BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to be provided to new habitable rooms at a rate of min 5000mm^2; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm^2
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 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 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.

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 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.

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.

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.
TO CONSULT WITH AN ACOUSTIC ENGINEER TO ENSURE THE COMPLIANCE ALL ASPECTS OF APPROVED DOCUMENT E.

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.

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 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.

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 The Standard Assessment Procedure (SAP) to be submitted to Building Control in compliance with SAP 2009 and Approved Document L1A before works commence on site.

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.

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 statement.

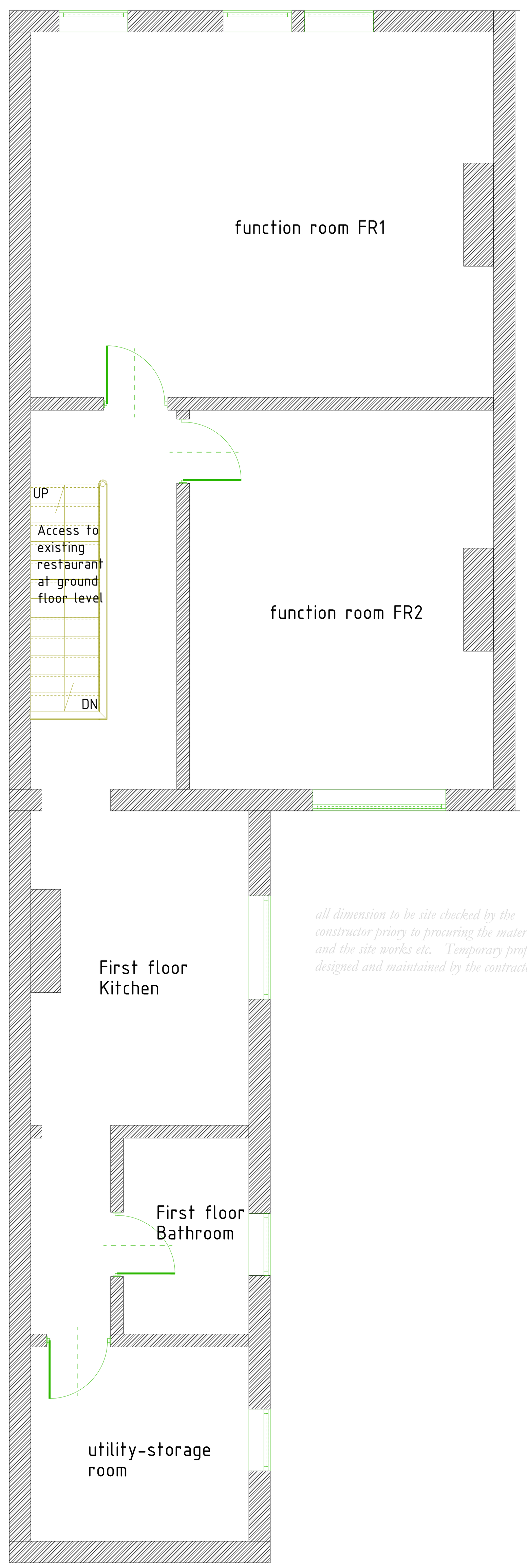
THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the dwelling is constructed to minimise unwanted air leakage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

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

EXISTING First floor plan 1:50



Fire alarm Bell
Area Hatched on plan to be covered by emergency lighting
Door Bell or intercom for all rooms
Door Chime
Fire Blanket
Extinguisher
B efficiency Combi Boiler
carbon monoxide detector next to boiler & cooker (if gas)
Electric meter
GAS meter
water supply EC/HW
water supply EF/CW
water drain
water drain with elbows
STP
Bristan Hydropower Thermostatic Electric Power Shower
self-closing device
Electric heater
TVR
extractor Fan

VENTILATION
Mechanical ventilation to give 60 l/s Kitchen Area & 30 l/s Bathrooms
To meet current licensing conditions habitable rooms (anything other than just a kitchen or a bathroom), the minimum light and ventilation is 10% of the floor space for natural light and 5% of the floor space for ventilation via the window opening light.

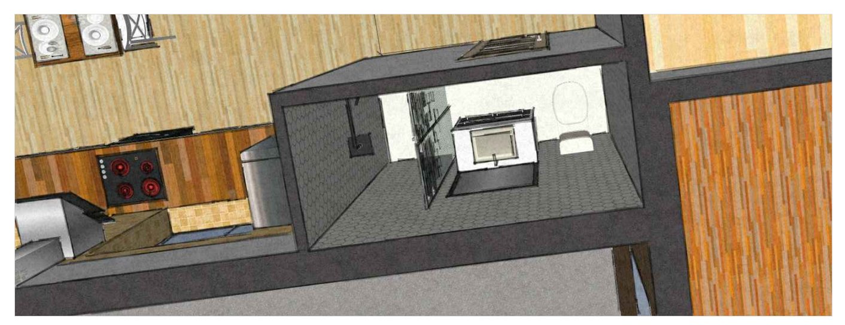
The basement bedroom will require an escape window that complies with the current building regulation requirements, and the above minimum light and ventilation requirements.

The Kitchen/Diner must also have adequate natural light & Ventilation.

SMOKE ALARM ELECTRICAL
Mains operated self contained interconnected smoke alarm detectors fixed to ceilng 300 min from any light fitting. All notifiable electrical work is required to meet the requirements of part P (Electrical Safety) Energy efficient lighting to 30% of new fittings, all sockets and switches to be between 450 and 1200 above floor.

Fire Alarm switch
Fire alarm mine board box
single safe socket
single socket
double socket 1200mm/h 300mm/h
electric ground socket cooker
fuse box
heat detector
single light switch
single light switch two way
double light switch
double light switch two way
TV
distribution board
sensory flush light internal/external
light chandelier
light halogen
wall light

GENERAL WALLFINISHES & DECORATIONS
P1 wall_painted emulsion (white)
P2 door and woodwork _painted gloss (white)
P3 wood_window painted gloss (white)
F1 floor_laminate flooring (oak)
F2 floor_carpets (light brown, beige)
F3 floor_lino PCV or Tiles (beige stone)



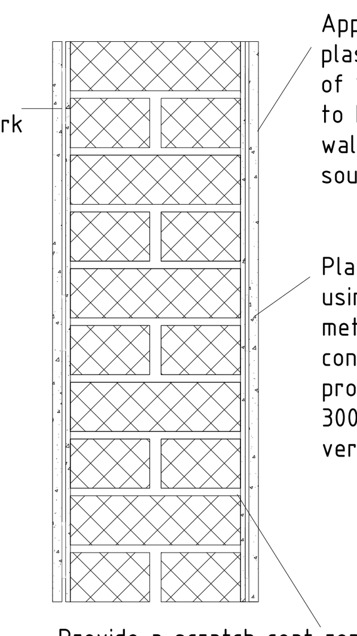
INTERNAL STUD PARTITIONS (within flat)
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm ctrs. Provide min 10kg/m^3 density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool 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. Walls faced throughout with 12.5mm Gyproc FireLine board with skim plaster finish. Taped and jointed complete with beads and stops.

UPGRADING SOLID PARTY WALL
As detailed in Approved Document E Wall Type 1.1
The existing walls must be checked for stability and be free from defects as required by the Building Control Officer.
Wall to be a minimum 215mm thick with a minimum block density of 1840kg/m^3. Provide a scratch coat render to existing wall. Apply plasterboard with mass of 10kg/m^2 or greater, e.g. Gyproc Soundbloc, to the both wall faces to ensure adequate sound insulation in accordance with Approved Document E.
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).

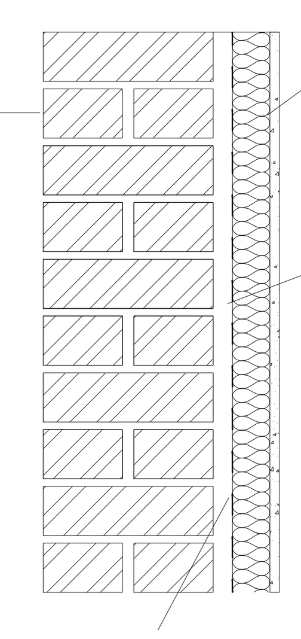
THIS CONSTRUCTION HAS THE POTENTIAL TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS WHEN FORMING A SEPARATING FLOOR FROM AN EXISTING FLOOR BY MATERIAL CHANGE OF USE. COMPLIANCE CAN ONLY BE DEMONSTRATED BY A PACKAGE OF SOUND TESTING AGREED WITH BUILDING CONTROL.

UPGRADE OF SOLID EXTERNAL WALL
To achieve min U-value 0.30W/m^{2}K
Existing wall to be exposed and checked for its suitability. Insulate existing wall on the inside using 62.5mm Kingspan Kooltherm K118 insulated dry lining board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation.
Fix a vapour control layer under the insulation. Finish with a plaster skim. All work in accordance with BS 8212 (Code of practice for dry lining).

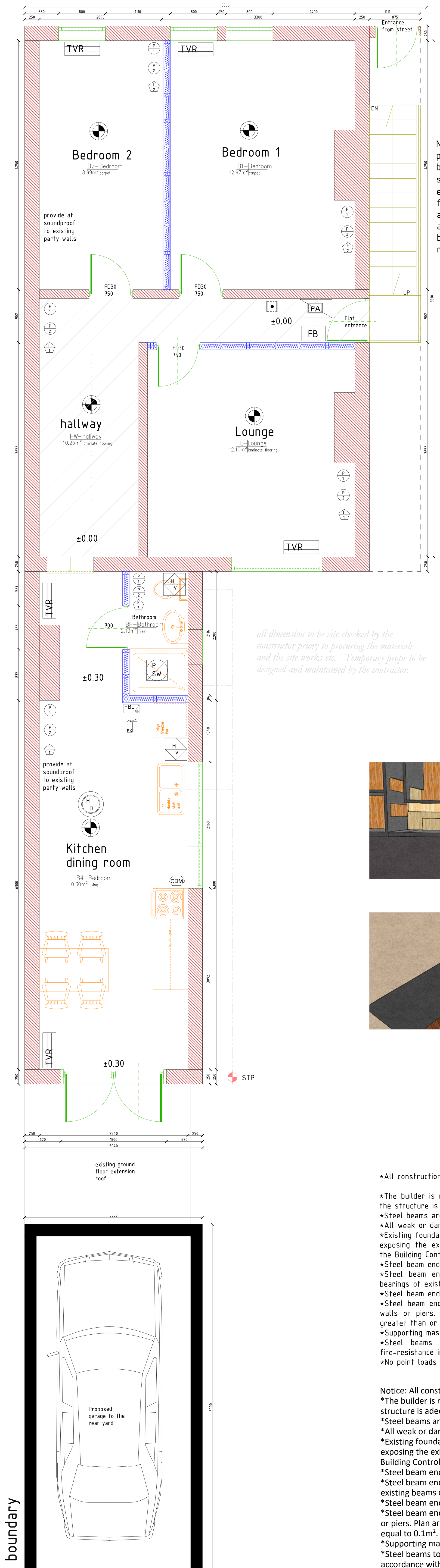
UPGRADING SOLID PARTY WALL



UPGRADING EXISTING SOLID WALL



PROPOSED First floor plan 1:50
Flat conversion



New Access to proposed flat by steel staircase (fire escape) safe, fit for purpose and comply with all relevant building regulations.

STP

*All construction work should be carried out by a competent builder.

*The builder is responsible for all temporary supports and is to ensure that the structure is adequately supported during the works.
*Steel beams are heavy components and may require mechanical lifting aids.
*All weak or damaged masonry is to be re-built.
*Existing foundations are assumed to be adequate, however, this is subject to exposing the existing foundations and an inspection for the satisfaction of the Building Control Officer.
*Steel beam end bearings not to be located above lintels or openings.
*Steel beam end bearings not to clash with or be located near the end bearings of existing beams or existing lintels.
*Steel beam end bearing not to be inserted into a chimney or chimney breast.
*Steel beam end bearings to be located on substantial load bearing masonry walls or piers. Plan area of bonded masonry supporting steel beam to be greater than or equal to 0.1m^2.
*Supporting masonry to comply with Euro code 6 or BS 5628.
*Steel beams to be encased in fire line board to achieve 1/2 hour fire-resistance in accordance with manufacturer's recommendations.
*No point loads or concentrated loads are to be applied to the steel beam.

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*No point loads or concentrated loads are to be applied to the steel beam.

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.

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.

Natural lighting
All habitable rooms should be capable of direct illumination by natural light sufficient to allow normal daytime activity without the need for additional artificial lighting. Total glazed area should be equivalent to at least 1/10th of the floor area and is to be provided with a direct view to the outside environment. (Light tubes are not acceptable).
All kitchens, bathrooms and water closet compartments shall ideally comply with requirements above. All glazing to windows in bathrooms and water closet compartments is to be obscure. Where it is not practicable to provide natural light, adequate artificial lighting shall be provided.

Artificial lighting
All rooms, passageways, staircases and cellars in use shall be adequately lit with suitable switching, including two-way switching to stairs and passageways etc., as necessary.
There should be sufficient switches to operate the lighting on each staircase, landing, corridor or passage and each switch should allow adequate lengths of corridors, passages and stairways to be illuminated at the same time. Time switches will only be allowed on common landings and stairways and should stay on for a sufficient time to allow a person to climb stairs and enter a room.

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.

EMERGENCY/ESCAPE LIGHTING
Emergency/escape lighting is not required in 1 and 2 storey Except If the route of escape is complex or lengthy or; Where no natural light is available.

COMMON STAIRS AND CORRIDORS
Common corridors and stairs should be protected, i.e. within a 30 minute fire resisting enclosure, and should lead directly to outside. Wall and ceiling surfaces are to have the appropriate linings to inhibit surface spread of flame in accordance with BS476. Meters located within the stairway should be enclosed with a secure cupboard which is separated from the escape route with fire resisting construction. All gas services within a protected stairway must be installed in accordance with The Gas Safety (Installation and Use) Regulations 1998.

PLANNING

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 flat conversion above ground floor restaurant*

SITE: *144 High Street, Scunthorpe DN15 6EN*

CLIENT: *Mr&Mrs Czopek*

DATE: 11/01/2021 **DWG NO:** *PPFCo1/144/HS/01/21*

SCALE: 1:50 (as noted @A1) **DRAW:** *T.Zadrozny*

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