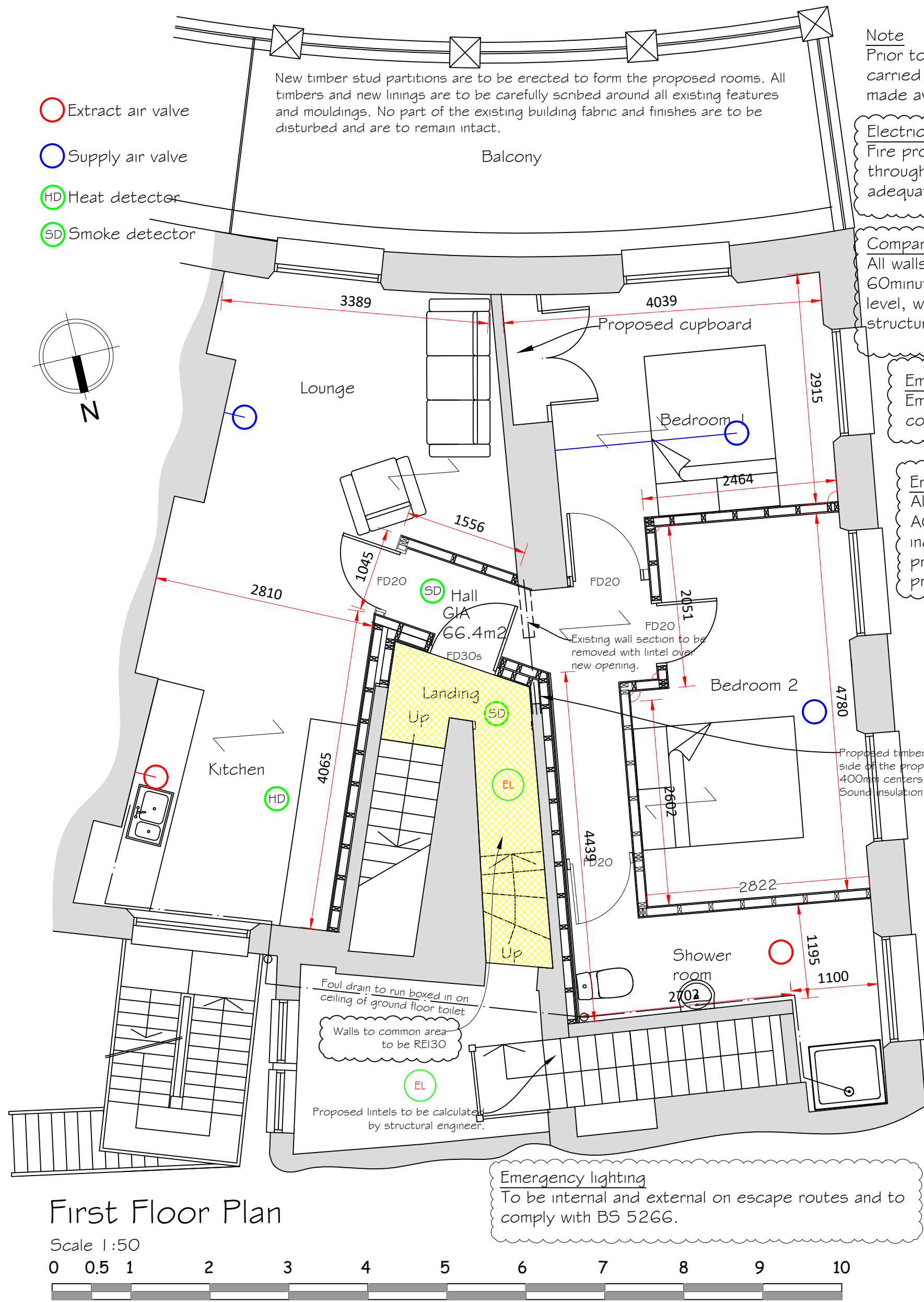




Note
Prior to occupation a fire risk assessment should be carried out on the building and a copy of the report be made available in the flats.

