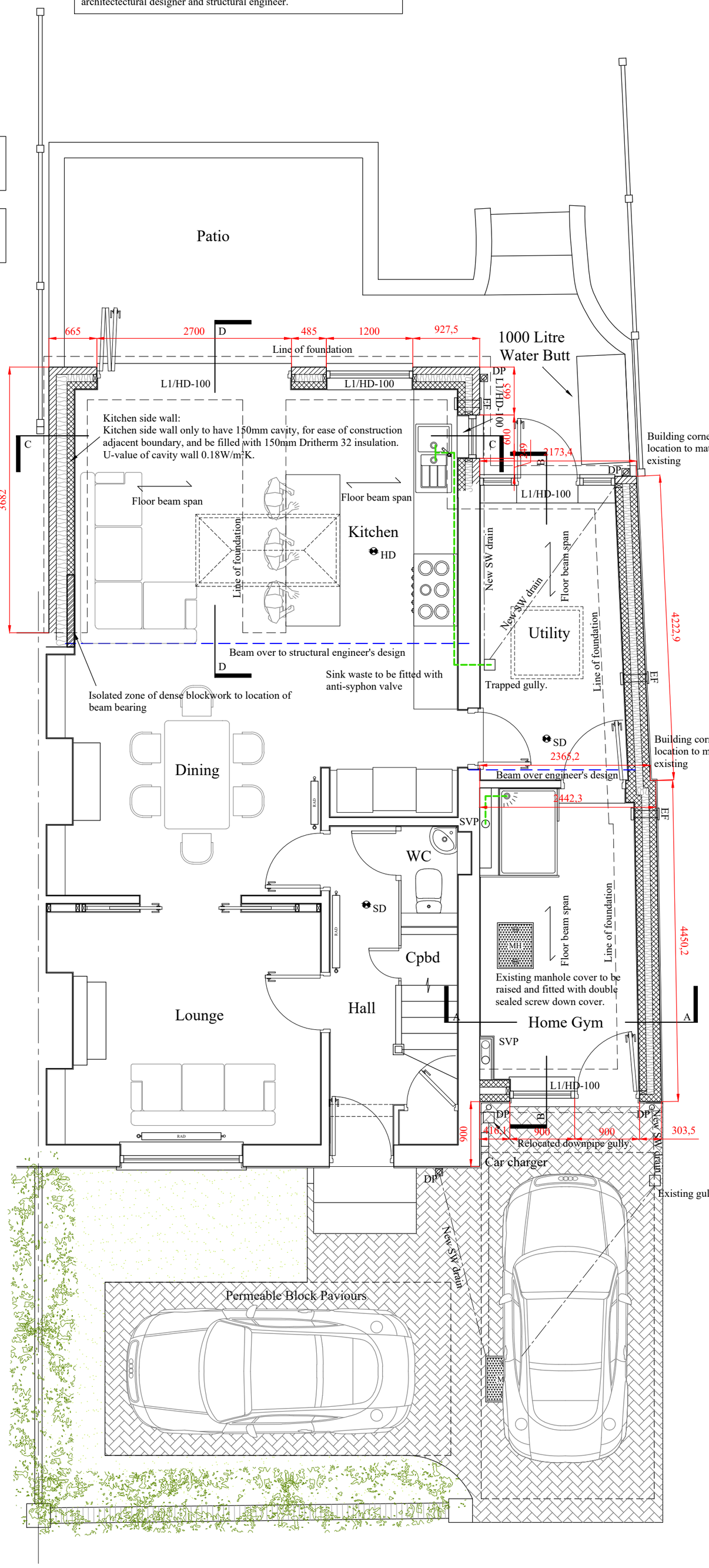
New walls to be connected to existing using Simpson StrongTie, or similar approved, 'Crocodile' stainless steel wall starter connector system.
Vertical DPC's to be installed between wall and starters. Vertical joint to be sealed with mastic.

The Structural Engineer's design is to be submitted to Building Control prior to commencement of work.

Any existing elements of structure under additional load will be required to be exposed and assess by the Building control Surveyor, strengthening may be required.

