

- NOTES
1. All dimensions are in millimetres unless otherwise stated
 2. This drawing is to be read with all other relevant documentation
 3. Do not scale from this drawing, all measurement data should be taken directly from the model

Building Control Notes

General

All works to comply with building regulations 2010 (as amended) and relevant approved documents.
All materials and workmanship to comply with relevant British Standards and manufacturer guidance.
Contractor to verify all dimensions on site prior to commencement of works.
Existing structure to be retained unless noted otherwise.

Part A - Structure

No structural alterations are proposed as part of these works.
Where new openings are formed within existing load bearing walls, suitable steel or concrete lintels shall be installed in accordance with manufacturers recommendations.
Any structural elements required shall be designed in accordance with structural engineers details where possible.

Part B - Fire

Fire safety provisions for the building have been designed in accordance with a fire strategy report prepared by the appointed fire consultant.

All fire safety measures including:

- Means of escape
- Fire compartmentation
- Fire door ratings
- Fire detection and alarm systems
- Emergency lighting

Contractor to ensure all fire stopping, cavity barriers and penetration sealing are installed in accordance with manufacturer guidance and fire strategy requirements.
Any deviations from the approved fire strategy must be agreed with the fire consultant and building control prior to installation.
Fire detection and alarm system to be installed in accordance with BS 5839 as specified within the fire report.

Part C - RESISTANCE TO MOISTURE

Existing external walls to be inspected for damp penetration prior to installation of internal insulation.

All new works to incorporate appropriate damp proof courses, cavity trays and flashings where required.

Insulated plasterboard to incorporate vapour control layer.

All joints to be taped and sealed to minimise risk of interstitial condensation.

Part F - VENTILATION

Natural ventilation to be provided via openable windows.

All replacement windows to incorporate background trickle ventilation.

Mechanical extract ventilation to wet rooms to comply with Approved Document F.

Minimum extract rates:

WC - 15 l/s intermittent extract

Kitchen - 30 l/s adjacent to hob or 60 l/s elsewhere

Utility / laundry - 30 l/s

All extract ventilation to discharge externally.

Part L - CONSERVATION OF FUEL AND POWER

Thermal elements upgraded as part of refurbishment works shall provide a reasonable improvement to the thermal performance of the building in accordance with Approved Document L1B.
All replacement windows and external doors to achieve a maximum U-value of 1.4 W/m²K or better.
Replacement windows to be double glazed sealed units with low emissivity glass.

EXTERNAL WALL THERMAL UPGRADE

Existing external walls assumed to comprise:

- 102.5mm facing brick outer leaf
- 50mm cavity
- 100mm blockwork inner leaf
- = 1.69 W/m²K

External walls to be upgraded internally using insulated plasterboard.

Dot and dab insulated plasterboard system comprising:

- 30mm Kingspan Kooltherm insulation
- 12.5mm plasterboard
- Overall thickness approx. 42.5mm
- = 0.43 W/m²K

Thermal upgrades provided in accordance with Approved Document L1B. Insulation thickness selected to provide a reasonable improvement in thermal performance while avoiding excessive loss of internal floor area.

Insulated plasterboard to incorporate integral vapour control layer.

Joints to be taped and sealed to minimise air leakage.

Insulated plasterboard to return into window and door reveals where practicable to reduce thermal bridging.

This upgrade provides a significant improvement to the thermal performance of the existing wall construction.

WINDOWS AND DOORS

All existing windows and external doors to be removed and replaced with new triple glazed energy efficient units.

Replacement windows and doors to comply with Approved Document L and Approved Document F.

Safety glazing to be provided where required in accordance with Approved Document K.

LOFT INSULATION

Existing loft space to be upgraded with mineral wool insulation laid between and over ceiling joists to achieve 300mm.

THERMAL BRIDGING

Particular care to be taken at junctions including:

- window and door reveals
- floor junctions
- ceiling junctions

Insulation to be continuous wherever practicable to minimise thermal bridging.

PART M - ACCESS

Accessible WC facilities to comply with Approved Document M.

New door sets to provide minimum clear opening width of 775mm where practicable.

External door thresholds to be level or low profile where possible.

WORKMANSHIP

All installations to be carried out strictly in accordance with manufacturer's installation guidance.

All service penetrations through walls, floors and ceilings to be appropriately sealed and fire stopped where required.

Replace bin store ,
construction to be in mesh style fencing
to match existing fences

Existing kitchen, store and staff room opened
up to create enlarged kitchen & dining area.
Window sill heights adjusted to suit.

Reconfiguration of existing WC &
sensory room to provide Part M
compliant Accessible WC for staff
& visitors.

Secure store converted to bedroom.
Window opening reconfigured.

New External Plant
Enclosure (2400x600mm)
for Heat Pumps as
Mechanical Design

Existing group room split to 2no.
bedrooms, one with accessible
ensuite shower & WC.
Window opening reconfigured to
suit.

Existing 'caterpillar' classrooms, nursery WCs &
cloakroom reconfigured with new partitions and
openings to form 6no. bedrooms, and circulation.

Window opening reconfigured to
provide external door.

Existing window opening
reconfigured and new window
opening to suit.

Existing 'butterflies' classroom
reconfigured with new partitions to
form 2no. bedrooms, and circulation.
Existing window opening
reconfigured to suit.

Existing gas meter retained.

Nursery WC reconfigured to bedroom.
Existing window opening reconfigured
to suit.

Existing waiting area enclosed to
form new meeting room.
Electric switch location retained.

Existing window opening
reconfigured and new
window opening to suit.

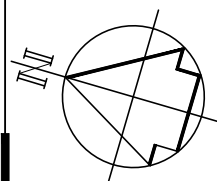
Existing staff work room split to 2no. bedrooms.
Window opening reconfigured to suit.

Existing window opening
reconfigured and new
window opening to suit.

Existing 'honey bees' classrooms, nursery WCs &
cloakroom reconfigured with new partitions and
openings to form 6no. bedrooms, and circulation.

Window opening reconfigured to
provide external door.

Slade Lane Childrens Centre
Ground Floor



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1:100
0 2m 4m 6m 8m 10m



**Capital Programmes
Division**

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DRAWING STATUS **Target Cost**

PROPERTY TITLE
Slade Lane Children Centre

UPRN
000077245930

DfE NO.
-

PROJECT TITLE
Homeless accommodation conversion

DRAWING TITLE
General Arrangement

JOB NO. DATE 22.12.25 REV

SCALE 1:100 AUTHOR R Keegan CHECKED BY APPROVED BY

DRAWING NO.
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