DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING PURPOSES. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

BUILDING REGULATION

1.0 FOUNDATIONS

All to suit site conditions, design and loadings by the Structural Engineer. Existing foundations/elements taking additional loads to be inspected on site if required and strengthened as necessary to the approval of building control officer.

2.0 U–VALUES AS DETAILED

2.1 New solid floor – 0.20w/m2k

2.2 New timber framed wall, stone/brick outer leaf – 0.26w/m2k

2.3 New warm pitch roof – 0.18w/m2k

2.4 New thin double sealed glazing – 1.1w/m2k for door & 1.8w/m2k for windows (compromise is required for building regs as the maximum thickness of glazing that can be acoomodated for traditional steel window frames is 12mm.

3.0 HEATING & HOT WATER

Heating via radiator panels. Hot water via instantaneous water heater. New replacement boilers to have energy efficient SEDBUK rating of 90%. Existing system to be checked and installed and certified by Gas Safe Register approved Heating Engineer. Competent person to give written confirmation that hot & cold water supply is wholesome with reference made to The Water Supply (Water Fittings) Regulations 1999. Provide carbon monoxide alarm within 1–3m of the boilers with either a battery with a life equal to the working life of the alarm or mains powered with a sensor failure warning device min 300mm fr. wall if fitted to ceiling and min 150mm fr. ceiling if fitted to wall.

4.0 PLUMBING

Foul water from accessible wc to discharge thru new aav to existing drain to combined MH. Relocated kitchen sink to discharge thru new external open gully connecting to existing drain to combined MH. Run upvc wastes, 110mm dia fr. W.C.s, 40mm dia to basin & sink with 76mm deep seal P traps. Where small pipes combine increase wastes to 50mm diameter. New below ground drainage to be 110mmØ uPVC pipework with flexible joints run to 1:40 fall. Elsewhere surround pipework with 10mm aggregate granular material 100mm thick with 300mm selected fill cover. Pipework with less than 600mm cover to be bridged with concrete paving slabs. All penetrations through walls to have lintol over and slate closers both sides and gap filled with rockwool. Where pipes are under the building or less than 600mm below ground level they are to be protected with concrete. Provide access points for rodding at change in direction.

5.0 RAINWATER

New pitch roof – 125mm cast iron OG guttering to match existing connecting to new 68mmø cast iron rainwater to Osma roddable bottle gullies discharging into existing drain line. New below ground drainage to be 110mm uPVC pipework with flexible joints run to 1:40 fall. Surround pipework with 10mm aggregate granular material 100mm thick with 300mm selected fill cover. Pipework with less than 600mm cover to be bridged with concrete paving slabs.

6.0 ROOM VENTILATION

Provide mechanical ventilation 15l/s to toilets and 60l/s to Teapoint rooms.

Purge ventilation to community area thru door and casement windows.

There is no existing ventilation to habitable spaces. Due to the age and type of the property the air tightness is poor hence no upgrading of the ventilation is proposed.

7.0 LIGHTING

Light fittings with lumen output in excess of 45lm/w will be installed throughout.

8.0 FIRE PROTECTION & SAFETY

New smoke detector and sounder as shown per M&E consultant drawing. The system shall comply with BS 5839–1:2002 L1, and the requirements of the local authority. All new fire elements are to be installed, tested and commissioned by UKAS accredited company.

Responsible person to carry out Fire Audit to Regulatory Reform Order 2005. After completion, Fire Safety Information to be provided to responsible persan as required in Approved document B appendix G. Fire Risk Assessment for the building should be amended to reflect the alterations made. Any requiremnents by virtue of 'Local Conditions' as advised by the Inspecting Authority are to be incorporated.

Provide emergency lights as shown on M&E consultant drawings to BS:5266 part 1 2011.

Fire exit signs to BS5499.

Fire doors to be smoke sealed with brushes and hang on 1 ½ pairs of stainless steel hinges.

New fire exit door D24 to have profile escape mortice lock with deadbolt and latch withdrawn simultaneously by inside lever handle.

Call points to be provided on points of egress.

9.0 ELECTRICS

Fully re–wired. All electrical works to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a competent person to do so. Prior to completion, the council should be satisfied that part P has been complied with. This will require an appropriate BS7671 electrical installation certificate to be issued by a person competent to do so. All electrical sockets and switches are to be 450–1200mm high from floor level.

10.0 COMMISSIONING

Commissioning plan to be provided for the following fixed building services: Heating & hot water systems (including insulation of pipes, ducts & vessels), extract fans, fixed internal and external lightings.

11.0 ACCESSIBLE WC

New sanitary ware for accessible wc to comprise of doc M close coupled right hand corner pack in white colour, WC pan, water saving delay fill cistern with spatula lever, stain stainless steel grab rails, hinged support rail with toilet roll holder, seat no cover with retaining buffers, copper tails TMV3 single sequential long lever mixer tap. Accessories comprised 450x1000mm 6mm toughened glass mirror with round edges, Magrini MH42 horizontal baby changing unit in white fleck colour. Towel paper dispenser, Pull chord with two bangles, clothes hook, fire alarm sounder and beacon, illuminated bell activated on disabled alarm and reset button. All to be fixed in accordance with approved document M dimensions.

REV.	DATE	DESCRIPTION

PROJECT

The Almonry
Battle
East Sussex

TITLE

Building regulation notes

JOHN D CLARKE ARCHITECTS

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