

Building Regulations Notes

Project no: C1732
Client: Wivelsfield Village Hall
Address: Eastern Road, Haywards Heath, RH17 7QH
Works: New Extensions
Date: June 2019
Prepared by: Crowther Associates Architects
Tel: 01273 695535
Revision: TENDER June 2020

CROWTHER ASSOCIATES ARCHITECTS LLP
PELHAM HOUSE - 25 PELHAM SQUARE - BRIGHTON - EAST SUSSEX - BN1 4ET - TEL 01273 695535
E-mail: enquiries@crowtherassociates.co.uk
Crowther Associates Architects is a Limited Liability Partnership registered in England & Wales
Registration No. OC338155. Registered office: 25 Pelham Square, Brighton BN1 4ET
www.crowtherassociates.co.uk

Wivelsfield Village Hall

Building Regulation Notes

Part A Structure

A1 – Loading. A2 – Ground Movement. A3 – Disproportionate collapse.

- All to structural engineer's details.
- Existing foundations under retained existing flint walls to be exposed if required by the Building Control Officer.

Part B Fire Safety

B1 – Means of warning and escape:

- A new mains-wired grade D category LD3 standard smoke detection and alarm system designed in accordance with BS 5839-6:2004 is to be installed in the property.

B2 – Internal Fire Spread (linings)

- All linings are class 1 surface spread of flame.

B3 – Internal fire spread (structure)

- New Internal floors to be 60min FR. (see construction notes above)
- All structure that supports walls and floors is to be 60min FR. (see construction notes above).

B4 – External Fire spread

- Complies with Diagram 22 for acceptable unprotected areas using Method 1.

Part C

C1 – Preparation of site and resistance to contaminants

- Not applicable.

C2 – Resistance moisture

- See spec/construction notes.

Condensation in roofs

- VCL provided internally; Breathable membrane provided externally; See spec/construction notes.

Part D Toxic Substances

D1 – Cavity insulation

- Cavity insulation specified to comply with D1.

Part E Resistance to the Passage of Sound

- Walls enclosing classrooms are constructed as the above notes to provide the required sound insulation.
- Suspended Ceilings tiles to be classroom standard acoustic rated.

Part F Ventilation

F1 – Means of ventilation

Background ventilation.

- All windows to provide 4000mm² of background ventilation each via trickle vents in frame.

Part G Hygiene

- New sanitaryware installed in new and remodelled toilets. New hand wash sink to be installed in kitchen (or existing retained).

Part H Drainage and Waste Disposal

H1 – Foul water drainage

- New WC, sink, and bath in new GF shower room and FF bathroom are to be connected to new 110mm SVP & connect through new below ground run to new manhole connecting to existing public manhole in access road. See drawings for location.

H2 – Wastewater treatment systems and cesspools

- Not applicable

H3 – Rainwater drainage

- New roofs are to collect surface water in new guttering and down pipes and discharge in to new soakaway. See drawings for location.

H4 – Building over sewers

- Not applicable

H5 – Separate systems of drainage

- Not applicable

H6 – Solid waste storage

- Not applicable

Part J Combustion Appliances and Fuel Storage Systems

J1 – Air supply, J3 – Protection of the building, J2 – Discharge of products of combustion

- As MEP design where applicable
- Combustion air ventilation to be provided in accordance with manufacturers rating.
- Combustion Appliances to be installed and commissioned by suitably qualified personnel who is member of a competent persons scheme.

J4 – Provision of information

- Not applicable

J5 – Protection of liquid fuel storage systems

- Not applicable

J6 – Protection against pollution

- Not applicable

Part K Protection from Falling, Collision and Impact

K1 – Stairs, ladders and ramps

- See drawings.

K2 – Protection from falling

- All new window openings less than 800mm above internal floor level to be fitted with safety glass. See window schedule

K3 – Vehicle barriers and loading bays

- Not applicable

K4 – Protection from collision with open windows etc.

- All glazing in windows to be safety glass.
- Areas in front of GF outward opening windows to be protected by restrictors to each opening leaf allowing max. 100mm opening.

K5 – Protection against impact from and trapping by doors

- Swing doors to be provided with protective strips where usable by children

Section 9

- All new windows are located at ground floor level to allow easy cleaning.
- All opening windows comply with 850mm safe cleaning reach as Diagram 9.1

Part L Conservation of Fuel and Power

L1A - New Dwellings

- Not applicable

L1B - Existing Dwellings

- Not applicable

L2A, L2B – Buildings other than dwellings

- All U-values as specification/construction notes above.
- All new light fittings to be low energy fittings

Part M Volume 1

M4(1) – Visitable Dwelling

- Not applicable

Part M Volume 2

- Provide Level approach, level threshold, as drawings

Part N Glazing – Safety in Relation to Impact, Opening and Cleaning

Part N Withdrawn (2013) and incorporated into Part K, above.

Part P Electrical Safety

P1 – Design, installation inspection and testing, P2 – Provision of information.

- Electrical installation to be carried out by qualified self-certifying company and relevant certificates to be submitted on completion.

Part Q Security

- Windows to be fitted with security features to match existing. See drawings.

Part R In-building physical infrastructure

- The building is already fitted with internet connectivity.