

### Standard 0: General

Existing/Proposed Use: Dwelling

#### All works to be in accordance with:

The Building (Scotland) Regulations 2004 and all current amendments; Technical Handbook (Domestic) - June 2022; The Construction (Design & Management) Regulations 2015.

All new works, products and processes are to be in accordance with the relevant British Standards and manufacturers guidance.

#### Durability, Workmanship and Fitness of Materials:

The alterations to the existing structure and erection of the new parts of this project are to be carried out in a technically proper and workmanlike manner, and the materials used must be durable and fit for their intended purpose. Reference should be made to the current amendment of the relevant Technical Standard, National or International Standards or the manufacturer's instructions where referred to.

#### Building Standards Applicable to Demolition:

The demolition of the existing building are to be demolished in such a way that all service connections to the building are properly closed off and any neighbouring building is left stable and watertight.

#### CDM Regulations 2015:

Due to the 'Domestic' nature of this project, it is assumed the client duties under regulation 5 of the CDM 2015 will be passed to the contractor. In the event the client decides to use more than 1 Contractor, the client is to contact the Architect immediately to discuss the appointment of Principal Designer & Principal Contractor under regulation 5 of the CDM 2015.

#### Contractor:

Contractor to check set-out, dimensions & levels on site prior to commencing work. Contractor to take all practical steps to ensure the safety of work personnel and authorised visitors during the course of the works.

#### Demolition:

All demolition work to comply with BS6187:2000 version. All electrical supplies to be disconnected from the mains & removed. All demolition work to be in accordance with the following:- Building (Scotland) Act 2003, Building (Scotland) Regulation 2004 & Building (Procedure) (Scotland) 2004.

#### Initial Works:

Strip areas for development, remove vegetable matter and excavate to reduce levels. Additional landscaping to be agreed with owner prior to works.

### Standard 2: Fire Safety

#### Internal Linings:

Internal wall & ceiling linings along protected enclosure to be minimum European Class A1, A2 or B and tested to BS EN: 13823: 2010+A1: 2014 and BS EN ISO:11925-2: 2010.

Internal wall and ceiling linings out with protected enclosure to be minimum European Class C and tested to BS EN: 13823: 2010+A1: 2014 and BS EN ISO:11925-2: 2010.

#### Means of Escape from Fire and Means of Warning of Fire:

Existing means of escape to be maintained and is via the ground floor hallway leading to the entrance door / final exit.

#### Early Warning System

Interlinked Grade D fire detection and alarm system with an integral standby supply should be installed in accordance with BS 5839: Part 6: 2019.

Fire detection and alarm system to be installed in the following areas;

- principal habitable room (1 smoke alarm)
- every circulation space on each storey (1 smoke alarm)
- kitchen (1 heat alarm)

Heat detector alarm conforming to BS 5446: Part 2: 2003 will be installed in the kitchen.

### Standard 3: Environment

#### Moisture from the Ground:

Ground floor construction consists of a floating timber floor with DPM lapped up perimeter walls to manufacturers requirements.

#### Heating:

Fixed heating system connected to existing system to be capable of maintaining a temperature of 21°C in at least 1 apartment and 18°C elsewhere, when the outside temperature is minus 1°C.

New radiators to be installed as per locations on plan with thermostatic valves controlling individual room temperatures. Contractor to provide heating

calculations and determine sizes for new radiators to ensure adequate heating of rooms. All new connections in copper piping to be formed in lead free solder. All hot water pipes to be fully insulated in accordance with BS 5422:1990. Main contractor to install/alter distribution pipework from water mains (insulated to BS5422:1990).

#### Ventilation :

Trickle vents to be set in the head rail of all new opening windows to achieve total ventilation area per room as noted in section 3.14 of technical handbook.

### Standard 4: Safety

#### Electrical Safety:

All electrical work to comply with Section 4: Safety and the latest edition of the I.E.E. regulations and all current amendments and with BS 7671:2018. Every accessible space to be provided with electrical lighting points as indicated. All power sockets, TV and BT points to be positioned min 350mm from internal corners, 400mm above FFL (or 150mm above worktops). Light switches to be 900-1100mm above FFL. Any concealed socket outlets to have an accessible switch. All light switches, dimmer switches, electrical sockets, etc. to be by MK or equal and installed in locations indicated as per electrical legend. All fittings accepting GLS bulbs to be supplied with Compact Fluorescent bulbs. The electrical installation is to be designed, installed and tested in compliance with BS 7671: 2018. Any damage to joinery and plaster work to be made good upon completion.

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18th Edition Wiring Guidance and Technical Standard 4.5 (Electrical Safety) and 4.6 (Electrical Fixtures). On completion of the works a copy of the Installers Test Certificate compliant with BS7671 is to be provided to the client and the local authority by the contractor.

#### Gas Safety:

All gas associated works to comply with Section 4 and to be undertaken by Gas Safe registered engineer and should include all aspects of gas-fired combustion appliance installations.

#### Doors:

All new doors to comply with minimum clear opening, in accordance with table provided in Technical Standard 4.2.6 where possible. With reference to Reg 4.2.11 (Altering an existing dwelling), guidance followed as far as reasonably practicable.

#### Collision With Glazing:

Glazing to be designed to resist human impact as set out in BS 6262: Part 4: 2005, where all, or part, of a pane is: within 800mm of floor level, or part of a door leaf, or within 300mm of a door leaf and within 1.5m of floor level.

Refer to Window Types drawing 016\_601 for toughened glazing locations.

#### Cleaning of Windows:

All new glazing to be cleaned safely from external ground level using an extendable reach and wash pole.

#### Security:

New external doors and windows to be designed and installed to resist forced entry and tested and certified to meet security standards as per PAS 24: 2007 for doorsets and BS 7950: 1997 for windows. To ensure a robust installation, fixing of a doorset or window should be in accordance with the recommendations given in section 8 of BS 8213-4: 2007 or the manufacturers written instructions where these meet or exceed the recommendations within this British Standard.

### Standard 5: Noise

#### Resistance to Transmission of Sound:

Internal partitions to achieve a minimum airborne sound insulation level of 40 dB Rw min.

### Standard 6: Energy

#### Conservation of Fuel and Power:

The U values being achieved are as follows;

External Wall - 0.17W/m2K  
Ground Floor - 0.15W/m2K  
Roof - 0.12W/m2K  
Glazing - 1.4W/m2K

Refer to u-value calcs provided.

#### General Operations:

##### Joinery Work:

All damaged or rotten floor boards, joists and skirtings to be removed and replaced with new.

#### Plasterwork:

Make good plaster walls where required.

#### Health and Safety

Health and Safety:

Any action whatsoever caused using information provided must comply with the Construction (Design and Management) Regulations, 2015 and all relevant Health and Safety Regulations.

Reference should be made to the Contractors Health and Safety policy.

#### Glazing Legend:

- F** fixed
- O** opening
- O/T** opening toughened
- F/T** fixed toughened (below 800mm)
- T/D** toughened door



#### Package Notes:

Dimensions are for costing purposes only. Dimensional allowances to be made for concealed channels, tolerances etc where applicable.

Window openings to be measured on site prior to ordering/fabrication.

Openable window should have controls for opening, positioned at least 350mm from any internal corner, projecting wall or similar obstruction and at a height of not more than 1.7m above floor level generally.

All windows to be supplied with associated sills.

All glazing within 800mm of FFL and adjacent to doorways to be design to resist human impact to BS6262: Part 4 (2005).

Glazing arrangement to be detailed and installed by specialist subcontractor to manufacturers instructions where applicable to ensure continuous weatherproofing and insulation envelopes.

Certification to be provided by contractor for Proof of glazing complying with BS 6262-4:2005 & proof of u-Value.

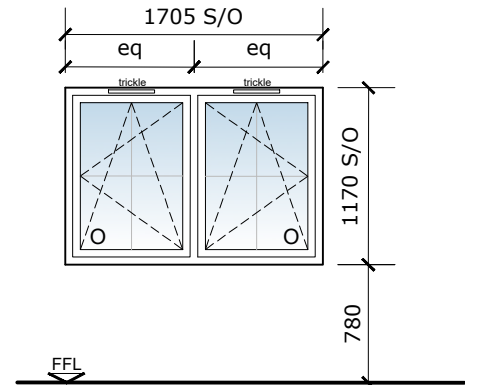
Exterior windows illustrated as viewed from outside. Ironmongery not indicated on elevations but should be allowed for unless stated otherwise.

Security - glazing to comply with BS6399 and BS6180.

All doorsets & windows to be designed and constructed in accordance with BS 644: 2012, for timber windows and BS 4873: 2009, for aluminium alloy units.

## W1 Study Window (escape window)

- UPVC window unit with outward openable casement to top section
- Colour: white
- Clear double glazed unit to achieve Max. u-value: 1.4 across whole unit
- Trickle vent at the head of the openable window contributing to 12,000mm<sup>2</sup> trickle ventilation to room
- Opening Area: 1.66m<sup>2</sup>
- Allow for matching cill
- Escape window
- All outwards openable windows, should be fitted with restrictor latches.



*All dimensions to be checked, prior to ordering of materials, or construction. Any queries or discrepancies, to be highlighted to Bach Design immediately. All materials to be installed in accordance with manufacturers instructions.*

*The purpose of this drawing is solely for the purposes of obtaining either Planning or Building Warrant Approval. This drawing may be suitable for construction but it may be necessary to augment and/or amend this information for this purpose. No liability will be accepted for any omission on this drawing, should the drawing be used for construction purposes.*

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