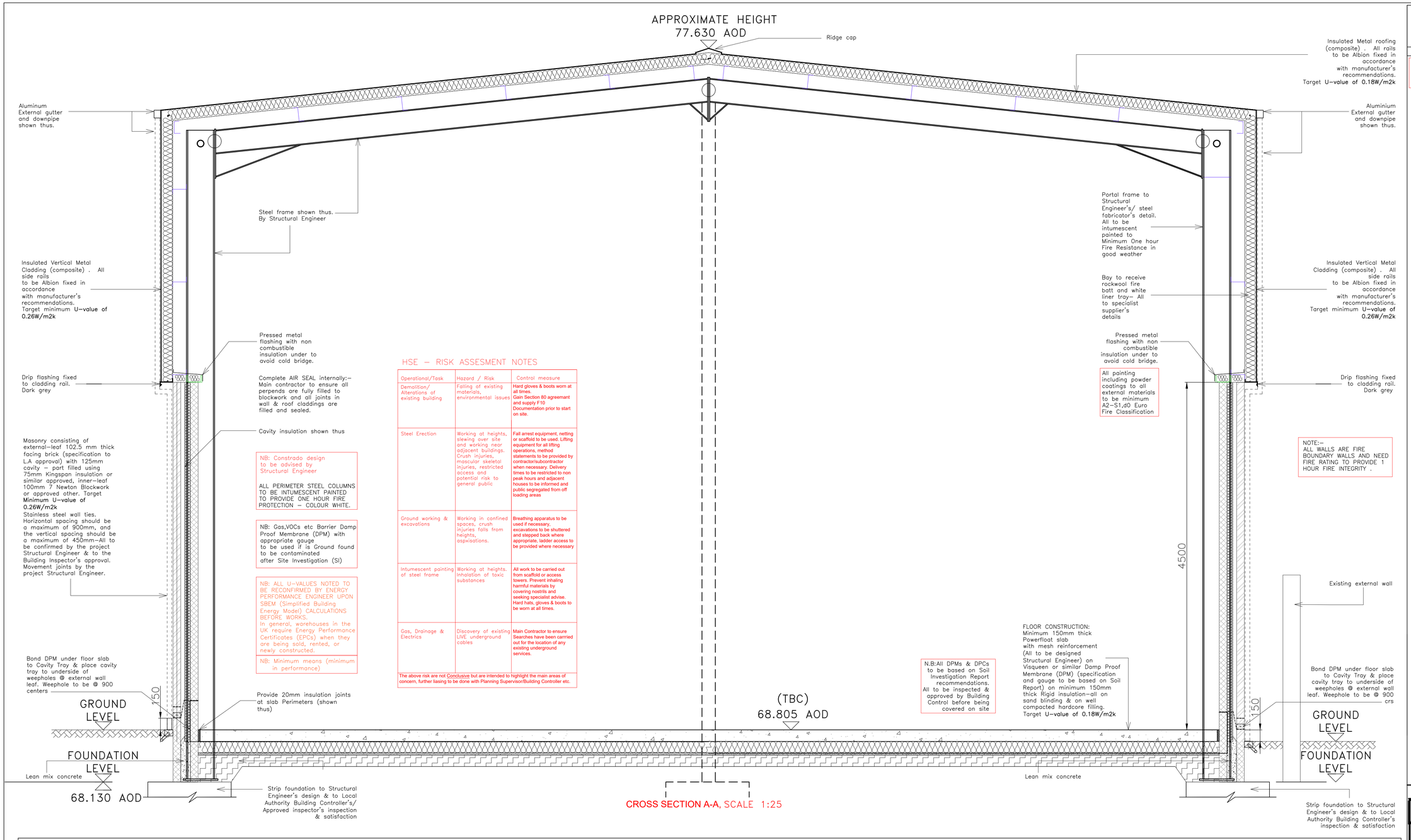

CROSS SECTION A-A, SCALE 1:25

HSE - RISK ASSESMENT NOTES

Operational/Task	Hazard / Risk	Control measure
Demolition/ Alterations of existing building	Falling of existing materials, environmental issues	Hard gloves & boots worn at all times. Gain Section 80 agreemant and supply F10 Documentation prior to start on site.
Steel Erection	Working at heights, slewing over site and working near adjacent buildings. Crush injuries, mascular skeletal injuries, restricted access and potential risk to general public	Fall arrest equipment, netting or scaffold to be used. Lifting equipment for all lifting operations, method statements to be provided by contractor/subcontractor when necessary. Delivery times to be restricted to non peak hours and adjacent houses to be informed and public segregated from off loading areas
Ground working & excavations	Working in confined spaces, crush injuries falls from heights, asphisations.	Breathing apparatus to be used if necessary, excavations to be shuttered and stepped back where appropriate, ladder access to be provided where necessary
Intumescent painting of steel frame	Working at heights. Inhalation of toxic substances	All work to be carried out from scaffold or access towers. Prevent inhaling harmful materials by covering nostrils and seeking specialist advise. Hard hats, gloves & boots to be worn at all times.
Gas, Drainage & Electrics	Discovery of existing LIVE underground cables	Main Contractor to ensure Searches have been carrried out for the location of any existing underground services.

The above risk are not Conclusive but are intended to highlight the main areas of concern, further liasing to be done with Planning Supervisor/Building Controller etc.

1) GENERAL BUILDING REGULATION NOTES

a) All works to be in accordance with Building Regulations current editions and amendments as applicable and to the satisfaction of the Local Authority Building Inspector.

b) All works within the contract and by the contractor must be carried out in such a way that all requirements under the Health and Safety at Work Act are satisfied and maintained.

c) All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice etc, and with the requirements of all relevant and current Statutory Authority regulations.

d) All structural details and calculations to be submitted by the Consultant Structural Engineers prior to start on site and upgraded as necessary as works proceed to suit any clients or future Tenants requirements.

e) The contractor must ensure and will be held responsible for the stability of the building structure at all stages of the contract.

2) APPROVED DOCUMENT A
STRUCTURE 2004 EDITION

