

2 Proposed East Elevation  
1 : 100

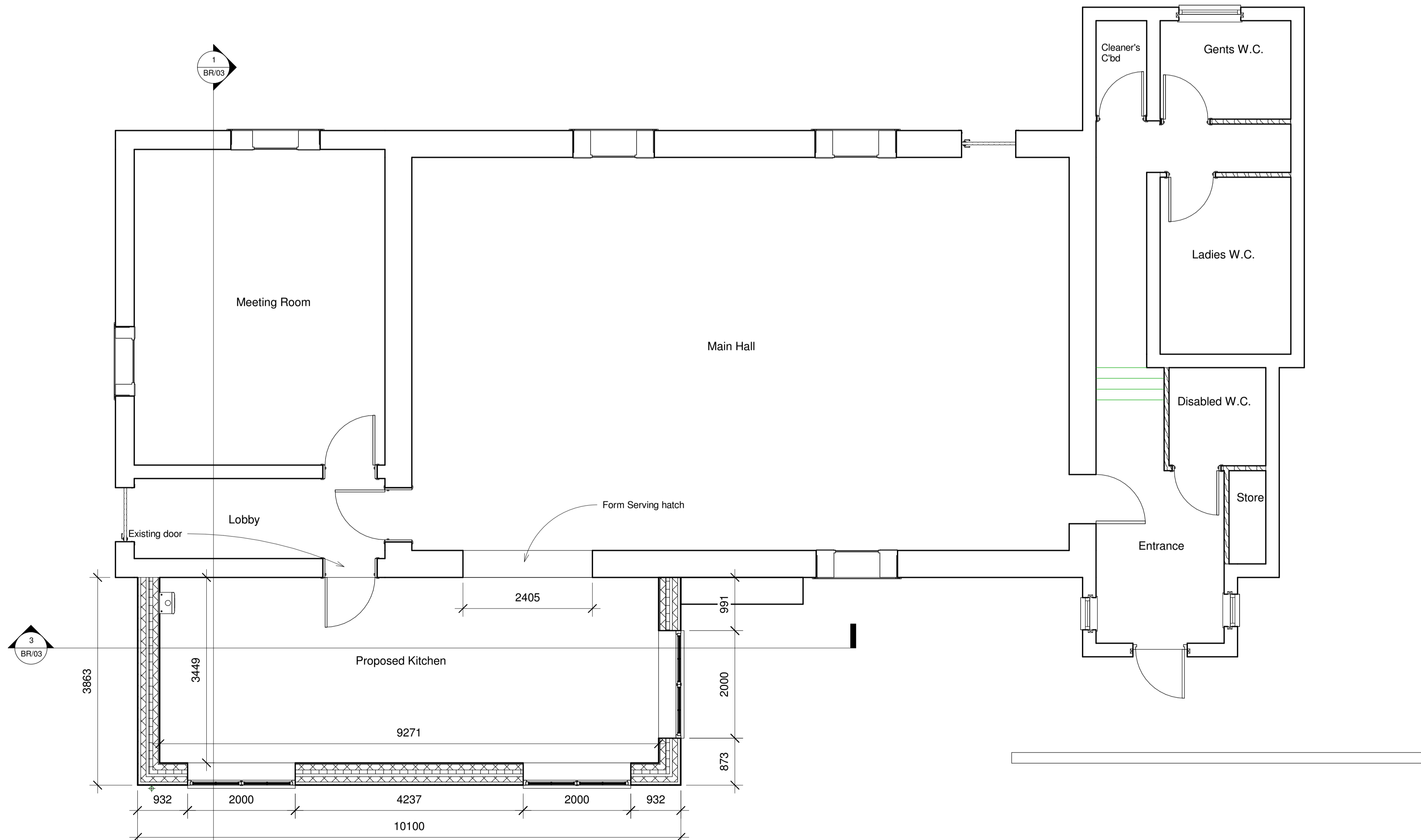
3 Proposed North Elevation  
1 : 100



4 Proposed South Elevation  
1 : 100



5 Proposed West Elevation  
1 : 100



1 Proposed Ground Floor  
1 : 50

**Notes:**

0.5 0 0.5 1 1.5 2 2.5  
SCALE 1: 50 m

1 0 1 2 3 4 5  
SCALE 1: 100 m

**Preparation, protection, access, demolition & ground investigation:**  
Demolitions, existing structures to be supported & protected where necessary, any existing sub structures (e.g. foundations and slab etc.), taken up & removed off site to a licensed tipping site. Where the demolition of a structure or part of a structure exceeds 50m<sup>2</sup>, a notice of the proposed demolition should be sent to the Local Authority Building Control Department before works commence.  
Provide all necessary health and safety requirements including: site security, scaffolding, access ladders, material hoists, temporary protection and working platforms etc. which are to be erected, maintained, certificated, dismantled and removed by suitably qualified and insured specialists.  
All plumbing, drainage, heating, electrical services etc. to be carried out by suitably qualified & experienced specialists or registered competent persons, tested & appropriate certification issued where required in this specification.  
Any asbestos/contaminated soil/lead paint is to be inspected & removed by a specialist. Asbestos is to be removed and disposed off-site by a specialist licensed contractor as required under the Control of Asbestos Regulations 2006.  
Ground to be prepared for new works as described including location and alteration/modifications to all existing services as necessary, including sealing up, capping off, disconnecting, removing redundant services as necessary.  
Prior to and during works, the person carrying out the works is to liaise with and meet the requirements of the relevant Service Authorities, including the location and protection of all services as necessary.  
External paths, drives, patios, walls, fences & gardens etc. to be taken up and relayed/extended as necessary to accommodate the new works as described.  
All structural timber is to be grade C24, stress graded to BS 4978:2007 +A1:2011 and sawn to BS EN 1313-1:2010. All timber is to be protected on site to minimize moisture content which must not exceed 22%.  
