

NOTE

Client please note that you have duties under the CDM 2015

Main contractor to provide a pre-construction information and health and safety file to help them comply with their duties, such as ensuring a construction phase plan PDF is prepared.

Main contractor to reduce or remove any foreseeable health and safety risks to anyone affected by the project (if possible) and to take steps to reduce or control any risks that cannot be eliminated

PLEASE NOTE THAT VANGAARD D&A LTD HAS BEEN APPOINTED TO DEAL WITH THE INITIAL DESIGN STAGE AND IS NOT INVOLVED IN THE PRECONSTRUCTION PHASE

A STRUCTURAL SURVEY OF THE EXISTING BUILDING MUST BE CARRIED OUT PRIOR TO WORK COMMENCING.

ANY REFERENCES TO STRUCTURAL ASPECTS ARE FOR COSTING PURPOSES ONLY. THESE DRAWINGS AND OTHER RELATED DOCUMENTS MUST BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS, DETAILS AND CALCULATION SHEETS.

THE REMOVAL OF THE WALL WOULD CONSTITUTE A MAJOR RISK AND THE BUILDING CONTRACTOR SHOULD SUBMIT A METHOD STATEMENT TO BE APPROVED BY THE BUILDING INSPECTOR.

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing.

Any existing walls to be removed are to be confirmed non-loadbearing prior to removal.

SERVICES, etc

NOTE

MAIN CONTRACTOR TO MAKE ALL NECESSARY SEARCHES AND INVESTIGATIONS TO ASCERTAIN THE EXACT POSITION OF ALL UNDERGROUND SERVICES AND UTILITIES PRIOR TO WORK COMMENCING. ANY SERVICES SHOWN ARE INDICATIVE AND TO BE CONFIRMED ON SITE.

All existing relevant meters, external mains gas and water supply pipes, mains drainage pipes, mains electric cables, underground and overhead telephone wires, security systems, aerials, satellite dishes and boilers etc to be re-sited or re-routed prior to work being carried out.

All existing relevant internal gas pipes, power and lighting cables, water storage tanks, hot water cylinders and associated water supply pipe work, telephone wires and communications cables, security systems, heating systems and associated cable or pipe runs to be re-sited or re-routed prior to work being carried out.

PARTY WALL ACT

As part of the works is adjacent to the boundary, the adjacent neighbours right to support could be affected, the issues associated with Party Wall Act may need to be considered. This may include providing information to the adjoining owner, giving sufficient notice of works in compliance with the Act.

RAINWATER

New gutter to match existing and new 75mm diameter down pipes to have roddable back inlet yard gullies installed at base.

SANITARY PIPEWORK

New 40mm diameter upvc wastepipes, maximum 3.0m run to soil pipe, from hand basin and sink to have minimum 75mm deep seal and fitted with anti-vacuum traps. New 100mm diameter upvc soil-pipe from wc to have minimum 50mm deep seal and linked to existing run.

All pvcu pipe work to BS 4514, and tested for water tightness to BS 5572: 1978 "code for practice for sanitary pipe work ". New soil pipe to have rodding eye installed at base and encased in timber duct and clad in plasterboard with removable access panel.

Vent pipes taken through roof, and terminated at a height of minimum 900mm above any opening into the building within 3.0m. Rodding eye to be installed at base of vent pipe (and any other points where access to lengths of pipes cannot be reached from other points in the system), and to be fitted with a bird-proof cage to head.

FOUL DRAINAGE

New 100mm diameter proprietary polypropylene pipes and fittings to BS 4660:2000 and BS EN1401-1) kitemarked with flexible joints, at minimum gradient of 1:40 run to have class N bedding as specified in Approved Document H1, and minimum 700mm below ground level and to link to existing assumed run at new inspection chamber to BS8301 1985 to be screwed down and comply with Tables 11 of Part H of the Building Regulations. Manhole to local Authority specification.

Where pipe passes through walls, install 150mm deep Naylor pre-cast concrete lintels (with concrete filled to end to protect reinforcement) to give 50mm space all round and sides to be masked with rigid sheet material, and to be protected to Building Controls Approval.

All drainage to confirm to BS 8301:1985 " code of practice for building drainage ".

PROPOSED TIMBER STAIRS

- Timber dog legged staircase to comply with Building Regulations Part K principle dimensions as follows:
- Proposed pitch of 37°
- Staircase category: Private staircase
- Stair Minimum width 900mm Handrail one side
- 250mm Going of Landing to run between floors at a pitch
- no greater than 42° comprising of 14 equal risers of 190mm with
- 13 No. equal treads of 250mm going
- Handrail to be provided at a height of 900-1000mm above pitch line and 900mm to landings with any apertures in balustrading not exceeding 100mm centres.
- Note: Guarding to landings to resist a horizontal force of 0.36KN/m exerted at the handrail level.
- Clear headroom of 2200mm to be maintained measured vertically above pitch line

VENTILATION

Kitchen to have 60 litres/second extract fan.
WC to have 15 litres/second extract fan.

FIRE DETECTION

Mains operated self-contained smoke detectors alarms to be fitted as shown on drawing with battery back up. Circulation spaces at maximum 3000mm from all bedroom doors. All detectors to be linked and to BS5839 Part 6 2004. Certification is to be provided prior to completion for the design, testing and installation.

LIGHTING

100% of light fittings to be capable of taking a low energy light bulb.

HEATING

Radiators to be provided and connected to existing boiler, (boiler to be confirmed adequate). Thermostatic valves to all new radiators and all pipes to be insulated in unheated spaces.

Commissioning certificates to be provided to building control.

ELECTRICS

Switches and plugs to be provided, number and position to clients approval. Height of the plugs and switches to be between 450mm and 1200mm. All electrical work required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so, and certificate to be provided on completion.

All wiring to Part P BS 7671 (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

HEAT DETECTORS

Heat detectors to BS5839:6

ism to BS5449 Part 1, 2002

PROJECT:	Rev.	Description	Date	Vangaard D&A Ltd Park Lane Centre - Park Lane BD5 0LN - T 0800 644 0533	
CHANGE OF USE AT 11 FOUNDRY ST, WF13 1QH					
				Date: DEC 2023	
EXISTING PROPOSED SITE PLANS				Drawing No. BC(0)1	

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