A :: **BR Marked Up Plans**
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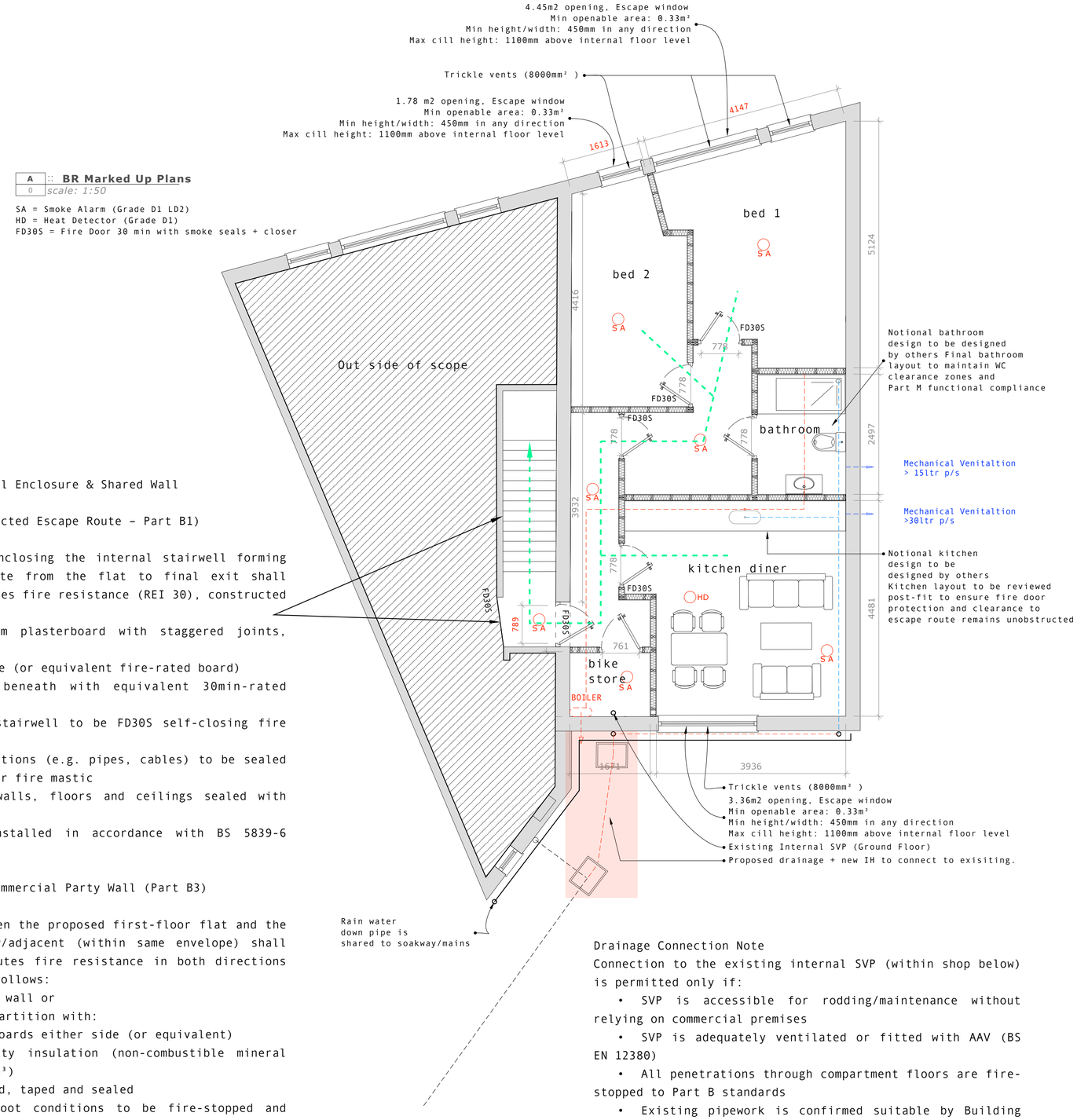
SA = Smoke Alarm (Grade D1 LD2)
HD = Heat Detector (Grade D1)
FD30S = Fire Door 30 min with smoke seals + closer



Fire Resistance – Stairwell Enclosure & Shared Wall

Stairwell Enclosure (Protected Escape Route – Part B1)

All walls and ceilings enclosing the internal stairwell forming the protected escape route from the flat to final exit shall achieve a minimum 30 minutes fire resistance (REI 30), constructed as follows:

- 2 layers of 12.5mm plasterboard with staggered joints, taped and skimmed
- or 1 x 15mm FireLine (or equivalent fire-rated board)
- Joists protected beneath with equivalent 30min-rated ceiling lining
- All doors to the stairwell to be FD30S self-closing fire doors
- All service penetrations (e.g. pipes, cables) to be sealed with intumescent collars or fire mastic
- All junctions to walls, floors and ceilings sealed with intumescent sealant
- Smoke detection installed in accordance with BS 5839-6 Grade D1, LD2 standard

External Wall / Flat-to-Commercial Party Wall (Part B3)

The separating wall between the proposed first-floor flat and the commercial premises below/adjacent (within same envelope) shall achieve a minimum 60 minutes fire resistance in both directions (REI 60), constructed as follows:

- 215mm solid masonry wall or
- Timber/metal stud partition with:
- 2 x 15mm FireLine boards either side (or equivalent)
- Minimum 100mm cavity insulation (non-combustible mineral wool, e.g. Rockwool 60kg/m³)
- All joints staggered, taped and sealed
- Fixings and head/foot conditions to be fire-stopped and continuous
- Any suspended ceilings or services must not compromise integrity — test details or approved system to be used
- Openings (e.g. boiler flue) to be sleeved and sealed with tested fire-stopping system

Drainage Connection Note
Connection to the existing internal SVP (within shop below) is permitted only if:

- SVP is accessible for rodding/maintenance without relying on commercial premises
- SVP is adequately ventilated or fitted with AAV (BS EN 12380)
- All penetrations through compartment floors are fire-stopped to Part B standards
- Existing pipework is confirmed suitable by Building Control

If not approved, install new SVP and inspection chamber within red shaded zone:

- 110mm soil pipe with 1:40 fall to new IH
- Vent or AAV to be provided
- Works to comply with Part H
- Access to chamber and rodding points to be maintained

BCO to confirm preferred route prior to 1st fix.

Existing commercial ground floor in mixed-use building. First floor change of use to residential 2-bed flat approved under planning application NOTICE/0002/25

Building regulation compliance notes to be read in conjunction with the accompanying Building Regulations specification document titled “Building Notes - 1 Liverpool Road REV01”.

Fire Safety (Part B)

- FD30S doors (30min fire resistance + smoke seals + self-closing) to all protected escape routes
- Smoke detectors (SA) and heat detector (HD) to LD2 / Grade D1 standard (BS 5839-6:2019)
- Escape windows provided to all habitable rooms without protected second means of escape:
  - Min openable area 0.33m²
  - Min 450mm height/width
  - Max cill height 1100mm above internal floor level

Sound Insulation (Planning Condition superseding Part E)

Entire Ground Floor Ceiling Construction (Separating Commercial/Residential):

- 2 x 15mm fire-rated plasterboard (e.g. Gyproc FireLine or SoundBloc), staggered joints, taped & skimmed. Note: Where SoundBloc is used, ensure full system achieves REI 60 via manufacturer’s tested build-up
  - Mounted to resilient bars @ 400mm centres, fixed perpendicular to joists
  - 100mm acoustic mineral wool (60kg/m³) tightly packed between joists
- To achieve ≥60 minutes fire resistance and ≥50 dB airborne sound insulation
- In accordance with Approved Document B & E and planning condition
- Mechanical extract ventilation provided:
  - Kitchen: ≥30 l/s
  - Bathroom/WC: ≥15 l/s
  - Trickle vents: 8000 mm² to habitable rooms

Thermal Performance (Part L)

- Inspected at the start of works by contractor or building control, if required upgrade fabric to meet or exceed:
  - Walls 0.28 W/m²K, Floors 0.22 W/m²K, Roofs 0.18 W/m²K
  - Windows and doors ≤1.6 W/m²K
- EPC issued post-construction by accredited assessor.

Structure (Part A)

- Existing floor structure to be reviewed for suitability under domestic loading (1.5 kN/m²)
- Refer to structural engineer’s confirmation where applicable, particularly with the locations of the internal stud walls

Access and Layout (Part M)

- Internal door widths to provide min 775mm clear opening where possible
- Bathroom layout designed to maintain minimum functional clearances per BS 6465
- Switches/sockets to be mounted 450–1200mm from finished floor level

Electrical (Part P)

- All electrical work to comply with BS 7671 and carried out by competent installer
- 75%+ of internal light fittings to be energy-efficient (>45 lm/W)

1:50 (0 1 2 3 m)

1:100 (0 1 2 3 m)

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All dimensions must be verified on site. Do not scale from this drawing (except by Local Authority).
Works commenced prior to full Planning and Building Regulations approval, including discharge of all relevant conditions, are undertaken entirely at the client’s and/or contractor’s risk.
The contractor is responsible for confirming all levels, dimensions, and site conditions prior to ordering materials or starting work.
All works are to comply with the Building Regulations, relevant British Standards, and to the satisfaction of the Local Authority or Approved Inspector.
Additional, unforeseen works may be required on site to meet Building Control or structural requirements.
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Party Wall matters are the responsibility of the client to administer in accordance with the Party Wall etc. Act 1996.
Drainage routes, connections and existing infrastructure must be fully surveyed on site prior to installation. Any works involving connection to existing private or public systems must be confirmed with Building Control and the water authority.
All service routes (e.g. gas, SVPs, electrics) are subject to site conditions and may require amendment in agreement with the contractor and Building Control Officer.

Address:
1 Liverpool Rd, Worthing BN11 1SY, United Kingdom

Client:
Mr Obreja

Title:
Flat Design
2 Bed 3 person

GIA 66.34m2

May 9, 2025

REV01 - Marked up Plans

Paper Size A1

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