

# Proposed floor plan 1:50@A2

# Pf

- Fire alarm Bell
- Door Bell or intercom for all rooms
- Door Chime
- carbon monoxide detector next to boiler & cooker (if gas)
- Electric heater with TVR
- Gas central heater with TVR
- heat detector interlink with fire detection alarm system

**SMOKE ALARM ELECTRICAL**  
**SMOKE DETECTION**  
 Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard to be mains powered with battery back up to be placed in the hall way of each flat with an additional interlinked heat detector at ceiling level in kitchens if required by BCO. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Interlinked smoke detection to be provided in the common ways if required by Building Control in accordance with Approved Document B and the Regulatory Reform (Fire Safety) Order 2005. Grade D2, LD2 standard alarms to be provided if required by BCO.

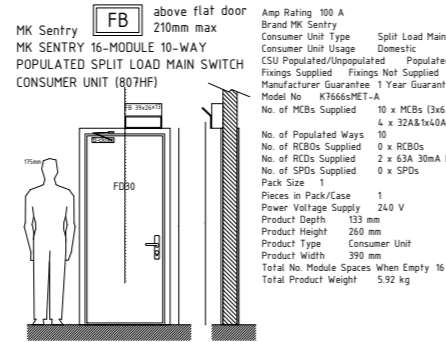
**VENTILATION (extractor fan)**  
**EXTRACT FOR SHOWER ROOM**  
 Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO KITCHEN**  
 Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

- distribution board
- fuse box
- Fire Alarm switch
- Fire alarm mine board box
- Electric power shower
- Fire door self-closer
- TV- Internet
- sensory flush light internal/external
- double socket
- Area hatched on plan to be covered by emergency lighting
- Combi boiler
- Fire blanket
- 1L + mist fire extinguisher

**MEANS OF ESCAPE - (Internal planning of flat)**  
 All flats to be provided with a protected entrance hall (lobby) with half hour partitions between the hall and all rooms. Entrance hall to lead directly to a protected common hallway or lobby. The travel distance from the flat entrance door to the door of any habitable room not to be greater than 9m. Inner rooms are not acceptable. All doors from rooms on to the entrance hall must be FD20 rated fire doors to BS 476 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance to at least 1.1m above the floor level.

**SMOKE DETECTION**  
 Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard to be mains powered with battery back up to be installed. At least one smoke detector to be provided in each hallway and landing. In hallways exceeding 7.5m in length, no point within the hallway should exceed 7.5m from the nearest detector and no bedroom door should be further than 3m from the nearest smoke alarm. If ceiling mounted they should be 300mm from the walls and light fittings. A heat detector to the kitchen and additional smoke detectors to the principal rooms to be provided if required by building control. If ceiling mounted they should be 300mm from the walls and light fittings. Interlinked smoke detection to be provided in the common ways if required by Building Control in accordance with Approved Document B and the Regulatory Reform (Fire Safety) Order 2005. Grade D2, LD2 standard alarms to be provided if required by BCO.



**ELECTRICAL**  
 All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

**INTERNAL LIGHTING**  
 Internal energy efficient light to be fitted as calculated within the dwelling primary energy rate and dwelling emissions rate for account for the efficacy of lamps. Provide low energy light fittings lamps with a luminous efficacy better than 80 lamp lumens per watt. All fixed lighting to have lighting capacity (lm) 185 x total floor area.

**HEATING**  
 Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IE Regulations. The energy performance of the new components to be assessed. The results should be recorded and given to the building owner. All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

**EMERGENCY LIGHTING**  
 Emergency Lighting to BS 5266 Pt 1 will be required in common escape routes, including stairways. Some buildings will, in addition, require emergency escape lighting in other areas. These will include:  
 - Large buildings with long escape routes.  
 - Buildings with a complex layout.  
 - Buildings with no natural or borrowed lighting along the escape route; and buildings with vulnerable occupiers or those posing a specific risk. It is recommended that the Emergency Lighting system is tested on a monthly basis with a record of the test maintained.

**SAFETY GLAZING**  
 All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current building regulation, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

**NEW AND REPLACEMENT WINDOWS**  
 New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m<sup>2</sup>K. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape.

**EXTRACT FOR SHOWER ROOM**  
 Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 l/s. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO BATHROOM**  
 Bathroom to have mechanical vent ducted to external air to provide min 15 l/s extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO WC**  
 WC to have mechanical ventilation ducted to external air with an extract rating of 15 l/s operated via the light switch. Extract to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO KITCHEN**  
 Kitchen to have mechanical ventilation with an extract rating of 60 l/s, or 30 l/s if adjacent to hob to external air. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**SOUND PROTECTION AND TESTING**  
 Separating walls, floors, stairs and party walls to achieve a performance standard of 43 dB (minimum values for airborne sound insulation) and 64 dB to floors and stairs (maximum values for impact sound insulation) to demonstrate compliance with Approved Document E1. Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting, and a copy of the test results given to Building Control. If any elements were to fail the sound test, remedial works must be undertaken before retesting to the satisfaction of the Building Control Surveyor. Where flanking walls or floors are continuous across separating walls specialist advice is to be sought to ensure additional treatments are provided to control flanking transmission. IT IS THE DESIGNERS RESPONSIBILITY IS TO CONSULT WITH AN ACOUSTIC ENGINEER TO ENSURE THE COMPLIANCE ALL ASPECTS OF APPROVED DOCUMENT E.

**WATER EFFICIENCY**  
 a. The estimated water consumption not to exceed 125 litres per person per day in accordance with Approved Document G2. Water Efficiency to be calculated using the 'Water Efficiency Calculator for New Dwellings' and results submitted to building control before works commence on site.  
 b. Water calculation to be in compliance with Code for Sustainable Home Level 3/4 as stipulated by the local Planning Authority. Example calculation below:  
 c. WC 4 (dual flush)  
 d. Taps (excluding kitchen taps) 4  
 e. Baths (not supplied)  
 f. Shower 4  
 g. Kitchen sink taps 1  
 h. Washing machine 8.17 (one supplied)  
 i. Dishwasher 1.25 (one supplied)  
 j. Water recycling 0 (not supplied)  
 k. Predicted per capita consumption (Code) 103.28

**COLD WATER SUPPLY**  
 There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, bidets, baths, WCs, showers, any place where drinking water is drawn off and to any sink provided in areas where food is prepared. Supply of cold water to comply with section 67 of the Water Industry Act 1991 and the Water Supply Regulations 2000.

**HOT WATER SUPPLY**  
 All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. A washbasin with wholesome hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water also to be provided to any area where food is being prepared.

**CONTROL OF WATER TEMPERATURE**  
 The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an in-line thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C.

**ROOMS ENTRANCE DOORS** - to be a FD30 hung with 3 steel hinges with a melting point of at least 800°C and fitted with a self-closing device, intumescent strips and smoke seals. All fire doors to be tested in accordance with BS 476. (Protected escape road)  
 Form a protected lobby within the Rooms entrance by providing half hour fire resistance to all partitions. All doors on to lobby must be FD30 rated fire doors to BS 476 (fitted with intumescent strips rebated around sides and top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance to at least 1.1m above the floor level.

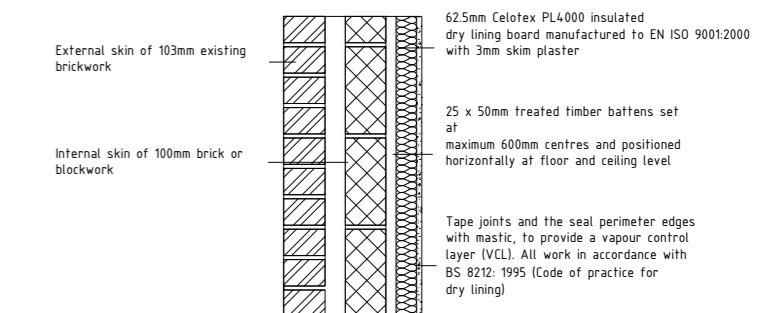
**ACCESS AND FACILITIES FOR THE FIRE BRIGADE**  
 Consultation with the local Fire Authority is required to ensure the provision is made within the site of the building to enable fire appliances to gain access to the building. This provision shall include:  
 - Vehicle access for fire appliances.  
 - Access for fire fighting personnel.  
 - Venting for heat and smoke from basement areas.  
 - The provision of adequate water supplies.

**REGULATION 38: FIRE SAFETY INFORMATION**  
 On completion or occupation of the building fire safety information to be provided to the building owners which will include.  
 An as-built plan of the building showing all of the following.  
 a. Escape routes - this should include exit capacity (i.e. the maximum allowable number of people for each storey and for the building).  
 b. Location of fire-separating elements (including cavity barriers in walk-in spaces).  
 c. Fire doorsets, fire doorsets fitted with a self-closing device and other doors equipped with relevant hardware.  
 d. Locations of fire and/or smoke detector heads, alarm call points, detection/alarm control boxes, alarm sounders, fire safety signage, emergency lighting, fire extinguishers, dry or wet fire mains and other firefighting equipment, and hydrants outside the building.  
 e. Any sprinkler systems, including isolating valves and control equipment.  
 f. Any smoke control systems, or ventilation systems with a smoke control function, including mode of operation and control systems.  
 g. Any high risk areas (e.g. heating machinery).  
 Details to be provided of all of the following.  
 a. Specifications of fire safety equipment provided, including routine maintenance schedules.  
 b. Any assumptions regarding the management of the building in the design of the fire safety arrangements.

**DRY LINING EXISTING CAVITY WALL**  
 To achieve min U-value 0.30 W/m<sup>2</sup>K  
 The existing external walls must be checked for stability and be free from defects as required by the Building Control Officer. Mechanically fix 62.5mm Celotex PL4000 insulated dry-lining board to EN ISO 9001:2000 treated timber battens set at maximum 600mm centres and positioned horizontally at floor and ceiling level. Fix using drywall screws or galvanised clout nails placed at 150mm centres. Tape joints and seal perimeter edges with mastic, to provide a vapour control layer (VCL). Finish with 3mm plaster skim. All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems.

**UPGRADE OF SOLID EXTERNAL WALL**  
 To achieve min U-value 0.30 W/m<sup>2</sup>K  
 Existing wall to be exposed and checked for its suitability. Insulate existing wall on the inside using 50mm Celotex GA4000 insulation board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation (50mm cavity to be provided if required by building control). Fix a vapour control layer on the warm side of the insulation. Finish with 12.5 plasterboard and a plaster skim. All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems.

## UPGRADING EXISTING CAVITY WALL



Revisions	Date	Approved

DRAWING DESCRIPTION: Proposed floor plan AA	
SITE: 138 Hull Rd, York, YO10 3LQ	CLIENT: Ms Joanna Jozwiak, Mr Radek Jozwiak
DATE: 21/02/2024	DWS NO: 138R_PFP_AA_24
SCALE: 1:50 (as noted @A2)	DRAW: T.Jozwiak

0 1 2 3 4 5m  
 all dimension to be site checked by the constructor prior to procuring the materials and the site works etc. Temporary props to be designed and maintained by the contractor.

Notice: for building regulation submission only, not for ordering materials. Principal Contractors is responsible for taking measurements on site, prepare construction drawings and safety erecting the proposed structural works.

