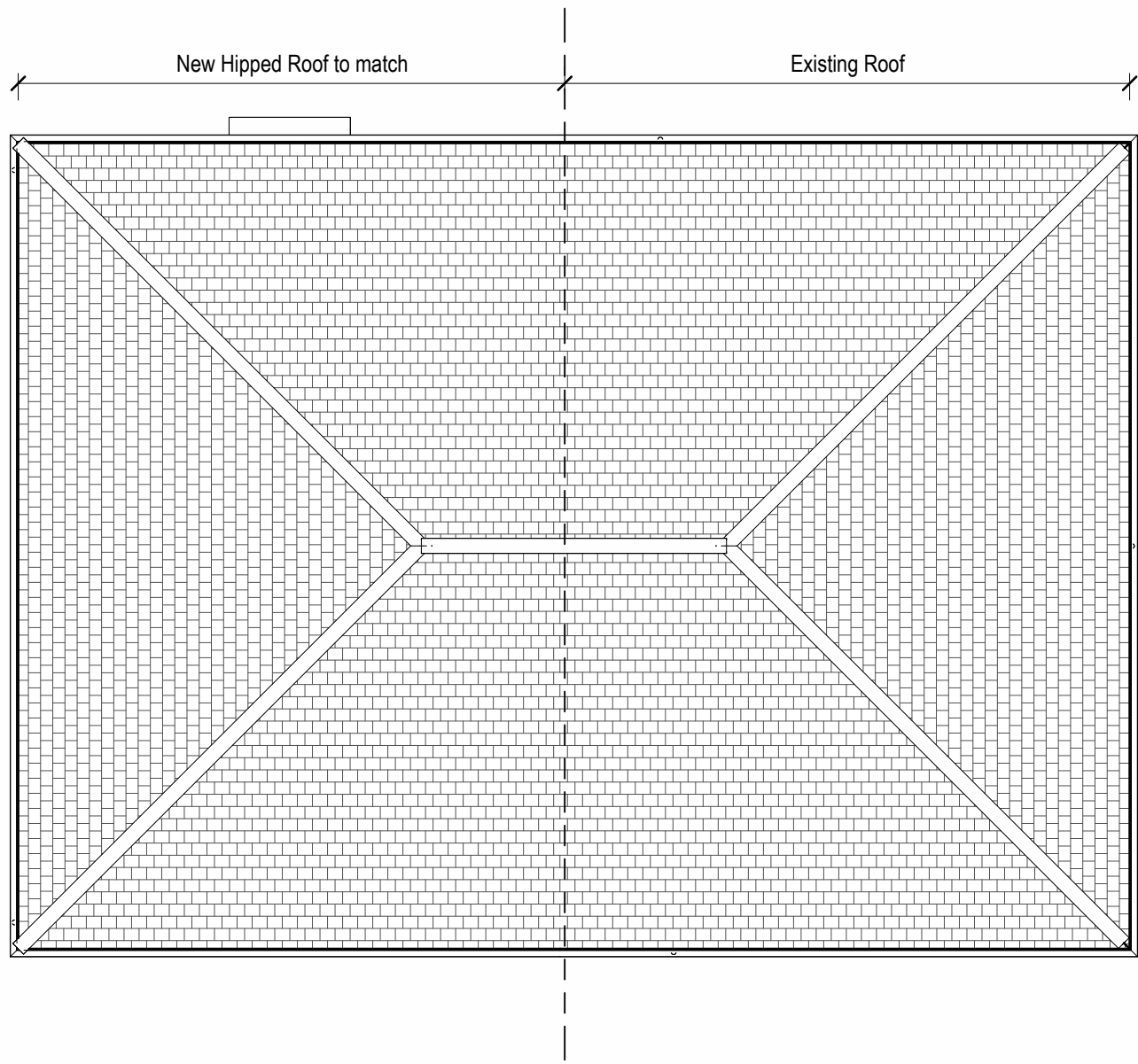


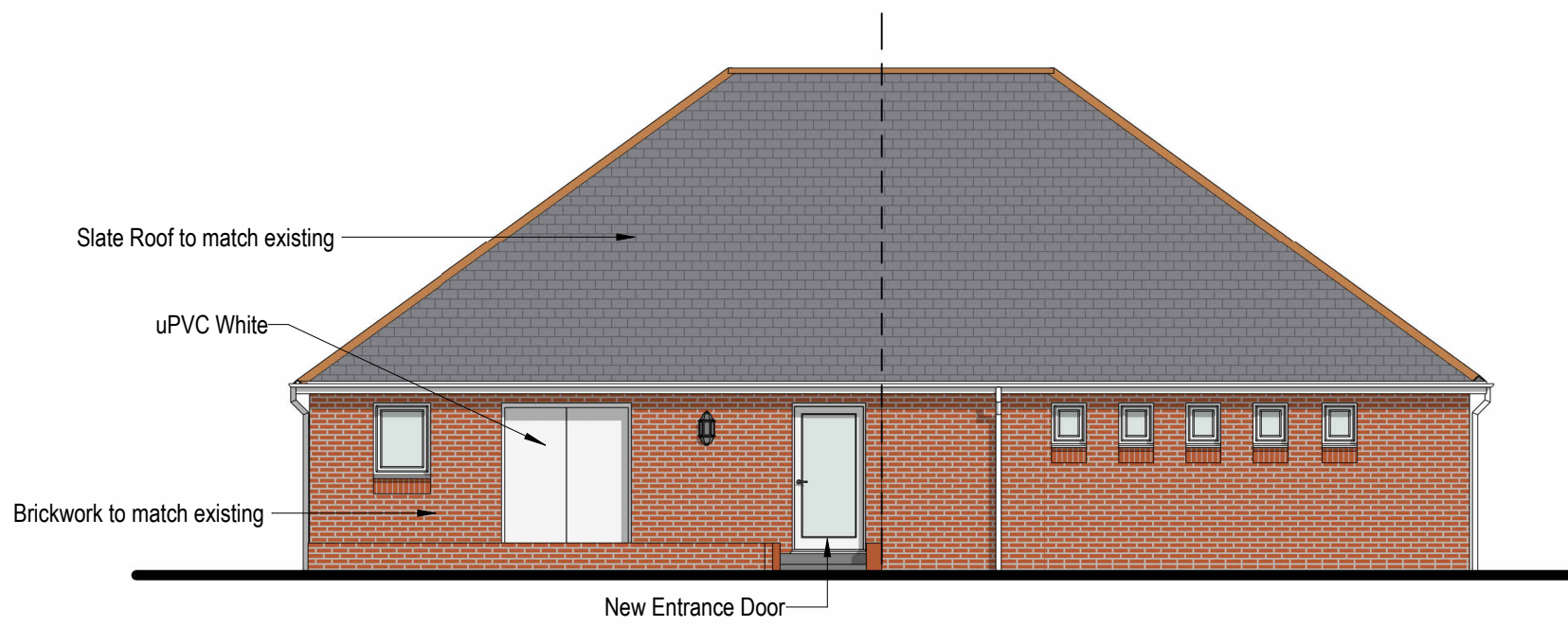
Ground Floor

1 : 50



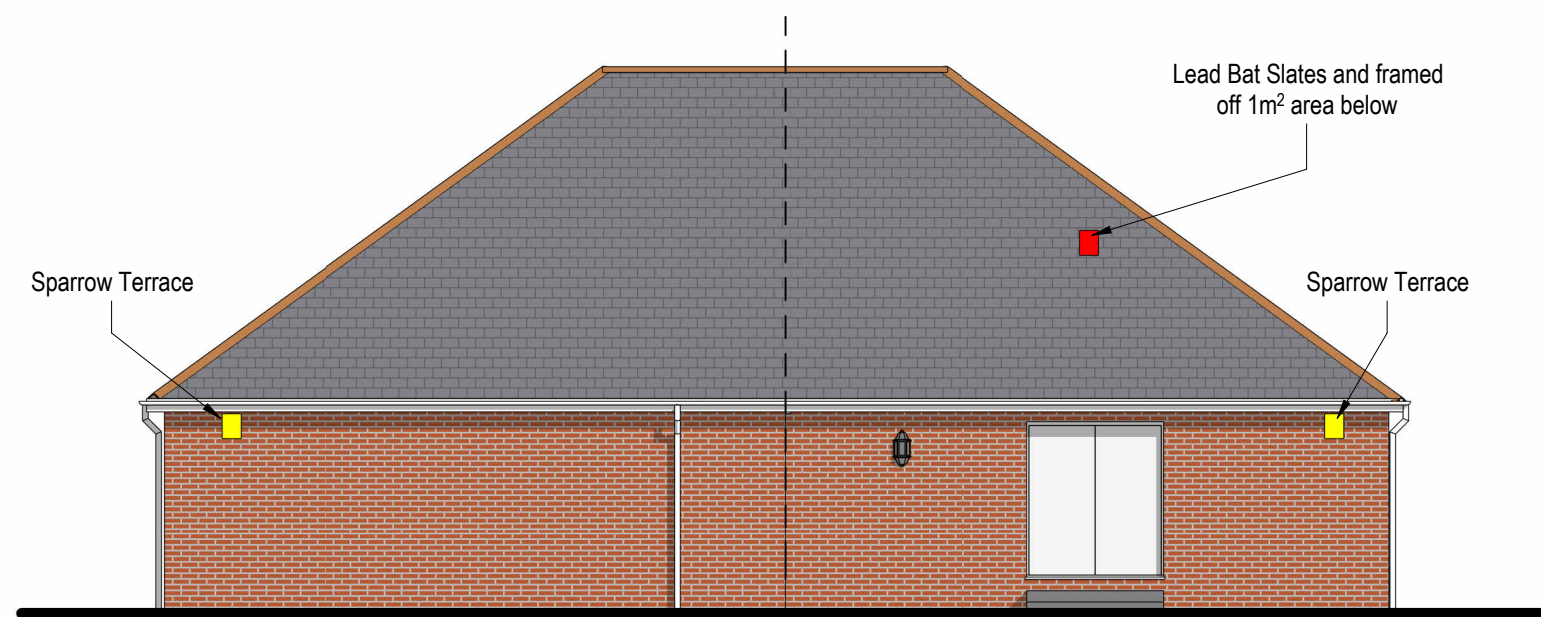
Roof Plan

1 : 100



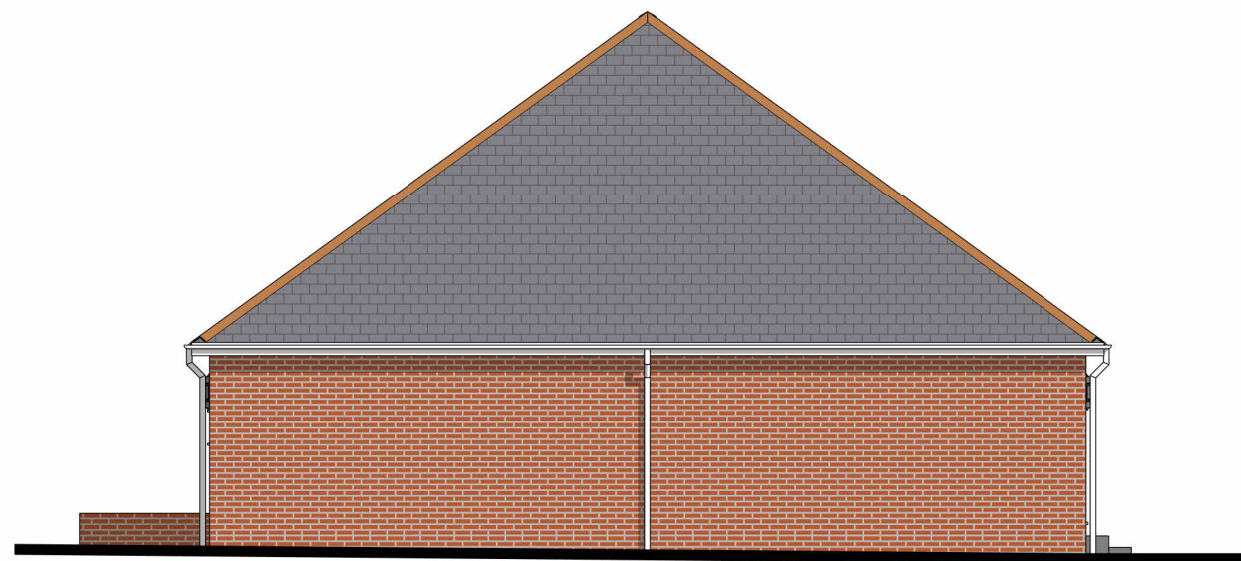
South Elevation

1 : 100



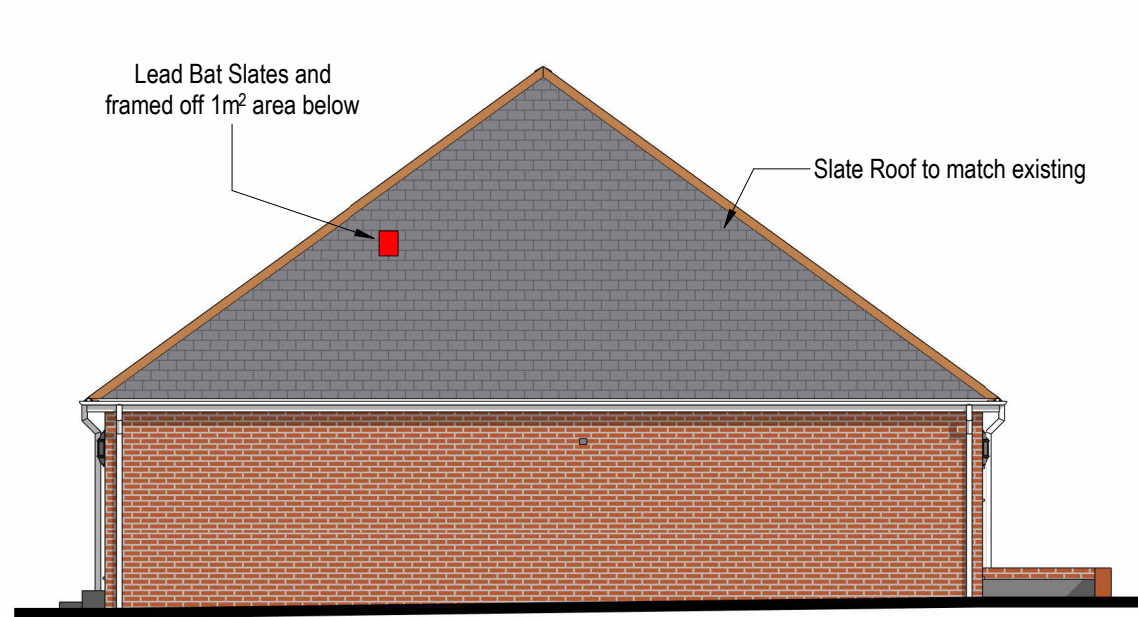
North Elevation

1 : 100



East Elevation

1 : 100



West Elevation

1 : 100

Building Regulations General Notes			
<b>DRAINAGE - SURFACE</b> - RWDP's and gutters to be uPVC gutters and downpipes OR equal approved to BS EN 12200-1:2000/ BS EN 1462:2004/ BS EN 607:2004. Leaf Grilles to be installed at all downpipe locations. Allow for all associated fittings to manufactures instructions, leave safe and watertight. Support brackets at one metre centres. Rain water pipes to discharge to combined sewer via attenuation tank. <b>FOUL</b> - Foul drain to be 100mm dia. upvc pipes and inspection chambers. Drainage gradient 1:40 on a pea gravel bed. Drains also laid in accordance with BS 8000-13:1989 code of practice for above ground drainage & BS 8000-14:1989 code of practice for below ground works and to manufacturers printed instructions & BS 8000-0:2014. To discharge into combined sewer. All walls passing over service and drainage pipework to be supported by concrete lintels or similar approved support to walls, with sufficient gap allowed around services and drainage pipework to prevent damage due to initial settlement of the structure. Inner and outer faces of cavity walls to be masked and sealed either side of services and drainage pipework. <b>WASTE SIZES</b> - <ul