

BUILDING REGULATIONS NOTES

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by pipes within the thermal element, (i.e. around windows and door openings).

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

PART 4: EXISTING STRUCTURE
Existing structure including foundations, floor, beams, walls, roof and inlets are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer. This also includes identification of any measures required to prevent disproportionate collapse - refer to guidance in BRE Digest 366.

BEAMS AND STRUCTURE
Engineer's structural calculations and details are to be provided for all beams, roof, inlets, joists, bearings, and any other load bearing elements before works commence on site. New steel beams to be installed in 12.5mm Gyproc Fireline board with staggered joints, Gyproc Firecast or painted in Hulfite 5 or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

INTERNAL STUP PARTITIONS (within flat)
100mm x 50mm softwood treated timber studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof equal, lightly packed (e.g. 100mm Rockwool or Isovolc mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off double up joists where partitions run parallel or provide noggins where at right angles, or built off OPC on thickened concrete slab if solid ground floor. Walls fixed throughout with 12.5mm Gyproc fireline board with skim plaster finish. Taped and jointed complete with beads and stops. Moisture resistant plasterboard to be in all wet areas.

FLAT ENTRANCE DOORS
Flat 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 and intumescent strips. All fire doors to be tested in accordance with BS 476.

DOORS WITHIN FLAT (Protected lobby)
Furnish a protected lobby within the flat entrance by providing half hour fire resistance to all partitions. All doors on to lobby must be FD20 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 must be half hour fire resisting and glazing in the walls forming the escape route to have 30 minutes fire resistance and be at least 1.1m above the floor level.

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 level distance from the flat entrance door to the door to any habitable room not to be greater than 9m. Inner rooms not applicable.
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 and be at least 1.1m above the floor level.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2015 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 as required by BCO. Smoke alarms should be tested so that there is a smoke alarm in the circulation space on all levels/stories and within 7.5m of the door to every habitable room. If calling 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.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to be provided to new habitable rooms at a rate of min 5000mm³/h, and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm³/h.
Purge ventilation - Windows/rooftlights to have operable area in excess of 1/20th of the floor area, if the window opens more than 30° or 1/10th of the floor area if the window opens less than 30°. 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 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 BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec 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.

FOUL DRAINAGE
All existing foul water drainage to be tested for leakage, exposed for inspection (as required by BCO) and repaired or replaced where necessary.
All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.
Size of wastes pipes and max length of branch connections (if max length is exceeded then install vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe, 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe, 4m for 50mm pipe
WC - 6m for 40mm pipe for single WC.
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or a 110mm upvc soil pipe with accessible internal air admittance valve complying with prEN 12280, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

ROOFLIGHTS
Min U-value of 0.5 W/m²K.
Rooflights to be double glazed with 16mm argon gas and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturers instructions with rafters double up on sides and suitable fixings etc.
Where new windows are to be provided, if the area of openings is more than 25 per cent of the total floor area either the area of openings should be reduced to be not greater than 25 per cent or some compensation feature should be provided as described in paragraph 4.15 Approved Document L1B and as agreed with Building Control.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6306, BS EN 14179 or BS EN 15243-1 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 WINDOWS
New windows are to be double glazed with 16mm argon gas and soft low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K.
Where new windows are to be provided, if the area of openings is more than 25 per cent of the total floor area either the area of openings should be reduced to be not greater than 25 per cent or some compensation feature should be provided as described in paragraph 4.15 Approved Document L1B and as agreed with Building Control.

NEW EXTERNAL DOORS
New external doors to achieve a U-value of 1.80 W/m²K. Glazed areas to be double glazed with 16mm argon gas and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6306, BS EN 14179 or BS EN 15243-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

PART C - Fire Preparation and Resistance to Contaminants
Reasonable precautions must be taken to ensure protection from contaminants and ground gases e.g. landfill gases, radon, vapours etc. in accordance with Approved Document C.
2 - Resistance to Moisture
Assess moisture risks including precipitation, wind driven spray, moisture emanating from the ground, as well as potential air surface condensation. Make appropriate provision to reduce air risks in accordance with the requirements of Approved Document C2.
Ventilation for roof voids to be provided and any new roof insulation should be kept sufficiently clear of the eaves to maintain adequate ventilation.
The ability of the walls, floors and roof to resist the passage of moisture to the inside of the building to be assessed and damp proof courses and membranes to be provided where necessary.

PART M - ACCESSIBLE SWITCHES, SOCKETS, CONTROLS ETC.
All electric sockets outlets, controls and switches etc. to be positioned between 450mm and 1200mm above floor level.
Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard above floor level.

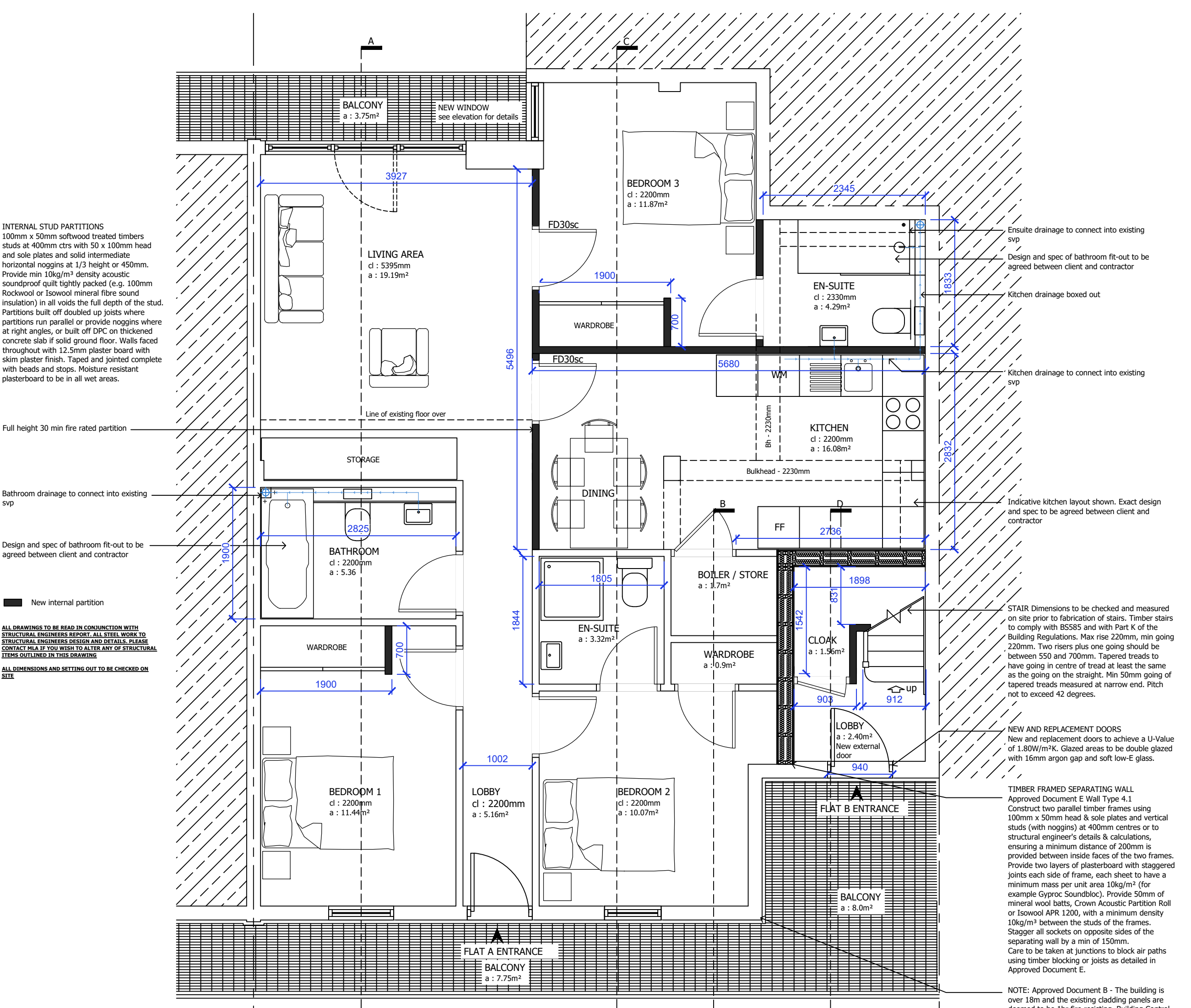
PART Q - SECURITY
Conform with required that all doors and windows are to be installed in accordance with the advice stated in PAS24:2012 or alternatively comply with the requirements set out in Approved Document Q - Appendix B. Doors to be manufactured to a design that has been shown by test to meet the requirements of British Standard publication PAS 24:2012 or designed and manufactured in accordance with Appendix B or Approved Document Q. For example: Doors to be fitted with a viewler, door chain and mechanical fastener in the manufacturer's installation guide. The door set should be manufactured from solid or laminated timber with a minimum density of 60kg/m³. Any panel in the door must be a min 50mm thick and suitably secured in place. The smaller dimension of the panel must be no larger than 230mm in either width or height. Main frame doors should be fitted with multipoint locking system.
Windows: Any glazing of a window or doorway, which is 2m vertically of an accessible level surface such as the ground or basement level, or an access balcony, or windows within 2m vertically of a flat or sloping roof (with a pitch of less than 30 degrees) that is within 1.5m of ground level should be secured with a minimum density of 60kg/m³ in accordance with paragraphs 2.2 and 2.3 of Approved Document Q. Windows to be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012. Frames to be mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions.

PART R - Physical infrastructure for high-speed electronic communications networks
Buildings to be equipped with high-speed ready-in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks.
Where new windows are to be provided, if the area of openings is more than 25 per cent of the total floor area either the area of openings should be reduced to be not greater than 25 per cent or some compensation feature should be provided as described in paragraph 4.15 Approved Document L1B and as agreed with Building Control.

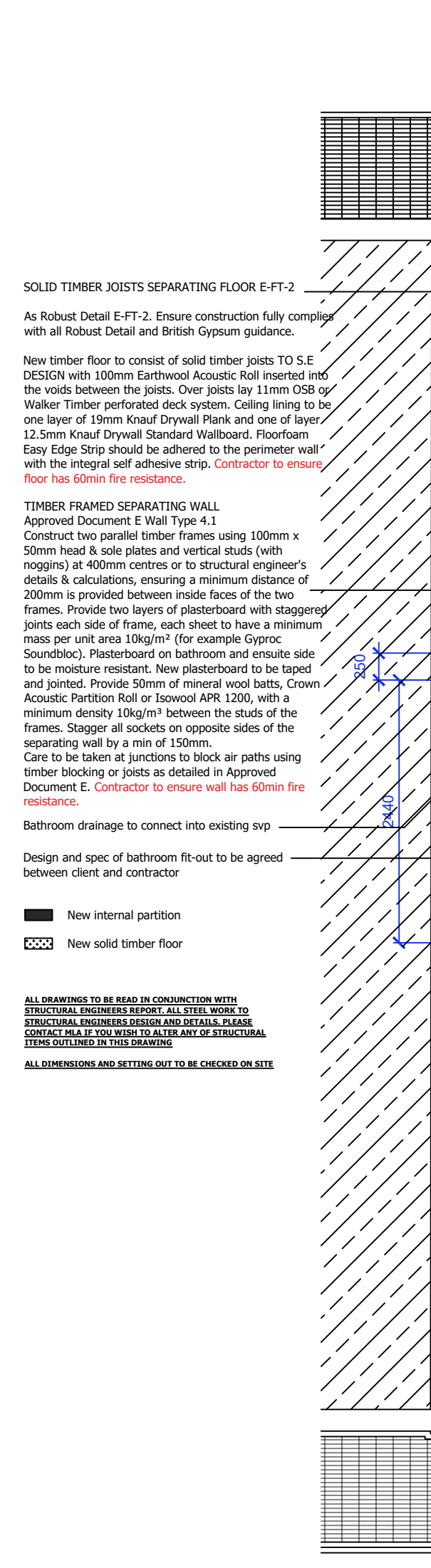
EXISTING GROUND FLOOR PLAN 1:50 @ A1

EXISTING FIRST FLOOR PLAN 1:50 @ A1

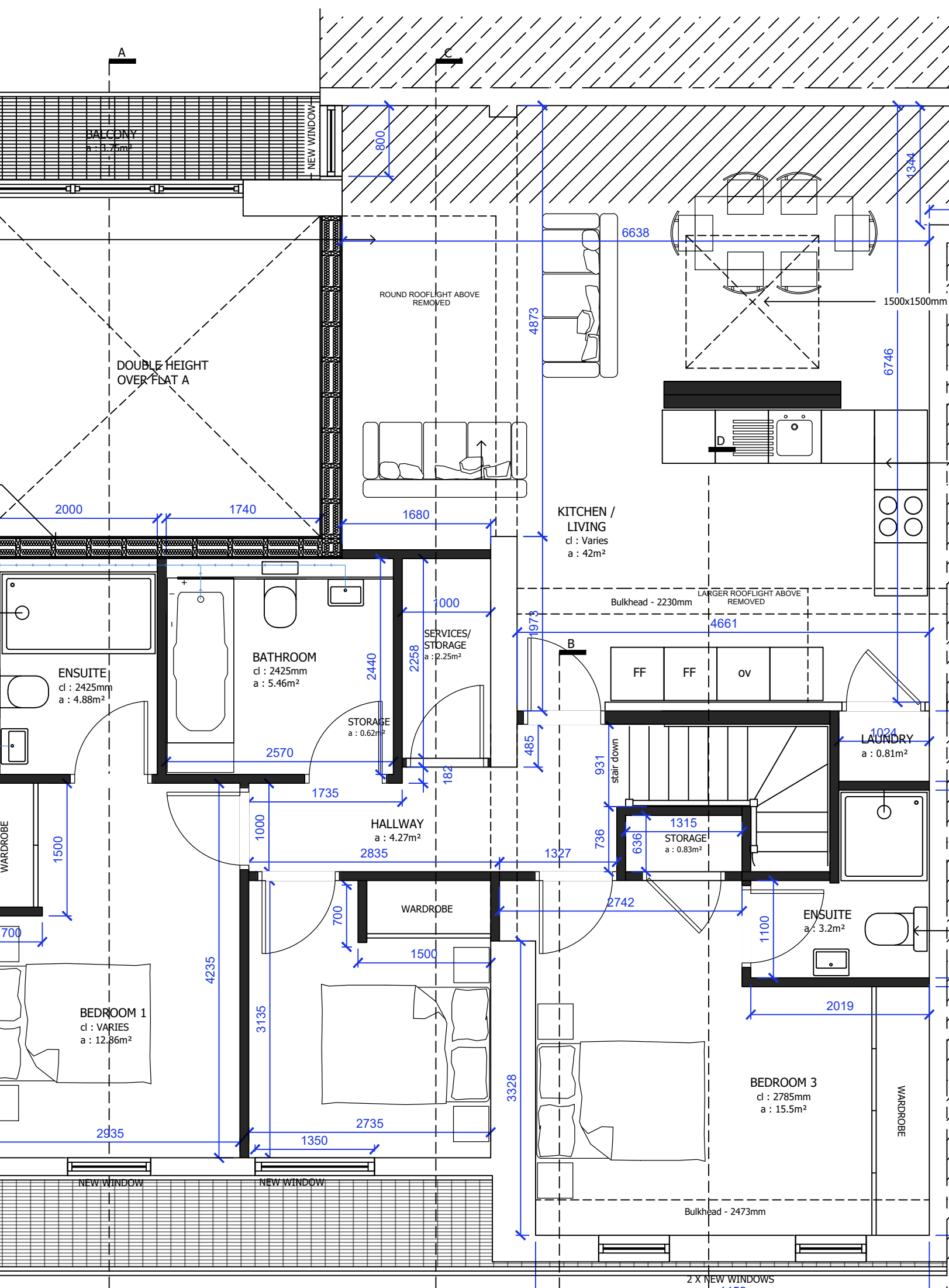
EXISTING ROOF PLAN 1:50 @ A1



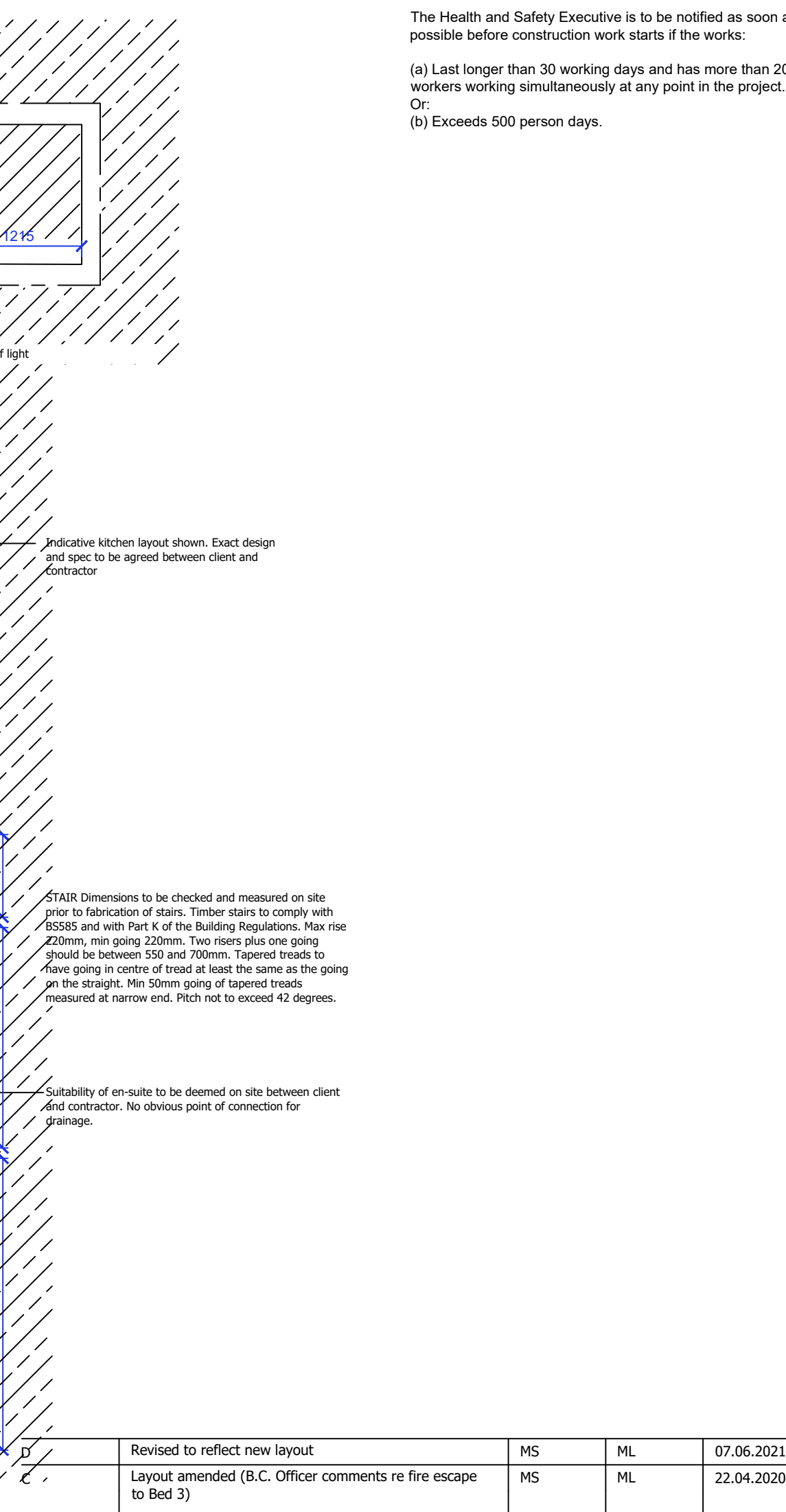
PROPOSED GROUND FLOOR PLAN (FLAT A) SCALE 1:50 @ A1



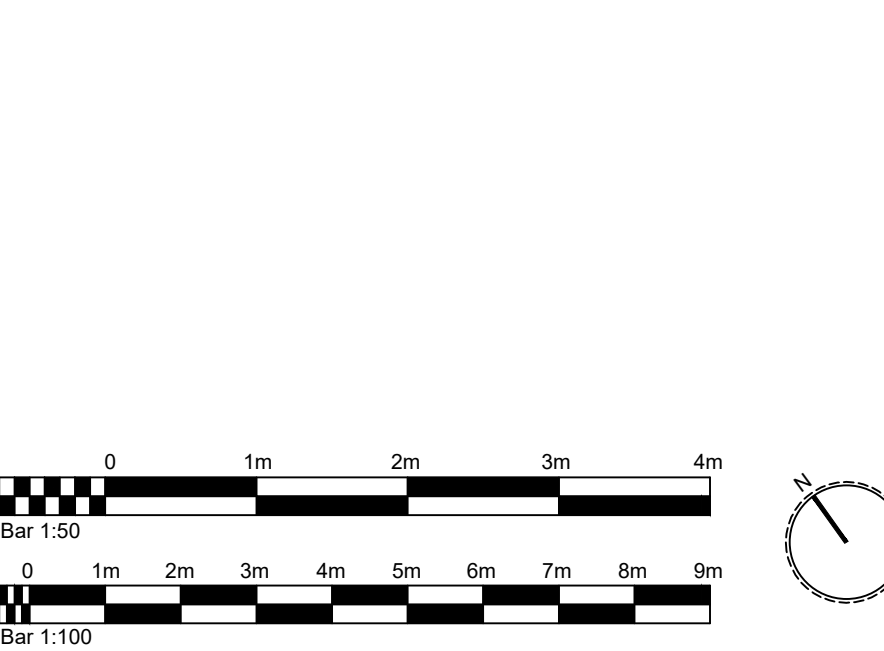
PROPOSED FIRST FLOOR PLAN (FLAT B) SCALE 1:50 @ A1



PROPOSED FIRST FLOOR PLAN (FLAT C) SCALE 1:50 @ A1



PROPOSED FIRST FLOOR PLAN (FLAT D) SCALE 1:50 @ A1



SOUND PROTECTION AND TESTING
Separating walls, floors, stairs and party walls to achieve a performance standard of 43 dB (impact sound) 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 a member of the Association of Noise Consultants Registration Scheme). Tests to be carried out once the dwelling is complete but before carpeting and a copy of the test reports to be submitted 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 DESIGNER'S RESPONSIBILITY TO CONSULT WITH AN ACOUSTIC ENGINEER TO ENSURE THE COMPLIANCE. ALL ASPECTS OF APPROVED DOCUMENT E.

WATER EFFICIENCY
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.

Water calculation to be in compliance with Code for Sustainable Home Level 3/4 as stipulated by the local Planning Authority. Example calculation below:
WC (toilet flush) 4
Tap (excluding kitchen taps) 4
Shower 6
Kitchen sink taps 6
Washing machine 6.17 (not supplied)
Dishwasher 1.25 (not supplied)
Water recycling 0 (not supplied)
Predicted per capita consumption (Code) 103.28

COLD WATER SUPPLY
These flats 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, bidets, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G2. A washbasin with hot and cold water supply 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.

HOT WATER STORAGE SYSTEMS
Hot water storage systems should be designed and installed in accordance with BS 18997:2006. Hot water vessels, cylinders etc. must be adequately supported.
Any hot water storage system including any cylinder or other vessel shall incorporate precautions to ensure suitable pressure relief and that any discharge from safety devices is safely conveyed to where it is visible but will not cause harm to persons in or about the building. Precautions to be in place to prevent stored water exceeding 100°C. Hot water vessels to be fitted with a non self restoring energy cut out to instantly disconnect the power supply. Outlets from domestic hot water storage vessels to be fitted with an in-line valve to prevent water temperatures exceeding 60°C. All pipes carrying hot water to be insulated where they pass through unheated spaces. Hot water storage system to be provided with suitable warning labels. Relevant certificates for the heating system i.e. Benchmark certificate, and commissioning certificates for fixed building services are to be given to the building owner and a copy provided to

Building Control on completion.

ENERGY PERFORMANCE CERTIFICATE AND DWELLINGS EMISSIONS RATES
A registered Energy Performance Certificate (EPC) accompanied by a recommendation report in compliance with SAP 2009 and Regulation 29 is to be given to the owner of the building and submitted to Building Control no later than 5 days after the work has been completed. It required the annual CO2 emissions rate of the completed dwelling calculated using the Standard Assessment Procedure (SAP) to be submitted to Building Control in compliance with SAP 2009 and Approved Document L1A before works commence on site.

AREA OF WINDOWS AND DOORS
Where new windows are to be provided, if the area of openings is more than 25 per cent of the total floor area either the area of openings should be reduced to be not greater than 25 per cent or some compensation feature should be provided as described in paragraph 4.15 Approved Document L1B and as agreed with Building Control.

PROVIDING INFORMATION
Information about the fixed building services and their maintenance, including timing and temperature control systems, shall be provided to the owner of the dwelling on completion in compliance with Approved Document L1B.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the dwelling is constructed to minimise unwanted air leakage through the new building fabric.

Scale	Paper	Date	Drawn	Checked
1:50	A1	FEB 2020	MLA	ML
Status	Job Number	Drawing Number		
BUILDING CONTROL	1760.1	500D		

General Notes

Builder to check and clarify all levels, dimensions, drainage construction & specification prior to any works on site and to bring to the clients attention any variations or deviations for written confirmation before being carried out on site.

Do not scale from these drawings - if in doubt always ask first

Report any discrepancies and omissions to MLA Architecture Ltd. This Drawing is Copyright

Drawings are prepared for the purposes of obtaining Town & Country Planning Permission and Building Regulation Approval only.

All materials shall be fixed, applied or mixed in accordance with all of the manufacturers instructions, recommendations & specifications. All materials shall be fit for the purposes that they are to be used for.

The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority Building Surveyor, whether or not indicated on the drawing or in the specification.

It is the responsibility of the owner / client to serve a notice on the adjoining or adjacent neighbours for the proposed works under The Party Wall Act 1996 Explanatory booklets can be obtained free of charge from the D.O.E. publications despatch centre, Blackhorse Road, London SE99 6TT Tel 0181 691 9191.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The design must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transfer to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or
(b) Exceeds 500 person days.

Mr Punet Jaiswal,
FLAT 1006, 30 Calderwood St., London, SE18 6JH

Project Title
Proposed alterations to form 2 apartments

Drawing Title
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Existing and Proposed Plans

Scale Paper Date Drawn Checked

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Status Job Number Drawing Number

BUILDING CONTROL 1760.1 500D