GENERAL

All work and materials to be carried out in accordance with the Building regulations (particularly support regulation 7), the relevant British Standards, Codes of Practice, NHBC requirements and to the satisfaction of the Local Authority Building Control Officer/Inspector.

All new work: roof finish, walls and floor levels are to match existing. New work is to be bonded to existing with Furfix system unless otherwise stated. Disturbed areas to be made good.

1. All setting out, new, existing dimensions, levels and existing foul and surface water drainage to discharge into appropriate systems and directions of flows must be checked on site (by the contractor) prior to the commencement of any work and any discrepancies to be reported before proceeding to HPS and the Local Authority Building Control Officer for approval.

2. Timber treated to (CP 98) BS:5268 part 5.

3. All structural timber to be minimum grade C16.

4. Steelwork to be given half hour fire resistance with two layers of 12,7mm plasterboard, 1.6mm wire at 100mm pitch and 5mm skim OR 1 layer of 15mm Gyproc Fireline board fixed to timber noggings in web of steel or Gyproframe GA 1 steel angles for board to board fixings use Glasroc Fire Case Screws. All steelwork to be positioned within the floor or wall zone unless otherwise agreed, generally the top of the steels to be 25mm below top of joists with 15mm gap above the ceiling.

5. Wastes to be in U'PVC 75mm deep seal traps with access to rod to BS:5572. 100mm dia to WC, 50mm dia to combined wastes, 40 dia to sinks, baths, showers and 32mm dia to wash hand basin and bidets. Long runs to be 50mm dia with anti-syphonic traps.

6. Hot & cold water supplies in copper pipes to be provided to all of the above (cold only to WC's). Space heating to have individual room control and thermostats provided by a vented heating system.

7. Ventilation is to be provided to all rooms in the form of opening windows, equal to a minimum of 1/20th of the floor area of the room supplied, together with at least one permanent window frame (or other approved) slit vent equal to 5000mm2 minimum to each habitable room. 2500mm2 minimum to wet rooms.

In addition to the above, mechanical extract ventilation is to be provided in kitchens and utility areas at 60 litres/second. Bathrooms and shower-rooms at 15 litres/second. Toilets to have a minimum of 3 number air changes per hour with an over-run of 15 minutes controlled by light switch ducted to open air not less than 6 litres/sec.

8. All windows, doors and roof lights are to be (min) doubled glazed UPVC / Timber (to match existing) and to be draught stripped and have a window energy rating (WER) of Band C or better.

Or all windows should have a whole U value of 1.6W/m²K not centre pane value.

All work and materials to be carried out in accordance with the Building regulations (particularly support regulation 7), the relevant British Standards, Codes of Practices, NHBC requirements and to the satisfaction of the Local Authority Building Control Officer/Inspector.

HEALTH & SAFETY

- Health & Safety Alert For Builders Construction (Design & Management) Regulations 2015
- Essential precautions when working at height include: Ladders
- Use safe working platforms in preference to ladders as a place of work
- Only undertake light and short duration work from a ladder
- Secure ladders to prevent slipping or displacement
- Working Platforms
- Only use Platforms with Double Guard Rails and Toe Boards
- Check working platforms each day to prevent slipping or displacement
- Roof Edges
- Provide a full working platform at roof edges including the gable end
- Only use roof ladders for light and short duration work
- Installation and method statements are the responsibility of the appointed contractor with advise given by the engineer where applicable i.e. foundations, shoring up, steel installation etc.
- The Builder must assess the risks of working at height on each project and decide at a early stage what working platforms and safe means of access are needed. The precautions outlined above are essential. You need to allow for the necessary cost and time required by these precautions when pricing work.The work must be supervised to ensure that precautions are maintained at all times.Your legal duties include:

Designers Pre-Tender Risk Assessment Statement

This project contain no known items which we consider to be of a greater risk than an experienced builder would expect to find on a private domestic project. The construction (Health Safety & Welfare) Regulations 1996, (Particulary)

notes:

- Any discrepancies should be reported immediately.
- All dimensions should be checked and verified by the contractor on site prior to commencement of work. do not scale from any drawings.
- All works to be carried out to the relevant British Standards, in accordance with the accepted good practice and to the satisfaction of the Local Authority Building Inspector.
- The product does not give details about the actual state or condition of the site nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the site for any particular purpose, or relied upon for determining salability or value, or used as a substitute for any physical investigation or inspection.
- Drawings to be read in accordance with the dwelling emission rate (der/ter) calculation.
- The building must be built 'as designed' meeting the criteria set for air permeability.
- All relevant partitions to be checked for loadbearing adequacy prior to the commencement of work on site.
- Legally it is possible to begin work before an approval notice has been issued by the local Building Inspector, providing the local authority is given notice of at least two clear working days. However, it must be borne in mind that this is done at the owners risk and the local authority has the right to remove/pull down any work that has been carried out up to that point which does not meet the required standard / approval.
- It is illegal to commence building work without giving any notice to the local authority. Failure to give notice can result in the building owner liable to a fine for each day an offence is continued to be committed.
- Adjoining owners written consent to be obtained prior to the commencement of works, to cross the boundary.

All doors should have a U value of 1.8W/m²K or better and doors with 50% or greater glazing should have a U value 1.6W/m²K Roof lights should have a U value of 1.6W/m²K but can be adjusted depending on the pitch of the roof:- greater than 70° pitch = 0.0; 70°-60° = +0.2; 60°-40° = +0.3; 40°-20° = +0.4, less than 20° = +0.5.

Toughened glass to critical areas BS:6206;81 to be used in areas within 800mm of the floor and within 1.500m of the floor to doors and side lights. Windows should open at least 30 degrees for purge ventilation based on one twentieth of the floor area, or if opening less than 30 degrees, the ventilation should be based on one tenth of the floor area. Height to the bottom of the openable area must be a min of 800mm above FFL if not the a safety bar must be incorporated subject to min egress being retained.

12. RWP's to be 63mm dia U'PVC to roddable gullies.

13. Electrical work to current I.E.E. regulations. Generally socket outlets to be 300mm above finish floor level.

14. Cavity trays to be provided at all junctions of cavity walls and pitched roof.

15. Roofing tiles to be laid and fixed to manufacturers instructions regarding lap and pitched details.

16. Self-contained interlinked smoke alarms conforming to BS:5446 are to be provided to manufacturers instructions (which are to be retained on site) hard wired to a separately fused circuit at the distribution board with battery back up, placed centrally with easy access away from heaters in circulation areas, 7.5m max from all doors to habitable rooms, at least one per storey. all alarms are to be interconnected. Detectors are to conform to BS5839-6:2004 grade D category LD3. Heat detectors / alarms are required in kitchens when the kitchen is not separated from the circulation or stairway by a door. Carbon monoxide detectors must be fitted in the same room as a new or replacement fixed solid fuel, gas or oil heating appliance.

17. Security items should be in accordance with NHBC chapter 1.3 and BS 8220.

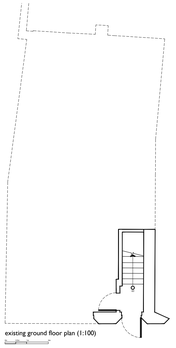
18. All lead work, valleys, abutments, flashings, dormers, etc to the recommendations of "the sheet lead association guidelines" and in accordance with BS:6915.

19. Routes of existing services and positions of meters to be located, and protected or repositioned (if required) to the requirements of the Local Authority.

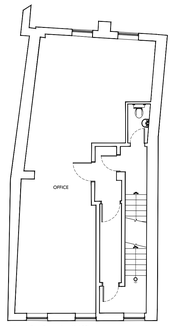
20. Chipboard to be fixed with nails 2.5 x thickness of chipboard and all joints to be glued to NHBC requirements.

21. A 10mm air gap is required under internal doors to ensure good circulation throughout the building.

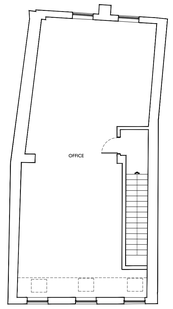
22. Heating, hot water, comfort cooling, mechanical ventilation, heat pump, and lighting systems must be designed and installed to "Domestic Building Service Compliance Guide" 2013 Edition. The person who carries out the commissioning must provide a certificate confirming that it has been carried out properly to both the client and the Building Control Officer.



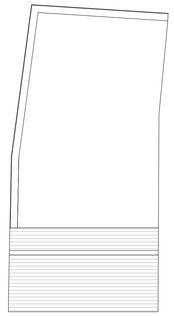
existing ground floor plan (1:100)



existing first floor plan (1:100)

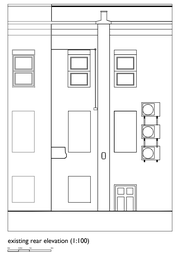


existing second floor plan (1:100)

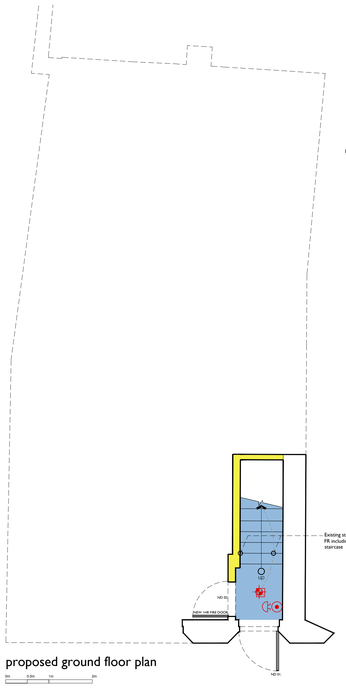


existing roof plan (1:100)

existing front elevation (1:100)



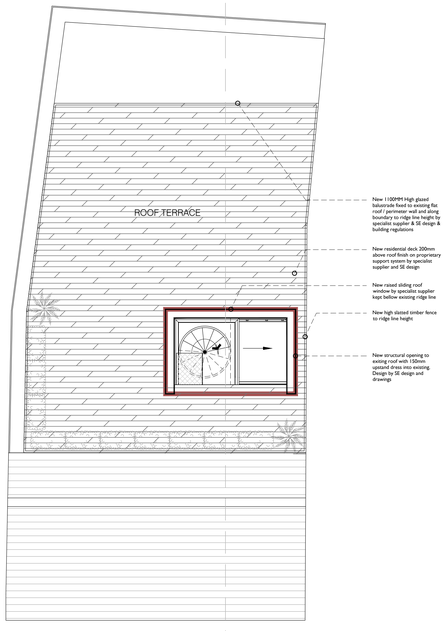
existing rear elevation (1:100)



proposed ground floor plan

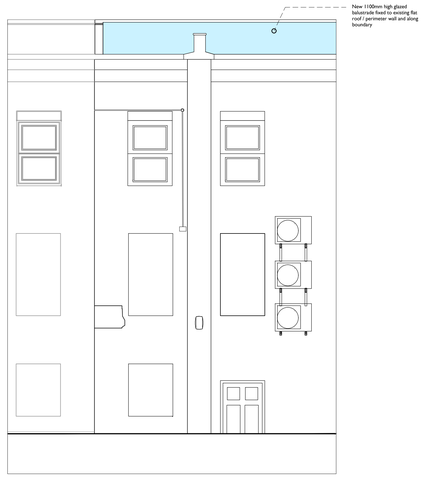
proposed first floor plan

proposed second floor plan

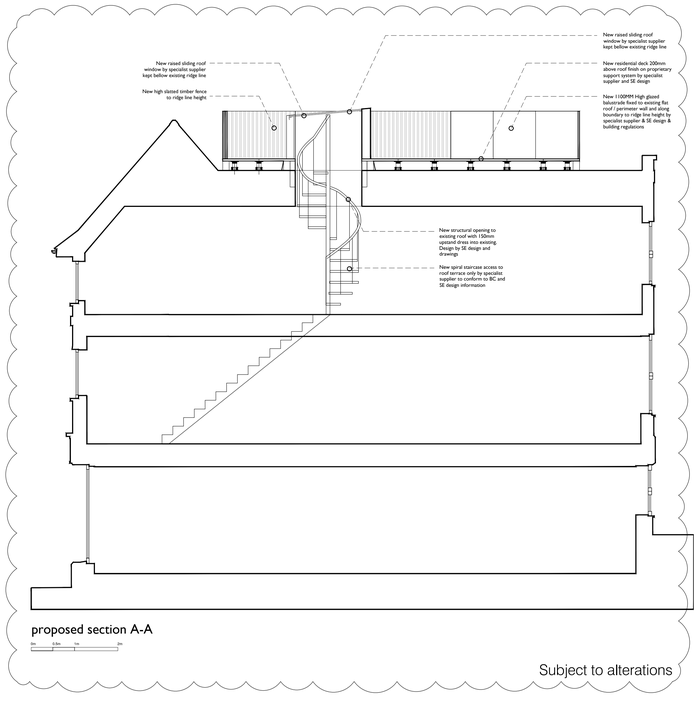


proposed roof plan

proposed front elevation (no change)



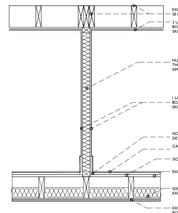
proposed rear elevation



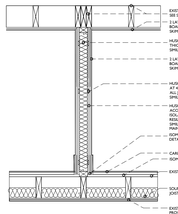
proposed section A-A

Subject to alterations

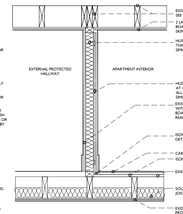
WALL TYPE A



WALL TYPE B



WALL TYPE C



- Demolished
- Wall type A - Proposed partition
- Wall type B - Proposed partition with 1 hour fire rating
- Wall type C - Existing wall upgraded to 1 hour fire rating
- Internal flat protected hallway
- Communal protected circulation
- Flat 1
- Flat 2

- Communal Hallway & Staircase TBC
- Havwoods / Alabastro select 70mm block HW16004
- Cormar Carpet Co, Sensation, Heathers Riga Surf
- 400x400 Stone Effect Floor tiles Ref: Parkside, Randall, Grigio Nat 3549
- Millboard, Composite boarding. Enhanced Grain, Smoked Oak

- NEW HOT / COLDWATER CONNECTION
- NEW DRAINAGE CONNECTION
- NEW DRAINAGE SYSTEM CONNECTED BACK TO EXISTING DRAINAGE SYSTEM LAID TO FALL & BUILDING REGS
- NEW MANHOLE TO DRAINAGE SYSTEM CONNECTED BACK TO EXISTING DRAINAGE SYSTEM CONSTRUCTED TO BUILDING REGS
- 4 / 3 / 2 OR SINGLE GANG SWITCH RECESSED
- 2 WAY LIGHT SWITCH RECESSED
- DIMMER SWITCH
- E3 — RECESSED LED DOWNLIGHT IWTH INTERGRATED 3 HR EMERGENCY LIGHTING PACK C/W CHARGE INDICATOR LED WITHREMOTE
- RECESSED LED DOWNLIGHT.
- P1 — PENDANT
- Spt — SPOTLIGHT 'BLACK'
- EX — TERNAL WALL MOUNTED
- E4 — INTERNAL WALL MOUNTED
- E4 — TOILET LIGHT FITTING 3 HR EMERGENCY LIGHTING PACK C/W CHARGE INDICATOR LED
- GOOGLE MAINS SMOKE & CO2 DETECTOR
- E3 — 1500 TWIN TUBED FLUORESCENT FITTING WITH SAFETY BASKET WITH OR WITHOUT EMERGENCY PACK
- DIMMER PANEL SPEC TBC
- DIMMABLE LED STRIP
- NEW RCD FUSE BOARD
- EXTERNAL SUITABLE DOUBLE SWITCHED SOCKET OUTLET 13A SURFACE MOUNTED
- DOUBLE SWITCHED SOCKET OUTLET 13A RECESSED WITH 2 NO USB PORTS
- SINGLE SWITCHED SOCKET
- DOUBLE SWITCHED SOCKET OUTLET 13A SURFACE MOUNTED
- SINGLE SWITCHED SOCKET OUTLET 13A RECESSED
- SINGLE NICKEL SWITCHED SOCKET OUTLET 13A RECESSED INTO PANEL ABOVE TABLE HEIGHT
- 13A FUSED SPUR
- 13A SWITCHED FUSED SPUR
- 13A SWITCHED FUSED SPUR WITH NEON INDICATOR
- 32A SWITCHED FUSED SPUR WITH NEON INDICATOR
- CAT 5E CABLE CONNECTION
- TV SCREEN CABLE CONNECTION
- NEW RCD FUSE BOARD
- FAX/INTERNET
- OFFPICE / HOUSE LINE
- PDQ LINE
- CALL POINT 1400MM ABOVE FLOOR LEVEL
- FIRE ALARM BELL
- CO2 EXTINGUISHER
- FOAM EXTINGUISHER
- FIRE BLANKET
- EXIT — CEILING MOUNTED ILLUMINATED DIRECTIONAL FIRE EXIT SIGN
- E — LIGHT FITTING EMERGENCY LIGHT PACK
- S — SMOKE DETECTOR
- ZONAL SECURITY ALARM PANEL (INPUT UNIT)
- ZONAL SECURITY ALARM PANEL (INPUT UNIT)
- AREA COVERED BY FIRE SURPRESSION SYSTEM IF REQUIRED
- RAD — WALL MOUNTED STORAGE HEATER WITH ASSOCIATED ELECTRICA SUPPLY BY MAIN CONTRACTOR. TO BE APPROVED

Notes:

This drawing is a print and must not be scaled from without reference (being made to the accompanying scale bar. All dimensions of existing buildings to be verified on site.

This drawing is to be read in conjunction with all other drawings and specifications and any general conditions associated with the project.

All materials and workmanship to comply with Approved Document 7 Materials and Workmanship 2013 edition of the Building Regulations 2010.

The Contractor is to check all drawings for dimensional and coordination accuracy. Any discrepancy between the details shown and those by others are to be reported to the Client / Contract Administrator.

This drawing remains the copyright of Kinsop & Company Ltd

REV	DATE	NOTE

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CLIENT	Kinsop
PROJECT	59 London Street READING BERKSHIRE RG1 4PS
DRAWING	Plans + Elevations AS EXISTING & PROPOSED BUILDING CONTROL / BREAM

SCALE	1:50@A0	PROJECT No.	REVISION
DATE	APR 2025	K288	-
DRAWN		CHECKED BY	TR
DWG No.	B01		

Scale @ 1:50

2.5m 2m 1.5m 1m 0.5m 0m