Block Paving Drive.
Carry out permeability test as indicated on Marshall's or similar approved installation details for 'Driveline Priora Paving'.
Excavate to at least 250mm below finished level.
Lay 100mm concrete bed and haunch, 200x100x60mm block pavers as edge restraint to lines and curves.
Lay and compact minimum 200mm of 20mm clean crushed stone sub-base material to falls and levels.
Lay on 50mm depth of 6mm clean crushed stone, 200x100x60mm permeable block pavers to falls and levels in herringbone pattern. seal joints with 6mm clean crushed stone.
All work to comply with Marshall's or similar approved installation details for 'Driveline Priora Paving'.

NB
Responsibility for setting out lies with the contractor. All dimensions to be checked on site by the contractor prior to the fabrication of floor beams and steel beams. Any discrepancies to be brought to the attention of the architectectural designer and structural engineer.



SD Smoke Detector
HD Heat Detector
EF Extractor Fan
CM Carbon Monoxide Detecto
EF Ceiling Extractor Fan

Electrical Installation
All installation to comply with the relevant employer's requirements. This drawing is intended to show a schematic approach only and does not attempt to indicate cable sizes, cable runs, transformer sizes etc.
All electrical wiring is to be installed and tested in accordance with the current IEE Regulations and relevant British standards prior to handover.
The electrical contractor is to be on the roll of the National Inspection Council for Electrical Installation or a member of the Electrical Contractors Association and registered with a government approved 'Competent Persons Scheme'. The electrical contractor is to notify the Local Authority Building Control department of his completion of work.
Allow for earthing of the whole electrical system in accordance with the IEE Regulations. Allow for bonding all pipework and sanitaryware where applicable.
Fixed appliances i.e. cookers, fridges, freezers and washing machines shall have engraved isolation switches positioned above Worktop level with unswitched socket outlets at suitable low positions. The outlet cable for cooker shall pass through conduit to a suitable plate at low level.
All wiring to be concealed and run in conduits chased into walls before finishes are applied or within floor or roof zones.
Mounting heights for switches etc. shall be as follows:

Light switches: 1000mm above floor level
General Sockets: 450mm above floor level
Kitchen Sockets: 150mm above worktop level
Cooker control unit: 150mm above worktop level
Lamp Holders: 2100mm above floor level
BT/TV outlets: 450mm above floor level
All socket outlets and switches shall be white plastic and flush mounted unless specified otherwise by client.
All internal light fittings work shall be provided with energy efficient fittings suitable for lamps having luminous efficacy greater than 45 lumens.
2/3 way switching shall be provided for hall lights.
External light fittings operated via infra red (PIR) detectors with a switch for manual override are to be provided in positions indicated.
An energy efficient light fitting suitable for lamps having luminous efficacy greater than 40 lumens is to be provided to every lighting outlet unless stated otherwise.
Mains operated photo-electric smoke detectors, with battery back up, to be provided as indicated. All detectors to be inter-connected.
Kitchen shall be fitted with humidistat controlled mechanical extractor rated at 60litres/second wired to a switched fused spur at high level.
Utility extractor fan to have capacity 30 litres/second.

Energy Conservation:
Hot water storage tanks to be insulated to BS1566 Pt 1 AppB4 and to be fitted with a thermostat or thermostatically controlled valve with a timer to control heating periods. Hot water pipes to be insulated within unheated spaces and within 1.0m of cylinder. Insulation to equal outside dia. of pipe, max 40mm max K-value 0.045W/mK.
Seals to be provided around the perimeter if dry lined with plasterboard.
Loft hatches to be fitted with compressible seals and held in place with bolts or catches. Seals to be provided around service boxing and penetrating piped services.
All rooms to be provided with energy efficient light fittings suitable for lamps having luminous efficacy greater than 40 lumens.

