

BUILDING REGULATIONS GENERAL NOTES

Part A - Structure
 - All structural design and specification information in accordance with the consulting Structural Engineers
 - All work on site should be in accordance with these plans, Elevations, Sections and Building Control Specification, meet current Building Regulation standards & be carried out in accordance with the manufacturers details.

Part B - Fire Safety
 - Mains smoke detectors to be located as indicated on the plans
 - Fire doors to be provided as indicated

Part C - Site Preparation & Resistance to Contamination
 - The ground floor, external walls & roof will all provide resistance to moisture
 - All external walls are to have a minimum 100mm
 - All cavity walls to have cavity trays and damp proof courses as appropriate. All cavity trays will drain via proprietary weep holes.
 - Ground Floor Slabs will have a 300mm damp proof membrane which will lap up the external walls and lap under the DPC.
 - All pitched roofs will be fitted with breather membranes.

Part D - Toxic Substances
 - If insulating material is inserted into the cavity of a cavity wall reasonable precautions shall be taken to prevent any toxic fumes from entering any part of the building occupied by people.

Part E - Resistance to Passage of Sound
 - All internal walls and floors are to have sound insulation installed as per the manufacturer's details.

Part F - Means of Ventilation
 - All windows and doors to the external envelope will be operable.
 - All windows will be fitted with night vent lockable ventilation.
 - Habitable Rooms to have 8000mm³ equivalent area of background ventilation. Wet Rooms to have 4000mm³.
 - The Kitchen will have an extractor fan located over the hob with an extract rate of 60/s.
 - The Bathroom, Closets and Ensuite to have an extractor fan with an extract rate of 30/s.
 - All internal doors are to promote air transfer and are to be hung so the bottom of the door is 10mm above the floor finish

Part G - Sanitation, Hot Water Safety and Water Efficiency
 - Reasonable provision must be made by the installation of fittings & fixed appliances that use water efficiently for the prevention of undue consumption of water.
 - A record of all fittings shall be maintained with the flow rates and efficiency highlighted

Part H - Drainage and Waste Disposal
 - All WCs, Baths, Showers, Wash Basins, Washing Machines, Dishwashers, etc. will be connected to the main sewerage drainage system.
 - All drainage pipe work to be installed in accordance with the Building Regulations and the manufacturer's details.

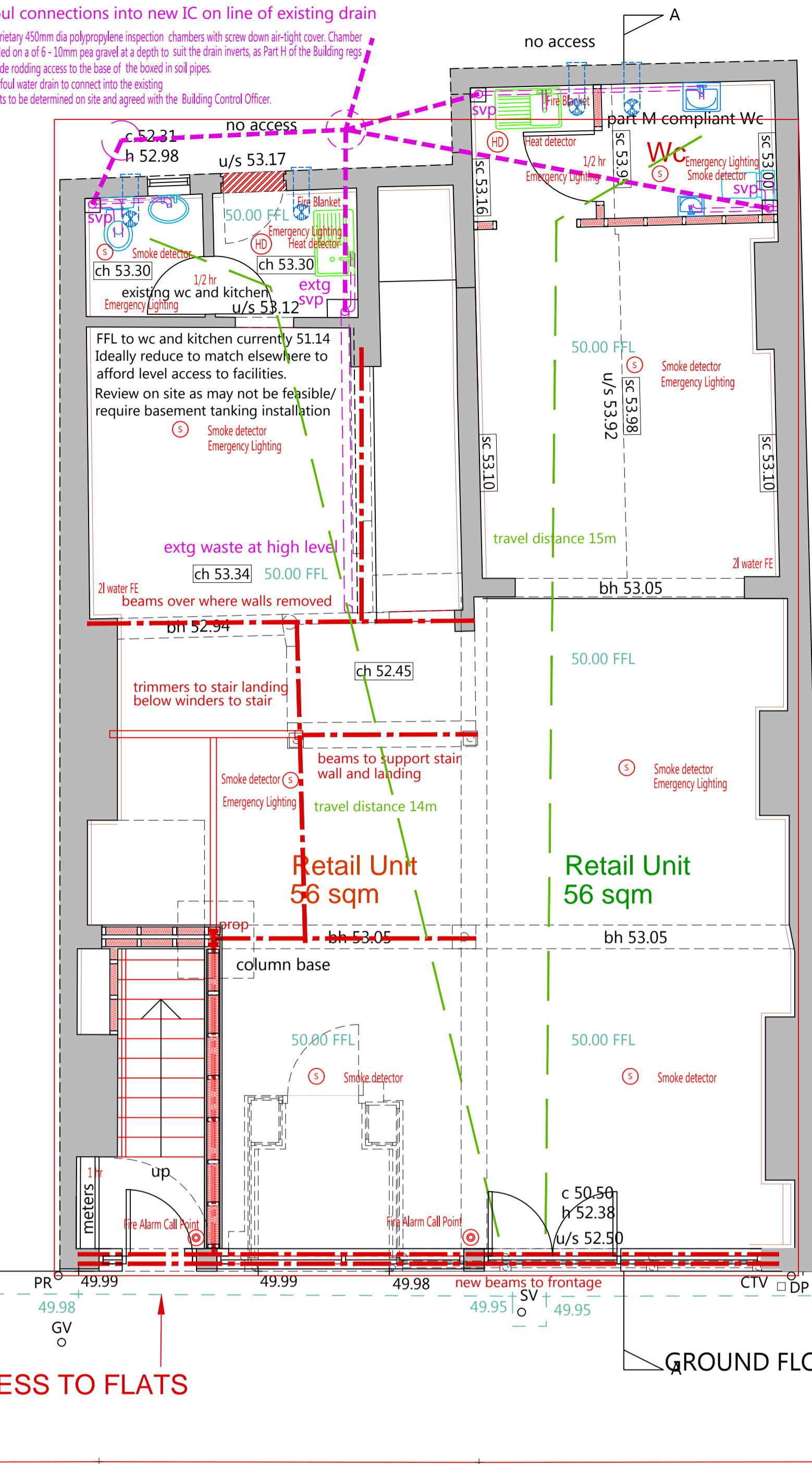
Part I - Combustion Appliances and Fuel Storage Systems
 - All combustion appliances shall be installed so that there is an adequate supply of combustion air.
 - All appliances will have adequate provision for the discharge of waste gas and products of combustion.
 - All appliances shall be installed by a certified installer to meet all current regulations.

Part L1 - Conservation of Fuel and Power
 - The external envelope of the dwelling shall be insulated in accordance with the details in the Building Control Specification.
 - All internal surface joints will be sealed as required to pass the air tightness test.

Part M - Access to and use of the Building
 - Light switches and power sockets will be positioned in accordance with the requirements of the approved document.

Part N - Glazing
 - All glass shall be accessible for cleaning
 - All glass where required by the Building Regulations will need to be toughened safety glass

Part P - Electrical Safety
 - All electrical installation work will be carried out by an NICEIC registered competent electrical engineer.
 - Light switches and sockets to be located between 450mm min. & 1200mm max. above the finished floor



NOTES:

1. Drawing is to be read in conjunction with Building Regulations Specification attached.
2. All work must be carried out strictly in accordance with current British Standards, Codes of Practice, Building Control requirements and manufacturers recommendations.
3. All leadwork is to be carried out strictly in accordance with the recommendations of the Lead Development Association. The contractor is to ensure that all areas are watertight and that the whole roof is adequately ventilated in accordance with Building Control requirements.
4. All dimensions must be checked on site by contractor
5. For details of lateral restraint see Building Control Specification.
6. Particular attention must be paid to the proximity of trees to the proposals and where appropriate the foundations must be formed in accordance with NHBC recommendations. All work must be approved by the Building Inspector.
7. Contractor is to check structural openings for suitability of lintels prior to opening.
8. All structural timber is to be double vacuum impregnated against infestation, rot, etc.

NOTES COMMENTARY

This building is part of a listed building and it's refurbishment is required to comply with Warwick District Council's Conservation Officer's requirements. This places limitations on what can be upgraded within the building. E.g insulation type and thickness, window spec (only single glazing acceptable) etc. Existing (original) staircase to second floor to be retained (Conservation requirement) and the permitted upgrades may fall short of building regulation requirements. It is understood that, in the context of a listed building, this is acceptable.

STRUCTURAL SURVEY AND SUBMISSION

This building has been modified and bodged a number of times and exhibits a number of structural defects. The structural engineer is to undertake a survey to identify defects and advise remedial works required. This survey is to take into account the proposed alterations and incorporate new beams etc to facilitate same. The developer is to undertake the remedial works identified. The structural submission is to consider the existing floor constructions and determine if they are adequate for the residential floor loadings and upgrading proposed and advise any structural upgrade required. The structural submission is to consider the existing roof constructions and determine if they are adequate for continued use incorporating insulation / lining upgrades and advise any structural upgrading required. The developer is to undertake the upgrading works identified.

DAMP INGRESS / ROT AND INFESTATION SURVEY

The developer is to commission a survey to determine the extent of damp ingress and rot/infestation together with recommendations to rectify same. The report is to identify any remedial works that are necessary. It will identify any perished / infected timber and advise if any timber requires treatment or replacement. If timber elements require replacement or repair the repairs and replacements are to be undertaken using like-for-like timber sections to match the existing. The contractor is to undertake the remedial works recommended by the specialist survey. The contractor is to issue the report to Warwick District Council Conservation Department so that they can sign off any remedial works.

GROUND FLOOR CONSTRUCTION

Remove old timber / concrete floors

For new ground floor construction see structural drawings and specification

Part of the new floor is a ground bearing slab, part is mofflow floor deck

150 celotex floor insulation on dpm above concrete floor with 60mm freeflow screed incorporating underfloor heating

FFL to match existing (level access to retail units from street)

dpc beneath slab to be linked to wall damp proofing (chemical injected damp proofing injected from inside below FFL following removal of existing floor construction (removed) so that injection holes are not visible from outside the building)

Ensure ventilation retained to subfloor voids by use of perescope vents terminating on stall riser

SECOND FLOOR CONSTRUCTION

Existing Floor construction to be upgraded to 1 hr fire to form compartment floor between flats

Existing Floor comprises 190 x 50 joists @ 450c/c's with 20 floorboards and is to be retained

Install Rockwool 100 dense acoustic mats between joists to enhance thermal and acoustic separation.

Overlay with resilient based floor deck to provide impact sound deadening - note this adds 30mm to FFL

Underline with 2 layers plasterboard with skim finish to give 1 hr fire separation to floor construction.

Upgraded floor to meet part E (sound transfer) and M (thermal separation) of building regs.

Ensure all gaps properly firesealed and airtight including service penetrations

Svp's to be fitted with intumescent collars where penetrating compartment floors

See also comments under structural survey/ submission and damp ingress/ rot and infestation survey

FIRST FLOOR CONSTRUCTION

Existing Floor construction to be upgraded to 1 hr fire to form compartment floor between flat and retail

Existing Floor comprises 190 x 50 joists @ 450c/c's with 20 floorboards and is to be retained

Install Rockwool 100 dense acoustic mats between joists to enhance thermal and acoustic separation.

Overlay with resilient based floor deck to provide impact sound deadening - note this adds 30mm to FFL

Underline with 2 layers plasterboard with skim finish to give 1 hr fire separation to floor construction.

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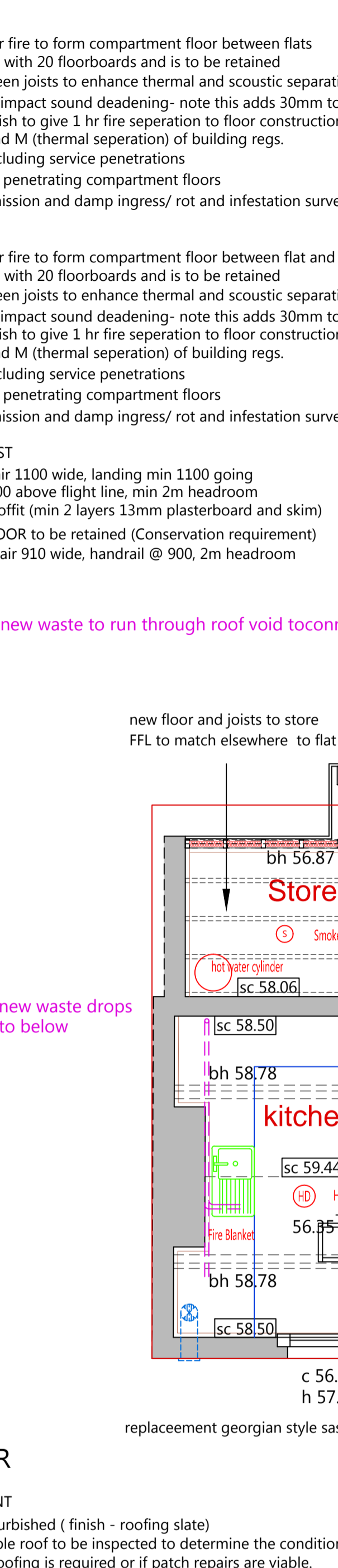
NEW STAIRCASE UP TO FLATS - GROUND TO FIRST

Floor to floor 3440, 20 risers @ 170, 250 going, stair 1100 wide, landing min 1100 going min 50mm going on winders, handrail to l/s @ 900 above flight line, min 2m headroom

1hr fire resistant partition enclosure, ceiling and soffit (min 2 layers 13mm plasterboard and skim)

EXISTING (ORIGINAL) STAIRCASE TO SECOND FLOOR to be retained (Conservation requirement)

Floor to floor 2910, 14 risers @ 207, 210 goings, stair 910 wide, handrail @ 900, 2m headroom



ROOF REFURBISHMENT

Existing roof to be refurbished (finish - roofing slate)

When access is available roof to be inspected to determine the condition of the roof and determine if re-roofing is required or if patch repairs are viable.

All flashings to be inspected and overhauled / replaced as required. All ridges etc re-bedded

Chimney condition / brickwork condition / pointing / haunching/ pots etc to be reviewed and remedial works undertaken as necessary (all materials to match existing)

If re-roofing is warranted the opportunity should be taken to install vapour permeable sarking in lieu of the existing bituminous sheathing felt with new treated tiling battens atop.

All guttering and rainwater pipes are to be overhauled and repaired / replaced as necessary

If replacement is warranted new rainwater goods are to match existing cast iron.

80mm Pavatex insulation to be installed between rafters leaving 50mm gap beneath sarking

80 mm insulated polyfoam linerboard and skim lining between purlins

Pavatex advise that this should achieve a U value of 0.22 W/sqm degC

All original roof timbers and beams including rafters, trusses, purlins etc to be retained if sound and repaired or replaced where perished

Timbers where left exposed are to be steam cleaned i.e. not using abrasives

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NEW ROOF TO ENSUITE DORMER

slate to match existing, treated sw tiling battens, vapour permeable sarking

130 mm rafters at 450c's, ridge, valleys etc as structural submission.

80mm Pavatex insulation to be installed between rafters leaving 50mm gap beneath sarking

80 mm insulated polyfoam linerboard and skim lining to u/s

Pavatex advise that this should achieve a U value of 0.22 W/sqm degC

All flashings to be Code 4 lead in accordance with LDA recommendations

NEW WALLS TO ENSUITE DORMER

slate to match existing, treated sw 50 x 25 tiling battens (horizontal), treated 50 x 25 counter battens vapour permeable sarking, external ply sheathing

100 x 50 treated sw stud wall, studs @ 450c's voids infilled with 100mm pavatex insulation

50 mm insulated polyfoam linerboard and skim lining to u/s

Pavatex advise that this should achieve a U value of 0.22 W/sqm degC

All flashings to be Code 4 lead in accordance with LDA recommendations

DOORS AND WINDOWS

All existing external windows and doors are to be replaced with new to match the original pattern

White painted hardwood windows to traditional pattern (box sashes) by Meer End Joinery.

White painted hardwood windows to traditional pattern (flush casement - rear elevation) by Meer End Joinery.

All windows and doors to be single glazed (Warwick District Council conservation requirement)

Traditional shopfronts incorporating stall riser, pillars, signboards etc as detail

Level access threshold to entrance doors to shopfronts and flat access door.

U value of single glazing - 5.8 W/sqmdeg C

All glazing below 800mm above FFL to be toughened glass

EXTERNAL WALLS

Existing brickwork external walls to be lined with 80mm Pavatex Pavadentro internal woodfibre insulation with lime render finish

Pavatex advise that this should achieve a U value of 0.41 W/sqm degC

Alternative -60mm Diathonite Evolution spray applied internal insulation & 20 lime plaster

Alternative -55mm polyfoam linerboard installed to manufacturer's recommendations dpc beneath new beam and block flooring to be linked to wall damp proofing (chemical injected damp proofing injected from inside below FFL following removal of existing floor construction (removed) so that injection holes are not visible from outside the building)

INTERNAL WALL between retail units on ground floor

Party wall to be reinstated as plan from 215 masonry construction (flat blocks) on original footing to be lined with 30mm polyfoam linerboard each side to give thermal & acoustic separation

INTERNAL WALLS enclosing staircase

Walls enclosing staircase to have min 1 hr fire resistance. Masonry walls will achieve this

Existing Brickwork walls (to be plastered both sides) will achieve this.

New partition walls to have 100 x 50 studs at 450c's, 100 x 50 head and sole plates, voids infilled with rockwool non combustible acoustic matt lined with 2 layers plasterboard each side with skim finish to give 1 hr fire separation.

Doors from staircase into flats to be 1/2 hr fire doors with smokedale strip

INTERNAL WALLS within flats

New partition walls within flats to have min 1/2 hr fire resistance.

New partition walls to have 100 x 50 studs at 450c's, 100 x 50 head and sole plates, voids infilled with rockwool non combustible acoustic matt lined with 1 layer plasterboard each side with skim finish to give 1/2 hr fire separation.

Internal doors within flats to be 1/2 hr fire doors

Automatic opening vent (roof window) at head of stairs of min 1sq free geometric area

To be connected to fire alarm system so as to operate on detection of smoke in any storey of the staircase - conservation rooflight 940 x 1180 to East pitch of stair roof

Fire Precautions Key

Flats to be fitted with a fire detection and alarm system of Grade B Category to BS 5839-6 : 2004 with detectors sited in accordance with BS 5839 - 1 : 2002 for category L2 system

Smoke detector
 Heat detector
 Fire Alarm Call Point

1/2 hr sc 1/2 hour 30 self closing fire door with smokedale/intumescent strip
 1/2 hr 1/2 hour 30 fire door
 FIRE EXIT illuminated fire exit signage to BS 5499
 Emergency Lighting To corridors, and staircases to BS 5266
 Fire Blanket 2 water FE Fire extinguishers to BS 5306

MECHANICAL INSTALLATION

Provide a multispeed extractor fan to the Kitchens to extract at max 60 l/s

Provide an extractor fan to the Bathrooms / Wc's to extract air at a rate of 15 litres per second with the fans being operated upon the actuation of the light switch.

These fans are to have a 20 minute overrun system fitted.

Heating / Hot water from SANTON Electric boilers (1 per flat / retail unit)

Hot water storage vessels located in each unit (under sink in retail units)

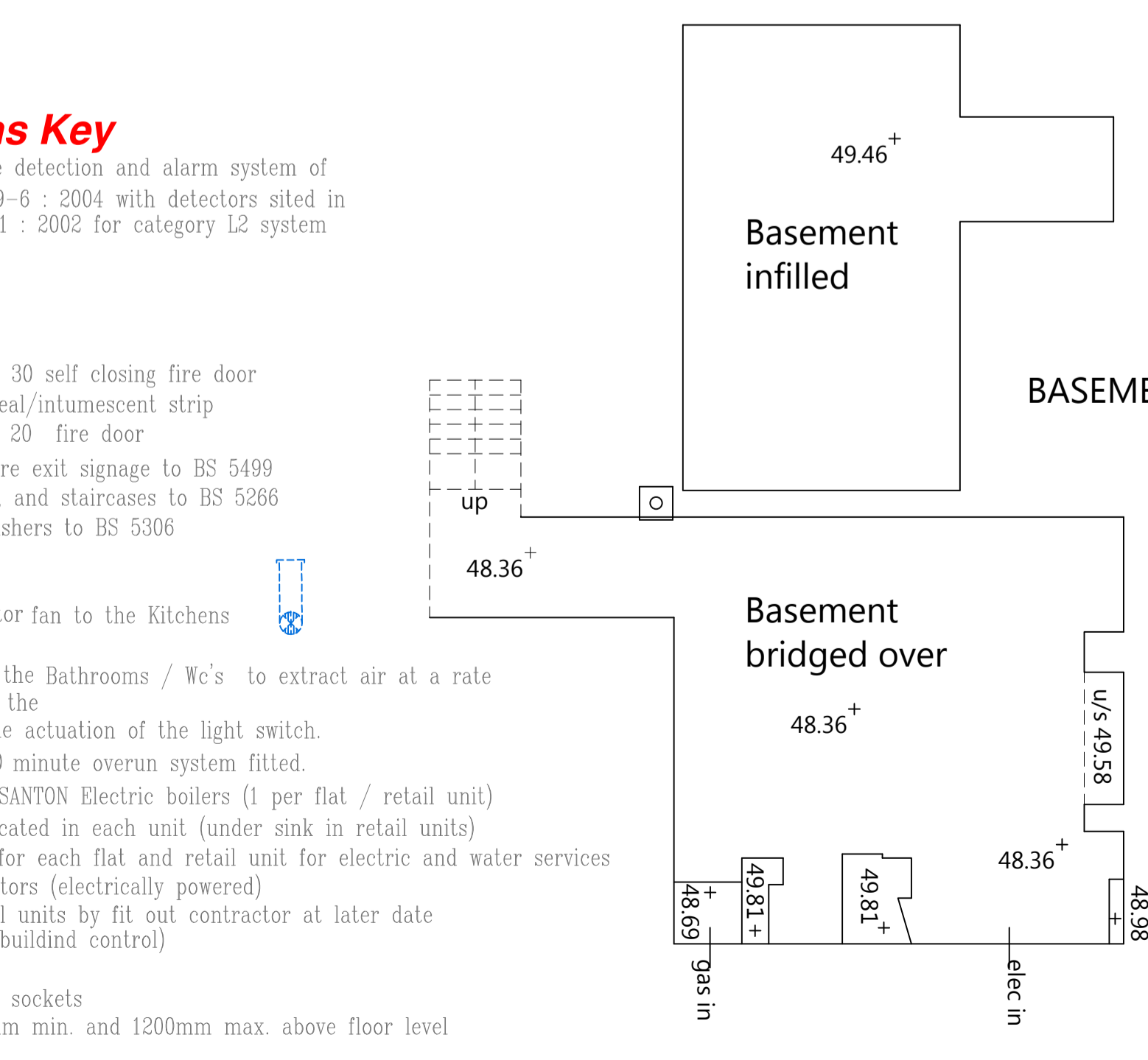
Provide individual metering for each flat and retail unit for electric and water services

Flats to be fitted with radiators (electrically powered)

Heating / Ventilation to retail units by fit out contractor at later date (details to be submitted to building control)

ELECTRICAL INSTALLATION

All light switches and power sockets to be located between 450mm min. and 1200mm max. above floor level



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SECOND FLOOR

NOTE BUILDING NOTICE APPLICATION FOR WORKS ABOVE GROUND FLOOR (GROUND FLOOR REPLACEMENT PREVIOUSLY APPROVED REF BCW/23/00793/FP 06 SEPT 2023 1 0.5 0 1 2 3 4 5m.)

Richard S. Baily

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 Tel:01926 859007

Description:
PROPOSED REFURBISHMENT
 57 & 59 REGENT STREET,
 LEAMINGTON SPA
 CV32 5EE

PROPOSED PLANS

1:50@A1
 Scale: 1:100@A3 Date: 06/18 Drawn:MAB
 Drawing No. 5222/03 G