

**GENERAL NOTES**

All workmanship and materials to comply with Building Regulations & British Standards. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the 'Inspector' whether or not indicated on the drawing.

**WINDOW AND EXTERNAL DOOR FRAMES**

Replace existing single glazed windows as necessary with standard double glazed upvc frames to achieve 1.6w/m2k with 16mm min. air gap & inside cavity face of one pane to be Pilkingtons 'K' glass or similar with 150mm wide d.p.c. to B.S. 743 to frame prior to fixing. Window opening lights to all rooms 5% min room floor area.

**INTERNAL PARTITIONS**

**Plasterboard**  
Non-headbearing 65x45mm finished size softwood vertical studs at 600mm c/c's. 45 x 45 mm finished size softwood head and sole plates with two rows of intermediate noggin's. 12.5mm plasterboard with skim finish to both sides. Provide 25mm sound deadening quilt within stud partitioning between bathrooms and habitable.

**Blockwork**

Non-headbearing 100mm block finished with 1 No layer of 15mm Duraline board on 8mm dot & dab with plaster skim and paint finish. Openings for new door ways to be supported with cornic. lintel B5D100 or similar approved by building control. Head of new blockwork walls to be supported by galvannead steel restraint stops fixed to blockwork & concrete to both sides. Stops to be staggered on opposite sides.

**VENTILATION:**

Habitable rooms to have provision for rapid ventilation by opening windows with a total area of at least 1/20th of the floor area of the room (replace existing windows where necessary). All other rooms to have provision for rapid ventilation by opening windows (no minimum size). Background ventilation of 8000mm2 achieved by trickle ventilators located to top frame of windows to habitable rooms and 4000mm2 to other.

Kitchen extract ventilation to atmosphere to give 60l/s or 30l/s if a cooker hood extract is adopted.  
First floor bathrooms to have mechanical extract to the extracting to the vent, with min 15l/s ventilation rate.

**SANITARYWARE**

Allow for grabrails/sanitaryware as per DOC M diagram 21 as necessary.

**PLUMBING**

Soil pipes and accessories to B.S. 4514.  
W.C., 100 dia waste connected to existing S & VP SINK UNIT. SHOWER 76mm deep seal trap, 38mm dia waste pipes, 18 76mm deep seal traps, 32mm dia waste pipes, provide anti-siphonic traps where 50mm dia common waste pipe is used for one or more appliances, waste pipes to be connected to S & VP or back inlet gully.

Anti-vac traps to be used to sink and whb waste pipes to horizontal drainage runs over 1.8m.

Waste pipes to be: 100mm dia. connections from wcs 32mm dia. connections from whb's with 75mm deep sealed traps each separately discharging into a 100mm dia. UPVC soil and vent pipes.

Drainage: to approved document H, any new underground drains in vitrified clay to BS 65 laid to BS CP 307 above ground drainage in upvc to BS 4516. Where drains are within the building they should be encased in concrete and any sub-structure taken to below drain invert where building is within 1m of the drain.

**ELECTRICAL INSTALLATIONS**

All wiring & electrical works to be designed, installed, inspected & tested in accordance with the requirements of BS 7671, the 17th edition wiring guidance & Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme authorised by the secretary of state. The competent person is to send to the local Authority a Self-certification Certificate within 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate & a BS 7671 Electrical Installation Test Certificate. act

**SMOKE DETECTION:**

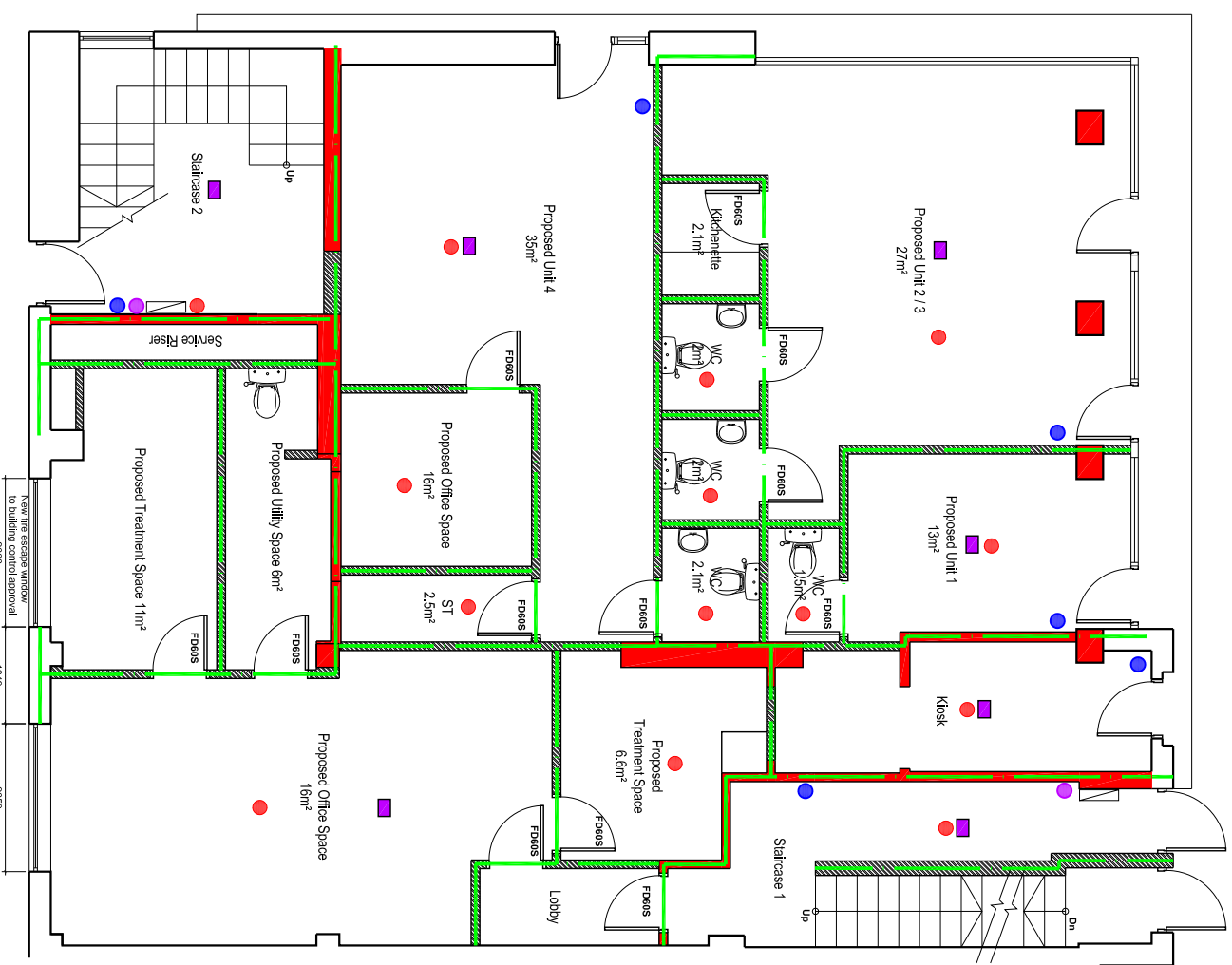
Smoke detectors installed at each floor in hall & landing areas, detectors to be permanently wired in on a separate fused circuit and conform to BS EN 14604:2005. Alarms to be positioned max 7m from kitchen or lounge doors & max 3m from bedroom doors & a min 300mm from any light fitting. At least one heat alarm to be installed in every kitchen

**SERVICES:**

All work and installations to comply with the regulations and recommendations of the respective 'BOARD' or 'AUTHORITY' to the satisfaction of the 'Inspector'. All fire strategy information indicative only and should be approved by the consultant prior to installation.

**EXISTING FLOORS:**

All existing floors are solid concrete, all service penetrations to be the sealed / fire collars as required as necessary.



Proposed Ground Floor Plan

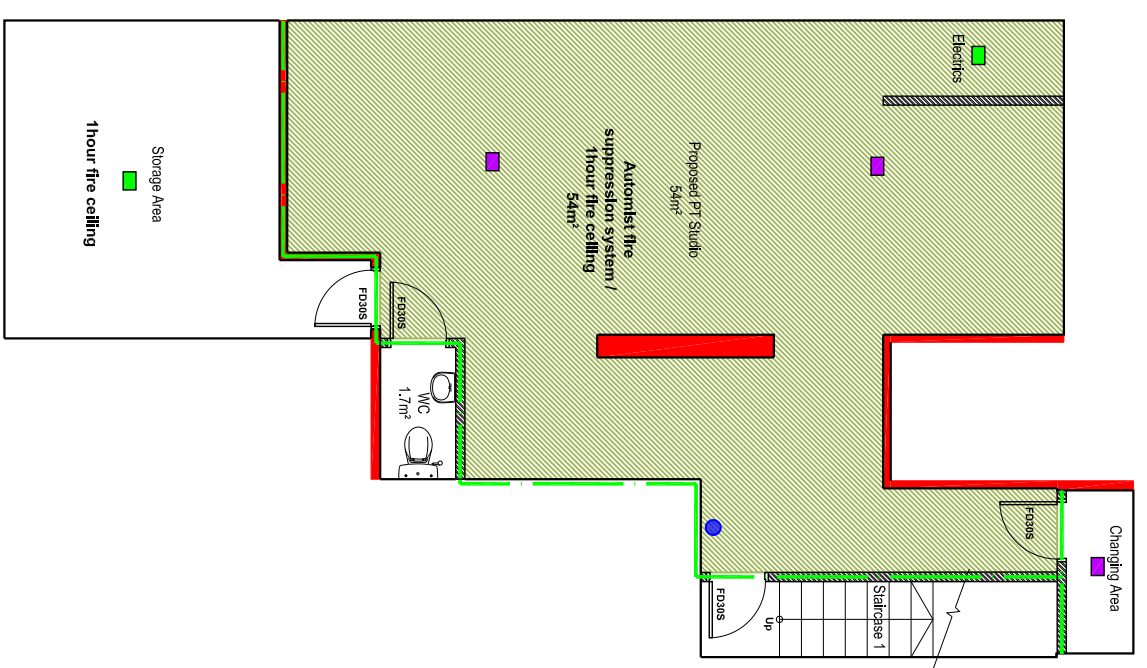
**Key:**

- Manual Call Point Interfaced with lift to drop to ground
- Smoke Detector (ceiling mounted)
- Heat Detector (ceiling mounted)
- Automatic Detection (ceiling mounted) Interfaced with lift to drop to ground
- Sounder
- Fire Alarm Panel
- Fire Alarm Panel
- 60 mins Fire Compartment Walls
- 30 mins Fire Doors with smoke/fire seals

**FD30S**

Notes:  
1 hour fire compartmentation between each floor level  
All Kitchens & Circulation spaces are fitted with statutory fire extinguishers / fire blankets to Kitchens.

- AOV Paint
- Automatic fire suppression system
- New stud partitions
- Existing internal walls

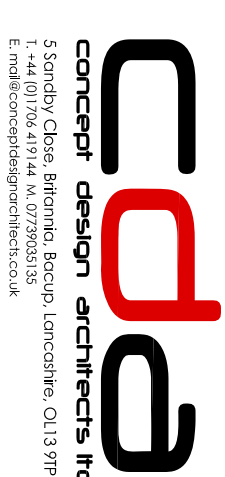


Proposed Basement Floor Plan

**BUILDING REGULATIONS**

revision drawing status client

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Proposed Ground Floor Retail Units with apartments above

Project: Proposed Ground Floor Retail Units with apartments above  
drawing title: Proposed Layout Plans  
date: MARCH 2021  
scale: 1:100  
drawn: MH  
checked: