

the pipes. Joints should be flexible and remain watertight.

In general, Rigid pipes to bed onto 100mm of Granular material conforming to BS EN 1610, with minimum 150mm selected fill over top. Flexible pipes to bed onto 100mm granular material and surrounded, with 100mm of granular fill free from stones larger than 40mm, with 200mm selected fill over top.

Where pipes are laid at shallow depths, encase in granular surround with compressible material overlap and reinforced concrete slab (300mm bearing on ground each side) over top. Dependent on ground conditions bedding may need to be increased

Sufficient and suitable access points should be provided in accordance with Table 11,12, 13, 14 and text 2.46 - 2.54. These are to be confirmed by specialist.

Workmanship to be in accordance with BS8000, care taken to prevent entry by rats and protected from trafficking.
An air or water test should be undertaken as described in BS8000

BUILDING OVER SEWERS

Contractor / engineer to determine the location of the existing sewers. Should a build-over agreement be required, this should be submitted by the contractor / engineer and be fully in accordance with ADH, Section 4.

VENTILATION - SYSTEM 1

Background Ventilators and Intermittent extract fans

Refer to Approved Document Part F section F1

General Principles:

Purge Ventilation to all habitable rooms may be achieved by a window or door on the external wall where the openable area is 1 / 20th of the floor area at 30° opening or more, less than 30° but more than 15° opening should be 1/10th of the floor area. Less than 15° opening should be discounted (this requirement may be split over several offices)

Note: A habitable room with no openings on the external walls may be purge ventilated through another room or conservatory.

Ventilation extract locations through the fabric are to be confirmed. Indicative positions indicated on HSSP Architects drawings. Penetrations through the roof and facade must be kept to a minimum and agreed on site prior to works commencing.

Ensure good Air Transfer throughout the dwelling by undercutting all internal doors to an area equivalent 7600mm2 (e.g. An undercut of 10mm above floor finishes)

Intermittent Extract systems may be operated manually or automatically (eg linked to lighting)

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Extract Rates:

Kitchens	- 30 l/s (adjacent hob)
	- 60 l/s (elsewhere)
Sanitary Accommodation	- 6 l/s

INTERNAL LIGHTING - 100% Fixed Fittings Energy Saving

In areas affected by building work, 100% of light fittings to be low energy.

Low energy lighting must have a lumens efficiency equal to or greater than 45 lumens per circuit-watts and a total output greater than 400 lamp lumens, eg. fluorescent lamps and LED lamps (tungsten spot lights and halogen lamps are not low energy).

Fittings are to be agreed with Building Inspector.

EXTERNAL LIGHTING

Where fixed external lighting is installed, all lamps to be compact fluorescent and automatically controlled so as to switch off when daylight is sufficient and to have the following characteristics either;

- lamp capacity not greater than 100 lamp-watts per light fitting and all lamps automatically controlled so as to switch off after the area lit by the fitting becomes unoccupied.

or;

- lamp efficacy greater than 45 lumens per circuit-watt and light fittings controllable manually by occupants.

HIGH SPEED COMMUNICATIONS INFRASTRUCTURE (PART R)

Provide infrastructure to allow for future connection to High Speed Electronic Communications Networks.

At least one network termination point should be identified within each dwelling or building unit. Suitable ducting should be provided to connect all such network termination points to an appropriate access point most likely on external wall.

Exceptions are:

- Isolated buildings where it is unlikely that physical connection to networks can be made
- Where listed or planning status preclude

ELECTRICAL WORK

Small power to be designed by the contractor and approved by the client.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person qualified to do so, and an appropriate BS7671 electrical installation certificate issued on completion.

Note:

Electrical cables give off heat when in use and special precautions may be required when they are covered by thermally insulating materials. See BRE BR 262, Thermal Insulation: avoiding risks, section 2.3

ELECTRIC VEHICLE CHARGING - WALL MOUNTED

Allow for wall mounted electric vehicle charging station. Specification and type to be confirmed.

SOLID WASTE STORAGE

Provide suitable hardstanding as indicated indicatively on HSSP Architects Plans. Location should not exceed 30m from collection point. If built in internal waste storage capacity to be in line with Local Authority Waste Collection scheme and Recycling scheme. If not built in, sufficient space to be incorporated into the design of the Kitchen to accommodate suitably sized bins

FIRE ALARM

The existing detection and alarm system is to be extended in accordance with BS5839-6:2004 to at least a Grade D Category LD3 standard. The smoke and heat detectors should be mains operated to BS EN 14604:2005 or BS5446-2:2003 with a battery back-up. The design and installation should be in accordance with BS5839-6.

Fire alarm and detection extension systems are to be fully detailed and designed by a specialist or the contractor in accordance the relevant British Standard documentation. HSSP drawings are indicative only for the purpose of Building Regulation Compliance.

Detectors/Alarm heads should be positioned in circulation spaces so that:

1. there is at least one smoke detector/alarm head per storey
2. Smoke detector/alarm heads are positioned in the circulation space between sleeping spaces and living accommodation
3. All doors to habitable spaces are within 7.5m of a detector/alarm head.
4. They are positioned more than 300mm from any walls or light fittings. (If this is not possible in the case of light fittings, it must be proven that the light fitting will not adversely affect the operation of the detector).

The smoke alarms should be connected to the mains supply either on a single independent circuit or a single regularly used local lighting circuit. There should be a means of isolating the power to the smoke alarms without isolating the lighting.

The electrical installation should be in accordance with approved document P.

The fire detection and alarm system should be properly maintained and an installation and commissioning certificate provided to the building control body and building owner. Occupiers should receive the relevant information concerning the operation and maintenance of the alarm system.

The ground floor windows to habitable rooms may count as a secondary means of escape subject to having a minimum openable area of 0.33m², no dimension less than at least 450mm high and 450mm wide and prvided the cils are no more than 1100mm from FFL. All restrictors are to have a release catch which is childproof in the event of escape. The window must remain open if used as a means of escape to prevent trapping.

CARBON MONOXIDE ALARMS - FOR SOLID FUEL APPLIANCES (UP TO 50kW) & OPTIONALLY FOR GAS APPLIANCES

Where providing new or replacement fixed solid fuel fired appliances, a carbon monoxide alarm must be provided. Carbon Monoxide detectors may optionally be provided for gas fired appliances. Locations shown on HSSP drawings are indicative for building control purposes

Specification

The detector/alarm should be:

- a. Battery operated and compliant with BS EN 50291:2001 with a warning device to alert users that the alarm is nearing the end of its life;
- b. Mains-powered type A alarm to BS EN 50291 (hard wired, not plug type) with sensor failure warning device.

Carbon Monoxide detector/alarm heads should be located in the same room as the appliance, at least 1.00m but not more than 3.00m from the appliance, if located on the ceiling, then 300mm from any wall or light fitting, if located on the wall, then above window/door head height, but more than 150mm from the ceiling line.

ACCESS TO AND USE OF BUILDINGS

Provide disabled threshold and level access to front door from parking area, gradient not to exceed not to exceed 1:20. Paths to be not less than 900mm wide.

Main entrance door must provide min clear opening width of 800mm between face of open door and face of stop. Depending on type of door to be fitted, contractor must check overall opening dimension required to achieve this. NOTE: timber mobility frames usually require a 932mm overall opening, and PVCu 1023mm. Rear door to be a minimum 910mm overall opening, unless used as principal entrance.

Surface to be firm and even and any path to be not less than 900mm wide.

Internal doors are to be a minimum of 838mm wide. WC must have an unobstructed clearance of 1000mm wide and 750mm deep in front of the WC pan, with an outward opening door.

Electrical sockets/switches and consumer units to be positioned between 450 and 1200mm from the finished floor.

Additional Information Checklist

The additional information below can be found in the Information package which is to be read in conjunction with this drawing package.

U-Value Calculations	Additional information can be found in the construction information package	
SAP/SBEM Calculations	Additional information can be found in the construction information package	
Water Efficiency Calculations.	Additional information can be found in the construction information package	
Structural Design & Calculations	Additional information can be found in the construction information package	✓
CDM Regulation compliance	Additional information can be found in the construction information package	✓
Accredited Construction Details	Additional information can be found in the construction information package	

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Notes:
Drawings to be read in conjunction with all relevant drawings and specifications.
Do not scale from this drawing. Use figured dimensions only. All work and dimensions to be checked on site. All work and dimensions discrepancies are to be brought to the knowledge of the client and the architect.
Responsibility cannot be accepted for alteration or/or deviation from this design without prior written consent from the architect.
The drawings are to be read in conjunction with the client's specification and the architect's specification.
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Legend:

---	none rated Partition
---	Class A Partition
---	Class B Partition
---	Class D Partition
---	Class D Partition
---	Class E Partition
(SD)	Ceiling mounted smoke detector
(HD)	Ceiling mounted heat detector
(CM)	Carbon Monoxide Detector
---	Proposed steel beams to be detailed and specified by the structural engineer. Including padstones. Blockwork specification locally to be confirmed by the structural engineer.
W	Wall mounted extract fan
CE	Ceiling mounted extract fan
R	Ridge vent
AB	Fontena 374 rectangular air brick with cavity sleeve and internal metal grille. 10,250mm² EA. Colour Red.
PME	Primary means of escape
SME	Secondary means of escape
LH	Loft hatch
SR	Span of Rafter / Ceiling Joists
SS	Span of solid floor joists
SE	Span of engineered floor joists
SB	Span of Beam & Block floor
FS	Fire stopping
SV	Soil vent pipe
SO	Sealed outlet
DD	Drainage duct
FD	Foul drainage
SD	Storm drainage
WP	Rain water pipes
---	In-coming services

Classification of Linings

Small rooms of maximum internal floor area of 4m²	D-s3-d2
Garages (as part of a dwellinghouse) of maximum floor area of 40m²	
Other rooms (including garages)	C-s3-d2
Other Circulation Spaces within a dwelling	
Other circulation spaces (including common areas of blocks of flats)	B-s3-d2

Section A



T1 230315 SG issued for review and comment

Revision Notes:
Drawing Status:

TENDER



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Project:
Proposed Extensions and Alterations to
Jubilee Hall
Staddon Road, Anstey
For Anstey Parish Council

Title:
Proposed Sections - Sheet 1

Scale: 1:50	Drawn: SG	Checked: NC	Date: March '23
Drawing No. 7728-04-008		Revision: T1	

HSSP A1