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Rev.A: Client comments incorporated 18.05.2011 NH
Rev.B: Boiler note revised 01.06.2011 NH
Rev.C: Minor revisions as requested by Building Control 29.06.2011 NH

FIRE DETECTION & AUTOMATIC FIRE ALARM SYSTEM

Automatic fire alarm system to BS5839 Part 1 with Emergency lighting to BS5266 and signage to BS5499 Part 1 2002
Note: Risk assessment to be carried out to establish full extent of installations.

EMERGENCY LIGHT

CP BREAK GLASS CALL POINT

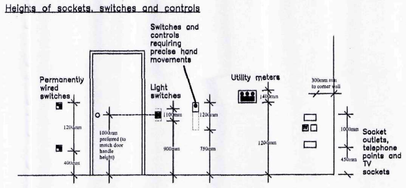
KLS KEEP LOCKED SHUT

FD30S
30 minute fire doors, self closing with smoke seals and vision panels.
30 minute fire resistant vision panels rom 500–1500mm above floor.

ACCESS STATEMENT

Access to first floor currently provided by two existing staircases.
The new stair flight and landing has been designed to part comply with the Regulations for a new stair due to the restraints of the existing building and current dimensions of the existing staircase that the new flight joins at half landing level.
The new flight is not a full storey height staircase and provides an ambulant disabled level of access that is no wore than the existing staircase that it joins.
Width is less than 1200mm in width due to existing space constraints but is no less than the existing stair width.
The handrails will extend beyond the treads 300mm except where space constraints dictate.
The accommodation on both floors remains the same as existing and has insufficient space to accommodate a lift device with its enclosure. If in the future it is found that access is an issue to the first floor then a seat type stair lift will be provided.

Heights of sockets, switches and controls



The operation of switches, sockets and controls should not require the simultaneous use of both hands. Large switch pads are recommended

Avoid flush or recessed controls, as these are not accessible to people with limited dexterity

Colour and tonal contrast should be used to ensure controls are distinguishable from their background

Ensure that switched socket outlets, mains and circuit isolator switches indicate clearly whether they are 'on' or 'off' (red on green colour indication, if used, should be supplemented by text or pictogram indication)

Consider the use of tactile buttons and controls. These should be embossed, not engraved.

CONSTRUCTION NOTES

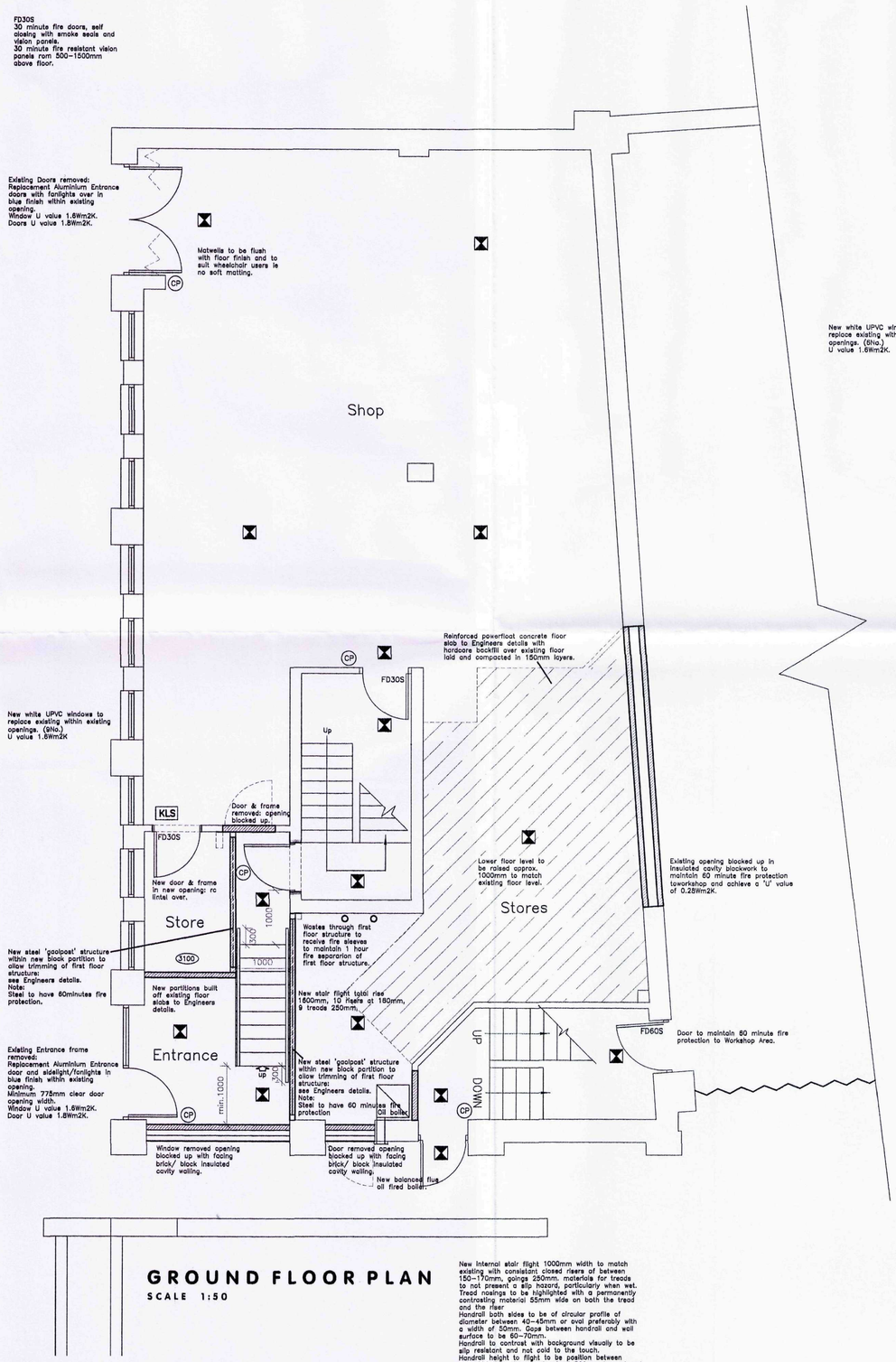
Heating System
Oil fired central heating system with condensing boiler of minimum SEDBUK rating of 86% with zone control i.e. separate areas controlled independently.
Programmer to enable operation of heating to be separately timed in each zone and to enable to provide heating during extended work hours.
Radiators to all areas controlled by room thermostats and/or thermostatic radiator valves with Bypass within system. Boiler interlock to switch boiler off when no heat is required.

