Building Regulations Notes

Part A – Structure

All structure and roof design to Structural Engineer's design, calculations, and specifications.

Structural information from Structural Engineer's drawings takes precedence over Architect's details and notes.

Any discrepancies should be reported to the the Architect.

Part B – Fire Safety

Fire Detection and Alarm System

Automatic fire alarm and detection system to be installed as required in accordance with BS 5839:Part 6

Internal Fire Spread
Surface linings of all walls and ceilings to meet National Class 1. All internal partitions to achieve a minimum of 30 minute fire-rating.

Part C – Site Preparation and Resistance to Contaminates and Moisture

Foundation design to be specified by Structural engineer.
Ground to be cleared prior to excavations and existing foundations will be protecte during the works.

C2 Resistance to moisture
Ground floor construction refer to Floor legend

Part E – Resistance to the Passage of Sound N/A

Sound insulation is to be installed around WC's in accordance with the Architect's details in accordance with Diagram 0.2 Requirement E2(a) of *Approved Documen E: Section 0*

Part F – Ventilation

Background mechanical ventilation, TBC by sub contractor.

To ensure good transfer of air throughout the building, there should be an undercu of minimum area 7,600mm² to each internal door above the floor finish.

Intermittent extract ventilation to outside will achieve the following minimum rates:
Kitchen – 30 l/s (adjacent to hob); 60 l/s (elsewhere)
WC – 15 l/s
Sanitary accommodation – 6 l/s

This may be operated manually and/or automatically by a sensor. In rooms with nc openable windows, the extract fan should have a 15 minute overrun.

Part G – Sanitation, Hot Water, and Efficiency

The system will be installed, commissioned, and tested by a competent person, and a certificate issued that the installation complies with the requirements of Part L. All work to be in accordance with the Local Water Authorities bye-laws, the Gas Safety (Installation and Use) Regulations 1998, and IEE Regulations.

Part H – Drainage and Waste Disposal

Assumed public combined drain system
PUBLIC (EX-SECTION 24) SEWERS
Building Contractor is to confirm all drainage on site correlates with the drawings and report any discrepancies to the architect. It is NOT believed that there are any ex-Section 24 minor sewers running through the curtilage of this property. However, if there is any suspicion that there may be, and a Build Over Application is required, it is the contractor's responsibility to make any Build-Over or Connection Notices with the relevant water authority immediately, confirming to the architect and Building Control that this has been done.

Sanitary Pipework
All points of discharge into the system are to be fitted with a trap. Under working and test conditions the traps should retain a minimum seal of 25mm of water or equivalent. Minimum trap sizes and seal depths for appliances are set out in Table 1 of Approved Document H: Section 1.

If a trap forms part of an appliance the appliance should be removable. All other traps should be fitted directly after the appliance and should be removable or fitted with a cleaning eye.

Soil vent pipes to be extended up in 110mm diameter uPVC, and to terminate a minimum of 900mm above any openings within 3m.

Foul Drainage
Sufficient and suitable access points should be provided for clearing blockages from drain runs which cannot be reached by any other means. Any inspection chambers or manholes should have removable non-venting covers of durable material of suitable strength.

Rainwater Drainage System
All rainwater pipes and guttering to be replaced and run into existing surface wate drainage points where indicated on GA plans in accordance with Approved Document H: H3 Table 1

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Flues to be positioned in accordance with Approved Document J: Diagram 34 and BS 5440-1:2000

Carbon monoxide monitors to be provided in all areas where a fixed combustion appliance is provided.

Part K – Protection From Falling, Collision, and Impact

New steps to comply with Approved Document K: Table 1.1.
Safety glass required to all full-height glazing in critical locations to comply with Approved Document K: Diagram 5.1.

Any full height transparent glazing will be fitted with manifestation to the glass in accordance with Approved Document K5, section 5.2

Part L – Conservation of Fuel and Power

All new fixtures and fittings are to be in accordance with Approved Document Part L2A.

Ensure all fixed services have been properly commissioned and tested to demonstrate that they are operating effectively. The test reports and commissioning certificates certify that all works have been carried out in accordance with the CIBSE commissioning codes and that the systems perform in accordance with the specification.

The owner should be provided with sufficient information about the building and it's services so that the building can be operated and maintained in such a manner as to use no more fuel and power than is reasonable in the circumstances.

Part P – Electrical Safety

Electrical works will be designed and installed in accordance with BS 7671:2008+A3:2015

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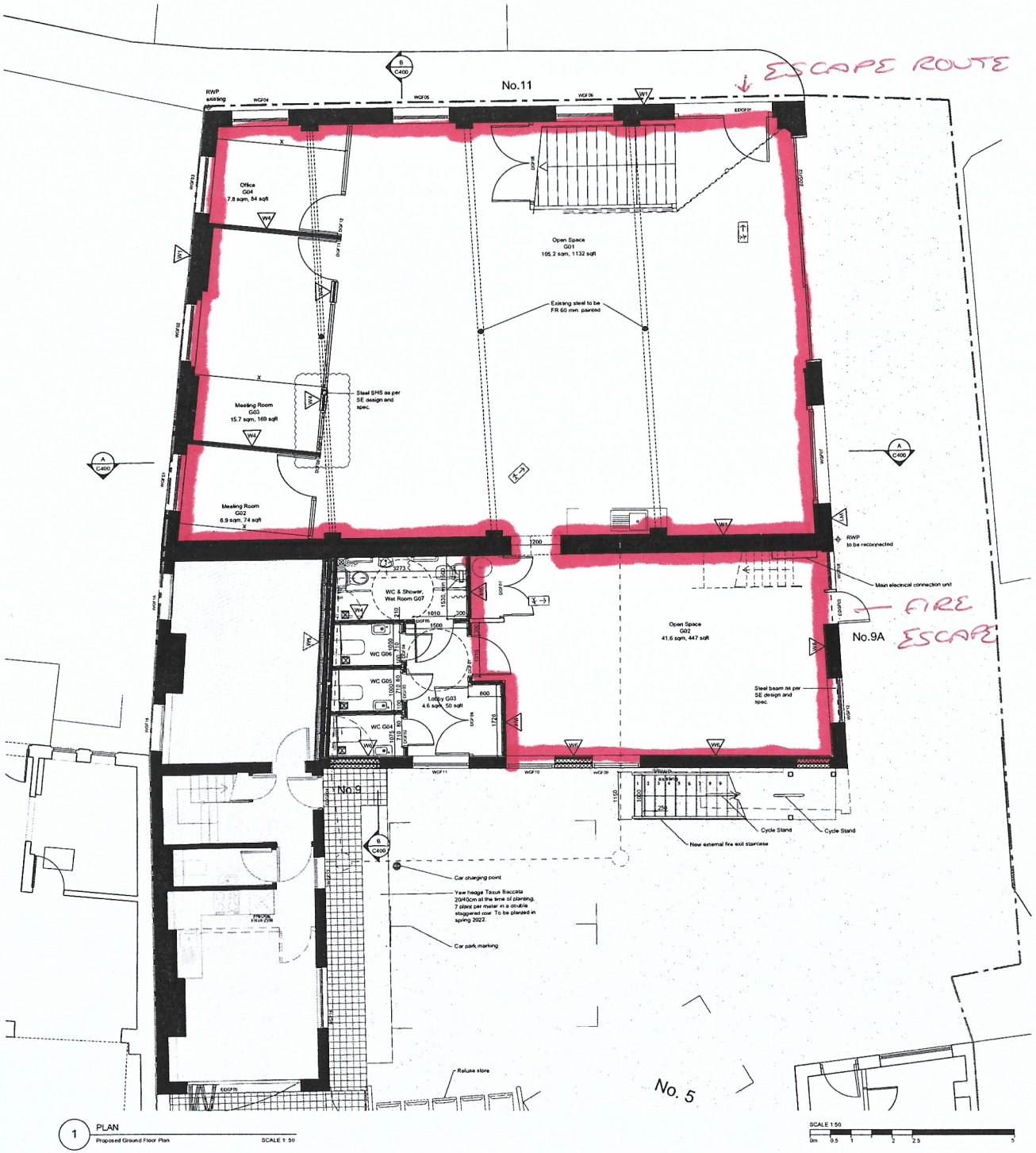
All external windows and doorsets should be to a design that has meets the requirements of PAS 24:2012, or Appendix B of Approved Document Q.



1 PLAN
Proposed Ground Floor Plan SCALE 1: 50

SCALE 1:50
0m 0.5 1 2 2.5 5

FLOOR CONSTRUCTION LEGEND

F1	**Existing ground slab – U-Value 0.19 W/m²K** Floor finish (type TBC). Min 75mm sand cement screed with UFH system TBC to specialist detail. 500g Polythene separation vapour barrier. 75mm PIR Insulation 1200g DPM. Existing Reinforce Concrete.
F2	**Existing floor** Floor finish (type TBC). Acoustic impact insulation 3mm Existing board or Plywood as per SE spec Existing timber structure with 100 mineral wool insulation between joists. Gyproc FireLine 2x12.5mm FR 60 minutes Resilient bar TBC 50mm batten or Gyptrame grid TBC Gyptone acoustic ceiling boards (Quatro 46) TBC
F3	**New floor** Floor finish 20mm (type TBC). Acoustic impact insulation 3mm Timber structure as per SE design with 100 mineral wool insulation between joists. Gyproc FireLine 2x12.5mm FR 60 minutes

WALL CONSTRUCTION LEGEND

W1	**Existing brick wall – U-Value 0.22 W/m²K** 350mm thick existing brick wall some part with render.
W2	**New cavity block wall – U-Value 0.38 W/m²K** Blockwork as per SE spec. 10mm low emissivity cavity Insulation PIR (celotex 50mm) full cavity Lightweight block 90mm (Thermalit)
W3	**Timber frame Wall – U-Value 0.22 W/m²K FR RE 30 min.** 12.5mm Plasterboard tape and joints Vapour Membrane 50 mm Rockwool between batten 50x50mm @ 600 centre 150 x 50 timber frame with 150mm PIR insulation between studs Cement board 12mm Weather membrane 25mm batten Feather edge timber cladding or other
W4	**Internal Partition** 2 x12.5mm Wallboard tape and joint, 12mm plywood where needed, 50x50mm timber stud, with acoustic rockwool packed between where shown on GA plans. 12mm plywood where needed. 2 x 12.5mm Wallboard tape and joint,
W5	**Party wall Robust Detail E-WT-1 FR 60 min.** 2 x12.5mm Wallboard tape and joint min 22Kg/m2. 100x50mm timber stud, with acoustic min 60mm mineral wool density 10- 60kg/m3 packed between. Existing brick wall or void 75x50mm timber stud, with acoustic min 60mm mineral wool density 10- 60kg/m3 packed between. 2 x12.5mm Wallboard tape and joint min 22Kg/m2.
W6	**Existing brick wall Insulated to the inside – U-Value 0.34 W/m²K** Render 225mm thick existing brick wall some part with render Insulated plasterboard 50mm PIR + 12.5mm plasterboard Plaster skim

ROOF CONSTRUCTION LEGEND

R1	**Pitched Roof – U-Value 0.15 W/m²K** Slate or clay tiles Roof Battens 25 x 15mm Breather membrane 100mm existing Rafters with 50mm battens 50mm ventilation 100mm PIR (Celotex) insulation between rafters and battens 50mm PIR (Celotex) insulation under Vapour membrane 12.5mm Gyptone Board tape and joints
R2	**Flat roof – U-Value 0.15 W/m²K** Waterproof membrane single ply TBC 18mm marine plywood Joist with 150mm PIR insulation between Vapour membrane 12.5mm Gyptone Board tape and joints

CDM Risk Schedule

	General Note All Parties to follow principles set out within the Construction (Design & Management) Regulations 2015 and to take account of the health and safety risks to everyone affected by the work (including members of the public). Client to appoint Principle Designer. Contractor to review proposed design and to plan, manage, monitor and coordinate the entire construction phase to ensure that all risks are effectively managed.
	Site Specific Construction Risks
⚠1	Installation of new steels - ensure adequate propping and follow H&SE guidance in regards to lifting heavy materials and loads.
⚠2	Risk of falls while working on roof, appropriate measures to be taken.
⚠3	Underground services precaution to be taken when digging

Maintenance Risk Schedule

	Site Specific Risks
⚠1	Risk of falling; Owner/user to ensure adequate profession during routine maintenance. Use of ladders etc. to be avoided where possible, use temporary scaffolding/access towers or electrically operated work platform to specialist sub-contractor recommendation

For construction purposes do n
Use

All dimens

Work to be carried out in acc
regulations of local authorities

Read in conjunction with the follow
drawings:

GA Plans	C150 to C200
Sections	C400
Elevations	C450
Schedules	C800 to 801

All structure and roof design to Struct
design, calculations, and specificatio

Structural information from Engine
takes precedence over Architect's

Any discrepancies should be reporte
Architect.

Electrical works will be designed and
accordance with BS 7671:2008+A3:

Building Regulation minimum U-V
achieved:

Pitched Roofs	0.16 W/m²K
External Walls	0.55 W/m²K
Floors	0.25 W/m²K
Windows and doors	1.4 W/m²K

The full extent of the existing drain ru
and capacities are at present unknow
information is based on a visual site i

All drainage runs are to be confirm

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- Mechanical Ventilation with
- Smoke Detector
- Heat Detector
- Carbon Monoxide Detector

CONSTRUCTION KEY
- DEMOLITION LIN
- DRAINAGE / UTI
- STRUCTURE TO

BUILDING F

REV	DESCRIPTION
C3	One DGF10 add glazed screen
C2	IT cabinet enlarged & Wall insulation
C1	Cubicles shortened

5 – 11 Lime Tree W

Scale @ A1
Created
Drawn by:
Checked by:
Purpose of Issue

OPEN archi

Anton House
South Park
Sevenoaks / Kent / TN13 1EB

Job Reference 21503
Drawing Number C200

Building Regulations Notes

Part A – Structure

All structure and roof design to Structural Engineer's design, calculations, and specifications.

Structural Information from Structural Engineer's drawings takes precedence over Architect's details and notes.

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Part B – Fire Safety

Fire Detection and Alarm System

Automatic fire alarm and detection system to be installed as required in accordance with BS 5839:Part 6

Internal Fire Spread
Surface linings of all walls and ceilings to meet National Class 1. All internal partitions to achieve a minimum of 30 minute fire-rating.

Part C – Site Preparation and Resistance to Contaminates and Moisture

Foundation design to be specified by Structural engineer.
Ground to be cleared prior to excavations and existing foundations will be protected during the works.

C2 Resistance to moisture
Ground floor construction refer to Floor legend

Part E – Resistance to the Passage of Sound N/A

Sound insulation is to be installed around WC's in accordance with the Architect's details in accordance with Diagram 0.2 Requirement E2(a) of *Approved Document E: Section 0*

Part F – Ventilation

Background mechanical ventilation, TBC by sub contractor.

To ensure good transfer of air throughout the building, there should be an undercut of minimum area 7,600mm² to each internal door above the floor finish.

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Sanitary accommodation – 6 l/s

This may be operated manually and/or automatically by a sensor. In rooms with no openable windows, the extract fan should have a 15 minute overrun.

Part G – Sanitation, Hot Water, and Efficiency

The system will be installed, commissioned, and tested by a competent person, and a certificate issued that the installation complies with the requirements of Part L. All work to be in accordance with the Local Water Authorities bye-laws, the Gas Safety (Installation and Use) Regulations 1998, and IEE Regulations.

Part H – Drainage and Waste Disposal

Assumed public combined drain system
PUBLIC (EX-SECTION 24) SEWERS
Building Contractor is to confirm all drainage on site correlates with the drawings and report any discrepancies to the architect. It is NOT believed that there are any ex-Section 24 minor sewers running through the curtilage of this property. However, if there is any suspicion that there may be, and a Build Over Application is required, it is the contractor's responsibility to make any Build Over or Connection Notices with the relevant water authority immediately, confirming to the architect and Building Control that this has been done.

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Rainwater Drainage System
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Flues to be positioned in accordance with Approved Document J: Diagram 34 and BS 5440-1:2000

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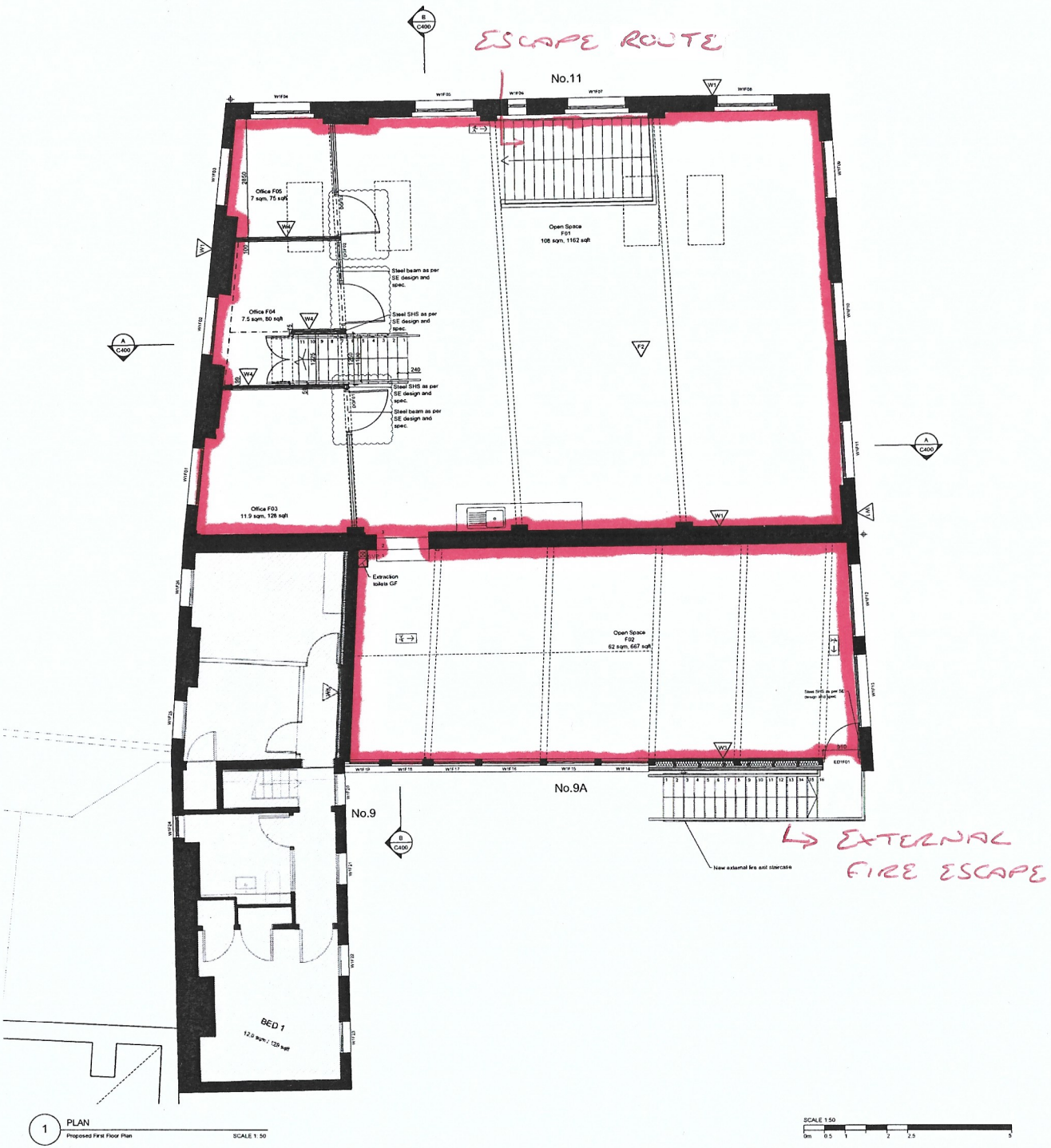

1 PLAN
Proposed First Floor Plan
SCALE 1:50

SCALE 1:50
0m 0.5 1 2 2.5 5

FLOOR CONSTRUCTION LEGEND

F1		**Existing ground slab – U-Value 0.19 W/m²K** Floor finish (type TBC), Min.75mm sand cement screed with UFH system TBC to specialist detail, 500g Polythene separation vapour barrier, 75mm PIR insulation 120dg DPM, Existing Reinforce Concrete
F2		**Existing floor** Floor finish (type TBC), Acoustic impact insulation 3mm Existing board or Plywood as per SE spec Existing timber structure with 100 mineral wool insulation between joists. Gyproc FireLine 2x12.5mm FR 60 minutes Resilient bar TBC 50mm batten or Gyptrame grid TBC Gyptone acoustic ceiling boards (Quatro 40) TBC
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W1		**Existing brick wall – U-Value 0.22 W/m²K** 350mm thick existing brick wall some part with render.
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W3		**Timber frame Wall – U-Value 0.22 W/m²K FR RE 30 min.** 12.5mm Plasterboard tape and joints Vapour Membrane 50 mm Rockwool between batten 50±50mm @ 600 centre 150 x 50 timber frame with 150mm PIR insulation between studs Cement board 12mm Weather membrane 25mm batten Feather edge timber cladding or other
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W6		**Existing brick wall insulated to the inside – U-Value 0.34 W/m²K** Render 225mm thick existing brick wall some part with render. Insulated plasterboard 50mm PIR + 12.5mm plasterboard Plaster skim

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- Heat Detector
- Carbon Monoxide Detector

CONSTRUCTION KEY
- DEMOLITION LIN
- DRAINAGE / UTI
- STRUCTURE TO

BUILDING R

REV	DESCRIPTION
C2	Door leaf swing
C1	General update

5 – 11 Lime Tree W
H

Scale @ A1
Created
Drawn by:
Checked by:
Purpose of Issue

OPEN archi

OPEN architecture

Anton House
South Park
Sevenoaks / Kent / TN13 1EB

Job Reference 21503
Drawing Number C201

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Part Q – Security

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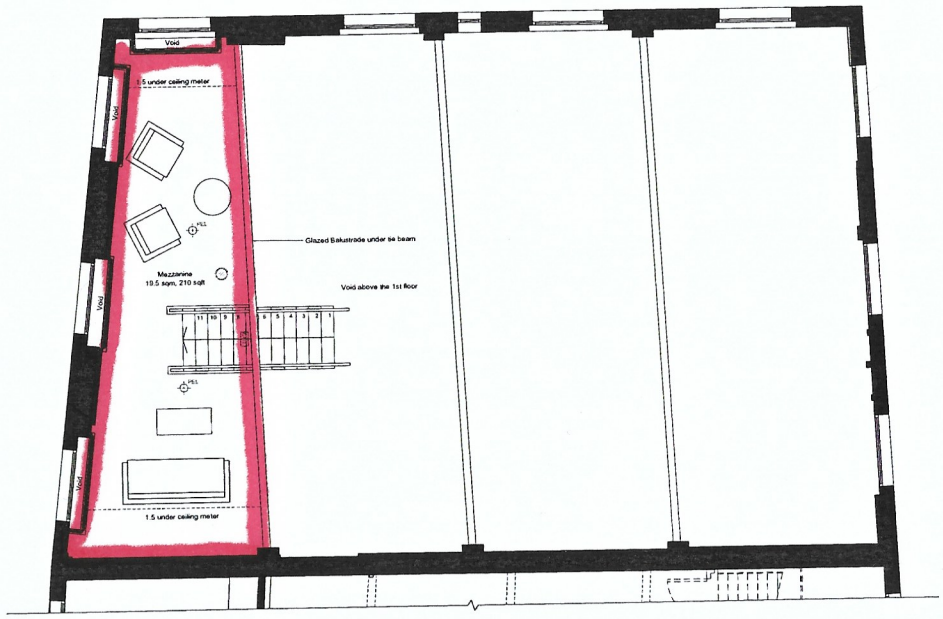
No.11



1 PLAN
Proposed Mezzanine Floor Plan Electrical Layout SCALE 1:50

SCALE 1:50
0m 0.5 1 2 2.5 5

REFERENCE LEGEND

LvL	LOW LEVEL (450mm Above FFL)
MvL	MID LEVEL (1050mm Above FFL)
HvL	HIGH LEVEL (1200mm Above FFL)

SMALL POWER LEGEND

- CONSUMER UNIT
- DOUBLE SWITCHED SOCKET
- SINGLE SWITCHED SOCKET-switched by mvhtgear
  - CW: Cloth Washer
  - FF: Fridge/Freezer
  - HD: Hand Drier
- FAN ISOLATOR SWITCH LOCATED ABOVE DOOR FOR BATHROOM / EN-SUITES
- HEAT DETECTOR
- HEAT DETECTOR WITH SOUNDER & LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR WITH SOUNDER & LIGHT
- CARBON MONOXIDE DETECTOR
- FIRE SOUNDER & LIGHT WARNINGS
- FIRE ALARM PANEL
- EXTRACT FAN (HVL)
- PATIENT PULL CORD

LIGHTING LEGEND

- NOTE - BATHROOM, SHOWER ROOM FITTINGS TO BE IP65 RATED
- LIGHT SWITCHES TO BE MOUNTED 1050mm ABOVE FFL
- LED RECESSED EMERGENCY WITH BATTERY
- PENDANT LIGHT EMERGENCY WITH BATTERY
- LED BAR LIGHTING
- LED BAR LIGHTING EMERGENCY WITH BATTERY
- EXTERNAL LIGHT WALL MOUNTED
- SECURITY LIGHT WITH PIR AND BATTERY
- ILLUMINATED EXIT SIGN WITH BATTERY
- LIGHT SWITCH
- 2 WAY LIGHT SWITCH

HEATING LEGEND

- BOILER/HOT WATER CYLINDER (SUBJECT TO M/E SPEC)
- RADIATOR
- TOWEL RAIL
- TOWEL RAIL-SWITCHED FUSED CONNECTION
- HEATED MIRROR
- THERMOSTAT POSITION
- ELECTRIC METER

ACCESS & COMMS LEGEND

- DOOR BELL SOUNDER
- DOOR BELL PUSH
- TELEPHONE OUTLET
- BROADBAND OUTLET
- TV
- FOB READER
- BREAK GLASS FOR FIRE ALARM CALL POINTS
- PUSH TO EXIT BUTTON
- MAGLOCK
- SECURITY ALARM
- PIR DETECTOR
- MAT PIR DETECTOR - CEILING MOUNTED
- SECURITY ALARM CONTROL PANEL

For construction purposes do n
Us

All dimens

Work to be carried out in ac
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Read in conjunction with the follo
drawings:

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design, calculations, and specificatio

Structural information from Engin
takes precedence over Architect's

Any discrepancies should be reporte
Architect.

Electrical works will be designed an
accordance with BS 7671:2008+A3:

Building Regulation minimum U-V
achieved:

Pitched Roofs	0.18 W/m²
External Walls	0.55 W/m²
Floors	0.25 W/m²
Windows and doors	1.4 Wm²K

The full extent of the existing drawn n
and capacities are at present unkno
information is based on a visual site

All drainage runs are to be confirm

All new fixtures and fittings are to be
Approved Document Part L2A.

Ensure all fixed services have been
commissioned and tested to demon
operating effectively. The test report
certificates certify that all works have
accordance with the CIBSE commis
that the systems perform in accorda
specification

The owner should be provided with
about the building and it's services s
can be operated and maintained in
use no more fuel and power than is
circumstances.

FOR INFORM

C1 Drawing reduced for interior
Designer Mark up
REV DESCRIPTION

5 – 11 Lime Tree W

Electrical Layout

Scale @ A1
Created
Drawn by:
Checked by:
Purpose of Issue

OPEN archi

OPEN architecture
A
B
P
In

Anton House
South Park
Sevenoaks / Kent / TN13 1EB

Job Reference 21503
Drawing Numbe C302