Existing fire escape

1.8m high screen of close boarded fence.

Widen existing opening with cavity c/w 50/100 lintel over & wipe at reveals. Existing overlap ext. door to be glazed with toughened glass to BS6206

Creeks of dormers to be insulated with 150mm 'Celotex'

50mm Gyproc 'Thermal Board Plus' insulated plasterboard

Existing ceilings to be re-lined with 12.5mm plasterboard on 19x38mm counter battens on TRISO-SUPER 10 on 50x50mm parrallel battens. 140mm between rafters / battens with 100mm 'Celotex' GA3000Z with 50mm air gap above

Existing ceiling to be insulated with 150mm thick fibreglass laid between existing ceiling joists & overlaid with 150mm fibreglass (one coat of dormers).

Section Through Fan Enclosure

Section A-A

Ground Floor

First Floor

Second Floor

Third Floor

Replacement Front Door

Site Plan 1:1250

Materials:-
New stud walls to be 75x50mm C16 studs @ 400mm cts with 50x75mm head and sole plates and solid noggings @ ⅓ height. Studs between rooms (within flats) to be infilled with 75mm 'Rockwool' mineral fibre sound insulation quilt min 10Kg/m³ density. Walls within flats to be faced with 12.5mm plasterboard with skim plaster finish. New walls surrounding common ways (noted as being sound insulating) to be 50x150mm SC3 studs @ 400mm cts with 50x75mm head and sole plates and solid noggings @ ⅓ height faced both sides with 12.5mm plasterboard & infilled with 75mm 'Rockwool' mineral fibre sound insulation quilt min 10kg/m³. New and existing walls noted as being sound resisting to have lining on one side of 2no layers 15mm Gyproc Plank in staggered layers on 50x50mm vertical battens @ 400mm cts secured through Gyproc resilient bars @ 600mm horizontal cts. Provide 50mm Rockwool glass wool mat (12.00) between battens. Provide double floor joists beneath stud walls where running parrallel unless otherwise calculated. Provide fire barrier in floor void beneath walls in 1¼ hr void consisting of 2no layers 12.5mm plasterboard nailed to timber cradles.

Floors:- (& ceilings)
Existing first & second floors to be exposed & if found to be plain-edged boards, then over-roof with 9mm hardboard. Ceilings above first & second floor accommodation to be insulated with 2no layers 12.5mm 'Fireline' boards on Gyproc MF suspended ceiling - 400mm with min 270mm cavity between top of new ceiling & underside of existing. Line face of dormer cheeks with 50mm Gyproglas 1000 wool mat over new fireline boards.

Fire Precautions:-
Doors marked FDS to be ½hour fire resistant & fitted with intumescent strips. Fire resistant doors to be self closing with concealed cold smoke detectors (ds) denotes position of ceiling mounted smoke detector (dh) denotes position of ceiling mounted heat detector. Detectors to be interlinked, connected to mains & have tricklye-fed battery back-up to BS5839. I.D denotes position of detector / alarm indicator panel to BS5839 @ denotes position of alarm break-glass call point to BS5839. O denotes position of emergency light point to BS 5266 pt 1 2005). Commissioning certificates for fire alarm & detection systems to BS 5839: pt 1: 2002 & A2 2008 to be provided for the local Authority on completion. Provide intumescent collars to waste, services & vent ducts where passing through floors & separating walls. New steel beams & columns to be encased with 2no layers 12.5mm plasterboard nailed to timber cradles or painted with 'Nullifire' intumescent paint to provide 1 hr fr. Fire resistible material to be within 400mm of any fire door. Cradles to be "standard fire resistive" type in accordance with Clause 36.2 of BS 476 pt 22 1987.

Drainage:-
100mm ø waste stack terminated with Durgo air admittance valve in ceiling void high & low level vents. 100mm ø connection in floor void taken to existing rising main. Connection to have min 1:80 fall & to be supported at max 1.5m cts & insulated with min 50mm mineral fibre. Rodding eyes at all changes of direction. 38mm ø kitchen sink, bath & shower wastes. 32mm ø hand basin wastes. All wastes to have 75mm deep anti-vac bottle traps. Rodding eyes at changes of direction. All plumbing to be to BS EN 12056. Any waste longer than 3.0m (measured from appliance trap) to be increased to 50mm ø.

Ventilation:-
Windows to have openable area in excess of 1/20th floor area each room to have min 3000mm² night vents. Bathrooms, shower rooms & kitchens to have mechanical vents ducted to external air to provide min 30 litres/sec extraction. Kitchen extract points to be located over hob units. Bathroom & shower-room walls to be compacted to light switches and to have 15 minute over runs. Fans to have isolation switches located outside bathrooms & shower-rooms. One bedroom flats to have min total of 25,000 mm² of background vents. Two bedroom flats to have min total of 35,000mm² background vents.

Electrical:-
Electrical installations to be designed, installed, tested & certified to BS 7671 by a suitably qualified person with copy of certificate to be made available for the Local Authority. 75% of all new lighting to be low-energy type with fittings only capable of accepting bulbs having a luminous efficacy greater than 60 lumens per circuit-watt. The use of recessed down-lights is not to be undertaken without prior approval of Building Control. No electrical heating to be provided in common ways or on common stairways. Electrical emergency lighting system to be tested by qualified electrical engineer to BS 5266 with copy of certificate being made available for the Local Authority.

General:-
Existing beams, lintels & walls to be exposed at commencement to be checked for suitability to sustain additional loads. All existing windows to have secondary double glazing to provide a 'U' value of 1.6 w/m²oc. Mains water supply to be provided to any place where drinking water is drawn off ie. wash hand basins, sinks, baths etc. Mains fed heated hot water to be provided to basins, sinks, baths & showers. Hot water storage systems to be designed & installed in accordance with BS 6700: 2006 + A1 2009. Any indirectly heated unvented storage water heaters to be to BS EN 12897: 2006: 16. Hot water storage & supply system to be commissioned in accordance with the procedures set out in the Domestic Compliance Guide. Commissioning documents to be provided for the Local Authority. Glazing in all critical locations to be toughened to BS 6206. Heating to be provided by either gas-fired pumped flue boilers with flue terminating min 300mm from any openable window or by electrical night storage heaters. All rooms to have individual thermostatic controls or thermostatic rad valves. Baths to have hot water temperature limiters to limit water temperature to 48°C installed to manufacturers spec. Each flat to have min 0.14m³ waste storage. Any window within 800mm horizontally of floor level to be fitted with laminated safety glass. Cill 800mm above floor level. Details of fixed services and their maintenance / operation will be provided for the occupants. Upon completion that the services have been commissioned in accordance with a procedure approved by the Secretary of State in accordance with regulation 20C will be provided.

C	10.8.12	Cycle store & rear corridor added
B	23.3.12	B. Reg. Revisions
A	31.1.12	Fan Enc. longer. Added Boiler
	Date	

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Client
Hardwick Hartley Partnership

Job Title
Proposed Conversion

Drawing Title
27 Chapel Road, Worthing.

Scale 1:50

Date

Drg No. 457/01

Rev. C