Mechanical Services
All installation to comply strictly with employers requirements.
This drawing is intended to show a schematic approach only and does not attempt to indicate the pipe or radiator sizes or the necessary pumps, isolating valves, drain valves or expansion pipes.
The entire mechanical services scheme is to be designed and installed by a competent 'Gas Safe' registered mechanical services engineer. The mechanical services shall be installed and tested in accordance with CIBSE and HVCA Regulations. Relevant British Standards and other relevant current statutory instruments and regulations prior to handover.
All pipes to be run as inconspicuously as possible and should be either within ducts in ground floor screed, within the first floor zone, within the roof space or in boxings wherever possible.
All pipework within the roof space, exposed or outside the building to be adequately insulated.
Where copper pipes notch joists they are to be protected with steel saddles. All radiators to be wall mounted pressed steel with rounded tops. Radiators to be fitted thermostatic valves. Primary pipework to be insulated.

Extension Heating:
The extended heating system into the new extensions should meet the requirements of the Domestic Heating Compliance Guide. A commissioning certificate is to be issued and a copy provided to Local Authority Building Control upon completion of installation.

Energy Conservation:
Hot water storage tanks to be insulated to BS1566 Pt 1 AppB4 and to be fitted with a thermostat or thermostatically controlled valve with a timer to control heating periods. Hot water pipes to be insulated within unheated spaces and within 1.0m of cylinder. Insulation to equal outside dia. of pipe, max 40mm max K-value 0.045W/mK.
Seals to be provided around the perimeter if dry lined with plasterboard.
Loft hatches to be fitted with compressible seals and held in place with bolts or catches. Seals to be provided around service boxing and penetrating piped services.
Minimum four rooms to be provided with energy efficient light fittings suitable for lamps having luminous efficacy greater than 40 lumens.

Smoke Detectors:
Symbol denotes positions of smoke detectors to BS5446 Part 1. Detectors to be self contained mains fed units ceiling mounted, installed in locations in accordance with BS5839 pt. 6, and wired to separate fuse on consumer unit. Units to be interconnected, fitted with battery back-up, and wired to I.E.E. regulations. On first floors smoke detectors are to be provided on all landings and in circulation areas.

Mechanical Extraction:
Extractor fans to be fitted as follows:-
Kitchen - Cooker hood fan capacity 30 litres/second or fan elsewhere of 60 litres/second capacity.
Utility Room - extractor fan capacity 30 litres/second.
Toilets without natural ventilation to have 15 litre/sec fan wired into lighting switch with 15minute over-run.
Fans to discharge direct to outside air or through ducting.

Wastes:
All wastes to be fitted with cleaning eyes at 90° bends (screw caps).
75mm deep seal traps fitted to appliances.
Waste sizes as follows:-
Sinks -40mm dia. pvcu
Shower -40mm dia. pvcu
Hand Basins -35mm dia. pvcu
W.C. -110mm dia. pvcu

Note: Lowest entry to soil vent pipe 450mm above invert of tail. Waste pipes not to discharge within 200mm below w.c. connection to s.v.p. Soil vent pipes to terminate 900mm above windows.

Rainwater Goods:
Gutters to be Marley Deepflow150 pvcu with 82mm dia. rainwater pipes in positions shown.

Surface Water Drainage:
Rainwater pipes to discharge into trapped gulleys with cleaning access with 110mm dia. pvcu drains in Class B bed laid to falls of 1:80 to soakaways of 1m capacity with clean brick rubble infill. Soakaways to be positioned minimum of 5.0m from buildings.

SCALE 1:50
0.5m 1.0m 1.5m 2.0m 2.5m 3.0m 3.5m 4.0m 4.5m 5.0m

project: EXTENSION AND INTERNAL ALTERATION 27 BRIDGE STREET WYE KENT TN25 5ED	client: MS LYDIA PRENTICE CHALLIS	drawing title: GROUND FLOOR PLAN PROPOSED	WYNDHAM JORDAN ASSOCIATES PAT JORDAN BA (HONS) DIP ARCH (HONS) PT 3 CERT Heron House 8 Faversham Reach, Upper Brents Faversham, Kent ME13 7LA Telephone: 01795 530 697 Mobile: 07961 240 541
	scale: 1:50 @ A2 drawn:	date: SEPTEMBER 2025	drawing no.: BS2507.07 amendments: