

# GENERAL BUILDING REGULATIONS NOTES

## Excavations:

Excavate to required levels. Remove any surplus spoil from site to an approved tip. Include all temporary works required to stabilise existing features and earthworks designed by specialist. All to Structural Engineers Spec and details.

## Foundations:

All foundations to be in accordance with the building regulations approved document A and BS 8004. Final details dependent on site conditions results of SFs and engineer's approval.

Foundations and sub structure to structural engineers details.

## Walls:

General External Newbuild Wall Construction:

Storage areas walls:  
100mm Rockspan Extra Proprietary cladding panels laid horizontally to be fixed with a HFS200 finish. Stone wool non-combustible core, min 90 Mh FR integrity. U Value min 0.40w/m<sup>2</sup>k. (unheated space)

Office areas walls:  
Metal Technology Aluminium Profile Curtain Walling System with SF150 (150mm box section) based on a wind load of 1460pa as specialist sub-contractor design. U Value min 1.30w/m<sup>2</sup>k.

Internal masonry walls:

100mm/140mm blockwork (Block strength as SE spec)  
12.5mm Knauf plasterboard on dabs with skim internal finish to office areas as 'walltypes specification'.  
Internal semi-exposed office area walls lined with insulated ab as 'walltypes specification'. U Value min 0.405w/m<sup>2</sup>k.

All Cavities fire stopped and closed at top.  
Block or engineering brick below dpc to SE spec. Double twisted stainless steel Part E compliant cavity ties 750 horizontal, 450 vertical 300 vertical at reveals. Special ties to manufacturers and SE details where cavities exceed 100mm. New masonry openings to include all vertical and horizontal DPC's, cavity trays, proprietary cavity closers and proprietary lintels.

Any cavities below finished ground level to be filled with weak concrete to a 1:3:6 mix, as detailed on section details.

Ground floor to receive 500 micron/2000 gauge Viqueen Gas Membrane lapped and taped accordingly in accordance with BS 8485: 2015 to satisfy Characteristic Situation 2 (CS2) as stated in the SI report fitted under concrete floor slab to engineers details on 50mm sand blinding on 150mm Type 1 well compacted hardcore, all laps sealed as manufacturers instructions and standard details. All DPC's to be lapped min 150mm.

All masonry walls to comply with approved document A and BS 5626.

Cavities to openings in masonry walls to be closed with proprietary insulated cavity closer DPC's or similar approved.  
Ruberoid Hyloard or similar d.p.c.'s throughout. Fit vertical and horizontal d.p.c.'s to all external door and window openings.

All d.p.c.'s are to terminate a minimum of 150mm above finished ground level.

All lintels to structural engineers design and spec.

All structural and temporary works to be in accordance with Structural Engineers spec and details.

## Compartment Walls:

Compartment walls as annotated on fire strategy plans and as described on architects details.

## Fire Stops:

Proprietary fire stops to be provided at the heads and all perimeters of any compartment walls as architects details.

## Internal Walls:

Internal walls to be as specified on 'walltype' annotation on setting out GA plans and fire strategy plans.

## Steelwork:

All steelwork is to be specified by the Structural Engineer.

All steelwork internally supporting floors and elements of structure to be fire protected with suitable system providing 60 mins fire protection and structural integrity.

## Floor Construction:

Storage Area Upper Floors:

By 'Askactive' specialist mezzanine sub-contractor. Floor build up to maintain certified 60min FR

Office area floors to First and Second floors as engineers spec:

Newbuild intermediate office floors to comprise generally of 130mm a/c composite concrete/metal deck Kingspan M240 V2 0.9mm gauge deck with concrete topping and 1 No layer A252 mesh (30mm top cover) all as SE design and details. Internal concrete floors between office areas and storage floors to have 50mm Kingspan Insulation U-Value of 0.25 W/m<sup>2</sup>k.

Ground floor storage areas generally 350mm powerfloated conc slab on visqueen dpm on 50mm sand blinding on well compacted MOT Type 1 hardcore as engineers spec.

Ground floor office areas 350mm powerfloated conc slab on visqueen dpm on 100mm Jablite 'Jabfloor100' insulation on 50mm sand blinding Ground Floor Office Areas to achieve U-Value of 0.20 W/m<sup>2</sup>k

## Staircases:

All staircases to be constructed in accordance with approved document K of the current building regulations and to BS 5393, stairs to be a standard pattern with a maximum pitch of 42°, consisting of treads and going as annotated on plans and stair details. handrails are to be at min 900mm above the nosing of the stairs with balustrades with no gaps to allow a 1000mm ball to pass through.

