

BUILDING REGULATIONS NOTES

PART A STRUCTURE

Opening in south side wall of north wing to be infilled in solid matching brickwork, fully headed into existing construction.

New floor structures to G11 and G12, 50 by 200mm joists at 400mm o/s on galvanised joist hangers. Strapped to walls using 30 by 5mm thick galvanised mild steel straps at 1500mm centres. Full depth solid blocking at joist supports and mid span. New floors of 20mm min. thick softwood boarding.

Openings in first floor to form lift shaft to be trimmed using 65 by 175mm deep trimmers and existing 50 by 175mm deep joists doubled up.

PART B FIRE SAFETY

Protected staircase and cupboard beneath in G15 to be fixed out to give half hour fire resistance using 12.5mm Multiboard and skim, fully sealed around all penetrations using appropriate Chasroc systems. All service pipes cables and ducts sealed where penetrating voids.

Any luminaires located in fire rated ceilings to be specially selected to maintain fire integrity of ceiling construction with fire resistant casings by Eavinagraf.

New fire doors to be FD30S(2) using fire resistant glazing where required with 30 min integrity such as Pilkington Pyrodur. Where these are panelled doors to match existing, they are to be manufactured by specialist and tested to comply with fire rating requirements. All fitted with overhead door closers and frames fitted with Sealmaster self adhesive intumescent fire and smoke seals. 1 1/2 pairs of hinges and gap around doors to not exceed 3mm.

Existing panelled doors that are 35mm or more thick, to be upgraded using Sealmaster Fireface system, non invasive smoke and fire seals. Poorly fitted doors to be adjusted to improve fit. All doors marked with asterisk to be fitted with electro magnetic hold open devices linked to fire alarm.

See proposed floor plans for location of proposed fire doors, which are designed to divide building into three zones on each floor.

Fire signs

All fire and safety signs and graphic symbols to comply with Health and Safety (Safety Signs and Signals) regulations 1996.

Where designated by fire officer, fire doors to have blue sign 'Fire door keep shut' at eye level on both faces of door.

Cupboard doors to have blue sign 'Fire door, Keep locked shut when not in use.' Signage in public areas to be kept to reasonable minimum.

Green Fire Exit sign to be located above or beside doors ED2, ED4, ED6 and ED10.

No smoking signs in building to be located at main entrances. Escape routes are already lit with Emergency lighting in accordance with BS 5266.

Fire fighting and detection

Existing fire alarm, AFD system to BS5839 Part 1, L1 life safety system, with break glass points to each final exit doors.

PART F VENTILATION

To new disabled WC: at 6 litres/sec. mechanical ventilation with cast iron external grille, and background ventilation of 4000 sq mm through air brick located in flue.

PART H PIPEWORK AND DRAINS

Sanitary Pipework

W/Bs. 22mm diam waste and 75mm deep seal trap.

W/Cs 100mm diam waste and 50mm deep seal trap.

100mm Stub stack to discharge to external drain, to be fitted with Air Admittance valve.

Drains

Drains to be UPVC surrounded in 150mm of concrete if within 200mm of slab, or within 900mm of drive surface, to include compressible layer of pipe joints and 150mm pea gravel elsewhere.

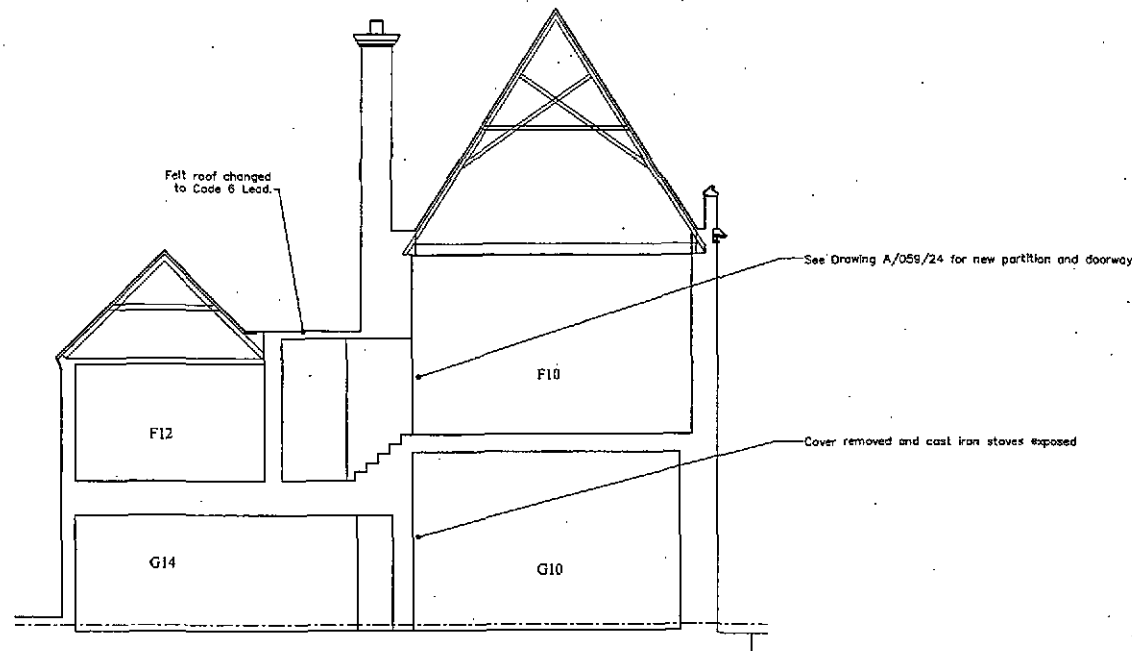
100mm pipes laid to 1 in 80 fall to connect to existing manhole which is to be altered to suit new connection.

Where drain runs by side of foundation and is within 1m, surround drain in concrete up to level of bottom of the foundations.

Relieve drains with PC linings and compressible layer where passing through walls.

PART K STAIRS etc.

To existing stair to F10, modified handrail at 900mm measured from pitch line. Guarding to have spindles placed so that 100mm sphere cannot pass between.



CROSS SECTION

PART L CONSERVATION OF FUEL AND POWER

New fixed door and panel (ED4 and ED5) to G2) are to remain as single glazed. They will however be upgraded and draught-proofed.

PART M ACCESS FOR DISABLED

Internal access to first floor is to be by means of specialist platform lift designed to comply with part M requirements including lift call buttons and tactile indications at landing levels at 900 to 1200mm high, with 1500mm by 1500mm unobstructed landing space at each level. Doorways giving access to lift area are minimum 750mm clear width.

New automatic glazed bifold doors into the building to be not less than 1000mm clear width to BS 7035, manufactured and fitted by specialist.

WC for disabled to contain all guarding, handrails and other requirements as set out in Diagram 16 of the building regulations part M. Doorway to facility 1000mm single leaf doorset.

New ramps in building to be 1 in 12 as far as practicable, with chamfered edges to prevent trip hazards.

PART N GLAZING

Glass below 800mm in windows and 1500mm in doors and within 300mm of sides of doors to be glazed with safety glass to BS 6206/61.

NOTES:

All dimensions must be checked on site and scaled from this drawing.

Issued for Building Regulations 10.10.02

A	14.10.02	Date	note re felt roof edging	Revisions

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Client South Holland
District Council

Job Title
Ayscoughfee Hall
Spalding

Drawing Title
Proposed Sections
B-B

DETERMINED
PLAN

Scale 1:50 @ A1
Date 16 OCT 2002
Ref 1034/02

Scale 1:50 @ A1
Date 16 OCT 2002
Drawn by M. Anderson

Orig. No. A/059/20 Rev. A



18 JAN 2008

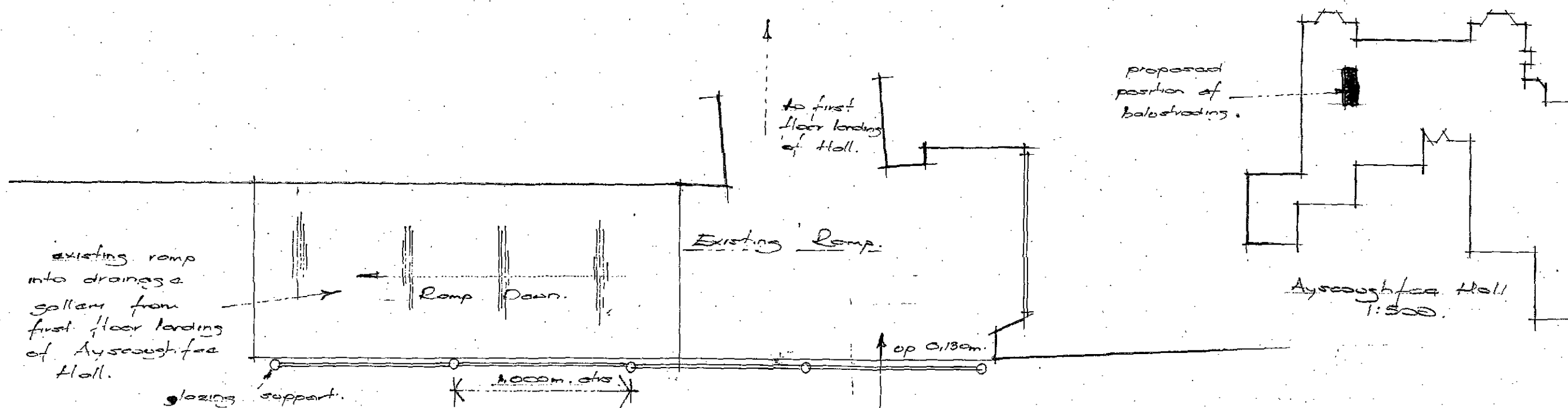
Ref: 0085/8



17/01/2008

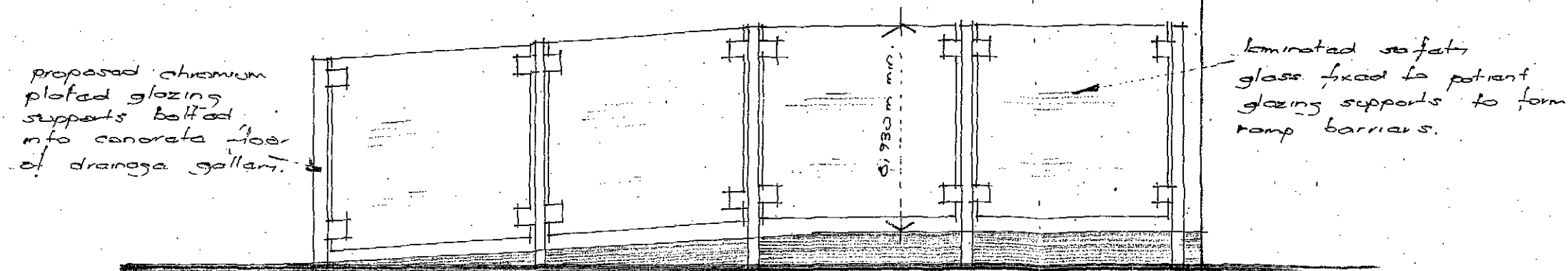
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Plan of Ramp + Proposed Balustrading

SHDC
Planning & Development
18 JAN 2008
Ref: 0085/08



Elevation of Existing Ramp + Proposed Glazed Balustrading

PROPERTY SERVICES

S O U T H



Council Offices, Priory Road
Spalding, Lincolnshire PE11 2XE
Telephone (01775) 761161
Fax (01775) 761048

PROJECT

Proposed Safety Balustrading Adjacent to Existing Ramp in The Drainage Gallery Ayseoughfae Hall.

DATE No AMENDMENTS

DATE

SCALE

June 21st 2007 1:25

DRAWN

JOB No

DRAWING No