An initial ground investigation assessment should be carried out including a desk study and walk over survey which should be recorded and evaluated by a suitably qualified and experienced person, and where necessary, further basic geotechnical and contamination investigations should be carried out by a suitably qualified and experienced person.  
Where the initial assessment and basic investigations identify suspected hazards, further detailed investigations and remedial reports are required from a specialist and copy sent to Building Control and approved before works commence on site.

**ELECTRICAL INSTALLATIONS:**  
New electrical circuits or systems must be designed, installed, tested and certified to BS 7671:2008+A3:2015 or with the current editions of the IEE regulations by a competent person in compliance with Approved Document P of the Building Regulations.  
A competent electrician or a member of a competent person scheme must test and certify all such works. The electrician must provide signed copies of an electrical installation certificate conforming to BS 7671:2008+A3:2015 for the owner of the property and a copy must be forwarded to the Building Control surveyor for approval at completion, so the Building Control completion certificate can be issued.  
All switches and sockets including the consumer unit, ventilation and service controls etc. should be fixed between 450-1200mm above floor level. Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.

**SANITATION, HOT WATER SAFETY AND WATER EFFICIENCY:**  
Sinks with hot and cold running water is to be provided in all food preparation areas.  
Hot and cold water taps to sinks to have water from a wholesome water supply. Outlets from domestic hot water storage vessels to be fitted with an in line hot water supply tempering valve to prevent water temperatures exceeding 60 °C.  
Softened wholesome cold water should not be provided where drinking water is drawn off or to any sink where food is prepared.  
Commissioning certificates for fixed building services are required on completion with copy sent to Building Control.

**Waste pipes**  
Sinks etc. to be provided with 50mm diameter waste pipes laid to falls and 75mm deep seal traps. Where waste pipe runs exceed 4m BBA approved air admittance valves are to be fitted above appliance spill over level.  
Waste pipes to either discharge below trapped gully grating. Internally all waste and drainage pipes to have rodding access/eyes at changes of direction.

**COMBUSTION APPLIANCES AND FUEL STORAGE SYSTEMS:**  
**Space and hot water heat producing appliances in general**  
Space and hot water heating method as detailed on the accompanying plans. Heating to be supplied from existing gas fired wall/floor mounted condensing balanced flue boiler with the flue discharging 600mm minimum away from openings into the building and protected with a proprietary wire basket to boiler manufacturer's specification.  
Gas installations to be installed and comply with BS 5440 (relevant parts), BS 5546:2010, BS 5864:2010, BS 5871 (relevant parts), BS 6172:2010, BS 6173:2009 and BS 6798:2014.  
All space and hot water systems must be installed, commissioned, calibrated and certified by a suitably qualified person or installer registered with an appropriate competent persons' scheme and details supplied to Building Control and the owner along with the operating manuals, etc. before the building is completed/occupied.  
**Provision of information-commissioning certificates (testing):**  
Copy of installers commissioning certificate is to be sent to building control on completion of the work.

**EXTERNAL WORKS**  
**Paths, drives, patio and gardens:**  
New external paths to be shuttered 100mm thick conc. Mix type PAV 1, max bay size 6m with bitumen impregnated fiber board isolated joints to BS EN 1992-1-1:2004+A1:2014/BS EN 206:2013.  
Tarmac damaged during construction to be made good with new tarmac, comprising a rolled 20mm base course of coated macadam with 6mm textured bitumen macadam wearing course with concrete edgings, to BS EN 13108-7:2006.

**FIRE SAFETY AND MEANS OF ESCAPE**  
**Smoke /heat alarms:**  
Extension to be provided with mains operated fire detection and fire alarm system to BS 5446-3:2015 and installed in accordance with the relevant recommendations of BS 5839-6:2013 to at least a Grade D Category LD3 standard. Self-contained mains operated smoke alarms (additionally a heat alarm to be installed in kitchen) with battery back up to be fixed at ceiling level.  
**INTERNAL WORKS**  
**Windows:**  
New windows to be Jeld-Wen Stormsure casement double glazed with 16mm argon gas and soft coat low-E glass or similar approved. Window Energy Rating to be Band C or better and to achieve U-value of 1.3 W/m<sup>2</sup>K, and to be in accordance with British Standards publication PAS 24:2016.  
**Ventilation systems:**  
**Purge (natural) ventilation to habitable rooms- general requirements:**  
Purge (natural) ventilation to be provided to the extension equal to 1/20th (5%) floor area where the external windows/doors open more than 30 degrees and increased to 1/10th (10%) of the floor area where the windows open between 15 - 30 degrees.  
Purge (natural) ventilation openings to be typically 1.75m above floor level and all internal doors to have a 10mm gap under the door for air supply transfer.  
The area of external windows, roof windows and doors should not exceed 25% of the usable internal floor area.  
**Mechanical extract ventilation to new dwellings:**  
Mechanical ventilation is to be provided directly ducted to the outside air equivalent to the following rates:  
Kitchen 30 litres per second to hob extractor or 60 litres elsewhere  
**Energy efficient lighting:**  
**Fixed internal lighting**  
Fixed internal energy efficient lighting fitted with lamps which must have a luminous efficiency greater than 40 lumens per circuit-watt and a total output greater than 400 lamp lumens. (Note: light fittings with less than 5 circuit-watts are excluded)  
**Kitchen Fittings:**  
Kitchen layout drawings: See Howdens Kitchens drawings

STATUS: Building Regulations

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PROJECT: Proposed Extension to Village Hall  
CLIENT: Eardisland Parish Council

SITE: Village Hall, Church Road, Eardisland

TITLE: Proposed Plans & Elevations

SCALE AT A1: As indicated	DATE: Nov 2020	DRAWN: DC	CHECKED: AC
PROJECT NO: VHE/2020	DRAWING NO: BR/02	REVISION:	