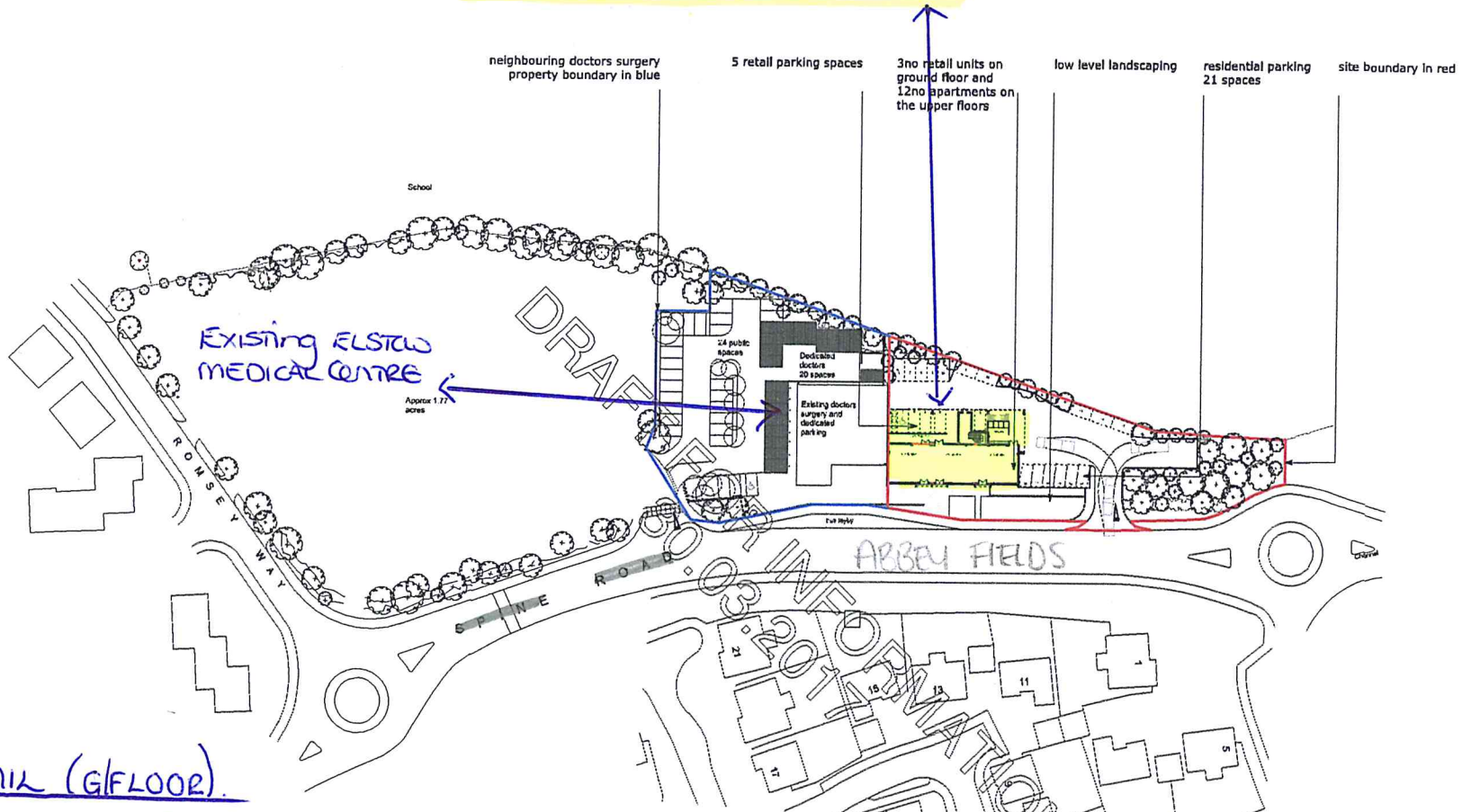
BUILDING CONTROL

• drawings for building control purposes only, grid lines indicative only and to be confirmed on setting out drawings prior to instruction or installation.

REQUEST FOR NEW DEVELOPMENT – ABBEY CHASE

NAME & NUMBERING



3 RETAIL (G/FLOOR).

UNIT 1 ABBEY CHASE. ABBEY FIELDS. ELSTOW MK42 9GP.
UNIT 2 ABBEY CHASE. ABBEY FIELDS. ELSTOW MK42 9GP.
UNIT 3 ABBEY CHASE. ABBEY FIELDS. ELSTOW MK42 9GP.

12 FLATS (1ST /2nd FLOOR.

FLAT 1 to 12 ABBEY CHASE. ABBEY FIELDS. ELSTOW MK42 9GP.

Proposed Site Plan
Scale 1:500 @ A1

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS, LEVELS IN METERS AND ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. PLEASE DO NOT SCALE FROM THE DRAWINGS.

2. ALL ARCHITECTS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION.

3. ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT PRIOR TO ANY WORKS BEING CARRIED OUT.

4. ALL PRODUCTS TO BE INSTALLED TO MANUFACTURES SPECIFICATION AND RECOMMENDATIONS.

5. ALL CONSTRUCTION TO COMPLY WITH CURRENT BUILDING REGULATIONS

6. CONTRACTOR TO CARRY OUT DELAMINATION SURVEY PRIOR TO ANY WORKS BEING CARRIED OUT.

7. TO MAKE GOOD & TO RETURN THE NOTED TO A STATE THAT IS EQUAL OR BETTER THAN THAT NOTED IN THE DELAMINATION SURVEY, TO RETURN NOTED TO WORKING ORDER OR TO DO ANY NECESSARY WORKS TO FIT WITH SURROUNDING FINISHES.

Building Regulation Notes:

Part A : Structure:
• See Structural engineers design and specification

Part B : Fire escape:
• Loadbearing walls and floor structures to have fire resistance as per table A1 in appendix A of Approved Document Part B1.
• Mains operated fire detection and fire alarm system to be installed in accordance with the relevant recommendations of BS 5839-6 (cat 5) at least Grade B Category LD4 Housing.
• Smoke control of common escape routes by mechanical ventilation in accordance with paragraph 2.27 of Approved Document Part B1, Vol 2.

Part C : Resistance to Moisture:
• Built in ground drainage to be sufficiently robust to accommodate presence of roots with some that prevent any root penetration.
• Approved waterproof sealant to be applied to all penetrations openings.
• DPM to entire floor plate to be laysed up to DPC in blockwork wall.
• NCL to underside of new roof structure.
• Waterproof breather membrane to all pitched roof structures.
• All joints + one flashing to roof and wall abutments to be lapped 4 with minimum upward of 150mm.
• Rooflight external flashed and sealed in accordance with manufacturer's instructions

Part E : Sound insulate:
• Internal stud work walls are to be full filled with mineral insulation to prevent sound transfer and be plasterboard lined.
• Walls and floors to have acoustic insulation performance of min. 43dB.
• Underside of ceiling beams clad in 1 layer of 12.5mm plasterboard with 3mm skim finish. Mineral insulation laid between all trusses. to 400mm depth.
• Sound testing details to be provided by appointed acoustician.

Part F : Ventilation:
• Ventilation to have a minimum equivalent area of 6000mm2 per room except wet rooms from which air is extracted. Total area of background ventilation to be 85 000mm2.
• Purge ventilation provision in compliance with Approved Document F - appendix B.

Part G : Sanitary/Washbasin/Hot Water Facilities:
• WC and basin/shower with hot and cold water connected to the existing central source.

Part H : Drainage:
• For below ground drainage refer to the structural engineer's design and specification
• Existing drainage levels to be measured onsite by contractor prior to commencement of works.
• Flat roof laid to fall to concealed gutter with 75mm downpipes connected into surface water drainage.
• Gutter and AGV roof detail to be confirmed on appointment of supplier. detail to include overflow to avoid possibility of water entering the building if down pipes are blocked.

Part J : Combustion appliances/fuel storage:
• Contractor to ensure compliance with current building regulations and BAP Code.
• Refer to Secure Gas helpline for the relocation of the gas meters.

Part K : Protection from falling, collision and impact:
• Glazing within 800mm of finished floor level to be toughened and impact resistant to ability Current Approved Document Part K.
• Balustrade balustrades to be 1100mm high for external 800mm impact resistant to Part K and spaces between vertical posts not to allow a 100mm diameter sphere to pass through.
• Glazing to retail units to have protection of manifestation.

Part L : Conservation of fuel and power:
• Please refer to BAP energy calculation templates for an accredited BAP assessor to demonstrate compliance and the details of the heating system to be installed in the new flats.
• Glazed external doors to achieve u-value of 1.8W/m2K or better
• Windows to achieve u-value of 1.4W/m2K or better
• All Remarks regarding the energy efficient operation of the building services must be passed on to the occupant.

Part M : Access:
• Sockets to be between 450mm and 1200mm from FFL.
• Switches to be 1150 above FFL.
• Door handles to be between 750mm and 1400mm above FFL.
• Level access to be provided to new entrance.
• Stair design to comply with the General Access stair requirements regarding rise and going dimensions, stair nosings and minimum width and headroom. Refer here also to Part K as above.
• The entrance door and internal doors to comply with the minimum clearance clear opening required. Clear opening width of doors to the retail units in accordance with diagram 3.2.

Part P : Electrical Safety:
• All electrical work required to meet the requirements of Part P must be designed installed, inspected and tested by a person competent to do so.
• Prior to certification the Council should be satisfied that Part P has been complied with. this may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

Part Q: Security in Dwellings:
• All entrance doors and windows to have a secure by design specification.

Regulation 7: Materials and workmanship:
• Materials should comply with appropriate British Standards or Agreement Certificates and relevant manufacturer's should be followed in the main specification. Alternatively the materials should be marked, stamped, environmentally certified or otherwise satisfied by test or calculation to a fitness for purpose.
• Materials should generally be in accordance with BS 8000 series of documents and other accepted good practice (e.g. quality manual to BS 5750).

revision	drawn by	checked by
—03.12.2016	LM	JR
A-03.02.2017		
B-24.03.2017		
C-30.03.2017		

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project **Residential and Retail Development. Elstow, Beds.**

title **Proposed Site Plan**

scale **1:500 @ A1**

drawing **1804.03.02**

for information / for construction

All dimensions shown in millimetres unless otherwise stated. Do not scale from drawing. Contractors to check all dimensions prior to commencement of work. Any discrepancies to be reported to the architect. Drawings to be read in conjunction with all other consultants drawings and specifications. Any variations to be confirmed in writing prior to commencement of work.

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BUILDING CONTROL

• drawings for building control purposes only, and linear indicative only and to be confirmed on setting out drawings prior construction or installation.

External Wall Types:
to achieve u-value of 0.25W/m2K
**Please refer to the Energy Statement and Design SAP by Mike Ovenden from Gecko LCCG*

Type A Facade Wall

•102.5mm brickwork facing
•100mm cavity fully filled with Dritherm 32 insulation
•100mm Plasmor fibrolite 7.3N/mm² solid block
•15mm plaster dabs cavity
•12.5mm standard plasterboard
•3mm skim finish

Type B Party Wall with Adjacent Property

•existing neighbouring wall
•15mm plaster dabs cavity
•32.5mm *Kooltherm K118 insulated plasterboard by Kingspan*
•3mm skim finish

Type C Facade Wall facing parking

•7.3N/mm² 100mm thick concrete blockwork to SE specification
•100mm cavity fully filled with Dritherm 32 insulation
•7.3N/mm² 100mm thick concrete blockwork to SE specification
•15mm plaster dabs cavity
•12.5mm standard plasterboard
•3mm skim finish

Type D Bin Store Wall

•15mm grey render finish on expanded metal lath TBC
•140mm concrete blockwork to SE specification

*all joints to be closely butted. Any cutting and fitting should be neatly done and not distort the layers of glass mineral wool which comprise the product

*any interstitial space left between insulation pieces to be filled with remaining bits + expandable foam insulation

*cavity trays should be provided at all interruptions of the cavity such as lintels and sleeved vents and ducts. Also above cavity insulation that stops short of top of wall.

*for all materials and finishes samples to be approved by both architects and clients prior to ordering

Internal Wall Types:

Type 1 - Load Bearing Party wall between retail units and stairwell - 2 skins of 7.3N/mm² 100mm thick concrete blockwork to achieve minimum 43dB DnTw+Ctr and 60 minutes fire resistance

•nominal thickness: 260mm
•fire resistance: 6 hours
•sound insulation: 55dB DnTw+Ctr
•Gyproc Soundcoat Plus + 15mm plaster dabs cavity + 12.5mm standard plasterboard + 3mm skim finish each side of the party wall

Type 2 - Service Risers walls to be built to underside of ceiling and achieve 30 minutes fire resistance - Awaiting M&E information

*Service penetrations through zones

*Intumescent collars to be fitted around plastic svp stacks in penetrations across fire compartment walls and floors

*Steel or copper pipes passing through fire compartments should be fire stopped (see below) and 30 minutes fire resistant enclosure is acceptable

*No service access panels should open into rooms with service risers

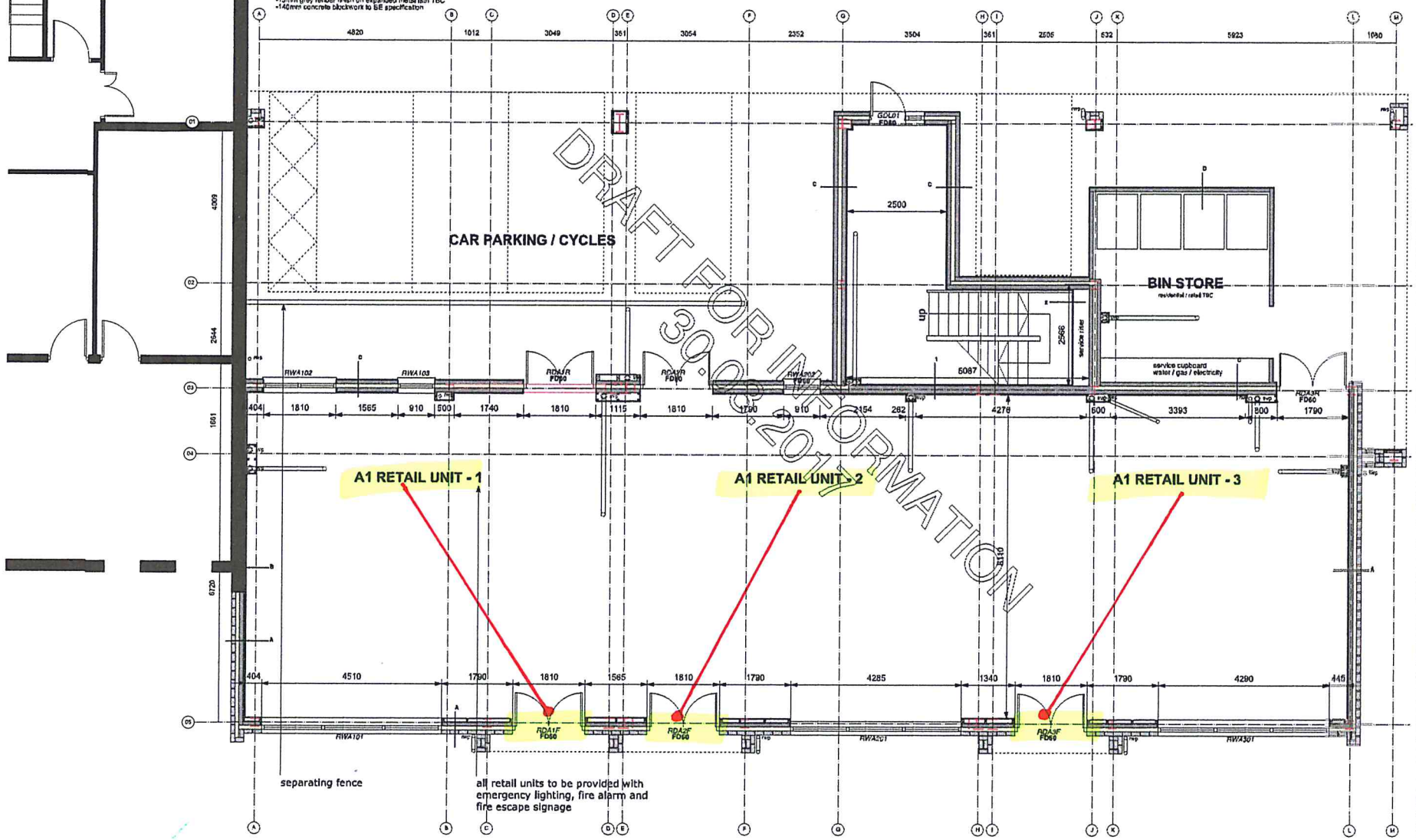
*Aluminium pipes with a diameter greater that 40mm will require fire collars or a 60 minutes fire resistant enclosure with no access

*All fire collars should be placed at the line of fire resistance and suitably braced to the manufacturer's recommendations

* All other service penetrations to be dealt with correctly with the use of breathmastic, screed, fire batt, sleeves, intumescent foam and mastic as appropriate given the particular circumstances and to the manufacturer's recommendations and installation guidelines to make sure the 60 minute fire resistance of the horizontal compartment slab is maintained.

*Fire dampers will be required to all ventilation ductwork passing through compartment walls

ENTRANCES LAYOUT. G/FLOOR.



Proposed Ground Floor Plan
Scale 1:50 @ A1

NOTES:

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2. ALL ARCHITECTS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATION.

3. ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT PRIOR TO ANY WORKS BEING CARRIED OUT.

4. ALL PRODUCTS TO BE INSTALLED TO MANUFACTURES SPECIFICATION AND RECOMMENDATIONS.

5. ALL CONSTRUCTION TO COMPLY WITH CURRENT BUILDING REGULATIONS

6. CONTRACTOR TO CARRY OUT DELAPIDATION SURVEY PRIOR TO ANY WORKS BEING CARRIED OUT.

7. TO MAKE GOOD IS TO RETURN THE NOTED TO A STATE THAT IS EQUAL OR BETTER THAN THAT NOTED IN THE DELAPIDATION SURVEY. TO RETURN NOTED TO WORKING ORDER OR TO DO ANY NESSESSARY WORKS TO FIT WITH SURROUNDING FINISHES.

Building Regulation Notes:

Part A : Structure:
• See Structural engineers design and specification

Part B : Fire escape:
• Loadbearing walls and floor structures to have fire resistance as per table A1 in accordance with Approved Document Part B1.
• Mains operated fire detectors and fire alarm system to be installed in accordance with the relevant recommendations of BS 5839-6:2004 to at least Grade B Category LD4 standard.
• Smoke control of common escape routes by mechanical ventilation in accordance with paragraph 2.27 of Approved Document Part B1, Vol 2.

Part C : Resistance to Moisture:
• Back ground drainage to be sufficiently robust to accommodate presence of roots with joints that prevent any root penetration.
• Approved waterproof sealant to be applied to all windows/door openings.
• DPM to entire floor plate to be lapped to DPC in blockwork wall.
• VCL to underside of new roof structure.
• Waterproof breather membrane to all pitched roof structures.
• All lead or zinc flashing to roof and wall abutments to be cavit 4 with minimum upstand of 150mm.
• Rooflight exterior ring lapped and sealed in accordance with manufacturer's instructions

Part E : Sound transfer:
• Internal dwelling wall and floor structures to have sufficient mass to prevent airborne transfer and be structurally sound.
• Walls and floors to have acoustic insulation performance of min. 42dB.
• Underside of ceiling beams clad in 1 layer of 12.5mm plasterboard with 3mm skim finish. Mineral insulation laid between all trusses. In 400mm depth.
• Sound testing details to be provided by appointed acoustician.

Part F : Ventilation:
• Ventilation to have a minimum equivalent area of 6000mm² per room except wet rooms, room which are extracted (total area of background ventilation to be 55 000mm2.
• Purge ventilation provided in compliance with Approved Document F - appendix B.

Part G : Sanitary/Wash/Hot Water Facilities:
• WC and basin/shower with hot and cold water connected to the existing central source.

Part H : Drainage:
• For below ground drainage refer to the structural engineer's design and specification
• Existing drainage levels to be inspected prior to contractor prior to commencement of works.
• Flat roof to be to be concealed gutter with 75mm downpipes connected from surface water drainage.
• Gutter and AGV roof detail to be confirmed on approximate of supplier, detail to include overflow to avoid possibility of water entering the building if down pipes are blocked.

Part J : Combustion appliances/fuel storage:
• Contractor to ensure compliance with current building regulations and SAP Calc.
• Refer to Scotia Gas Networks for the relocation of the gas meter.

Part K : Protection from falling, collision and impact:
• Glazing within 800mm of finished floor level to be toughened and laminated to satisfy current Approved Document Part K.
• Balustrade to be 1100mm high for internal flats, impact resistant to Part K and spaces between vertical posts not to allow a 100mm diameter sphere to pass through.
• Glazing to retail units to have protection of manifestation.

Part L : Conservation of fuel and power:
• Please refer to SAP energy calculation completed by an authorised SAP assessor to demonstrate compliance and the details of the heating system to be installed in the new flats.
• Glazed external doors to achieve u-value of 1.8W/m²K or better
• Windows to achieve u-value of 1.4W/m²K or better
• All brickwork regarding the energy efficient operation of the building services must be placed on to the contract.

Part M : Access:
• Sockets to be between 450mm and 1200mm from FFL.
• Switches to be 1100 above FFL.
• Consumer unit to be between 1350mm and 1450mm above FFL.
• Level access to be provided to new entrance.
• Stair design to comply with the General Access stair requirements regarding rise and going dimensions, disc nosings and minimum width and headroom. Refer Parts Section to satisfy Part K as above.
• Flat entrance doors and internal doors to comply with the minimum doorway clear opening required. Clear opening width of doors to the retail units in accordance with diagram 3.2.

Part P : Electrical Safety:
• All electrical work required to meet the requirements of Part P must be designed installed, inspected and tested by a person competent to do so.
• Prior to certification the Council should be satisfied that Part P has been complied with, this may require an appropriate BS7671 electrical installation certificate to be issued for the work by a service competent to do so.

Part Q: Security in Dwellings:
• All entrance doors and windows to have a secure by design specification.

Regulation 7: Materials and workmanship:
• Materials should comply with appropriate British Standards or Agreement Certificates and relevant numbers should be quoted in the main specification. Alternately the materials should be marked, stamped, environmentally certified or otherwise justified by test or calculation to show their suitability.
• Materials should generally be in accordance with BS 8000 series of documents and other accepted good practice (e.g. quality assured to ISO 9000).

revision	drawn by	checked by
—23.12.2016	LM	JR
A-03.02.2017		
B-30.02.2017	JR	
C-24.03.2017		
D-30.03.2017		

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project **Residential and Retail Development. Elstow, Beds.**

title **Proposed Ground Floor Plan**

scale 1:50 @ A1

drawing **1804.03.03**

for information / for construction

BUILDING CONTROL

• drawings for building control purposes only - and have indicative only and to be confirmed on issuing cut drawings prior construction or installation.

ENTRANCES LAYOUT

1ST FLOOR.

FLATS 1 to 6

External Wall Types:
to achieve u-value of 0.25W/m2K
**Please refer to the Energy Statement and Design SAP by Mike Ovenden from Gecko LCCG*

Type A Facade Wall

-102.5mm brickwork facing
-100mm cavity fully filled with Dritherm 32 insulation
-100mm Hilsmor Ibrofile 7.3N/mm² solid block
-15mm plaster dabs cavity
-12.5mm standard plasterboard
-3mm skim finish

Type B Party Wall with Adjacent Property

-existing neighbouring wall
-15mm plaster dabs cavity
-32.5mm Knauf-therm K118 insulated plasterboard by Kingspan
-3mm skim finish

*all joints to be closely butted. Any cutting and fitting should be neatly done and not distort the layers of glass mineral wool which comprise the product

*any interstitial space left between insulation pieces to be filled with remaining bits + expandable foam insulation

*cavity trays should be provided at all interruptions of the cavity such as lintels and sleeved vents and ducts. Also above cavity insulation that stops short of top of wall.

*for all materials and finishes samples to be approved by both architects and clients prior to ordering

Internal Wall Types:

Type 1 - Load Bearing Party walls between flats and hallways - 2 skins of 7.3N/mm² 100mm thick concrete blockwork to achieve minimum 43dB DnTw+Ctr and 60 minutes fire resistance

-nominal thickness: 260mm
-fire resistance: 6 hours
-sound insulation: 55dB DnTw+Ctr
-Dypro Soundcoat Plus + 15mm plaster dabs cavity + 12.5mm standard plasterboard + 3mm skim finish each side of the party wall

Type 2 - Non Load Bearing Party Walls between flats - 1 skin of 100mm thick concrete blockwork laid flat to achieve 43dB DnTw+Ctr to bedrooms

-nominal thickness: 275mm
-sound insulation: 43dB DnTw+Ctr
-deflection head to be determined by SE
-Dypro Soundcoat Plus + 15mm plaster dabs cavity + 12.5mm standard plasterboard + 3mm skim finish each side of the party wall

Type 3 - Internal partitions - timber studwork walls to achieve 40dB DnTw+Ctr to bedrooms

-nominal thickness: 100mm
-sound insulation: 40dB DnTw+Ctr
-studs: 89x38mm timber studs at 600mm centres and at abutments, openings and junctions
-12.5mm standard plasterboard + 3mm skim finish each side of the partition
-50mm Knauf-Earthwool acoustic roll in cavity between the studs

Type 4 - Internal partitions - Bathrooms and toilets separating walls to achieve 40dB DnTw+Ctr

-nominal thickness: 100mm
-sound insulation: 40dB DnTw+Ctr
-studs: 89x38mm timber studs at 600mm centres and at abutments, openings and junctions
-lining: one layer of 15mm standard plasterboard with 3mm skim finish to dry side of partition and 15mm standard plasterboard with 3mm skim + 10mm thick tiles on tile adhesive to bathrooms and toilets
-50mm Knauf-Earthwool acoustic roll in cavity between the studs

Type 5 - Service Risers walls to be built to underside of ceiling and achieve 30 minutes fire resistance - Awaiting M&E information

Service penetrations through zones

*Intumescent collars to be fitted around plastic svp stacks in penetrations across fire compartment walls and floors

*Steel or copper pipes passing through fire compartments should be fire stopped (see below) and 30 minutes fire resistant enclosure is acceptable

*No service access panels should open into rooms with service risers

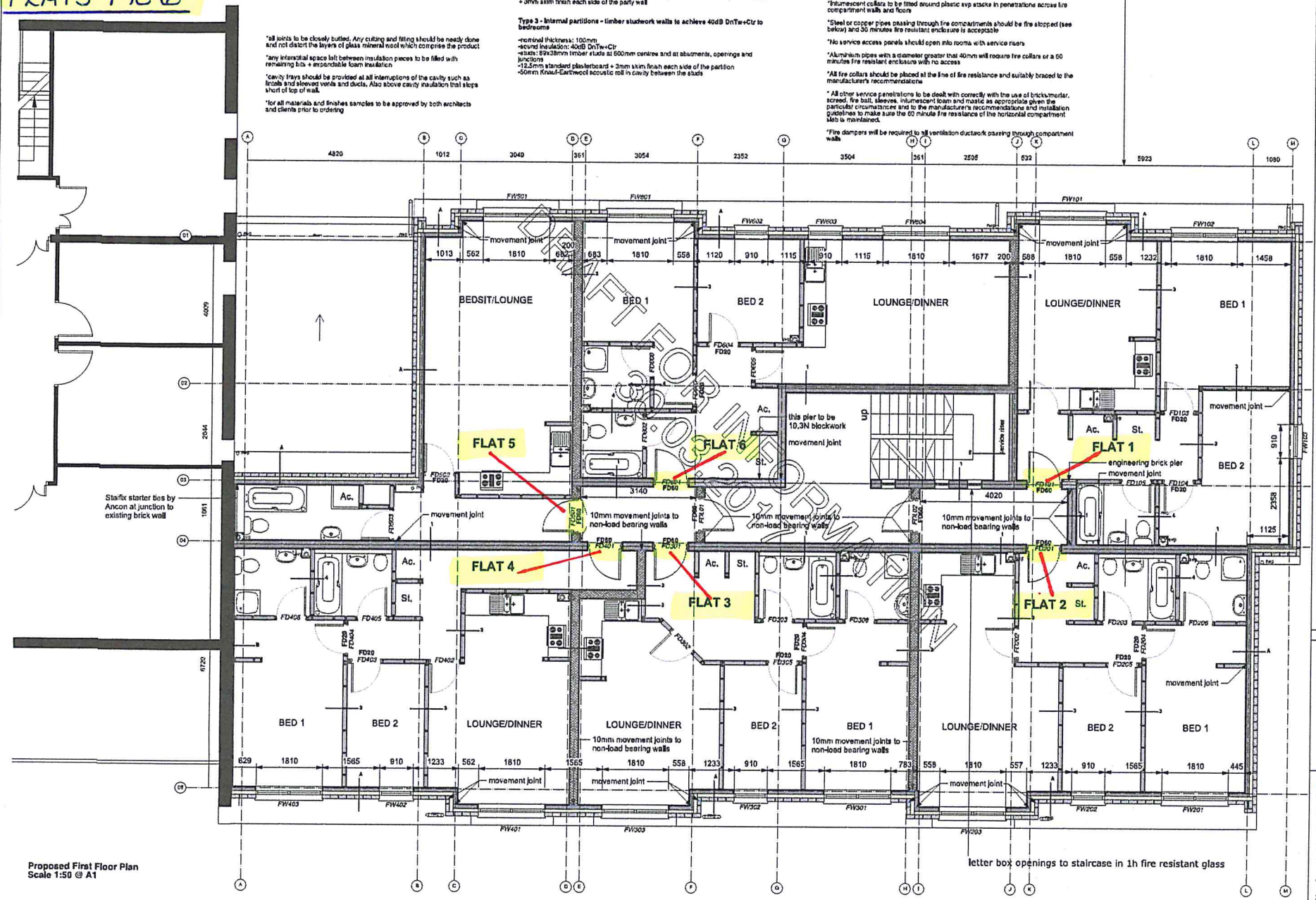
*Aluminium pipes with a diameter greater that 40mm will require fire collars or a 60 minutes fire resistant enclosure with no access

*All fire collars should be placed at the line of fire resistance and suitably braced to the manufacturer's recommendations

* All other service penetrations to be dealt with correctly with the use of bricks/mortar, screed, fire batt, sleeves, intumescent foam and mastic as appropriate given the particular circumstances and to the manufacturer's recommendations and installation guidelines to make sure the 60 minute fire resistance of the horizontal compartment slab is maintained.

*Fire dampers will be required to all ventilation ductwork passing through compartment walls

*please refer to SE drawings for ground floor steelwork layout



Proposed First Floor Plan
Scale 1:50 @ A1

NOTES:

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2. ALL ARCHITECTS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATION.

3. ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT PRIOR TO ANY WORKS BEING CARRIED OUT.

4. ALL PRODUCTS TO BE INSTALLED TO MANUFACTURES SPECIFICATION AND RECOMMENDATIONS.

5. ALL CONSTRUCTION TO COMPLY WITH CURRENT BUILDING REGULATIONS

6. CONTRACTOR TO CARRY OUT DELAPIDATION SURVEY PRIOR TO ANY WORKS BEING CARRIED OUT.

7. TO MAKE GOOD IS TO RETURN THE NOTED TO A STATE THAT IS EQUAL OR BETTER THAN THAT NOTED IN THE DELAPIDATION SURVEY. TO RETURN NOTED TO WORKING ORDER OR DO ANY NESESSARY WORKS TO FIT WITH SURROUNDING FINISHES.

Building Regulation Notes:

Part A : Structure:
• See Structural engineers design and specification

Part B : Fire escape:
• Loadbearing walls and floor structures to have fire resistance as per table A1 in appendix A of Approved Document Part B1.
• Mains operated fire detection and fire alarm system to be installed in accordance with the relevant recommendations of BS 5839-6:2004 to at least Grade B Category LD4 standard.
• Smoke control of common escape routes by mechanical ventilation in accordance with paragraph 2.27 of Approved Document Part B1, Vol 2.

Part C : Resistance to Moisture:
• Better ground drainage to be sufficiently robust to accommodate presence of roots with joints that prevent any root penetration.
• Approved waterproof membrane to be applied to all window/door openings.
• DPM to entire floor plate to be lapped up to DPC in blockwork wall.
• VCL to underside of new roof structure.
• Waterproof breather membrane to all pitched roof structures.
• All feet of tiles flashing to roof and wall abutments to be upto 4 with minimum upstand of 100mm.
• Rooflight balustrading fixed and sealed in accordance with manufacturer's instructions

Part E : Sound transfer:
• Internal stud work walls are to be fully filled with mineral insulation to prevent sound transfer and be plasterboard lined.
• Walls and floors to have acoustic insulation performance of min. 42dB.
• Underside of ceiling beams clad in 1 layer of 12.5mm plasterboard with 3mm skim finish. Mineral insulation batt between all trusses, to 400mm depth.
• Sound testing details to be provided by appointed acoustician.

Part F : Ventilation:
• Ventilators to have a minimum equivalent area of 6000mm² per room except wet rooms from which air is extracted. Total area of background ventilation to be 30,000mm².
• Purge ventilation provision in compliance with Approved Document F - appendix b.

Part G : Sanitary/Washbhd Water Facilities:
• WC and bath/shower with hot and cold water connected to the existing central source.

Part H : Drainage:
• For below ground drainage refer to the structural engineer's design and specification.
• Existing drainage levels to be inspected onsite by contractor prior to commencement of works.
• Flat roof bed to fall to concealed gutter with 75mm downpipes connected into surface water drainage.
• Gutter and AGV roof details to be confirmed on appointment of supplier, detail to include overflow to avoid possibility of water entering the building if down pipes are blocked.

Part J : Combustion appliance/fuel storage:
• Contractor to ensure compliance with current building regulations and SAP Calc.
• Refer to Scotia Gas Networks for the relocation of the gas meter.

Part K : Protection from falling, collision and impact:
• Glazing within 800mm of finished floor level to be toughened and impact resistant to satisfy current Approved Document Part K.
• Balustrade heights to be 910mm high for internal (Walls impact resistant to Part K and spaces between vertical posts not to allow a 100mm diameter sphere to pass through.
• Glazing to retail units to have protection of manifestation.

Part L : Conservation of fuel and power:
• Please refer to SAP energy calculation completed for an authorised SAP assessor to demonstrate compliance and the details of the heating system to be installed in the new flats.
• Glazed external doors to achieve u value of 1.8W/m²K or better
• Windows to achieve u value of 1.4W/m²K or better
• All informatics regarding the energy efficient operation of the building services must be passed on to the occupant.

Part M : Access:
• Sockets to be between 450mm and 1200mm from FFL.
• Switches to be 1100 above FFL.
• Consumer unit to be between 1350mm and 1450mm above FFL.
• Level access to be provided to new entrance.
• Stair design to comply with the General Access stair requirements regarding rise and going dimensions, stair nosings and minimum width and headroom. Refer here design to satisfy Part K as above.
• Flat entrance doors and internal doors to comply with the minimum doorway clear opening required. Clear opening width of doors to the retail units in accordance with diagram 3.2.

Part P: Electrical Safety:
• All electrical work required to meet the requirements of Part P must be designed installed, inspected and tested by a person competent to do so.
• Prior to completion the Council should be satisfied that Part P has been complied with, this may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

Part Q: Security in Dwellings:
• All entrance doors and windows to have a secure by design specification.

Regulation 7: Materials and workmanship:
• Materials should comply with appropriate British Standards or Agreement Certificates and relevant number/s should be quoted in the main specification. Alternatively the materials should be marked, stamped, accompanied by certificate or otherwise justified by test or calculation to show their suitability.
• Materials should generally be in accordance with BS 8000 series of documents and other accepted good practice (e.g. quality assured to BSI scheme).

revision	drawn by	checked by
—03.12.2016	LM	JR
A-30.01.2016		
B-03.02.2017		
C-20.02.2017	JR	
D-24.03.2017		
E-30.03.2017		

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project: **Residential and Retail Development. Elstow, Beds.**

title: **Proposed First Floor Plan**

scale 1:50 @ A1

drawing **1804.03.04**

for information / for construction

BUILDING CONTROL

• Drawings for building control purposes only, and their indicative only and to be confirmed on setting out drawings prior construction or installation.

ENTRANCES LAYOUT
2nd FLOOR.
FLATS 7 to 12.

External Wall Types:
to achieve u-value of 0.25W/m2K
**Please refer to the Energy Statement and Design SAP by Mike Ovenden from Decko LCCG*

Type A Facade Wall

-102.5mm brickwork facing
-100mm cavity fully filled with Dritherm 32 insulation
-100mm Plasmor Ubrelite 7.3N/mm² solid block
-15mm plaster dabs cavity
-12.5mm standard plasterboard
-3mm skim finish

Type B Party Wall with Adjacent Property (new non load bearing section to be built on top of existing party wall at 2nd floor level)

-102.5mm brickwork facing
-100mm cavity fully filled with Dritherm 32 insulation
-102.5mm brickwork facing to SE recommendation
-15mm plaster dabs cavity
-12.5mm standard plasterboard
-3mm skim finish

*all joints to be closely butted. Any cutting and fitting should be neatly done and not distort the layers of glass mineral wool which comprise the product

*any interstitial space left between insulation pieces to be filled with remaining bits + expandable foam insulation

*cavity trays should be provided at all interruptions of the cavity such as lintels and sleeved vents and ducts. Also above cavity insulation that stops short of top of wall.

*for all materials and finishes samples to be approved by both architects and clients prior to ordering

Internal Wall Types:

Type 1 - Load Bearing Party walls between flats and hallways - 1 skin of 3.6N/mm² 140mm thick concrete blockwork to achieve minimum 43dB DnTw+Ctr and 60 minutes fire resistance

-nominal thickness: 200mm
-fire resistance: 6 hours
-sound insulation: 46dB DnTw+Ctr
-Gyproc Soundcoat Plus + 15mm plaster dabs cavity + 12.5mm standard plasterboard + 3mm skim finish each side of the party wall

Type 2 - Non Load Bearing Party Walls between flats - 1 skin of 100mm thick concrete blockwork laid flat to achieve 43dB DnTw+Ctr to bedrooms

-nominal thickness: 275mm
-sound insulation: 43dB DnTw+Ctr
-deflection head to be determined by SE
-Gyproc Soundcoat Plus + 15mm plaster dabs cavity + 12.5mm standard plasterboard + 3mm skim finish each side of the party wall

Type 3 - Internal partitions - timber studwork walls to achieve 40dB DnTw+Ctr to bedrooms

-nominal thickness: 100mm
-sound insulation: 40dB DnTw+Ctr
-studs: 89x38mm timber studs at 600mm centres and at abutments, openings and junctions
-12.5mm standard plasterboard + 3mm skim finish each side of the partition
-50mm Knauf-Earthwool acoustic roll in cavity between the studs

Type 4 - Internal partitions - Bathrooms and toilets separating walls to achieve 40dB DnTw+Ctr

-nominal thickness: 100mm
-sound insulation: 40dB DnTw+Ctr
-studs: 89x38mm timber studs at 600mm centres and at abutments, openings and junctions
-lining: one layer of 15mm standard plasterboard with 3mm skim finish to dry side of partition and 15mm standard plasterboard with 3mm skim + 10mm thick tiles on tile adhesive to bathrooms and toilets
-50mm Knauf-Earthwool acoustic roll in cavity between the studs

Type 5 - Service Risers walls to be built to underside of ceiling and achieve 30 minutes fire resistance - Awaiting M&E information

***Service penetrations through zones**

*Intumescent collars to be fitted around plastic svp stacks in penetrations across fire compartment walls and floors

*Steel or copper pipes passing through fire compartments should be fire stopped (see below) and 30 minutes fire resistant enclosure is acceptable

*No service access panels should open into rooms with service risers

*Aluminium pipes with a diameter greater that 40mm will require fire collars or a 60 minutes fire resistant enclosure with no access

*All fire collars should be placed at the line of fire resistance and suitably braced to the manufacturer's recommendations

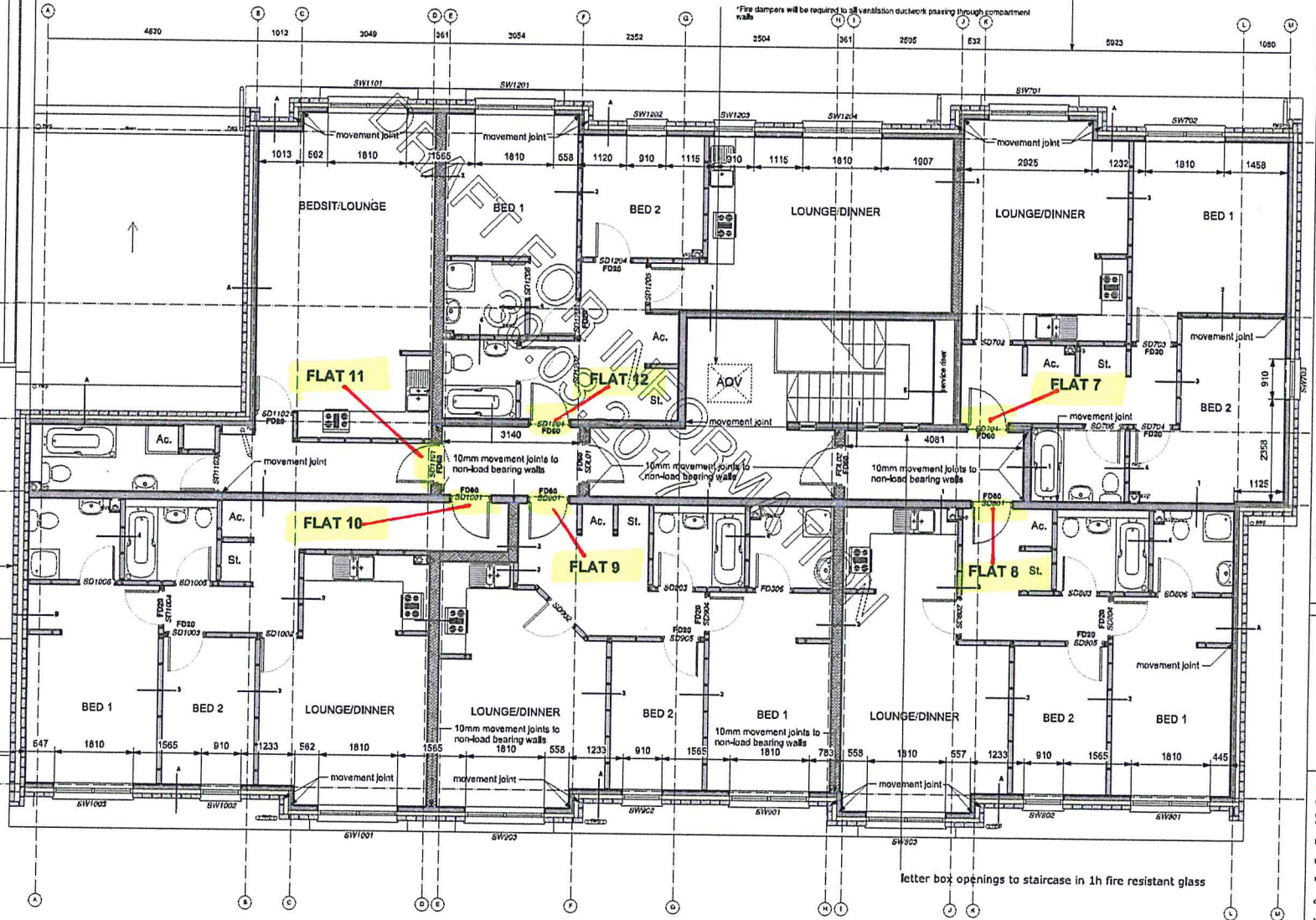
* All other service penetrations to be dealt with correctly with the use of bricks/mortar, screed, fire batt, sleeves, intumescent foam and mastic as appropriate given the particular circumstances and to the manufacturer's recommendations and installation guidelines to make sure the 60 minute fire resistance of the horizontal compartment slab is maintained.

*Fire dampers will be required to all ventilation ductwork passing through compartment walls

automatic opening vent at roof level /access to roof for maintenance

*please refer to SE drawings for ground floor steelwork layout

*flats 7-12 to have a loft hatch in hallway, dimensions and final position TBC



non load bearing
new cavity wall to be built on top
of existing party wall at second floor

letter box openings to staircase in 1h fire resistant glass

Proposed Second Floor Plan
Scale 1:50 @ A1

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS,LEVELS IN METERS AND ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. PLEASE DO NOT SCALE FROM THE DRAWINGS.

2. ALL ARCHITECTS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATION.

3. ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT PRIOR TO ANY WORKS BEING CARRIED OUT.

4. ALL PRODUCTS TO BE INSTALLED TO MANUFACTURES SPECIFICATION AND RECOMMENDATIONS.

5. ALL CONSTRUCTION TO COMPLY WITH CURRENT BUILDING REGULATIONS

6. CONTRACTOR TO CARRY OUT DELAPIDATION SURVEY PRIOR TO ANY WORKS BEING CARRIED OUT.

7. TO MAKE GOOD ETC TO RETURN THE NOTED TO A STATE THAT IS EQUAL OR BETTER THAN THAT NOTED IN THE DELAPIDATION SURVEY, TO RETURN NOTED TO WORKING ORDER OR TO DO ANY NESSESARY WORKS TO FIT WITH SURROUNDING FINISHES.

Building Regulation Issues:

Part A : Structure:
• See Structural engineers design and specification

Part B : Fire escape:
• Loadbearing walls and floor structures to have fire resistance as per table A1 in appendix A of Approved Document Part B1.
• Mains operated fire detectors and fire alarm system to be installed in accordance with the relevant recommendations of BS 5839-6:2004 to at least Grade B Category LD4 standard.
• Smoke control of common escape routes by mechanical ventilation in accordance with paragraph 2.27 of Approved Document Part B1, Vol 2.

Part C : Resistance to Moisture:
• Entire ground drainage to be sufficiently robust to accommodate presence of roots with joints that prevent any root penetration.
• All approved waterproof welded to be applied to all windows/door openings.
• DPM to entire floor plate to be lacced up to DPC in blockwork wall.
• VCL to underside of new roof structure.
• Waterproof breather membrane to all pitched roof structures.
• All bolt / screw fixing to roof and wall adjoinments to be used 4 with minimum vertical of 150mm.
• Rooflight waterproofing lapped and sealed in accordance with manufacturers instructions.

Part E : Sound Insulation:
• Internal stud work walls are to be fully filled with mineral insulation to prevent sound transfer and be plasterboard lined.
• Walls and floors to have acoustic insulation performance of min. 43dB.
• Underside of ceiling beams lined 1 layer of 12.5mm plasterboard with 3mm skim finish. Mineral insulation laid between all flushes, to 400mm depth.
• Sound testing details to be provided by appointed acoustician.

Part F : Ventilation:
• Ventilation to have a minimum unobstructed area of 500mm² per room except wet rooms (to which air is extracted) total area of the ground ventilation to be by opening.
• Purge ventilation provision in compliance with Approved Document F - appendix B.

Part G : Sanitary/Washhot Water Facilities:
• WC and bathroomare with hot and cold water connected to the existing central source.

Part H : Drainage:
• For below ground drainage refer to the structural engineers design and specification
• Existing drainage levels to be inspected onsite by contractor prior to commencement of works.
• Roof roof fall to fall to concealed gutter with 75mm downpipe connected into surface water drainage.
• Gutter and ADV roof detail to be confirmed on appointment of supplier detail to include overflow to avoid possibly of water entering the building if storm pipes are blocked.

Part J : Combustion appliance/fuel storage:
• Connection to ensure compliance with current building regulations and SAP Calc.
• Refer to Interim Gas Memo Nov for the relocation of the gas mains.

Part K : Protection from falling, collision and impact:
• Glazing within 800mm of finished floor levels to be toughened and impact resistant to satisfy current Approved Document Part K.
• Impossible balustrades to be 1100mm high for Internal Retail, access required to Part K and spaces between vertical bars fail to allow a 100mm diameter sphere to pass through.
• Glazing to retail units to have minimum of manifestation.

Part L : Conservation of fuel and power:
• Please refer to SAP energy calculation completed by an authorised SAP assessor to demonstrate compliance and the details of the heating system to be installed to the new flats.
• Glazed external doors to achieve a value of 1.6W/m²K or better
• windows to achieve a value of 1.4W/m²K or better
• All information regarding the energy efficient operation of the building services must be passed on to the occupiers.

Part M : Access:
• Sockets to be between 450mm and 1200mm from FFL.
• Switches to be 1100 above FFL.
• Ironmonger unit to be between 1350mm and 1450mm above FFL.
• Level access to be provided to new entrance.
• Stair design to comply with the General Access stair requirements regarding raw and going dimensions, step nosings and minimum width and headroom. Handrails design to satisfy Part K as above.
• Fire entrance doors and internal doors to comply with the minimum doorway clear opening required. Clear opening width of doors to the retail units in accordance with diagram 3.2.

Part P : Electrical Safety:
• All electrical work required to meet the requirements of Part P must be designed installed, inspected and tested by a person competent to do so.
• Prior to completion the Council must be satisfied that Part P has been complied with. We may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

Part Q: Security in Dwellings:
• All entrance doors and windows to have a secure by design specification.

Regulation 7: Materials and workmanship:
• Materials should comply with a relevant British Standard or Agreement Certificate and relevant numbers should be quoted in the main specification. Alternatively the materials should be marked, stamped, incorporate certificate/ equivalent facilities by test or calculation to show their suitability.
• Materials should generally be in accordance with BS 8000 series of documents and other accepted good practice (e.g. quality assured to ISO 9001).

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C-24.03.2017		
D-30.03.2017		

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project **Residential and Retail Development, Elstow, Beds.**

title **Proposed Second Floor Plan**

scale 1:50 @ A1

drawing **1804.03.05**

for information / for construction

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