

BUILDING CONTROL-Notes:
Part A
For any structural information refer to SE (reative Design & Structure Ltd).

Part F
-When the building work is carried out on an existing building, the work should comply with the applicable requirements of Schedule 1 to the Building Regulations.
-When windows in an existing building are replaced, the replacement work should comply with the applicable requirements of Schedule 1 and the work once completed should not have a worse level of compliance with other applicable requirements of Schedule 1 than before commencement of the work.
-Where the original windows were not fitted with trickle ventilators and the room is not ventilated adequate by other installed provisions, it would be good practice to fit trickle ventilators, to help with control of condensation and improve indoor air quality.
-When windows are replaced as part of the work connected with a material change of use, Sections 5 and 6 of this Approved Document apply. The new ventilation opening should not be smaller than was originally provided, and it should be controllable.
-Habitable rooms: 5000mm² equivalent area. Kitchen and bathroom: 2500mm² equivalent area.
Mechanical Extract ventilation provided by new vents running along underside of ceiling:
Bathrooms: 15 litres/sec with 15 mins. overrun
Kitchens: 60 litres/sec
System 4: Continuous mechanical supply and extract with heat recovery (MVHR). Design of MVHR systems forlow this three steps: 1st)For any design air permeability, the whole dwelling ventilation rate for 1-bed flat is 13 l/s; for a 2-bed flat is 17l/s. 2nd)The whole dwelling extract ventilation rate by summing the individual room rates for minimum high rate from table 5.1a. 3rd)The required air flow rates are as follows: the maximum whole dwelling extract ventilation rate should be at least the greater of Step 1 and Step 2. Note that the maximum individual room extrac rates should be at least those given in Table 5.1a fir "minimum high rate". The minimum whole dwelling supply ventilation rate should be at least the whole dwelling ventilation rate found in Step 1.
MVHR should be set up to operate without occupant intervention, but may have manual or automatic controls to select the boost rate. In kitchens, any automatic control must provide sufficient flow during cooking with fossil fuel to avoid build-up of combustion products. Ensure the system always provides the minimum whole dwelling ventilation rate specified in Table 5.1b
All existing windows are being replaced & the new windows are to be fitted with trickle vents which will provide a min. of 8000mm2 per window.

Part G
-The estimated consumption of wholesome water of a new dwelling should be no more than 125 l/person/day or 110 l/ person/day where the optional requirement applies. This includes a fixed factor of water for outdoor use of 5l/person/day.
-Where the fittings approach is used, the water consumption of the fittings provided must not exceed the values in Table 2.1.If they do, the water efficiency calculator must be completed to demonstrate compliance.
WC 4.5 litres single flush
Shower 10 l/min
Bath 185 Litres
Basin taps 6/m
Sink taps 8 l/min
Dishwasher 1.25 l/place setting
Washing machine 8.17 l/kilogram
-Hot water storage systems should be designed and installed in accordance with BS 6700:2006 + A1:2009 Specification for design installation, testing, and maintenance of services supplying water for domestic use within buildings and their curtilages or BS EN 12897:2006 Water supply.
-Hot water storage vessels should conform to BS 853-1:1996 Specification for vessels for use in heating systems.
-Vented hot water storage systems should incorporate a vent pipe of an adequate size, but not less than 19 mm internal diameter connecting the top of the hot water storage vessel to a point open to the atmosphere above and over the level of the water in the cold water storage cistern.
-Hot water storage systems should incorporate either: for all direct hear sources, a non-self-resetting energy cut-out to disconnect the supply of heat to the storage vessel in the event of the storage system overheating, and for all indirect hear sources, and overhear cut-out to disconnect the supply of heat to the storage vessel in the event of the stored water overheating so that the temperature of the stored water does not exceed 100 °C; or an appropriated safety device.
o demonstrate that the potential consumption of wholesome
-Vent pipes should discharge over a cold water storage cistern conforming to BS 417-2:1987 Specification for galvanized low carbon steel cisterns, cistern lids, tanks and cylinders.
-The cold water storage cistern into which the vent pipe discharges should be supported on a flat, level, rigid platform which is capable of safely withstanding the weight of the cistern when filled with water to the rim and fully supporting the bottom of the cistern over the whole of its area. The platform should extend a minimum of 150mm in all directions beyond the edge of the maximum dimensions of the cistern, which should be accessible for maintenance, cleaning and replacement.
-Unvented hot water storage systems: to minimize the danger from excessive pressure, unvented hot water storage systems should incorporate a minimum of two independent safety devices. These shall be in addition to ant thermostat provided to control the desired temperature of the stored water. The selection of safety devices should take account of the physical location of the devices, and the design, configuration, location of components and performance characteristics of the system to which they are attached.
-An acceptable approach might consist of: a non self-resetting energy cut-out to disconnect the supply of heat to the storage vessel in the event of the storage system over heating, and a temperature relief valve or a combined temperature and pressure relief valve to safely discharge the water in the event of serious over-heating.
-The hot water supply temperature to a bath should be limited to a maximum of 48C by use of an in-line blending vlave or other appropriate temperature control device, with a maximum temperature stop and a suitable arrangement of pipework.

Part H		
-Minimum trap sizes and seal depths for WCs with major flush volumes of 5 litres or more:		
Appliance	Dia. of trap (mm)	Depth of seal (mm of water)
Washbasin		
Bidet	32	75
Bath		
Shower	40	50
Food waster disposal unit		
Urinal		
Sink		
Washing machine		
Dishwasher	40	75
WC outlet <80	75	50
WC outlet >80	100	50

-Branch discharge connections must be in accordance with Approved Document H
-Branch ventilation pipes which run direct to outside air should finish at least 900mm above any opening into the building nearer than 3m.
-Materials for sanitary pipework must comply with the relevant British Standard.
-Gradients for foul water drainage to comply with Table 6 of AD H.
A drain carrying foul water should have an internal diameter of at least 75mm. A drains carrying effluent from a WC or trade effluent should have an internal diameter of at least 100mm.
Bedding and backfilling of pipes to comply with Diagram 10 of AD H.
Rainwater drainage design and specification, as existing

Part L
New Building (L1A)
Where a building is erected, it shall not exceed the target CO2 emission rate for the building that has been approved pursuant to regulation 25
-Limiting fabric parameters
Roof- 0.20W/m²Ks
Wall- 0.30W/m²Ks
Floor- 0.25W/m²Ks
Party wall - 0.20W/m²Ks
Windows, roof windows, glazed rooflight, curtain walling and pedestrian doors - 2.00W/m²Ks
Air permeability - 10.00 m³/hm² at 50 Pa
Existing building (L1B):
Where there is a change in a building's energy status, such work, if any, shall be carried out to ensure that the building complies with the applicable requirements of Part L of Schedule 1
-Standards for new thermal elements:
Wall- 0.28W/m²Ks
Pitched roof- insulation at ceiling level- 0.16W/m²Ks
Pitched roof- insulation at rafter level- 0.18W/m²Ks
Flat roof or roof with integral insulation 0.18W/m²Ks
Floors - 0.22W/m²Ks
-Retained Thermal Elements to be upgraded to the following values if below the current threshold;
Walls (Cavity Insulation) - 0.55 W/m²Ks
Walls (External or internal Insulation) - 0.30 W/m²K
Floors -0.25 W/m²K
Pitched Roof (at ceiling level) - 0.16 W/m²K
Pitched Roof (at rafter level) - 0.18 W/m²K
Flat roof or roof with integral insulation - 0.18W/m²Ks

New Double glazed windows/doors to client specification.
New AOV opening vent to be double glazed 'Low E'
U-value Of 1.4 W/m2K

Part M
-Approach route should comply with all of the following: The approach route is level, gently sloping, ramped or, where unavoidable, stepped; all external parts of the approach route have a suitable ground surface; the approach route is a minimum of 900mm wide with a maximum cross fall of 1in 40; where a driveway forms all, or part of, the approach route, and additional allowance of at least 900mm wide should be provided so that a wheelchair user can pass a parked car
-A ramped approach should comply with all of the following: a)individual flights are for gradients up to 1:15 not more than 10m long, for gradients up to 1:12 not more than 5m long; b) every flight has a minimum clear width of 900mm; c)every flight has a top and bottom landing; d) an intermediate landing is provided between individual flights and at any change of direction; e) every landing is a minimum of 1200mm long, clear of the swing of any door (or gate)
-External stepped approach: when is not possible to achieve step-free access to any private entrance a stepped approach is acceptable if it complies with all of the following: a)steps are uniform with a rise of 75-150mm and a minimum going of 280mm;b)step have suitable tread nosings; c) No individual flight has a rise of ore than 1800mm between landings; d)every flight has a minimum clear width of 900mm; e) top and bottom and intermediate landings, are provided and every landing has a minimum lenght of 900mm) every flight with three or more risers has a suitable handrail to one side.
-Principal communal entrance: minimum clear opening width of 775mm
-Communal stairs need to meet the requirements of Part K or a utility stair
-Private entrances to the dwelling should comply with all of the following: the door has a minimum clear opening width of 775mm; any threshold is an accessible threshold; and where a step into the dwelling is unavoidable, the rise is a maximum 150mm and is aligned with the outside face of the door threshold
-Circulation areas :a short length, no more than 2m, of local permanent obstruction in a corridor would be acceptable provided that the unobstructed width of the corridor is not less than 750mm for that length.
-Minimum widths of corridors and passageways for a range of doorway widths:
Doorway CO width (mm) Corridor width (mm)
750 or wider 900 (when approach head-on)
750 1200(when approach not head-on)
775 1050(when approach not head-on)
800 900(when approach not head-on)
-Accessible switches and socket, including door bells, entry phones, light switches, power sockets, TV aerials and telephone jacks, serving habitable rooms throughout the dwelling have their centre line 450-1200mm above floor level. Consumer units are mounted so that the switches are 1350-1450mm above floor level.

