

CONSTRUCTION NOTES...

There is no proposed alteration to the external main fabric of St Kenneths Church which is to be retained in full.
All works for this project area internalwith no change to the structural floor, walls amd roof.
All existing pews at ground and first floor are to be removed and retained in storage for possible future reinstatement.

Due to the Historic nature of the Church building thre are items which are to be retained as existing as follows...
The existing organ, bellows, pumps and organ pipes are to be retained in full.
Existing pulpit and access stairs along with timber finishes all round are to be rtained in full.
The two timber handails either side of raised dias are to be retained although floor is to be raised.
In the front vestibule are the church nameboards and signs fixed to inner wall are to be retained in full.
Main external entrance door and internal timber doors are to be retained in full and not painted.
All timber linings to dado height with all parts of the existing church and halls are to be retained but can be painted.

GROUND FLOOR:...
The existing ground floor formed in timber in main church falls from entrance down to pulpit, a height of 345mm.
New floor construction to form level surface within main building to be formed with 147x45mm joists set at 400mm ctrs onto timber frame to make level throughout to an overall height of 500mm a thighest points. Steps to be formed to the new height along with an internal ramp formed with 1:12 gradient in location noted on ground floor plan.
There are no walls in the ground floor .
On either side of main floor area are the existing 75mm cast iron heating pipes whci ar to be framed up in a kerb 300x300mm fitted with a vent to allow for heat circulation as existing. There is a central pipe for the heating system which runs down the middle of the floor and it is proposed to have a vent cover for this to allow warm air to rise.
The boiler for the property is located below the organ and pipes and is to be retained in full.

FIRST FLOOR...
Upper floor is a series of steps and platforms for th existing timber pews. The pews are to be removed other than that at the entrance from towerre stairs either side which forms a screen at entrance. The screen and one pew is to be retained either side as per plan.
The raised area for seaing at the very bacl of the church is to have the pews removed and the step access retained as noted on plan.
The upper floor area is to be levelled off all round in the main gallery and then the rear gallery to have its own raised floor level. The new floor surface is to be 22mm t&g chipboard flooring glued and screwed to 145x47mm timber joists set at 400mm ctrs supported on one of the raised steps to outer wall and to new timber frame stud wall set against gallery balustrade.
All round the new gallery floor edge a metal balustrade is to be fitted formed with steel frame and mesh infill. The posts to be screw fixed through chipboard and fixed into supporting joists under with min. 75mm long screws.
Existing timbr wall covering to dado height all round is to be rubbed down for new paint finish.

PARTITIONS...
New internal partitions formed with 97x45mm timber stud set at 600mm ctrs with single top and bottom frame infilled with mineral wool batts or quilt to density of 10kg/m3 then faced with 12.5mm plasterboard having density of 10kg/m2 screw fixed both sides. New walls to be taped and plastered and sealed all round with ceiling plasterboard ready for decoration internally and then faced with vertical timber having a light brown stain finish..
Install doors where noted on layout plan with all 1/2hr Fire doors installed in frames within wall structure to be self closing and have intumescent strip all round.
Redesigned toilets and shower areas are to be fitted with prefabricated walls and doors to form layout as noted on the enclosed pans. Shower floors are to be raised 100mm to allow for new drainage above concrete floor at rea of showers to flow to existing 100mm s&vp as noted.

ROOF:..
Existing pitched roof construction retained for premises noted in this application.
Internal internal arched ceiling to main church area to be repainted white throughout.
Extract vents for new toiets are to be taken through ceiling and fitted to new slate vents on side roofs as required.

CEILING:..
Check existing lathe and plaster ceiling and any new plasterbaord ceilings throughout and repair as necessary.
New lighting to be fitted within the ceiling as noted on layout plan. Downlighters to be 1/2hr fire resistant and fitted with hoods.
Install 2 layers of 150mm insulation quilt above the halls where possible. First layer beteen trusses the 2nd layer at right angle to this but retaining 50mm air gap between insulation and sarking.
Insulation to be kept away from hooded recessed lighting where installed.

WINDOWS /DOORS: ...
All existing external windows and doors are to be retained as this is a Historically listed category B building.

ELECTRICAL:
All electrical work to be installed, designed, tested and constructed in accordance with BS 7671:2018 (4.5) fitted with RCB's. Any recessed lights fitted with fire hoods to maintain fire resistance of 30 minutes.
Switch outlets positioned min. 350mm from internal corners, projecting walls or similar obstructions and not more than 1.2m above floor level. Light switches positioned between 900and 1100mm above floor level. Sockets should be min. 150mm above worktops. and 400mm above floor level.
Isolation switches for below counter sockets in cooking area only
New lights to be fire rated recessed light unit with LED lighting.

SMOKE DETECTORS/FIRE ALARM UNITS:
Electrically operated smoke detectors/fire alarms wired to independant circuit electrically protected consumer unit. Units to be mains powered complete with battery backup.
All detectors to be interconnected to ensure all operate when activated.
Supply and fit Grade D fire detection and fire alarm sytem in accordance with BS5839: Part 6: 2004 comprising at least 1 powered smoke alarm and at least 1 mains powered heat alarm in kitchen.
Fit CO2 alarm within 1-3meters of gas boiler located in basement area under organ.

