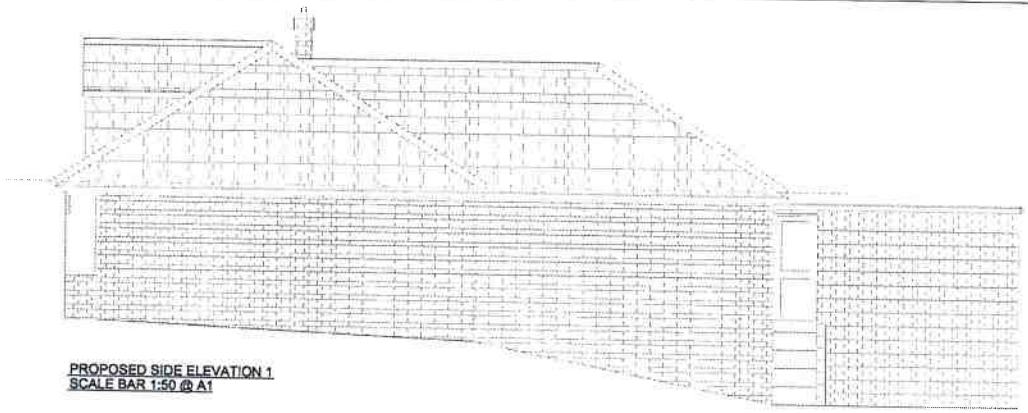
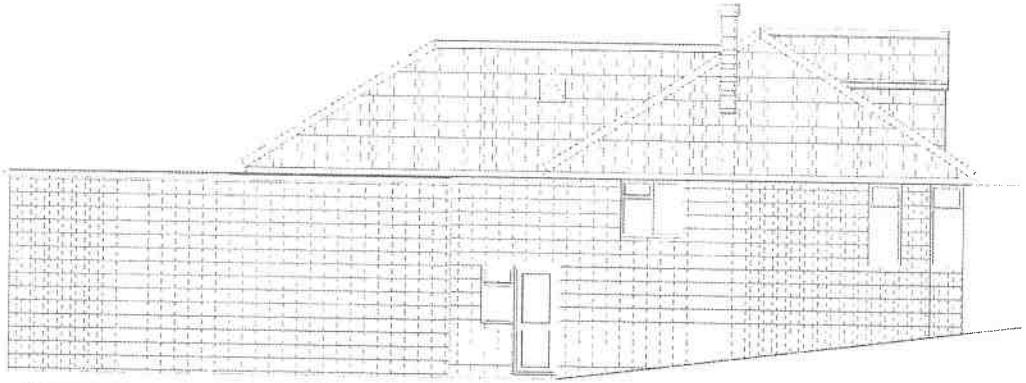
18/05480/FUL

Scale 1/1250

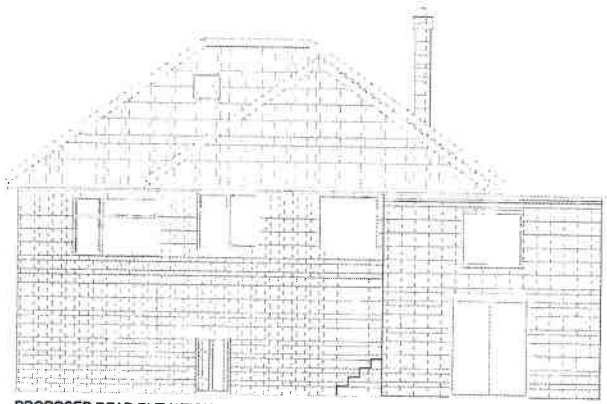
Planning Committee



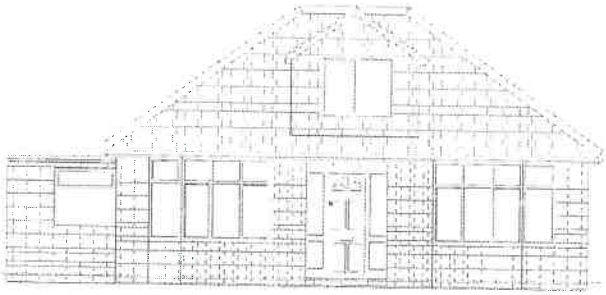
PROPOSED SIDE ELEVATION 1
SCALE BAR 1:50 @ A1



PROPOSED SIDE ELEVATION 2
SCALE BAR 1:50 @ A1



PROPOSED REAR ELEVATION
SCALE BAR 1:50 @ A1



PROPOSED FRONT ELEVATION
SCALE BAR 1:50 @ A1

SCALE BAR 1:50 @ A1

GENERAL NOTES:

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THE MAIN CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR THE SECURITY, STRENGTH AND STABILITY OF THE BUILDING/SITE DURING THE WORKS DURATION.

