

Dimensions / Setting Out.
Contractor to check all dimensions and set out the whole of the works before commencing construction. All omissions / discrepancies to be reported immediately. Refer also to client's specification where applicable; discrepancies to be reported / clarified prior to commencement of any works. **NOTE PARTY WALL MATTERS - THE EXTERNAL ENVELOPE OF THE BUILDING IS THE LEGAL BOUNDARY TO ALL SIDES - ALL LAND SURROUNDING THE SITE IS OWNED BY THIRD PARTIES AND NOT CONTROLLED BY THE CLIENT.**

Health & Safety.
The Contractor will take all practical steps to prevent or minimise health & safety risks to the Clients and any other person whether working at or visiting the property including provision of suitable signage/ safety-fencing etc including compliance with the provisions of the CDM (2015) regulations and provision of suitable pre-commencement H&S plan/ file and monitoring; In addition, the Contractor shall minimise environmental disturbance, nuisance or pollution from the works and ensure that any temporary protection for works is safe and weatherproof. Any contamination present at the site (or later discovered) to be dealt with in full accordance with current legislation, codes of practise and COSHH / H & S regulations. The client shall take notice of all warnings the Contractor gives regarding health and safety or environmental issues/ risks which he is taking measures to minimise and prevent people accessing the works or any dangerous aspects thereof (particularly children) except where required/ authorised to do so.

Demolitions shall take place only in accordance HSE requirements and to be undertaken only by a competent contractor as appointed by the client following all relevant assessments including COSHH identification of hazardous materials (asbestos etc) and identification of services to and affecting the site. Special consideration given to adjacent electricity sub-stations.

Standards.
Details and information shown on the drawings and specified within the notation are for the purposes of obtaining Building Regulations Approval and should be regarded as *minimum* standards only.

1. FOUNDATIONS

CONTRACTOR TO ASCERTAIN / CONFIRM LOCATION OF ALL EXISTING SERVICE PIPES, WIRES AND CONDUITS AND MARK/ PROTECT OR REMOVE AS APPROPRIATE. IT IS TO BE NOTED THAT A SYCAMORE TREE IS HAS BEEN REMOVED BY THE OWNERS OF THE ADJACENT LAND (SEE PLAN) TO THE SOUTH-WEST CORNER OF THE BUILDING. NO NEW FOUNDATION WORKS ARE ENVISAGED EXCEPT WHERE IDENTIFIED DEFECTS MAY REQUIRE OTHERWISE - SUBJECT TO STRUCTURAL ENGINEERS INVESTIGATION / ASSESSMENT OF THE BUILDING. THERE ARE CURRENTLY 4 NO. RAINWATER PIPES TO THE GABLES OF THE STRUCTURE AND THE DISCHARGE ROUTE IS CURRENTLY UNCLEAR / MAY REQUIRE CONFIRMATION HOWEVER IT IS NOT PROPOSED THAT THE CURRENT METHOD / ROUTE IS ALTERED OR AFFECTED. FOUNDATION DESIGN WOULD BE UNDERTAKEN IF / ONCE ISSUES WERE IDENTIFIED.

2. WALLS BELOW DPC

ANY BRICK OR BLOCK TO BE FROST RESISTING TO BS5628 PART 3 AND APPROVED / SUITABLE FOR PURPOSE. PROVIDE FACING BRICKS TO MATCH EXISTING 150 MIN. BELOW EXTERNAL FINISHED GROUND LEVEL.

3. DAMP PROOF COURSES

THE EXISTING DAMP PROOF COURSE TO BE IDENTIFIED AND ASSESSED FOR ADEQUACY. ANY NEW DPC SHALL BE LINKED WITH EXISTING AND BE OF 150mm ABOVE THE LEVEL OF ANY ADJACENT FINISHED GROUND / PAVING.

SUBJECT TO BCO REQUIREMENTS BREAK OUT SUFFICIENT AREA OF FLOOR TO CONFIRM PRESENCE ADEQUACY OF DPM. PROVIDE VERTICAL INSULATED DAMP PROOF COURSE / CAVITY CLOSERS TO ALL OPENINGS WHERE NEW WINDOWS / DOORS TO BE FITTED.

4. GROUND BEARING SLAB

PROPOSED OFFICE / STORE-ROOM AREAS TO BE STRIPPED OF ALL WALL AND FLOOR TILES. FLOORS MADE GOOD WITH SUITABLE SELF-LEVELLING SCREED TO ACCEPT CARPET TILES / VINYL FLOORING WITH GRADUS OR SIMILAR LEVEL ACCESS THRESHOLD STRIPS TO D1 & D3. EXISTING REDUNDANT FOUL PIPEWORK / FITTINGS TO BE REMOVED AND RUNS PERMANENTLY STOPPED UP USING CONCRETE BACKFILL / PLUGGED AND SEALED. NOTE EXISTING SLAB NOT ANTICIPATED TO BE BROKEN OUT AND ACCORDINGLY NO NEW CONSTRUCTION/ INSULATION TO THE FLOOR SLAB IS PROPOSED.

5. EXTERNAL WALLS

EXISTING DEFECTS TO BE INSPECTED BY COMPETENT ENGINEER AND REMEDIAL WORKS UNDERTAKEN AS REQUIRED TO BE CONFIRMED. (MINOR CRACKING TO FRONT AND REAR (WEST AND EAST) ELEVATIONS. EXISTING WALLS UNDERSTOOD TO BE CAVITY WORK WITH 50-65MM NON INSULATED CAVITY (TO BE CONFIRMED). WHERE OPENINGS TO BE BLOCKED/ ADAPTED USING MATCHING MATERIALS AND METHODS TO ADJACENT WORKS (PRECISELY). ONCE TILES REMOVED AND WALLS CLEANED OF ALL DEBRIS/ ARISING AND NON-POROUS FINISHES PROVIDE 7MM CELOTEX COMPOSITE BOARD - DOT & DAB) (PROVIDING INSULATION, VCL AND PLASTERBOARD AND 3MM SKIM TO ALL EXTERNAL WALLS (SEE PLAN) FITTED IN STRICT ACCORDANCE WITH CELOTEX' DETAILS' RECOMMENDATIONS. SKIRTINGS ARCHITRAVES TO BE PAINTED MDF 100MM BULLNOSE OR SIM PROFILE. PAINTING OF EXTERNAL BRICKWORK FACADES TO BE AGREED WITH CLIENT.

6. INTERNAL WALLS

STUDWORK INTERNALLY TO BE TREATED C16 GRADE 75mm X 50mm AT 400mm CENTRES WITH 12.5mm (10KG/SQM DENSITY) PLASTERBOARD AND 3MM SKIM EACH SIDE WITH 75mm MINERAL WOOL INSULATION INFILL (DENSITY 10KG/CUM). TILES TO BE DISABLED / UNISEX WC TO BE MADE GOOD TO MATCH EXISTING WHERE OPENING BLOCKED UP (USING 100MM DENSE BLOCKWORK FULLY-TIED / BONDED TO EXISTING MASONRY).

7. LINTELS

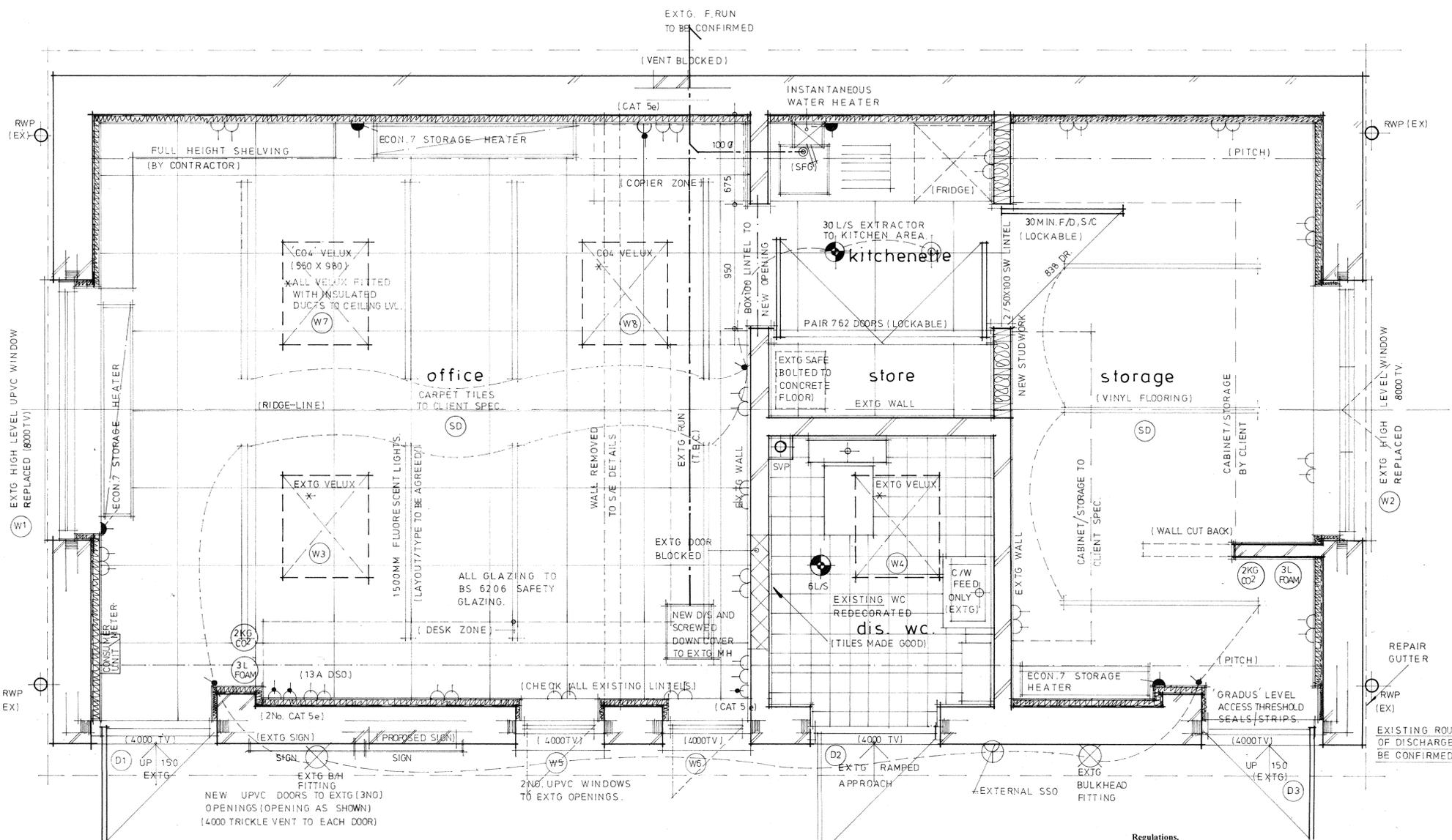
TO BE TRIPLE 2no. 50 X 100 TREATED C16 LINTELS ON CRIPPLE STUDS TO STUDWALLS AND IG OR SIM STEEL BOXLINTELS TO MASONRY INTERNAL WALLS. EXISTING PRECAST LINTELS CHECKED FOR CONDITION/ADEQUACY BY BCO WHERE LOADING CONDITION IS AFFECTED BY NEW WORKS EXISTING LINTELS CHECKED FOR ADEQUACY (TO BCO APPROVAL ON SITE).

8. TIMBER GENERALLY

ALL CARCASING TIMBER GRADED ACCORDING TO BS5628 PART 2 (1984). ANY EXTERNAL TIMBER / JOINERY TO BE TREATED/ PAINTED/ STAINED AS APPROPRIATE. KILN DRIED TO BS 4978.

9. ROOF CONSTRUCTION

EXISTING INTERNAL CEILING TO BE REMOVED COMPLETELY. ROOF STRUCTURE FULLY EXPOSED AND ASSESSED FOR CONDITION/ ADEQUACY BY STRUCTURAL ENGINEER TO BCO APPROVAL. INSERT 2NO. 'CO4' VELUX ROOF LIGHTS WITH APPROPRIATE FLASHING KITS INTO EXISTING REAR (EAST) ROOF PLANE. TO BE FITTED IN STRICT ACCORDANCE WITH VELUX DETAILS WITH 50 X 100 C16 SOFTWOOD TUNNELS TO CEILING LEVEL. INSULATED WITH 100MM CELOTEX INSULATION BOARD RETAINED SLING PROPRIETARY CELOTEX FININGS WITH FOIL BACKED PLASTERBOARD AND 3MM SKIM INTERNALLY (REPEAT FOR EXISTING ROOFLIGHTS TO FRONT (WEST) ELEVATION. TO UNDERSIDE OF CEILING GENERALLY PROVIDE 28MM CELOTEX COMPOSITE BOARD (INCLUDING SLOPING AREAS. LINKED WITH VCL ON WALLS. TO SLOPING RAFTER ZONE PROVIDE MAX DEPTH OF CELOTEX FEASIBLE WHILST RETAINING MIN 50M AIR GAP OVER (TO BE CONFIRMED UPON INSPECTION) CUT TIGHTLY BETWEEN RAFTERS. AT CEILING LEVEL GENERALLY PROVIDE 2NO. LAYERS OF 400MM ROCKWOOL QUILT LAID IN TRANSVERSE. LAYERS ENSURING 50MM MIN AIR GAP OVER AT ALL TIMES. PROVIDE 1000G VCL LINKED WITH WALLS. REPLACE FASCIAS AND SOFFITS TO FRONT AND REAR ELEVATION WITH WHITE UPVC OF SIMILAR DIMENSION TO SUIT RAFTER / OVERHANG PROFILE ENSURING INTEGRAL SOFFIT OR OVER-FASCIA VENTILATION OF EQUIVALENT OF 25MM CONTINUOUS VENTILATION (TO BE INSECT SCREENED). INTEGRITY OF EXISTING (LIKELY NON-BREATHABLE) ROOFING FELT TO BE ASCERTAINED TO BCO APPROVAL WITH NEW 450 HYLOAD CARRIER LAID INTO GUTTER AT EAVES.



PROPOSED GROUND FLOOR PLAN 1/20

NOTE: SITE BOUNDARY IS EXTERNAL BUILDING ENVELOPE

10. VENTILATION

NEW 'WHITE' UPVC WINDOWS AND DOORS AS PER DRAWINGS TO EXISTING OPENINGS - 3 no. LOUVERED PANELS (FRONT ELEVATION) TO BE REMOVED AND OPENINGS ADAPTED OR BLOCKED UP AS SHOWN. TRICKLE VENTS AS SHOWN TO BE MIN 400MM² PER OPENING. WINDOWS / DOORS TO HAVE MINIMUM 1/20th OF AREA OF ROOM SERVED IN OPENABLE VENTILATION AREA. WITH SOME PART OPENING MINIMUM 1750mm ABOVE FINISHED FLOOR LEVEL. PROVIDE EXTRACT FANS GIVING 30L/S IN KITCHENETTE & 6L/S TO WC WITH 15 MINUTE OVER-RUN FACILITY WITH INSULATED DUCTING TO SOFFIT VENT.

11. ELECTRIC INSTALLATION

TO BE DESIGNED, INSTALLED AND COMMISSIONED IN ACCORDANCE WITH BS7671 / THE ELECTRICAL ENGINEER'S REGULATIONS CURRENT EDITION BY COMPETENT PERSONS I.E. MEMBERS OF AN APPROVED COMPETENT PERSON PART P SCHEME. (REFER TO LAYOUT AND DETAILS AS APPLICABLE). COMPLETION CERTIFICATE TO BE ISSUED TO LABC UPON COMPLETION - IN ACCORDANCE WITH BS 7671. 100% OF NEW LIGHT FITTINGS TO BE FITTED WITH LOW-ENERGY / LED BULBS. NEW APPLIANCE TO BE FITTED AS PART OF THE SPECIFICATION SHALL BE SUPPLIED AS 'A-RATED'. EXTERNAL LIGHT FITTINGS (BULKHEAD TYPE) TO BE CLEANED AND RETAINED IN-SITU. FITTINGS TO BE WHITE 'N' OR SIMILAR.

12. HEATING AND HOT WATER

EXISTING BOILER SYSTEM TO BE REMOVED COMPLETELY. DISABLED WC TO HAVE C/W FEED ONLY. NEW KITCHENETTE TO BE FITTED WITH INSTANTANEOUS WATER HEATER ONLY (HEATRAE SADIA 3.1KW HANDY NO TOUCH) OR SIMILAR TO CLIENT APPROVAL. DESIGN / SUPPLIED BY INSTALLER TO BE A COMPETENT PERSON WHO IS A MEMBER OF AN APPROVED COMPETENT PERSON SCHEME. SPACE HEATING TO BE 7-DAY PROGRAMMABLE / WEATHER COMPENSATOR/ TIMER CONTROLLED ECONOMY 7 STORAGE HEATERS APPROPRIATE TO ROOM SIZE SERVED TO BE DIMPLEX 'QUANTUM' RANGE OR SIM. (CLIENT APPROVED). NOTE WC CUBICLE NOT BE HEATED. ALL FITTINGS SHALL BE SUITABLY EQUIPPED TO PREVENT SCALDING - LIMITING TEMPERATURE TO 48 DEG. CENTIGRADE (MAX.) CONSIDER USE OF HIGH TEMPERATURE FLUSHING PROVISION IF USE POTENTIALLY INTERMITTENT. GENERALLY WHOLESOME WATER TEMPERATURE TO BE LIMITED TO 60 DEGREES CENTIGRADE MAXIMUM USING APPROPRIATE VALVES TO BS 15092:2008. WHOLESOME WATER TO BE SUPPLIED TO ANY PLACE WHERE DRINKING WATER IS TO BE DRAWN OFF AND TO ANY SINK WHERE FOOD MAY BE PREPARED. SINK TO KITCHENETTE TO BE STAINLESS STEEL.

13. DRAINAGE - FOUL

TO CP 8301: 1985 AND BS5572. 100mm DIAMETER UPVC DRAINS WITH FLEXIBLE JOINTS TO 1:80 MINIMUM GRADIENT, SURROUND IN 150mm PEASHINGLE. WASTES TO BE: 100mm DIAMETER WC. 40mm DIAMETER SINK / BASIN (MAXIMUM 4000mm RUNS ELSE 50mm DIAMETER ALL WITH DEEP SEAL TRAPS 75mm DISCHARGING TO SEALED FLOOR GULLY (SFG) OR SIMILAR. 100mm DIAMETER SVP TO TERMINATE VIA PROPRIETARY TILE VENT USING 100mm DIAMETER FLEXIBLE HOSE/MINIMUM 900mm ABOVE HIGHEST ADJACENT OPENING WITH CAGE TO TERMINAL ALL TO DISCHARGE TO EXISTING FOUL WATER RUN WITHIN BUILDING (PRECISE CONNETION TO BE AGREED WITH BCO ON SITE).

14. DRAINAGE - SURFACE

CONTRACTOR TO ASCERTAIN / ENSURE LOCATION OF ANY EXISTING SOAKAWAY DOES NOT CONFLICT WITH WORKS. REMOVE EXISTING GUTTERS AND DOWNPIPES/ REPAIR REPLACE AS REQUIRED AND SET ASIDE/ CLEAN FOR RE-USE.

15. GLAZING / JOINERY

WINDOWS / DOORS TO BE FACTORY GLAZED UPVC ALL TO BS6206 (1981). 4/16/4mm - ARGON-FILLED DOUBLE-GLAZED SEALED UNITS (WITH LOW 'E' COATING) IN FULL COMPLIANCE WITH BS6206 TO GIVE MAX. 1.4W/m² U-VALUE. DOORS TO ACHIEVE 1.0W/m² K & SEMI-GLAZED DOORS TO ACHIEVE 1.2W/m² K. PROVIDE SAFETY GLAZING TO ALL INTERNAL AND EXTERNAL GLAZED AREAS BELOW 800mm FROM FFL. TO SATISFY THE REQUIREMENTS OF CLASS C OF BS6206.

16. SMOKE (SD)/ HEAT (HD) / CARBON MONOXIDE (CO) DETECTORS

SMOKE DETECTORS (SD) AS SHOWN ON PLANS, ENSURING MINIMUM 300mm FROM LIGHT FITTINGS

17. FIRE EQUIPMENT

SUBJECT TO BCO / FIRE OFFICER APPROVAL PROVIDE 1NO. 2KG CO2 AND 1NO. 3 LITRE FOAM EXTINGUISHER TO OFFICE AND SIMILARLY TO STOREROOM AS SHOWN ON PLANS. MAINS OPERATED / BATTERY BACK-UP SMOKE DETECTORS TO BE PROVIDED TO OFFICE AND STOREROOM. INTER-CONNECTING DOOR TO BE 30MIN FR AND SELF-CLOSING WITH INTUMESCENT SEALS. FIRE RISK ASSESSMENT / ESCAPE PLAN TO BE WRITTEN, RETAINED AND APPROPRIATELY UPDATED BY LMPIC.

18. DISABLED USER / OCCUPIER COMPLIANCE

WC ALREADY LAID OUT AND ACCESSIBLE FOR DISABLED USE AS PER THAT PREVIOUSLY UNDER BABERGH DISTRICT COUNCIL OWNERSHIP. ADJACENT APPROACH ROUTES CONSIST OF RAMPED/ LOW-STEPPED OPTIONS BOTH WITH SUITABLE GALV. HANDRAILS. STEPS INTO BUILDING SHALL REMAIN AS LOW AS POSSIBLE WITH BESPOKE REMOVAL RAMPS FOR INTERMITTENT USE KEPT AT THE SITE AT ALL TIMES. SOCKETS / SWITCHES AND ASSOCIATED DEVICES TO BE BETWEEN 450mm AND 1200mm FROM FFL. FURNITURE / LAYOUT ETC TO BE CONSIDERED TO ENSURE MAXIMUM INCLUSIVITY FOR ALL USERS. PARKING ADJACENT IN LAY-BY FOR DISABLED USERS (SUBJECT TO AVAILABILITY).

19. MISCELLANEOUS

PROVISION TO BE ALLOWED FOR 1NO. EXTERNAL NOTICEBOARD 600 X 750 MM APPROXIMATELY OVERALL (WEATHER-PROOF AND LOCKABLE). AFFIX LMPIC EXISTING NOTICE BOARD TO BE SUPPLIED. PROVIDE AND INSTALL PROPRIETARY SHELVING SYSTEM TO OFFICE WHERE SHOWN. FABRICATE AND PROVIDE (TEMPORARY) RAMPS 150 X 1800 APPROX 1:12) DESIGN TO BE APPROVED TO SERVE D1. PROVIDE MEDIUM HEAVY DUTY CARPET TILES AND VINYL FINISHES WHERE SHOWN (CLIENT TO APPROVE SPEC/ COLOUR). PROVIDE GALV. STEEL BIKE RACK (3 BIKES) LOCATION TO BE CONFIRMED. PROVIDE 1NO. (LOCKABLE) EXTERNAL 13A SSO (SITING TO BE AGREED). FIT CLIENTS SAFE

20. DECORATIONS

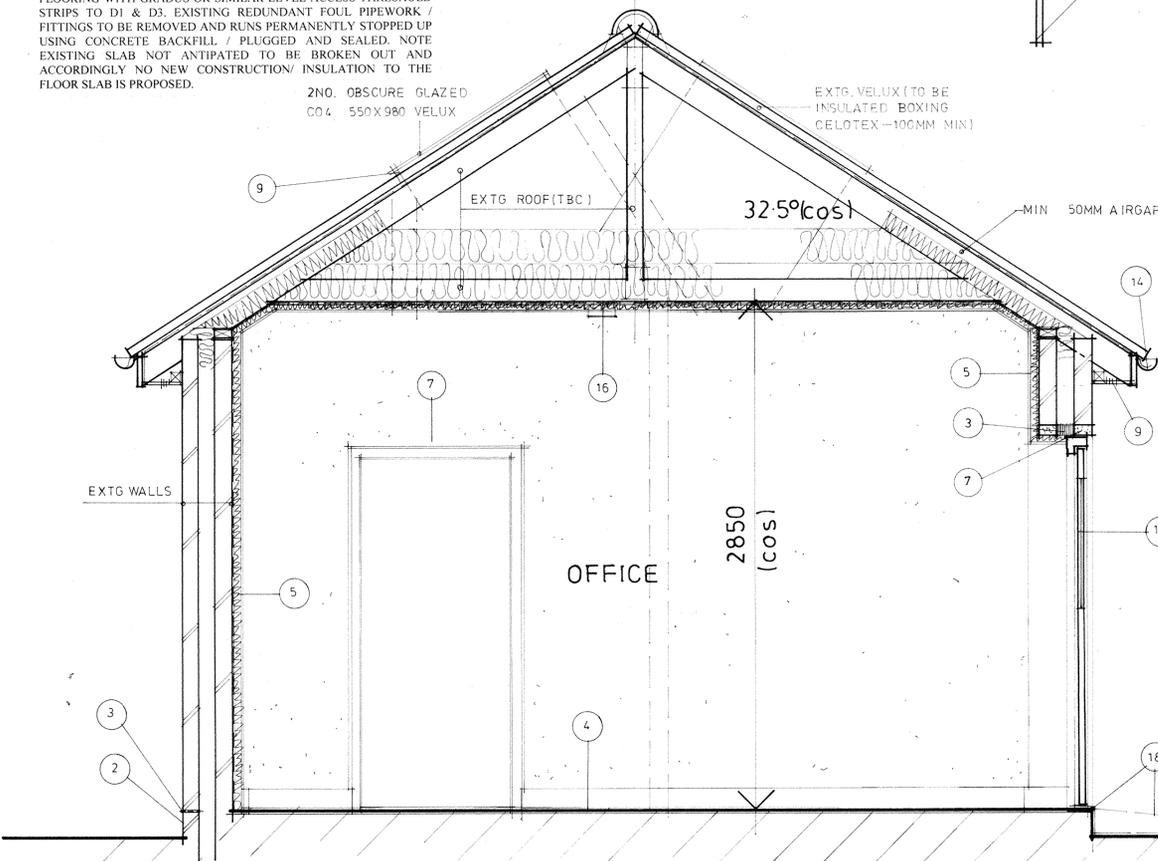
WATERBASED (LOW VOC) PAINTS THROUGHOUT. WALLS AND CEILINGS TO BE PAINTED MATT WHITE WITH EGGSHELL WHITE TO MOULDINGS & INTERNAL DOORS.

21. FURTHER INFORMATION FOR SUBMISSION TO LABC (WHERE APPLICABLE)

PART P ELECTRICAL CERTIFICATE ; COMMISSIONING CERTIFICATE FOR FURTHER HEATING / HOT-WATER SYSTEM

Regulations.
Work to be carried out in strict accordance with the relevant planning permission / conditions, relevant building regulations and in strict accordance with current robust details. Approval to be obtained from LABC/ NHBC (warrant providers) before covering up any works relating to building regulations. Work to be carried out in accordance with Public Health Regulations, British Standards, Codes of Practise and the technical requirements / regulations of the NHBC. Contractor to allow for providing a fenced compound (subject to permission from land-owner- Babergh District Council) for storage of materials, skips etc and site accommodation for all site staff including sanitary conveniences for the duration of the works. Special consideration to vehicle parking and highways / public footpath not to be blocked at any time (without relevant permissions from LHA).

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Project:		
PROPOSED CHANGE OF USE OF FORMER PUBLIC CONVENIENCES TO FORM PARISH COUNCIL OFFICE (INCORPORATING PUBLIC / UNISEX / DISABLED ACCESSIBLE WC)		
Site Address:		
Former Public Conveniences, Cordell Road, Long Melford, Suffolk, CO10		
Applicant:		
Long Melford Parish Council		
Drawing title:		
Building Regulations Drawing		
scale: 1:20 date: 01 / 2019 drawn: djp checked:	drg no: 18/95/03	rev: A
Do not scale this drawing. Use figured dimensions only. Contractor to set out all of the works prior to commencement and report any omissions / discrepancies immediately. Scales shown on this drawing are at A1 sheet size.		
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SECTION A - A 1 / 20