

BUILDING REGULATIONS NOTES:

To be read in conjunction with drawings:

E01 - Ground & First Floor Plan as Existing
E02 - Second Floor Plan, Roof Plan and Section A-A as Existing

L01 - Site Location Plan

P01 - Proposed Ground and First Floor Rev A
P02 - Proposed Section Floor Plan Rev B
P03 - Proposed First Floor Alterations Detail Rev B
P04 - Proposed Roof Plan and Sections Rev B

1.00 FOUNDATIONS

1.01 It is not proposed to alter, remove, upgrade, expose or otherwise alter the foundations of the existing building. The proposals do not include for the formation of additional loadbearing structure requiring foundations.

2.00 EXTERNAL WALLS

2.01 It is not generally proposed to alter the existing solid masonry external walls. The existing walls are to be upgraded internally with 1 no. layer of 72.5mm Kingspan Kooltherm® K18 Insulated Plasterboard.

All to achieve U-value of 0.27 W/m² K.

2.02 Window reveals where possible to be similarly lined with 72.5mm insulated plasterboard, otherwise to be lined with 32.5mm insulated plasterboard.

3.00 INTERNAL WALLS

3.01 New internal partitions to En-suite 5 to be 100 x 50mm softwood timber studs with 70mm Kingspan K12 framing board between, lined externally with 18mm WBP plywood and internally with 12.5mm Moisture Resistant Plasterboard over 18mm WBP plywood sheathing over 20mm rigid insulation board (e.g. Kingspan K12).

3.02 New internal partition between En-suite 5 & Bedroom 5 to be 75 x 50mm softwood timber studs lined on En-suite side with 12.5mm moisture resistant plasterboard and on the Bedroom side with 12.5mm Standard Plasterboard. Voids between studs to be packed with compressed 100mm insulation quilt.

3.03 Non-loadbearing, not thermally separating partitions/walls to comprise 75 x 50mm softwood framing at 400 mm centres vertically with horizontal nogginns at maximum 1200 mm centres with 12.5mm plasterboard and 3mm skim to both sides and voids packed with compressed 100mm insulation quilt.

3.04 To existing internal void walls, break into void to upgrade floor to provide fire protection (as described subsequently). Back of studwork walls lined with 75mm Kingspan Kooltherm® K12 Framing Board (or equivalent).

3.05 Existing timber frame partition between Bedroom 2 and the corridor to be lined on the corridor side with 50 x 50mm softwood battens corresponding with existing studs) with 50mm mineral wool insulation between and over laid with 1 no. layer of 12.5mm plasterboard, overlaid with 1 no. layer of 12.5mm fire protective plasterboard (e.g. Sinlat GTEC Fire Board).

3.06 Existing enclosure to corridor outside Bedroom 1, within Bedroom 5 and to pipework within modified/upgraded staircase to Bedroom 5, new 60 minutes fire resistant enclosure around existing service pipes to comprise 15mm GTEC Fire Board over GTEC CHS60B CH-Studs at 600mm centres and 25mm GTEC Fire Core Board (to internal side) and 50mm 16kg/m³ glass mineral wool insulation.

3.07 Existing internal walls between Bedroom 5 and En-suite 5 and between Bedroom 1 and En-suite 1 to be modified as Structural Engineer's details, to form new, increased openings in the En-suites.

3.08 Modifications to existing timber truss roof structure to En-suite 5 and Bedroom 2 as Structural Engineer's details.

3.09 Existing masonry partitions between rooms to be built up, where needed, to underside of roof structure to form fire compartmentation.

3.10 All junctions between fire and acoustic separating construction to be sealed with GTEC Intumescent Acoustic Sealant and installed in accordance with Manufacturer's instructions.

4.00 FLOOR CONSTRUCTION

4.01 Access to the underside of the existing Second Floor (First Floor ceiling) construction is not available for upgrading works to be undertaken from below.

The floor structure to the upper floor is to be upgraded to provide fire resistant plasterboard as details shown on Drawing D/02.

All to achieve an airborne sound insulation of approximately 44dB reduction, (53dB Rw Db - approximately 9 dB to convert to DnTw and impact sound insulation LnTw of 65dB.

All to achieve a minimum fire resistance of 60minutes.

All materials and systems to be installed in strict accordance with manufacturer's details and recommendations.

4.02 Existing lime-ash floor to Bedroom 3 to be retained and overlaid with new 150 x 50mm softwood timber joists and fire resistance as 6.01.

4.03 Existing floor boarding to be re-laid over new chipboard sheeting.

5.00 WINDOWS AND DOORS

Window sizes are indicative only and exact dimensions are to be taken on site prior to fabrication.

5.01 New windows to be opening double glazed, argon filled, white painted timber sash windows, style to match existing, with trickle vents to provide background ventilation of:

- 5000mm² to habitable rooms.
- 2500mm² to Kitchen/Utility/Bathroom

5.02 All glazing below 800mm above finished floor level to be safety glazing in accordance with BS 6206:1981 and in compliance with Part N of the Building Regulations.

5.03 All windows, including roof lights are to achieve a 'U' Value of 1.6 W/m² K.

5.04 All doors are to achieve a 'U' Value of 1.8 W/m² K.

5.06 All doors onto the stairwell are to be one hour fire resistant as set out in Part B1 of the Building Regulations (see drawings and *Fire Safety*). Those doors that are existing, are to be upgraded to this if not already 30-minute resistant.

5.05 All doors onto the stairwell and that into the Cellar at the bottom of the staircase are to be one hour fire resistant as set out in AD - Part B2. Those doors that are existing, are to be replaced or upgraded. All fire doors (except into cupboards are to be fitted with automatic door closers.

6.00 FINISHES

6.01 Provisionally 125 x 25 mm moulded softwood skirtings and 75 x 25 mm moulded softwood architraves all with gloss paint finish.

6.02 Tiled splashbacks to sinks, basins, baths and kitchen worktops.

6.03 Internalised exterior walls to be dry lined with 12.5mm plasterboard, dot and bad fixing, with 3mm skim finish.

6.04 All structural and external timbers to be treated with either double vacuum process using an organic solvent to BS 5707 or vacuum pressure process using a fixed water borne preservative to BS 4072 as recommended by supplier/processor.

6.05 All steelwork to be treated with factory applied intumescent paint.

7.00 STAIRS/STEPS

7.01 Ground to First Floor Staircase to remain as existing

First to Second Floor Flight

7.02 Existing staircases generally to remain as existing.

New fire resistant door to be installed at First Floor Level In former door opening to create enclose stairwell onto First Floor landing. Glazing to transom light above to be upgraded with Pyro fire resistant glazing to provide minimum 60-minutes fire resistance.

Existing stairs to be modified as shown on drawing P/01. To create wider steps with easier access and escape.

Existing door openings to be blocked up with either concrete blockwork, to receive a plaster skim finish, or 15mm fire resistant construction as 3.05 over sealed up door with intumescent seal to the perimeter.

Existing pipework and staircase underside to be encased as 3.06.

New opening through existing wall with 4 no. 150 x 150mm pre-cast reinforced concrete lintels over and new 60-minute fire resistant door.

7.03 Existing glazed, timber enclosure around the staircase to Bedrooms 4 & 5 to be upgraded to provide 60-minutes fire resistance.

7.04 Existing principal staircase to remain as existing with new fire resistant doors at the top.

8.00 ELECTRICAL & MECHANICAL

8.01 Existing electrical installation/fuse boards to be examined to determine whether they are fit for use and adequate to receive the additional loading from the altered lighting and power circuits.

8.02 Electrical installation to be designed, installed, inspected and tested by a person competent to do so in accordance with the requirements of IET Wiring Regulations (17th Edition with all current amendments) to BS7671: 2008. IEE Building Regulations Part P and requirements of the supply authority.

Mechanical Ventilation

8.03 En-suites to be mechanically ventilated by extractor fan giving 3 air changes per hour and overrun of 15 minutes operated from light switch.

8.04 All energy efficient light fittings to be installed.

8.05 Prior to completion of work the Building Control Body is to be provided with evidence to demonstrate that either:

- A. The electrical work has been carried out by a person who is a member of a relevant "Competent Person Scheme"; or
- B. The requirements of Part P have been complied with and that an appropriate BS7671 electrical installation certificate has been issued by a person competent to do so.

9.00 HEATING & HOT WATER

9.01 Existing heating and hot and cold water systems to be extended to accommodate the new accommodation.

10.00 DRAINAGE & WATER

10.01 All drainage works are to be to the satisfaction of the Building Inspector to comply with Part H of the Building Regulations, and to be in accordance with BS EN 752-1. The Main Contractor is to liaise with the Building Inspector and agree the exact scope, size and routing of all drainage runs, falls and invert levels on site, prior to any drainage works being carried out.

10.02 Waste pipes to washbasin to be 32 mm diameter and to kitchen sink and bath 38 mm diameter all with 75 mm deep seal traps.

Waste pipes from WC's to be 100 mm diameter.

10.03 Wholesome water to be supplied to the building via Statutory Water Undertaker.

10.04 Hot and cold water systems to be designed to BS 6700:2006 + A1:2009 so as to ensure a maximum daily usage of 125 litres per person. No later than 5 days following completion of the works a completed Water Consumption Assessment is to be submitted to the Building Control Body to calculate the potential wholesome water consumption.

10.05 Waste pipes to be connected into existing soil stacks.

10.06 Internal exposed waste pipes to be given 30mins fire resistance by 2 no. layers of 9.5 mm *Fireline* plasterboard with staggered joists and 1.6 mm wire binding at 100 mm centres and finished with plaster skim.

11.00 FIRE SAFETY**Detection:**

11.01 New interlinked (wired or radio) smoke detector and alarm system to be installed throughout to BS5839-6:2013, providing a minimum of 1 no. detector per room, and a minimum of 1 no. detector per floor in circulation spaces.

Detectors are to be positioned in circulation spaces of each room in accordance with BS5839-6:2013. To be installed on the ceiling, at least 300mm from walls and light fittings, in circulation spaces within 7.5m of every bedroom door and are to be mains-operated (linked to the main power supply) to conform to BS 5446-1:2000 or BS 5446-2:2003 plus backup battery power supply with a minimum of 72 hours stand-by time.

They should not be located directly above heaters or any other place where condensation, steam or fumes could create a false alarm. Where more than one alarm is provided they will be interconnected so that all will give an audible alarm if any one unit detects smoke.

All alarms should be easily accessible to be tested and carry out routine maintenance and not positioned over stairs/wells/atriums.

Occupiers are to be provided with maintenance and operation instructions.

Detectors are to be installed on their own main power supply, independent of any other electrical circuit.

The complete fire detection and alarm system is to be tested and a commissioning certificate provided to the Building Owner.

Escape from Ground & First Floor:

11.02 It is not proposed to make any changes to the existing provisions for escape to the Ground Floor self-contained retail units.

Escape from Second & Third Floors:

11.04 All rooms are designed to discharge into a fire protected lobby that leads directly onto the communal fire protected stairwell, such that the planned travel distance from the entrance door to the door to any habitable room is less than 9m. All habitable rooms and circulation spaces are to be fitted with smoke detectors.

11.05 All units lead directly to the fire protected stairwell via a lobby, also providing 60-minutes fire resistance.

11.06 All new doors opening onto the stairwell should offer 60-minutes fire resistance.

11.07 All joints between fire separating elements need to be fire stopped in addition to: openings for pipes and ducts, conduits and cables. Fire stops should be selected to allow a provision for thermal movement where differential movement may occur between two different materials. Fire stopping can be as follows:-

- Gypsum plaster
- Cement mortar
- Intumescent mastic
- Glass fibre
- Gypsum based vermiculite/perlite mixtures.

11.08 Use fire resisting collars of a matching performance to the wall of which they form a part. Seal any voids to completely close structure with fire resisting sealant. Maximum internal dimensions for non-combustible sleeving 160mm.

11.09 Fire protection to steelwork, where necessary, to be provided by two layers of 12.5 mm Sinlat Fire Board plasterboard with staggered joists and 1.6 mm wire binding at 100 mm centres and finished with plaster skim. Steelwork also to be treated in factory applied intumescent coating.

12.00 HEALTH AND SAFEITY

12.01 These notes are to read in conjunction with the pre-tender Health and Safety Plan and the Risk Assessment appended to the Contract Documents.

12.02 The Contractor must locate all existing services which are covered/buried prior to commencement of the works and isolated where possible/practical.

12.03 Contractor must provide safe and secure working platform to execute high level works. Platform/scaffold to incorporate kicker boards etc. and safety barriers are to be positioned at ground level around working area.

12.04 Contractor is to design and install all necessary temporary support work to ensure stability of adjoining and new structures and

individual structural elements during the course of the works.

12.05 All excavations are to be covered overnight and the area around the excavation is to be isolated with safety barriers and warning lights.

12.06 Safe means of access/egress is to be provided to excavations. Watchman to be present at ground level and adequate lighting and ventilation to be provided where necessary.

A June '18 Revised proposals TJC

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Client:
Wortley Hall Ltd.

Job Title:
Proposed Conversion of Roof Spaces into
Additional Residential Accommodation at
Wortley Hall, Wortley

Drawing Title:
Building Regulations Drawings

Scale: - @ A1 Drawn By: TJC Date: Feb'17

Job No: 03.22.15/16 Drawing No: P/05 Revision No: A