

**Building Regulation Notes:** 

Approved Document A

All elements of structure to be fully detailed and designed by Approved Document G & H the structural engineers and / or suitable specialist. To be in accordance with approved document A.

All elements of structure to achieve 60mins fire resistance.

Approved Document B Emergency lighting to be fully detailed and designed by specialist in accordance with BS5266-1:2005. HSSP drawing is

Fire alarm and detection system to be fully detailed and

Emergency signage to be fully detailed and designed by specialist in accordance with BS5499-1:2002 and 4:2003. Guidance given by the HSE, Safety Signs and Signals Guidance on Regulations, should also be referenced too.

A warning system for people with impaired hearing to be provided in accordance with BS5839-1:2002.

designed by specialist in accordance with BS5839-1.

Please refer to the detailed specification for the locking and security system design. To be fully detailed and designed by

All fire doors to comply with ADB2, Appendix B and Table B1. Fire doors to have appropriate signage in accordance with BS5499-5:2002 and associated finishes schedule. All fire doors to have fire strips and smoke seals. All doors on escape routes should be readily operable without the use of a key.

All compartment walls and floors are to be adequately fire stopped with suitable cavity barriers as necessary. Please refer to the specification. Cavity barriers to be included for compliance with ADB2. Any openings through compartment walls, floors and other fire resistant elements to be adequately fire stopped in accordance with ADB2.

The building owner / end user is to carry out a continual assessment under the Regulator Reform Order (RRO).

Fire alarm and emergency lighting commissioning certificates are to be provided by client.

NOTE: FIRE STRATEGY IS INDICATIVE ONLY AND SHOULD BE FULLY DETAILED AND DESIGNED BY THE CONTRACTOR POST TENDER.

Approved Document F - Ventilation

By others, please refer to the specification and specialist engineers details and design. Building shell is as existing. To be in accordance with approved document F and the relevant

To be fully detailed and designed by others in accordance

All sanitary fittings to have 75mm minimum deep seal traps.

Waste pipe diameters: wash hand basin 50mm minimum, sink and shower 40mm minimum, W.C. 100mm minimum. Urinals 65mm

with approved document G.

Suitable materials for sanitary pipework include: Copper (to BS 416 & BS EN 877) PVCu (to BS EN 1329), ABS (to BS EN 1455), Galvanised Steel (to BS 3868), others may be appropriate for use, note that not all are appropriate for trade

All waste pipes to connect internally to the Discharge Stack separately, Discharge Stacks should be ventilated and must terminate with a suitable durable cage 900mm minimum above window heads. Discharge Stacks connected to drains liable to surcharge require a 50mm ventilation pipe above the likely level of flood. Discharge bend must be of minimum radius 200mm at centreline of stack.

Workmanship to be accordance with BS 8000 pt 13: Code of practice for above ground drainage

Approved Document J

Heating and cooling strategy is as existing.

Approved Document K

All walkways by others and to be detailed and designed in accordance with approved document K and BS5395-3 or BS

All stairs are as existing.

New glazing in critical locations to be provided in accordance with Guidance in BS 6206 and ADK4.

Manifestation to be provided to any full height glazed screens between 850mm and 1000mm and 1400-1600mm above floor level. Minimum standards in K4 for door manifestation and vision lines to be achieved.

to be fully detailed and designed by others in accordance with the Non-Domestic Building Services Compliance Guide. Commissioning certificates are to be provided on completion. Further details to be provided by specialist M&E consultants. Consideration should be given to the use of energy saving controls to all new installations.

SBEM calculation is to be provided by others to demonstrate

that the conditioned space within the building's BER is better

actual tested air permeability rate. Only the conditioned

than or equal to the TER. The SBEM calculation must include the

space need comply, therefore where the conditioned space

Lighting, heating, ventilation and air conditioning systems are

floor area is less than 500m<sup>2</sup> then a default value of 15m<sup>3</sup>/(h.m<sup>2</sup>)

v@ 50 Pa may be used within the calculation.

On completion, a notice confirming that the new fixed building services have been commissioned in accordance with CIBSE Commissioning Code M and that the installations are found to operate in reasonable accordance with the design, must be provided.

Approved Document M

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Approved Document L2

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A fully accessible and inclusive WC has been provided at ground floor level. A changing places WC has also been provided at ground floor level. To be detailed and designed, including relevant switches, emergency controls and lighting, in accordance with ADM and BS8300.

All doors to achieve the minimum clear opening width set out in ADM Table 2. They can be operated using a closed fist and do not require a force greater than 30N to open. All doors achieve a minimum of 300mm to the leading edge with suitable vision panels provided where required (please refer to the door details for further information). Finishes to the doors, architraves and walls to achieve sufficient colour contrast. Colour contrasting finishing schemes are to be provided for approval. All in accordance with ADM and BS8300.

Kitchen and canteen facilities are to be provided by others and fully detailed and designed to be accessible, all in accordance with ADM and BS8300.

All switches, outlets, controls and aids to communication by others in accordance with ADM and BS8300.

NOTE: It is the responsibility of the user / building owner to ensure they fulfil their obligations under The Equality Act. The Access Strategy is to be provided by the client / end user and include the details for the future lift and refuge provision should it be required in the future.

# New suspended ceiling to replace existing ceiling - ceiling height to match existing As existing area not surveyed area not surveyed $\Longrightarrow$ $\Longrightarrow$ Existing FFL

Section B-B **SCALE 1:25** 

## Proposed Indicative Sections

NOTE: To be read in conjunction with the following drawings:

7570\_04\_001 Proposed Plan 7570\_04\_010 Proposed Indicative electrical layout drawing

7570\_04\_011 Proposed door & window schedule (sheet 1)

7570\_04\_012 Proposed door & window schedule (sheet 2) 7570\_04\_013 Indicative Room Layout - Kitchen

7570\_04\_014 Indicative Room Layout - Canteen

and Proposed Finishes Schedule

#### EXTERNAL WALL 352.5mm BRICK FACED CAVITY MASONRY dense aggregate blocks

1. 102.5mm approved facing brickwork outer skin 2. 100mm cavity

3. full fill mineral wool with k value 0.032 (i.e. Crown Dritherm 32 cavity batts

4. 100mm 3.6N aggregate blockwork 5. 15mm plasterboards on dabs and mechanically fixed to wall with skim coat

to achieve U-Value of 0.26 W/m²K

6. internal finish to clients specification

Note: Varying the above specification will change the

## General Specifications

Mortar mix above and below DPC to be 1:3 (cement:sand) and above DPC 1:1:6. Colour and joint type to match

Brickwork expansion and blockwork contraction joints in all masonry walls to be as manufacturer's recommendations. Wall insulation to extend to the top of the external wall including the gable end.

Suitable cavity wall ties to the new external walls are to be fitted at 750ctrs horizontally and 450 ctrs vertically, and 300 ctrs vertically within 225 from all openings with unbonded jambs. Ancon or similar and approved to BS8298-2:2010, ADA and in accordance with the manufacturers information. 10mm movement joints to be formed by cavity wall ties positioned 225mm each side of joint, and 225mm vertically staggered. Joint to be filled with 10mm Hydrocell filler foam with 10x10 polysulphide mastic outer

All internal and external walls must prevent the passage of moisture from the ground and formation of condensation. A suitable damp proof course should be installed which is continuous with the damp proof membrane, at least 150mm from the ground level and the cavity taken at least 225mm below the lowest level of the damp proof course. Weep holes should be provided every 900mm. Please refer to ADC Section 5: Diagram 8 & 9.

Lintels or steel supporting structure to head of openings;

Jambs and Cills to be fitted with non combustible rigid uPVC insulated cavity closer, e.g. Xtratherm CavityTherm Close-R or similar and approved with a min. thermal resistance path of 0.45mK/w, insulation to be installed fitting tightly ensuring no gaps including above and below

penetrate.

## LINTELS / STRUCTURAL SUPPORTS

Catnic or similar approved galvanised steel lintels over all external openings, fixed to British Standard 5977 and manufacture's recommendations. Lintels to be specified by the client and manufacturer.

## FIRE & NOISE PROTECTION OF SVP PIPES

Soil and vent pipes passing through other rooms of the dwelling are to be encased in a timber stud frame supporting 15mm British Gypsum Wallboard or 12.5mm British Gypsum Wallboard TEN & Skim, with 25mm unfaced and wire reinforced mineral wool around pipe. Seal junction of casing to ceiling/floor where they

Weep Holes to be provided at 450mm centers to head.

2021/10/15 - Rev. C: Kitchen redesigned as specialist commercial 2021/08/24 - Rev. B: Kitchen design amended as per dwg 7570\_04\_013. 2021/07/27 - Rev. A: Kitchen designs amended as per dwgs 7570\_04\_013 & 7570\_04\_014.

Revision Notes.

Drawing Status. **BUILDING REGS** 



Pera Business Park, Nottingham Road Melton Mowbray, LE13 OPB

Telephone: 01664 563 288 Fax: 01664 563 360 E-Mail: info@hssparchitects.co.uk Web: www.hssparchitects.co.uk

Proposed Internal Alterations Braunstone Civic Centre 209 Kingsway, Braunstone for Braunstone Town Council

Proposed sections

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