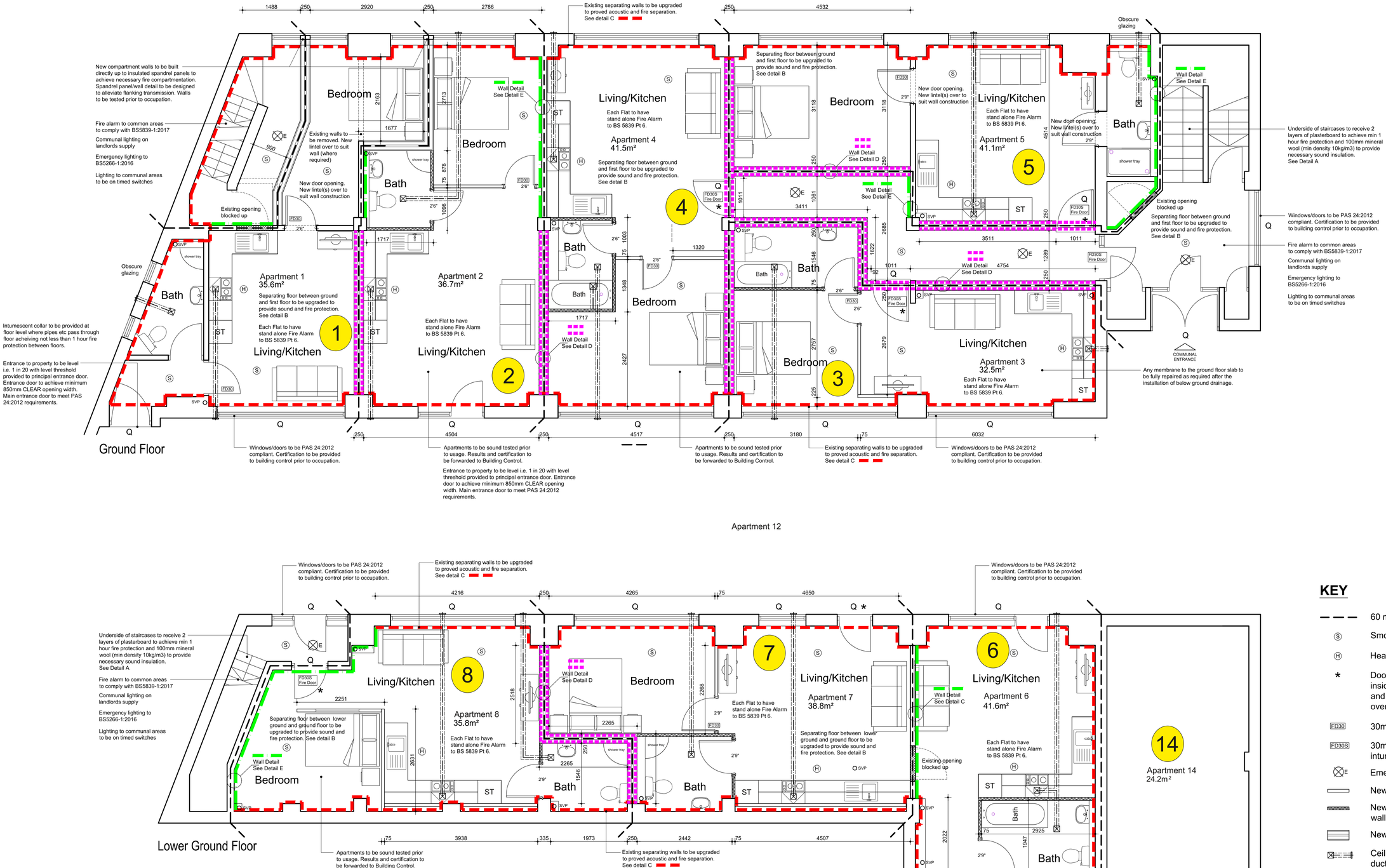


KEY

- 60 mins fire resistance
- (S) Smoke detector/sounder
- (H) Heat detector/sounder
- * Door to be openable from inside without use of a key and door to have overhead door closer
- FD30 30min fire rated door
- FD30S 30min fire rated door with intumescent smoke seals
- (E) Emergency lighting
- New 75mm stud walls
- New 75mm insulated stud walls
- New separating party walls
- Ceiling mounted extract fan ducted to outside air
- Q Windows/doors to be PAS 24:2012 compliant. Certification to be provided to building control prior to occupation.

REV	DESCRIPTION	DATE	DRAWN

PROJECT:
75 Mill Street
Kidderminster
DY11 6XJ

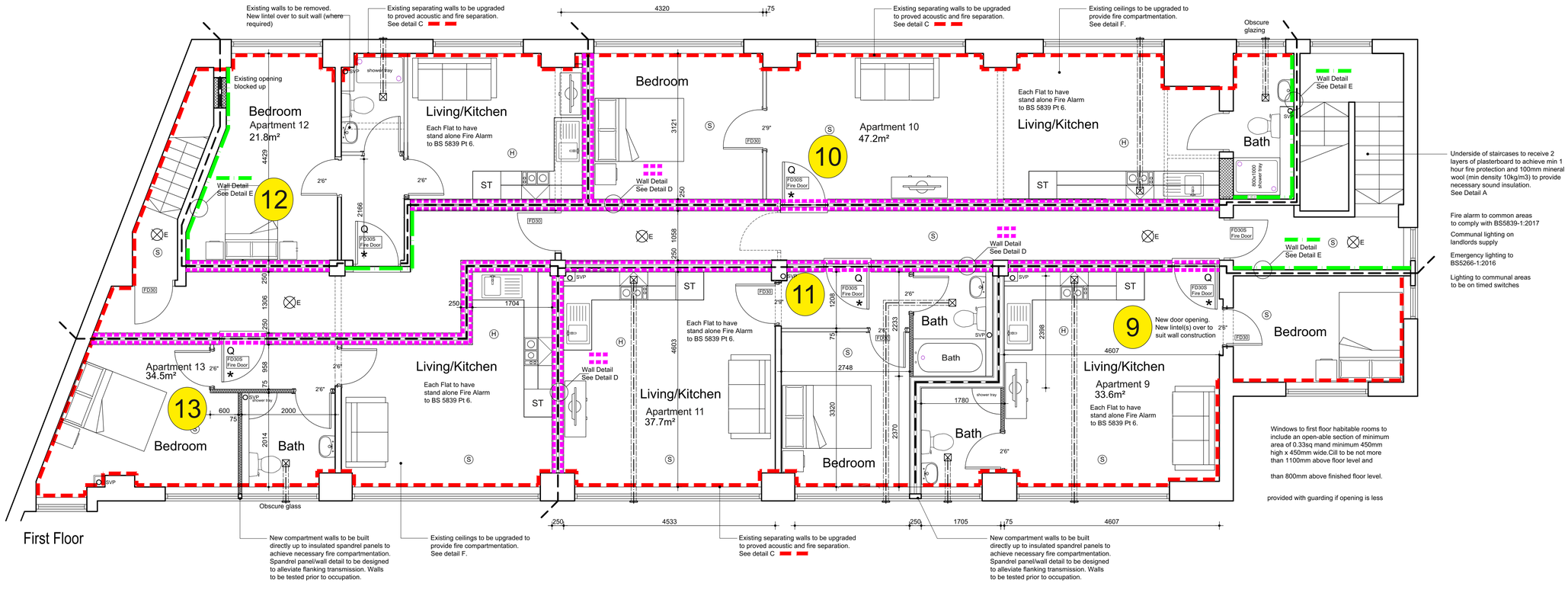
PROJECT:
Lower Ground and Ground Floor Plans

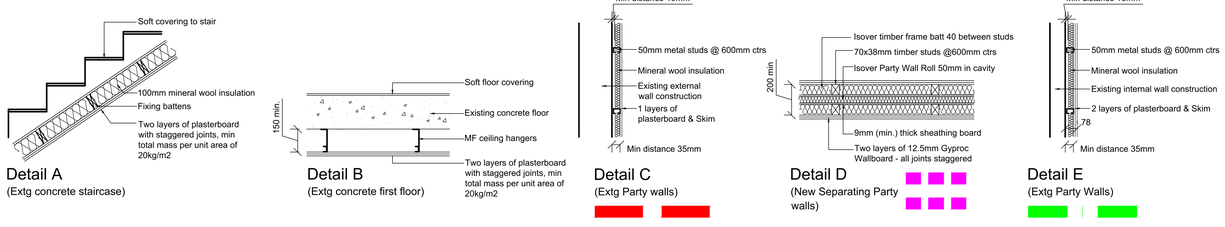
DRAWING NO: 19008/002

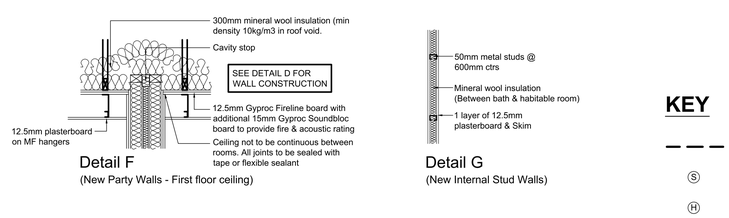
DATE: Aug '19

SCALE: 1:50@A1

REVISION:







BUILDING REGULATION SPECIFICATION

EXISTING SOLID BRICKWORK EXTERNAL WALLS
Existing solid external wall to be drylined using 25x50mm timber Battens and internally faced with 67.5mm thick Kingspan Kooltherm K18 Insulated Drylining board and 12.5mm plasterboard and skim. External wall to acheive 0.30 W/m2 K

FIRST FLOOR
Existing concrete floor t be retained throughout.
Generally ceilings to underside of first floor to be as Ceiling/ floor details.

MASONRY INTERNAL PARTITIONS
Partitions built using 100mm or 140mm thick concrete blocks (min density 1375kg/m3) finished with traditional plaster finish.

INTERNAL PARTITIONS
Partitions built using 50 mm x 100 mm studs at 450 mm crs on 50 mm x 100 mm sole plate. Studs faced both sides with 12.5 mm plasterboard and skim. Insulate in-between studs with 100 mm thick glass fibre quilt (min density 10kg/m3).
Sound resisiting stud walls to use plasterboard with min weight of 10kg/m3
Note: All wiring within insulated partitions to be installed in conduit to avoid overheating.

INTERNAL SEPARATING WALL PARTITIONS
For separating walls see details. All new compartment walls separating flats to be constructed directly to the underside of the floor above or up to the underside of the roof at first floor.

LINTELS
New concrete/steel lintels to be used where necessary and to suit existing wall construction.

VENTILATION
Ventilation of habitable rooms to be provided by using windows combined with a trickle ventilator, to give no less than 8000 sq mm background ventilation. The opening should be controllable and secure and located so as to avoid draughts. Non-habitable rooms to have trickle vents to 4000 sq mm. Windows to give at least 1/20 th of the floor area as a ventilation space.
Bathrooms to have a mechanical ventilation fan located in the wall/ceiling and ducted to externall grille to the outside air. Fan to extract at a rate of no less than 15 L/sec and to be operated intermittently using a separate pull cord switch. Fan to run on 15 mins. after use.
Kitchens to have a window opening plus background ventilation as above together with mechanical extract of 30 l/sec.

ALL EXTRACT FANS TO BE TESTED TO CONFIRM COMPLIANCE WITH REQUIRED EXTRACT RATES.

PLUMBING
Wastes 32 mm from w.h.b's and 40mm dia. from showers and baths. All fittings to have 75 mm deep seal traps. Lengths of waste pipes exceeding 4 m to be 50mm dia or a Durgo anti syphon vent to be installed to ends of runs. Wastes to discharge into a 100 mm dia. Upvc S&VP, to terminate a min of 900 mm above any window opening in a durable wire or PVC cage. Rodding eyes and access positions to be provided at all changes in direction of below ground drainage. Internal Svp to be wrapped in Rockwool quilt and boxed in using 12.5 mm plasterboard and skim on 50 x50 mm treated s.w. framing.
Where pipework penetrates through compartment floor provide fire collars to achieve 60min fire protection.

STAIRS
Existing concrete staircase to be retained to communal hall. Handrails 900 mm above pitch line of stairs and 900 mm above finished landing level. Spaces between spindles or balusters not to exceed 100 mm. Minimum headroom to be 2000mm.

ELECTRICAL INSTALLATION
All to be in strict accordance with latest IEE regulations.
All light switches and socket outlets to be located between 450mm and 1200mm from finished floor level.
Each Flat to have Stand alone Mains operated self-contained fire alarm system to BS 5839 Part 6, smoke detectors to be positioned within 7.5m of every door to habitable rooms at all levels within circulation areas. Installation to be interconnected so that detection of smoke by one unit activates the linked detectors. Note:- All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671: 2001 or an equivalent standard. These installation works are to be undertaken by a person registered with an electrical self certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control upon completion of the works.
All light fittings to have a luminous efficacy minimum 40 lumens per circuit-watt, builder to supply fittings for approval.

HEATING SYSTEM
New electric boiler to each flat. DHW to be provided by electric combi boiler system. All electric fired space heating to each flat, type to be agreed.
Space heating to maintain an internal temperature of 21deg C, with an ambient temp of -3deg C.
Works to be fully compliant with Approved Document L1B and commissioning certificates issued on completion of works
Hot water supply to be fitted with in-line hot water tempering valves to ensure DHW system does not exceed 60 deg. celsius.
Baths to be fitted with in line hot water tempering valves to ensure water temperature does not exceed 48 deg. celsius.

RAINWATER
Any new RWP's to be UPVC utilised (Hunter, Marley or similar approved)
Provide overflow both ends of the gutter with 65 mm down pipes connected to 100 mm dia. clay below ground drainage via. Heyworth's combined gully rw shoe.

All drainage and plumbing to be in accordance with BS EN 752 and BS EN 12056.

MAIN SERVICES
Extend all main services to the new building ie water, electricity, gas & drainage. Liase with all service authorities and comply with their statutory requirements for the installation / extension of their services. Pay all fees due.

BELOW GROUND DRAINAGE
Locate existing drainage and ensure suitability.
Foul and Storm water drainage to be Hepworth Vitrified Clay pipes and fittings 100mm diameter at minimum fall 1 in 40 and installed in accordance with manufacturers recommendations.
Any pipe invert levels less than 600mm to be protected and enclased in concrete. All manholes & inspection chambers to be brick.

GENERAL
All exposed timber to be treated with preservative in accordance with the Building Regulations.
Electrical layout to client's requirements, provide low energy light fittings.
All glazing to comply with diagram 1 Part N1 and BS 6206. glazing to be 4mm toughend inner K glass, 16mm Argon filled void and 4mm laminated outer pane. Provide a min. 'U'-value of 1.6 W/m2k.
Glazing to within 1500mm of floor in doors and associated side panels to be safety glass to BS 6206 : 1981.
All tanks and pipe work to be insulated in full accordance with BS 5422.
All windows to be double glazed and windows to first floor habitable rooms to include an open-able section of minimum area of 0.33sq m and minimum 450mm high x 450mm wide. Cill to be not more than 1100mm above floor level and provided with guarding if opening is less than 800mm above finished floor level.

AIR TIGHTNESS
Provide Compriband ' I strip' fixed to back of window and door frames to form air tightness.
At eaves and verge level, sarking insulation to be sealed against adjacent inner leaf of masonry walls.
All joints in insulation to be foil taped, air tightness line to be finished face of internal plaster.
Energy Performance Certificates (EPC) to be provided for each new apartment.

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REV	DESCRIPTION	DATE	DRAWN

PROJECT:
75 Mill Street
Kidderminster
DY11 6XJ

PROJECT:
First Floor Plan, Details & Specification

DRAWING NO: 19008/003

DATE: Aug '19

SCALE: 1:50@A1

REVISION:

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING