

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 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 Building Control on completion.

INTERNAL LIGHTING

Internal energy efficient light to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. Provide low energy light fittings not less than three per four (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lmp lumens per circuit-watt and a total output greater than 400 lmp lumens. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy bayonet or Edison screw base compact fluorescent lamps.

HEATING

All radiators to have TRVs. 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, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

NEW GAS BOILER

Heating and hot water will be supplied via a wall mounted condensing vertical balanced flue pressurised boiler with a min SEDBUK rating of 90%. System to be fitted with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a GAS SAFE Registered Specialist and a certificate issued to demonstrate that the installation complies with the requirements of Part L. Carbon monoxide alarm to be positioned near boiler.

Boiler flue to be installed in accordance with Approved Document J, British Gas requirements and manufacturer's guidance.Flues to be terminated externally with metal terminal guard and positioned a minimum of 600mm away from any openings into the building. Where the flue passes through a wall, floor or roof, enclose in a non combustible sleeve. Where the flue is within a void provide appropriate and sufficiently sized access to allow inspection of the flue. No combustible materials to be within 50mm of the flue.

Provide new metered gas supply to the dwelling. All works to comply with gas authority standards.

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, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

MEANS OF ESCAPE – Fire doors

Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels and leading directly to external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD20 rated fire doors to BS 476-22:1987 (fitted with intumescent strips rebated around sides and top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

UNPROTECTED AREAS LESS THAN 1M FROM BOUNDARY

External walls facing the boundary to be Class B=s3,d2 or better, and provide half hour fire resisting from both sides, any window or door openings to be in accordance with diagram 11.5 in Part B Volume 1 (small unprotected areas).

ACCEPTABLE UNPROTECTED AREAS

Unprotected areas more than 1m from the boundary

The unprotected area should not exceed the following:

Minimal distance from the boundary	maximum unprotected area (m2)
1	5.6
2	12
3	18
4	24
5	30
6	No limit

ESCAPE WINDOWS

Provide emergency egress windows all first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area that complies with:

- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m².
- the bottom of the openable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire.

ALL U VALUES STATED BELOW ARE GENERAL – DEVELOPER TO REFER TO SAP CALCULATIONS PROVIDED WHEN ORDERING TO ENSURE COMPLIANCE

LEVEL DWELLING APPROACH

Provide a level approach to the principal entrance door no steeper than 1:20 and at least 900mm wide, with cross falls no greater than 1:40. Approach surface material to be firm and non-slip, capable of supporting the weight of a wheel chair and its user (loose material such as gravel and shingle would not be suitable).

ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING

Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40–1:60 away from the door. Principal entrance door to have a minimum 775mm clear opening between the door leaf and doorposts.

INTERNAL CORRIDORS AND DOOR WIDTHS

Internal passageways/corridors to be 1200mm minimum clear width and doors into all rooms to have 750mm minimum unobstructed opening width. THIS MAYBE A PLANNING REQUIREMENT – DEVELOPER TO CHECK THE PLANNING CONDITIONS & PART M REQUIREMENTS AND CONSULT BUILDING INSPECTOR AND AGREED PARTITION SET OUT BEFORE COMMENCEMENT – ALLOW FOR PLASTER BOARD DOT AND DAB/MAKEUP ETC IN BLOCKWORK / STUO SETTING OUT.

ACCESSIBLE SWITCHES, SOCKETS, CONTROLS ETC

All electric sockets outlets, controls and switches etc to be positioned between 450mm and 1200mm above floor level.

Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.

PROVISION OF A GROUND FLOOR W/C

Wheelchair accessible W/C to be provided on the principal entrance storey. A minimum 500mm clear space to be provided either side of the centre of the WC pan and 750mm minimum clear space in front of the pan to allow sufficient space for wheelchair approach and turning. The washbasin and door is to be positioned so as not to impede access or manoeuvrability. Door into WC to be outward opening.

LIFETIME HOMES

Dwelling to comply with the criteria set out for lifetime homes including:

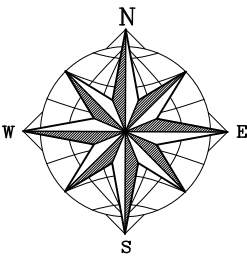
Parking
Dwelling approach
Entrances
Internal doors and hallways
Circulation space
Entrance level living space
WC
Bathrooms
Glazing
Location of service controls
etc

WATER EFFICIENCY

The estimated water consumption not to exceed 125 litres per person per day in accordance with Approved Document G2 (or 110L per-person if required by the planning conditions) . Water Efficiency to be calculated using the 'Water Efficiency Calculator for New Dwellings' or from the list of fitting from the 'Table of fittings' in ADG to comply with part G. The results submitted to building control before works commence on site.

Water calculation to be in compliance with Code for Sustainable Home Level 3/4 as stipulated by the local Planning Authority. Example calculation below;

WC 5/3 (soat flush)
Taps (excluding kitchen taps) 4
Baths 180
Shower 8
Kitchen sink taps 6
Washing machine 8.17 (not supplied)
Dishwasher 1.25 (not supplied)
Water recycling 0 (not supplied)
Predicted per capita consumption (Code) 103.28



NO CONSTRUCTION WORK SHOULD COMMENCE UNTIL PLANNING PERMISSION, BUILDING REGULATION APPROVAL, YORKSHIRE WATER HH CONSULTATION (WHERE APPLICABLE) APPROVALS HAVE BEEN OBTAINED IN WRITING.

ALL PLANS ISSUED MARKED PRELIMINARY DO NOT CONSTITUTE INSTRUCTION TO PROCEED WITH WORKS ONSITE AND ARE PROVIDED FOR DESIGN CONSIDERATION. ALL WORKS CARRIED OUT ONSITE SHOULD FOLLOW THE PLANNING APPROVAL, DRAWINGS AND CONDITIONS ATTACHED AND THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL ENGINEERS REPORT/CALCULATIONS AND ANY CONDITIONS ATTACHED.

CLIENT TO ENSURE ALL INFORMATION/ STATUTORY PERMISSIONS /APPROVAL DOCUMENT ARE PROVIDED TO THE CONTRACTOR EXECUTING THE SITE WORKS. ALL WORKS TO BE INSPECTED AND TO THE APPROVAL OF THE BUILDING INSPECTOR. ENSURE YORKSHIRE WATER INSPECTOR APPROVAL/SITE VISIT FOR ALL WORKS CARRIED OUT TO OR NEAR PUBLIC DRAINS OR DRAINS IN RESPECT TO YWW DESIGNATED INTEREST.

CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND. ENSURE FOUNDATION SPREAD AND EAVES OVERHAND DO NOT PROJECT OVER ADJACENT LAND OWNERSHIP. IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE.

ALL DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE DUE TO NATURE OF WORKING WITH EXISTING BUILDINGS. SUBJECT TO SITE OPENING UP AND SETTING OUT, CONFIRM ALL SIZES AND DIMENSION TO DKA. ALL DIFFERENCE, UNUSUAL OR DIFFERING DETAILS TO BE REPORTED TO DKA FOR FURTHER GUIDANCE.

CDM REGULATIONS – THE CLIENT & CONTRACTOR MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH: (A) LASTS LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT OR(B) EXCEEDS 500 PERSON DAYS. PLEASE REFER TO [HTTP://WWW.HSE.GOV.UK/PLURBS/MBRG211.HTM](http://www.hse.gov.uk/plurbs/mbrg211.htm) FOR GUIDANCE AND COMPLIANCE. FOR THE CDM REGULATION THE CLIENT WILL BE EMPLOYING ONE CONTRACTOR AND DKA RESPONSIBILITY FOR THE PROJECT WILL BE FOR THE DESIGN ONLY AND DOES NOT INCLUDE ANY PROJECT MANAGEMENT.