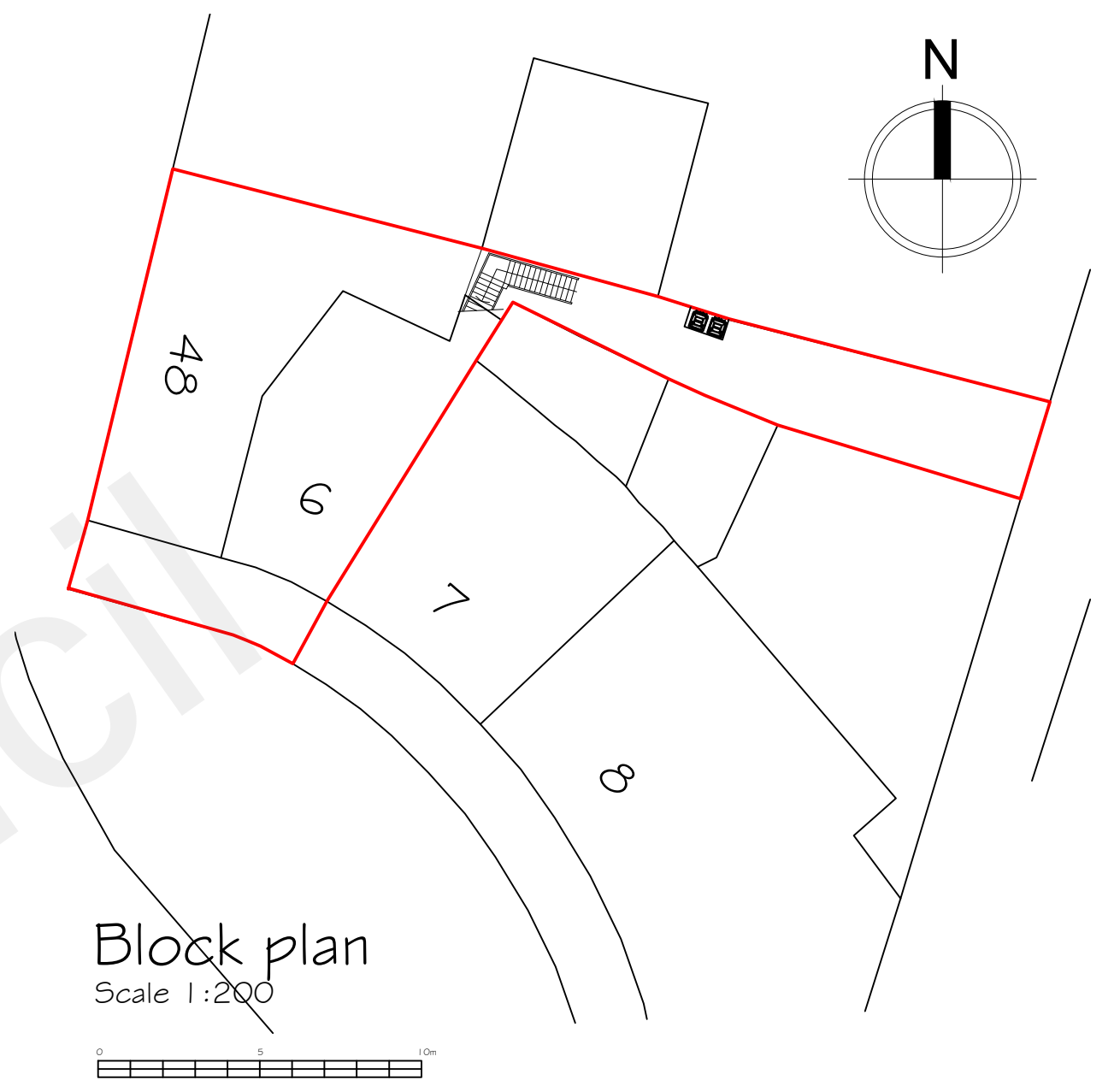
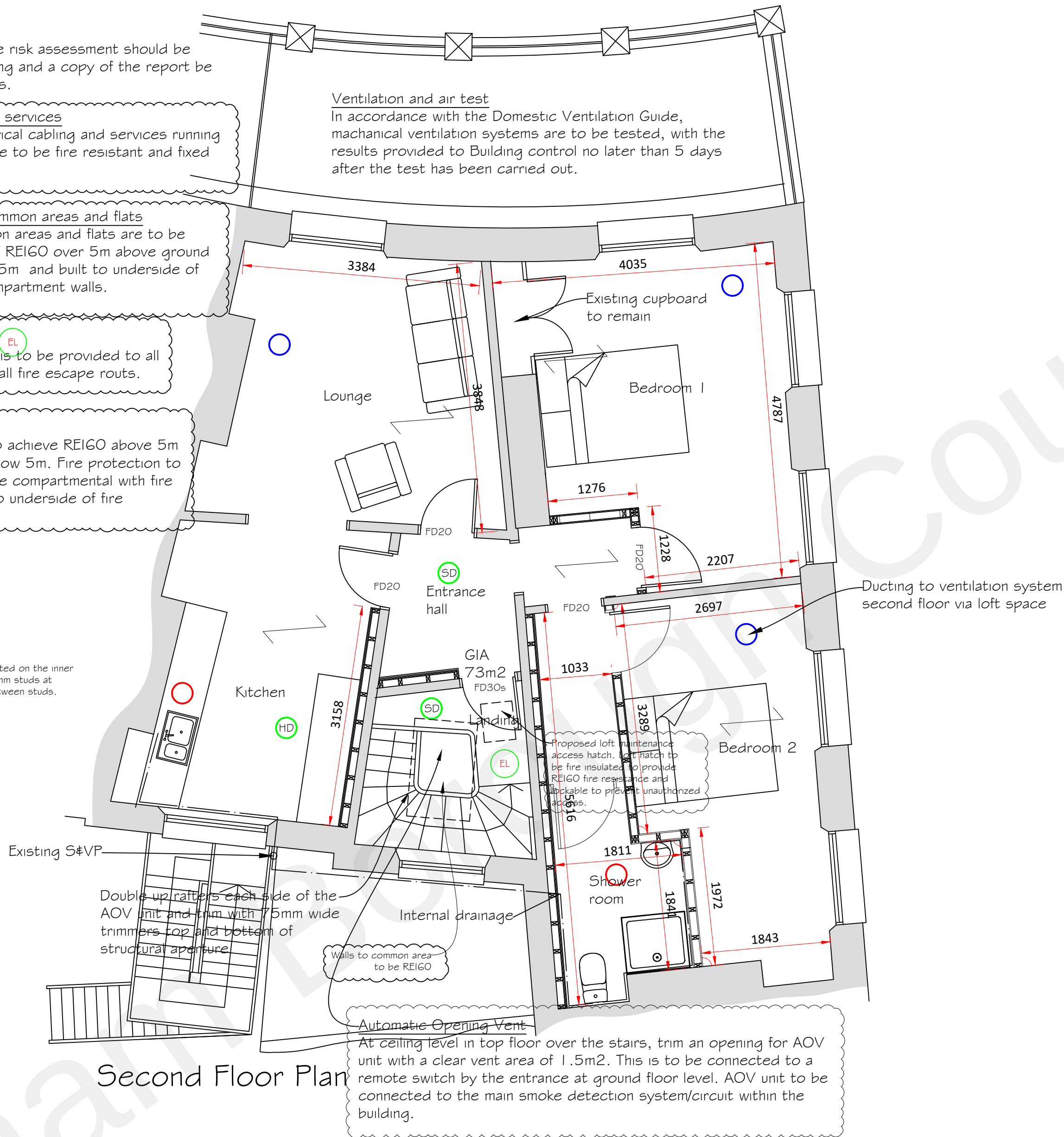
Electrical and mechanical services
Fire protection to electrical cabling and services running through common areas are to be fire resistant and fixed adequately

Compartmentation of common areas and flats
All walls between common areas and flats are to be 60minutes fire resistant/ REI60 over 5m above ground level, with REI30 below 5m and built to underside of structure to achieve compartment walls.

Emergency lighting
Emergency lighting is to be provided to all common areas and all fire escape routes.

Emergency lighting
All common areas to achieve REI60 above 5m AGL and REI30 below 5m. Fire protection to individual flats to be compartmental with fire protection taken to underside of fire protection.

Proposed timber stud wall to be constructed on the inner side of the proposed flat, using 100x50mm studs at 400mm centers, with sound insulation between studs. Sound insulation to achieve 45dB.



Heating
Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, Gas safety requirements and IEEE regulations. Please see SAP calculations for details. Common areas and landing are to be heated.

Air extract and air circulation to all rooms
To be by specialist, see detailed drawings and report by National ventilation UK Ltd. All built in accordance with manufactures details and building control approval. System must be comitioned and certified prior to occupation.

Windows and doors
U value to be 1.4W/m² or WER Band C or better, U value of new external door 1.6W/m². Any glassing in critical areas to be of toughened or laminated glass in accordance with BS620g. Window and door design is to be compliant with PAS 24 or equivalent security standard and installed in accordance with the manufactures detail. Secondary glazing is to be used if existing windows fall short of the required U value. All windows fitted with secondary glazing to have the external window screwed shut.

Above Ground Drainage
All basins sinks, washing machine and dishwasher appliances to be connected to 40mm diameter plastic waste drainage with solvent welded joints. All appliances and sanitaryware/sink apparatus to be fitted with 75mm deep seal traps. All connections to WC's and soil pipes to be in 110mm diameter AG drainage. Where AAV's are indicated these are to be installed above the flood plain of the adjacent appliance. Ensure that all accessible rodding point access is available at all changes in direction. Any boxing in of pipework is to have removable covers at the required rodding access points. All above and below ground drainage is to be pressure tested on completion in the presence of the LA BCO. Partition walls to all bathrooms/wet rooms to be constructed with external quality hard board and British gypsum moisture resistant board and installed in accordance with manufactures guidance and BS EN 520.

Potable water and water efficiency calculation
Potable water is to be provided at all appliances, a 48degree limiter is to be provided at all showers and baths. Hot water storage system is to be designed and installed in accordance with BS6700:2006, fitted and maintained in accordance with BS EN 12897:2006.

Electrical
All electrical work is required to meet the requirements of Part P and must be designed, installed, inspected and tested by a competent person registered under the competent person self-certification scheme such as BRE Certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BC7G7 I Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Building Control Officer. Electrical consumer units are to be positioned between 1350-1500mm above floor level.

Internal Lighting
Install low energy light fittings that only take lamps having luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations. SAP calculation to be read in conjunction with any proposed lighting, increased numbers of energy efficient lighting may be required.

High speed Electronic Network
Provisions are to be made for a high speed electronic communications in the building, or at least ready the building for the physical infrastructure when available, to comply with Part R.

Fire doors
All fire doors should comply with BS EN 13501-2, BS EN 1634-1-243.

Fire protection to steel beams
Fire protection to be 1 hour resistance with 2 layers Gyproc Fireline or similar approved, screwed at 100mm centers onto 100mm wide noggins at 600mm centers, full depth of steel, with flange piece glued and screwed to web pieces to give a 1 hour fire protection.

Smoke detection/ Heat detector
Provisions should be made for a smoke detection system BS 5839:2009 part 6, Grade A category LD3 to be installed

● SD DETECTOR SMOKE
● HD DETECTOR HEAT
● EL EMERGENCY LIGHTING

Fire detection system
To be Grade A LD2 and to comply with BS 5839-1

Rev I- Shower room walls amended. 25 October 2022
Rev H- External cycle and bin store removed. 1 July 2022
Rev G- Building reg amendments. 27 June 2022
Rev F- Smoke and heat detectors added. 16 February 2022
Rev E- Loft hatch added. 14 February 2022
Rev D- Internal air vents amended. 9 January 2022
Rev C- Amended notation. 18 March 2021
Rev B- Additional information. 16 March 2021
Rev A- Block plan added. 8 March 2021

Synergy Planning & Property Consultants Ltd Suite 6 Laser Quay Mariner City Estate Rochester Kent ME2 4HU	
Client	S Rana & A Asghar
Address	6 Berkley Crescent Gravesend Kent and 48 Harmer Street Gravesend Kent
Drawing title	Proposed first and second floor plans
Scale	1:50 at A1
Date	15 Sept 2020
Drawn by	
Drawing No	20/297/04
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