

ALL SETTING OUT & LEVELS TO BE TAKEN AS INDICATED ONLY AND TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. ALL STRUCTURAL & DEMOLITION WORKS TO BE IN STRICT ACCORDANCE WITH STRUCTURAL ENGINEERS CALCULATIONS & DETAILS. DO NOT SCALE FROM DRAWING. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY. ALL BOUNDARY LOCATIONS & WORKS RELATED TO BOUNDARIES MUST BE CONFIRMED AND AGREED IN WRITING WITH ADJOINING OWNERS PRIOR TO UNDERTAKING ANY WORKS. ALL IN ACCORDANCE WITH THE PARTY WALL ACT. PARTY WALL AGREEMENTS ARE THE RESPONSIBILITY OF THE CLIENT PRIOR TO COMMENCEMENT OF WORKS.

SAFETY GLAZING

All glazing in critical locations to be safety glazing to BS 6206 and to be permanently marked to indicate this. Critical locations are between floor level and 800mm in windows and between floor level and 1500mm in doors and side panels within 300mm of doors.

WINDOW ESCAPE

Escape window to be provided to all habitable rooms. Clear opening of 0.33m sqrd. with a minimum dimension of 0.45m in any direction and the bottom of the opening should be between 800mm and 1100mm above the floor level.

LINTELS

All lintels to be 'Catnic' or similar approved to suit span and cavity width with 150mm end bearing, all to manufacturers recommendations. Cast stone lintels to outer leaf

STUD PARTITION WALLS

75 x 50 softwood studs at 600mm maximum centres. 15mm gyproc wallboard either side (min. mass per unit of wallboard to be 10kg/sq.m.), provide min. 25mm Rockwool acoustic slab between studs

ELECTRICAL

New lighting and power to be provided as required to new rooms. Scheme to be put forward to and verified with client prior to installation.

All electrical works undertaken to be fully in accordance with Approved Document P, & fully certified by suitably competent/qualified person, or by relevant Building Control Inspection Officer.

EXTERNAL LIGHTING

Where required by Client external lighting must automatically extinguish when there is enough daylight, and when not required at night or have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit Watt (such as fluorescent or compact fluorescent lamp types, and not GLS tungsten lamps with bayonet cap or Edison screw bases).

INTERNAL LIGHTING

Scheme to be put forward to Client for approval. Provide at a reasonable number of locations, where lighting can be expected to have most use, 'screw fix' lighting (comprising either basic lighting outlets or complete luminaires) that only take lamps having luminous efficacy greater than 40 lumens per circuit-watt. Circuit watts means the power consumed in lighting circuits by lamps and their associated control gear and power factor correction equipment.

SMOKE/HEAT DETECTION

Smoke detection to BS 5839 and alarm system in accordance with BS5899 to be installed, detectors taken to separate fuse on distribution board with battery back up

GENERAL FINISHES

Skirtings, architraves, doors and casings to match existing unless otherwise advised by Client and to be finished with primer, undercoat and 2 coats of gloss paint. Walls to be emulsioned magnolia unless otherwise stated

GENERAL

All dimensions to be checked on site prior to commencement of construction, all drainage to be investigated on site and all work to comply with current building regulations

VENTILATION

Generally rapid ventilation to habitable rooms to be 1/20th of the floor area via opening windows and to give 8000mm sqrd. background ventilation, mechanical ventilation to be generally provided with 15 minute overRun. See table below for all areas:-

ROOM	RAPID VENTILATION (eg opening window)	BACKGROUND VENTILATION	EXTRACT VENTILATION FAN RATES OR PSV
HABITABLE ROOM	1/20th of floor area	8000mm sqrd.	-
KITCHEN	Opening window	4000mm sqrd.	30 ltrs./sec. adj. to hob or 60 ltrs./sec. elsewhere.
UTILITY ROOM	Opening window	4000mm sqrd.	30 ltrs./second or PSV
BATH ROOM	Opening window	4000mm sqrd.	15 ltrs./second or PSV
SANITARY ACCOM.	1/20th of floor area or mechanical extract @ 6 ltrs./second	4000mm sqrd.	-

NEW SPACE HEATING

Details of heating system to be submitted by heating contractor/client to building inspector for approval prior to works being carried out

Should new space heating systems be required then compliance with the relevant recommendations in BS 5864 or Good Practice Guide 302.

Heating system to be provided with either zone controls with temperature control effected by room thermostats/thermostatic valves together with appropriate control devices.

Heating and HWS systems should be inspected at completion of installation so as to establish that the specified and approved provisions for efficient operation have been put in place. Without prejudice to the need to comply with health and safety requirements, these systems should be commissioned to make reasonably certain that they can operate efficiently for the purposes of the conservation of fuel and power.

PIPEWORK

Reasonable provision should be made for insulating pipes and ducts to conserve heat and hence maintain the temperature of the water or air heating service, and in the case of between useful draw-offs. Therefore space heating pipework located outside the building fabric insulation layer(s) should be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/mK and a thickness equal to the outside diameter of the pipe up to a maximum of 40mm.

HOT WATER SUPPLY

All hot taps to be on left.
Maximum temperature of bath tap 48 degC
Maximum temperature of 100degC to hot water storage
A potable water usage of 125L per day per person

DRAINAGE

New drainage to be 100mm dia upvc pipes flexible with joints, bed and surround in pea gravel. Where drains pass through external walls pcc lintels are to be used, hole around drain must filled with compressible material. Inspection chambers to be 225mm class B engineering brick or precast concrete sections on 150mm concrete base and chambers deeper than 1 metre are to have step irons incorporated and internal sizes of chambers to comply with BS 8301. All drainage is to be to the satisfaction and approval of the Building Control Inspection Officer.

Drain pipes under building to receive min. 100mm flexible fill around pipe, if crown of pipe is within 300mm of u/s concrete slab pipe to be protected by a reinforced concrete cover slab with a flexible filler & at least 75mm of granular material between the top of the pipe & u/s of the flexible filler below the slabs

Should the proposed fall within 3m of an adopted drain / sewer then a section 18 Building Over Agreement is to be obtained and submitted at a later date.

SANITARY PIPEWORK

Where relevant (see plans), 40mm waste to appliances such as sinks, baths, showers, whb's etc. to have 75mm trap. All wastes other than WC (toilet) to discharge into existing/new SVP above or minimum 200mm below WC connection. Rodding points installed in soil stacks must be above spillover level of lowest connection. Any drains serving hot food premises must incorporate grease traps. New drains connecting into existing (not at manhole) must use prefabricated units to avoid use of 'saddles', where this is unavoidable, hole in existing pipe must be drilled, not broken out. SVP to be minimum 100mm PVC and to terminate minimum 1 metre above window heads where external and to haveweathering slate incorporated where taken through roof construction. In areas of rodent control problems cages fitted to top of vent pipes must be metal. 100mm fibre glass insulation to be incorporated around SVP where boxed in. Non return valves to be incorporated to stub stacks, foul waste to discharge into existing LA systems

rev.	date	notes			
					
35 newton gardens chapeltown. sheffield. s35 2yw					
client:					
Mr B Mohsin 18-20 Bridge Street, Worksop, S80 1QS					
project:					
Proposed Change of Use from Office to Flats					
content:					
Building Regulation Notes					
job no.	des. no.	rev.	scale	size	date
	013	-	1:50	A3	May 2022
status:					
-					
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