

- The Works:-
The Works generally comprise of the following:-
- Refurbishment & redecoration of all cast iron and timber windows.
 - Removal of internal secondary glazing and replacement with new.
 - Refurbishment & redecoration of all external doors and frames.
 - Removal, refurbishment, repair, redecoration& refitting of cast iron rainwater goods.
 - Removal of water storage cylinders, & demolition of enclosing cupboards.
 - Formation of new openings through internal walls & installation of support structure.
 - Strip out of kitchens and installation of new fitted kitchens complete with splashbacks etc.
 - Strip out of Bathrooms and installation of new sanitary appliances and splashbacks etc.
 - Removal of gas fires and back boilers and their replacement with new electric fires.
 - Removal of kitchen radiators and their replacement with electric kick space heaters.
 - Alterations and upgrading of electrical installation including installation of new consumer units.
 - Installation of new ventilation units.
 - Formation of new Store cupboards for general storage using stud partitioning and doors.
 - Installation of new fire signage and detectors.
 - Installation of new Carbon Monoxide detectors in rooms with flues passing through or with gas appliances fitted within.



SCALE 1 : 100
SCALE 1 : 1

Proposed Ground Floor Layout - (Scale : 1 to 100@ A1 Size)

Building Regulations Notes:

Proposed Alteration Works:

Steelwork:-
New steel beam to be of a steel grade, section size and with a designed bearing and anchorage detail in full accordance with the structural engineers design details.
All masonry reveals cut back shall be re-toothed and made good prior to refinishing with stainless steel corner beads and plaster finish. All structures above newly formed openings shall be fully temporarily supported until the new permanent designed support is installed and packed into place. All steelwork shall be in full accordance with Part A of the building regulations 2004 incorp 2010 and 2013 amendments. Refer to Stanza Ltd. documentation.

Heating:-
Works will involve the removal of the existing back boiler, hot water storage cylinder, immersion heater, cold water storage tank and existing pumps and programmer and replacement with a new gas boiler and electric fire.
A new room sealed combi boiler is to be installed to the Kitchen and will be linked to the existing gas supply adapted as appropriate. Programmers and Thermostat controls to be replaced and wired in compatible format with the new replacement combi boiler. All heating works shall be to the Domestic Building Services Compliance Guide 2013. Existing central heating circuit pipework to be fully power flushed and the system shall be fully pressure tested, neutralised and refilled with a new oxygen inhibitor additive to the heating circuit and shall be adapted as necessary to suit the new boiler.
Radiators in existing Kitchens are to be removed and disposed of. New Myson Kickspace Hydronic duo heater (or similar) to provide heating to Kitchen space. Shown on Kitchen layouts as (KSH).
New fireplace and electric focal point fire to be installed to Lounge in accordance with the manufacturers instructions. New Digital Carbon Monoxide Detectors to be installed to all rooms with Boilers installed (Kitchens).
Gas:-
Gas supply pipe alterations and extensions are to be fully installed, certified and tested by a Registered Gas Safe Engineer.

Fire Safety:-
All smoke alarms and heat detectors to be replaced with new. Detectors to be installed in positions identified on drawings and a min of 300mm from any adjacent wall or light fitting. Test Certificates and certification results to be provided to SHDC on completion of works. Mains powered smoke detector to be provided in new Hall situated at ceiling level and being no closer than 300mm from any light fitting. Smoke detector to be powered from mains on separate circuit and to be linked to system in existing dwelling to comply with BS5839-1:2002. Installation to be designed, installed, tested and certified by a Part P approved contractor to the satisfaction of the building control authority.

Water Meters:-
Existing water meters to be protected and retained in Bathrooms beneath Basin / WC cistern. Allow for relocation if required to allow new sanitary appliances to be installed.

Emergency Lighting to Common Areas :-
Existing emergency lighting system to be fully tested and a results log schedule shall be provided and then maintained by the building owner. Emergency lighting to escape routes to be tested to comply fully with BS 5266-1: 2011.

Fire Escape Signage :-
New directional fire escape route signage shall be installed within each common area to the top of each staircase landing and opposing the escape doors at ground floor level and first floor level. Signage should comply fully with BS EN ISO 7010. "Fire Escape Keep Clear" (FDKC) signs to be fitted to stair / common space side of all communicating escape doors. "Fire Door Keep Closed" discs shall be installed to both sides of all entrance doors to apartments.

Additional Signage:-
"No Smoking. It is against the law to smoke in this area" shall be installed to the internal common areas of the properties. One at first floor level and one at ground floor level.

Rainwater Goods:-
Existing cast iron rainwater downpipes, hoppers and gutters to be taken down and wire brushed to remove all latent paint back to the original metal. Cutters and downpipes to be repaired and then repainted as soon as possible under dry conditions using a red oxide primer and black smooth Hammerite paint finish.
All joints to be resealed and sealed using a EPDM Rubber gasket system and new replacement Zinc plated bolts, nuts and washers. All gutters should have a slight fall towards the downpipe outlet location.

Electrical Works

All electrical strip outs, alterations in Kitchens and Bathrooms with consumer board replacements to be installed, certified and tested by a PartP Registered competent Electrician. This is required for all notifiable work.

All electrical work required to meet the requirements of Approved Document P (2006 edition incorporating 2010 amendments) as well as all relevant, current legislation and shall be designed, installed, inspected, tested and certified by a person competent and registered to do so. Prior to completion of the works the Contractor shall satisfy the Local Authority Building Control Department that either:
a.) An electrical installation certificate issued under a competent person scheme has been issued OR
b.) An appropriate electrical installation certificate has been issued for the work and that it has been signed by a person competent to do so (A Registered Electrician with NICEIC or IEE).

All sockets and switches provided in newly constructed areas shall be located between a minimum of 450mm and a maximum of 1200mm above finished floor level and not within 300mm of internal corners in accordance with diagram 29 of Approved Document M (Access to and use of buildings)(2004 edition incorporating 2010 amendments).

Lighting

In accordance with the latest IEE Regulations all lighting circuits shall be independent from other circuits and correctly allocated to individual breakers on the new (or recently new) consumer unit. All properties to be rewired so that the lighting circuits are fully isolated and with at least two circuits so that lighting will not all be knocked out if one breaker is tripped. A minimum of 75% of all new light fittings replaced in the building must be low energy fittings. Low energy fittings to have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens (light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the number of light fittings). All works to be in accordance with Section 12 of the Domestic Building Services Compliance Guide: 2010 edition unless otherwise agreed with SHDC Building Control.

General

Workmanship on site shall accord with BS8000 and all current British Standards, relevant European Standards, BRE reports and industry best practice. All materials and products used shall be installed in strict accordance with manufacturer's recommendations. All materials / products used shall carry the CE product identification and registration data confirming quality and adequacy of use.

Drainage - foul water

New washbasin, bath waste and toilet to discharge to existing external Black uPVC SVP (Existing) foul drain system. New hand basin at ground floor level to discharge to external sealed and trapped gully. All works to be undertaken to the requirements of SHDC Building Control.

New wastes to discharge to nom. 100mmØ soil and vent pipe as indicated. Wastes to be as follows;

Toilet: waste pipe to toilet to be 100mmØ set at a gradient of minimum 18mm fall per metre through a boss connection into the SVP.

Basin: waste pipe to whb to be 32mmØ set at gradient 18 to 22mm fall per metre where distance from appliance to sealed external gully (or discharge point) is 1700mm or less.

Kitchen Sink waste pipe to be 40mmØ set at a gradient between 18 to 90mm fall per metre where distance from appliance to branch connection at stack (or discharge point) is 3000mm or less.

Kitchen Sink and washbasin waste pipe to be 50mmØ set at a gradient between 18 to 90mm fall per metre where distance from appliance to branch connection at stack (or discharge point) is more than 3m.

All wastes to be trapped with minimum 75mm deep seal.

All traps to be either removable for maintenance or be fitted with a cleaning eye.

Opposed branch connections to be offset in accordance with diagram 2, Approved Document H of the Building Regulations.

Rodding points to be provided to access all lengths of discharge pipes which cannot be accessed by removing appliance traps.

Rodding points to be provided in stacks above spillover level of appliances. Foul wastes from sinks etc. and rainwater pipes to discharge below grate of gullies.

All works to be implemented in strict accordance with Approved Document H of the Building Regulations (Drainage and waste disposal) 2002 edition incorporating 2010 amendments.

Mechanical Ventilation

PIV Positive Input ventilation filtered supply air and localised heat recovery extract & ventilation to be installed to all the first floor and 2 storey properties to help alleviate surface mould on some properties due to condensation.

PIV Wall mounted unit to be installed within the roof voids of the upper floor units. In addition localised continuous mechanical extract ventilation shall be installed in all Bathrooms with a max whole building extract rate of at least 21Vs intermittent rate to the kitchen at 8 L/s to the Bathroom.

Extract to be located at a min of 1750mm above FFL direct through external wall but as high as possible but still allowing the boost control cord to be reached at 1.7m

All works to be completed in strict accordance with EnvironVents design details and Approved Document F of the Building Regulations (Ventilation) 2012 edition incorporating further 2012 amendments.

Specific fan power (SFP) to be no worse than 0.5W/(l/s) is accordance with Table 32 of the Domestic Building Services Compliance Guide: 2010 Edition.

All ventilation fittings to be commissioned on completion in accordance with Approved Documents F and P of the Building Regulations. Refer to EnviroVent quotation and specification.

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Health & Safety Notes:

Construction (Design and Management) Regulations 2015

In general there are few risks anticipated in respect of these works that could be considered 'unusual'. The Contractor's attention is drawn to the following:

1. **Works in close proximity**
The site is within a residential complex where residents, visitors, workers and the general public can be expected to be present throughout the contract period. All units not being worked on will remain occupied and all communal and external areas will remain in use 24 hours a day 7 days a week. Careful segregation and good communication will be required to ensure risks are minimized and managed effectively.

2. **Unsupported elements**
The works involve demolition of walls and partitions some of which may support elements above. Whilst the structural engineer has given details of all supporting elements within his documentation, the Contractor will need to expose all construction and verify its load-bearing characteristics in advance of commencing any demolition works. Any elements that are found to be load-bearing that were not identified by the engineer must be reported to him immediately with no further action being taken until appropriate instructions are received.

3. **Concealed Services**
'As existing' services are generally shown on the architectural 'as existing' drawings, however there could be unidentified services concealed within the construction. The Contractor will therefore need to undertake appropriate investigations prior to undertaking intrusive operations. This includes external areas where excavation is required.

4. **Fire Safety**
The Contractor will need to take appropriate steps to ensure that fire safety is not compromised during the works. This will involve agreeing a fire plan with the Employer and Fire Officer prior to commencement of works.

5. **Asbestos**
An asbestos survey has been undertaken by SHDC and an amount of asbestos is known to have been removed during 2014. This does not however mean that all has been removed or that all has indeed been identified. Should any materials be uncovered during the Works that are suspected to be asbestos containing then work in the area is to stop immediately and the occurrence is to be reported to the Employer (who will instruct accordingly).

6. **Lead.**
Elements of the building have been redecorated over time and it is possible that lead may be present. The Contractor is required to take all appropriate precautions to minimize the risk of harm to anyone on the site in accordance with the Control of Lead at Work Act.

7. **Overhead Services**
There are cables overhead (refer to drawings for locations). The Contractor shall note these on site and take appropriate precautions in advance of any works commencing.

8.

C	Aug'2015	Fire Exits Removed From Private Bedrooms Window FE Noted	CLS
B	May'2015	Electric note updated re: Light circuit and electric showers prov +	CLS

A	Mar'2015	Unit 16 Surveyed and Added	CLS
Ref.	Date	Description	Initial

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O&L

Client:
South Holland District Council

Project:
**Proposed Alterations To,
The Square
Church Street,
Spalding**

Drawing Title:
**Overall Ground Floor As Proposed
LBC & B.REGS & TENDER ISSUE**

Date:	Mar 2015	Scale:	1 to 100 @ A1
Drawn by:	CLS	Checked by:	AJO

Drawing Number:
A1103 - 12

Rev:
C