REVISION	DESCRIPTION	DATE	BY
C	PLANS REVISED FOLLOWING PLANNING COMMENTS	01.06.18	BS
B	PLANS REVISED FOLLOWING PLANNING COMMENTS	16.03.18	BS
A	PLANS REVISED FOLLOWING SURVEY	10.01.18	BS

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Website: www.greenfieldsarchitecturalservices.co.uk

DRAWING TITLE: PROPOSED ELEVATIONS

SITE ADDRESS: 10 WEST DRIVE, HIGH WYCOMBE, HP13 6JT

SCALE: 1:50 @ A1 | DRAWN BY: BS

DATE: 13.08.18

DRAWING NO: WEST/04 REVISION C

GENERAL NOTES:

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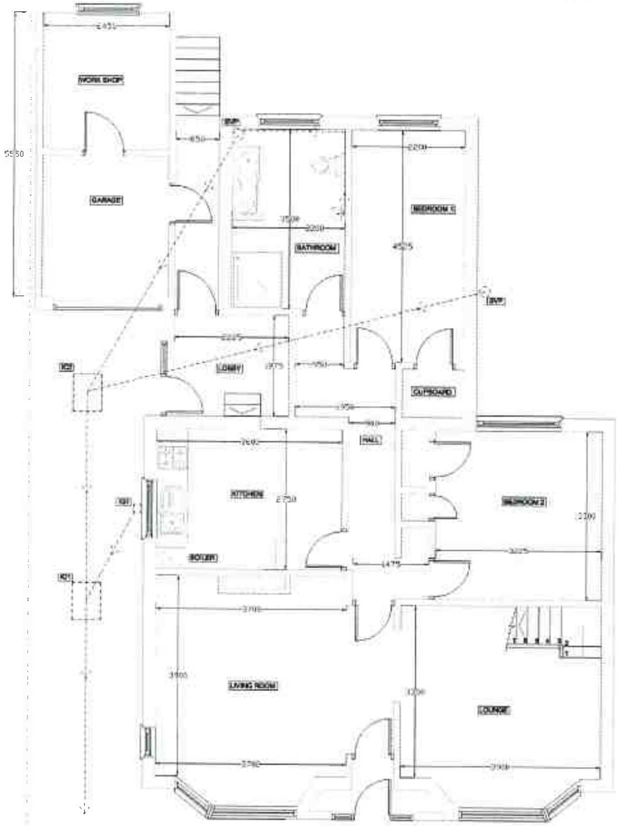
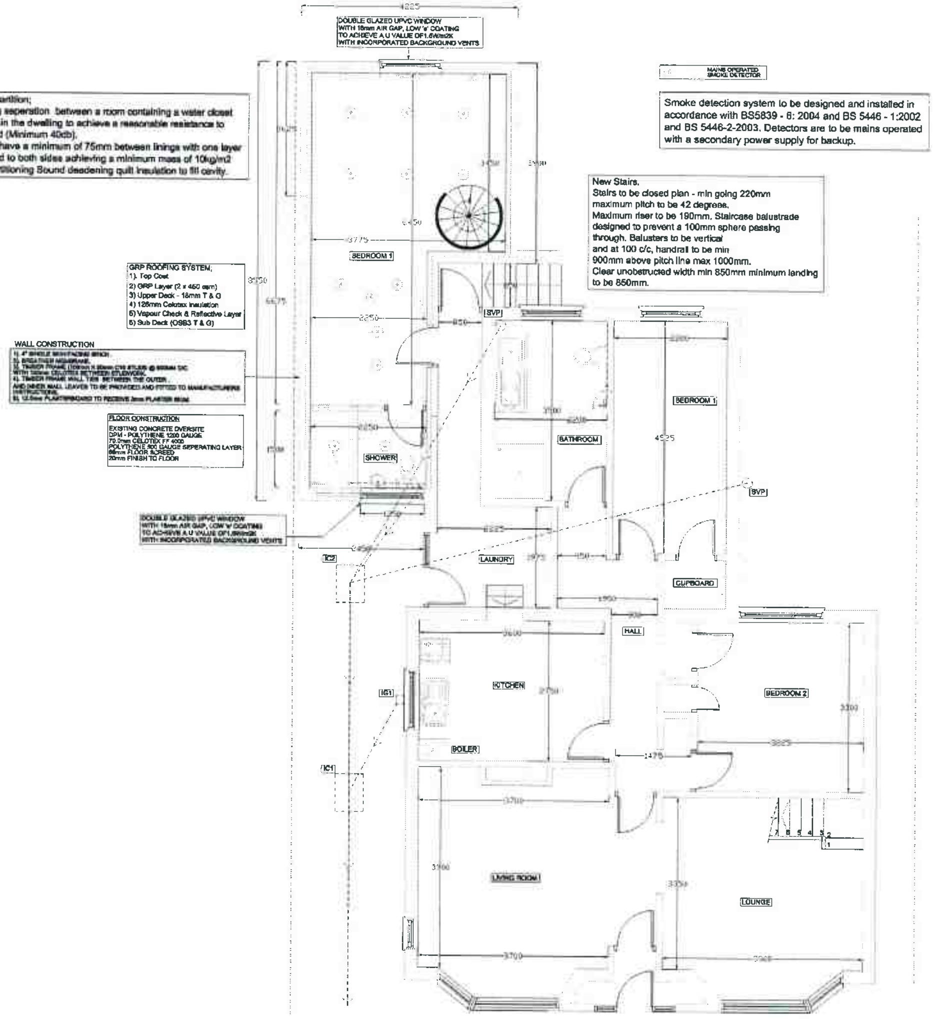
ELECTRICAL KEY:

- LED DOWNLIGHTER
- CEILING MOUNTED PENDANT LIGHT FITTING
- LIGHT SWITCH
- EXTRACTOR FAN ISOLATOR SWITCH
- EXTRACTOR FAN
- DOUBLE PLUG SOCKET



EXISTING GROUND FLOOR PLAN
SCALE BAR 1:50 @ A1



PROPOSED GROUND FLOOR PLAN
SCALE BAR 1:50 @ A1

0m 1m 2m 3m 4m 5m 6m

SCALE BAR 1:50 @ A1

REVISION	DESCRIPTION	DATE	BY
D	PLANS REVISED FOLLOWING PLANNERS COMMENTS	04.09.18	BG
C	PLANS REVISED FOLLOWING CLIENTS COMMENTS	12.03.18	BG
B	PLANS REVISED FOLLOWING CLIENTS COMMENTS	04.03.18	BG
A	PLANS REVISED FOLLOWING CLIENTS COMMENTS	16.02.18	BG

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Website: www.greenfieldsarchitecturalservices.co.uk

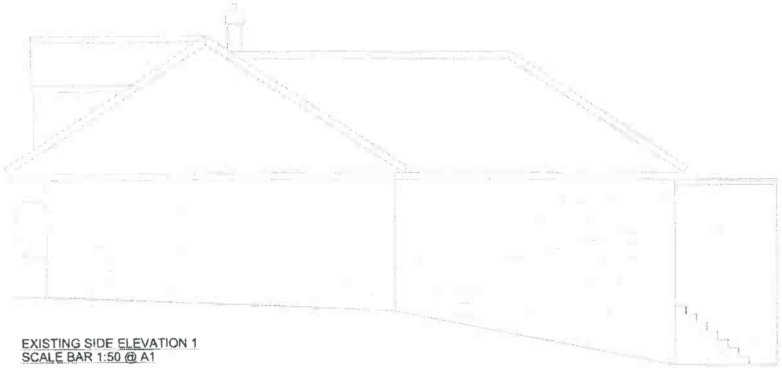
DRAWING TITLE: PROPOSED FLOOR PLANS

SITE ADDRESS: 15 WEST DRIVE, HIGH WYCOMBE, HP13 6JT

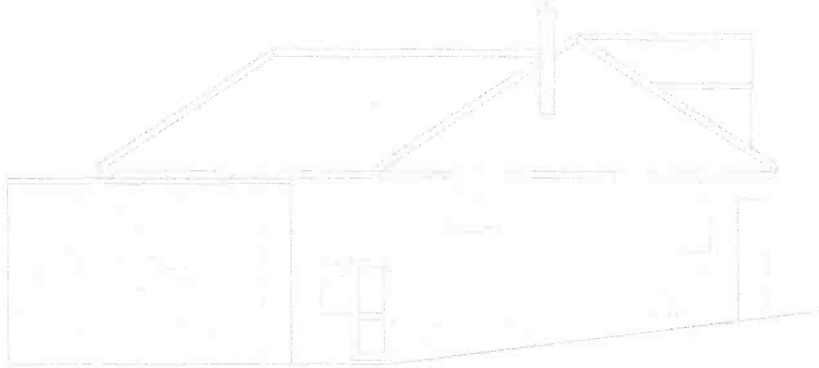
SCALE: 1:50 @ A1 | DRAWN BY: BG

DATE: 13.02.18

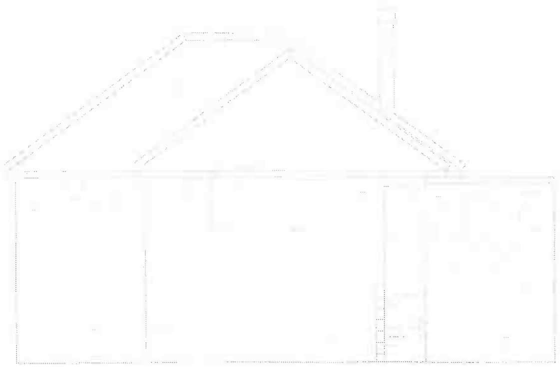
DRAWING NO: WEST/03 REVISION D



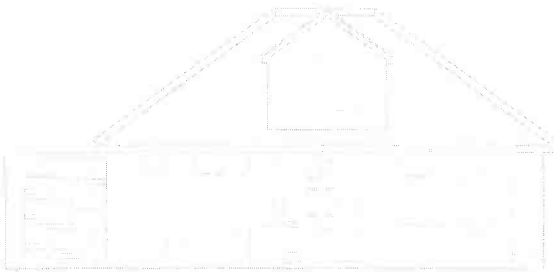
EXISTING SIDE ELEVATION 1
SCALE BAR 1:50 @ A1



EXISTING SIDE ELEVATION 2
SCALE BAR 1:50 @ A1



EXISTING REAR ELEVATION
SCALE BAR 1:50 @ A1



EXISTING FRONT ELEVATION
SCALE BAR 1:50 @ A1

18/05480/FUL

PLANNING
WYCOMBE DISTRICT

SCALE BAR 1:50 @ A1

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DRAWING TITLE: EXISTING ELEVATIONS

SCALE: 1:50 @ A1

DATE: 13.02.18

DRAWING NO: wea/02

GENERAL NOTES:

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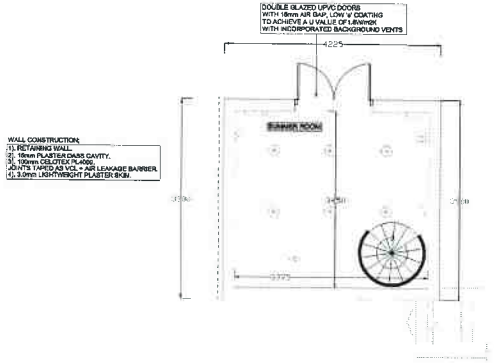

PROPOSED FLOOR UNDER GARAGE
SCALE BAR 1:50 @ A1

Plumbing Installation

Complete installation to be subject to and capable of withstanding testing in accordance with BS 5572:1978. Above ground level foul drainage pipe work shall be PVC-u to BS 4514

Pipework must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing crossflow, backfall, leakage or blockage. No air from the drainage system shall be permitted to enter the building. Adequate support to lengths and at junctions - changes of direction to be provided. No branch connection to be within 450mm above foot of soil pipe. All PVC-u pipework to be installed to BS 4514.

Minimum pipe sizes for sanitary plumbing to be;

WC's soil pipes - 100mm dia Nominal size.
Handbasins - 32mm dia Nominal size.
Showers - 32mm dia Nominal size.
Overflow - 19mm dia Nominal size.
Kitchen sink - 32mm dia Nominal size.

All fittings to have a 75mm deep seal traps, All waste pipes to be laid to falls 25mm per metre run. All sanitary fittings to be installed as per manufacturers instructions.

The maximum lengths of waste pipes shall be as follows.

32mm pipe - 1.7m Maximum length.
40mm pipe - 3.0m Maximum length.
50mm pipe - 4.0m Maximum length.
100mm pipe - 6.0m Maximum length.

Soil and ventilating stacks @ head of drainage run to be ventilated to the external air via rigid ducting.
(Min 900mm above any openable window head or within 3m horizontally).

Soil pipes passing through habitable rooms (including kitchens) to be lagged with minimum 50mm sound deadening quilt and 2 layers of 12.5mm plasterboard in 38mm x 38mm softwood framing. Access and rodding eye fittings to be provided to ensure all pipework is accesible as required. Pipework laid between joists to be adequately supported. Underground pipes with less than 750mm ground cover shall be insulated. Any rising mains are to be insulated.

Surface water to be conveyed to existing rainwater drainage system.

Ventilation

All habitable rooms to have rapid ventilation via windows/doors of an openable area of at least 1/20th of the floor area, part of the ventilation area is to be 1.75m above floor area.

Windows are to provide 4000 sq/mm minimum of background ventilation via controlled trickle vents in utility room, en suite and bedroom. All habitable rooms to acheive 8000 sq/mm. Alternatively the sum of all trickle vents must equal 8000 sq/mm as specified in Table 1 of approved document F1.

Shower room to be ventilated mechanically ventilated with a wall mounted fan which can acheive extract to external air @ 15 litres per second.

Mechanical vents are to be tested and commisioned in accordance with regulation 42 and part F1 2010.

Electrical Installation.

All the electrical installation is to be in full accordance with BS 7671 and with the latest addition of IEE wiring regulations,part 'P' building regs, and should be carried out in accordance with current installation techniques applicable to the material and equipement being used.
Full completion certificates to be issued by a certified electrical engineer to be provided upon completion of the electrical installation.

Note that all wiring which is covered or surrounded with thermal insulation to be de-rated in accordance with Appendix A of BRE 'Thermal Isulation'; avoiding risks 2002 edition.

All downlighters in first floor ceiling voids are to be fitted with intumescent covers to maintain half hour fire resistance.

All light switches are to be fitted 1200mm from finished floor level and all switched outlets to be fitted 450mm above finished floor levels.

Lighting.
75 % of new light fittings to be energy efficient.

The hot water supply to the fixed baths must incorporate measures to ensure that the temperature of the water does not exceed 48 degrees celcius. Thermostatic mixing valves to be provided. Hot Water pipes to be insulated to conserve heat in unheated spaces with material having a thermal conductivity at 40 degrees celcius not exceeding 0.035 W/m2K, having a thickness equal to the diameter of the pipe up to a maximum of 40mm.

Gas;
All works to the boiler and heating system to be carried out bya Gas Safety Registered person.

0m 1m 2m 3m 4m 5m 6m
SCALE BAR 1:50 @ A1

REVISION	DESCRIPTION	DATE	BY
B	PLANS REVISED FOLLOWING PLANNERS COMMENTS	04.05.18	BG
A	PLANS REVISED FOLLOWING PLANNERS COMMENTS	12.03.18	BG

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DRAWING TITLE: PROPOSED FLOOR UNDER GARAGE

SITE ADDRESS: 15 WEST DRIVE, HIGH WYCOMBE, HP13 6JT

SCALE: 1:50 @ A1 | DRAWN BY: BG

DATE: 13.02.18

DRAWING NO: WEST/05 REVISION B