The notes below are a partial set of the detailed notes in relation to the building regulations requirements. A full set of these notes is included on drawing sheet 6107-06

BRIEF SUMMARY:

Proposed works to include:-
Internal alterations and renovations to existing football changing room.
Renovations and update of roof mounted water storage tanks.
Upgrading existing flat roof covering and replacement of perished brick wall structures to existing roof parapet.
Construction of new toilets for the football changing room and connection into existing foul drains.

VENTILATION:

Uporade existing mechanical extract:
The existing mechanical extract ventilation fans are currently located in the rear of each of the changing room areas, these fan elements are to be removed and replaced with new electric fans within the original locations.

New extract fans:
Supply and install three separate mechanical extract fans, one for each of the proposed extension toilets. Each to be connected through the external wall and terminated with a suitable external grille. Each fan to be connected directly to the light switch and to include a 15 minute overrun.

ACCESS:

Means of access into the dwelling:
The central toilet is to be laid out as a disabled compliant toilet, exact spacing of grab rails and proximity of toilet and wash hand basin to comply with building regulations requirements and to the agreed with building inspector on site.
The central toilet area is to be accessed via a concrete ramp/slope in compliance with building regulations disable access requirements. This new concrete ramp structure is to be constructed as a cast concrete element in the location as shown with a fall of no greater than 1 in 40.
Both sides of ramp to have a handrail/guarding installed to prevent from falling.

HEATING:

The proposed toilet extension is to be non-heated, no heating system is to be installed as part of the proposed works.

EXISTING FLAT ROOF:

Existing flat roof covering (believed to be roofing felt) is to be fully removed from the entire existing roof area. It is believed that the existing roof structure is either cast concrete or precast concrete beams, these are to remain unchanged, no structural alterations to the existing overall roof structure is proposed.

Allow to carefully remove the top 4/5 courses of brickwork from the entire perimeter of the parapet wall and any capping detail. This is to be taken down to a level to match that of the existing structural roof decking.

Allow to rebuild the top 4/5 courses of the parapet brickwork wall around the entire perimeter and include to install cut stone/concrete capping to the entire perimeter.

Allow to supply and lay a new waterproof roofing membrane in the form of a glass fibre specialist waterproof flat roofing finish to the entire roof surface of the existing changing room, carefully lapping up all 4x perimeter walls prior to the installation of the above noted stone/concrete capping as clearly shown on large-scale detail.
Above noted glassfibre system to be lapped up the updated water tank structure as shown and noted on proposed section drawings.

EXISTING WATER TANKS:

The existing water tank structure currently located on the existing flat roof is to be carefully exposed with the roof covering fully removed leaving the 4x walls around the tanking closure intact. Allow to carefully remove the existing water tanks and replace with new water tanks using sizes to fit within the existing structure.
Allow to construct a new flat roof structure over the raised water tank building, flat roof construction to be:
New 100 x 50mm sc3 grade joists spaced at 400mm centres.
75 mm celotex rigid board insulation installed between all joists finishing flush with the lower surface of the joists leaving a total of 25mm air gap over.
Install a series of softwood fairings on above noted floor joists to create shallow fall.
Install a 22mm external grade marine ply sheeting surface across the newly constructed flat roof.
To the side walls of the water tank structure allow to install 100mm celotex rigid board insulation and clad/finish with 22mm marine grade ply.
New waterproof roof covering to be in the form of specialist glassfibre flat roof sheeting system installed over roof and lapping down over the side walls running over the vertical surface of the new flat roof covering for the main overall existing roof structure.

NEW FLAT ROOF:

A new timber flat roof construction is to be installed over the proposed toilet extension area, it is noted here that the toilets are not heated, however insulation is being noted as provided to allow an increased level of comfort over and above the minimum requirements.

Roof finish to be specialist flat roof glassfibre sheeting, laid and installed in direct accordance with manufacturer's instructions/recommendations - on
22mm marine grade ply sheeting - on
timber fairings/fillets to create shallow pitch - on
new 150 x 50mm sc3 grade joists spaced at 400mm centres.
100 mm celotex rigid board insulation installed between all joists finishing flush with the lower surface of the joists.
Critical note: it is critical that a vapour control layout/barrier is installed between the insulation and the plasterboard ceiling, this is to prevent condensation issues.
12.5mm plaster board and skim to ceiling

Rainwater to be collected in new hopper head and taken through the new parapet wall connecting into new downpipe in location as shown.

FOUNDATIONS:

New concrete trench filled foundations to be provided to the new walls forming the proposed extension. These foundations are to be a minimum depth of 1m below ground level and 600mm wide.
For the purposes of pricing, the above-noted depth is to be allowed, however following inspection of foundation trenches, the building inspector may require additional foundation depth.

GROUND FLOOR (traditional):

It is noted that this proposed extension is not to be heated, therefore no insulation is required as part of the building regulations details, however in the interests of comfort, insulation is specified to be installed over and above the minimum building regulations requirement.
Floor construction to the ground floor area to be as follows:
50mm screed on
500g polythene separating layer on
50mm celotex (fast-r fl3000) insulation board on
100mm oversite concrete slab on
1200g dpm (radon proof) lapped up walls on under dpc on
sand blinding on minimum 150mm clean dry, well consolidated hardcore, in maximum 150mm compacted layers.

EXTERNAL PATH:

A new external concrete paved area is to be constructed to the West of the proposed extension providing level access in the form of a ramp (as noted elsewhere) to the central disabled toilet. A flat level concrete surface is to be provided immediately in front of the remaining male and female toilets.
Allow to construct a 150mm hardcore base using well compacted rolled hard-core to the surface area shown on the ground floor plan.
Allow to provide shuttering and to cast the concrete surface area as shown and noted providing falls as noted elsewhere to the central round area.
A rail is to be installed to both left and right hand side of the shallow ramp detail to guard from falling in compliance with building regulations requirements.

ELECTRICAL:

All new electrical work to be designed, installed, inspected and tested in accordance with BS.7671 (I.E.E wiring regulation 17th edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme or alternatively by a suitably qualified person with a certificate of compliance produced by that person to building control on completion of the works.

DRAINS (SURFACE WATER):

Surface water.

Rain water pipes:
Provide and fix new black UPVC gutters in 100mm round with brackets at 1000mm centres and new 60mm dia. Downpipes with brackets at maximum 1500mm, all to discharge below gratings into new gullies and connect into new surface water rain runs.

Surface water drain runs:
Install new 100mm diameter UPVC underground pipework in trenches to suit site conditions, bed and surround in pea gravel.
Over and above building regulations requirements, at change of direction and at any junction point, allow to install small UPVC inspection chambers with metal removable lids to allow for surface water drain runs to be cleared and rodded on occasions as necessary.

New soakaway:
Where a new soakaway is noted, this needs to be installed a minimum of 5m away from the existing building.
Soakaway to be constructed as a 1.5 x 1.5 x 1.5m hole filled with clean hardcore, visqueen and 150mm topsoil cover or to client's requirements. It is noted here that the above specification is the minimum requirement and is to be allowed for in terms of pricing.
The building contractor must carry out a percolation test prior to installing the new soakaway, the results of this test must be provided to building control who will determine the actual final size of the soakaway pit which may increase from the figure noted above.
Note: prior to any works on the surface water drains the contractor shall investigate the existing drainage system and ascertain as to whether it is a combined or separate surface water drain. If combined system is discovered the above soak away is not required and drains to connect into existing system.

DRAINS (FOUL WATER):

Internally:
New drains to comply with BS.12056.
Unvented drain run sizes to be as follows where needed:
32mm waste pipes to basins (length less than 1.7m) all fitted with 75mm deep seal traps (removable).
Access provided to shower trap.
Anti vac traps to be provided on any pipe run exceeding 3m in length.
All fittings to have separate connections to soil pipes.
New 100mm SVP connected into new drain run and fitted with a suitable cage 900mm above adjacent window heads. Code 5 lead flashing at break through point.

Externally:
Provided new drains to BS.830 - to be taken in directions as shown and connected into the existing foul drain run in approximate locations as indicated.
Foul drains to be 110mm dia.
UPVC flexibly jointed laid to a fall of 1 in 40 and to be bedded and surrounded in 150mm depth of pea gravel. All laid to manufacturer's instructions.
Reinforced concrete lintels to be provided in walls where pipes pass through.
Where the trench run is within 1m of the building the trench is to be filled with concrete up to the lowest level of the extension/building.
New 100mm UPVC soil and vent pipe to be boxed in internally and to be taken through roof with a suitable flashing junction kit and terminated with suitable external protective cage at high-level
Slow bend connection to drain.
Rodding access to be provided at all changes in direction.
Head of foul drain to be vented.
Concrete lintels over drains when passing through walls.
New manholes to be installed in locations as shown in the form of UPVC inspection chambers with heavy duty metal lids.
It is noted that the finished floor level of the proposed extension is set down below the finished floor level of the existing changing room structure, the building contractor is to be responsible for checking the levels and falls in relation to the proposed foul water drain run. If the above noted 1 in 40 fall is not achievable with the existing levels, a foul drain pump system is to be installed within the new manhole.

NEW BRICK WALLS:

It is noted here that this proposed extension is not to be heated, therefore no insulation is required as part of the building regulations submission, however the specification shown here includes a cavity wall construction and installation in the interests of adding a level of comfort to this proposed extension.
New brick walls to be constructed as follows:
Below ground level frost resistant concrete blockwork to be used.
Dpc to each leaf a minimum of 150mm above adjacent ground level. Dpc not to be concealed with mortar.

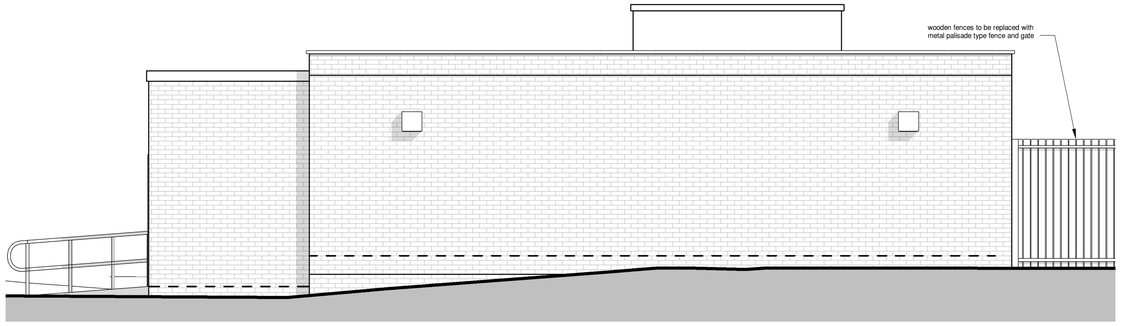
External walls above dpc:
Construction in 100mm brick, to the external leaf. All laid and coursed to match style to be approved by planning officer.
Provide an 100mm cavity with 100mm full fill insulation within cavity.
Internal leaf of 100mm concrete block.
Any cavity element below damp proof course to be backfilled with lean mix concrete.
Internal finish to the traditional sand cement render with plaster finish.

Catnic bw4/200 type 4 stainless steel wire ties at 900mm horizontally and 450m vertically staggered centres and doubled up at all openings. Ties to BS.1243, blocks to BS.6073.
Top of cavities and around all openings to be closed with approved thermal cavity closer, astos dpc to all vertical cavity closings. Cavity tray provided above any beam/lintel supporting an external cavity wall.

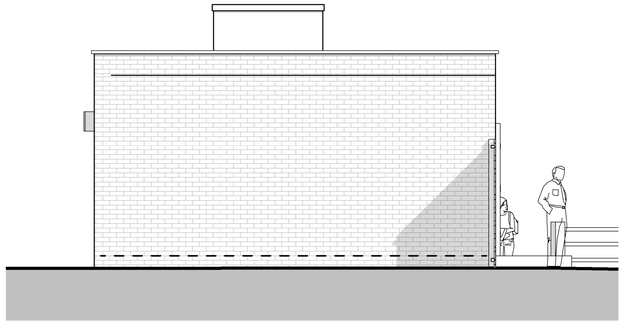
Walls to be taken up to the height as shown on the proposed sections to create a parapet wall over and above the height of the flat roof. A damp proof course is to be installed to the top of the wall prior to the installation of a stone/concrete capping around the perimeter of the proposed extension.

DOORS AND SHUTTERS:

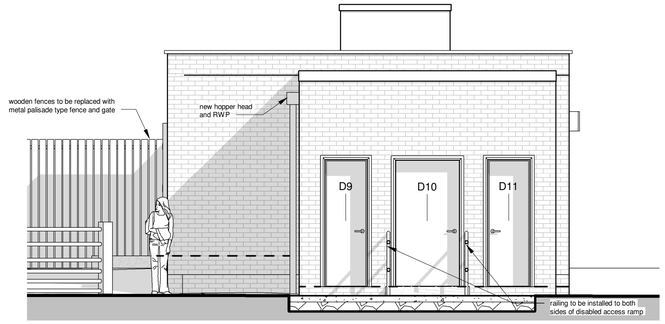
A series of 3x new doors are to be installed in the positions as shown within the new proposed extension. These doors are to be simple secure doors, specified by the surveyor and noted elsewhere.
Specialist "IG" roller shutter lintels are to be installed over each door opening with integrated channels installed to both left and right hand side of the doors allowing the shutters to roll fully closed and provide a secure screen immediately in front of the proposed doors for security purposes. Exact details to be discussed and agreed with surveyor on site.
Above noted roller shutter lintels acting as full structural support over each structural doorway.



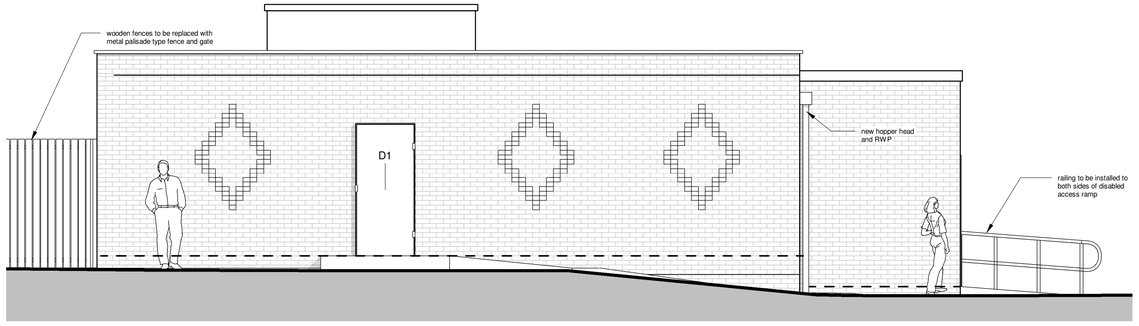
North Elevation
1 : 50



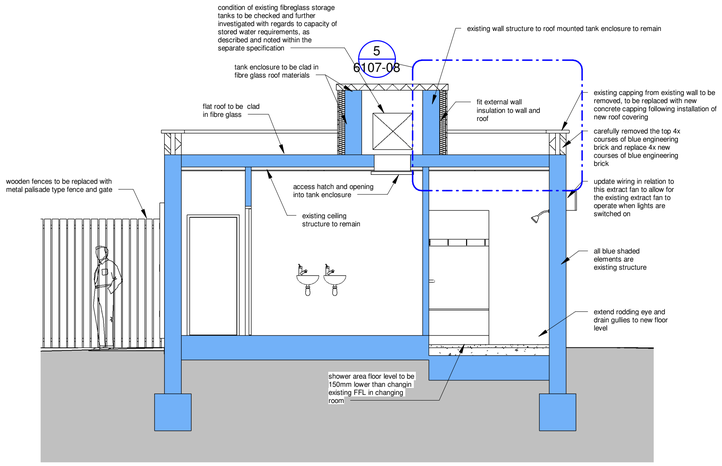
West Elevation
1 : 50



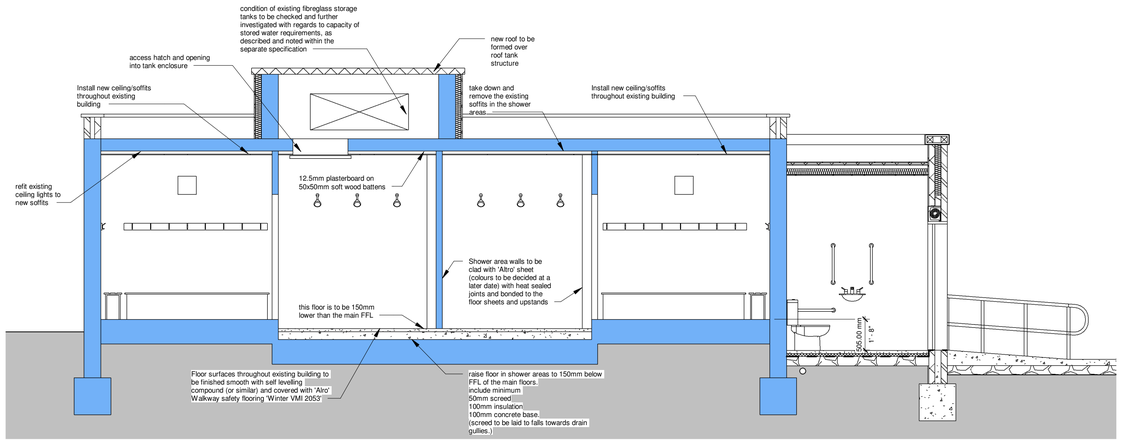
East Elevation
1 : 50



South Elevation
1 : 50



Section 3
1 : 50



Section 1
1 : 50

Revision "a" - door into disabled toilet adjusted to swing outward and widened to 1 m at the request of building control - 11/1/2017

Rev.	Date	Revision Notes

Elevations and Sections

STABLE ARCHITECTURE
. JEREMY DUNN .
FAX (08707) 626217
17 FIR TREE CLOSE BANBURY OXON OX16 1JS
MOBILE (07710) 461860
TELEPHONE (01295) 270565
E mail - Jeremy.Dunn@Virgin.net

Job:
Proposed Extension to:
Changing Rooms
Moorfield Park

Client:
Banbury Town Council c/o
Stable Architecture Ltd

Drawing No:	Date	Scale
6107-07a	11/11/16	As indicated@A1