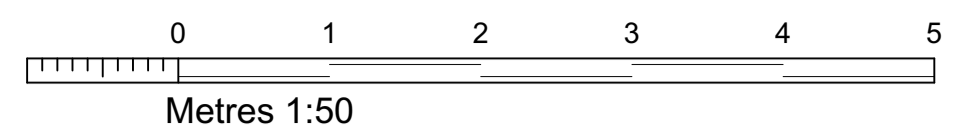




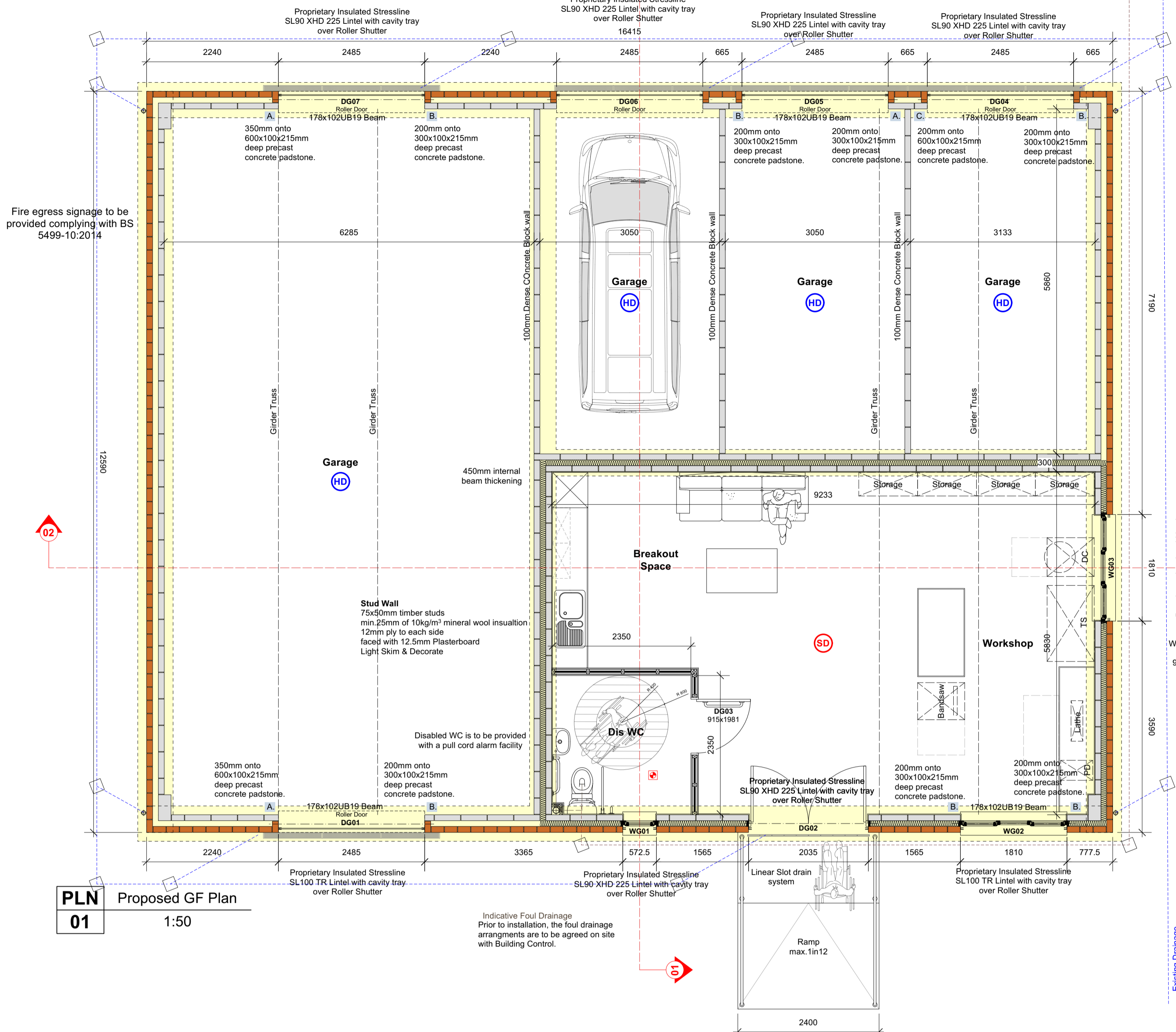
The building is to be provided with mains operated interconnected fire detection system complying with BS 5839-1:2017. Relevant design, installation & commissioning certification by persons registered under the BAFE accreditation scheme to be supplied upon completion.



