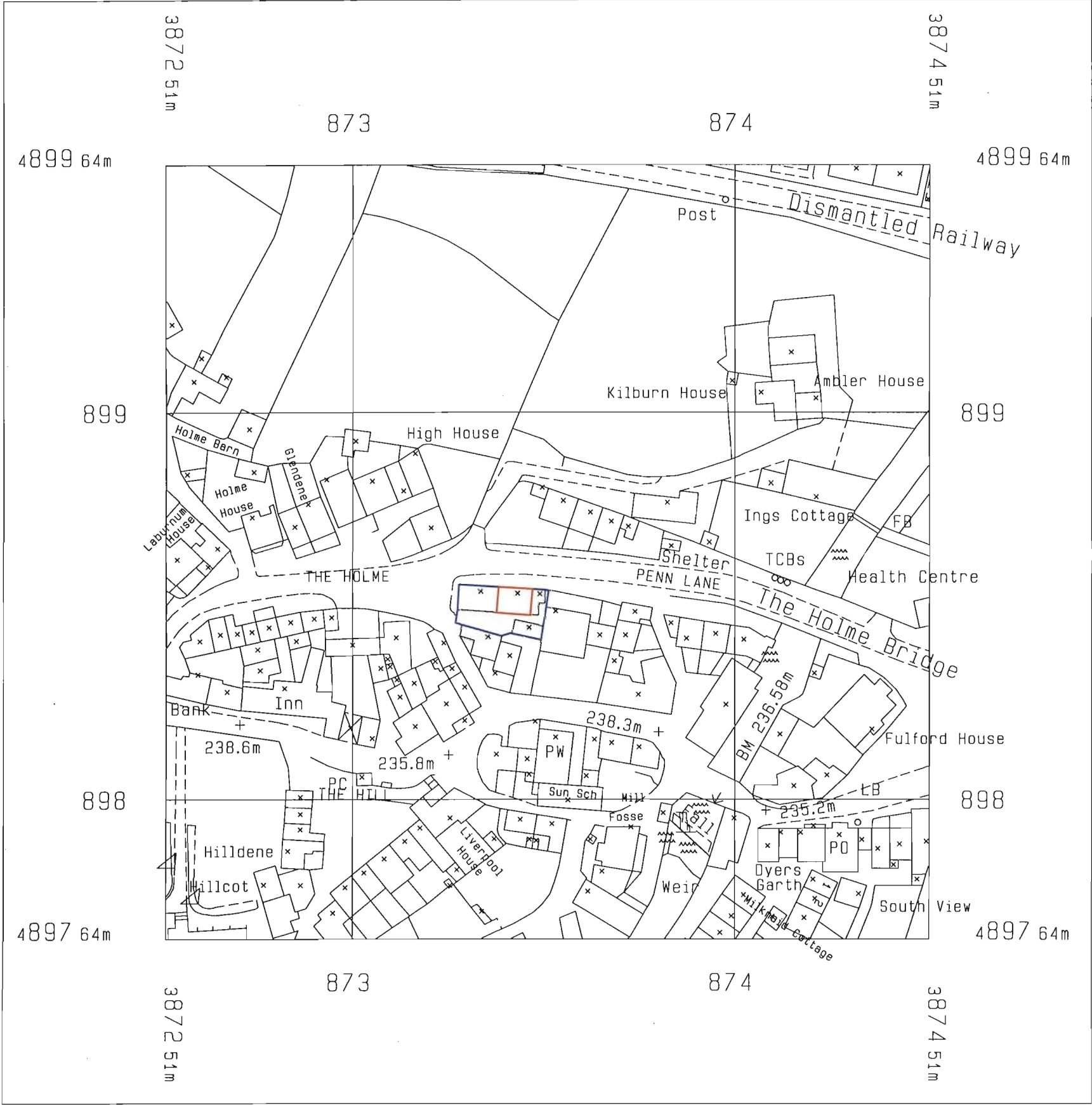
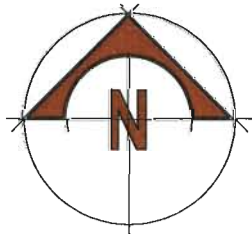


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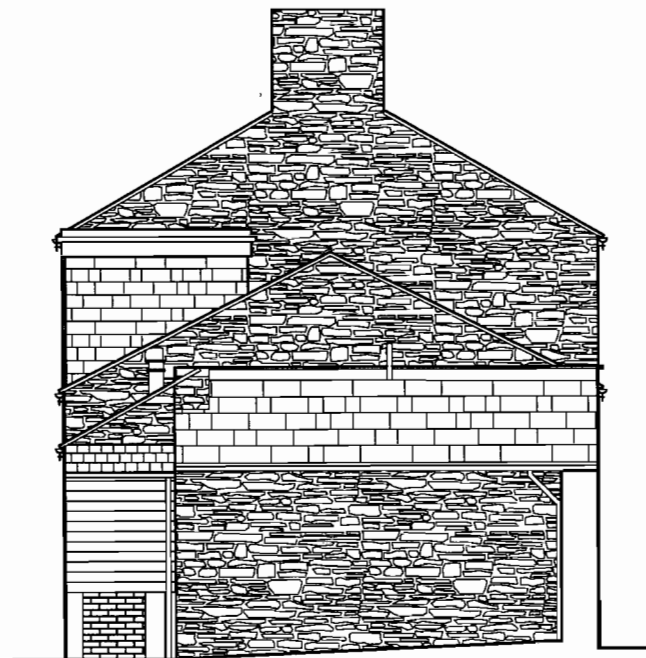
# Ordnance Survey<sup>®</sup> Superplan Data<sup>®</sup>



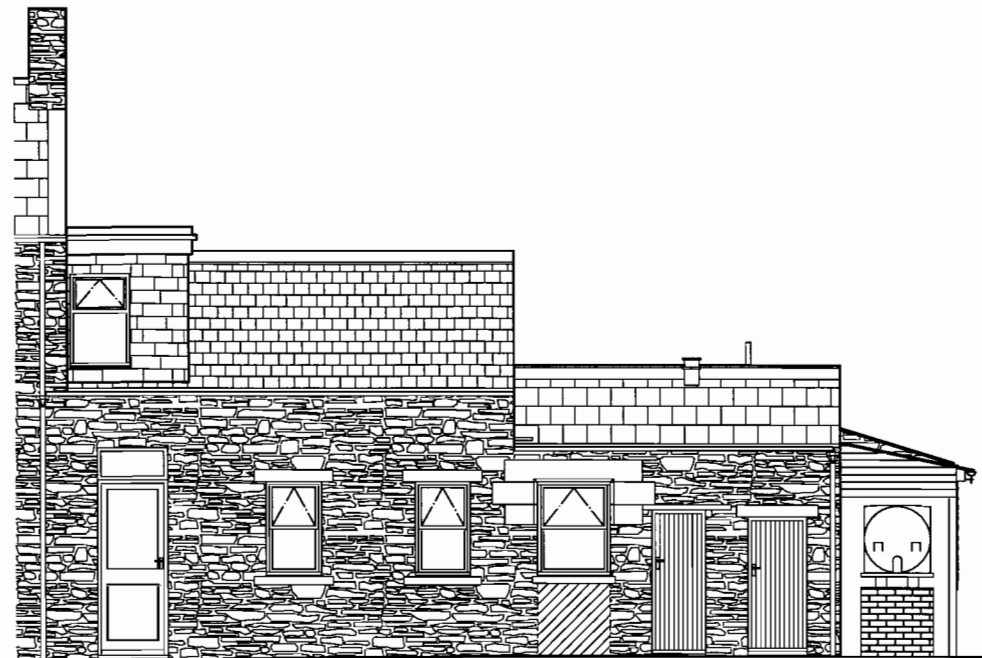
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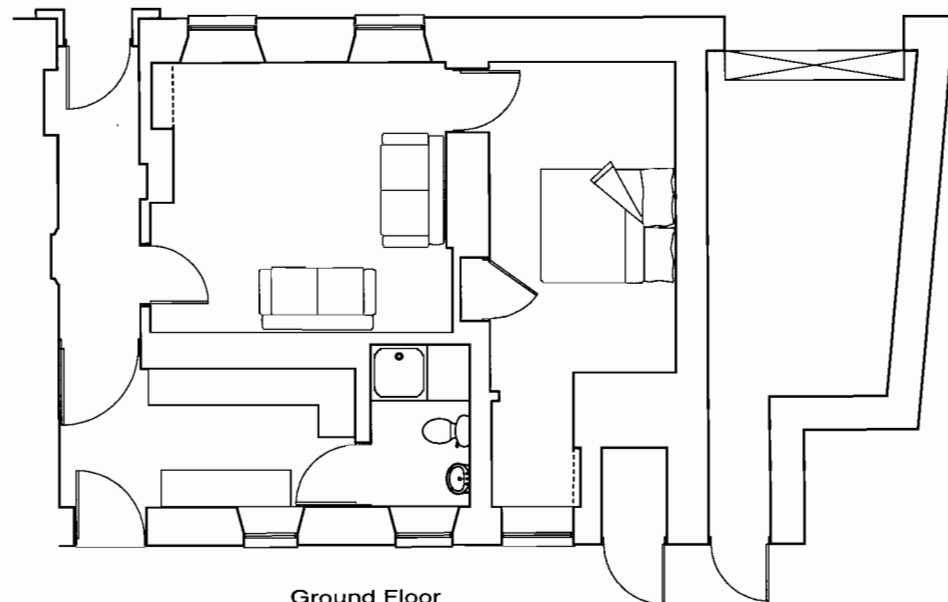
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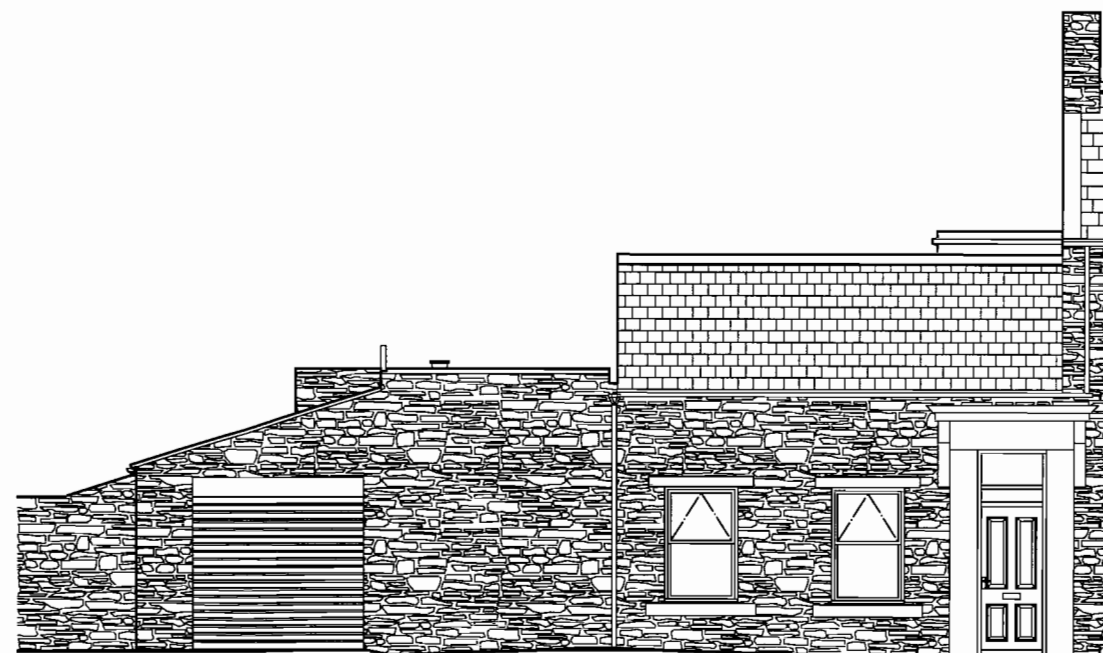
East Elevation



South Elevation



Ground Floor



North Elevation

**Key Architectural Notes :**

- Please take note of the following:
1. All dimensions and levels to be checked on site prior to starting work.
  2. Refer to figured dimensions only - DO NOT SCALE!
  3. If in doubt contact the Architect before work starts.
  4. The practice disclaim any responsibility for any variations from this drawing made without their express written consent.
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Drawing Title:  
Existing Elevation And Plan

Project:  
Station Cottage  
Hawes  
North Yorkshire  
DL8 3QU

Client: N Dinsdale

Scale: 1:50      Date: 14/08/06

Drawing No.: AFR/P818/DIA

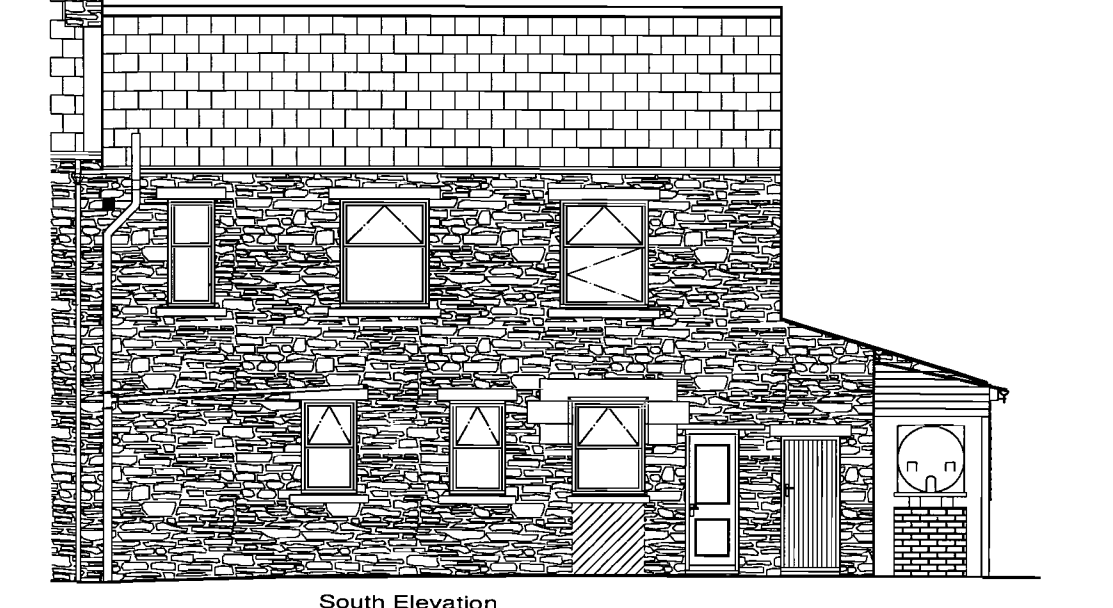
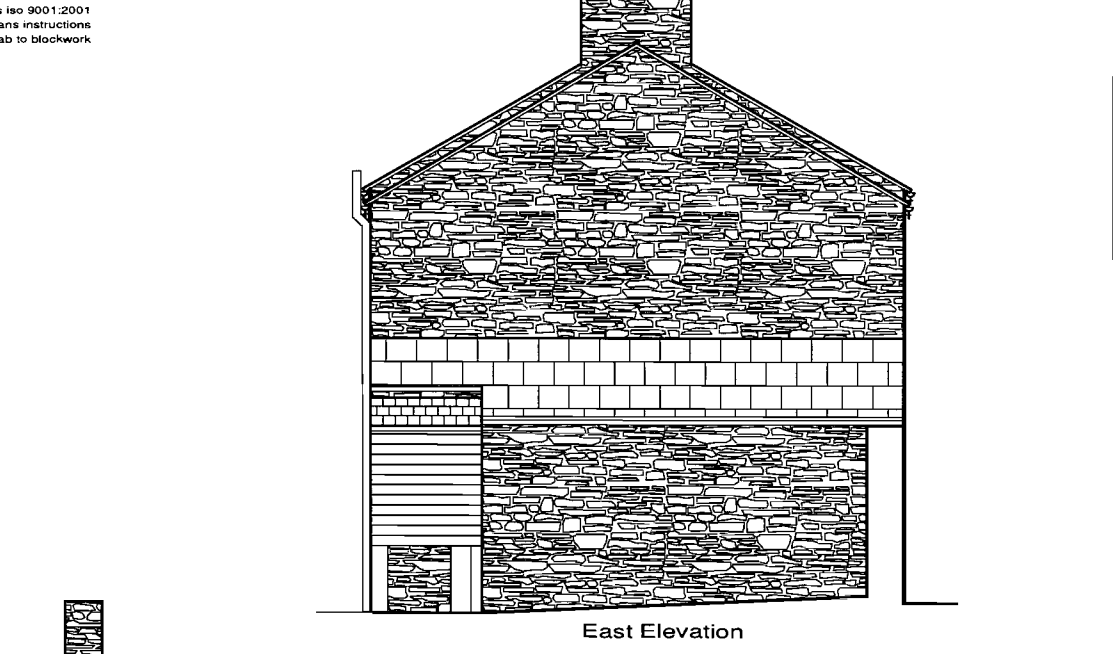
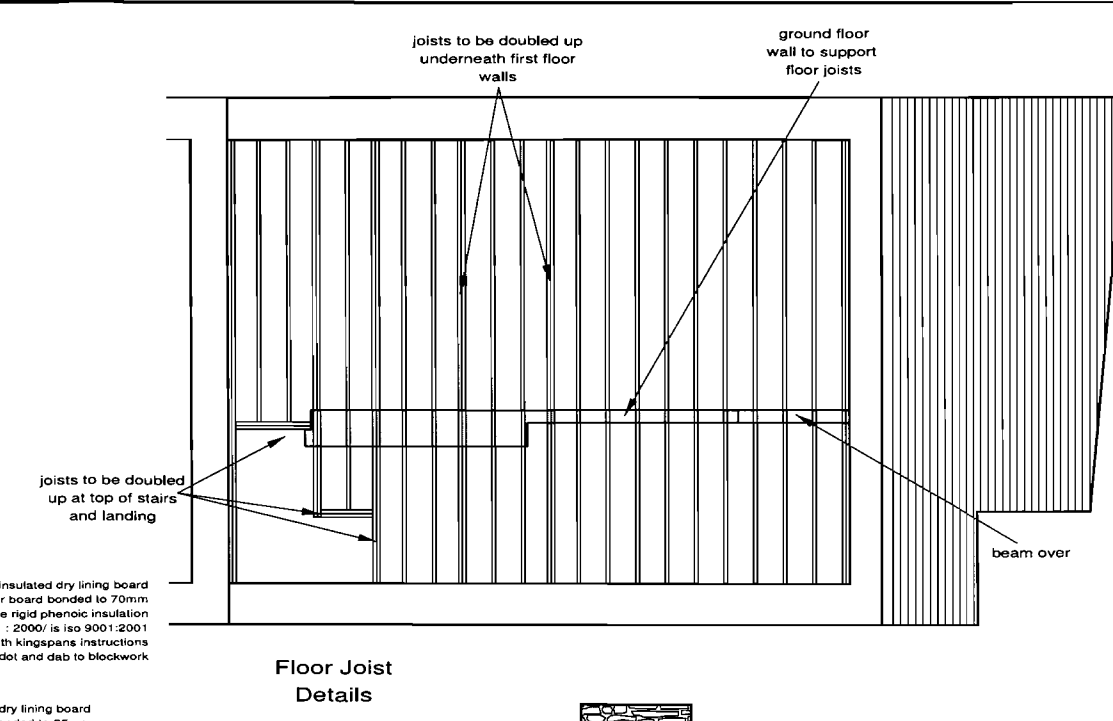
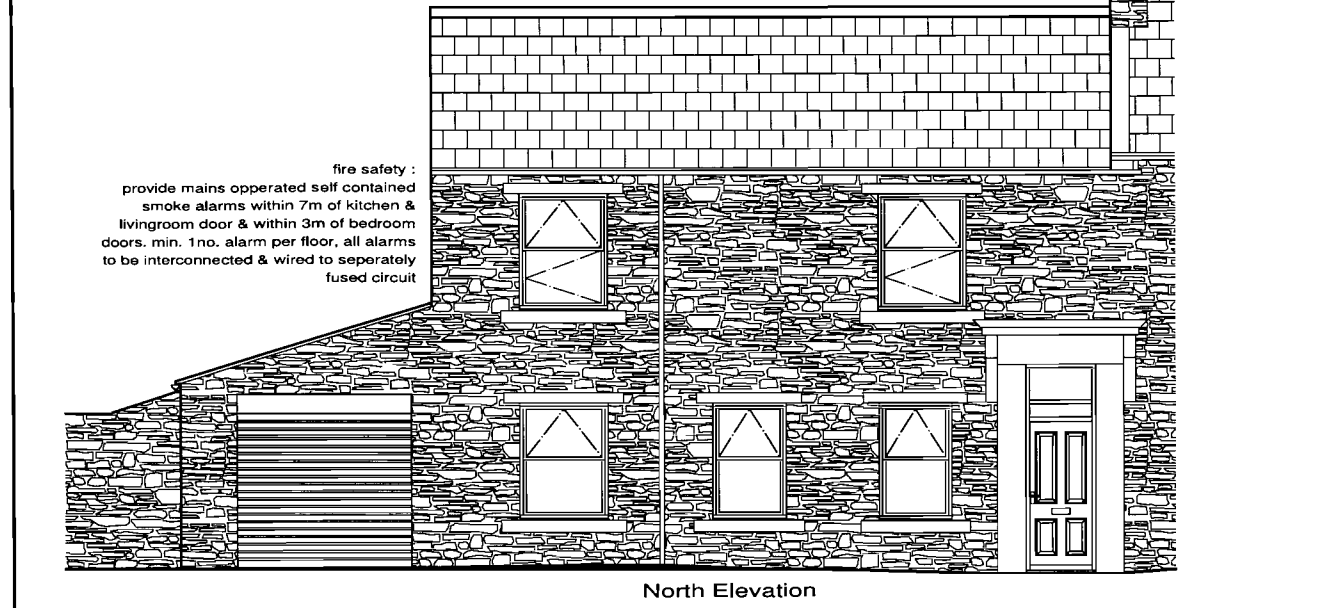
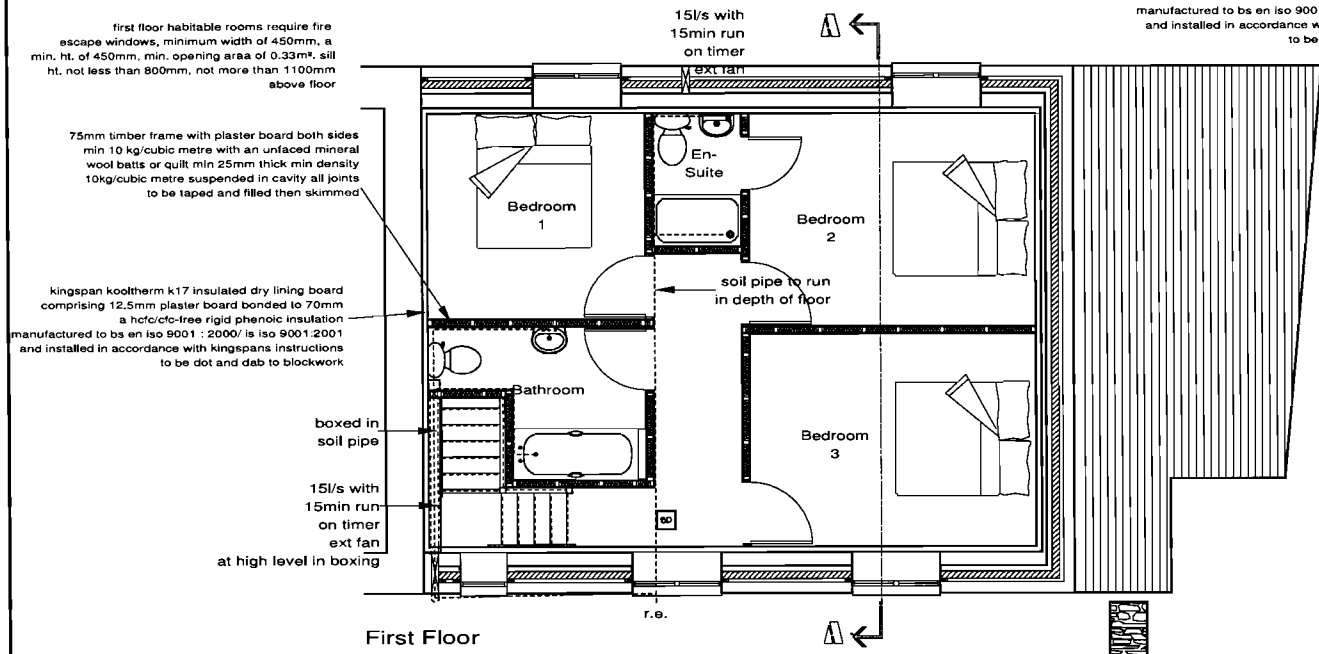
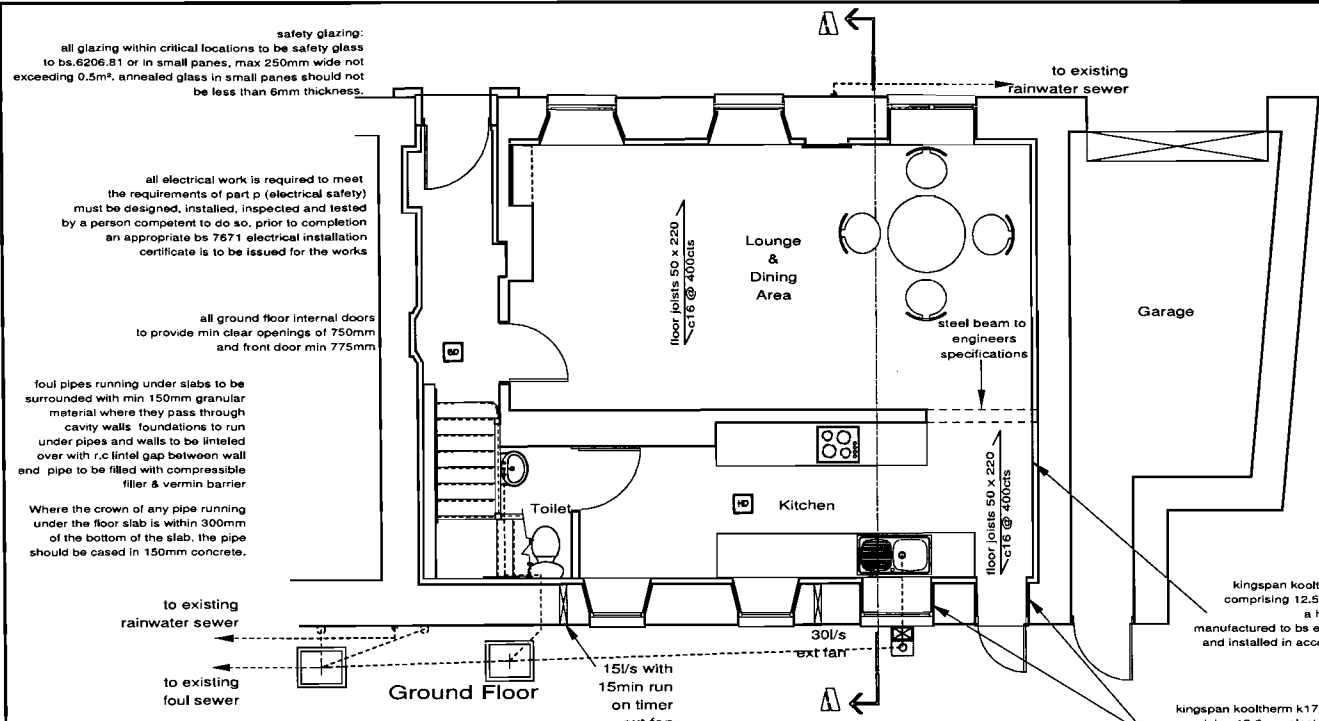


by:  
**A.F.R. Design.**

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andrew.reaks@afr-design.co.uk



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- Legend**
- ⊙ Manual Breakglass
  - ⊞ Smoke Detector Optical
  - ⊞ Heat Detector High Temp.
  - △ Sounder / Base Unit
  - ⊞ Fire Panel 2 Zone
  - ⊙ 3 Hour Maintained Exit Luminaire
  - 8 Watt Non-Maintained Exit Luminaire
  - ⊞ Exit Box C/W Euro Legend (Running Man)
  - ⊞ Conventional Electronic Sounder
  - ⊞ Fire Alarm Panel

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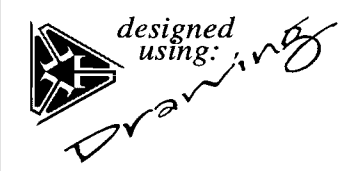
Drawing Title:  
Proposed Elevation And Plan

Project:  
Station Cottage  
Hawes  
North Yorkshire  
DL8 3QU

Client: N Dinsdale

Scale: 1:50 Date: 09/10/06

Drawing No.: AFR/P818/D2C



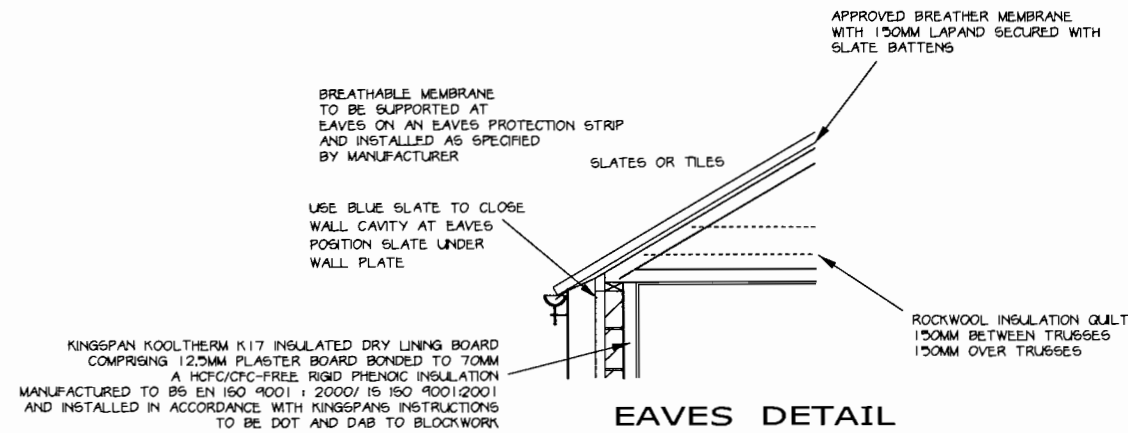
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 05 JUL 2010



ALL ELECTRICAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE IS TO BE ISSUED FOR THE WORKS

**FIRE SAFETY :**  
 PROVIDE MAINS OPERATED SELF CONTAINED SMOKE ALARMS WITHIN 7m OF KITCHEN & LIVINGROOM DOOR & WITHIN 3m OF BEDROOM DOORS. MIN 1No. ALARM PER FLOOR, ALL ALARMS TO BE INTERCONNECTED & WIRED TO SEPERATELY FUSED CIRCUIT

**DRAINAGE:**  
 LAY 100mm DIA. UPVC FOUL & SURFACE WATERDRAINS AS REQUIRED AT A GRADIENT OF 1:40 & 1:100 RESPECTIVELY, SURROUND WITH 150mm PEA GRAVEL & COVER WITH SELECTED FILL. DRAINS PASSING THROUGH WALLS TO HAVE LINTELS OVER WITH 50mm CLEAR SPACE AROUND PIPE. PROVIDE ACCESS CHAMBERS, GULLIES ETC. AS REQ. AND CONNECT NEW DRAINS TO EXISTING FOUL SEWER & SW. DRAINS PROVIDE ABOVE GROUND SOIL & WASTE PIPES AS FOLLOWS:

WHB: 32mm DIA. WASTE, 75mm TRAP DEPTH, BRANCH LENGTH 1.7m GRADIENT 20 - 120mm PER m

SINK, BATH & SHOWER: 40mm DIA. WASTE, 75mm TRAP DEPTH, BRANCH LENGTH 3.0m, GRADIENT 15 - 90mm PER m

WC: 100mm DIA. WASTE, 50mm TRAP DEPTH, BRANCH LENGTH 6m, GRADIENT 9mm PER m

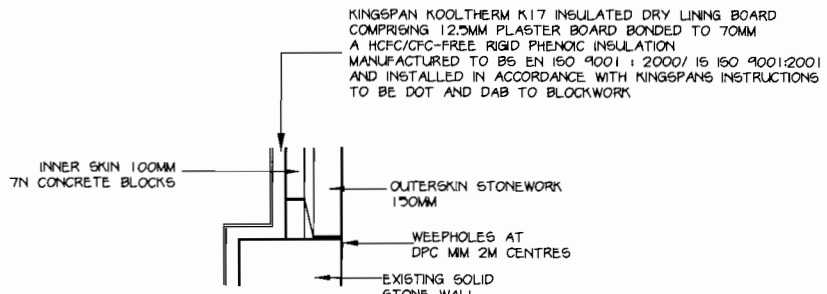
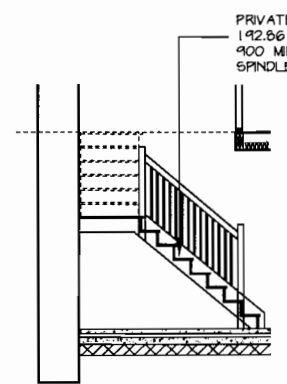
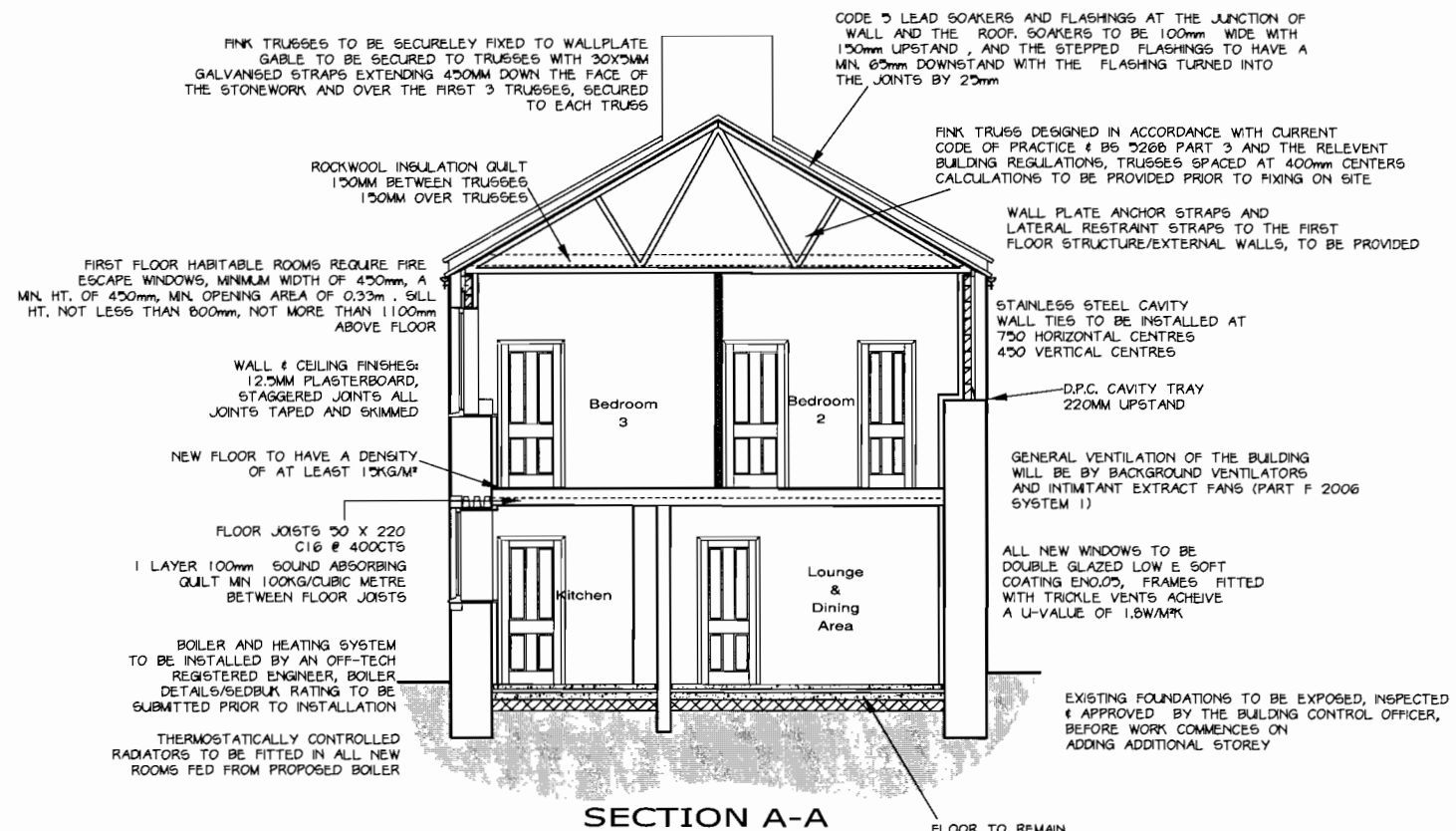
ALL COMBINED WASTE PIPES TO BE 50mm DIA.

**CONSERVATION OF FUEL & POWER**  
 PROPERTY OWNERS TO BE PROVIDED WITH AN OPERATION AND MAINTENANCE INSTRUCTION MANUEL A SAP RATINGS WILL BE REQUIRED FOR ALL NEW DWELLINGS 5 DAYS BEFORE OCCUPATION. EXISTING BARN CONVERSIONS REQUIRE ELEMENTAL SAP RATINGS FOR CONSTRUCTION ELEMENTS PROVIDE SEDBUK RATINGS FOR ALL PROPOSED BOILERS THERMOSTATIC RADIATOR VALVES WILL BE FITTED TO ALL RADIATORS A MINIMUM OF FOUR LIGHT FITTINGS, WHICH ONLY TAKE LAMPS OF LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT, SHOULD BE INSTALLED IN EACH PROPERTY THE PROPOSED WINDOWS, DOORS AND ROOFLIGHTS SHOULD ACHIEVE A U VALUE OF 1.8W/M<sup>2</sup>K. ALL GLAZED UNITS TO BE DOUBLE GLAZED LOW E

**VENTILATION**  
 PROVIDE VENTILATION AS FOLLOWS:  
 MECHANICAL VENTILATION TO KITCHEN AT 30L/SEC ADJACENT TO HOB OR 60L/SEC ELSEWHERE  
 MECHANICAL VENTILATION TO BATHROOM AT 15L/SEC  
 RAPID VENTILATION TO HABITABLE ROOMS EQUAL TO 1/20TH FLOOR AREA  
 BACKGROUND VENTILATION TO ALL HABITABLE ROOMS EQUAL TO 8000sqmm  
 BACKGROUND VENTILATION TO KITCHEN & BATHROOM EQUAL TO 4000sqmm

- CDM REGULATIONS:**  
 THE PRINCIPAL CONTRACTOR:
1. SHOULD TAKE ACCOUNT OF HEALTH & SAFETY ISSUES WHEN PREPARING AND PRESENTING TENDERS OR SIMILAR DOCUMENTS.
  2. THE PRINCIPAL CONTRACTOR ALSO HAS TO DEVELOP AND IMPLEMENT THE HEALTH AND SAFETY PLAN AND CO-ORDINATE THE ACTIVITIES OF ALL CONTRACTORS TO ENSURE THEY COMPLY WITH HEALTH AND SAFETY LEGISLATION. PRINCIPAL CONTRACTORS ALSO HAVE DUTIES TO CHECK ON THE PROVISION OF INFORMATION AND TRAINING FOR EMPLOYEES AND FOR CONSULTING WITH EMPLOYEES, AND THE SELF-EMPLOYED ON HEALTH AND SAFETY.
  3. ARRANGE FOR COMPETENT AND ADEQUATELY RESOURCED CONTRACTORS TO CARRY OUT THE WORK WHERE IT IS SUBCONTRACTED.
  4. ENSURE THE CO-ORDINATION AND CO-OPERATION OF CONTRACTORS.
  5. OBTAIN FROM CONTRACTORS THE MAIN FINDINGS OF THEIR RISK ASSESSMENTS AND DETAILS OF HOW THEY INTEND TO CARRY OUT HIGH RISK OPERATIONS.
  6. ENSURE THAT CONTRACTORS HAVE INFORMATION ABOUT RISKS ON SITE.
  7. ENSURE WORKERS ON SITE HAVE BEEN GIVEN ADEQUATE TRAINING.
  8. ENSURE THAT CONTRACTORS AND WORKERS COMPLY WITH ANY SITE RULES SET OUT IN THE HEALTH AND SAFETY PLAN.
  9. MONITOR HEALTH AND SAFETY PERFORMANCE.
  10. ENSURE ALL WORKERS ARE PROPERLY INFORMED AND CONSULTED.
  11. MAKE SURE ONLY AUTHORISED PEOPLE ARE ALLOWED ONTO THE SITE.
  12. DISPLAY THE NOTIFICATION OF THE PROJECT TO HSE.
  13. PASS INFORMATION TO THE PLANNING SUPERVISOR FOR THE HEALTH AND SAFETY FILE.

HSE INFORMATION SHEETS ARE AVAILABLE ON ALL SAFETY ISSUES, CONTACT EITHER THE ARCHITECT OF HEALTH AND SAFETY EXECUTIVE. TEL: 0113 283 4200



**Drawing Title:**  
 Sections & Details

**Project:**  
 Station Cottage  
 Hawes  
 North Yorkshire  
 DL8 3QU

**Client:** N Dinsdale

**Scale:** 1:50 & 1:20 **Date:** 09/10/06

**Drawing No.:** AFR/P818/D3C



by:  
**A.F.R. Design.**  
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