style="list-style-type: none"><li>Sink 40mm dia up to 3m run 50mm up to 4m</li><li>WC pan 100mm dia 6m max run</li><li>Washbasin 32mm dia to 1.7m run 40mm up to 3m</li><li>Bath 40mm dia up to 3m run 50mm up to 4m</li></ul> All sanitary and culinary fittings to be fitted with all necessary traps and seals in accordance with BS EN 12056-2:2000. Internal wastes to discharge into 100mm dia. Soil Vent Pipe in duct. Soil pipe taken through roof with lead or other approved flashing at roof level. All foul drainage pipework within floor zone to be wrapped in 25mm acoustic quilt. <b>PREVENTION OF SCALDING</b> - The hot water supply temperature to appliances should be limited to a maximum of 48 degrees C by use of an inline blending valve or other appropriate temperature control device, with a maximum temperature stop and a suitable arrangement of pipework. <b>KEY</b> RWP= Rain Water Down Pipe SP= Soil Pipe SVP= Soil Vent Pipe MH= Man Hole IC= Inspection Chamber AAV = Air Admittance Valve All Soil Stacks to be fitted rodding eyes above FFL.	<b>ELECTRICAL</b> - All electrical fittings are to be supplied and fixed as determined by client. Bathroom light switch to be positioned on outside of room. Electrical Switches & Sockets: should be at a maximum of 1000mm in accordance with Approved Document M. All electrical work should be carried out to meet the requirements of Building Regulations Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. i.e. Where an electrician is registered with a recognised trade body such as NICEIC, ECA & NAPIT. Prior to completion, the Local Authority should be satisfied that Part P has been complied with by an appropriate BS 7671 electrical installation certificate to be issued for the work. ☁ = Smoke Detector/ Alarm Mains Operated self-contained smoke alarm conforming to BS EN 14604:2005:pt1 2000, BS EN 54-7 or BS EN 54-12 to positions indicated on Floor Plans. All smoke alarms shall be interconnected, permanently wired to a separate fused circuit at the distribution board. All wiring to IEE wiring regulations. Smoke alarms fixed to the ceiling 300mm from any wall or light fitting to manufacturer's instructions ☁ = Heat Detector to BS EN 14604:2005 ☁ = Carbon Monoxide Alarm to BS EN 50291:2001 ☁ = Extractor Fan. Wall or ceiling mounted to the following intermittent extract rates. To be operated by light switch in sanitary accommodation. To be re-circulating when in same room as open flue. Store - 15 Litres per second with 15 minute over-run linked to light switch <b>RAPID VENTILATION</b> - Habitable rooms to have opening windows to each room equivalent to 1/20 floor area. Some part of ventilation opening at least 1750mm above FFL. <b>BACKGROUND VENTILATION</b> - Habitable rooms to have background ventilation equivalent to a minimum free area of 5000mm².	<b>WINDOWS</b> - All glazing to be in accordance with 'Approved Document' K, together with BS EN 12600: 2002 and BS 6262-4:2005. Clear glazing to be clear float low E glass. All Units to be double glazed with minimum 12mm sealed gap between glazing. Whole unit min U value U value -Refer to SAP All replacement windows to be installed by FENSA registered person or company <b>DOORS</b> - All Units to be double glazed with minimum 12mm sealed gap between glazing. Whole unit min U value -Refer to SAP <b>PROTECTION FROM IMPACT</b> - Glazing in critical locations (i.e. between finished floor level and 800 mm above that level in internal and external walls and partitions and 1500 mm above that level in a door or 300mm to a side panel, or when used in guarding) should comply with App Doc K4 Section 5, and consist of: <ul style="list-style-type: none"><li>Toughened safety glass, which if broken would break safely, for uses where there is no risk of falling (e.g. for a door separating two rooms on the same level); OR</li><li>Suitably robust glass which will not break under design loadings, for example suitable laminated glass, where there is risk of falling (e.g. windows below 800mm or glazed guarding to balconies). More details below within 'Protection from falling'.</li></ul> All details to be confirmed by glazing's manufacturer/supplier. Where window opening controls can be reached without leaning over an obstruction the controls should not be more than 1900mm above floor level. Where an obstruction is present, e.g. standard kitchen units, the controls should not be more than 1700 mm above floor level. Provide a slightly raised area 1200 x 600mm of anti-pedestrian surface or planting bed outside ground floor windows to prevent persons colliding with an open window. <b>ASBESTOS</b> - All works to existing materials containing asbestos, or suspected to contain asbestos, to be carried out in accordance with current legislation, including Control of Asbestos Regs 2012 and subsequent codes of practice, guidance notes and BS, together with CDM 2015. Contractors to have suitable HSE licence in place, with reference to the type of asbestos-related works to be carried out. HSE to be notified where required.	<b>SECURITY</b> - Windows and doors that are easily accessible from the outside and provide access into the dwelling must be able to resist physical attack by being sufficiently robust and fitted with appropriate hardware. <b>Doors</b> - Designed to meet the tested standards in PAS 24:2012 or the alternative standards set out in Part Q section 1 paragraph 1.2. Letter plates to have a maximum aperture of 260 x 40mm and be located / designed to hinder access to keys etc by use of flaps or other features. Main entrance doors to be fitted with a chain or access limiter plus a spy viewer or glazing on the door or as a sidelight to see callers. Frames to be mechanically fixed to structure as per manufacturer's recommendations. Lightweight framed walls to incorporate minimum 9mm sheathing as high as the door and 600mm to each side to prevent persons breaking through the wall. <b>Bespoke Timber Doorsets</b> - Doors less than 1000mm wide and 2000mm high to be manufactured from solid or laminated timber with a minimum density of 600kg/m³. Rails, stiles and muntins to be at least 44mm thick, after rebating, frame components should retain at least 32mm of timber. Panels in doorsets to be at least 15mm thick with glued and mechanically fixed beading. Panels to have either width or height not greater than 230mm. Lock's hinges and letterplates to be as set out in Part Q Appendix B paragraphs B6 to B9. To be fitted with a chain or access limiter plus a spy viewer or glazing on the door or as a sidelight to see callers. Glazing to be a minimum of class P1A and BS EN 356:2000. <b>Windows</b> - Designed to meet the tested standards in PAS 24:2012 or the alternative standards set out in Part Q section 2 paragraph 2.2. Frames to be mechanically fixed to structure as per manufacturer's recommendations. <b>CAVITY TRAYS</b> - Weep holes to be at max 450mm centres and minimum of 2 per opening. Cavity trays or combined lintels should have stop ends. Trays to extend at least 25mm beyond outer face of the closer and cover the lintels ends. At abutments the tray to be linked to a flashing to prevent water penetrating the enclosed area. <b>LEAD FLASHING</b> - To BS EN 12588 for severe exposure. Details as per Lead Sheet Association's recommendations.

G	Amended drainage and Tender Pack.	09.08.25	14
F	Adding note to reference switch and socket heights.	04.08.25	13
E	Updated ramp	08.05.25	10
D	Window moved to front	12.08.24	5
C	Construction	05.05.24	4
B	Downpipe position revised.	07.08.24	3
A	Updated following comments from FPC	17.05.24	2
Rev	Description	Date	(Seq)



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Proposed Queen Elizabeth II  
Community Pavilion  
Tews Lane Playing Field

Proposed Layout  
Building Regs

F175 24 402 G