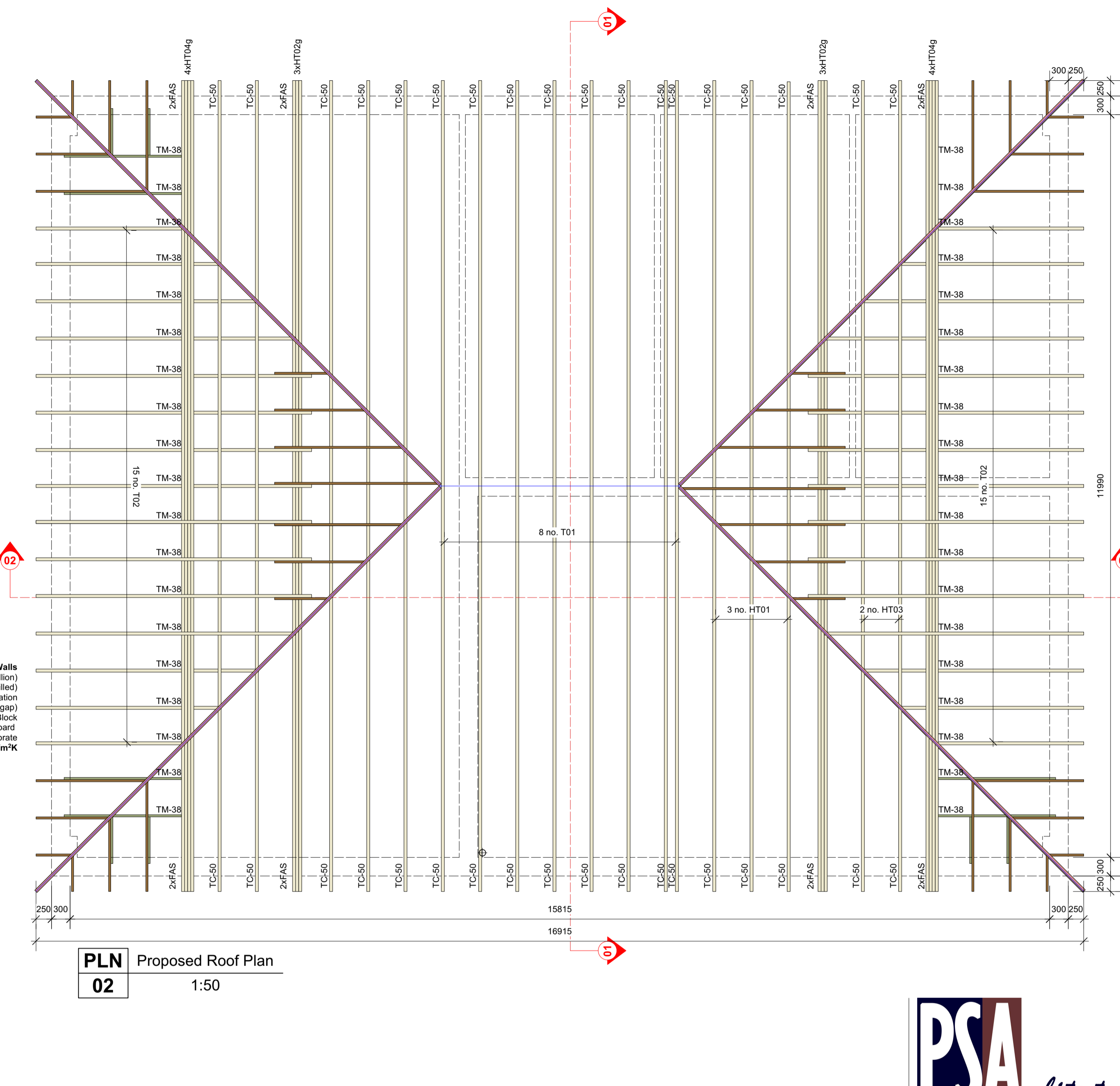
Mains operated interconnected Heat detection system to B.S 5446 & installed in accordance with the relevant recommendations of B.S 5839-6: 2004. Self contained mains operated Heat detector with battery back up to be fixed at ceiling level, within 7.5m of all doors to habitable rooms.



DO NOT SCALE FROM THIS DRAWING ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.



PLN 01 Proposed GF Plan
1:50



PLN 02 Proposed Roof Plan
1:50

Foundations:
Foundations to be 200mm thick RC35 concrete slab with 1No layer A383 mesh top face, on min 150mm deep well compacted type 1 sub-base in accordance with Structural Engineers design/spec. Slab to be thickened around the perimeter and under partition walls.

New External Walls
Cavity walls (U-Value 0.18W/m²K) where insulated
Walls to consist of 102.5mm Brick outer leaf (Weinberger Wamham Red Brick), 100mm cavity with 100mm thick standard celcon block inner leaf with plasterboard on dabs. Blockwork left exposed in the garages.
Cavity fully filled with 90mm EcoTherm Eco-Cavity (10mm residual gap). Wall insulation to be continuous with roof insulation level and taken below floor insulation levels as manufacturers details.
Walls to be built with 1:1.6 cement mortar and tied with BBA approved Ancon ST1 stainless steel wall ties or other approved double dip type tie in compliance with BS 5628 & BS EN 845-1, built min. 75mm into each wall at spacing in compliance with wall tie manufacturers details and typically at a maximum spacing 600mm horizontal, 450mm vertical and 225mm at reveals, verges and closings.
Weepholes formed below d.p.c @ 1m centres.
Ensure all gaps and voids are sealed to prevent air leakage.

Cavity Closers/barriers:
Proprietary acoustically insulated fire stop cavity closers, or similar are to be provided to all cavity openings/closings/top of walls and junctions with other properties.

Soffits, Fascias and Barge Boards
Soffits, Fascias and Barge Boards to match existing. Roof insulation to be fixed to manufacturers details and must be continuous with the wall insulation.

Strapping and Restraint
Walls to be restrained at intermediate floor, ceiling and gable walls by the provision of 30x5x1000mm lateral restraint straps or other approved in compliance with BS EN 845-1, at max. 2.0m centres carried across at least 3 joists or rafters with a minimum of 38mm wide x 3/4 depth noggins.

Lintels & weepholes:
Proprietary manufactured lintels to current British standards/Euro codes (including specialist lintels are to be provided over all structural openings. Positions, types, sizes, end bearings (typically 150mm) must be in compliance with the lintel manufacturers standard details suitable for the proposed loadings and clear spans.
Step end and dpc trays to be provided above all externally located lintels.
Weepholes @ 450mm centres with at least 2no. per opening.

Structural columns/beams etc:
Non proprietary beams/columns including pad stone to be fabricated and installed in compliance with structural engineers details and structural calculations, which must be approved by building control before works commence on site. Dpc trays to be provided above all externally located beams. Weep holes at 450mm centres with at least two per opening.

Internal Timber Studwork Non Load Bearing Partitions
Non load bearing stud partitions to be constructed of 100 or 75x50mm S.W with head and sole plates and intermediate noggins fixed @ 600mm with a minimum of 25mm of 10kg/m² proprietary sound insulation quilt suspended in the stud and finished in 12mm ply, 12.5mm plasterboard and light skim to both sides.

Part B Fire safety and means of escape:
All floors to be provided with mains operated interconnected fire detection and fire alarm system to BS EN 14604 and installed in accordance with the relevant recommendations of BS 5839-6:2013 to at least a grade D category LD3 standard. Self contained mains operated smoke alarms with battery back up fixed at ceiling level in all circulation areas at each storey level, within 7.5m of all doors to habitable rooms.
Ensure all emergency egress windows at first floor level have a minimum unobstructed opening of 0.33m² and a minimum clear opening width of 450mm with regard to the hingering arrangements.
The building is to be provided with fire egress ironmongery compliant with BS EN 179:2008 (for lever handles and push pads only)

Part C: Site preparation and resistance to contaminants and moisture.
Horizontal damp proof courses with weep holes @ 1.0m centres to be provided 150mm min. above external ground level continuous with and sealed to floor DPM. Stepped and horizontal DPC/cavity trays are to be provided over all openings, roof abutments/projections and over existing walls with different construction or materials. Install vertical dpc or proprietary closers to all closings, returns, abutments to cavity work and openings.
Suitable investigation of the site should be ensured in relation to contamination and any required remediation/protection measures should be confirmed at time of investigation.

Part E: Resistance to the passage of sound
Sound insulation details between internal walls & floors separating bedrooms, bathrooms and other rooms to be carried out in accordance with the relevant details contained within Approved Document E.

Part F: Ventilation
Purge(natural) ventilation to be provided to all habitable rooms equal to 5% floor area where the external windows/doors open more than 30 degrees and increased to 10% of floor area where windows/doors open between 15 - 30 degrees. Purge ventilation openings to be typically 1.75m above floor level and all doors to have a 10mm gap under door for air supply transfer. Background ventilation to be provided to all rooms with external walls either through walls or in windows in accordance with diagram 1 and section 4.19 of Approved Document F.
Mechanical ventilation to be provided to the following rooms directly ducted to the outside air via proprietary wall vent or through roof space to tile/soffit vent:
WC 6 litres per second
Flow rate test results should be made available on completion.

Part G: Sanitation, hot water safety and water efficiency
Hot water to be supplied from an electric water heater located under the sink in the breakout space. Hot and cold water to wash basins & sinks to have water from a wholesome water supply. Hot water storage systems to be restricted to 100°C maximum and outlets from domestic hot water vessels to be fitted with an in line hot water supply tempering valve to prevent water temperatures exceeding 60°C.
Hot water storage vessels to be fitted with a non-self-setting energy cut out to instantly disconnect the power supply.
Typical specification for flow rates:
4/2.6 dual flushing toilets.
All taps fitted with flow regulators to 4 litres per minute.
Commissioning certificates for fixed building services are required on completion with copy sent to building control.

Radiators
Electric radiators to be sized and located appropriately. M&E contractor to advise.

Rainwater drainage:
Rainwater gutters and down pipe sizes and number to be suitable for roof area to be drained in compliance with Table 20 ADH3 and fixed in compliance with manufacturers details.
Paths and paved areas around building to have a non slip finish and if not porous proprietary design to be provided with a cross fall of 1:40 - 1:60 and a reverse gradient of at least 500mm away from building. Surface water to be disposed of by an adequately sized and roddable drainage system via soakaways or other approved means.

Part H: Foul Water Drainage and waste disposal means.
Both storm and Foul drainage to be 100mm diameter UPVC proprietary underground drainage laid at a min. gradient of 1:40 where serves up to one WC or 1:80 where two or more WCs, surrounded in peat/single size gravel min. of 900mm deep in drives and roads and 400mm deep elsewhere, unless provided with a 100mm reinforced concrete slab with compressible material under and 300mm min. bearing on original ground.
Proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level and or direction and at 45m max. spacings in straight runs up to 1.2m in depth.
All gullies to be trapped and have rodding access where serving branches.
Inspection chamber covers to be mechanically fixed and suitable for vehicular loads in drives and roads and Foul water to be discharged to existing foul drainage system.
Waste pipes: All WCs to have trapped outlet connected to 100mm diameter pipes.
Sanitary appliances such as wash hand basins, baths, showers, sinks etc to be provided with 50mm diameter waste pipes laid to falls and 75mm deep seal traps.
Where waste pipe runs exceed 4m BBA approved air admittance valves are to be fitted above appliance spill over level. Waste pipes to discharge into soil and vent pipes via proprietary waste manifolds or bossed junctions.
Internally all waste and drainage pipes to have rodding access/eyes at changes of direction and be adequately clipped/supported and provided with 30 minute fire protection where passing through floor.
Prior to installation, the foul drainage arrangements are to be agreed on site with Building Control.

Part L: Conservation of fuel and Power
External glazing insulation to comply with U-values for external windows, doors and rooflights in compliance with paragraphs 4.19 - 4.22 & table 1 of Approved Document L1A Double glazed units with 16mm air gap and factory sealed with low-E coating & Argon filled to achieve 1.6W/m²K. Manufacturers details required to confirm compliance.
All external doors, windows & rooflights to be draft stripped.
Close all openings around door & window openings with thermabate or similar proprietary insulated closer & the window or door is fully sealed with mastic or similar externally.
All external door and window frames, service penetrations to walls, floors and ceilings etc should be sealed both internally and externally with proprietary sealing products such as waterproof mastic, expanding foam or mineral wool or tape to ensure air tightness.
Air permeability - 5.0m³/(h-m²) at 50pa with ACD to all junctions.
Fixed internal lighting: Fixed internal energy efficient lighting must not be less than 100% of all the fixed low energy light fittings (fixed lights or lighting units) in the main dwelling spaces, fitted with lamps which must have a luminous efficacy greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens.
Fixed external energy efficient lighting must consist of either 1) Lamp capacity not greater than 100 lamp-watts per light fitting and fitted with automatic switch off between dawn & dusk or 2) Lamp efficiency greater than 45 lumens per circuit-watt, and fitted with automatic switch off between dawn & dusk and fitted with manual controls.
All external door & window frames, service penetrations to walls, floors, joists and ceilings etc, should be sealed both internally and externally with proprietary sealing product such as waterproof mastic, expanding foam or mineral wool or tape to ensure air tightness.
On completion as built carbon emission calculations should be provided together with a suitable air permeability test report, declaration for the accredited/robust details used and the EPC for the dwelling in addition to the commissioning certification of the Gas Safe Register.

Part P: Electrical
New electrical circuits or systems must be designed, installed, tested and certified to BS 7671 or with current editions of the IEE regulations by a competent person in compliance with Approved Document P of the Building Regulations.
A competent electrician or a member of a competent person scheme must test and certify all works. The electrician must provide signed copies of an electrical installation certificate conforming to BS 7671 for the owner of the property and a copy must be forwarded to the Building Control surveyor for approval at completion, so the Building Control completion certificate can be issued.
All switches and sockets including consumer units, ventilation & service controls etc, should be fixed between 450 - 1200mm above floor level. (Consumer unit switches should be located between 1350-1450mm above finished floor level) Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.
The building is to be provided with emergency lighting complying with BS 5266-1:2016. Design and commissioning certification required upon work completion.

Part Q: Security of Dwellings
All external accessible doors & windows to be fully compliant with Building Regulations Approved Document Q

Part R: Communications Infrastructure
All communications infrastructure fitted in accordance with Diagram 1 of AD Part R

Part M: Assess to and use of buildings
Disabled WC:
Disabled Basin to be fitted with lever tap which can be operated using a closed fist.
Terminal fittings to comply with guidance note G18.5 of the requirements for water fittings of the water supply regulations 1999 S1 1999/1148.
Door to be fitted with light action privacy bolts that can be operated by people with limited dexterity and if required to self close - can be opened using force no greater than 20N.
Door to have emergency release so the door can be opened from the outside in case of an emergency.
WC to have visual and audible indicator to confirm that an emergency call has been received. A reset control reachable from a wheelchair and the WC. A signal that is distinguishable visually and audibly from the fire alarm.
Lighting controls to comply with paragraph 4.30 of Approved Document M.
Any heat emitters are either screened or have their exposed surface temperature below 43 degrees C.
The surface finish of sanitary fittings and grab bars contrast visually with background wall & floor finishes and there is also visual contrast between wall & floor finishes.

Beatings
All padstones to be positioned centrally under supported beam(s).
Padstones to be precast concrete (min 50N/mm²) unless noted otherwise, standard sizes specified where possible as supplied by Naylor Industries.
Padstone references as follows:
A. Bear 350mm onto 600x100x215mm deep precast concrete padstone.
B. Bear 200mm onto 300x100x215mm deep precast concrete padstone.
C. Bear 200mm onto 600x100x215mm deep precast concrete padstone.

PSA architecture
PAUL STEVENS ARCHITECTURE LTD
Unit 3 Boathouse Meadow Business Park
Cherry Orchard Lane
Salisbury
Wiltshire
SP2 7LD

Tel No: 01722 349384
THIS DRAWING IS COPYRIGHT. IT MUST NOT BE COPIED, USED OR DISCLOSED TO THIRD PARTIES WITHOUT PRIOR PERMISSION.

PROJECT:
**Workshop & Stores
Amesbury Cricket Club
Archers Way
Amesbury
SP4 7WQ**

DRAWING:
**Building Regs
GF & Roof Plan**

SCALE: 1:50 @ A1
DATE: 11 2023

DESIGN: PLANNING; BLDG REGS;
TENDER: CONSTRUCTION; CONSTRUCTION;
DRAWN: CEB & DJH DATE: 14/11/2023
CHECKED: DATE:
JOB No:
DWG No: **05** REV: **E**
CURRENT:
SUPERSEDED: