

-----Original Message-----

From: fjwithers (null)

Sent: 20 June 2022 17:06

To: Megan O'Mara

Subject: Ivy Cottage, Egton

Megan,

Thanks for your help today we would like to use the six sided 'dark sky' lantern from Ark lighting as per the suggestion in your email.

I have attached a plan of the cottage on to which I have marked where we would like to site the lights (approximately).

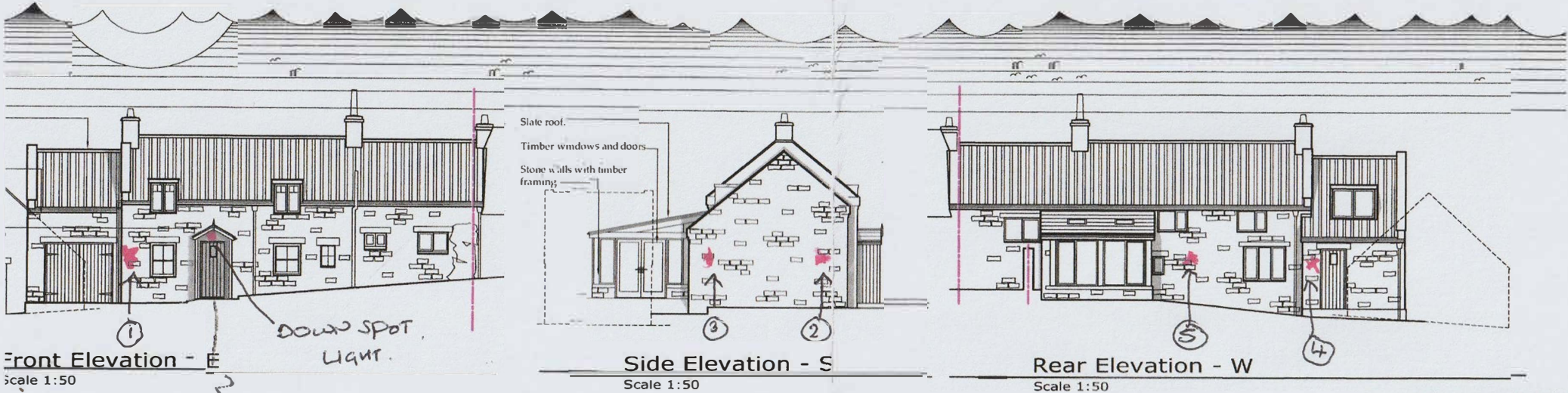
The porch light we were looking at is a purely down light - small to fit within the eaves of the porch and will not be visible from the road.

Let me know if you need any further information, Regards, Fiona Withers

AMENDED

NYMNPA

27/07/2022



Front Elevation - E

Scale 1:50

Side Elevation - S

Scale 1:50

Rear Elevation - W

Scale 1:50

① → ④ LANTERNS.

**Drainage**

New below ground drainage pipes to be 'hepworth plastidrain' or similar. All new drainage to be laid at 1:40 falls. Pipes at depth of -0.6 to -0.75m over to be bedded and surrounded in 100mm thick granular fill with 100mm granular material and 200mm selected as-dug material above.

The layout shown is provisional subject to excavation to locate existing runs. Should alterations be required, BH ID to be advised. Confirm out fall level before starting drain runs.

Replace pipe with new PVC version. No joints below the new extension.

- Use UPVC waste pipes
- All fittings to have deep seal traps
- 40dia to Sink, washer etc
- 32dia to WHB
- 110 dia to WC

**Rooflight**

Trim out opening for 2No. 980x660 rooflight. Double up rafters to either side. All flashings provided to be fitted in accordance with manufacturers instructions. NOTE: Due to low pitch an insulated kerb solution is required eg. Velux EAW 6000.

Break through wall and create new opening 1500 x 1800. Fit new beams B2 designed by Structural Engineer to support existing wall above. Make good wall and floor. Ensure wall fully supported throughout works.

**Plumbing & Heating**

System to be designed installed and certified by specialist. Heating and hot water to be provided by new boiler.

Note:- max temp at point of use 43°C. Ensure protection against Legionella. Ensure full compliance with Building Regulations and Water Authority Bylaws. Provide and fit kitchen and bathroom fittings as specified/agreed with client.

**Lighting**

Fixed internal lighting should comprise fittings that only take lamps with a luminous efficacy greater than 40 lumens per circuit-watt. The fittings will be installed in the areas affected by the work at a ratio of one per 25m² of dwelling floor area OR three per four fixed light fittings. All to Building control approval.

**Electrical Legend**

- ⊙ Mechanical Extraction, allow for forming holes, making good and lead files, to roof extracts
- ⊙ Smoke detector
- ⊙ Carbon monoxide detector

**Surface Water drainage**

Gutters to be 110mm diameter and downpipes 75mm diameter. Trapped gully entries for downpipes. Connect to existing system.

**Electrical installation**

Layout and position of fittings to be agreed with the client. In accordance with Part P of the Building Regulations all electrical installation must be designed, installed, inspected, tested and certified in accordance with BS 7671:2001 requirements for Electrical Installations. The 'Competent person' responsible for the electrical installation should supply these details to the Local Authority.

The contractor is to include all necessary cables, conduits, clips and associated fittings and fixtures to complete the entire system. All sockets, lighting, & appliances are to comply with all current legislation and I.E.E. regulations. All accessible sockets and outlets to be between the zone 150mm and 1200mm, in accordance with Part M of the Building Regulations. Automatic smoke detection to comply with part B4 of the building regulations & certified upon completion. Note: 50% of all sockets to have USB points integral.

Garage to have 600w power including car charging point.

**Accessible doors and windows**

All accessible doors and windows to comply with part Q, security.

**External doors**

Ground floor doors to have a min clear opening of 800mm.

**Mechanical Extraction**

Extraction rates are as follows:

- Kitchen - 30 l/sec
- Bathroom - 15 l/sec

Ventilation system to be designed and fitted by a competent person. All in accordance with Part F of the Building Regulations.

Mechanical extract fans to be designed in accordance with CIBSE Guide B 2005.

**Structural**

- B1 Support approx 450mm wall, inc purlins and floor load
- B2 Outerwall approx 450mm wide
- B3 As B1 and new masonry support
- B4 C raked beam
- B5 Reinforced concrete lintels
- R16 Ridge beam
- B7 Reinforced concrete lintels
- B8 See section
- C1 Steel post to support B8

Stair: New staircase as shown at approximately 800mm wide. Set out stairs to ensure 2m min headroom overhead.

Provide and fix timber Staircase with 12no. risers of approximately 187mm and 11no. treads and with nosers of approximately 225mm and with