All hall landings to have a minimum width equal to the clear width of flights.

2000mm minimum headroom above pitchline of stairs.

Balustrading to be designed to withstand a horizontal force of at least 0.36 kn/m.

Firefighting stairs to storage areas floors G-4th to be fabricated in steel to specialist sub-contractors details.

Stairs to ground and first floor offices to be PC concrete as detailed.

## Doors and Windows:

All new external doors and windows to be high performance PPC Aluminium double glazed units with argon filled low e glass DG units, the combined unit is to have a thermal value of 1.4W/m<sup>2</sup>k. Safety glazing to be provided in all critical locations, as Diagram 5.1 in AD-K, in accordance with BS6206.

All internal doors are to be fire rated as annotated on fire strategy plans and head, jamb, threshold details and ironmongery including hold open and closure devices as scheduled.

All door ironmongery to client approval including closers, kickplates, handles, locks etc. Emergency exit doors to include panic bolt escape hardware and automated entry systems by specialist sub-contractor.

New doors to be in accordance with clear effective door widths as set out in Table 2 of AD-M, with vision panels (where applicable) located between 500mm and 1500mm above finished floor level. The door[s] should be operable by use of a closed fist, requiring no greater force than 30N to open and have appropriate colour contrast between doors, door frames, door furniture and surrounding backgrounds.

## Ventilation:

All habitable rooms are to have opening windows and mechanical vent as designed by M&E engineers in accordance with allowances in SBEM.

WC areas and general mechanical ventilation to be provided as M&E Eng Spec and to be fitted, tested/commissioned in accordance current regulations. All test results and certification to be forwarded to building control for approval.

## REFER TO MECHANICAL & ELECTRICAL CONSULTANTS SPECIFICATION / DRAWINGS FOR DETAILS OF BATHROOM, OFFICES & WC VENTILATION REQUIREMENTS

## Drainage:

All work to comply with the building regulations part H and in accordance with BS 8301:1985, CP301 and manufacturers recommendations.

All above ground drainage to be as contractors M&E specialist design co-ordinated with below ground drainage design and internal layouts all discharging into existing foul and surface water drainage connections.

Surface water external works underground drainage connected to surface water drain system as engineers details. Roof surface water drainage connected via 'syphonic drainage' system designed by specialist.

Sanitary provision and installation in accordance with BS6465.

All waste pipes from sinks, urinals and wash hand basins are to incorporate minimum 75mm deep resealing traps, traps to wc's to be minimum 50mm deep resealing.

Waste pipe sizes are to be as follows:  
WC - 100mmØ PVC  
WHB - 32mmØ PVC  
SINK - 38mmØ PVC  
SHOWER - 38mmØ PVC

## REFER TO STRUCTURAL ENGINEERS SPECIFICATIONS / DRAWINGS FOR DETAILS OF ALL BELOW GROUND DRAINAGE, DRAINAGE TRENCHES, MAN-HOLES, INSPECTION CHAMBERS, STORAGE AND DRAINS PASSING THROUGH WALLS AND UNDER BUILDINGS ETC.

Above ground drainage passing through concrete floors to have proprietary intumescent collars fitted to maintain integrity of fire complementation as fire plans.

ROOF CONSTRUCTION: - MAX U VALUE OF 0.48W/m<sup>2</sup>.°C

## COVERINGS AND CONSTRUCTION:

Euroclad SF500 Low Pitch Elite System 3 cladding with 100mm insulation. Overall depth 155mm to cladding sub-contractors detailed design.

On Metsec A216G purlins spaced 50mm above top flange of rafters on brackets to structural engineers design and set out with 2 degree pitch as detailed sections.

160mm deep x 680mm wide BD Roofing standard eaves gutter hydraulics and gutter capacity tbc by syphonic drainage designer.

## Plumbing:

Soil and ventilation pipework to be un-plasticised P.V.C. 100mmØ TO BS 4514

Fit slow bends to a minimum radius of 200mm at the connection between the soil pipe and drains.

All sanitary fixings are to have 50 or 75mm deep sealed, anti-vac traps.

Waste pipes fittings are to be polypropylene to BS 5234, normal 40mmØ waste to sinks, baths and showers, 30mmØ waste for wash-hand basins.

All pipework to be adequately supported.

Rodding access to be provided to give access to any length of pipework not reached by any other part of the system.

Ventilation pipes to be terminated a minimum 900mm above any openings within 3000mm and fitted with bird proof mesh cowl, or terminated in the ceiling void with an air admittance valve.

allow for 15mmØ cold water supply to all sanitary fittings with stop tap fixtures and fittings as M&E Eng spec.

## Electrical:

All electrical works to be in accordance with Part P of the building Regulations and all certification to BS 7671 to be provided prior to completion. All services to be installed in accordance with current IEE good practice Guidelines.

Specialist 'Noke' access system to be integrated into design with M&E Engineers details.

## Smoke and Fire Safety Alarms: REFER TO MECHANICAL & ELECTRICAL CONSULTANTS SPECIFICATIONS / DRAWINGS FOR DETAILS OF ALL FIRE DETECTION AND ALARMS THROUGHOUT

## ALL ELECTRICAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH MECHANICAL & ELECTRICAL CONSULTANTS DETAILS

## Heating and Hot Water:

## REFER TO MECHANICAL & ELECTRICAL CONSULTANTS SPECIFICATIONS / DRAWINGS FOR DETAILS OF HEATING AND HOT WATER THROUGHOUT

## ALL THERMAL ENVELOPE MATERIALS TO BE CO-ORDINATED WITH M&E ENGINEERS CALCULATIONS AND SBEM MODELLING TO DEMONSTRATE PART L COMPLIANCE

## Finishes:

All masonry walls to have gypsum based plasterboard linings with skim finish throughout as detailed and specified on wall types layout. Masonry walls not lined to receive paint finishes where specified on dwgs and schedules.

Stud partitions to be lined with gypsum plasterboard, to give fire protection as specified on partition type drawings.

Intermediate office floor ceilings to be lined with insulation as detailed on sections and fitted with 600x600mm suspended ceiling grid and tiles.

All wall and partition linings and construction as specified on 'Walltype' construction identified and specified on GA/setting out plans.

Bathroom side of stud walls to be clad in 12mm OSB board and over-boarded with 15mm moisture resistant pb all as detailed.

All skirtings to be chamfer edged profiled 19x100mm primed and painted mdf. Architraves as door details, to be chamfer edged profiled 19x63mm primed and painted mdf where not supplied as part of proprietary door sets.

Ironmongery as detailed on door and ironmongery schedules.

## General Construction Notes:

All building work is to be constructed in accordance with the relevant and current building regulations and to the satisfaction of the building inspector.

All work is to comply with the relevant british standards and codes of practice.

All dimensions must be checked on site.

All structural steelwork to be protected to provide appropriate fire resistance.

Foundations, structural details and below ground drainage are to be detailed by the structural engineer, drawings and calculations are to be submitted to the local authority for approval prior to commencement of the works.

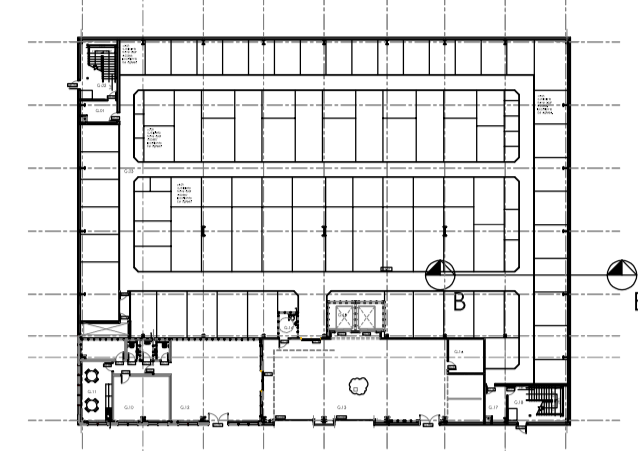
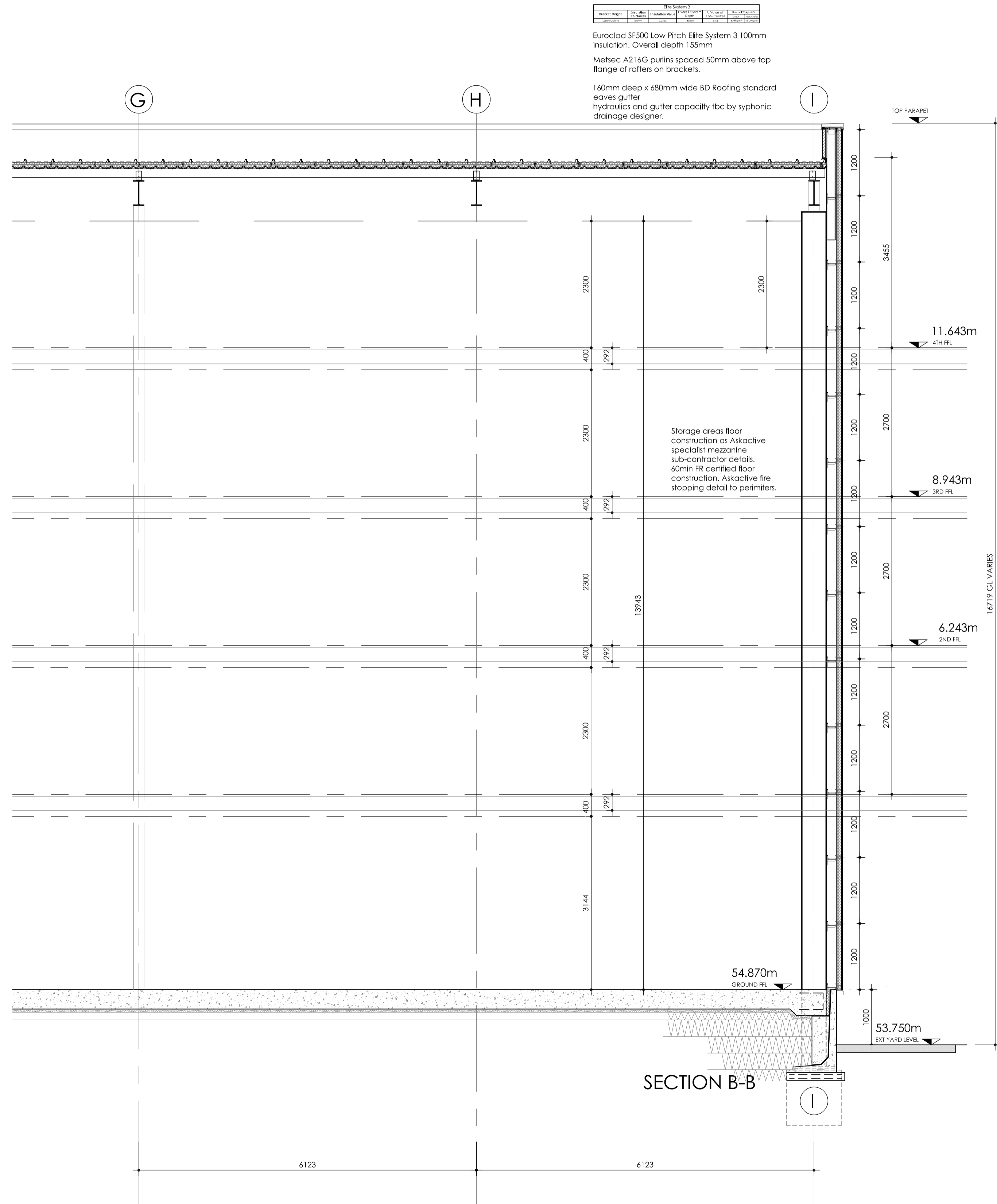
Specialist sub-contractor design to be integrated for steel connections, lifts, cladding, curtain walling, staircases, balustrades, M&E systems.

All M&E installations including fire detection, security and alarm systems, heating and mechanical vent, air conditioning and cooling to be designed and installed as M&E Engineers details.

Natural & mechanical ventilation to be designed and installed to the appropriate CIBSE Guide.

New lighting, heating and ventilation systems to be designed in accordance with the Non-Domestic Building Services Guide, with commissioning certificates provided upon completion.

Emergency escape and fire signage to be in accordance with approved fire strategy plans.



**KEY PLAN**  
1:1250

P.02	20.01.25	Updated to co-ord planners comments and new NMA application	BLH	BLH
P.01	30.10.24	Initial Issue	BLH	RAH
NOTES	DATE	NOTES	DRAWN / CHECKED	
RESIDUAL RISKS: Refer to Architects DRA's and PC's H&S Plan				

# 2H

Architecture

2H Architecture Limited

**RIBA**

T: 07825 544437  
E: edesign@2h-architecture.co.uk  
www.2h-architecture.co.uk

Hansons Self Storage (2005)  
7 Ashgrove  
Huddersfield  
GA Sections  
Section B-B  
Gridline G/I 4-5

DRAWING STATUS: <b>PRELIMINARY</b>			
SCALE AT A1: 1:50	DATE 30.10.2024	DRAWN BLH	APPROVED BLH
JOB REFERENCE 1750-2HA-XX-DR-A-0151-PO2	DRAWING NUMBER	REVISION	