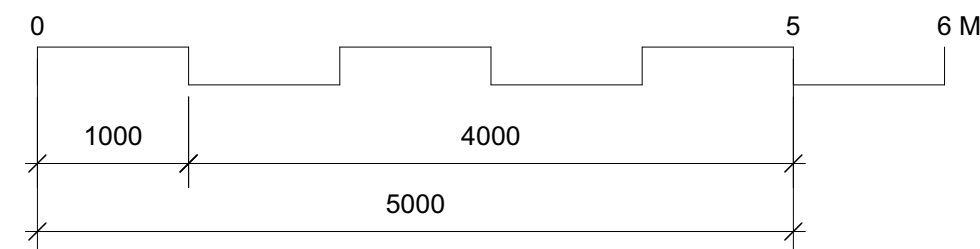


1 PROPOSED GROUND FLOOR PLAN  
Scale: 1:50



#### BUILDING REGULATION NOTES FOR BUILDING CONTROL APPROVAL AND INSTRUCTIONS TO CONTRACTOR

##### General:

Contractor to comply with current edition of the Building Regulations 2010. All materials and workmanship and construction and installations are to be fully in compliance with Regulation 7 Materials and Workmanship. In addition any relevant British Standards, Codes of Practice and Health, Safety and Welfare Regulations. All materials and products are to be supplied and installed fully in accordance with manufacturer / supplier recommendations and warranties provided where applicable. Building Control approval will be gained through Full Plans procedure prior to commencement of construction. Contractor to arrange BC on site inspections and approvals. Gain BC Completion Certification prior to Practical Completion. Copies to Client & Architect. Provide photos of work at key stages using a geo-location camera, showing location, time and date with a title for each photo.

##### A Structure:

To be fully compliant with Part of Building Regulations. All alterations & new works should be constructed fully in accordance with Structural Engineer drawings, details, specifications and calculations including new beams, lintels, joists, rafters, roof structure and floor structure and foundations. In addition, wall ties and restraint straps and movement joints. Seek BC on site approval to foundations and foundations prior to pouring concrete and floor slabs. Provide photos of any primary structural work prior to commencement.

##### B Fire safety:

All new internal doors to be FD30 fire doors. Provide Grade D Cat LD3 mains operated interlinked fire (smoke & heat) detectors, with battery back up in kitchen and meeting room and office. Fire and alarm system to be compliant with BS5839-1. Emergency lighting to BS5266-1. Escape signage to BS5499-1. All to be provided & installed in accordance with manufacturer recommendations. At least one window to meeting room and office to be an emergency egress window with sill at maximum 1.1m height from internal FFL with opening elements to provide adequate clear access to outside of min. 450mm x 450mm. All contractor designed elements and materials to be resistant and non combustible. All work to comply with Part B of the Building Regulations. External doors to office and meeting room to be operable when setting the building without the use of a key. Fire escape doors to be operable with single action lever handles.

##### C Site preparation and resistance to contaminants and moisture:

Roof, wall and floor membranes, DPMs & DPCs to be fully developed & resistant to water penetration, damp and contaminants. DPCs and membranes to be radon proof. Warranties to be provided for any membranes and flat roofing and tanking.

##### D Toxic substances:

Cavity insulation and thermal and acoustic insulation to be CFC and HFC free, ZODP and non toxic. Seal any cavities to prevent penetration of any toxic fumes.

##### E Resistance to sound:

No partition between meeting room and office to be insulated and to achieve at least 43 dB sound reduction between rooms. If required by BC, complete sound tests for partition.

##### F Ventilation:

All new rooms to have operable windows that can open to at least 30 degrees. Also, background ventilation through trickle vents or other means to comply with F1 Table 1.7, (Table 1.8 in BR 2022). Reuse mechanical extract ventilation to existing kitchen and wc. All new windows to achieve an adequate means of ventilation to meeting room and office.

##### G Sanitation, hot water safety and water efficiency:

Adapt existing cold and hot water supply and distribution pipes as necessary for water to new cleaner room. To achieve water use efficiency maximum consumption. Sink taps 9 l/min.

##### H Drainage and waste disposal:

To comply with Part H of the Building Regulations. In summary, existing drainage to be properly identified and checked on site. New below ground drainage to be connected into existing man hole. Make any modifications as necessary. Above ground drainage to have traps and pipework sizes to fully conform with Part H. New rainwater downpipes to connect into existing soakaways. Test and seek BC on site approval prior to covering up.

##### I Heat Producing Appliances:

Replace existing boiler with new Air Source Heat Pump with kit in cleaner / plant room. Primary energy source heating to be ASHP providing hot water and heating to existing and new facilities. ASHP to be sized and installed by member of a Competent Persons Scheme and commissioning certificate issued to Building Control. Any new heat producing appliances to comply with part J of the Building Regulations.

##### K Protection from Falling, Collision & Impact

No new stairs. No new glazing in new windows and doors below 800mm and 1500mm respectively. New windows to be double glazed and to meet BC requirements under Part K4, F, B and Part L of the Building Regulations.

##### L Conservation of Fuel and Power:

No thermal improvement is envisaged to existing external walls or floors. U values to new extension to be at least:  
Roofs: 0.15 W/m<sup>2</sup>K  
Walls: 0.18 W/m<sup>2</sup>K  
Floors: 0.18 W/m<sup>2</sup>K  
Windows: 1.4 W/m<sup>2</sup>K  
Rooflights: 2.2 W/m<sup>2</sup>K  
Doors: 1.4 W/m<sup>2</sup>K  
All light fittings / bulbs to be LED low energy type. All light fittings / bulbs to be LED low energy type. Refer to SBEM / BRUKL report showing compliance with AD L2.

##### M Access and Use of Buildings:

The existing approach to the existing lobby and new meeting room is step free and a min 900mm wide. The approach to the new office entrance will have a ramp access with level threshold with a min clear opening of 770mm. New internal doors to be not less than 900mm and corridors not less than 750mm. Retain and reuse existing disabled wc. Meeting room and office to have new plug sockets set at 450mm and new light switches at 1200mm from FFL. Fire escape doors to be operable with single action lever handles. Door furniture to have contrasting colour in accordance with AD M.

##### N Glazing Safety:

Withdrawn

##### O Overheating:

Unwanted solar gain in summer restricted by window sizes. Window openings will provide an adequate means to remove excess internal heat.

##### P Electrical Safety:

Extend and modify existing electrical system. All electricals to fully comply with Part P and to be executed by a qualified / registered electrician, who is a member of a Competent Persons Scheme such as: NICEIC, ELECSA, NAPIT or STROMA. Test & installation certificates to be issued on practical completion to Building Control for approval prior to Practical Completion. Final copies to Client & Architect.

##### Q Security:

Locks & controls to be provided that prevents unauthorised entrance to meeting room door. External doors and windows and frames to be Secured by Design with a Part Q certificate or PAS 24:2016 manufacturer conformity.

##### R Communications:

Provide copper or fibre optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps to building serving meeting room and office.

##### S Infrastructure for the charging of electric vehicles

Not required

#### CDM REGULATIONS

The Client has been advised to refer to the Health & Safety Executive (HSE) web site of their duties under the Construction (Design & Management) Regulations 2015 (CDMR). As the project is a small extension there is no requirement for a CDM Coordinator / Principle Designer. The Contractor is assigned fully responsible for health & safety on site & compliance with CDM Regulations and the Building Safety Act 2022, which broadly includes:

- Ensuring suitable arrangements are put in place for managing the project.
- Where appropriate, notify the SE of construction work.
- Where there is to be more than one contractor on site at any one time the Main Contractor will act as the Principle Contractor.
- Provide information on relevant H&S issues that may affect the design or construction of the project, including advising the Client of any H&S risks.
- Ensure all site operatives are competent & adequately resourced to carry out their H&S responsibilities.
- Ensure suitable welfare facilities are provided on site.
- Ensure a suitable construction phase H&S plan is in place before commencement of work & on site & maintained & reviewed throughout the project.
- Ensure a H&S file is provided to the Client on completion which also includes any product instructions, operation manuals & warranties.

#### BUILDING SAFETY ACT 2022

Not applicable as the building is no higher than 18 metres.

#### REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Applicable as building is non-domestic the Order applies.

#### The Client is responsible for:

- A suitable and sufficient fire risk assessment to be carried out prior to the occupation of the extension and the significant findings recorded. These should include the identification of ignition risks, the risks to occupants and their means of escape, the fire warning and other fire safety provisions in place and the identification of persons at special risk (e.g. persons with disabilities). Any deviation from accepted guidance must either be provided with a suitable fire engineered justification, a robust management system or an action plan of works to be conducted to bring the provisions to an acceptable standard.
- Any other works, including the existing occupied building, which may impact on the risk from fire within the scope of the works, on persons elsewhere within the building will be subject to a fire assessment and a Method Statement. The assessment or Method Statement should be made available to those persons that may be put at risk.

#### PARTY WALL ACT

Issues with utility authorities and arrangements regarding site boundaries & party wall agreements with neighbours are the responsibility of the client.

#### UTILITY AUTHORITIES

Where relevant & necessary the Contractor is responsible for seeking approvals & coordinating work with utility authorities which can include electric, phone, gas & water supply & drainage. The client will make any payments direct to the authority where necessary.

KEY	
	existing insulated cavity walls: Total thickness: 300mm gap New internal finish: 15mm thick plaster to meeting room
	new insulated cavity walls: 100mm external blockwork to match existing 100mm cavity with 50mm insulation 100mm internal blockwork Total thickness: 300mm Internal finish: 15mm thick plaster
	new 100mm thick internal blockwork walls
	new 130mm wide general stud partitions
	approximate dimensions in mm generally dim is block to block NOT finish to finish SO: Structural Opening dims
	new metal external doors & double glazed metal windows, operable & have trickle vents MOE: Means Of Escape windows
	new internal doors leaf size: 820mm unless otherwise shown fire rated FD30 to all habitable rooms
	structural beams & columns to SE drgs structural beams above to SE drgs details & concealed with 60 mins fire protection board
	reference to further detail drawings if appropriate ie for detail refer to no 306 / detail 1
	new below ground drainage to existing Man Hole
	ex & new Rain Water Down Pipes
	indicative location of new cleaner sink leaf location to be agreed on site with clients
	new radiators served off existing boiler in existing building leaf location to be agreed on site with clients retain existing underfloor heating to existing building
	FD: Fire / heat Detector S: Spotlight or external Security light L: Surface mounted Light double power socket with 2 ethernet ports final locations to be agreed on site with clients
	indicative location of new Air Source Heat Pump (ASHP) designed & fitted by M&E sub contractor ASHP to serve new heater / air con units in extension
	indicative location of wall mounted heater / air con units in office and meeting room served by new ASHP units TBC by M&E sub contractor

**mjwarchitects**  
The Old Chapel  
Mendip Road  
Stoke St Michael  
Somerset  
BA3 5JU  
T: 01749 840180  
E: info@mjwarchitects.com

11270323 TENDER

**client:**  
Westfield Parish Council

**project:**  
Norton Hill Recreation Ground  
Fosseway, Westfield  
Midsomer Norton BA3 4BB

**title:**  
Proposed Ground Floor Plan

**date:**  
17/06/22

**scale:**  
1:50 @ A1

**job:**  
0534

**drawing:**  
109

**revision:**  
11

limited company no: 4273284  
www.mjwarchitects.com