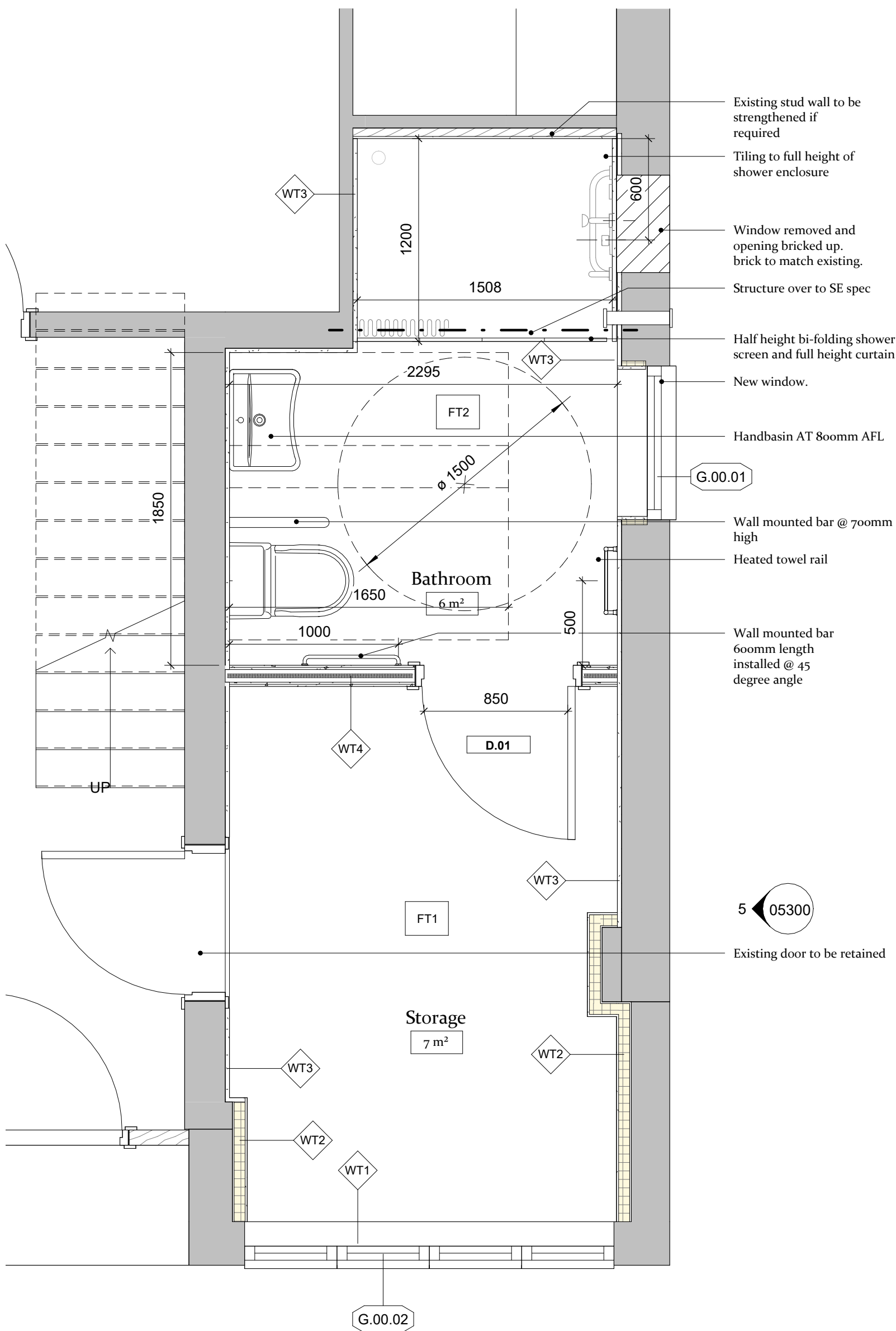
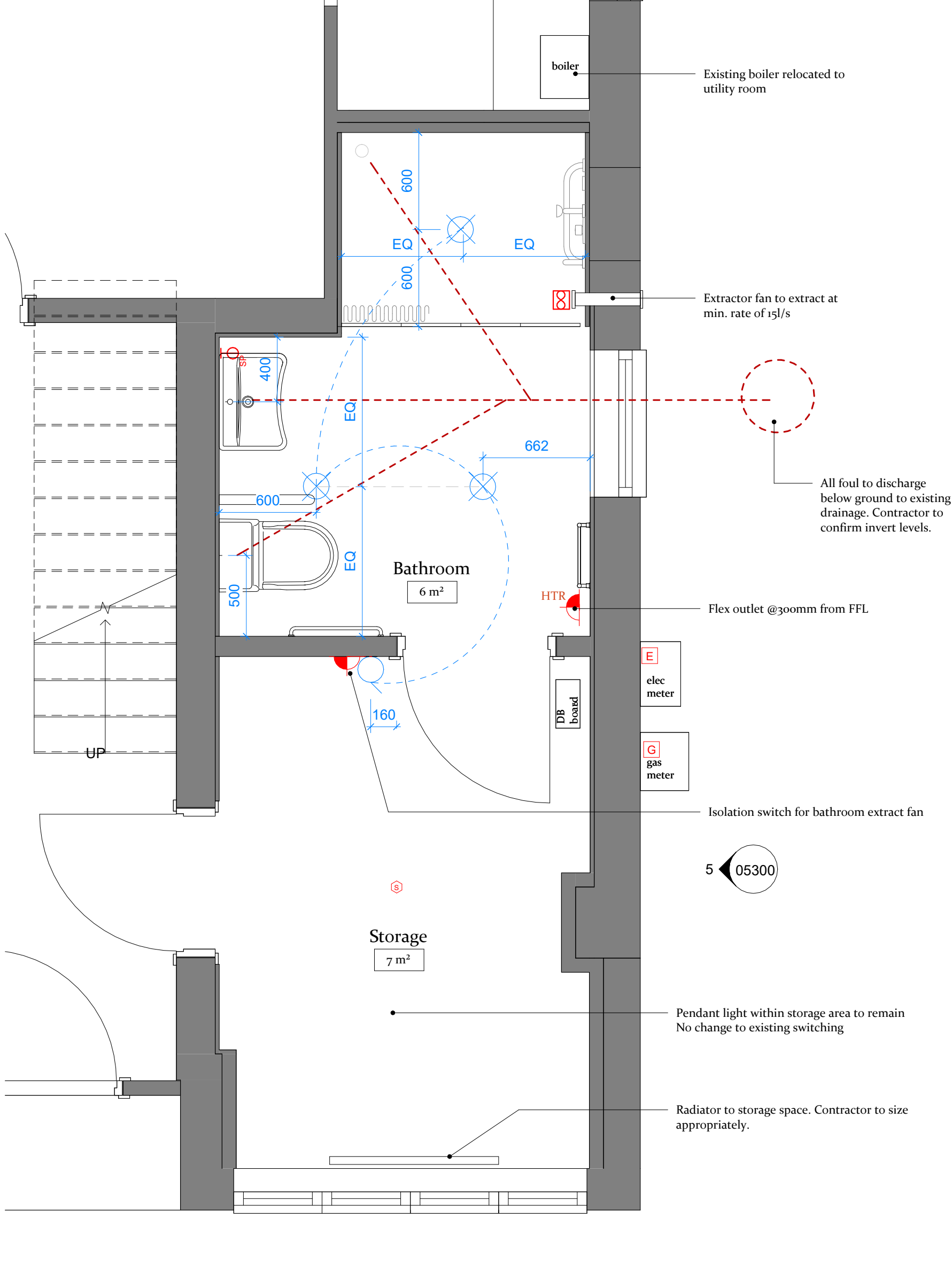
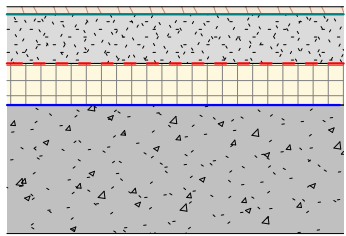
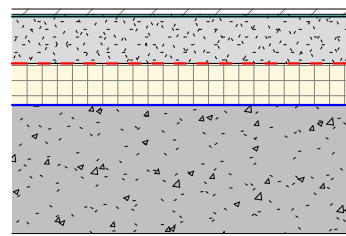
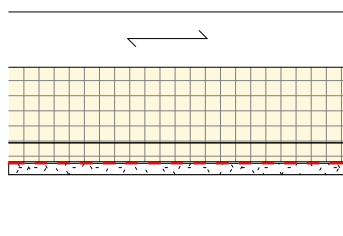
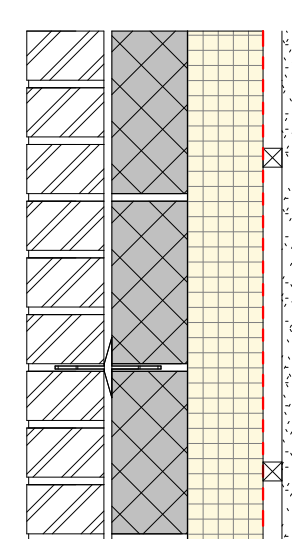
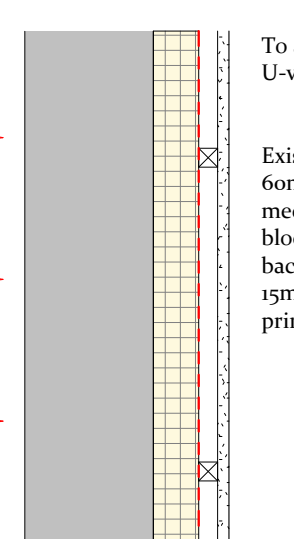
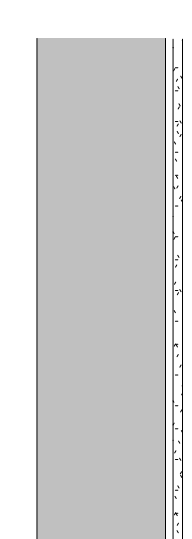
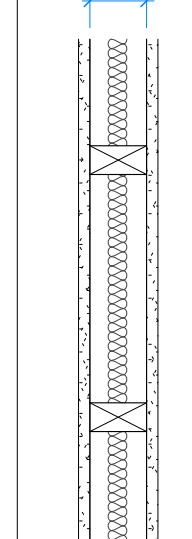




4 PROPOSED LAYOUT
Scale 1 : 25



2 PROPOSED MEP
Scale 1 : 25

FT1- EXISTING FLOOR	FT2- EXISTING FLOOR	RT1- EXISTING ROOF	WT1- NEW BUILD EXTERNAL WALL	WT2- EXTERNAL WALL UPGRADE	WT3- INTERNAL WALLS	WT4- INTERNAL WALLS
 To achieve U value of 0.27W/m²K or better 8-10mm vinyl floor finish 65mm wet screed VCL layer minimum 50mm Celotex GA4000 1200 gauge DPM Existing concrete slab	 To achieve U value of 0.27W/m²K or better Altro Pisces or Altro Aquarius finish 65mm wet screed VCL layer minimum 50mm Celotex GA4000 1200 gauge DPM Existing concrete slab	 To achieve U-value of 0.16W/m²K. Existing roof to be retained, 100mm Celotex GA4000 full fill between studs, min 50mm Celotex GA4000 continuous with joints taped to form VCL, 12.5mm plasterboard, 3mm skim coat ready for paint finish.	 To achieve min U-value 0.18 W/m²K 102.5 brickwork (colour to match existing), concrete block to SE spec, 100mm Celotex GA4000, 25mm service zone built out on batens, 15mm plasterboard, 3mm plaster finish to be primed and painted.	 To achieve min U-value 0.30 W/m²K Existing non cavity masonry wall, 60mm Celotex GA4000 insulation mechanically fixed back to blockwork, 25 batten zone fixed back to blockwork, 15mm plasterboard skimmed, primed and painted.	 Blockwork wall to be boarded with Gypsum Wallboard 15mm on dot and dab. Plaster skim to finish.	 Internal stud wall as C16 75mm studs with 25mm APR insulation and 15mm plasterboard either side. Moisture resistant plasterboard to bathroom side with skim and paint finish.

GENERAL SPECIFICATION

Existing foundation to front wall to be assessed and required upgrades by structural engineer. Trial hole may be required to confirm existing conditions. SE to be engaged by client prior to works starting on site. Contractor to include for SE fees in tender.

Wall below ground to be in dense concrete blocks, walls above ground up to DPC to be in blue engineering bricks to match existing, facing brick above engineering bricks to match existing.

Floor Finish
Existing floor finishes to be removed to contractors discretion, flush level to be achieved throughout space. Vinyl to Storage Room - client choice. Altro Pisces or Altro Aquarius to bathroom floor and to be continuous into shower tray and to be lapped 150mm up all walls.

Skirtings
Skirting boards to storage room as Howdens 4.2m x 96mm Pencil Round White MDF Skirting Board primed ready for paint finish in Dulux pure brilliant white satinwood. Product code: **MOD810** Final profile to be confirmed by client.

Internal window cills
All cills as 25mm moisture resistant bullnose edge, primed ready for paint finish in Dulux pure brilliant white satinwood.

Ceilings
Ceiling in garage to be removed and refitted with 25mm Celotex PL4040, plaster finish. 100mm Celotex GA4100 between rafters in garage roof.

Glazing Schedule
G.00.01 New UPVC window, obscured glazing, opening vent 1700mm from FFL
G.00.02 New UPVC equally split 4-pane window, double glazed, dimensions as per drawings. Glazing bars to all windows. Opening vents to be as shown on proposed elevation, opening out, with trickle vent to head.

*Windows to work to brick dimensions. All final dimensions to be confirmed on site prior to window order. All windows to achieve 1.4 U-Value.

Door Schedule
D.01 - Min 900mm structural opening to achieve 850mm clear, 198mm x 926mm white grained 6 panel moulded door. Primed for paint finish.

Sanitaryware
WC - client choice
Basin - AKW Onyx Ergonomic Basin.
Tap - Acorn Thorn Thermostatic Mixer Tap 3" Lever
Shower Unit - electric thermostatic shower unit with water pressure safety valve and anto-scalc device fitted - Mira Platinum Wireless Controller or similar. Extended flexible hose with fixing pole for height adjustment - Mira Flex Fittings Kit. Extra long, easy glide bar or similar approved.
Shower tray - AKW Tuff Form 1500 x 1200 level access former
Grab Rails - Impey Maxi Grip Plus

MEP
Contractor to allow for all sundries associated with the construction works to ensure that all works meet the latest standards of practice and regulatory compliance.

SMALL POWER KEY

	Double Power Socket
	Single Power Socket
	Switched Fused Connection
	Extractor Fan
	Shaving Point
	Electricity Meter
	Gas Meter
	Distribution Panel
	Heat Detector
	Smoke Detector

LIGHTING KEY

	Light Switch
	Fixed Recessed Downlight
	Adjustable Recessed Downlight
	Surface Mounted Ceiling Light

GENERAL NOTES

- All drainage shows design intent only. Sizing, connections, and final routes to contractors design.
- Electrical loadings and circuit diagrams to contractors design. All electrical works to be carried out by a part P registered electrician.
- Consumer unit to have rings clearly identified and be tested and registered with documents handed to building control.
- Architects drawings should be read in conjunction with the Architects Fixtures & Finishes Schedule, as well as MEP drawings and schedules, SE drawings and schedules, and any additional contract documentation.
- Contractor to provide as-built drawings upon completion for all MEP elements.

BUILDING CONTROL NOTES

NOTICE OF COMMENCEMENT
A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 6 of The Building Regulations etc. (Amendment) (England) Regulations 2010.

Work will be deemed to have commenced when the build has progressed to 15% of the overall work complete.

Part A (Structural safety)
Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work. Particular care must be taken if the existing external wall is single leaf construction with piers, checks for stability and defects must be performed.

Part B (Fire safety)
SMOKE DETECTION
Where the new room does not have an external door smoke detection will be required. Provide a linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D2 category LD3 standard. System to be mains powered with battery back up. At least one smoke detector to be provided in the hallway. Ceiling mounted detectors should be 300mm from the walls and light fittings. A design, installation, and commissioning certificate for the fire detection and alarm system to be issued to Building Control upon completion of the works.
All integrated ceiling lighting to be fire rated.

Part C (Resistance to contaminants and moisture)
VAPOUR CONTROL LAYER - FLOORS
A vapour control layer to be provided to the warm side of the floor insulation where required to control the movement of water vapour and reduce the risk of interstitial condensation, in accordance with Approved Document C and BS 5250. The VCL to be formed by a minimum 500-gauge (125 micron) polyethylene membrane, or a proprietary vapour control membrane with declared vapour resistance. The layer to be continuous, with joints lapped a minimum of 100mm and sealed, and fully sealed at service penetrations.
The floor VCL to be turned up at perimeter walls a minimum of 100mm and sealed to the wall vapour control layer or damp-proof course to maintain continuity of the moisture and airtightness barrier.

VAPOUR CONTROL LAYER - WALLS
A vapour control layer to be installed on the warm side of the wall insulation to limit the passage of water vapour into the wall construction, in accordance with Approved Documents C and L and BS 5250. The VCL to be a minimum 500-gauge polyethylene sheet, proprietary membrane, or the foil facing of insulated plasterboard or PIR insulation, provided all joints are taped and sealed. The VCL to be continuous across the wall, with careful detailing at junctions with floors, ceilings, openings, and service penetrations to maintain continuity and airtightness.
Where the wall VCL interfaces with floor construction, it is to be turned down or up a minimum of 100mm and sealed to the floor VCL or DPM to ensure continuity.

Part E (Resistance to sound)
All services to be insulated with 25mm acoustic insulation where necessary.

Part F (Ventilation)
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 l/s with 15min overrun and connected to light switch. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

Controllable background ventilation at least 1700mm above floor level to be provided to storage at a rate of min 8.000m³/h, and to bathrooms at a rate of min 4000m³/h.
Minimum total area of opening in accordance with Table 1.4 Approved Document F1.
Hinged or pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room.
External doors and sash, hinged or pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room.

Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside. Internal doors should be provided with a 10mm gap below the door to aid air circulation.

Part G (Sanitation, hot water safety and water efficiency)
New hot and cold water supply required to proposed bathroom. The existing heating and hot water system will be extended in accordance with the Domestic Building Services Compliance Guide (201) and Part L of the Building Regulations. All heating and hot water systems must be fully commissioned to confirm efficiency and correct operation of controls. The commissioning must be carried out by a competent person, and a certificate of compliance must be provided to both the client and Building Control.

The hot water supply to the new bath to be designed to ensure that the temperature of delivered water does not exceed 48°C by incorporating an in-line thermostatic blending valve in complying with BS EN 111:1999 or BS EN 1287:1999.

Part H (Drainage and waste disposal)
New shower room drainage to connect into existing system. All proposed sanitary and drainage systems must comply with Approved Document H and the relevant British Standards, including BS EN 12056.
Designs to be confirmed with Building Control where required.
Note: All drainage runs shown on architectural drawings are indicative only - drainage is to contractors design.

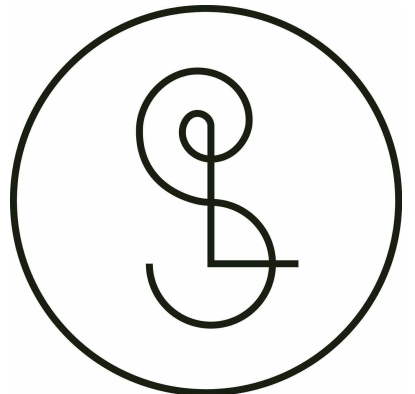
Part J (Heat producing appliances)
Extend all heating and hot water services from the existing system. Provide new thermostatic radiator valves (TRVs) to radiators where appropriate. All gas-fired work to be designed, installed, tested and certified by a Gas Safe registered engineer in accordance with the Gas Safety (Installation and Use) Regulations 1998. All plumbing work to comply with the Water Supply (Water Fittings) Regulations 1999. All electrical connections and controls to comply with BS 7671 (IET Wiring Regulations). All accessible pipework to be insulated in accordance with Approved Document L.

Part L (Conservation of fuel and power)
Existing garage wall to be exposed and checked for its suitability. Insulate existing wall on the inside using 50mm Celotex GA4000 insulation board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation.
Fix a vapour control layer on the warm side of the insulation. Finish with 12.5mm plasterboard with a plaster skim. An injected DPC may also be required to the wall if one is not already present and working. A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room.
All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems.

Part M - Access and facilities for disabled people.
(i) Access:
- All new internal doors to have a clear opening of at least 850mm
- New switches and sockets to be fitted between 450-1200mm from finished floor level.

Part P (Electrical safety)
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, BS, 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. As built drawings to be issued to client.

Reg 7 - Regulation 7 (Materials and Workmanship)
All work must be carried out in a workmanlike manner, ensuring compliance with Regulation 7 of the Building Regulations. Materials must be appropriate for their intended use and conform to relevant British Standards (BS), European Standards (EN), UKCA or CE certification (where applicable), and accredited certification schemes (e.g., BBA Agreement Certificates, Kite Marks, etc.).



STUDIO LOLLY
ARCHITECTS
www.studiololly.co.uk

General Notes:

- Do not scale from this drawing
- All dimensions are in millimetres unless otherwise stated
- All existing dimensions and conditions to be checked on site and the architect informed of any errors, omissions, or discrepancies
- Drawings should always be printed out in colour
- This drawing is to be read in conjunction with all other relevant drawings, reports, and specifications
- The Architect retains copyright of this drawing. It may not be copied, altered or reproduced in any way without their written authority.

Drawing Key:

	DINING 0.0 m²
	DR = Door oo = Level oo = Number FD = Fire Rating
	G = Glazing oo = Level oo = Number
	WT = Wall Type oo = Type Number

North:



Scale:

0 0.25m 1m

Issue:

Rev. Date Description

A	04/03/26	FOR CLIENT COMMENT
B	13/04/26	FOR CLIENT SIGN-OFF
C	14/04/26	FOR CLIENT SIGN-OFF
D	16/04/26	FOR TENDER
E	15/07/26	SPECIFICATION UPDATE
F	26/08/26	CONSTRUCTION ISSUE UPDATE

Project:

8 Barrington Way
Reading
RG1 6EG

Client:

Mrs S Mahmood

Stage:

04

Drawing No:

05100

Drawing Title:

PROPOSED LAYOUT & MEP

Drawing Information:

Scale **As indicated @ A1** Status

Drawn **BS** Approved **LS**
Checked **LS** Date **26/08/26**

Drawing Reference:
25173-STL-04-DR-A-05100