a) All structural details and calculations to be designed by the Consulting Structural Engineer to the relevant Codes of Practice. Calculations to be submitted for approval to the Local Authority, including any special ground preparation works.

b) FOUNDATIONS
Refer to details on Structural Engineers drawings

All steelwork below ground level to be encased in concrete. All concrete work to be in accordance with BS 8110.

c) STEEL FRAME
The building structure consists of a structural steel frame all as detailed on the Structural Engineers details, drawings and calculations and specification.
All steelwork to be in accordance with BS 5950 and designed in accordance with BS 6399 part 1, 1996 and part 2, 1997.

All grades of steelwork to be in accordance with BS EN 10025, 2004 and BS EN 10210, 2006.

d) GROUND FLOOR SLAB
Refer to slab details on relevant drawings. Slab on insulation on Visqueen 1200 gauge damp proof membrane (To be confirmed after Site Investigation) on sand blinding on consolidated hardcore. DPM to have lapped and taped joints throughout, and to be lapped and taped to DPC within external wall, all in strict accordance with Visqueen specification. Concrete slab to Structural Engineers design and specification.

e) Structural steel columns, beams, roof, including all ties, purlins, sheeting rails etc. to Structural Engineers details and design and calculations.

f) All masonry work to be in accordance with BS 5628 part 3, 2005.
All masonry supports, ties, windposts etc to be as designed by the Structural Engineer.
All ties etc to be stainless steel safety ties. Location and details to be submitted to the Local Authority for approval.

g) Vertical and horizontal movement and construction joints in brickwork and blockwork to be in accordance with BRE Digest 123 and 178; BS 5628 part 3, locations as indicated on Architectural Designer's or Structural Engineer's layout plans.
Standard movement joints to be 10mm wide filled with non-absorbent closed cell polyethylene joint filler and pointed in 2 part polysulphide sealant.

e) All escape doors are to be provided with vision panels as required, fire exit signs, fire door signs etc. with approved panic bars, latches etc, all to the approval of the Building Inspector. All exit doors to discharge onto a level landing. All fire doors to be FD30S and to be self closing. Fire signage to BS 5499.

f) Emergency lighting to be provided to Future office and circulation areas in accordance with BS 5266 part 1, 2005.-when applicable

g) Fire alarm system to be provided and installed to BS 5839 Part 1, 2002 including break glass call points and automatic smoke and heat detectors as required and agreed with the Building Inspector. The alarm bells to be suitably located in such a manner as to be clearly audible throughout the building. The systems to be of the fully maintained zone type with batteries and charger.

