

**General Notes:** All drawings must be read in conjunction with approved drawings and any related Planning Conditions.  
 All dimensions need to be checked on site prior to commencement and any discrepancies reported immediately.  
 Accredited thermal details are to be adhered to.  
 All drawings to be read in conjunction with any engineers details/ and any other third party details.  
 Prior to commencement of works the contractor shall check all dimensions and levels, and report any discrepancies immediately.  
 All dimensions and levels to be checked on site by contractor, prior to commencement of works or fabrication of components.  
 All drawings to be constructed in accordance with approved planning drawings  
 Contractor to ensure that all elements of the building conform with the relevant, current Building Regulations and British Standards

**Foundations** – Deep trench concrete foundations (to BS5328 mix gen3) of size to suit ground conditions, minimum depth of trenches to be min. 150mm below formation level of existing foundations or min. 1.0m below finished external ground level, whichever is the greater (but also subject to any adjustment in depth required by either the Local Authority Building Control or NHBC surveyor). Depth to be reviewed by inspector with regards to proximity of adjacent trees.

**Plumbing and Mechanical Services**

The whole of the plumbing and mechanical engineering installations are to be carried out in accordance with the relevant British Standards code of practice.  
 All water supplies to comply with the Model Water Bylaws 1986 edition.  
 All gas supplies are to be installed in accordance with gas safety (installation and use) Regulations 1984, and tested in accordance with British Gas recommendations  
 All water carrying pipework systems shall be thoroughly flkushed and cleaned including chlorination where required, before setting to work.The whole of the installation must be tested on completion and put into fill \working order to the satisfaction of the client.

**Plumbing**

All plumbing to comply with BS EN 12056-2;2000, 100mm diam’ upvc s&vp and fittings to comply with BS 4514;2000. S&VP to have access at low level and easy bend at base, and to terminate either min. 900mm above highest window head with PVC balloon cage above the highest connection with a proprietary air admittance valve e.g. Marley ‘Durgovalve’ or similar approved.  
 Sanitary ware to discharge into a proprietary soil manifold system and 100mm soil brance pipe directly behind the w/c, 38mm diam’ watstes from bath, sink and washing machine position 32mm diam’ waste from basin, all fitted with 75mm diam’ deep seal traps (bottle trap to sink). Wastes in UPVC. Hot and cold water feeds in copper to B EN 1057;1996.  
 Note; svp termination to be 900mm above any opening within 3.0m laterally.

There should be provision for a ‘wholesome’ water supply to basins, sinks, bath and shower. ‘Wholesome water’ meaning water complying with requirements of regulations made under section 67 (standards of wholesomeness) of the water industry act 1991.  
 In accordance with Approved Document G – Regulation G2. The estimated consumption of ‘Wholesome water’ for a new dwelling should not exceed 125 litres/head/day, including 5 litres/head/day for external use.

**Space heating and domestic Hot Water**

Provide new Valliant Eco-max combination boiler fitted with flue gas heat recovery with 300l vented cylinder, serving radiators.  
 Radiators to be sized in compliance with relevant standards and regulations and fitted with thermostatic valves (except where room stat. located). Flue gas heat recovery system to be provided, compatible with boiler.

**Electrical Works**

Provide and install electrical circuitry to the building, generally in accordance with the current British Standards Electrical Regulations, and as details shown elsewhere.  
 All electrical work shall be carried out to an acceptable standard in accordance with the Local Electricity Authority and in compliance with the current I.E.E Regulations.  
 All electrical installations shall be carried out either by;  
 A firm which is a registered member of the Electrical Contractors Association or A firm which is a registered member of the National Inspection Council For Electrical Installation and Contracting.  
 All wiring to be carried out in accordance with current NICEIC &ECA standards.  
 On completion of the installation, the tests prescribed in the I.E.E Regulatiuons are to be carried out and the results recorded. When tests have proved satisfactory the contractor is to hand to the employer, the Request Certificate duly signed as detailed in the I.E.E Regulations.  
 Electrical socket outlets and switches to be sited at appropriate heights between 450mm and 1200mm from the finished floor level.

**Foulwater & Stormwater Drainage** – All drains to comply with BS EN 752-4;1981 and BS 5955-6;1980, and all relevant manufacturers instructions. 110mm diam’ upvc pipes with flexible joints and accessories by OSMA, or similar and approved. Lay drains to min. 1:60fall, bed and surround with pea shingle, and where required, with 300mm deep backfill of pea shingle and further backfilled with selected fill, well consolidated in layers not exceeding 300mm. Drains to be protected with 150mm concrete cover where passing under buildings and protected with concrete lintels where passing through walls. Where crown of pipes are within 300mm of the underside of the slab, concrete encasement should be used integral with the slab. Manholes and inspection chambers to be in either proprietary preformed units in upvs as manufactured by OSMA, or similar, or 215mm class B engineering brickwork on 100mm concrete slab, pointed internally. Fit with medium duty covers to pedestrian areas and heavy duty covers to vehicular areas.  
 It is proposed to use existing f/w drains, subject to inspection.  
 Surface water drains to be connected to existing system once established on site.

**Ventilation** – To be in accordance with Approved Document F.1. 2010.  
 Habitable rooms – to have rapid ventilation of min. 1/20th of the floor area, with backround ventilation of 8000mm2.  
 Bathrooms – to have rapid ventilation by means of an opening window with backround ventilation of 4000mm2 and mechanical extract ventilation of 15 l/s, minimum high rate (continuous extraction 8 l/s).  
 Cloaks – Provide rapid ventilation by means of an opening window 1/20th of the floor area, or mechanical extraction rated not less than 6 l/s, provide backround ventilation of 4000mm2.  
 Kitchen – Ensure backround ventilation of 4000mm2 and mechanical extract rated not less than 60 l/s or 30 l/s if incorporated in a cooker hood.

**Windows and Doors**

New doors are to be proprietary high performance UPVC units.  
 New windows to be proprietary UPVC units, manufactured to BS5713;1979 Achieving 150 w/m2k.  
 All first floor habitable rooms to have opening casements both in excess of the 0.33m2 minimum unobstructed area and 450mm min. clear width.  
 24mm thick ‘low-E’ sealed double glazed units throughout i.e. ‘Pilkington K’ glass or similar with toughened safety glass fitted to all doors and windows immediately adjacent to doors. Glazing to be in accordance with Glass and Glazing Federation Regulations and Building Regulations Part N.  
 Background ventilation to be provided in the form of controllable trickle vents (of area 8000mm2 to all habitable rooms, eg. Lounge, Kitche/ Dining and Bedrooms, and 4000mm2 to bathrooms and utility room). Cavities to be closed with either proprietary cavity closers with integral dpc’s or by returned blockwork incorporating vertical dpc’s at jambs and below cill. Coloured mastic to be neatly applied around all frames.  
 Minimum insulating block/ frame overlap to be 40mm.  
 Security – All easily accessible doorsets that provide access into a dwelling should be secure doorsets (e.g. meet the requirements of PAS 24;2012) and satisfy requirements relating to letter plates, door viewer and installation and fixing such as those set out in Approved Document Q  
 All easily accessible windows, including those at ground floor and basement level, should be secure windows (e.g. meet the requirements of PAS 24;2012) and safety requirements relating to installation and fixing such as those set out in Approved Document Q.

**Safety Glazing** – All new glazing below 800mm from f.f.l in windows, and 1500mm from f.f.l in doors and side panels shall be toughened safety glass to B.S. 6206; 1981 In accordance with section 1.3. Part N; Safe Breakage of Glass.  
 Manifestation of glazing shall be provided where necessary to inspectors approval.

**Escape Windows** – Opening casement to be min 450 x 740mm, with a height of 800 – 1100mm from f.f.l to opening casement.

**Smoke & Heat Detection** – Where indicated sd & hd on plan, provide mains operated smoke and heat detectors, wired back to the distribution board, on a separate fuse with battery back up; all smoke and heat detectors are to be interlinked. All warning devices to be in accordance with approved Document B (vol. 2) 2010 Section 1, 1.24–1.37 and 1.38

A fully addressable fire panel should be provided, and all detection and warning systems shall be in accordance with Approved document B1, 2010, and to building inspectors approval.

A specialst fire consultancy company shall be consulted to ensure compliance with all necessary regulations, such as ‘Wight Fire’

NOTE; A fire risk assessment and action plan shall be provided upon completion and passed to building control.

**Fire Doors** – Where marked FD30 on plan, provide 30 mintue fire resisting doors. Where marked FD30S, provide 30 minute fire resisting doors fitted with intumescent smoke seals.

**Woodwork**

New internal door linings to be 32mm prepared softwood, tongued at angles, linings to full width of the walls they are installed in. 38x13mm min. size prepared swd stops. Provide and fix to both sides of new internal doors prepared and moulded swd architraves.

The bedding face of all architraves, skirtings and internal door linings are to be primed with approved primer sealer before fixing.

Provide and fix to perimeter of the rooms swd skirting.

Minimum internal door widths throughout the ground floor are to exceed 775mm (comprising 828mm wide doors and 12mm stops)

**Studwork Partitions** – stud partitions to comprise of 90x38mm swd studs @400mmc’s, 98x38mm noggins @900mm c’s vertically, 90x38mm sole and head plates. Allow to fix securely at ceiling with softwood noggins. Provide 12.5mm Gyproc ‘Wallboard 10’ or similar plasterboard lining to both sides with moisture resistant grade to bathroom/ shower room side, with taped joints and skim finish. Provide min. 50mm ‘Isowool 1200apr’ acoustic quilt between studs.

Double up and strengthen floor joists and noggins beneath partitions and bath at first floor level.

**Internal Wall Surfaces** – Provide internal wall linings of 12.5mm plasterboard on dabs to all solid walls where required.

**Ground Floor Construction** (extension)

Provide floor finish on 18mm v313 on vcl on insulation comprising of 100mm Celotex GA4000 on 100mm oversite on 1200 guage membrane lapped up wall 150mm, linked to pitch polymer dpc on 25mm sand blinding on min. 150mm reject stone.

Achieve 0.16w/m2k based on P/A ration of 0.45

**Refurbishment** – it is assumed the existing solid floor is of sound construction. Floor upgrading shall comprise of floor finish on vcl on 18mm v313 chipboard on 25mm Celotex TB4000 on 1200 gauge membrane or existing slab (clean of debris) achieving 0.36wm2k based on p/a ratio of 0.5.

The floor level shall allow for a flush threshold at the principal access door with a new concrete (non slip) screed ramp from the door to the footpath, not exceeding a 1:12 gradient

**External Wall Construction** (extension)

External wall to comprise of;- external leaf of 100mm thick, 7n/mm2 dense aggregate blockowrk below ground level with 103mm facing masonry above up to render point where a 2 coat sand and cement render shall be provided on celcon standard blockwork. To any cladding areas, provide ‘class 0’ rated cladding on 50x25mm protemised battens on vapour permeable felt on the celcon standard block.

Provide 100mm cavity (50mm clear cavity).

Provide internal leaf comprising of 100mm thick, 7n/mm2 dense aggreagte blockowrk below dpc level with 100mm Celcon solar blockwork above.

To cavity provide 1:12 lean mix concrete with top surface sloped to outer skin to 150mm below ground level.

Provide 50mm Celotex CW4000 fitted to internal leaf within the cavity with suitable retaining clips, achieving 0.22w/m2k.

Provide stainless steel wall ties, non fishtail, (Catnic Ref, BB-3 or similar and approved) at 750mm horizontal centres and 450mm vertical centres, staggered and doubled up at openings.

Blockwork walls to be lined with 12.5mm tapered edge plasterboard on 10mm dabs, with joints taped and filled ready for decoration.

All cavities around windows and doors, and heads, to be closed with fire rated thermal closers such as ‘Timloc’ or similar approved, or 50mm wire reinforced cavity barrier such as Rockwool, or similar.

Provide movement joints in masonry and blockwork, based on the following;- Clay bricks – Up to 12m c/c on plan (6m from corners) and 9m vertically or every three storeys’ if the building is greater than 12m or four storeys tall. – Concrete block – 3m-7m c/c.

Note; if at any point the external ground level is above the internal floor level, a bitumenous water proof product, such as ‘Bituthene’, shall be applied to the external leaf of masonry below ground

**Refurbishment** – Existing (assumed cavity walls) to have new full fill blown cavity wall insulation.

**Roof Construction (extension)** – roof to comprise of approved roofing tile on 50x25mm protemised battens on vapour permeable felt on trusses specified by t/f manufacturer, truss clipped to 100x50mm wall plate, strapped with m.s straps at 1200c’s.

All roof support members/ bracing/ lose rafters and details to be specified by t/f manufacturer or engineer

**Roof Insulation** – Infill between flat roof ceiling ties with 200mm thickness fiberglass insulation quilt, with an additional layer of 200mm thickness fiberglass insulation quilt, laid and draped over in opposite direction (Achieve 0.16 w)m2k).

**Refurbishment** – it is assumed the existing vaulted ceiling has a degree of insulation already installed within the rafters. If found unsatisfactory the insulation shall be upgraded to achieve .16w/m2k by way of installing additional insulation below the rafters. Inspection and agreement shall be made on site

**Lintels** – Extra heavy duty lintels by Catnic, from CN range

**Air Leakage** – Reasonable provision shall be made to avoid unwanted air leakage. The principal to provide a continuous barrier to air movement around the habitable space that is in contact with the insulation layer.

**Energy efficient lighting** – Provide fixed energy efficient light fittings that number not less than the greater of one per 25.s.m of floor area or part there of; or three per four fixed light fittings.

Lighting shall also take into account emergency lighting reuirements

**Access for Disabled Persons** – All doors to habitable rooms to have a minimum opening width of 838mm  
 All switches and socket outlets to be located between 450mm and 1200mm from f.f.l.

1:50		1	2	3	4	5				
1:100	1	2	3	4	5	6	7	8	9	10
1:200	1	2	3	4	5	6	7	8	9	10
1:1250	10	20	30	40	50	60	70	80	90	100

JOB TITLE  
 PROPOSED CHANGE OF USE FROM FORMER PUBLIC CONVENIENCE TO LIBRARY TO INCLUDE SINGLE STORY EXTENSION AT FALCON CROSS, ADJACENT FALCON CROSS HALL, SHANKLIN ISLE OF WIGHT

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Drawing Title BUILDING REGULATIONS		mob: 07964324895	
Drg. No 2019 / 326 / 05	Rev.	Date Mar 2019	Drawn by Ben Vernon
Rev.	Description	Date	Drawn by

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