Lighting
Minimum efficiency of lamps to be minimum 75% of the installed lighting capacity in circuit comprising light fittings incorporating lamps of the types listed below:
High pressure sodium
Metal Halide
Induction Lighting
Compact fluorescent (all 35mm dia. lamps[T8] lamps provided with low-loss or high frequency control above 11W)
Compact Fluorescent (all ratings above 11W)
Other to be of any type and rating with an efficacy greater than 50 lumens per circuit Watt.
Note
Heating and lighting to comply with Building Regulations Part L2 for the conservation of fuel and power.

Approved Document Part M
Access & use of the building:
New fixtures & fittings (graborails to WC, light switches etc) must contrast visually with background wall & floor finishes. Visual contrast to be provided between wall and floor finishes. Floor finishes to be slip resistant and if patterned pattern not to be mistaken for steps or changes in level.
New internal doors to allow opening force at leading edge of door not to exceed 20N, if fitted with a latch the opening furniture can be operated with one hand using a closed fist eg lever handle. Internal door clear widths to be measured from face of ironmongery & door/frame projections.
New internal doors to have 300mm unobstructed space at least 300mm on pull side between leading edge of door and return wall. Internal door frame to contrast visually with the surrounding wall. Internal door leading edge of a door likely to be left or held open to contrast visually with the other door surfaces and its surroundings.
Main Entrance doors to have level threshold max.15mm upstand with minimum 1500x1500mm level area immediately in front of entrance. New entrance doors to have minimum 775mm clear width to be measured from face of ironmongery & door/frame projections. Entrance door to allow opening force at leading edge of door not to exceed 20N. (No Closer) Entrance door operating furniture to be operated with one hand using a closed fist eg lever handle, furniture to contrast visually with surface of door and not to be cold to the touch. External doors to have 300mm unobstructed space at least 300mm on pull side between leading edge of door and return wall.
Entrance door to be clearly sign posted with the International Symbol of Access from the edge of the site. Matt levels to be flush with adjacent floor finishes and of material so as not to impede the movement of wheelchairs ie not coir matting.
Glazing to entrance door to have manifestation to glass at 2 levels, 850 to 1000mm and 1400 to 1600mm above floor, manifestation in the form of sign or logo to be at least 150mm high or a decorative feature such as broken lines or continuous lines at least 50mm high.
Glazed entrance door where capable of being held open to be protected by guarding to prevent the leading edge constituting a hazard.

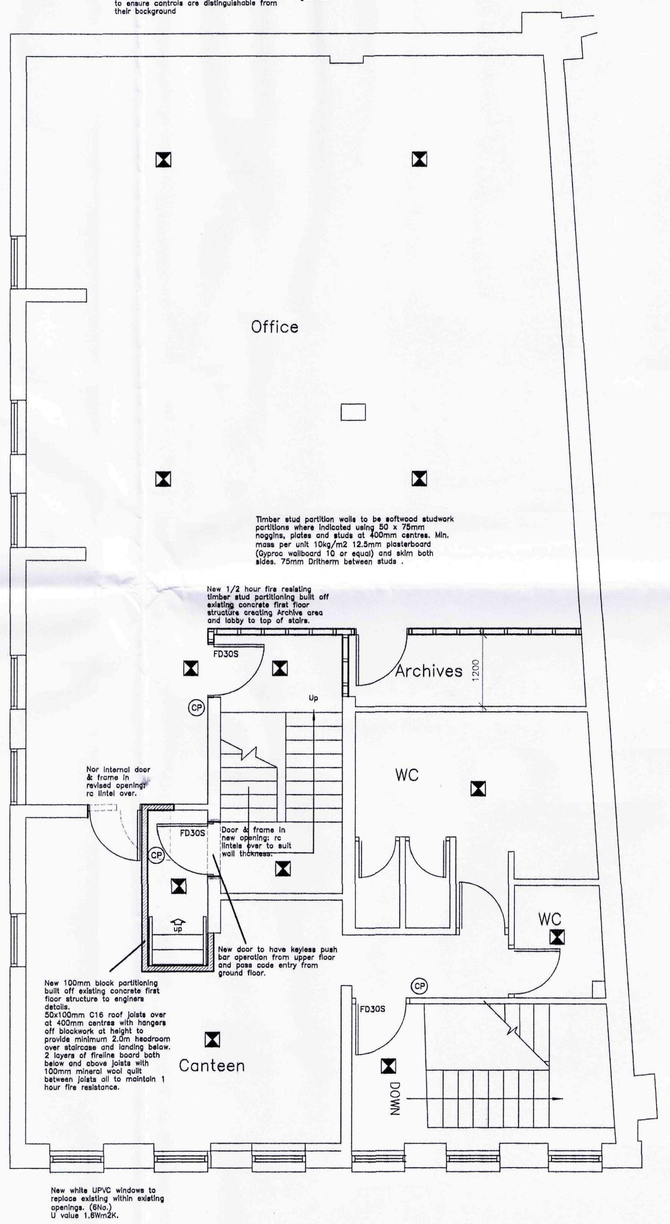
Windows & Doors
Windows to be UPVC frame with double glazed units to provide 'U' value of 1.6Wm2K or better. Windows to give 1/10th daylight and 1/20th ventilation of floor area. Doors with 50% or more glazing to provide 'U' value 1.8Wm2K otherwise doors to be 1.8Wm2K. Area of windows, doors & roof lights together not to exceed 25% of floor. Provide mastic pointing on plastic foam backing to window/door frames and brickwork externally. Windows and doors to be set back in reveal so that cavity closers are overlapped by minimum 30mm. Any glazing below 800mm above floors to all windows and all glazing to doors and sidelights to be toughened safety glass and to comply with BS 6206, and Building Regulations Part N. Overridable window opening restrictors to be provided to opening sashes within 800m of floor level to leave max.100mm gap. To limit infiltration, all doors, windows, loft hatches and other openings to be sealed with draught seals or similar.

Insulated Cavity Walling
Minimum 85mm cavity with 85mm Dritherm '32' cavity wall insulation built in as work proceeds in accordance with the manufacturer's recommendations, 100mm lightweight, minimum 3.5N/mm2, loadbearing insulating block inner leaf (thermal conductivity value no more than 0.11W/mK. U value to be 0.28 W/metre square.K or better. Internal walls of class B 3.5N/mm2 blockwork with 13mm render & skim finish to both faces. Wall insulation to overlap level of floor insulation by minimum 150mm. Stainless steel wall ties 225mm long at 450mm centres vertically and 750mm centres horizontally staggered, and at 225mm centres around openings. Textured polythene dpc to suit width of masonry, 150mm minimum above ground level.



GROUND FLOOR PLAN
SCALE 1:50

New internal stair flight 1000mm width to match existing with consistant closed risers of between 150–170mm, goings 250mm. materials for treads to not present a slip hazard, particularly when wet. Tread nosings to be highlighted with a permanently contrasting material 55mm wide on both the tread and the riser
Handrail both sides to be of circular profile of diameter between 40–45mm or oval preferably with a width of 50mm. Gaps between handrail and wall surface to be 60–70mm.
Handrail to contrast with background visually to be slip resistant and not cold to the touch.
Handrail height to flight to be position between 900–1000mm above and extend 300mm beyond end of top & bottom steps and 900–1100mm height to landings.



FIRST FLOOR PLAN
SCALE 1:50

1:50 0 0.5 1 1.5 2.5 m

A1

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PROJECT PROPOSED ALTERATIONS
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DONINGTON
NR. SPALDING
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PE11 4TA

TITLE FLOOR PLANS AS PROPOSED

SHDC Planning & Development 31 OCT 2011 Ref: 0835-11

SCALE 1:50

DATE MAY 2011

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