THE CLIENT & THE CONTRACTOR IS REMINDED OF THE PARTY WALL ACT 1996 AND TO APPOINT / OBTAIN SEPARATE LEGAL ADVICE FROM A PARTY WALL SURVEYOR TO ENSURE COMPLIANCE WITH THE LAW. NOTICES MAY REQUIRE SERVING ON THE ADJACENT OWNER/S PRIOR TO COMMENCEMENT. ENSURE NEIGHBOURS CONSENT IS OBTAINED WHERE WORKS ARE CARRIED OUT TO PARTY WALLS, PARTY FENCE, WALLS, EXCAVATIONS ETC. APPOINTED PARTY WALL SURVEYOR TO FULLY ADVISE.

DK ARCHITECTS ARE NOT APPOINTED AS ' PRINCIPAL DESIGNERS' ROLE UNDER THE CDM HEALTH AND SAFETY REGULATIONS FOR THIS PROJECT , REFER TO CLIENT FOR FORMAL APPOINTMENT ROLES.

COLD WATER SUPPLY

There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, bidets, baths, WCs, showers, any place when drinking water is drawn off and to any sink provided in areas where food is prepared.

Supply of cold water to comply with section 67 of the water industry act 1991 and the Water Supply Regulations 2000.

HOT WATER SUPPLY

All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. Washbasin with hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water also to be provided to any area where food is being prepared.

CONTROL OF WATER TEMPERATURE

The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an inline thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C.

HOT WATER STORAGE SYSTEMS

Hot water storage systems should be designed and installed in accordance with BS 12897 2006. Hot water vessels, cisterns etc and must be adequately supported.

Any hot water storage system including any cistern or other vessel shall incorporate precautions to ensure suitable pressure relief and that any discharge from any safety devices is safely conveyed to where it is visible but will not cause harm to persons in or about the building. Precautions to be in place to prevent stored water stored exceeding 100°C. Hot water vessels to be fitted with a non self-resetting energy cut out to instantly disconnect the power supply.

Outlets from domestic hot water storage vessels to be fitted with an in-line valve to prevent water temperatures exceeding 60°C. All pipes carrying hot water to be insulated where they pass through unheated spaces. Hot water storage system to be provided with suitable warning labels. Relevant certificates for the heating system i.e. Benchmark certificate, and commissioning certificates for fixed building services are to be given to the building owner and a copy provided to Building Control on completion.

APPROVED DOCUMENT R

Physical infrastructure for high-speed electronic communications networks

Building to be equipped with high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks.

So that copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed. A suitable position for at least one network termination point should be provided for dwelling as well as a suitable access point

If more than one dwelling must have a common access point for high-speed electronic communications networks

PART Q – SECURITY

Confirmation required that all doors and windows are to be installed in accordance with the advice stated in PAS24:2016 or alternatively comply with the requirements set out in Approved Document Q – Appendix B. Doors to be manufactured to a design that has been shown by test to meet the requirements of British Standard publication PAS24:2016 or designed and manufactured in accordance with Appendix B or Approved Document Q

For example:

Doors to be fitted with a viewer, door chain and mechanically fixed as the manufacturer's installation guide.

The door set should be manufactured from solid or laminated timber with a minimum density of 600kg/m3.

Any panel in the door must be a min15mm thick and suitably secured in place.

The smaller dimension of the panel must be no larger than 230mm in either width or height.

Main front doors should be fitted with multipoint locking system.

Windows:

Any part of a window or doorway, which is within 2m vertically of an accessible level surface such as the ground or basement level, or an access balcony, or windows within 2m vertically of a flat or sloping roof (with a pitch of less than 30 degrees) that is within 3.5m of ground level should be secure windows in accordance with paragraphs 2.2 and 2.3 of Approved Document Q.

Windows to be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2016

Frames to be mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions.

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DRG:
CONNECTIVITY PLAN PART R

STATUS:
BUILDING REGULATIONS APPLICATION
subject to approval

DRG: PL05