BUILDING CONTROL ADDITIONAL REQUIREMENTS

1. AN AUTOMATIC VENTILATION OPENING MUST BE PROVIDED TO THE TOP OF EACH STAIRS, ACTIVATED BY A LOCAL SMOKE DETECTOR, WITH MANUAL OVERRIDE FOR USE BY THE FIRE BRIGADE.
2. COMMUNAL AREAS TO HAVE CEILINGS THAT WILL REDUCE REVERBERATION SOUND. ACOUSTIC TILES TO CLASS C TO UNDERSIDE OF CEILINGS.
3. ALL PENETRATIONS THROUGH FLOORS REQUIRE SOUNDPROOF ENCLOSURES.
4. SAP RATINGS WILL BE PROVIDED FOR EACH FLAT.
5. POSITIONS OF FLUES AND BOILERS TO BE PROVIDED BY PLUMBING CONTRACTORS.
6. NEW BOILERS AND HEATING APPLIANCES ARE TO COMPLY WITH ADL1B

CONTRACTOR TO INFORM STRUCTURAL ENGINEER IF ANY WALLS BEING USED FOR LOADBEARING DUTIES ARE FOUND TO BE IN POOR CONDITION OR ARE INADEQUATE FOR THE PROPOSED NEW WORKS. IF FOUND TO BE INADEQUATE SOME LOCAL RE BUILDING MAY BE REQUIRED

(E)THE FINAL EXIT DOOR FROM THE COMMON RESIDENTIAL STAIRCASE AT GROUND FLOOR LEVEL SHOULD BE FITTED WITH SIMPLE FASTENINGS ONLY WHICH CAN BE READILY OPERATED FROM THE DIRECTION OF EXIT WITHOUT THE USE OF A KEY

ENERGY EFFICIENT LIGHTING FITTINGS ARE REQUIRED IN THE AREAS AFFECTED BY WORK NOT LESS THAN :-
A) ONE PER 25M^2 OF DWELLING FLOOR AREA
B) ONE PER FOUR FIXED LIGHTING FITTINGS

(G1) THE SUPPLY OF COLD WATER MUST ENSURE THAT:
A) WHOLESOME WATER IS DELIVERED TO ANY PLACE WHERE DRINKING WATER IS DRAWN OFF
B)WHOLESOME WATER OR SOFTENED WATER IS DELIVERED TO ANY WASH BASIN OR BIDET PROVIDED IN OR ADJACENT TO A ROOM CONTAINING A SANITARY CONVENIENCE
C)WHOLESOME WATER OR SOFTENED WHOLESOME WATER IS DELIVERED TO ANY WASHBASIN OR BIDET, FIXED BATH OR SHOWER IN A BATHROOM
D) WHOLESOME WATER IS DELIVERED TO ANY SINK PROVIDED IN ANY AREA WHERE FOOD IS PREPARED
THE WATER WILL BE WHOLESOME IF IT IS PROVIDED:
E) BY A STATUTORY WATER UNDERTAKER OR A LICENSED WATER SUPPLIER, OR
F)BY A SOURCE COMPLYING WITH THE PRIVATE WATER SUPPLIES REGULATIONS 2009 (SI2009/3101)

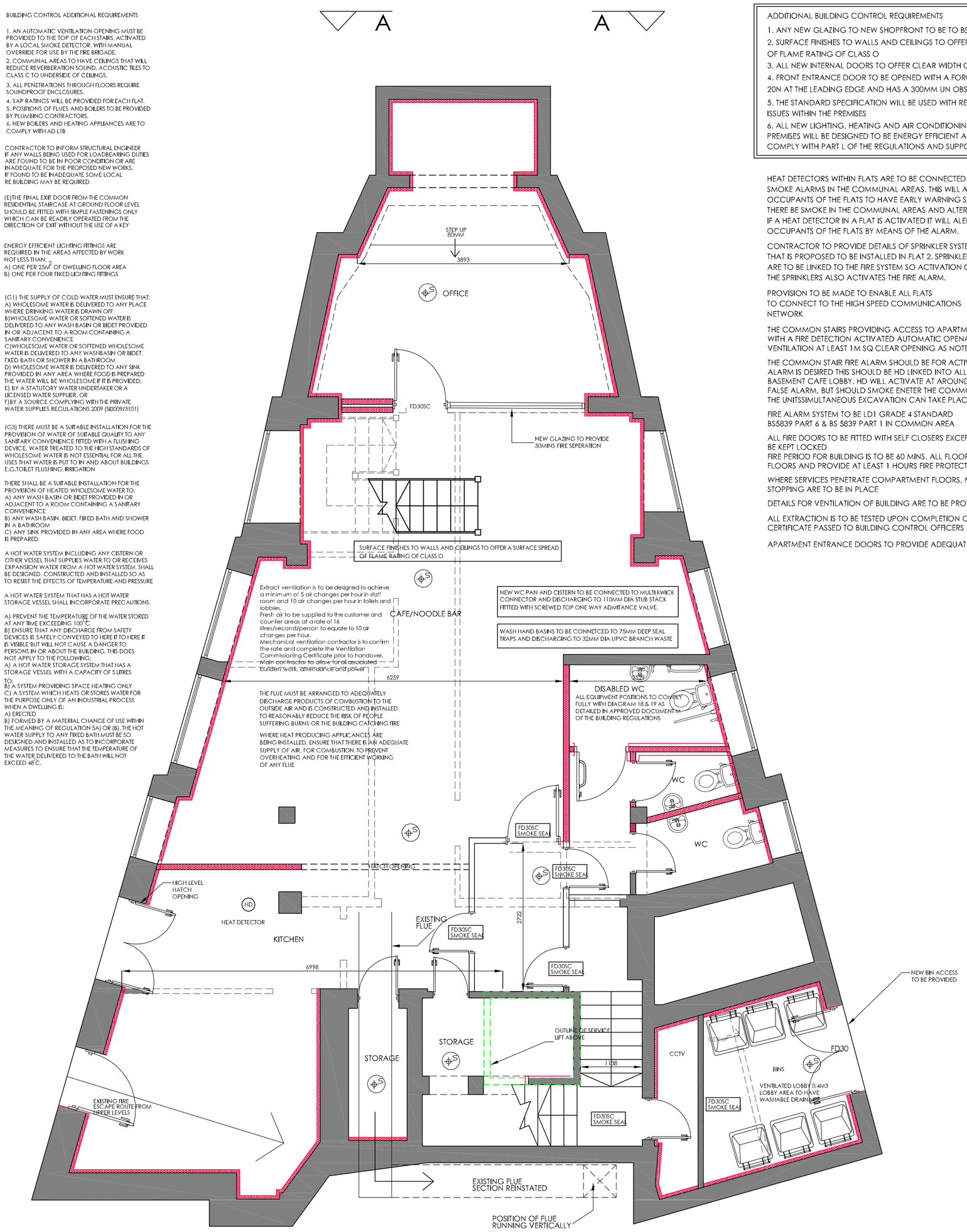
(G3) THERE MUST BE A SUITABLE INSTALLATION FOR THE PROVISION OF WATER OF SUITABLE QUALITY TO ANY SANITARY CONVENIENCE FITTED WITH A FLUSHING DEVICE. WATER TREATED TO THE HIGH STANDARDS OF WHOLESOME WATER IS NOT ESSENTIAL FOR ALL THE USES THAT WATER IS PUT TO IN AND ABOUT BUILDINGS E.G.TOILET FLUSHING, IRRIGATION

THERE SHALL BE A SUITABLE INSTALLATION FOR THE PROVISION OF HEATED WHOLESOME WATER TO:
A) ANY WASH BASIN OR BIDET PROVIDED IN OR ADJACENT TO A ROOM CONTAINING A SANITARY CONVENIENCE
B) ANY WASH BASIN, BIDET, FIXED BATH AND SHOWER IN A BATHROOM
C) ANY SINK PROVIDED IN ANY AREA WHERE FOOD IS PREPARED

A HOT WATER SYSTEM INCLUDING ANY CISTERN OR OTHER VESSEL THAT SUPPLIES WATER TO OR RECEIVES EXPANSION WATER FROM A HOT WATER SYSTEM, SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED SO AS TO RESIST THE EFFECTS OF TEMPERATURE AND PRESSURE

A HOT WATER SYSTEM THAT HAS A HOT WATER STORAGE VESSEL SHALL INCORPORATE PRECAUTIONS

A) PREVENT THE TEMPERATURE OF THE WATER STORED AT ANY TIME EXCEEDING 100°C
B) ENSURE THAT ANY DISCHARGE FROM SAFETY DEVICES IS SAFELY CONVEYED TO HERE IT TO HERE IF IS VISIBLE BUT WILL NOT CAUSE A DANGER TO PERSONS IN OR ABOUT THE BUILDING. THIS DOES NOT APPLY TO THE FOLLOWING:
A) A HOT WATER STORAGE SYSTEM THAT HAS A STORAGE VESSEL WITH A CAPACITY OF 5 LITRES OR
B) A SYSTEM PROVIDING SPACE HEATING ONLY
C) A SYSTEM WHICH HEATS OR STORES WATER FOR THE PURPOSE ONLY OF AN INDUSTRIAL PROCESS
WHEN A DWELLING IS:
A) ERECTED
B) FORMED BY A MATERIAL CHANGE OF USE WITHIN THE MEANING OF REGULATION 5A) OR (B). THE HOT WATER SUPPLY TO ANY FIXED BATH MUST BE SO DESIGNED AND INSTALLED AS TO INCORPORATE MEASURES TO ENSURE THAT THE TEMPERATURE OF THE WATER DELIVERED TO THE BATH WILL NOT EXCEED 48°C.



PROPOSED BASEMENT FLOOR PLAN

ADDITIONAL BUILDING CONTROL REQUIREMENTS

1. ANY NEW GLAZING TO NEW SHOPFRONT TO BE TO BS6206 (SAFETY GLASS)
2. SURFACE FINISHES TO WALLS AND CEILINGS TO OFFER A SURFACE SPREAD OF FLAME RATING OF CLASS O
3. ALL NEW INTERNAL DOORS TO OFFER CLEAR WIDTH OF 926MM
4. FRONT ENTRANCE DOOR TO BE OPENED WITH A FORCE NO GREATER THAN 20N AT THE LEADING EDGE AND HAS A 300MM UN OBSTRUCTED SPACE ON THIS EDGE
5. THE STANDARD SPECIFICATION WILL BE USED WITH REGARDS TO DISABLED ISSUES WITHIN THE PREMISES
6. ALL NEW LIGHTING, HEATING AND AIR CONDITIONING SYSTEMS WITHIN THE PREMISES WILL BE DESIGNED TO BE ENERGY EFFICIENT AND DESIGNED TO COMPLY WITH PART L OF THE REGULATIONS AND SUPPORTING DOCUMENTS

HEAT DETECTORS WITHIN FLATS ARE TO BE CONNECTED TO THE SMOKE ALARMS IN THE COMMUNAL AREAS. THIS WILL ALLOW OCCUPANTS OF THE FLATS TO HAVE EARLY WARNING SHOULD THERE BE SMOKE IN THE COMMUNAL AREAS AND ALTERNATIVELY IF A HEAT DETECTOR IN A FLAT IS ACTIVATED IT WILL ALERT THE OCCUPANTS OF THE FLATS BY MEANS OF THE ALARM.

CONTRACTOR TO PROVIDE DETAILS OF SPRINKLER SYSTEM THAT IS PROPOSED TO BE INSTALLED IN FLAT 2. SPRINKLERS ARE TO BE LINKED TO THE FIRE SYSTEM SO ACTIVATION OF THE SPRINKLERS ALSO ACTIVATES THE FIRE ALARM.

PROVISION TO BE MADE TO ENABLE ALL FLATS TO CONNECT TO THE HIGH SPEED COMMUNICATIONS NETWORK

THE COMMON STAIRS PROVIDING ACCESS TO APARTMENTS MUST BE PROVIDED WITH A FIRE DETECTION ACTIVATED AUTOMATIC OPENABLE VENT FOR SMOKE VENTILATION AT LEAST 1M SQ CLEAR OPENING AS NOTED.

THE COMMON STAIR FIRE ALARM SHOULD BE FOR ACTIVATION OF THE AOV. IF ADDITIONAL ALARM IS DESIRED THIS SHOULD BE HD LINKED INTO ALL APARTMENT ENTRANCES AND BASEMENT CAFE LOBBY. HD WILL ACTIVATE AT AROUND 68 DEGREES SO AS NOT TO GIVE FALSE ALARM, BUT SHOULD SMOKE ENETER THE COMMON AREA OR A FIRE START IN ANY OF THE UNITSSIMULTANEOUS EXCAVATION CAN TAKE PLACE. THIS SHOULD BE TO BS5839 PART 1 SYSTEM.

FIRE ALARM SYSTEM TO BE LD1 GRADE 4 STANDARD
BS5839 PART 6 & BS 5839 PART 1 IN COMMON AREA

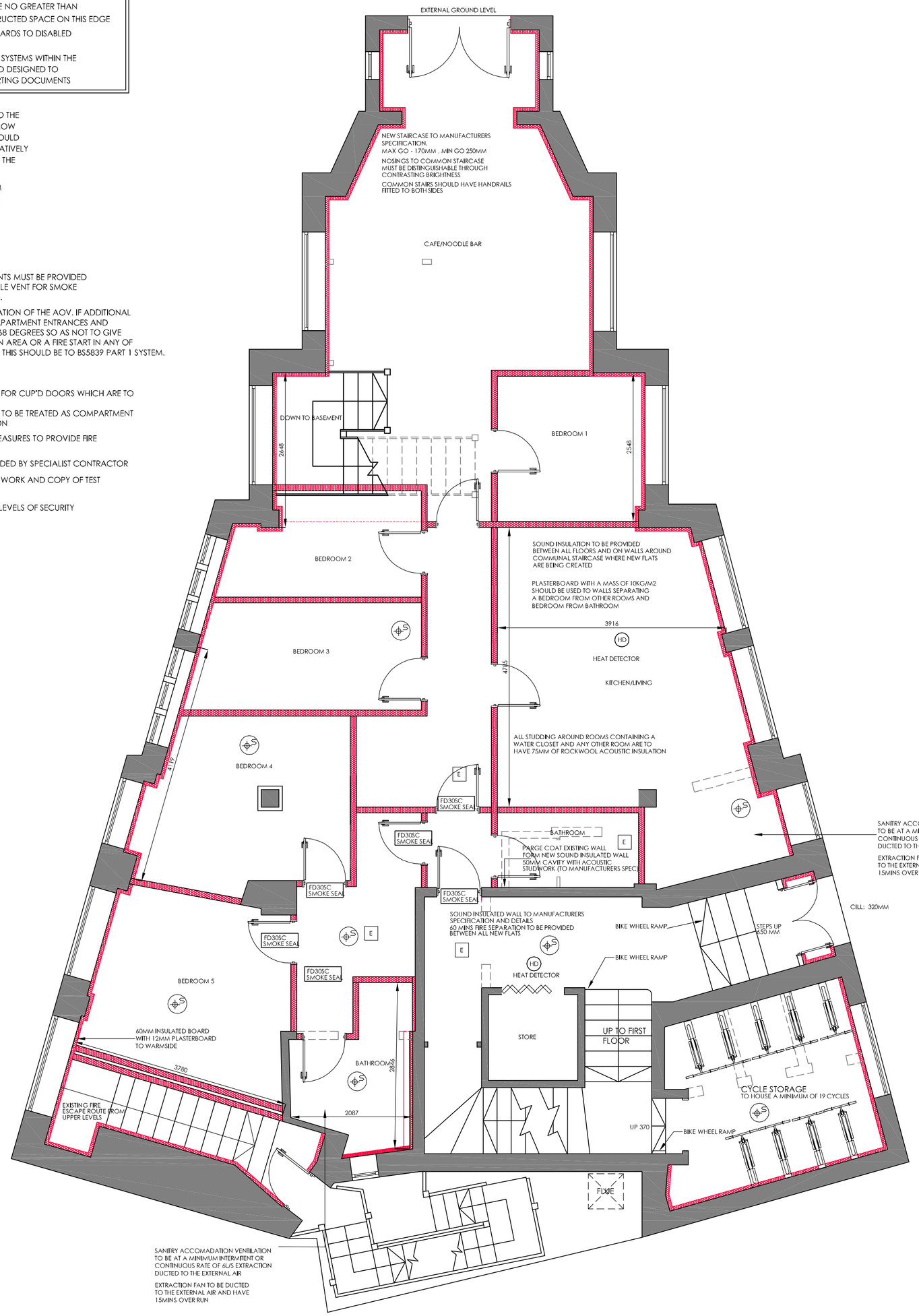
ALL FIRE DOORS TO BE FITTED WITH SELF CLOSERS EXCEPT FOR CUP'D DOORS WHICH ARE TO BE KEPT LOCKED
FIRE PERIOD FOR BUILDING IS TO BE 60 MINS. ALL FLOORS TO BE TREATED AS COMPARTMENT FLOORS AND PROVIDE AT LEAST 1 HOURS FIRE PROTECTION

WHERE SERVICES PENETRATE COMPARTMENT FLOORS, MEASURES TO PROVIDE FIRE STOPPING ARE TO BE IN PLACE

DETAILS FOR VENTILATION OF BUILDING ARE TO BE PROVIDED BY SPECIALIST CONTRACTOR

ALL EXTRACTION IS TO BE TESTED UPON COMPLETION OF WORK AND COPY OF TEST CERTIFICATE PASSED TO BUILDING CONTROL OFFICERS

APARTMENT ENTRANCE DOORS TO PROVIDE ADEQUATE LEVELS OF SECURITY



PROPOSED GROUND FLOOR PLAN

A1

www.theartofbuilding.co.uk

1M 2M 3M 4M 5M 6M 7M 8M 9M
SCALE @ 1:100
1M 2M 3M 4M
SCALE @ 1:50

REVISION :
REV A - 16/10/17 - ADDITIONAL PLANNING DETAILS
REV.B - 23/12/17 - BC DETAILS

DRAWING :
PROPOSED BASEMENT AND GROUND FLOOR PLANS

DATE : FEB 16	PROJECT : PROPOSED CONVERSION OF EXISTING NIGHTCLUB TO RESIDENTIAL ACCOMODATION
SCALE @ A1 : 1:50	CLIENT : BLUE PRYAMID
DRAWING No. 16-10.4	SITE ADDRESS : 2 KING STREET LEICESTER LE1 6RH

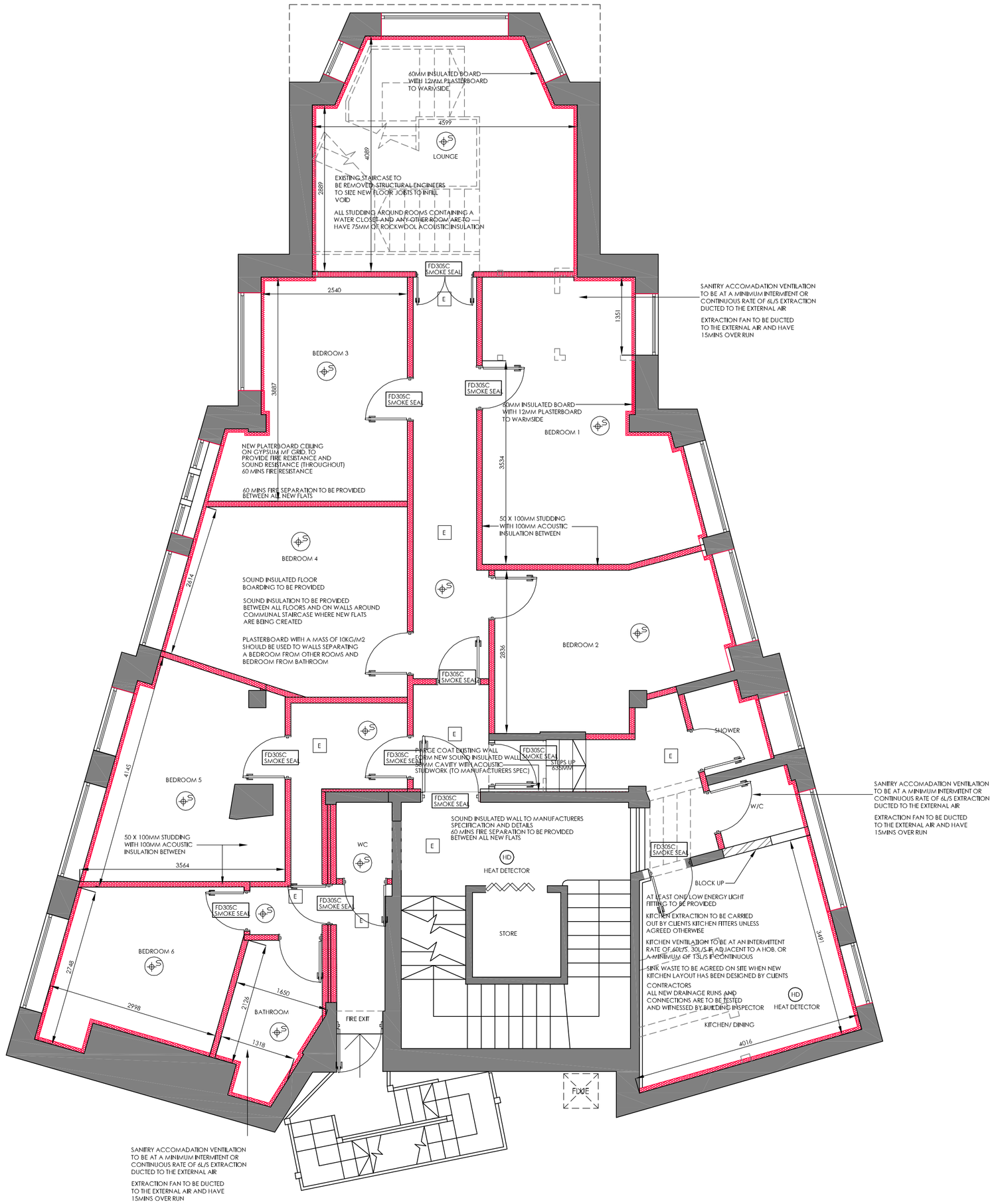
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT, DO NOT SCALE FROM DRAWING
ANY DEVIATIONS FROM PLANS OR STRUCTURAL ALTERATIONS ARE TO BE NOTIFIED IMMEDIATELY OR WILL BE CARRIED OUT AT THE CLIENT'S RISK.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND STRUCTURAL ENGINEER'S DRAWINGS AND ANY OTHER RELEVANT DRAWINGS.
THIS DRAWING REMAINS THE COPYRIGHT OF THE ART OF BUILDING LTD AND MUST NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.
THE DRAWING REMAINS THE PROPERTY OF THE ART OF BUILDING LTD UNTIL PAID IN FULL BY CLIENT. UNTIL PAID IN FULL THE DRAWING IS NOT TO BE REUSED OR COPIED WITHOUT PERMISSION FROM THE ART OF BUILDING LTD
ANY REVISED DRAWINGS OR ADDITIONAL STRUCTURAL DESIGNS REQUESTED AFTER AGREED DESIGN OF LOCAL AUTHORITY APPROVAL WAS HAVE BEEN GAINED WILL FORM AN ADDITIONAL COST TO THE CLIENT

DRAWING SIGNED AND APPROVED BY:
PRINT NAME : SIGNATURE : DATE :

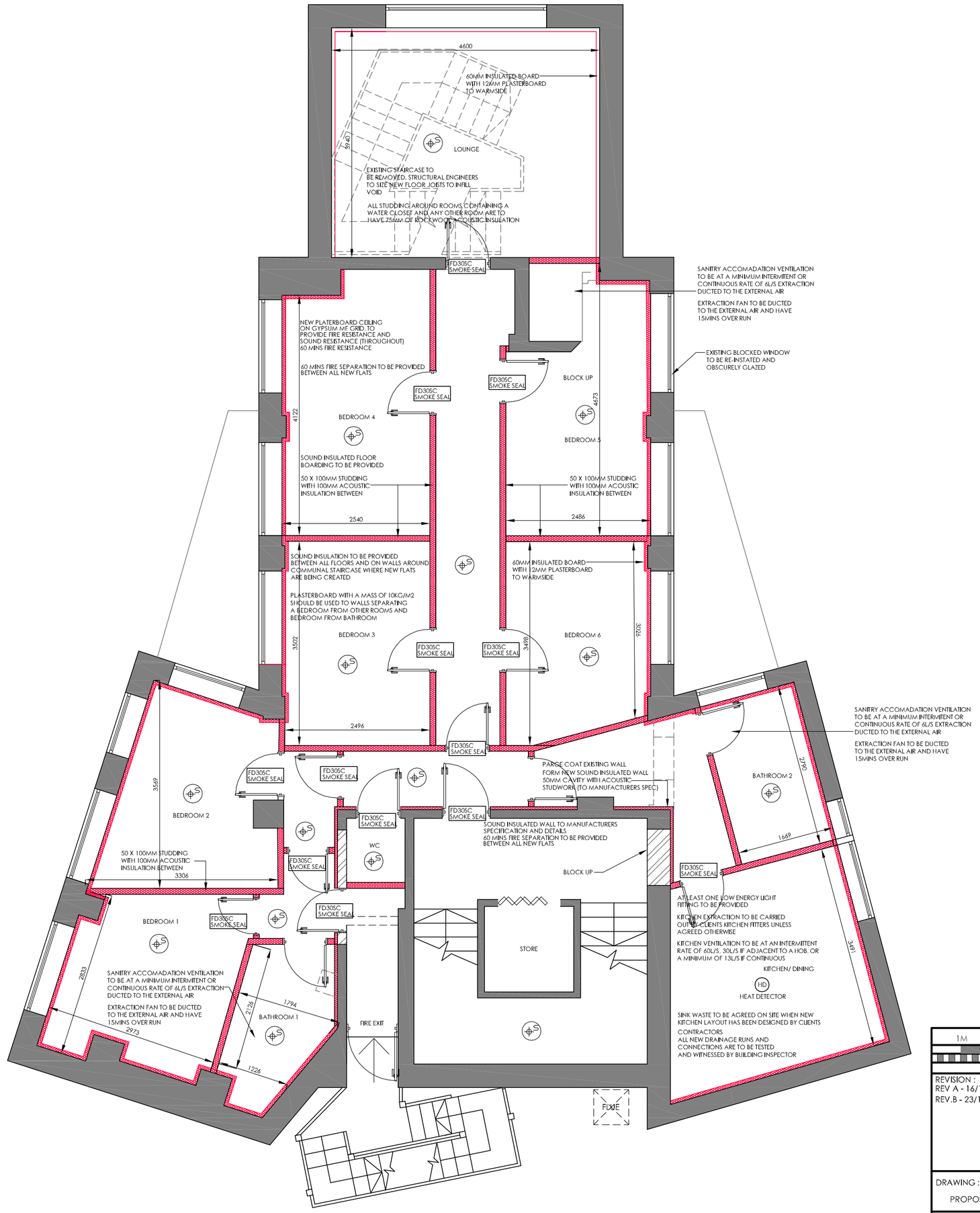
THE ART OF BUILDING architecture
DESIGN CREATE INSPIRE

tel: +44 (0)1509 891105
email: info@theartofbuilding.co.uk
w: theartofbuilding.co.uk

the outbuildings
forest road, woodhouse
leicestershire, le12 8tz



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

A1

www.theartofbuilding.co.uk

1M 2M 3M 4M 5M 6M 7M 8M 9M

REVISION :
REV A - 16/10/17 - ADDITIONAL PLANNING DETAILS
REV.B - 23/12/17 - BC DETAILS

DRAWING :
PROPOSED SECOND AND THIRD FLOOR PLANS

DATE : FEB 16	PROJECT : PROPOSED CONVERSION OF EXISTING NIGHTCLUB TO RESIDENTIAL ACCOMODATION
SCALE @ A1 : 1:50	CLIENT : BLUE PRYAMID
DRAWING No. 16-10.5	SITE ADDRESS : 2 KING STREET LEICESTER LE1 6RH

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. DO NOT SCALE FROM DRAWING.
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS. ALL WORK TO BE CARRIED OUT AT THE CLIENTS RISK AND BUILDING NOTIFICATIONS WERE BEFORE AS NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN GRANTED AND AT CLIENTS OWN RISK.
THIS DRAWING REMAINS THE COPYRIGHT OF THE ART OF BUILDING LTD AND MUST NOT BE EXPRODUCED OR ISSUED WITHOUT PRIOR CONSENT.
THE DRAWING REMAINS THE PROPERTY OF THE ART OF BUILDING LTD UNTIL PAID IN FULL BY CLIENT. UNTIL PAID IN FULL THE DRAWING IS NOT TO BE BUILT FROM WITHOUT PERMISSION FROM THE ART OF BUILDING LTD.
ANY REVISED DRAWINGS OR ADDITIONAL STRUCTURAL DESIGNS REQUESTED AFTER AGREED DESIGN OR LOCAL AUTHORITY APPROVAL HAVE BEEN GRANTED WILL FORM AN ADDITIONAL COST TO THE CLIENT.

DRAWING SIGNED AND APPROVED BY:
PRINT NAME : SIGNATURE : DATE :

THE ART OF BUILDING architecture
DESIGN CREATE INSPIRE

tel: +44 (0)1509 891105
email: info@theartofbuilding.co.uk
w: theartofbuilding.co.uk

the outbuildings
forest road, woodhouse
leicestershire, le12 8tz

PART J - HEAT PRODUCING APPLIANCES
COPY OF THE COMMISSIONING CERTIFICATE ISSUED BY A COMPETENT REGISTERED PERSON WILL BE REQUIRED AT COMPLETION TO SHOW BOILER HAS BEEN PROPERLY INSTALLED AND TESTED.

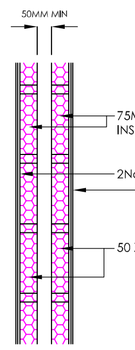
PART K - PROTECTION FROM FALLING, COLLISION AND IMPACT
ALL GLAZING TO BE IN ACCORDANCE WITH BS5226
WINDOWS SILLS ON THE FIRST FLOOR LEVEL TO BE BETWEEN 850-1100MM FROM THE FINISHED FLOOR LEVEL. OTHERWISE GUARDING IS REQUIRED.

PART L - CONSERVATION OF FUEL AND POWER
THE NEW LIGHTING AND HEATING SYSTEM WILL BE OF EFFICIENCIES IN ACCORDANCE WITH ADL1A.
A SUITABLE SET OF OPERATING AND MAINTENANCE INSTRUCTIONS AIMED AT ACHIEVING EFFICIENCY IN THE USE OF FUEL AND POWER SHOULD BE PROVIDED FOR THE HOUSEHOLDER AT COMPLETION STAGE.

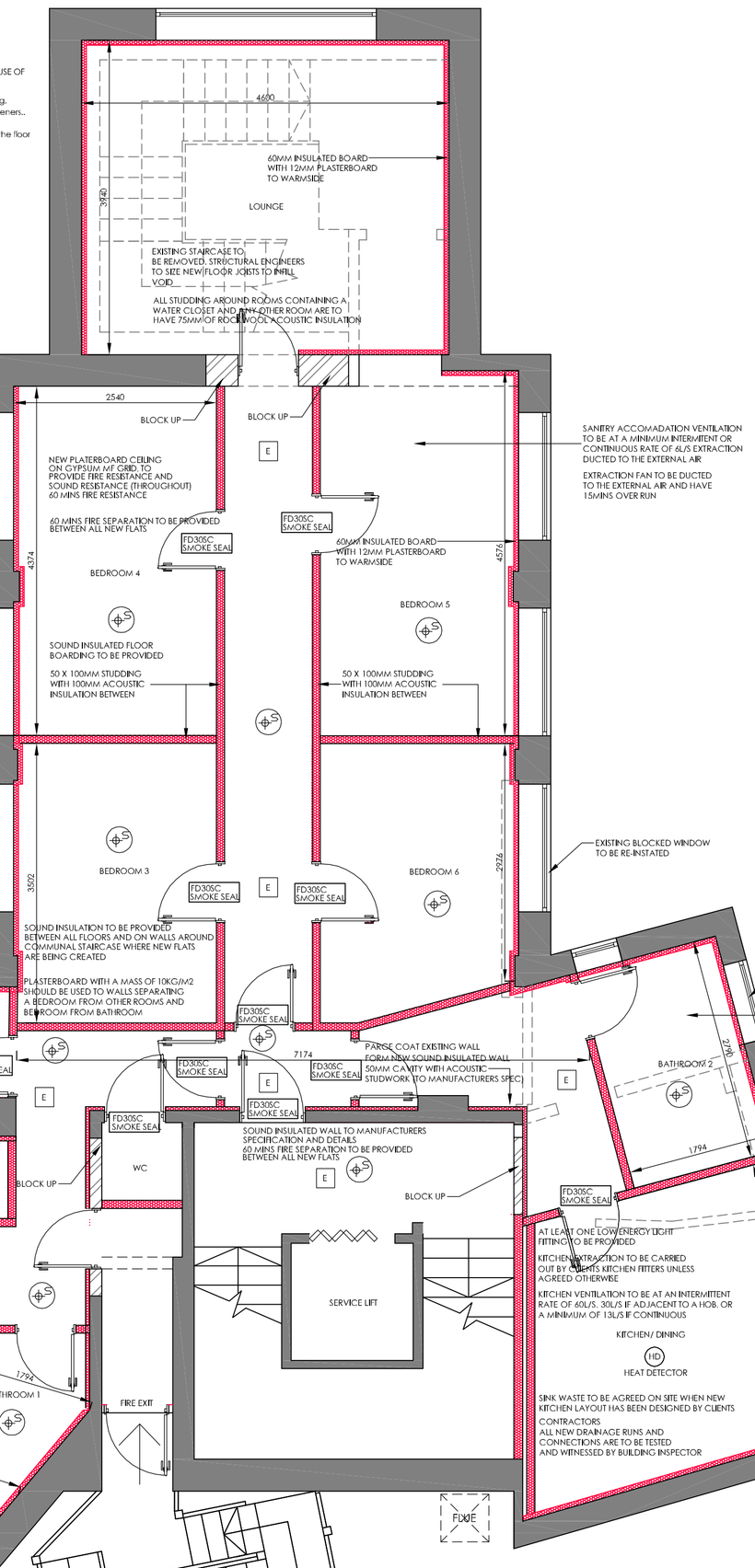
Glazing within or above doors to habitable rooms on each floor level to be minimum 30 minutes fire resisting.
Where SVP penetrates floor it should be encased to achieve 60 minutes fire resistance and have fire dampeners.
New stair enclosure, partition & floor, within escape route to be within 60 minute fire resisting construction.
Existing exposed floor area within the escape route is to be filled with 100mm insulation on chicken wire in the floor void.

SMOKE ALARMS
CIRCULATION AREAS - An alarm must be installed on each floor, interconnected to one another (to manufacturers specification)

EMERGENCY LIGHTING TO COMPLY WITH BS5266
ANY SERVICES PASSING THROUGH FLATS OR STAIRCASE ARE TO BE FIRE STOPPED



DETAILS OF SOUND INSULATION TO DOUBLE STUD WALLS



PROPOSED THIRD FLOOR PLAN

MEANS OF ESCAPE
All walls enclosing the new staircase are to provide 60 mins fire protection. All doors giving access to habitable rooms or kitchen are to be fitted with a self closing device.

THE BUILDING IS TO BE FITTED WITH A BS5839 L1 STANDARD FIRE DETECTION AND ALARM SYSTEM, WITH HEAT DETECTORS

PRE COMPLETION TESTS ARE TO BE CARRIED OUT BETWEEN THE FLATS.
THESE ARE TO COMPRISE OF EIGHT INDIVIDUAL SOUND INSULATION TESTS (4 AIRBOURNE & 4 IMPACT TESTS)
A SAP RATING FOR EACH NEW DWELLING SHALL BE PROVIDED NOT MORE THAN 5 DAYS AFTER WORK HAS BEEN COMPLETED

Part E - Resistance to the Passage of Sound
The performance standards required are 43dB for walls and 62 dB for floors. Sound testing will be required at the end of the scheme.

Part L - Conservation of Fuel and Power
SAP ratings and EPC's will be provided for the new flats and that thermal elements are being upgraded to achieve threshold values.

INDICATIVE LIGHTING LEGEND

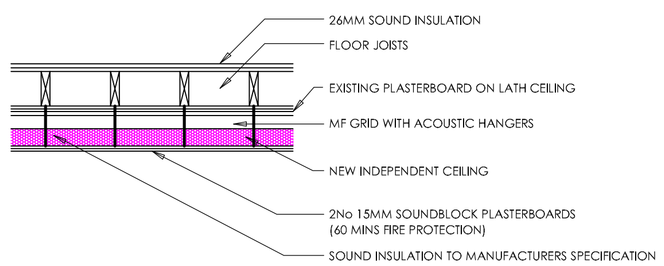
LIGHTING SCHEME TO BE DESIGNED AND AGREED WITH CLIENT

- HEAT DETECTORS
- SMOKE DETECTORS
- FIRE BLANKET TO BE PROVIDED IN ALL KITCHEN AREAS
- E — EMERGENCY LIGHTING (NON MAINTAINED 3 HOUR)

All switches and controls to be in accordance with Approved document Part M

General switches to be at height of 1200mm form FFL

- Maintained Illuminated Emergency Exit with signage



DETAILS OF FLOOR / CEILING CONSTRUCTION

BUILDING REGULATIONS NOTES

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor. If more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor. If not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

Building Control Notes
All work to be to local authority or NHBC approval. All BB's and CP's where relevant are to be complied with, as directed by local authority, any disturbances or damage to existing properties to be made good and match as near as possible if replacing or in new works services added, altered or extended as required.

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

TARGET AND DWELLINGS EMISSIONS RATES
Target emissions rate (TER) to be submitted to building control in compliance with SAP 2012 and Approved Document L1A before works commence on site. To comply with Regulation 26 and Regulation 26A the dwellings emissions rate (DER) must not exceed the TER and the dwelling fabric energy efficiency (DFEE) is to be no greater than target fabric energy efficiency (TFEE).
The DER, based on the buildings as constructed and incorporating any changes made during construction, and a registered Energy Performance Certificate (EPC) accompanied by a recommendation report in compliance with SAP 2012 and Regulation 29, is to be given to the owner of the building and submitted to building control, no later than 5 days after the work has been completed.

AIR PERMEABILITY AND PRESSURE TESTING
Reasonable provision shall be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric. The new dwelling to be pressure tested by a specialist registered with the British Institute of Non-destructive Testing in compliance with Regulation 43 of the Building Regulations. The measured air permeability to be not worse than 5m³/(h.m²) at 50 Pa or in compliance with the TER design limits, ensuring the DER calculated using the measured air permeability is not worse than the TER. Where the dwelling is not to be tested an assessed air permeability to the value of 15 m³/(h.m²) at 50 Pa is to be assumed for the purpose of the TER.
If the required air permeability is not achieved, then remedial measures should be undertaken and a new test carried out until satisfactory performance is achieved. A copy of the test results to be sent building control no later than 7 days after the test has been carried out.

PROVIDING INFORMATION
Information about the fixed building services and their maintenance, including timing and temperature control settings, shall be provided to the owner of the dwelling on completion in compliance with Approved Document L1A.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the dwelling is constructed to minimise unwanted air leakage through the new building fabric.

CONSIDERATION OF HIGH-EFFICIENCY ALTERNATIVE SYSTEMS FOR NEW BUILDINGS - REGULATION 25A
On commencement of the works, Building Control to be given documentation to confirm consideration has been given to the technical, environmental and economic feasibility of using high-efficiency alternative systems such as decentralised energy supply systems based on energy from renewable sources where available, renewable sources and heat pumps.

ROBUST CONSTRUCTION DETAILS
Robust construction details to be used for all party walls. Before works commence on site building control to be given:

- Robust construction purchase certificates.
- The unique reference number issued by Robust Details.
- A valid notification of approved details published by Robust Details Ltd.
- The references of the design details.
- A report of where the details are to be used.

Work on site must comply with details specified in the notification and compliance certificates to be given to building control on completion. Pre-completion testing to be carried out if works on site are found not to adhere Robust Construction design details to demonstrate compliance with Approved Document E.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

EXTERNAL WALLS
existing walls to be drylined with 60mm celotex insultaion boards fixed with dry wall fixings

TIMBER
All to be C16 grade unless otherwise specified. Roof timbers, any ends within walls, or other vulnerable positions are to be treated with preservative containing a fungicide. Roof timbers to be pressure impregnated with preservative. Spike all doubled joist etc together with 100mm wire at 300 cts askew from both sides. Bolt multiple timbers as specified with M12 8.8mm bolts at 450 cts, staggered with 63mm dia toothed ring plates and washers.

LINTELS
All by specialist manufacturer. To be moisture rust proofed and factory insulated. Closed end DPC trays over as appropriate. Minimum 150mm end bearings unless otherwise specified. Pre-stressed or normal concrete lintels may be used over internal openings subject to building inspectors comments. All to be installed to manufacturers specification. weep holes to be provided above all external lintols at bearing positions.

LATERAL RESTRAINT
Anchor roofs, ceilings and intermediate floors to external and other load bearing walls as applicable at 2.0m maximum cts. Applies to new work in all cases and existing where directed. 30 x 5mm galvanised straps notched over at least 3 No. joists, bent as required and extended down walls to a minimum 600mm. Straps to be hooked over inner leaf at intermediate floors.

DRAUGHT EXCLUSION
All windows and doors to be fitted with draught- stripping to the frames of all openable elements of windows, doors and roof lights. Loft access traps to be insulated and to include integral vapour and draught seals. All services that pass through insulated layers into voids are to be sealed and boxing around services is to be sealed at floor and ceiling level.

STEELWORK
All to be grade 43 to BS 4 part 1 and BS 4848 parts 2 & 4, painted with grey coat oxide primer after first removing any surface rust etc. Any joints to be bolted or welded to separate detail by engineer. Structural engineer to specify all bearing plates. Encase all beams in 2 layers of plasterboard and skim with staggered joints where below a ceiling. Beams within floors to have a single plasterboard finish as well as ceiling finish.

OPENINGS AND RETURNS
An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally).

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

INTERNAL STUD PARTITIONS
Stud work by timber frame manufacturer. Provide and insert min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Rowood mineral fibre sound insulation) in all voids to the full depth of the stud. All tied floor partitions are to be built off doubled up joists where partitions run parallel or provide noggins where at right angles. Partitions faced throughout with 12.5mm plaster board with skim plaster finish. use moisture resistant type in Bathrooms. Taped and jointed complete with beads and stops. Partitions to Kitchen area to receive a layer of 18mm thick plywood prior to fixing plasterboard, for fixing of kitchen units.

INTERMEDIATE FLOORS
Intermediate floor to be 25mm min sound floorboards (identification marking must be laid upper most to allow easy identification) laid on existing joists. Lay 200mm Rockwool mineral fibre quilt insulation min 10kg/m² or equivalent between floor joists. Ceiling to be 2No. 12.5 Gyproc FireLine plasterboard with skim plaster set and finish on acoustic MF grid. Provide lateral restraint all in accordance with the timber frame manufacturers details.
Timber herringbone strutting to be provided at mid span between 2.5 and 4.5m, at 1/3rd and 2/3rd spans if more than 4.5m, solid strutting around perimeter and to all joints. double up joists below wall and bath positions.

PARTY WALLS
Party walls to be constructed in accordance with Robust Detail E-WT-2, refer to drawing no. 9378/107 for specific robust details

STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two rises plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitch line. Balustrading designed to be uncliimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.
Contractor to discuss with building inspector full stair design and provide proposal to surveyor prior to installation on site.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE Certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Internal energy efficient light to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. Provide low energy light fittings not less than three per four (excluding in frequently accessed spaces used for storage, such as cupboards and wardrobes). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy bayonet or Edison screw base compact fluorescent lamps.

HEATING
All radiators to have TVRs. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

GAS BOILER
Heating and hot water will be supplied via a wall mounted condensing vertical balanced flue pressurised boiler with a min SEDBUK rating of 90%. System to be fitted with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a "competent person" and a certificate issued to demonstrate that the installation complies with the requirements of Part L. Carbon monoxide alarm to be positioned near boiler. Boiler flue to be installed in accordance with Approved Document J, British Gas requirements and manufactures guidance. Flues to be terminated externally with metal terminal guard and positioned a minimum of 600mm away from any openings into the building. Where the flue passes through a void, floor or roof, enclose in a non combustible sleeve. Where the flue is within a void provide appropriate and sufficiently sized access to allow inspection of the flue. No combustible materials to be within 50mm of the flue. Provide new metered gas supply to the dwelling. All works to comply with gas authority standards.
Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

ESCAPE WINDOWS
Provide emergency egress windows to first floor habitable rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

SMOKE/HEAT/CO2 DETECTION
Mains operated linked smoke/heat/CO2 alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD1 standard and to be mains powered with battery back up. Alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. the smoke alarm must be permanently wired to a seperately fused circuit at the distribution board. The wiring to conform with IEE wiring regulations. Alarms to be fitted within 7m of a kitchen or living room door and within 3m of a bedroom door. Occupants must be provided with information on the use of the equipment and on its maintenance by the manufacture (BS 5839)

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current building regulations. Ie, within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

WINDOWS
Windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K.

DOORS
Doors to achieve a U-Value of 1.3W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

BACKGROUND AND PURGE VENTILATION
Background ventilation to be via controllable trickle vents to BS EN 13141-3 within the window frame to be provided to all habitable rooms at a rate of min 5000mm²/ and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation to windows to have openable area in excess of 1/20th of their floor area. If the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision to be in accordance with the Domestic Ventilation Compliance Guide.

Utility Rooms - Mechanical extraction to provide 60 litres / second extraction. Trickle vents to windows giving 400mm2 ventilation.

EXTRACT TO BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO WC
W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent to have a 15min overun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

RAINWATER DRAINAGE (as agreed with client or to match existing)
Rainwater goods to be new 110mm UPVC half round gutters fixed and connected into 68mm dia UPVC downpipes. All paved areas to be suitably drained free from storm water, swan neck offsets at eaves with leaf guards, down pipes to discharge through gulley grates

UNDERGROUND FOUL DRAINAGE
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 4m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve to BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.
over 4.0m provide an anti siphon trap or vent connected to waste within 300mm of a trap, to rise continuously either to external air or back to stack. code 5 lead collars / sleeve above roof abutments. Fresh air inlet valves only to be used in accordance with manufactures specification and building inspectors approval. Provide rodding eyes to all bends and junctions, box in and conceal wastes etc in agreement with client.

SOIL AND VENT PIPE
Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide along radius bend at foot of SVP. Internal soil vent pipes to be wrapped in 25mm unfaced mineral fibre and enclosed in minimum two layers of 12.5mm plasterboard (15kg/m² mass per unit area) to provide adequate sound proofing. Soil and vent pipes through floors to be enclosed in ducts comprising of timber framing faced with fire line plasterboard to achieve half hour fire resistance. All ducts to be fire stopped at floor levels using mineral wool quilt packing.

PIPEWORK THROUGH WALLS
Where pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

ACCESSIBLE SWITCHES, SOCKETS, CONTROLS ETC
All electric sockets outlets, controls and switches etc to be positioned between 450mm and 1200mm above floor level. Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.

WATER EFFICIENCY
The estimated water consumption not to exceed 125 litres per person per day in accordance with Approved Document G2 (or 110L per-person if required by the planning conditions) . Water Efficiency to be calculated using the 'Water Efficiency Calculator for New Dwellings' or 'from the list of fitting from the 'Table of fittings' in ADG to comply with part G. The results submitted to building control before works commence on site.

Water calculation to be in compliance with Code for Sustainable Home Level 3/4 as stipulated by the local Planning Authority. Example calculation below:
WC 5/3 (dual flush)
Taps (excluding kitchen taps) 4
Baths 180
Shower 8
Kitchen sink taps 6
Washing machine 8.17 (not supplied)
Dishwasher 1.25 (not supplied)
Water recycling 0 (not supplied)
Predicted per capita consumption (Code) 103.28

COLD WATER SUPPLY
There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, bidets, baths, WCs, showers, any place when drinking water is drawn off and to any sink provided in areas where food is prepared.
Supply of cold water to comply with section 67 of the water industry act 1991 and the Water Supply Regulations 2000.

HOT WATER SUPPLY
All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. Washbasin with hot and cold water supply to be provided in or adjacent to all rooms for human habitation except a WC. A sink with hot and cold water also to be provided to any area where food is being prepared.

CONTROL OF WATER TEMPERATURE
The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an inline thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C.

HOT WATER STORAGE SYSTEMS
Hot water storage systems should be designed and installed in accordance with BS 12897 2006. Hot water vessels, cisterns etc and must be adequately supported.
Any hot water storage system including any cistern or other vessel shall incorporate precautions to ensure suitable pressure relief and that any discharge from any safety devices is safely conveyed to where it is visible but will not cause harm to persons in or about the building.
Precautions to be in place to prevent stored water stored exceeding 100°C. Hot water vessels to be fitted with a non self resetting energy cut out to instantly disconnect the power supply.
Outlets from domestic hot water storage vessels to be fitted with an in line valve to prevent water temperatures exceeding 60°C. All pipes carrying hot water to be insulated where they pass through unheated spaces. Hot water storage system to be provided with suitable warning labels. Relevent certificates for the heating system i.e. Benchmark certificate, and commissioning certificates for fixed building services are to be given to the building owner and a copy provided to Building Control on completion.

PART Q - SECURITY
Confirmation required that all doors and windows are to be installed in accordance with the advice stated in PAS24:2012 or alternatively comply with the requirements set out in Approved Document Q - Appendix B:
Doors to be manufactured to a design that has been shown by test to meet the requirements of British Standard publication PAS PAS24:2012 or designed and manufactured in accordance with Appendix B or Approved Document Q
For example:
Doors to be fitted with a viewer, door chain and mechanically fixed as the manufacturer's installation guide.
The door set should be manufactured from solid or laminated timber with a minimum density of 600kg/m3.
Any panel in the door must be a min15mm thick and suitably secured in place.
The smaller dimension of the panel must be no larger than 200mm in either width or height.
Main front doors should be fitted with multipoint locking system.
Windows:
Any part of a window or doorway, which is within 2m vertically of an accessible level surface such as the ground or basement level, or an access balcony, or windows within 2m vertically of a flat or sloping roof (with a pitch of less than 30 degrees) that is within 3.5m of ground level should be secure windows in accordance with paragraphs 2.2 and 2.3 of Approved Document Q.
Windows to be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012
Frames to be mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions.

FIXED EXTERNAL LIGHTING
External light fittings to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide.
Light fitting to be either:
a. lamp capacity not greater than 100 lamp-watts per light fitting and provided with automatic movement detecting devices (PIR) and automatic daylight sensors ensuring lights shut off automatically when not required.
Or
b. lamp efficacy greater than 45 lumens per circuit-watt: fitted with manual controls and automatic day light cut-off sensors so that lights switch off when daylight is sufficient.

EXTERNAL SURFACE WATER DRAINAGE
Drainage of paving areas to be carried out in accordance with BS 6367:1983 and Approved Document H.
Hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufacturer's details and in compliance with BS6717, to allow adequate drainage.
or provided with a non slip surface and cross fall of 1:40 - 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway.
Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

BUILDING CONTROL NOTES

PART B - FIRE SAFETY

THE ENTRANCE DOORS TO BE FD30S WITH SELF-CLOSING DEVICES. NO LETTER BOXES ALLOWED UNLESS FIRE RATED.

ALL FLATS TO HAVE MAINS OPERATED SELF-CONTAINED SMOKE DETECTORS.

NORMAL AND EMERGENCY LIGHTING TO BE INSTALLED TO THE COMMON STAIRS THROUGHOUT.

ANY RECESSED LIGHT FITTINGS TO BE PROTECTEDBY PROPRIETARY FIRE RATED HOODS POSSESSING SUITABLE TEST EVIDENCE.

ALL UNITS TO HAVE SMOKE AND HEAT DETECTORS IN ACCORDANCE WITH BS 5839-PART 6, TO LD1 STANDARDS.
ENTRANCE DOORS TO HAVE SELF-CLOSERS WITH SMOKE SEALS. NO LETTER BOXES ALLOWED UNLESS FIRE RESISTING.
UNITS WITH FIRST FLOOR ROOMS TO HAVE WINDOWS SUITABLE FOR MEANS OF IN CASE OF FIRE. THESE WINDOWS MUST BE POSITIONED SO THAT CHILDREN ARE UNABLE TO CLIMB OUT OF THEM.

PART E - SOUND INSULATION
THE STAIRS TO HAVE SOUND ABSORBING CEILING TO STOP THE REVERBERATIO NOISE.
SOUND TESTING REQUIRED BETWEEN THE FLATS AND THE STAIRS. FLANKING TRANSMISSION MUST BE CONSIDERED.
PARTITION WALLS BETWEEN THE BEDROOMS/BATHROOMS AND FLOORS IN THE SINGLE DWELLING MUST PROVIDE SOUND PROOFING TO 40DB.

PART F - VENTILATION
ALL EXTRACTOR FANS TO HAVE POWER/EXTRACTION RATES AS PER AD F AND TO DISCHARGE TO OUTSIDE AIR.
MECHANICAL VENTILATION SYSTEMS INSTALLED IN NEW DWELLINGS SHALL HAVE AIR FLOW RATES MEASURED ON SITE AND A NOTICE TO BE SUBMITTED. THIS APPLIES TO INTERMITTENTLY-USED EXTRACTOR FANS AND COOKER HOODS. AS WELL AS CONTINUOUSLY RUNNING SYSTEMS.

PART G - HYGIENE
THE HOT WATER SYSTEM WILL BE DESIGNED, CONSTRUCTED AND INSTALLED SO AS TO RESIST THE EFFECTS OF TEMPERATURE AND PRESSURE THAT MAY OCCUR IN NORMAL USE OR IN THE EVENT OF SUCH MALFUNCTIONS AS MAY BE REASONABLY ANTICIPATED.

ANY HOT WATER STORAGE VESSELS SHALL INCORPORATE PRECAUTIONS TO PREVENT THE WATER INSIDE THE VESSEL FROM EXCEEDING 100 DEGREES C AND ENSURE THAT ANY DISCHARGE FRM SAFETY DEVICES IS SAFELY CONVEYED TO A PLACE THAT IS VISIBLE BUT WILL NOT CAUSE A DANGER TO PERSONS IN OR ABOUT THE BUILDING.

THE HOT WATER SUPPLY TO BATHS WILL BE DESIGNED AND INSTALLED SO THAT ANY WATER DELIVERED TO THE BATH DOES NOT EXCEED 48 DEGREES

A1

www.theartofbuilding.co.uk

1M 2M 3M 4M 5M 6M 7M 8M 9M
SCALE @ 1:100
1M 2M 3M 4M
SCALE @ 1:50

REVISION :
REV A - 16/10/17 - ADDITIONAL PLANNING DETAILS
REV.B - 23/12/17 - BC DETAILS

DRAWING :
PROPOSED FOURTH FLOOR PLAN

DATE : FEB 16

PROJECT : PROPOSED CONVERSION OF EXISTING NIGHTCLUB TO RESIDENTIAL ACCOMODATION

SCALE @ A1 : 1:50

CLIENT : BLUE PRYAMID

DRAWING No. 16-10-6

SITE ADDRESS : 2 KING STREET LEICESTER LE1 6RH

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT, DO NOT SCALE FROM DRAWING
ANY DEVIATIONS FROM PLANS OR STRUCTURAL ALTERATIONS ARE TO BE NOTIFIED IMMEDIATELY OR WILL BE CARRIED OUT AT THE CLIENT'S RISK
THIS DRAWING IS COPYRIGHT OF THE ART OF BUILDING LTD AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT
THE DRAWING REMAINS THE COPYRIGHT OF THE ART OF BUILDING LTD AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT
THE DRAWING REMAINS THE PROPERTY OF THE ART OF BUILDING LTD UNTIL PAID FOR IN FULL BY CLIENT AND FOR INITIAL PLANNING DRAWING IS NOT TO BE BUILT FROM WITHOUT PERMISSION FROM THE ART OF BUILDING LTD
ANY REVISED DRAWINGS OR ADDITIONAL STRUCTURAL DESIGNS REQUESTED AFTER AGREED DESIGN OF