Part P
Electrical installation to be installed by a competent contractor in line with requirements of Part P. Fixed energy efficient light fittings to be provided for at least 75% of all light fittings.

Part J
No Gas or combustion appliances are proposed

Part Q
Doors:
All easily accessible dorrssets that provide access into a dwelling or into a building should be secure doorsets
Secure doorsets should be either manufactured to a design that has been shown by test to meet the security requirements of British Standard publication PAS 24:2012 OR meet the following requirements: solid or laminated timber with minimum density of 600kg/m3; Door rails:44mm thick, any panel within the doorset should be at least 15mm thick and the smaller dimension of each panel should be 230mm or less.
The main doors and not- primary for entering a dwelling should be fitted with a multipoint locking system that meets the requirements of PAS 3621 or PAS 8621 or PAS 10621
The main doors for entering a dwelling should have a door viewer unless other means exist to see callers.
Letter plates should have a maximum aperture of 260mm x 40mm and be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand
Windows:
Ground floor, and other easily accessible windows should be secure windows.
Secure windows should be made to a design that has been shown by test to meet the security requirements of British Standards publications PAS 24:2012
Frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions

WORK IN
PROGRESS
171103

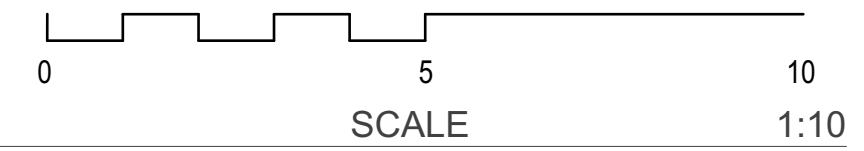
NOTES

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ORIGINAL A1

WALL TYPES

Read in conjunction with Acoustic report
Type A: Separating wall, 210mm OA Width (FULL HEIGHT, STRUCTURE TO STRUCTURE)
2 x 15mm Gyproc SoundBloc plasterboard(minimum 12.5kg/m²)
50mm Isover Acoustic Partition Roll between Gypwall Quiet Gyframe 48S50 c studs at 300mm boxed (48mm thickness)
50mm Isover Acoustic Partition Roll between Gypwall Quiet Gyframe 48S50 c studs at 300mm boxed (48mm thickness)
2 x 15mm Gyproc SoundBloc plasterboard(minimum 12.5kg/m²)
U Value= 0.25 W/m²K
Type B: Within flats, 76mm OA Width
1x 12.5 Gyproc SoundBloc plasterboard (minimum 10kg/m³)to each side
50mm insulation, 48mm Gyframe C studs at 400mm centres
Type C:Acoustic wall lining to stairwells, 93mmOA Width + finishes (FULL HEIGHT, STRUCTURE TO STRUCTURE)
Minimum 20mm set-off from existing wall surface
Minimum 48mm metal "I" studwork frame or equivalent timber frame
2x12.5mm plasterboard (minimum 8kg/m2) with joints staggered
Type G: Acoustic wall lining to existing separating wall, 62.5mm OA Width + finishes (FULL HEIGHT, STRUCTURE TO STRUCTURE)
British Gypsum GypLiner Universal (or similar equivalent) to form:
Minimum 50mm cavity
50mm mineral wool in the cavity
12.5mm plasterboard (minimum 10kg/m²)
Type F: Separating wall Riser (FULL HEIGHT, STRUCTURE TO STRUCTURE)
2 x 15mm Gyproc SoundBloc plasterboard(minimum 12.5kg/m²)
2 x 15mm Gyproc SoundBloc plasterboard(minimum 12.5kg/m²)
Type D: New external wall-Zinc Cladding
Rheinzink Angled Standing Seam
Separating layer: breather membrane
Substructure: OSB or Plywood Min- 18mm thick
Timber batten - ventilation air space
Thermal insulation
Supporting structure
New external wall- Hanging tiles
Existing Walls/Columns (Structural)
Column encasement, whether required:
15mm Glasroc F Firecase board 4 side encasement. 60 min fire rated



rev P5 : 21 11 '17 Rev Wall width
rev P4 : 03 11 '17 Issue for Building Control
Revision History P- Preliminary C- Construction R- Record
Client:

Hickie and Hickie LTD

Job title
WESLEY GATE, Queens
Road, Reading, RG1 4AP

Drawing title
BUILDING CONTROL NOTES

Scale @ Drawing Size Date Drawn Checked
1:10, 1:300, 09'16 PR HW
1:100@ A1

Status
BUILDING CONTROL



hives architects
Project: Drawing: Revision:
2684 018 P5

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