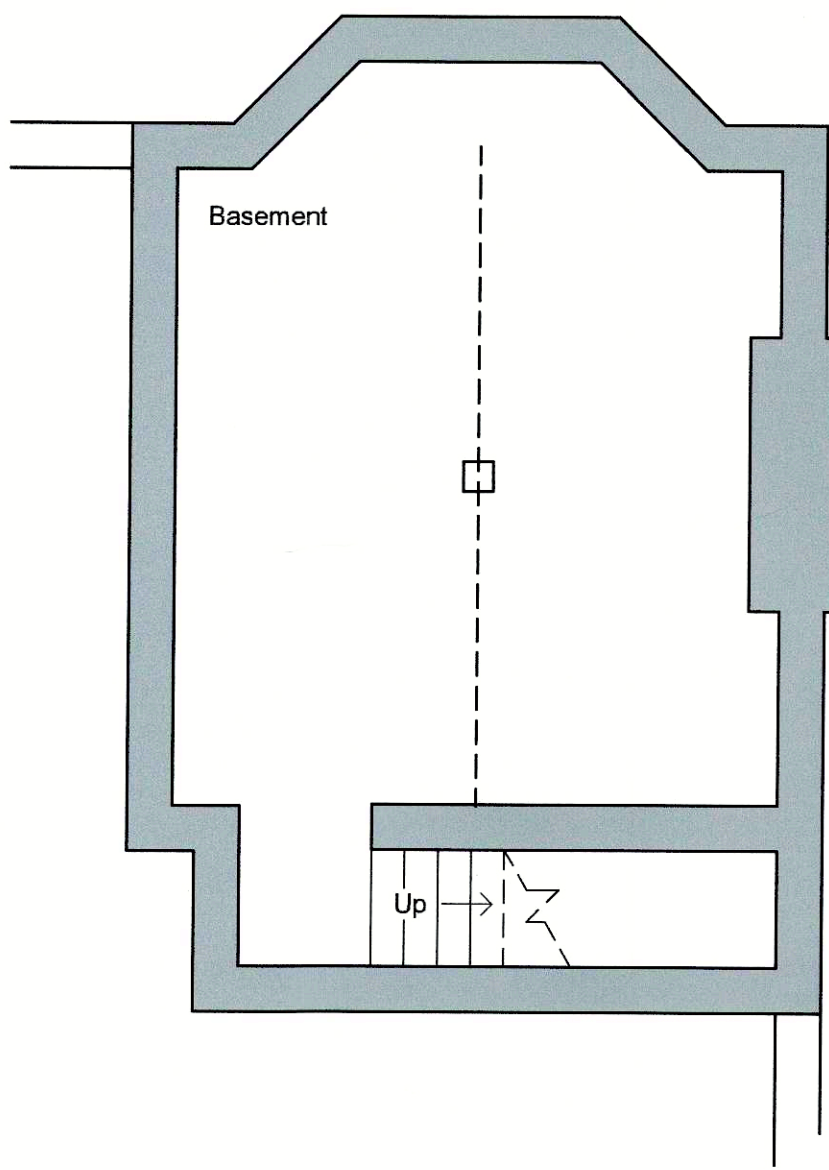


Basement - No Change, under "Landlord Control"



Building Regulation Notes

Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground. All electrics, heating, plumbing and decorations to be altered/extended all to client's choice. The property owner is reminded of the requirement to serve a Party Structure Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996.
New flats are to be provided with an Energy Performance Certificate and SAP rating upon completion of the work, prior to occupation.
Provide a sound test to prove compliance of separating walls and floors between flats. To be carried out on the scheme at completion of this project prior to occupation. Appropriate certification to be submitted to the Approved Inspector. (Builder to seek advice prior to commencement of work from acoustic engineer to ensure all levels of workmanship and detailing of important junctions are met.)

Party wall ceiling between flats

The existing ceiling board is to be removed and carted away. Fix Soundbreaker "bars to the underside of the joists at 400mm centres. Fix, by screwing, 15mm thick "Soundblock" plasterboard to the bars. Lay 150mm thick "Soundslab" over and Fix second layer 15mm thick "Soundblock" to first layer, staggering the joints. The strength of the existing joists is to be checked to ensure that they are capable of taking the additional loadings. Do not create a rigid or direct connection between the independent ceiling and the existing floor. Do not tightly compress the mineral wool so as the bridge the cavity formed.

Sound Insulated partitioning between flats and between common areas

To the existing 110mm thick masonry wall between the common areas and flat. Provide 50mm x 75mm timber studwork at 400mm centres, positioned 10mm clear of existing walls, with 50mm thick (Soundslab) insulation quilt fitted between studs. Fix 2 layers of 12.5mm (Soundbloc) plasterboard to battens, fixed broken joint with a set coat finish. Separating walls should be taken up to the underside of the floor and roof coverings and fire stopped.

New Party Walls

Sound Insulated partitioning between flats and stair case and flat1 to be at least 2 layers of 50mm x 75mm timber studwork at 400mm centres with a minimum distance between lining faces of 200mm, lined with 2 layers of 12.5mm Soundbloc plasterboard each side, fixed broken joint with a set coat finish, insulated with 50mm Soundslab insulation quilt draped within the cavity. Provide solid blocking between joists.

Stud Walls

New internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggings at maximum 1200mm centres. Insulated with 100mm quilt for sound insulation, faced both sides with 12.5mm Soundbloc plasterboard finished with set.

Existing External Walls

Existing walls to be upgraded. On the inside walls to receive 48mm thick Thermaline Plus board or similar, fixed to the walls in accordance with the manufacturer's instructions.

Foul Water Drainage

All below ground drainage to BS EN 752. Kitchen waste to discharge into 50mm roddable waste, Bathroom wastes to new roddable stub stack and durgo. All fittings to be provided with trapped waste pipes as follows: Sink, shower & baths 40mm diameter Wash hand basin - 32mm diameter WC - 100mm diameter Common waste pipes to be 50mm diameter. All traps to be 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with anti-siphonic traps. Any new drains to be 100mm dia UPVC pipes laid and surrounded in 150mm of pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm.

Ventilation

New window serving all rooms to provide open able ventilation area of not less than 1/20th of the floor area of the rooms, which they serve, all fitted with a minimum 8000mm² trickle ventilator. All glazing in those critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206 All new doors to be double glazed to the client's approval with 16mm air gap and a "soft" low-E coating to achieve a U value of 1.8 W/m²*K. All existing windows are to be replaced and styled to match existing, double glazed. All windows and to be double-glazed PVC with 16mm argon gas filled cavity and a soft coat low-E glass. To achieve a U value of 1.40 W/m²K.

Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering. Kitchen to be provided with an extract fan capable of extracting not less than 60 litres per second (or 30 litres per second if fitted within a cooker hood) which may be operated intermittently and ducted to external air. Internal bathroom to be provided with mechanical ventilation giving a rate of 15 litres per second, ducted to external air with 15-minute overrun and worked off light switch. Provide 10mm air intake gap beneath doors if the room has no window. Provide commissioning certification for all mechanical extraction fans.

Mechanical ventilation extraction ductwork not to pass through ceiling, all to discharge to external air terminating at the external wall

Electrics

Requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so. A minimum of 75% of all new lighting will be high efficiency type.

Fire Alarm

All new flats should be provided with a fire detection and fire alarm system in accordance with the relevant recommendations of BS 5839- 6:2004 Code of practice for the design, installation and maintenance of re detection and re alarm systems in dwellings to at least a Grade D Category LD3 standard. Commissioning certificates to be submitted upon completion of work. All smoke alarms within each dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance with IEE Regulations. They may operate at a low voltage via a mains transformer. Smoke alarms must be installed within 7m of the living room and kitchen door, within 3m of all bedroom doors and within 15m of each other in corridors or landings. If ceiling mounted, smoke alarms should not be installed within 300mm of a light fitting. If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 150 and 300mm of the ceiling. Smoke Detection to provide within the common and internal hallways. Heat Detection to be provided within the kitchens.

Fire Safety

O. Fire alarm call point.

SD. Smoke detection.

HD. Heat Detection.

All internal doors within dwellings * are to be ½ hour fire resisting and self-closing with 25mm stops glued and screwed to frame. (FD30).

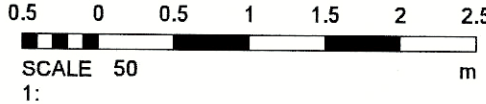
Flat entrance doors ** are to be ½ hour fire resisting, self-closing with intumescent cold smoke seals. (FD30S).

Provide emergency lighting to BS5266 to cover all common escape routes, inside and outside all final exits.

Commissioning certificates to be submitted upon completion of work.

All habitable rooms and bedrooms are to have a window with an unobstructed opening with easy clean hinges at least 850mm high and 500mm wide when open with a cill height of between 0.8 and 1.1m.

Revisions



Materials

Drawing Number 2019/134 Sheet 1 of 1

Size A1 Scale 1:50

Project Proposed details September 2019

Job Title 20 Sudley Road Bognor Regis West Sussex PO21 1EU

Do Not scale from this drawing except for planning as photocopies will be subject to distortion
Drawings to be read in conjunction with all other Designers and structural engineers contract drawings and specifications:
Any discrepancies must be brought to the attention of the Designer immediately.
The contractor must verify all dimensions by site measurement before ordering materials or manufacturing components
Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements

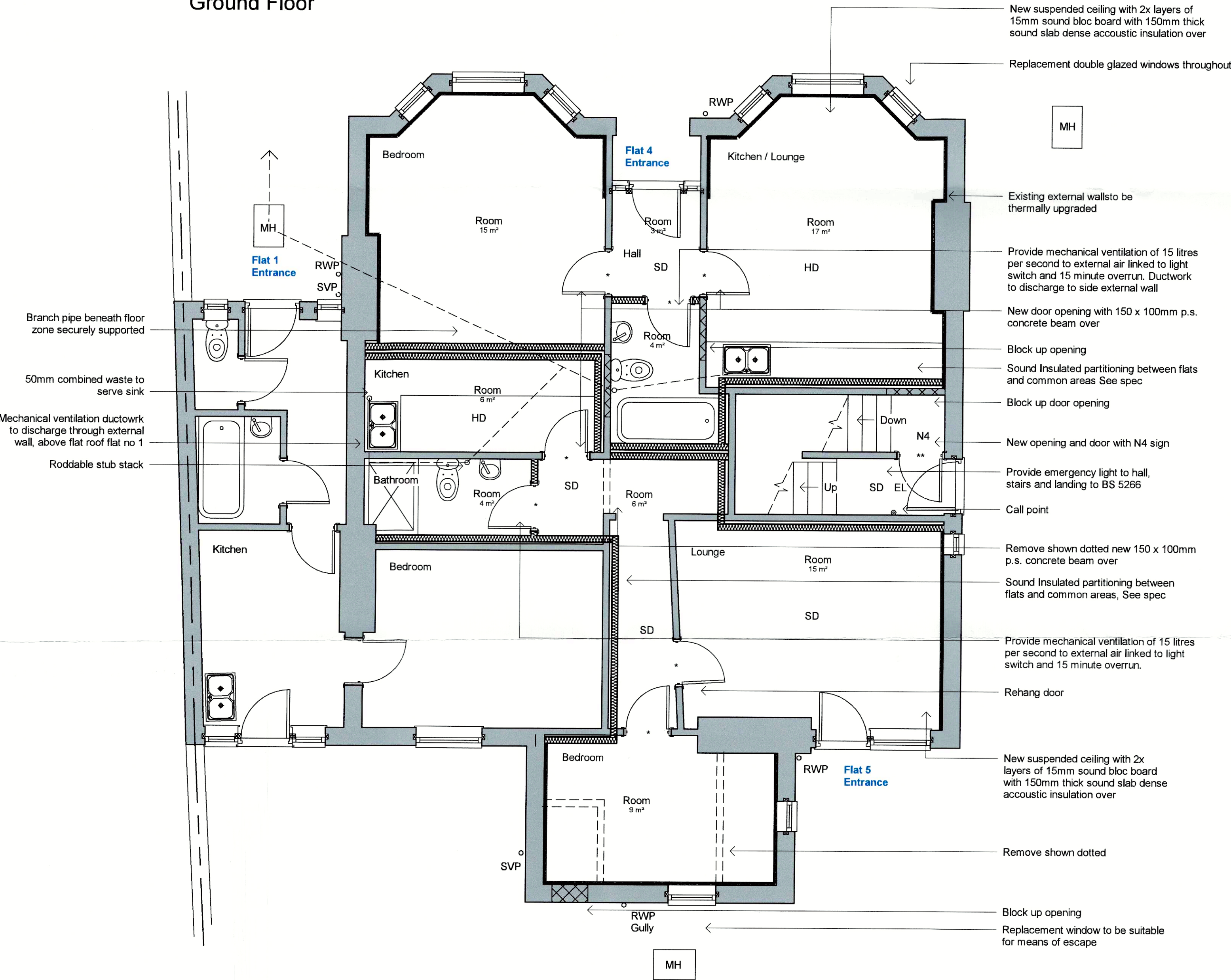
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Ground Floor



First Floor - Existing flats

