



GROUND FLOOR PLAN



SA - position of self contained smoke alarms (provide alarm in first floor common area Max 3M from bedrooms) to be interconnected, mains supplied on separate protected circuit with battery back-up installed in accordance with BS5839 Pt 6, alarms fixed to ceiling min 300mm from light fittings

HD
○ - Heat detector linked to alarm system

Consumer units installed between 1350mm - 1450mm above finished floor level
Switches & socket outlets positioned between 450mm & 1200mm above finished floor level

Provide air permeability & pressure tests on completion & results given to BC Max 7 days after final test carried out

An as built SAP energy rating, air test results & EPC given to the owner/displayed in the property & given to BC on completion

Hot water supply temperature to baths should be limited to MAX 48°C by way of an in-line blending valve or other suitable temperature control device & signed notice given to BC WCs fitted with dual flush 6 / 4 L flush vol

Bath vol 180 L to overflow, taps 4 L/min

Basin taps 4 L/min

Kitchen taps 5 L/min

External tap 6 L/min

Notice to be given to LA on dwelling no later than 5 days after completion showing calculation that water usage does not exceed 110Litres per person per day

All accessible doorsets that provide access into dwelling should be secure & manufactured to meet BS PAS24:2012 or equivalent

Letter plates to be max 260mm 40mm & be positioned or designed to restrict access.

Front door fitted with viewer unless glazed in clear glass or adj window, door to also be fitted with chain or limiter.

Ground floor windows made to BS PAS24:2012 or equivalent

Door & window frames to be mechanically fixed to structure as manufacturers details

PAS24 certification provided upon completion

The person carrying out the work to provide to the owner sufficient information about the building, fixed services and their maintenance so no additional fuel & power is used than reasonable necessary no later than 5 days after completion

Block and Beam design to be supplied by manufacturer
used by builder/client

The person carrying out the work shall not later than 5 days after the work has been completed, provide the owner with sufficient information about the buildings ventilation system and its maintenance so that it can be operated in a manner to provide adequate means of ventilation

All parts of the installation and commissioning checklist in Appendix C of AD F to be completed and provided to Building Control upon completion of project.

Any substitution of insulation materials used must be first approved by the energy assessor and the BREL report amended by UKSAPS and sent to building control

Heat pump should not be sited adjacent to any sleeping areas or located on materials that can transmit vibrations. Additionally the location should be selected to minimise disturbance to neighbours.

Lighting :-
Any fixed lighting to achieve lighting levels appropriate to the activity in the space.
Internal light fittings to have lamps with minimum luminous efficacy of 75 lumens/circuit watt
Internal light fittings to have local controls to allow for the separate control of lighting in each space or zone. Controls to be manual, automatic or a combination of both.
External lighting to have automatic controls that switch lights off in response to daylight.
External lights with 75 Lumens/circuit watt or less to have auto controls that switch off lights after the area has been unoccupied, if greater than 75 Lumens/circuit watt manual controls are acceptable.

Builder to provide photographic evidence as a record of compliance during the construction of the dwelling and made available to energy assessor and building control.
Photos to show thermal continuity and quality of insulation at various places in accordance with Appendix B of AD L1

Dwelling equipped with gigabit ready physical infrastructure that extends from a network termination point for gigabit capable public electronic communications networks. Developer/Client to provide a connectivity plan to building control supplying information to accompany the application including particulars of the public electronic communications network and the location of the gigabit ready physical infrastructure.

Electric vehicle charge point designed and installed to BS EN 61851, have a minimal output of 7kW, minimum Mode 3 as defined in BS EN IEC 61851-1 and meet the requirements of BS 7671.
The units should be fitted with a universal socket (untethered)
Electrical certificate for the installation provided to building control

Project		
PROPOSED DETACHED DWELLING ON LAND AT ASHWELL ROAD, BYGRAVE, HERTS SG7 5EB		
Client		
RICHARD YOUNG		
Drawing		
PROPOSED PLAN		
Scale	1:50 & 1:100 @ A1	Drawn C.R
Checked	Date	July 25
Drawing No.		

YOU/25/03A

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