

LEGEND

- Electric towel radiators
- Water radiators with TRV
- Toilet extract fan, ducted to outside air and linked to light switch, with 15 min over-run
- Kitchen extract fan, ducted to outside air
- Telephone point
- Mains powered interlinked heat detector/alarm
- Mains powered interlinked smoke detector/alarm
- Exit signage with symbols to comply with BS 5499-2:1986 and EN ISO 7010:2012
- Existing power socket
- new twin socket above worktop
- new twin socket 450mm above skirting
- appliance point, socket beneath worktop
- labelled switch above worktop

ELECTRICAL NOTES:

Final locations of all electrical items, i.e. lights and switching, socket outlets, appliances, etc., to be confirmed by the Client on site.

All new electrical work to be designed, installed, inspected and tested in accordance with Approved Document P and BS7671 (I.E.E. Wiring Regulations 18th 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.

Provide recessed LED downlights to all areas to meet lux levels appropriate to each area but a minimum of 500 lux to offices at desk height, and 750 lux to circulation areas. Electrician to advise on light output and spacing for downlights. Switching to be agreed with client.

All new lights to be fitted with high efficiency light fittings (luminous efficacy greater than 40 lumens per circuit-watt).

Existing smoke alarm system to be checked for adequacy for the new layout. The Kitchen will not have a cooker or hob but will have a microwave.

CONSTRUCTION NOTES

STUD PARTITIONS:

Studwork to be built off treated sole plates on DPC on screed and securely fixed to surrounding structure. To be constructed of 100 x 50mm softwood studs at 400 cts with full fill mineral wool insulation in between; 12.5mm plasterboard and skim to each side. Where partitions are to support fixtures, shelving, radiators etc, provide 15mm plywood behind plasterboard. New skirtings to match size and profile of existing. Doors, architraves and door linings to match existing.

FINISHES:

Existing floor finishes to be lifted, including tiling and floors prepared to receive new finishes. Make up levels with latex screed as necessary. Existing wall tiling to be hacked off and new plaster skim to these areas. Walls, ceilings and joinery to be redecorated throughout. Allow for full making good to ceilings and other surfaces following installation of beams.

DRAINAGE:

Strip all existing drainage where sanitary fittings are to be removed, and make good disturbed surfaces. Fit new drainage to new sanitary fittings and kitchen sink. Sanitary pipework to comply with BS 5572. Wash basins to be fitted with 32mm dia but sinks to have min 38mm dia PVC waste pipes; all with deep seal traps, and laid to fall min 18mm in 1m length. Provide rodding access to all lengths of soil and waste pipes and substacks. All pipework to be in accordance with BS5254 and/or BS4514.

STRUCTURE:

Refer to Structural Engineers specification and details for loadbearing structure. New steelwork to be encased in 2 layers 15mm fireline board, with joints staggered, to achieve half hour fire resistance. Plaster skim finish. Alternatively beams to be coated in Nullfire to achieve minimum 1 hour fire resistance. Certificate to be available to Building Inspector.

VENTILATION:

ALL SPACES
Rapid ventilation (clear operable windows) to be 1/20th floor area. Background ventilation to be provided by a controllable ventilator having an area of not less than 8000mm² e.g. by an approved trickle ventilator or airbrick located at least 1.75m above internal floor level.

TOILETS:

Mechanical ventilation is to be provided capable of extracting at a rate of not less than 15 L/s, with 20 min KITCHEN: Mechanical ventilation is to be provided by extract fans ducted to outside air, giving at least 60/s controllable ventilation.

HEATING & HOT & COLD WATER:

- Water supplies to basins to be 'wholesome' as described in Part G.
- All radiators, if used, to be fitted with Thermostatic Radiator Valves.
- Hot water pipes to be insulated to conserve heat in unheated spaces, with material having a thermal conductivity at 40°C not exceeding 0.035Wm/K, having a thickness equal to the diameter of the pipe up to a maximum of 40mm.

CLIENT
Chepping Wycombe
Parish Council
PROJECT
Cook Lane,
Tylers Green,
High Wycombe
Bucks. HP10 8DS
DRAWING
Proposed plans

CHECKED
JH
DRAWN
PH
X-REF(S)
5256 AREF - Construction
PLOT STYLE
brox.ctb
DATE
January 2022
SCALE
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