

EXISTING STRUCTURE

Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

HEALTH AND SAFETY

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last 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.

FLOOR PENETRATIONS

Pipe services and ducts which pass through separating floors should be surrounded with 25mm sound absorbent mineral wool and enclosed in a duct of two layers of Gyproc FireLine board having a mass per unit area of at least 15kg/m² for their full height. Seal the joint between the casing and ceiling with tape.

Gas services may require ventilation and should be installed in accordance with The Gas Safety (Installation and Use) Regulations 1998.

FLAT ENTRANCE DOORS

Flat entrance doors to be a FD60 hung with 3 steel hinges with a melting point of at least 800°C and fitted with a self closing device and intumescent strips. All fire doors to be tested in accordance with BS 476.

DOORS WITHIN FLAT (Protected lobby)

Form a protected lobby within the flat entrance by providing half hour fire resistance to all partitions. All doors on to lobby must be FD60 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 60 minutes fire resistance and be at least 1.1m above the floor level.

MEANS OF ESCAPE - (Internal planning of flat)

All flats to be provided with a protected entrance hall (lobby) with half hour partitions between the hall and all room. Entrance hall to lead directly to a protected common hallway or lobby. The travel distance from the flat entrance door to the door to any habitable room not to be greater than 9m. Inner rooms are not acceptable.

All doors from rooms on to the entrance hall must be FD60 rated fire doors to BS 476-22:1987 (fitted with intumescent strips rebated around sides & 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.

SMOKE DETECTION

Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD3 standard to be mains powered with battery back up to be placed in the hall way of each flat with an additional interlinked heat detector at ceiling level in kitchens if required by BCO. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings.

Interlinked smoke detection to be provided in the common ways if required by Building Control in accordance with Approved Document B and the Regulatory Reform (Fire Safety) Order 2005.

EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. 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.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. 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.

SOUND PROTECTION AND TESTING

Separating walls, floors, stairs and party walls to achieve a performance standard of 43 dB (minimum values for airborne sound insulation) and 64 dB to floors and stairs (maximum values for impact sound insulation) to demonstrate compliance with Approved Document E1.

Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting and a copy of the test results given to Building Control. If any elements were to fail the sound test, remedial works must be undertaken before retesting to the satisfaction of the Building Control Surveyor.

Where flanking walls or floors are continuous across separating walls specialist advice is to be sought to ensure additional treatments are provided to control flanking transmission.

HOT AND COLD 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. A 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.

STAIRS

Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass.

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 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy bayonet or Edison screw base compact fluorescent lamps.

PART Q - SECURITY

Confirmation required that all doors and windows are to be installed in accordance with the advice stated in PAS24:2012 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 PAS PAS24:2012 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 24:2012

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

Existing basement floor slab to be upgraded. Lay 1200G visqueen DPM over existing concrete slab which is to be turned up walls 150mm and linked into DPC. 100mm x 50mm SW timber studs floor at 400mm centres with 75mm x 50mm SW side pieces to be adjacently plugged and screwed to wall and floor. Insulated with Quinn Therm foil backed 75mm insulation boards (0.22W/m2k) Floor to be 20mm T&G flooring grade chipboard.

HEATING

All radiators to have TVRs. 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 "competent person" 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 manufactures 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.

Fire Brigade will not be any more than 25m from the curtilage to the centre of the building adjacent to the roads that run parallel with the building.

All dimensions are to be checked on site. This drawing shall not be scaled to ascertain dimensions.

Rapid ventilation to all habitable rooms equal to min. 1/20th of floor area. Bathrooms to have mechanical extraction fans with minimum 15 litres / per second extraction rates, and doors leading to Bathrooms / to have minimum 010mm gap between final floor surface and underside of door.

All internal studded walls to be of 050x075mm C16 timbers with doubled head & sole plates & standards at 600mm centres, with noggins at no more than 1200 mm centres, stud walls to receive 100mm 'Rockwool' insulation inserted between standards and studs, ensuring complete insulation barrier by close fitting all insulation batts by friction fitting. Internal stud walls to receive 009mm 'Gypsum' plasterboard cladding, fixed with 040mm clout nails at 200mm centres. All new ceilings to be of 012mm 'Gypsum' plasterboard, fixed with 040 / 050mm clout nails at 200mm centres. All plasterboards to have 'Fibatape' scrim joints and to be skimmed to smooth flat finish with 003mm coat of 'Thistle' board finish.

New drains to comply with Approved Document H and be taken to existing drainage system.

Glazing to comply with Part N.

Key:
(The fire alarm should be designed and installed in accordance with BS 5839-1:2002. Fire exit signage throughout the property and inspected by the BCO.

Red mains operated self contained smoke alarms to BS5839, interlinked at landing levels and on each floor.

Mains operated self contained heat detector.

Hard wired emergency light fitting in accordance with BS 5266-1:2005.

Hard wired wall mounted exit sign with directional arrows as indicated in accordance with BS 5499- 1 -2002.

Fire Alarm break-glass Call Point

Escape window

30min fire rated door. New 30min fire rated door with self closing device and cold smoke seals.

The surface spread of flames will be Class 0 circulation spaces ceilings to the ground floor and communal areas. Class 1 to rooms over 30m2,

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