

**BUILDING REGULATION CONSTRUCTION NOTES:** Generally all work to comply with current Building Regulations, relevant British Standards, BBA certificates and manufacturers installation requirements as appropriate.

**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. The client/contractor should be aware of his obligation to notify the HSE where required under the CDM regulations.

**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.

**PROVIDING INFORMATION:** Information about the fixed building services and their maintenance, including timing and temperature control settings, shall be provided to the owner of the building on completion in compliance with Approved Document L1A

**ALTERNATIVE PRODUCTS:** Wherever materials are specified by name it is assumed that substitution for an alternative product is permitted subject to the product being equivalent in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance.

**EXISTING STRUCTURE:** Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

**ASBESTOS:** For any property built prior to 2000 that requires intrusive works to be carried out no works shall commence without a suitable R&D Survey being carried out.

**FLOOR PENETRATIONS:** All service penetrations through compartment floors are to be fitted with suitable 1Hr fire collars.

**SECURITY:** 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 PAS24:2012 or designed and manufactured in accordance with Appendix B or Approved Document Q.

**ACCESSIBILITY (PART M):** Entrance doors to be provided with level access front, min. clear opening of 775mm. Internal doors to be min. clear opening of 750mm to aid circulation for wheelchair users and disabled persons. All switches and socket outlets to be positioned between 450mm and 1200mm from FFL, and min. 300mm horizontal distance from internal corner of room. Hearing induction loop to be provided to Council Chamber.

**ELECTRICAL:** All electrical work required to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by an electrician registered under an Approved Competent Persons Scheme. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so. All switches and socket outlets to be positioned between 450mm and 1200mm from FFL.

**LIGHTING:** All new internal light fittings to be dedicated energy efficient compact fluorescent lamps. Wet rooms are to have suitable IP rated fittings. Emergency lighting to be added to suit new layouts.

**SMOKE/HEAT DETECTION:** Detectors are to be mains powered inter-linked detectors to BS 5446 and BS:5839 Part 6 complete with battery back up, fixed to ceilings at a minimum 300mm from any wall or light fitting.

**VENTILATION:**  
Intermittent Extract:  
Wetrooms to be fitted with mechanical extract ventilators capable of achieving minimum extract rates listed below:  
Kitchen = 30 l/s (adjacent hob) or 60 l/s elsewhere  
WC/shower = 15 l/s with 15 minute overrun timer

**MECHANICAL:** Heating and hot water system is to be confirmed, to be designed by specialist and details submitted to inspecting authority for approval.

Existing walls to be lined internally with 25x50mm timber battens and clad with 62.5mm EcoTherm Eco-Liner insulated plasterboard. Assumed wall construction is 100mm brick outer skin, 85mm insulated cavity (fibreglass), 100mm block inner skin with 15mm plaster. New u-value = 0.21W/m2K.

Non loadbearing partitions around the central corridor comprise 100x50mm studwork at 400mm centres with noggins at 600mm centres with 2 layers 12.5mm Gyproc Fireline plasterboard (moisture resistant to wet areas) and skim both sides, 50mm acoustic insulation fixed into cavity.

Existing floors to have the existing floor covering and boarding removed. Lay 100mm Isover Spacesaver insulation between the existing joists. Provide and lay 19mm Gyproc Plank board supported on Gypframe SIF Floor Channel fixed over existing joists and cover with 22mm T&G chipboard flooring. Existing ground floor ceilings to be lined with 15mm Gyproc Fireline plasterboard with joints taped and sealed at all edges and perimeter with intumescent sealant to achieve 60 min fire rating. 25x50mm battens fixed over board to create cavity for services and then lined with 12.5mm plasterboard and skim finish. dB Rating: Impact - 63dB Airborne - 54dB. All to comply with Approved Document Part E.

Existing Crittal windows to be retained and redecorated. Reveals to be clad with 25mm insulated plasterboard and new secondary aluminium glazing to be fitted between plasterboard reveals, openings to match existing.

Rooflights to be Velux PK06 940x1180mm centre pivot (ref: GGU 0050) with sealed double glazed unit with toughened outer pane, to be fitted with trickle ventilators to heads. Installed as manufacturers instructions with all necessary flashing etc. U-value = 1.3W/m2K

Internal doors to main corridor to be flush 44mm thick solid core ply faced FR60s doors with hardwood lipping to all edges. Internal frames to be 32mm softwood with 19x32mm softwood stops and architraves. Doors to provide 60 minute fire resistance and be self closing doors with Sealmaster N60 fire and smoke seals fixed into frames. Glazing to vision panels to be fire resisting glass, set in intumescent glazing compound, as provided by door manufacturer.

Existing internal walls and doors removed, all walls to be inspected by Structural Engineer on site prior to removal to identify the structural impact of its removal. If loadbearing then the engineer is to design suitable support over.

External wall to the WC is to have the existing vinyl boarding carefully removed before the walls are lined and then this is to be reinstated/replaced as necessary.

Existing balcony to be removed and walling made good, existing doors are to be fixed shut.

Existing canopy to be removed from front wall and gable wall to be rendered with 15mm sulphate resisting external quality render and finish with all necessary render stops.

#### GENERAL NOTES

- Dimensions are in millimetres (unless stated otherwise) and are to block or stud faces.
- Drawings are not to be scaled, use figured dimensions only.
- Notify the Architect of any discrepancies within the drawing and contact for clarification before proceeding.
- All proprietary items to be fitted strictly in accordance with manufacturers instructions.
- All works to be carried out in accordance with latest related British Standards and relevant codes of practice.

Rev	Date	Revision Description
Project Title		
WIVENHOE TOWN COUNCIL OFFICE REMODEL & EXTENSION		Scale 1 : 50 @ A2
Project Ref.		3550
Drawing Ref.		TI-23
Date Drawn		JULY 2022
Drawn By		IJ
FIRST FLOOR PLAN		
Checked By		

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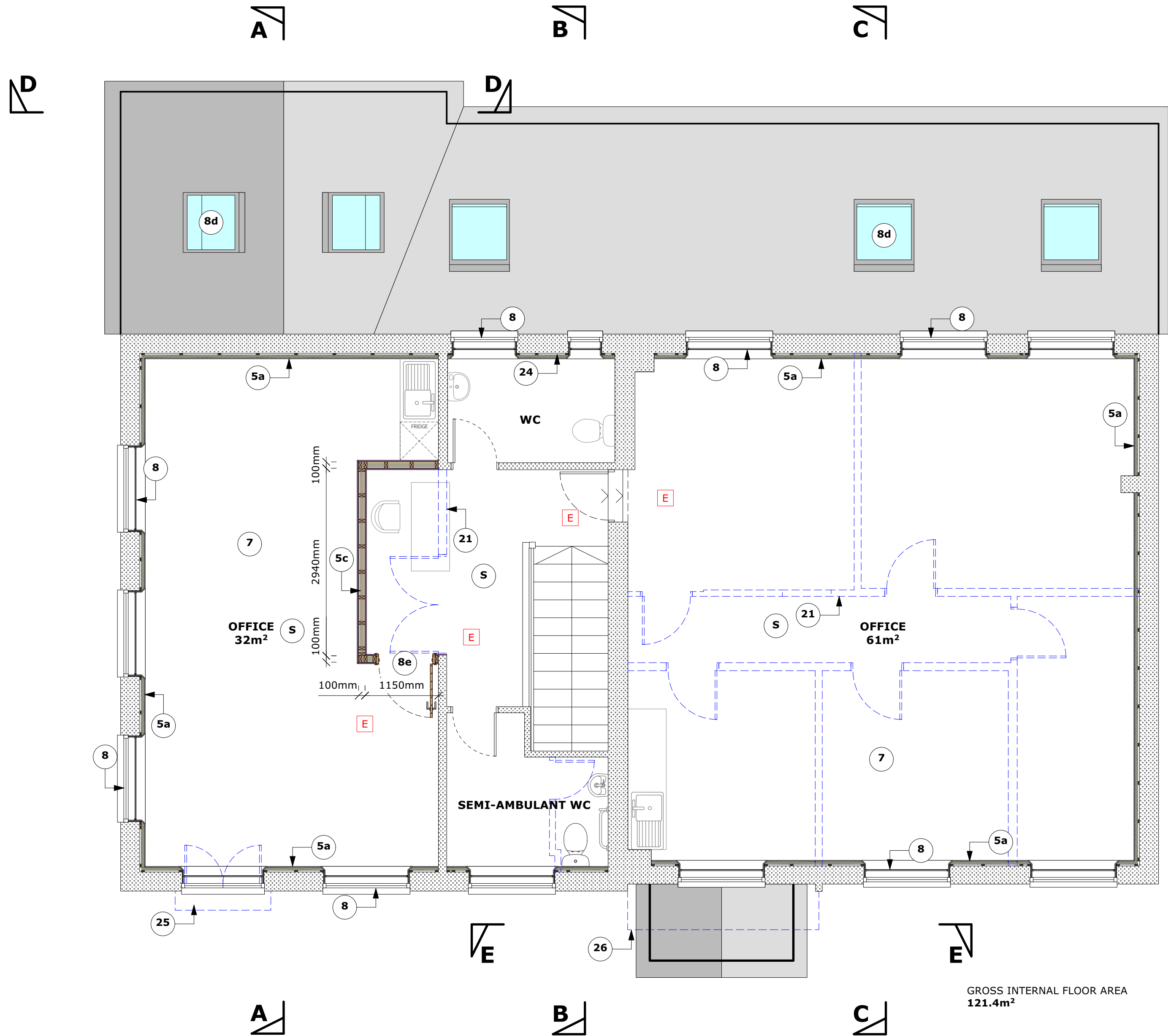
W: www.dcbarchitects.co.uk

Chartered Practice

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CHARTERED PRACTICE

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GROSS INTERNAL FLOOR AREA  
121.4m²



TENDER ISSUE