4) APPROVED DOCUMENT C
SITE PREPARATION AND RESISTANCE TO MOISTURE 2004 EDITION

a) The site is to be prepared in accordance with the soil investigation report and the Consultant Structural Engineers specification and details to receive Visqueen 1200 gauge DPM or approved other after Site Investigation with fully taped joints. All details of perforation, pipes, holes in slab etc to Structural Engineers details including extending around all service ducts.

b) Damp proof courses installed in external masonry wall construction, to generally be Visqueen Zedex a minimum of 150mm above outside ground level and linked with DPM with weep holes in walls at 900mm centres.
Damp proof courses to be provided around all openings vertically and with trays horizontally with weep holes at 450 centres over openings.

c) All steelwork below ground level to be encased in concrete and protected as required. All to comply to Structural Engineers details.

d) All steelwork exposed within cavities to be either stainless steel or to be treated with high build bituminous paint to structural Engineers specification prior to being walled in.

e) All glazing in the external walls are to be impervious to moisture.

5) APPROVED DOCUMENT D
TOXIC SUBSTANCES 1992 EDITION FURTHER AMENDED 2000 & 2002

To be confirmed after Site Investigation

6) APPROVED DOCUMENT E
RESISTANCE TO THE PASSAGE OF SOUND 2003 EDITION AMENDED 2004

a) No sound transmission requirements are necessary to comply with Building Regulations as this document is only relevant to dwellings.

7) APPROVED DOCUMENT F
VENTILATION 2006 EDITION

a) All Future toilets to be mechanically vented to provide a minimum of 6 air changes per hour with a 15 minute over-run controlled by the light switch.
Refer to Specialist design drawings for full specification of Mechanical and Electrical services.

8) APPROVED DOCUMENT G
HYGIENE 1992 EDITION AMENDED 1992 & 2000

a) Adequate toilet provision for male, female and disabled persons will be provided, when applicable.

b) Hot water to be provided, system to be confirmed by M&E Consultant, when applicable

9) APPROVED DOCUMENT H
DRAINAGE AND WASTE DISPOSAL 2002 EDITION

a) All roof water to discharge into pressed metal eaves gutter combined with fascia and eaves soffit. Rainwater downpipes to be square section, powder coated pressed metal.

b) Downpipes to connect into back inlet gulleys with access gratings at ground level.

c) When applicable,-
All internal drainage to be vented at head of system.
All w.c's to have 75mm deep S or P trap (to suit location) with 100mm soil pipe.
All handbasins to have 75mm deep, deep seal re-sealing traps with minimum 32mm waste pipe.
All sinks and urinals to have 75mm deep, deep seal re-sealing traps with minimum 40mm waste pipe.
Sizes of waste pipes to suit number of connections.
All drainage to be rodddable.
Rodding access on all bends, ends of runs and changes of direction.

d) All below ground drainage to be provided with separate systems for foul, surface ground water and roof water.
All surface ground water may discharge through an approved by-pass interceptor before being connected with the local authority mains system. This element is to be agreed by the local authority based upon the number of car spaces. All details of external drainage to be to Structural Engineer's details and local authority approval.

e) An enclosed solid waste refuse area is to be constructed to the side of the unit for use by the occupiers. Types of refuse container and method of collection will be agreed with the Local Authority or Private Collection.

f) Any underground pipework passing through a masonry wall is to have a suitable lintol or arch constructed over the pipe to provide a minimum of 50mm clearance around the pipe or to have flexible rocker pipes either side of the wall and the pipe solid bedded.

g) All below ground drainage to be vitrified clay with flexible joints, Hepworths or similar approved, suitably encased to suit location.

10) APPROVED DOCUMENT J
COMBUSTION APPLIANCE AND FUEL STORAGE SYSTEMS 2002 EDITION

Refer to M&E Consultant details.

11) APPROVED DOCUMENT K
PROTECTION FROM FALLING COLLISION AND IMPACT 1998 EDITION AMENDED 2000

a) