



**DRAINAGE NOTES. (As applicable)**  
 DETAILS AS INDICATED ON DRAWING ARE PROVISIONAL ONLY. EXACT DETAILS TO BE DETERMINED AS GOVERNED BY SITE CONDITIONS AND TO BE AGREED WITH THE LOCAL AUTHORITY DRAINAGE DEPARTMENT.

**DRAINS :**  
 100mm diam pvc pipes laid on a granular bed with min fall 1 in 40. Provide 600 cover. Pipes where passing under building to be excavated and protected against fracture by encasing with 150 surround of concrete. F.W. drainage pipes to be laid at a lower level than adjoining or crossing the line of S.W pipes. Foundations to be concreted under line of any drainage pipes and drains to be bridged over with lintels to walling over.

**INSPECTION CHAMBERS :**  
 Polypropylene prefabricated insp. chs to be set on a concrete pad / base. Pre formed benching internally. cast iron covers to BS 407 to be set in a metal frame. Insp ch's to conform to the requirements of BS 8301 in accordance with the Local Authority schedule of Manhole sizes.

**GULLEY TRAP :**  
 Gullies to be of the external inspection pattern. ( Back Inlet Type ) and to be roddable if not connected directly into inspection chamber. Gullies to be set on a concrete pad / base.

**RODDING EYES :**  
 Provide rodding eyes at heads of drain runs where necessary. Terminate drain with a shallow bend taken upto cast iron cover. Rodding Eyes to be set in a paved surround.

**TOILET COMPARTMENT :**  
 Toilet compartment to include low level WC suite with 100mm Ø pvc soil pipe connected to section of new foul drainage. Ceramic wash hand basin with 32mm internal Ø waste pipe bossed into soil stack. Provide 75mm deep seal bottle trap under bowl. Frame out sub-stack internal corner of toilet compartment and fit air admittance valve to top. Sound insulate pipework with mineral wool quilt lagging. Include all plumbing connections up to hot and cold water services as required.

**MECHANICAL VENTILATION :**  
 Provide mechanical ventilation to toilet compartment with extractor fan min. 15 litres/sec capacity ducted through external walling to air-grate. Provide DP cavity tray over. Fan to incorporate 15 minute over-run facility and to be wired separately to lighting circuit. Position of fan shown indicatively only. Exact position to be agreed on site.

**UTILITY FITTINGS :**  
 Fit out Utility with units as directed by client to include sink unit set in worktop. 38mm diam pvc waste pipe discharging to soil stack in corner of Utility. Sink waste to be trapped below bowl with 75mm deep seal bottle trap. Include all plumbing connections up to hot and cold water services as required. Provide mechanical ventilation to Utility with extractor fan (30 litres / sec extraction rate capacity) ducted through wall to external air. Include for dp cavity tray above duct.

**SEPARATING WALL:**  
 Separating wall made up of 2 no. rows 100x50mm studding @ 400mm c's off sole plate on floor with dpc under. Studs set min.40mm apart & 240mm min. between inner faces of wall linings. 2 no. layers gypsum based plasterboard both faces with joints to be staggered, plaster skim finish. Insulate framework between studs with 60mm min. mineral wool batts or quilt (density of 10-60 kg/m³). One row of wall ties between framing to be not more than 40mm x 3mm @ 1200mm min. c's horizontally.

**DRAIN RUN (from Utility):**  
 Take up obsolete gully trap and replace with new small preformed insp. ch. on line of existing drain. 100mm Ø pvc drain taken under floor to serve toilet compartment. **Note:** Details as shown are indicative only. Exact details to be determined as governed by site conditions and be agreed with Local Authority Drainage Inspectorate.

**INTERNAL LINING:**  
 To inner face of existing external walls of building, vertically fix 75x50 sw timber framing (vac-vac treated) set 25mm from face of wall to be spaced @ 600mm c's. Fit 75mm rigid type PIR foilbacked slab insulation tightly fit between framework. 12.5mm plasterboard, scrim joints & plaster skim finish internally. Fit Timber/mdf skirting boards throughout.

All junctions of walls, floors and ceiling to be sealed against air leakage to prevent heat loss.

**INTERNAL STOOOTH PARTITIONING (non load bearing):**  
 Non load bearing stooth partitioning out of 100 x 50mm timber studding at 400mm c's off sole plate (dpc under). Provide double row sw noggins tightly fit between studs. 12mm plasterboard and skim to both faces. Insulate partitioning with 50mm rockwool insulation batts. Fit timber skirting boards throughout. Internal doors - Timber panellied effect 1961 h x 762 w set on a rebated casing, include door furniture, architrave surround etc all as complete.

**INTERNAL LINING WALL:**  
 To inner face of external walling where indicated, construct liner wall set off face of existing external wall 25mm made up of 75x50 C24timber studding @ 400mm c's. Sluading to be fit between sole plate on floor (dpc under) and header beam to underside floor above. Provide 2 no. lines timber noggins fit tightly between studs. Back of framework lined with 11mm OSB boarding. Insulate framework with 75mm ROCKWOOL mineral fibre insulation quilt. Internal finish 12.5mm foilbacked plasterboard with plaster to a skim finish. (Normal plasterboards acceptable if vapour barrier installed on framing ie: 500g polythene membrane)

**EXISTING MAIN OPENING:**  
 Remove timber doors/framework complete and prepare opening to accept new timber framed glazed entrance doorway. Fit timber frame (size to site check) fitted with double glazed sealed units. PILKINGTON'S low emissivity 'K' glass inner panes with 16mm air gap. Glazed panels to be toughened/safety glass bearing BS kitmark etching or similar. Frame to have total seal internally and externally. Insulated cavity doors to all reveals/vertical DPC - and 25mm insulation to sides of existing jambs.

**SHOWER-ROOM FITTINGS :**  
 Low level W.C suite with 100mm Ø pvc soil pipe, ceramic wash hand basin with 32mm Ø pvc waste pipe, shower tray fitted with 38mm int. Ø pvc waste pipe. Provide 75mm deep seal bottle traps to wastes and boss into existing external soil stack. Include all plumbing connections up to hot and cold water services as required. Frame out stub stack in corner of shower-room & fit air admittance valve to top, sound insulate pipework with mineral wool quilt wrapping. Provide mechanical ventilation to Bathroom with extractor fan min. 15 litres/sec capacity ducted through external walling to air-grate. Fan to incorporate 15minute over-run facility.

**REPLACEMENT WINDOW TO KITCHEN : ( 0.16 Wm²k 'U' value)**  
 Replace existing sliding sash timber framed window with new, detailing to match up to existing. New sw timber casement window fitted with double glazed sealed units to achieve min. 'U' value of 1.6 Wm²k. PILKINGTON'S low emissivity 'K' glass inner panes with 16mm air gap. Line out reveals internally with insulated plasterboard (25mm insulation + 10mm plasterboarding) Provide vertical dpc and dpc under sill. Frame to have total seal internally & externally with silicone mastic.

**KITCHEN FITTINGS :**  
 Fit out kitchen with units as directed by client to include sink unit with 38mm Ø pvc waste pipe discharging to new soil pipe with connection under floor to existing drainage system. Sink waste to be trapped below bowl with 75mm deep seal bottle trap. Include all plumbing connections up to hot and cold water services as required. Provide mechanical ventilation to kitchen either from cooker hood or electrical fan (60 litres / sec capacity) ducted through wall to external air. Fan position shown indicatively, exact position to determine on site as governed by site conditions.

**SEPARATING WALL:**  
 Separating wall made up of existing 150mm solid wall to receive 6mm cement render finish to dwelling side. Allow 50mm gap, 100x50mm C24 timber studding @ 400mm c's off sole plate on solid floor (dpc under). 2 no. layers 12.5mm SOUNDBLOCK plasterboard (cross lapped) with skim finish to room side. Insulate framework between studs with 60mm min. mineral wool batts or quilt (density of 10-60 kg/m³)

**FIRE DETECTION :**  
 Fit ceiling mounted smoke detectors in positions indicated, generally to hallways and Living room wired up & interlinked to mains supply incorporating battery back up system. Detectors to conform to BS 5446 Optical type. Detector heads to be sited min 300mm away from any wall or light fitting and not directly over heaters / radiators. Alarm to be permanently wired to separate fused circuit at the distribution board and to operate via low voltage via mains transformer. Wiring installation to conform to the latest edition of the I.E.E wiring regulations.

SMOKE DETECTORS INDICATED THUS ON DRAWING.....SD

HEAT DETECTOR INDICATED THUS ON DRAWING.....HD

CARBON MONOXIDE DETECTOR INDICATED THUS ON DRAWING.....CM

Exit signage to comply with BS:5499 Part-1 2002.

Escape Lighting to comply with BS:5266 Part-1 2005. Emergency lighting to be provided at Lower Ground floor level.

Emergency lights indicated thus.....

Fire Alarm system to be in accordance with BS:5839 Part-6 2004. Certification required prior to completion of work/ occupation of units for the design, testing and installation of the system. Conditional Building Regulations Approval sought in respect of this matter.

**HEATING / BOILER :**  
 Install wall mounted gas fired condensing type boiler in Kitchen (actual position to be agreed/confirmed on site as governed by site conditions). Boiler to be energy efficient type with a SEDBUK rating of 90.2% min. Balanced flue outlet to be min. 300mm away from any door / window opening and to be protected with a guardcase surround if less than 200mm from external ground level.

Provide central heating system to dwelling and installation to be carried out by GAS-SAFE registered Heating Engineer / Plumbing Sub-Contractor. Radiator sizing and positioning etc. all to specialist design and specification. Include for all plumbing connections up to hot / cold water services as required. Commissioning Certificate to be provided on completion of plumbing work.

**ELECTRICAL WORK (Part P):**  
 All electrical work to be carried out by suitably qualified electrical sub-contractor (competent person) and certification of electrical installation to be supplied to the Local Authority upon completion of work. Switches and sockets to be positioned in a zone between 450mm and 1100mm from finished floor level. Wiring installation to conform to the latest version of the IEE Wiring Regulations 17th Edition.

**SERVICES:**  
 All work associated with Gas, Electricity and water installations to be in accordance with relevant rules, regulations, Codes of practice etc. Provide new central heating system to clients specification with all necessary copper piping incl. valves, stop/draincocks and all other necessary fittings. Boiler and heating system to be installed by a GAS-SAFE registered heating engineer and commissioning certificate to be supplied to Local Authority Building Control. All hot water pipes to be lagged with 15 or 22mm proprietary polyurethane insulation sleeves as required & in accordance with the Building Regulations L5. All radiators are to be fitted with trv's. Temperature control required to hot water supply to the new bath to restrict the maximum temperature to 48 degrees.

**PART 'G' WATER EFFICIENCY -** Dwellings not to exceed water efficiency standard of 125 litres per person per day usage. Refer to separate details/information accompanying Building Regulations application.

**WATER SAFETY -** Hot water service pipework to Bath to incorporate thermostatic control so as to prevent water temperature does not exceed 48°C.

**App Doc Part 'Q'**  
 All windows & doorsets to conform with App Doc. Part Q. (Secure by design) Windows & doors to bear BSI kitmark or similar, or proof of compliance with PAS24:2012 to be submitted to Local Authority in relation to fittings.

SAP calcs stating TER, TFE, DER & DFEe rates. Subject of separate submission by Energy Assessor to Local Authority prior to commencement of work. Conditional Building Regulations approval sought in this respect.

**SAP CALCULATIONS / EPC CERTIFICATION:**  
 Final as built SAP 2005 Calculations and EPC certificates are to be provided on completion of work to habitable unit. Conditional Building Regulations approval sought in respect of the SAP calcs and EPC certificates.

**GENERAL NOTES**

- ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY TOWN / COUNTRY PLANNING, BUILDING CONTROL, AND DRAINAGE DEPARTMENTS.
- APPOINTED CONTRACTOR RESPONSIBLE FOR NOTIFYING LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT UPON COMMENCEMENT OF BUILDING WORKS ON SITE.
- DIMENSIONS ALL TO SITE CHECK. DISCREPANCIES (IF ANY) TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.
- THESE PLANS HAVE BEEN PREPARED FOR SUBMISSION TO THE LOCAL AUTHORITY FOR TOWN & COUNTRY PLANNING AND / OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS. INFORMATION NOTED ON THE PLANS OR ACCOMPANYING DOCUMENTS/ DETAILS IS NOT EXHAUSTIVE. AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED OR IMPLIED.
- ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS.
- ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.

Rev B- 21/01/2020- Replacement kitchen window and Building Regulations notes added. REV A 23.11.19 Amendments to suit conservation officers comments



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client: Lucy Ackroyd

project: Lower ground floor alterations; former 'Royal Oak' public house Water Street, Skipton.

drawing: Proposed Floor Plan

status: Building Regulations

job no: 630 dwg no: 06

scale: 1:50 @ A1 drawn: a.k. checked: R.A.K.

date: August 2019

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**GENERAL - HEALTH & SAFETY NOTES**  
 All works are to be undertaken in accordance with Main Contractors Health & Safety Policy protocol. Appointed Contractor responsible for all Health & Safety management and CDM Regulations.

This plan identifies high-risk activities that cannot be designed out, together with the relevant control measures. Ensure all site operatives familiarise themselves with the site safety plan and undertake all works in accordance with the Principal Contractors risk assessments, specific method statements are required for works not covered by generic assessments.

**Skeletal / Muscular Injury -** Lifting heavy objects: Familiarise with H&SE guidelines on the Manual Handling Operations Regulations 1992  
 Action - Provide mechanical lifting as necessary

**Falling / Working at high level:** Action - Provide scaffolding and adequate guarding to prevent falls [Ref: Working at Height Regulations 2005]  
 Ensure adequate protection with regards possible trench side collapse  
 Action: ie: install shutter boards

**Infection / Skin Contact / Respiratory / Asphyxiation / Eye Damage / Hearing** Action - Ensure PPE to be used.  
 Electric shock.....Isolate electric supply prior to works being started.