

CARNELL
WARREN

ASSOCIATES

Building Regulations
Compliance

The Almonry,
Battle

Client

Battle Town Council

CWA Author

WH

Date

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Revision

Unrevised



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1. INTRODUCTION

Carnell Warren have been appointed as building services engineers to design the mechanical and electrical services associated with the refurbishment and extension of Battle town council's office (The Almonry). As part of that process this document sets out the compliance with the strategy of how it is proposed to comply with the building regulations. Due to the listed nature of the building there are limited areas where improvements can be made.

1. BUILDING REGULATIONS COMPLIANCE

The following drawings and specification relate to the installation of services.

| Drawing Title | Drawing No. | Revision |
|-------------------------------|-------------|----------|
| To be compiled on tender date | | |

The drawings show locations and sizing of plant, the specification shows the method of compliance with current building regulations.

In particular:

Part F

- Ventilation to sanitary accommodation and kitchens via local intermittent extract in excess of rates stated in 2010 approved document Part F
- There is no existing ventilation to habitable spaces. Due to the age and type of the property the air tightness is poor and so no upgrading of the ventilation is proposed.
- Extract ventilation rates in excess of minimum values, Table 5.1a

Part L

- No upgrading of the thermal fabric is proposed to the property except possibly to the roof space (pending listed building consent) due to the listed nature of the property.
- Programmable thermostats provided to each heating zone/room.
- Light fittings with lumen output in excess of 45 lm/w are to be installed throughout.

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Part B

- Fire dampers providing at least 30minutes fire resistance through compartment walls and floors.
- A Grade L2 fire alarm system is proposed in accordance with BS 5839.
- Signage to escape routes to be provided.
- Call points to be provided on points of egress.

Part G

- Estimated consumption of water not exceeding 125 l/h/d
- All washbasins are provided with hot water.
- Hand washing facilities are provided to all areas with WC.

Part H

- Rodding eyes/access provided to all change in direction and in ground drainage runs.

Part P

- The property is to be fully rewired and a part P certificate provided.