PLUMBING & DRAINAGE:
Retain all existing cast iron gutters and downpipes ... no change
Internal drainage pipe sizes to be as follows:-
WC.....100mm uPVC, WHB.....32mm dia. ABS
SINK.....50mm dia. ABS
Hot and cold water retained as existing with new supply required for toilet and kitchens as noted in plan layout
Discharge from sanitary fittings to prevent scalding should not exceed 48 degree C.
If thermostatic mixing valves are used then the above temperatures apply to BS EN 1111:1999 or BS EN1287: 1999 and fitted as close as possible to outlet.
S&VP to rise min 900mm above any window within 3.0metres.
All hot and cold water heating pipes and hot water pipes to be insulated to comply with BS:5422 : 2001. Thermostatic mixing valve limited to max 48degree C and comply with BS5422: 2009

MECHANICAL VENTILATION:
Mechanical extract fan capacities ducted to external air wired to independant switch :-
Kitchen...60l/sec, wc...15l/sec
Vertical ducts to be fitted with condensation trap.
All ducted to extract vents as noted on plans

Infiltration of air into buildings is to be prevented as far as reasonably practicable by:
A...sealing dry lining junctions between walls and ceilings and floors and at window, door and roof openings.
B...Sealing vapour control membranes intimber framed and other framed panel construction.
C...Sealing at services pipe penetrations through the fabric of the building and around pipe and other service boxing.
D...Fitting of draught exclusion stripos in the frames of opening sections of windows, external doors and rooflights..

CENTRAL HEATING:
Extend existing heating to supply thermostatically controlled radiators throughout. No change to the existing church building heating or pipeworks.
Gas and water mains supply taken to boiler which then supplies all water outlets and radiators.

ENERGY...
Minimum of 75% of fixed light fittings are to be low energy type in compliance with Technical Standard 6.5.1
External lighting to be low energy fittings with PIR activation.
Heating and hot water system inspected and commissioned in acordance with manufacturers recommendations and Technical Standard 6.5.1

SECURED BY DESIGN (SBD)...
Doors ... Front entrance doorsets shall be certificated to one of the following standards:
••PAS 24:2007 (Note 21.1.1) or WCL 1 (Note 21.1.2)
Windows ... The SBD standards for ground floor, basement and easily accessible windows (Note 28.1.1) are as follows: ••BS 7950: 1997 or WCL 4 (Note 28.1.2)
All windows must incorporate key lockable hardware unless designated as emergency egress routes,1 b

STRUCTURAL NOTES...
No new structure is required for this application.

WATER EFFICIENCY...
Water efficient fittings should be provided to all WCs and WHBs within a dwelling. Dual flush WC cisterns should have an average flush volume of not more than 4.5 litres. Single flush WC cisterns should have a flush volume of not more than 4.5 litres. Taps serving wash or hand rinse basins should have a flow rate of not more than 6 l/min. When specifying water efficient fittings consideration should be given to the operational flow rates that some heating or hot water appliances, such as combination boilers, need to activate their water heating function.
When installing low volume flush WCs, the pipe diameter, discharge and gradient interrelationship of the drainage system is critical in order that the new and any existing sections of the drain operate as intended. Plumbing and associated water installations should be carried out and commissioned by persons who possess sufficient technical knowledge, relevant practical skills andexperience for the nature of the work undertaken.
An approved Certifier of Construction, who has been assessed to have the professional skills and relevant experience, can certify compliance of plumbing, heating or drainage installations

LEADWORK:
All leadwork code 5 to BS EN 12588 ragged into walls with min. 150mm upstand fixed in place with proprietary fixing clips to BS 6915 at max. 450mm ctrs. Lead sealant applied to raggles. Lead forming valley gutters to be dressed vertically 150mm above slate and under timber wall linings and under slate to sides by 150mm over 45x25mm battens

GLAZING:
All glazing below 800mm to be toughened safety glass to BS6262: Part 4 2005
All glazing below 1500mm in doors and side lights to be toughened safety glass to BS 6262:2005
Protective barrier fitted in front of all glazing below 800mm above floor level capable of resisting loads specified in BS 6399:Part 1:1996

GENERAL...
1 All electrical work to be to the latest IEE rules and regulations with electrical work undertaken by contractor who can sign electrical completion certificate.
2 The building owner is responsible for notifying the Local Authority when the works are due to start on site. Any change however minor should be discussed with the Local Authority prior to carrying out any works as any unspecified works may require an amendment to building warrant.
3 All service position on drawings are indicative only. The building owner should contact all services to locate exact positions of all services required.
4 All apartments to have translucent glazed openings with area of at least 1/15th of the floor area of the apartment located in an external wall or in a wall between the apartment and conservatory.
5 Construction and work carried out to ensure there are no substantial thermal bridges or gaps of insulation occur within building elements.

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