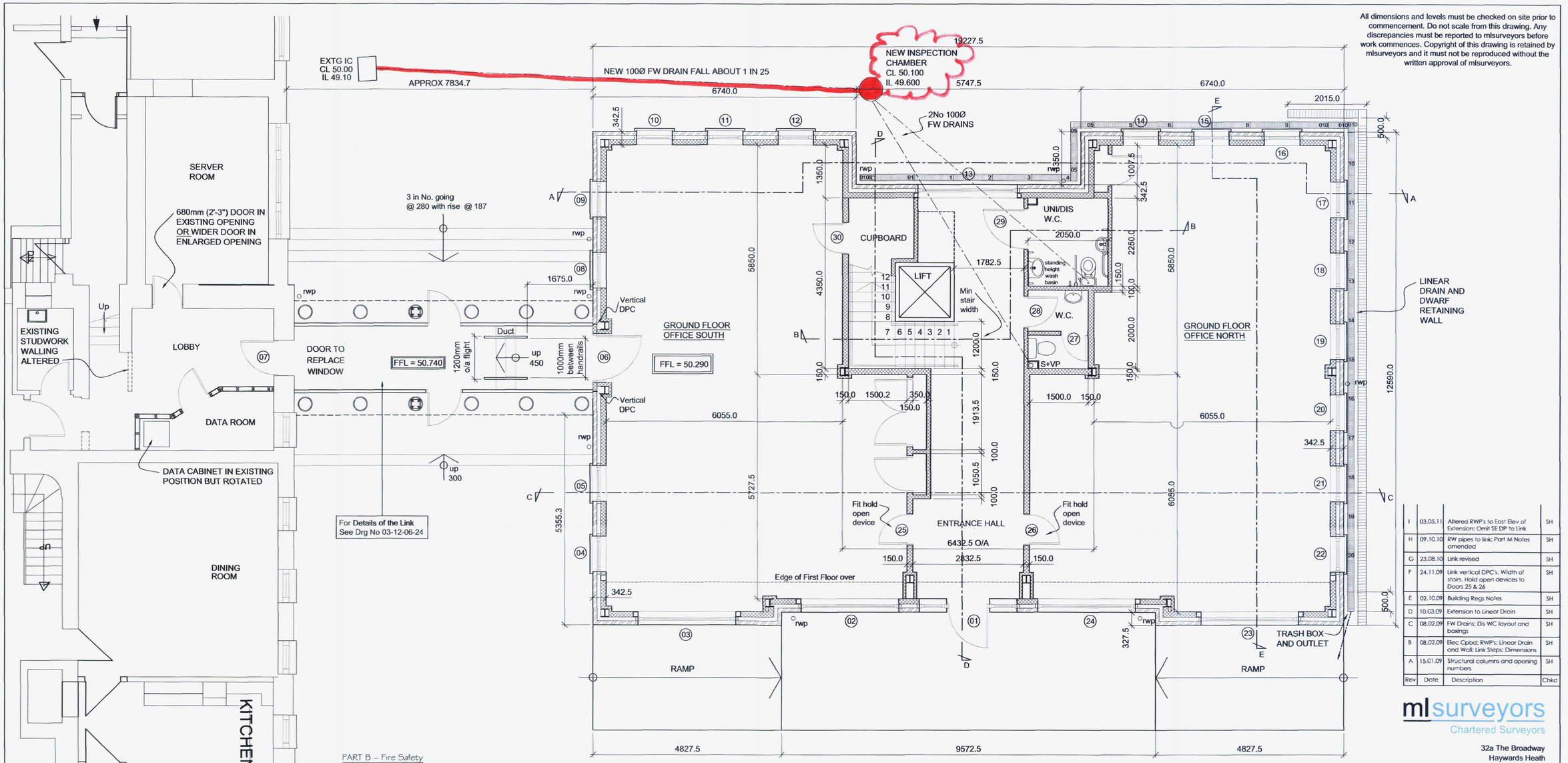
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Rev	Date	Description	Chkd
I	03.05.11	Altered RWP's to East Elev of Extension; Omit SE DP to Link	SH
H	09.10.10	RW pipes to link; Part M Notes amended	SH
G	23.08.10	Link revised	SH
F	24.11.09	Link vertical DPC's. Width of stairs. Hold open devices to Doors 25 & 26	SH
E	02.10.09	Building Regs Notes	SH
D	10.03.09	Extension to Linear Drain	SH
C	08.02.09	FW Drains; Dis WC layout and boxings	SH
B	08.02.09	Elec Cpbd; RWP's; Linear Drain and Wall; Link Steps; Dimensions	SH
A	15.01.09	Structural columns and opening numbers	SH

PART B – Fire Safety

The new extension shall be served by a fire alarm system Category L4 in accordance with British Standard 5839 – Part 1 with the system installed within circulation areas to escape route, corridors and the stairway. Automatic fire detection shall be incorporated and shall be included within the first floor boiler room.

Emergency lighting shall be incorporated throughout the accommodation in its entirety including within the offices, circulation areas, WC accommodation and boiler room. Lighting shall be designed and installed in accordance with British Standard 5266 – Part 1: Code of Practice for the Emergency Lighting of Premises.

Following installation of the fire warning, detection and emergency lighting systems, Completion Certificates under the relevant standards shall be issued.

The extension shall incorporate a protected staircase with fire resisting construction providing a minimum period of fire resistance of 30 minutes. The staircase will be located within ground floor hall and first floor landing areas separated from the office accommodation by blockwork walls that will be fire stopped at the undersides of the pitched roof covervings. Similarly, the partitions enclosing the circulation areas shall be integral with the blockwork walling to the building's front east elevation.

Escape shall generally be in one direction only from the offices but will be within 18 metres maximum travel distance in accordance with Table 2 of ADB.

Self-closing fire doors shall be provided between offices and the protected escape route with doors/frames incorporating cold smoke seals and intumescent strips. At first floor level, the boiler room shall incorporate a half-hour fire resisting door as described bearing the Notice 'Fire Door – Keep Locked Shut'.

Fire doors nos. 25 and 26 shall be fitted with Hold open devices linked to the Fire alarm.

The principal entrance to the extension shall incorporate an outward opening automatic door that incorporates a fail safe to the open position in the event of power failure.

The escape route shall be marked by Emergency Exit signs complying with the Health & Safety (Safety Signs and Signals Regulations 1996) and with symbols conforming to British Standard 5499: Part 1.

A wheelchair accessible lift shall be incorporated within the design being located within the enclosure of the protected staircase, hall and landing. A refuge shall be created at first floor level within the protected escape route and two-way communication provided with the main building.

Load bearing elements of the building's structure will be provided with half-hour fire resistance. Blockwork shall be constructed around main structural columns and exposed beams supporting the first floor floor structure, staircase etc shall be encased in fire resisting board in accordance with the manufacturer's instructions.

PART M - Access to and Use of Buildings

These notes shall be read in conjunction with the Access Statement prepared in respect of the proposals.

Outside the proposed building a level and ramped approached shall be formed between four designated parking spaces and what is deemed to be the principal entrance to the proposed building on the eastern side. A firm, tarmacadam surface shall be provided along with a contrasting paved area outside the building entrance. The car parking bays shall incorporate access zones all to the dimensions shown on Diagram 2 of ADM.

The principal entrance to the building shall be 'accessible' with a level threshold and an automatic, outward opening door. There shall be a landing of at least 1.5 x 1.5 metres clear of the door swing immediately in front of the entrance. The powered door shall be controlled automatically by sensors and shall have a minimum effective clear width of 800mm.

Internal doors shall have an internal clear width of 800mm and where opened manually, the required opening force at the leading edge of the doors shall not exceed 20 Newtons. Latches shall be operated by lever handles and door furniture shall contrast visually with the surface of the doors.

Doors to the offices shall incorporate vision panels in minimum zones of 500 to 1,500mm from floor level.

Vertical circulation within the new building shall take the form of a wheelchair accessible lift with minimum dimensions within the lift car of 1100mm (wide) and 1400mm (deep). Power operated horizontal sliding doors shall provide an effective clear width of at least 800mm with doors fitted with timing devices and re-opening activators allowing adequate time for people to enter or leave.

Audible and visual indication of lift arrival and location shall be provided in the lift car and lobby. Landing call buttons shall be located between 900mm and 1100mm from the floor of the landing, likewise within the lift car.

Internal stairs within the building (including the link) shall incorporate steps of goings of at least 250mm and rises of between 150mm and 170mm. Handrails shall be between 900mm and 1,000mm above the pitched line of each flight extending 300mm beyond the top and bottom steps over the landings. Handrails shall be circular 40-45mm in diameter with 60-75mm between outer faces and any enclosing walls and shall be provided on both sides of the flights.

Within the Link, a flight of steps designed for use by the ambulant disabled (min goings of 250mm; 3 risers of 150mm; handrails both sides) shall be provided.

A unisex/wheelchair accessible WC shall be provided at ground floor level within the building an in addition to the fittings shown in diagrams 18 and 19 of ADM, shall incorporate a standing height wash basin.

Switches and controls requiring precise hand movements shall be located between 750mm and 1200mm above floor level. Simple push buttons requiring limited dexterity shall be no more than 1200mm above floor level. Front plates to switches shall contrast visually with their backgrounds.

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Project
COURTLANDS
PARKLANDS AVENEUE
GORING-BY-SEA, WORTHING
WEST SUSSEX

Title
AS PROPOSED
GROUND FLOOR PLAN

Scale: A1@1:50
Drawn By: SH
Date: 07.08
Drawing No.: 03-12-06-18
Rev: I