



EXISTING IMAGES

GENERAL BUILDING REGULATIONS NOTES (Caveats will occur due to the nature of the residents) - ALL DIMENSIONS SHOWN ARE IN MILLIMETERS UNLESS OTHERWISE STATED

PART B - FIRE - Internal partitions, ceilings and stud partitions to provide a minimum 30 mins fire resistance with 12.5 plasterboard, MDF substrate and skim finish

Where pipes, duct, conduits or cables penetrate fire compartment elements these will be boxed in and fire stopped using either a proprietary fire stopping and sealing system 'ROCKWOOL' or other fire stopping materials including cement mortar, gypsum skim and intumescent mastic.

Mains operated smoke detectors, where indicated to have battery back-up optical heat detectors wired into lighting circuit to BS 5446 Part 1: 1990. Commissioning certificate to be provided on completion

New doors to be 30 minute fire rated with self closing mechanisms, 1.5 pair fire rated hinges, heat resistant ironmongery, intumescent strips and cold smoke seals

PART C - SITE PREPARATION

All plaster board in contact with insulation to be either foiled backed or separated using Glidival VC Foil Ultra Vapour Barrier

PART E - RESISTANCE TO PASSAGE OF SOUND

All internal separating walls to be constructed in accordance with diagram 5.2 internal wall type B. Minimum mass per unit area, including finish 10kg/meter square, timber studs with a minimum distance of 75 between linings. An absorbent layer of 50 unfaced mineral wool batt to be suspended in the cavity and all joints are to be well sealed

PART F - MEANS OF VENTILATION

Mechanical ventilation to be provided to all wet rooms/kitchens and laundry with the following minimum intermittent extract rates and pipe diameter
Accessible WC 15l/s 100 diameter pipe, 15 minute over run. All doors to be undercut by 10mm to allow sufficient free air flow

PART G - SANITATION, HOT WATER SAFETY AND WATER EFFICIENCY

Wet rooms to have WC, shower and sink

Supply for new radiators and hot water as existing. All new radiators to be low surface temperature and controlled with covers

All new installations will comply with 'The Water supply (water fittings) Regulations 1999 (SI 1999/1148 as amended). Electrical work in accordance with BS7671:2008 also complying with AD P, GAS SAFE codes of Practice

Cold Water Service - Specialist contractor designed and fully tested direct cold water system in copper pipe work. Pipe work passing through walls or notched into joists to be fully protected and clipped

Hot Water Service - Specialist contractor designed and fully tested hot water system in copper pipe work as described for cold water service

PART H - DRAINAGE AND WASTE DISPOSAL

ABOVE GROUND FOUL DRAINAGE - All above ground drainage to follow the guidance contained in section H including the relevant pipes sizes and lengths of branches I.H.H. 110 diameter foul water pipes connected to below ground foul drainage

TOILET - To only connect into Saniflo Macerator with 110mm plastic pipes if agreed. Connected into inspection chamber via plastic pipes all as Manufacturers instructions SINKS 32 mm pipe with 75mm deep seal trap

BELOW GROUND FOUL DRAINAGE - Foul waste pipes will be connected to an inspection chamber, underground drainage 100mm diameter flexible jointed ABS pipes laid at gradient of 1:50 in class F bedding, unless otherwise advised by BCO on site. Where drains run below buildings they are to be surrounded in pea gravel or flexible filling with rocker joints on both sides of the wall. Where drains run through walls lintels are to be built into walls, and openings masked with rigid sheet materials, void to be filled with compressible sealant. Drain runs under the Building less than 300 form underside of floor slab shall be concrete encased slab.

Inspection chambers to be provided at junctions, changes in direction and fall to be Marley or similar high density polypropylene circular universal chambers with manhole bases complete with screwed blank off plugs. Chambers to be fitted with cast iron frames and covers. Covers in drive ways/pavements to be heavy duty Grade B. Covers internally to be fully sealed and airtight. Gullies to be fully roddable Marley or similar compact gullies complete with grating or plates

SURFACE WATER DRAINAGE As existing

PART J - COMBUSTION APPLIANCES AND FUEL STORAGE

If Heating and water to be replaced. Central Heating by Specialist, fully tested with existing with independent temperature controls per room. Main controls to be in Electrical cupboard. Boiler position to be advised

PART L2B - CONSERVATION OF FUEL AND POWER

The installation of items will be installed by suitably qualified, competent and registered personnel

All interior light fittings will be of a low energy type and produce no less than 40 lumens per circuit watt. The perimeter of all new plaster board will be taped and sealed

Internal doors - to be solid veneered flush fire doors with a 30 min fire rating with painted glass framing. All internal doors to have a greater clear opening width of 775mm. All corridors, passageways and doors will be in widths in accordance with table 4, section 7.

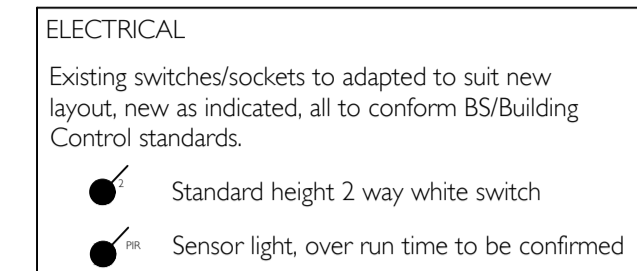
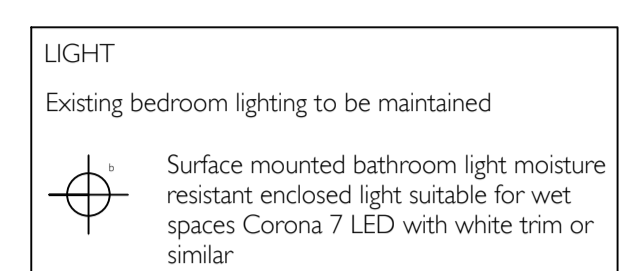
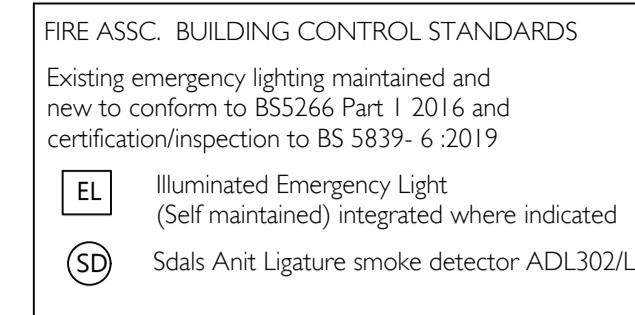
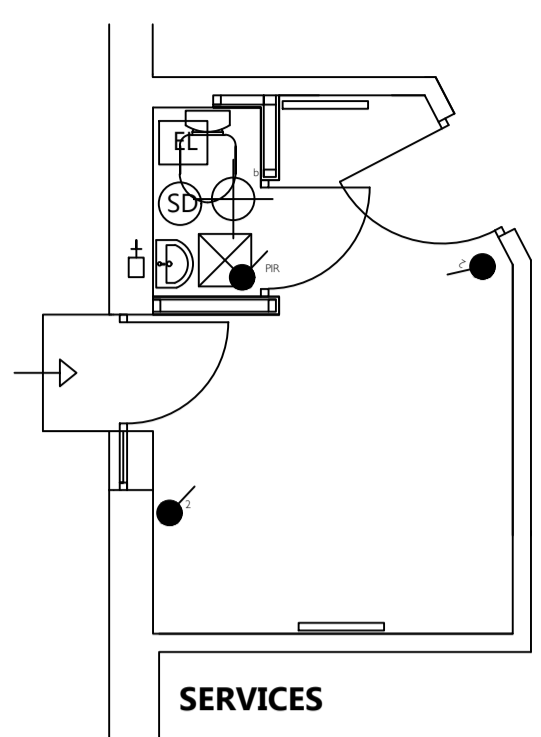
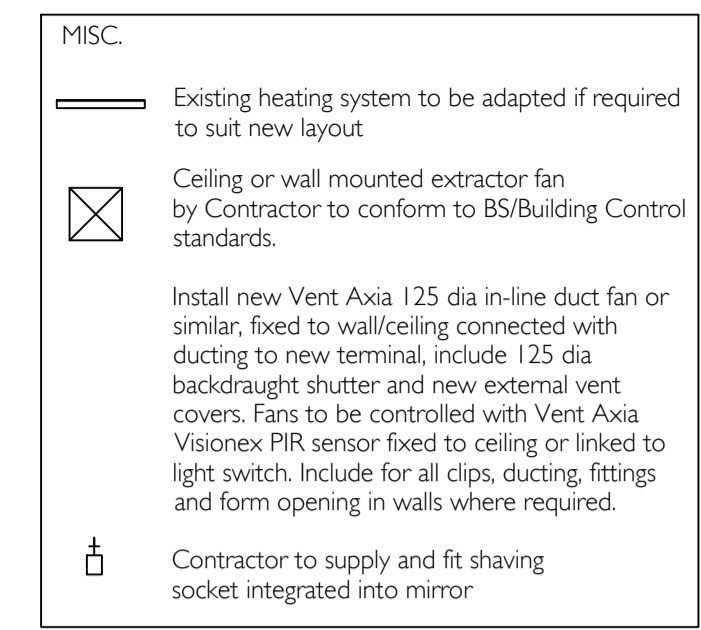
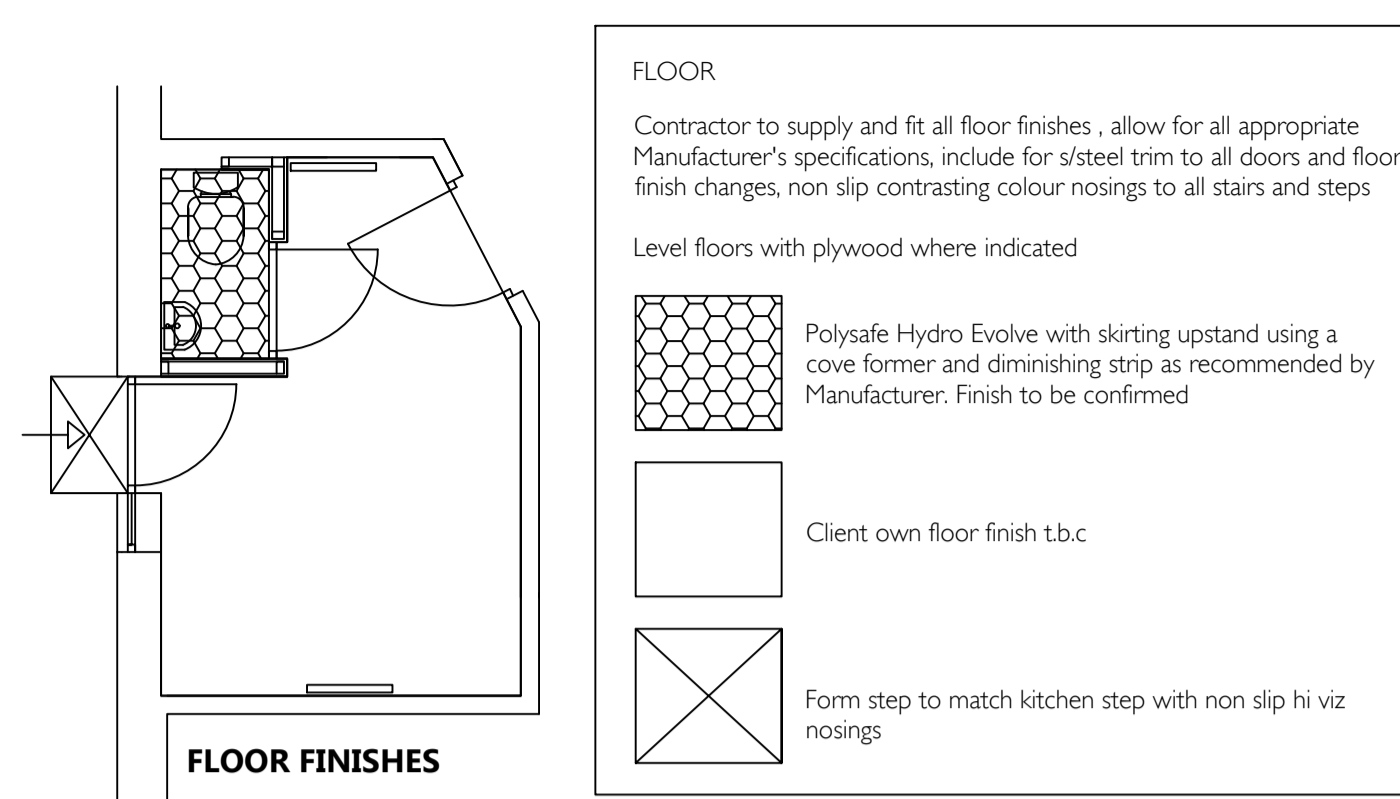
All switches and sockets will be heights in accordance with diagram 8 and Section 8

PART P - ELECTRICAL SAFETY

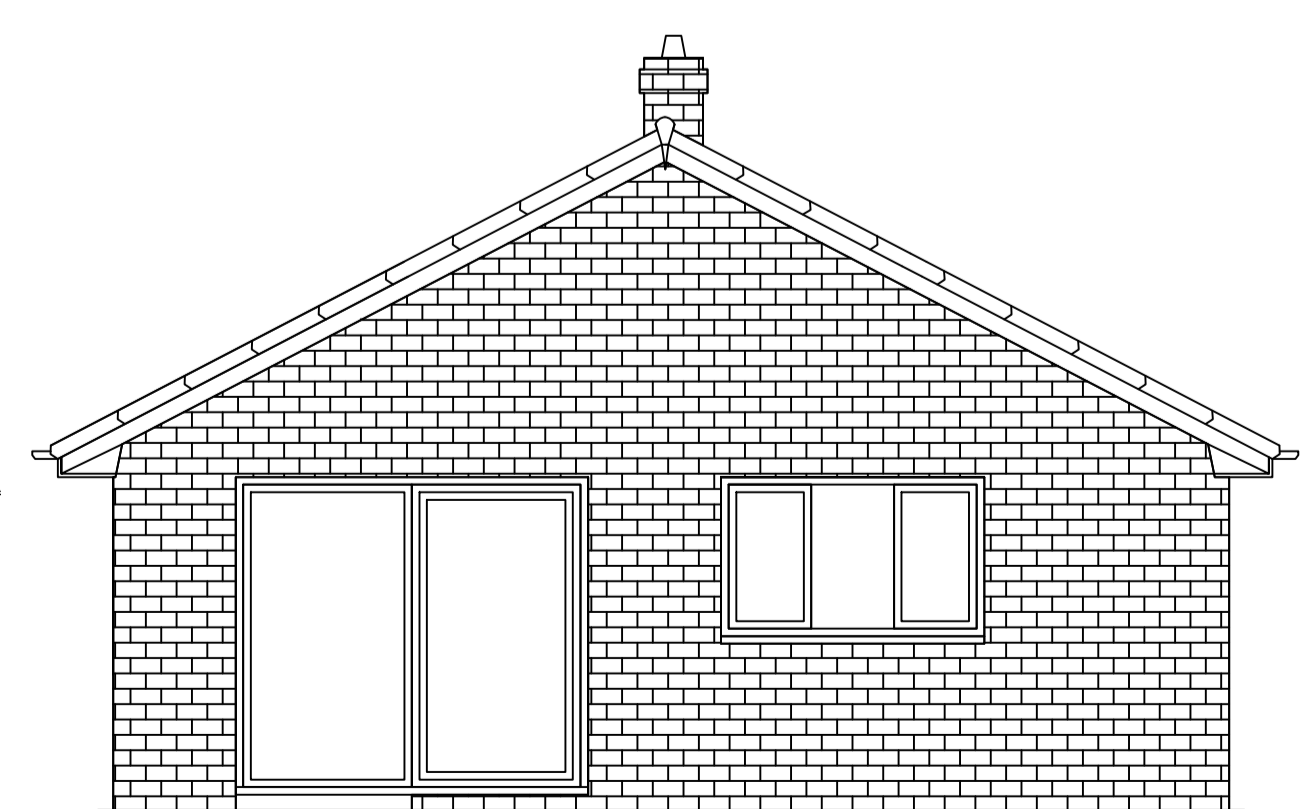
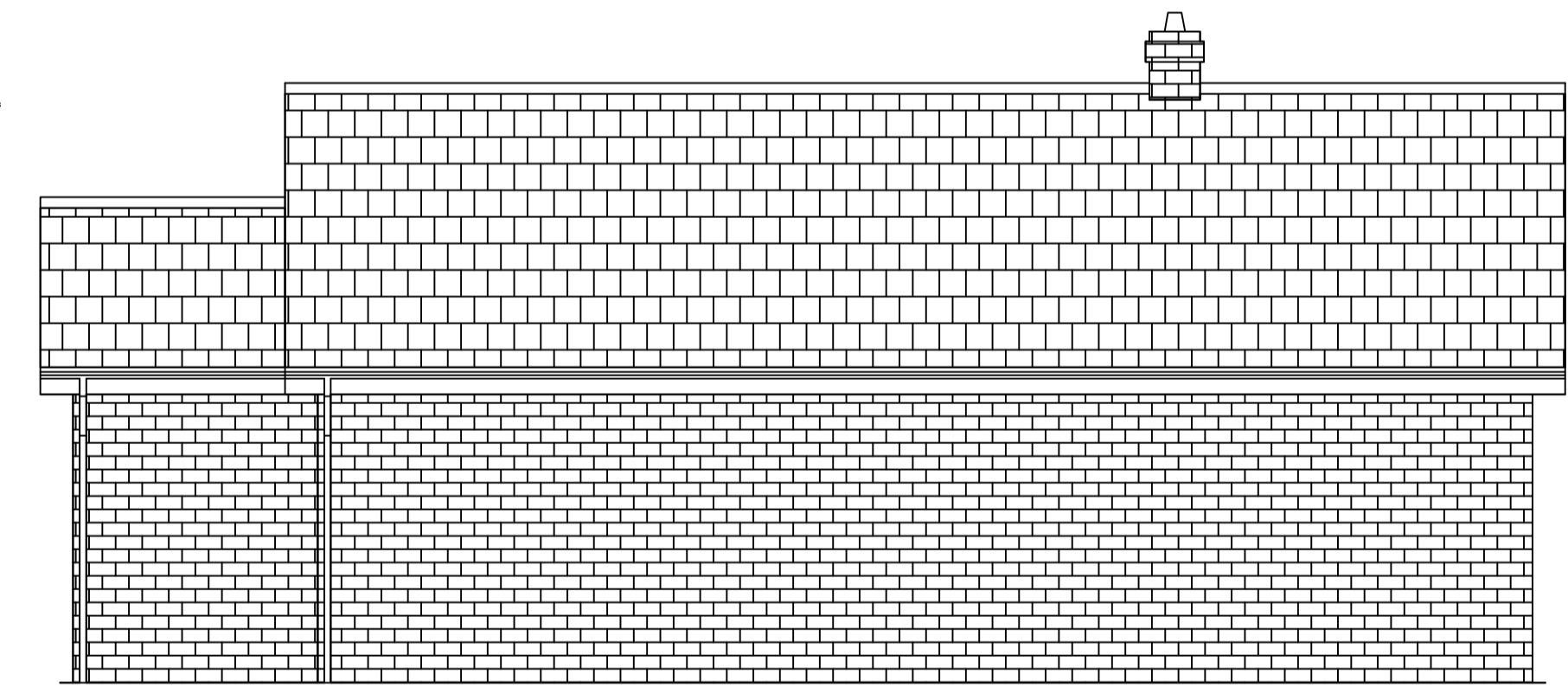
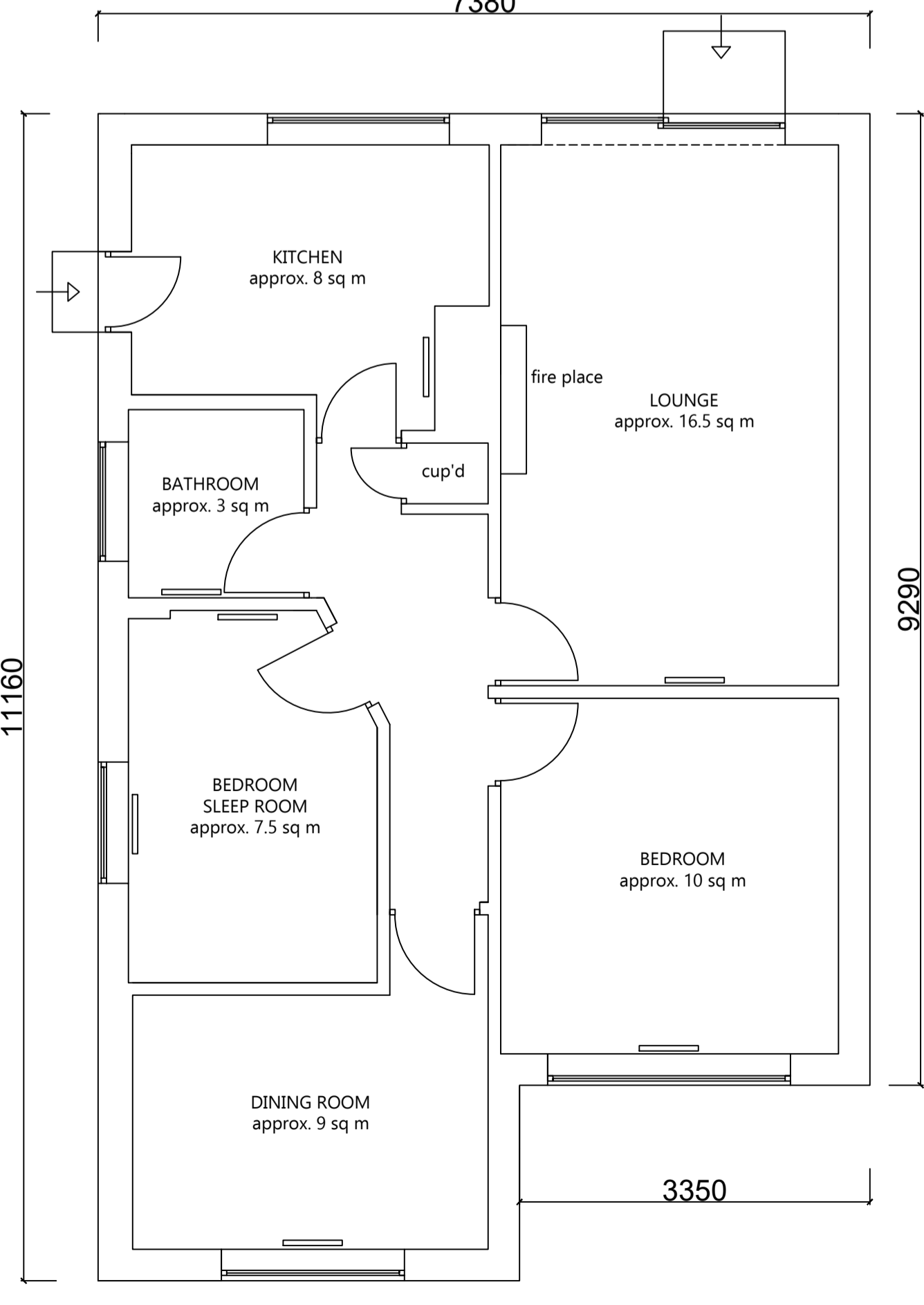
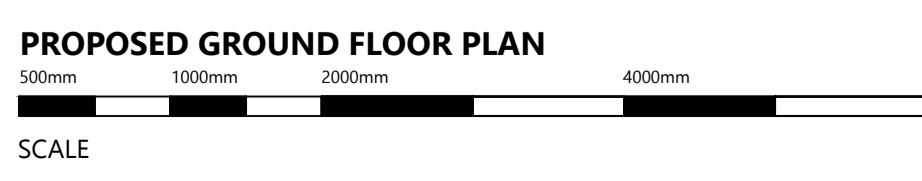
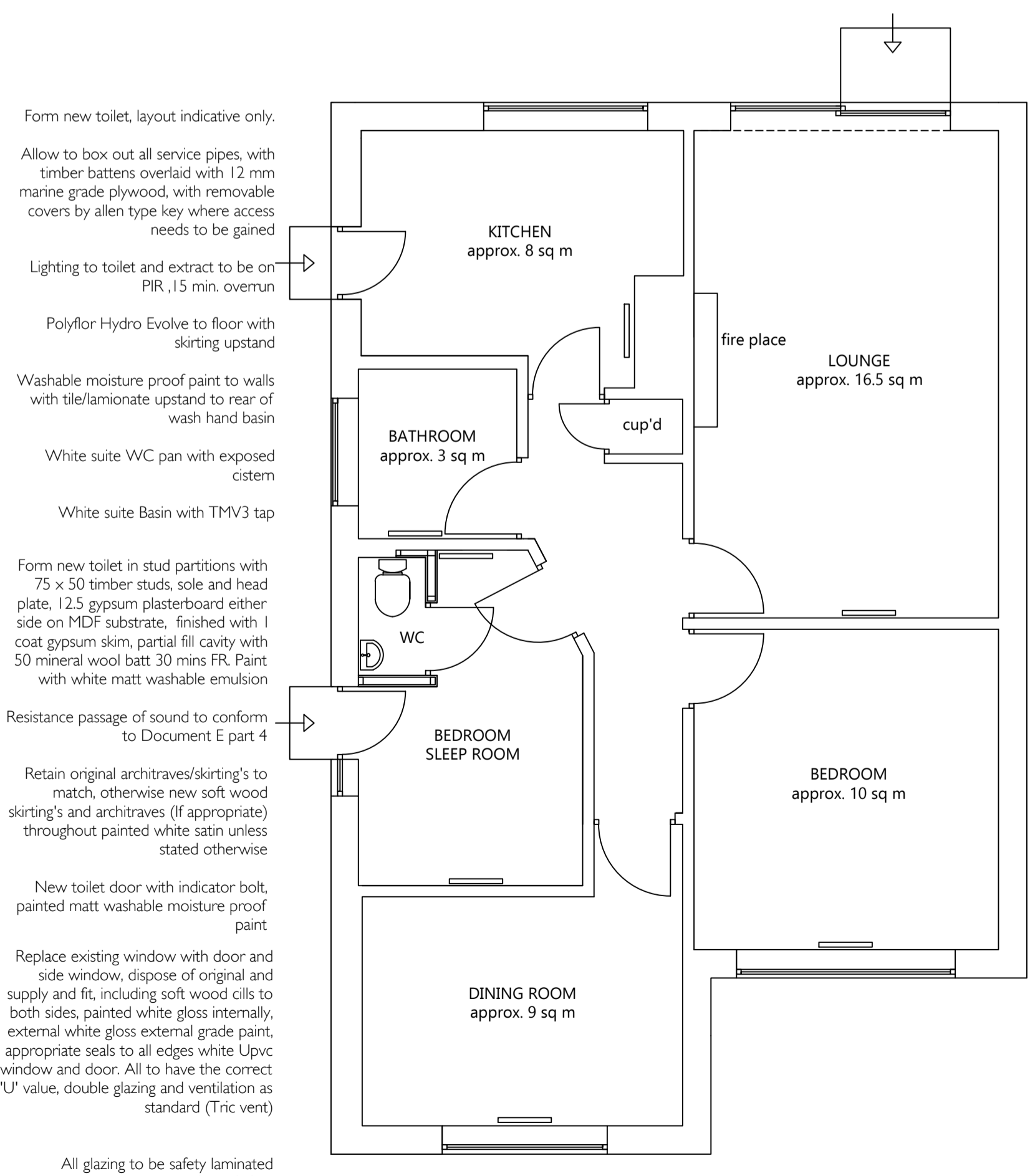
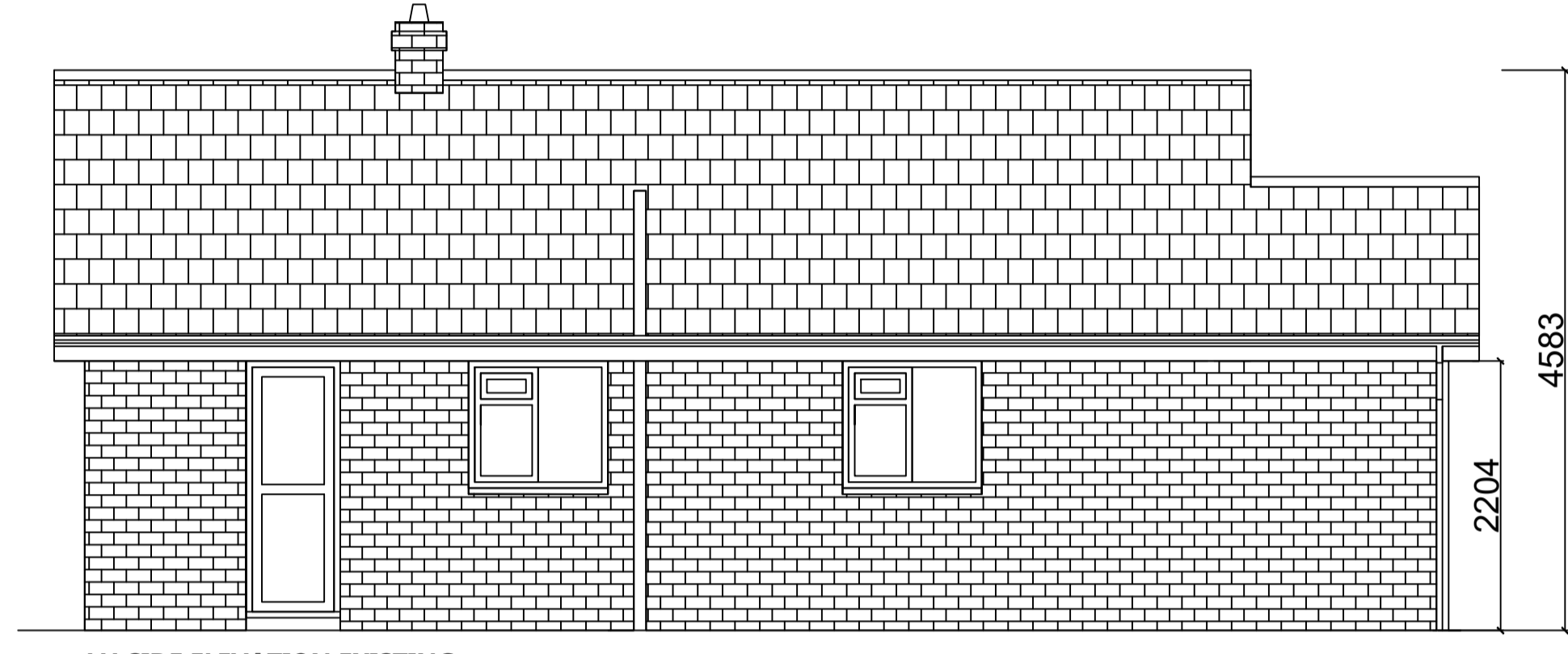
Power and lighting circuits to new dwellings to be designed and installed by NICEIC registered electrician to comply with the latest requirements of the IEE Regulations. With a commissioning certificate issued to Building Control upon completion

Specialist designed and fully tested electrical power and lighting circuit all to the requirements of the latest IEE regulations

Smoke alarms to be interconnected and permanently wire to a separate fused circuit at the distribution board all in accordance with the latest IEE Wiring Regulations and manufacturers instructions



Remove existing Upvc window, dispose and replace with white double glazed Upvc door with Tric vented door window, s/steel door handles and lock. Side window supply and fit white Upvc with new with top opening, make good bricks. All to the correct 'U' value.



Do not scale off this drawing, all dimensions to be checked on site

This drawing shows 'Design Intent' only. It is the responsibility of appointed Contractor to check all dimensions on site, to determine the location of all underground services etc. All working drawings to be approved by Local Authority and Building Control where appropriate prior to works commencing. Drawings must be read in conjunction with any Structural Engineers calculations/details and any Specialist Contractor drawings/details where relevant. All materials to be approved by Statutory Authorities.

Statutory Regulations

The concessionaire fit-out works must fully comply with all British Standards of Codes of Practice, i.e Health and Safety codes of practice, Regulatory Reform (Fire Safety) Orders, IEE Regulations, CDM constraints, Building Control standards. Built under the JCT contract and with the appropriate Insurance and paperwork in place

Site: Swanton Care Ltd, Emeralds Care 9 Belvedere, Darfield Barnsley, S73 9RL
Title: Existing and proposed
Date: 20.5.24 Scale: 1:50@A1
Drawn by: JAS (O788 763 0004)
Drawing no. Bel 001 Rev: