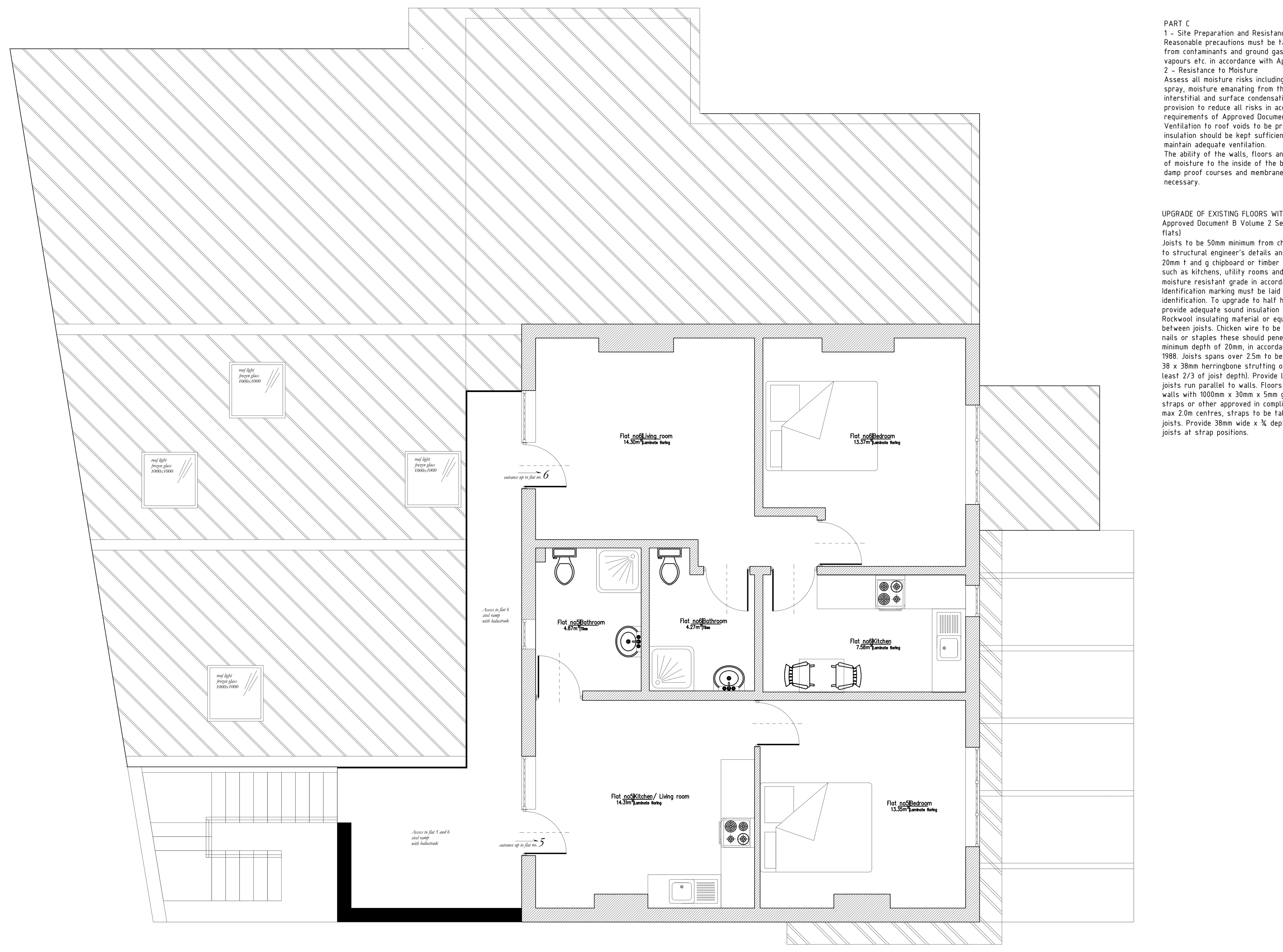
Proposed
Ground floor & First floor plan
1:50



FLAT ROOF VENTILATION
Cross ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for 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.

PART C
1 - Site Preparation and Resistance to Contaminants
Reasonable precautions must be taken to ensure protection from contaminants and ground gases e.g. landfill gases, radon, vapours etc. in accordance with Approved Document C.
2 - Resistance to Moisture
Assess all moisture risks including precipitation, wind driven spray, moisture emanating from the ground, as well as interstitial and surface condensation. Make appropriate provision to reduce all risks in accordance with the requirements of Approved Document C2.
Ventilation to roof voids to be provided and any new roof insulation should be kept sufficiently clear of the eaves to maintain adequate ventilation.
The ability of the walls, floors and roof to resist the passage of moisture to the inside of the building to be assessed and damp proof courses and membranes to be provided where necessary.

UPGRADE OF EXISTING FLOORS WITHIN FLAT (Please refer to Approved Document B Volume 2 Section 2.1 - multi-storey flats)
Joists to be 50mm minimum from chimney breasts (joist size to structural engineer's details and calculations). Provide min 20mm t and g chipboard or timber board flooring (in areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312:2010). Identification marking must be laid upper most to allow easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation lay minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists. Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE-Digest 208 1988. Joists spans over 2.5m to be strutted at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

CONSULTATIONS WITH OTHER AUTHORITIES
The applicant is reminded of the need to consult with other departments such as Planning, Conservation, Environmental Health, Water Authorities, Private Sector Housing etc. Issues which may arise include:
Parking and cycling facilities
Conversion of listed buildings
Conversion in conservation areas
Crime prevention and security
Disabled access provision
Conversion to HMO and private sector housing requirement
Flat layout requirements
Room size requirements
Design statements
Other issues may also apply.

PARTY WALL ACT
The owner should they need to do so under the requirements of the Party Wall Act 1996 has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:
· Support of beam
· Insertion of DPC through wall
· Raising of wall or cutting of projections
· Demolition and rebuilding
· Underpinning
· Insertion of lead flashings
· Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party wall agreement is to be in place prior to start of works on site.

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.

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.

Flat Conversion Info

This page provides essential information when using our Flat Conversion Specifications.

Flat Conversions are a specialist area and should only be undertaken by competent, qualified and experienced professionals requiring the services of a professional architect who can approve all surveys, investigations and oversee employment of other professional services.

Fire Regulations of flats can be complicated and consultations with your local Fire Authority and Building Control or Approved Inspector are essential to plan a satisfactory means of escape.

The guidance given here is for flats with:

a) the top floor no more than 11m above the ground
b) no more than 3 storeys above ground level
c) no more than 2 dwellings per storey
The design and construction of the proposed works is always the responsibility of the applicant and contractor.

When using our Specifications, checks should be made to ensure that they apply to your specific proposed works.

Additional Factors requiring attention

In order to create a Complete Building Regs Specification, additional factors will need to be covered.

This should include:

SAP Calculations
Structural Calculations
Water Calculations.
Other factors. Please note that this is not a complete list.
Sound testing.
Fire Brigade Consultation.
Please note that use of our specifications does not guarantee approval.

PLANNING PERMISSION (garage conversion)
Agent to determine whether the garage conversion requires planning permission or listed building consent as the garage may be restricted by specific conditions that prevent its use for anything other than the parking of a private car. The owner is strongly advised to check with The Council's Development Control section before starting work. Please note that it is a criminal offence to carry out unauthorised work to a listed building even if the work is completely inside the proper.

BASIC RADON PROTECTION Please check the need for radon protection in your area with your Local Authority.
Provide a 1200g (300 um) radon membrane over existing floor slab, lapped 300mm, double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

STUDIO FLAT (Internal planning of studio flat)
New studio flat to be planned so that the travel distance to any point in any of the habitable rooms does not exceed 9m and the cooking facilities are sited so that they are remote from the entrance door and do not prejudice the escape route from any point in the flat.

EXISTING STRUCTURE
Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer. Particular care must be taken if the existing external wall is single leaf construction with piers, checks for stability and defects must be performed.

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).

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - Windows/rooflights to have openable area in excess of 1/20th of the floor area, if the window opens more than 30° or 1/10th of the 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 in accordance with the Domestic ventilation compliance guide.

EXTRACT FOR SHOWER ROOM
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the 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.

BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

LINTELS
- For uniformly distributed loads and standard 2-storey domestic loadings only.
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be use for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.
For other structural openings, provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables. Stop ends, dpc trays and weep holes to be provided above all externally located lintels.

UPGRADE OF SOLID EXTERNAL WALL
To achieve min U-value 0.30W/m²K
Existing garage wall to be exposed and checked for its suitability. Upgrade existing solid block wall by providing 77.5mm Celotex PL4000 insulated plasterboard internally. Provide 25mm x 50mm battens at 600mm centres to give a nominal 25mm cavity between the masonry and insulation. Fix a vapour control layer on the warm side of the insulation. An injected DPC may also be required to the wall if one is not already present and working.
A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room. All work in accordance with BS 8212: 1995 (Code of practice for dry lining).

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPCs and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed. The cavity should extend to at least 225mm below the DPC or where this is not possible provide a cavity tray at the base with weep holes at 600 ctrs. Existing walls may require an injected DPC if one is not already present and working.

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
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

APPROVED DOCUMENT R
Physical infrastructure for high-speed electronic communications networks

Building to be equipped with high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks.
So that copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed. A suitable position for at least one network termination point should be provided for dwelling as well as a suitable access point

If more than one dwelling must have a common access point for high-speed electronic communications networks

Electric HEATING (Ground floor flat no.2 and first floor flat no.3)
Electric Heating system to 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. Regulations 1998 and IEE Regulations.

SMOKE DETECTION & ALARM SYSTEM
Where the new room does not have a external door smoke detection will be required. Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2013 to at least a Grade D category LD3 standard to be mains powered with battery back up. Smoke 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. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved where new walls abut the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

UPGRADE OF EXISTING ROOF
To achieve U-value of 0.18W/m²K
The existing roof must be checked for stability and be free from defects as required by the Building Control Officer.
Joists depth to be a minimum of 195mm. Cross ventilation to be provided to existing roof on opposing sides by a proprietary eaves ventilation strip with fly proof screen or proprietary mushroom roof vent system equivalent to 25mm continuous ventilation. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation.
Insulation to be min 125mm Kingspan Thermapitch TP10 between joists and 25mm Kingspan under joists. Ceilings to be 12.5mm plasterboard over vapour barrier with skim plaster finish.
If it is not possible to create a cross flow of air due to the direction of the existing flat roof timbers a warm deck roof will be required.

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (eg:100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles (if required). Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

EXTERNAL SURFACE WATER DRAINAGE
Drainage of newly paved areas to be carried out in accordance with BS EN 12056-3:2000 and Approved Document H.
Any new hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufactures details and in compliance with BS6717 to allow for 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.
Any new 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.

TIMBER SUSPENDED FLOOR
(NEW Garage floor up to house Level)
To achieve U-value of 0.25W/m²K
Provide a damp-proof membrane of at least 1200 gauge polyethylene over existing floor slab. Floor construction - Min 20mm softwood tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010 as required, laid with staggered joints. Provide C24 grade soft wood joists at maximum 400mm centres to suit span and to engineer's details. Joists to be supported off proprietary galvanized joist hangers built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. If required, floor joists also to be supported on 100mm x 50mm treated wall plates with DPC onto masonry honeycombed sleeper walls built off thickened oversite concrete. Joists in filled with 100mm Kingspan TF70 on battens or proprietary insulation clips.
The top surface of the ground cover under the building shall be above the finished level of the adjoining ground. The underside of the floor joists are not to be less than 150mm above the top of the ground cover. The underside of any wall plate is to be not less than 75mm above the top of the ground cover.
Ventilation of Floor
Provide cross ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. All sleeper walls or similar under floor obstructions shall be of honeycombed construction or have similar provision for distribution of ventilation. The under floor space shall be free from debris. Ducts to be sealed using gas proof tap if they pass through any radon barrier.

RAINWATER DRAINAGE
New rainwater goods to be new 110mm upvc half round gutters taken to and connected into 68mm dia upvc downpipes.

FOUL DRAINAGE
All existing foul water drainage to be tested for leakage, exposed for inspection (as required by BCO) and repaired or replaced where necessary.

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 - 6m 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 complying with prEN 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.

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 regulation, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW WINDOWS
New 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.
Where new windows are to be provided; if the area of openings is more than 25 per cent of the total floor area either the area of opening should be reduced to be not greater than 25 per cent or some compensation feature should be provided as described in paragraph 4.15 Approved Document L1b and as agreed with Building Control.

NEW EXTERNAL DOORS
New external doors to achieve a U-Value of 1.80W/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 of the current Building Regulations.

AREA OF WINDOWS AND DOORS
Where new windows are to be provided; if the area of openings is more than 25 per cent of the total floor area either the area of opening should be reduced to be not greater than 25 per cent or some compensation feature should be provided as described in paragraph 4.15 Approved Document L1b and as agreed with Building Control.

Gas central HEATING (Ground floor flat no.1)
Extend all heating and hot water services from existing and provide new TRVs to radiators. 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.

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 in-line thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C.

PART G __ WATER EFFICIENCY
The estimated water consumption not to exceed 125 litres per person per day in accordance with Approved Document G2. Water Efficiency to be calculated using the 'Water Efficiency Calculator for New Dwellings' and 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. A washbasin with hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water also to be provided to any area where food is being prepared.

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 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 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. Relevant 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.

DOORS & WINDOWS (FIRE DOORS)
If the dwelling has a protected route for means of escape or is a 2or3 storey house new doors on to the hallway are to be FD30 half hour fire doors.
900 door sets to give 850 min cellar opening width. to give $\frac{1}{20}$ floor area vent. double glazing to give max value 1.8 W/m2oC.
FD20- 20 minute fire Resisting door and frame.
Front door 900 door sets to give 800 min cellar opening width.
FD30- 30 minute fire resisting door and frame.
PVC windows to give $\frac{1}{20}$ floor area vent, double glazing to give max u value 1.8 W/m2oC.
Window to have unobstructed opening 0.33m² min and 450 min wild above floor.
Roof windows - 30 minute fire resisting and fire evacuation exit.

NEW AND REPLACEMENT WINDOWS
To achieve U-value of 1.6 W/m²K
New and replacement windows to be draught stripped and double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. Windows in a cavity wall to have insulated damp proof course around opening. Windows in a solid wall to have insulated dry lining around the opening.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.80W/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. If the door is in a cavity wall an insulated damp proof course is to be provided around the opening. If the door is in a solid wall insulated dry lining is to be provided around the opening.

UPGRADING EXISTING SINGLE SKIN PARTY WALL
The existing walls must be checked for stability and be free from defects as required by the Building Control Officer.
Provide a scratch coat render to existing wall. Construct an independent studwork lining using 100mm x 50mm treated timbers with head & sole plates and noggins at 400mm centres, leaving a gap of 15mm between the wall and the inner face of the studwork to ensure that airborne sound transmission is reduced. Seal the perimeter of the with tape or sealant. Wall to be lined with 30mm total thickness of plasterboard (minimum 20kg/m²) with staggered joints and with at least 35mm of mineral wool quilt density 10kg/m³ between studs. Finish with 3mm plaster skim.
Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme).
IT IS THE DESIGNERS RESPONSIBILITY IS TO CONSULT WITH AN ACOUSTIC ENGINEER TO ENSURE THE COMPLIANCE ALL ASPECTS OF APPROVED DOCUMENT E
THIS CONSTRUCTION HAS THE POTENTIAL TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS WHEN FORMING A SEPARATING FLOOR FROM AN EXISTING FLOOR BY MATERIAL CHANGE OF USE. COMPLIANCE CAN ONLY BE DEMONSTRATED BY A PACKAGE OF SOUND TESTING AGREED WITH BUILDING CONTROL.

UPGRADE OF EXISITNG FLOOR WITH AN INDEPENDENT CEILING
(As detailed in Approved Document E1)
The existing floor should be assessed to ensure any additional loads imposed on it can be carried safely or be strengthened where necessary. Any required remedial works to be undertaken before the floor treatment is provided. If the floor boards are considered unsuitable for upgrade the floor boards are to be replaced with boarding of a minimum thickness of 12mm. Gaps in the timber boarding should be sealed by overlaying with hardboard or filled with sealant.
Upgrade existing ceiling by providing 2 layers of plasterboard under existing ceiling with a total mass per unit area 20kg/m² with staggered joints.
New independent ceiling
Construct a new independent ceiling under existing ceiling using C24 timber joists (sizes to structural engineer's details) fixed to the surrounding wall only; ensure a minimum clearance of 25mm is provided between the top of the independent ceiling joists and the underside of the existing floor (additional support can be provided using resilient hangers attached directly to the existing floor base if required).
Lay 100mm mineral wool with a minimum density 10kg/m³ between the joists and provide 2 layers of plasterboard minimum total mass per unit area 20kg/m² under new ceiling with staggered joints. The top of the independent ceiling to be at least 125mm from the underside of the existing floor. Seal the perimeter of the independent ceiling with tape or sealant. Where the window head is near to the existing ceiling the new independent ceiling may be raised to form a pelmet recess.
Pre completion sound testing to be carried out to new floor by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme).
IT IS THE DESIGNERS RESPONSIBILITY IS TO CONSULT WITH AN ACOUSTIC ENGINEER TO ENSURE THE COMPLIANCE ALL ASPECTS OF APPROVED DOCUMENT E
THIS CONSTRUCTION HAS THE POTENTIAL TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS WHEN FORMING A SEPARATING FLOOR FROM AN EXISTING FLOOR BY MATERIAL CHANGE OF USE. COMPLIANCE CAN ONLY BE DEMONSTRATED BY A PACKAGE OF SOUND TESTING AGREED WITH BUILDING CONTROL.

SOUND TRANSMISSION TEST (ENSS)
Timber Floors direct to Joist Treatments
*Manarfloor® Tri-Deck: Designet to reduce sound transmission through timber floors in conversions or refurb projects where the existing timber floor will be removed but access to work on the cellings below are restricted.
Tri-Deck consist of 22mm V313 P5 moisture resistant chipboard bonded to 8mm layer of LRAC foam bonded to a futher 5mm foam rubber.
Manarfloor® Tri-Deck should be laid directly onto the joint, in broken bond with all joints glued. Guidance should be sought if you are in any doudt as to the quality or density of the surronding structural elements beafore proceeding.
Sound testing to meet requirements of table IA of approved documents e (Resistance to Passage of sound)
High performance floor Acoustic Systems for conversion and refurbishment. Type: Manarfloor® Tri-Deck (ICOPAL)
Components: 22mm V313 P5 misture resistsnt clipboard 8mm LRAC foam type I foam 5mm foam rubber.
Thicknes: 35mm
Board Size: 2400mm x 600mm
Board Weight: 30.5 kg
Construction: Manarfloor® Tri-Deck on 200 x 50mm timber joists at 300mm contres packed with 100mm of 45kg/m3 insulation with a 28mm double boarded ceilling.
D nT,w (Part H) = 55 dB
D nT,w+Ctr = 46 dB
L' nT,w = 56 dB

SOUND PROTECTION AND TESTING
Separating walls, floors, stairs and party walls to achieve a performance standard of 43 dB (minimum values for airborne sound insulation) and 64 dB to floors and stairs (maximum values for impact sound insulation) to demonstrate compliance with Approved Document E1.
Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting and a copy of the test results given to Building Control.
If any elements were to fail the sound test, remedial works must be undertaken before retesting to the satisfaction of the Building Control Surveyor.
Where flanking walls or floors are continuous across separating walls specialist advice is to be sought to ensure additional treatments are provided to control flanking transmission.
IT IS THE DESIGNERS RESPONSIBILITY IS TO CONSULT WITH AN ACOUSTIC ENGINEER TO ENSURE THE COMPLIANCE ALL ASPECTS OF APPROVED DOCUMENT E.

DOORS WITHIN FLAT (Protected lobby)
Form a protected lobby within the flat entrance by providing half hour fire resistance to all partitions. All doors on to lobby must be FD20 rated fire doors to BS 476-22:1987 (fitted with intumescent strips rebated around sides and top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level.

MEANS OF ESCAPE - (Internal planning of flat)
All flats to be provided with a protected entrance hall (lobby) with half hour partitions between the hall and all room.
Entrance hall to lead directly to a protected common hallway or lobby. The travel distance from the flat entrance door to the door to any habitable room not to be greater than 9m.
Inner rooms are not acceptable.
All doors from rooms on to the entrance hall must be FD30 rated fire doors to BS 476-22:1987 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level.

ENERGY PERFORMANCE CERTIFICATE AND DWELLINGS EMISSIONS RATES
A registered Energy Performance Certificate (EPC) accompanied by a recommendation report in compliance with SAP 2009 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.
If required the annual CO2 emission rate of the completed dwelling calculated using SAP 2009 to be submitted to Building Control in compliance with SAP 2009 and Approved Document L1A before works commence on site.

Revisions.	Date.	Approved.
inconsistence alteration done 15/10/2019		
All dimensions checked on site by contractor		

Notes:

THIS DRAWING IS TO BE CHECKED & VERIFIED BY THE CONTRACTOR PRIOR TO WORK COMMENCING ON SITE & ANY DISCREPANCY OR QUERY SHALL BE IMMEDIATELY REPORTED & RESOLVED BEFORE PROCEEDING WITH CONSTRUCTION.

DRAWING DESCRIPTION: *Proposed conversion to form flats Ground floor & First floor plan*

SITE: *The Riveter, 50 Henderson Avenue, Scounthorpe, DN15 7RX*

CLIENT: *M&J Pido Properties SPV Limited, Mr Dawid Dowbusz*

DATE: 01/10/2019 **DWG NO:** *PPPrGf2-1/50/RHA/10/19*

SCALE: 1:50 (as noted @A0) **DRAW:** *T.Zadrozny*

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This drawing has been produced for Planning purposes only and should not be used for any other purpose. This drawings may be subject to amendments whilst seeking approvals from Local Authority. Work undertaken priory to consent is done so at client risk. Any surveyed information incorporated within this drawings cannot be guaranteed as accurate unless confirmed by fixed dimension check.

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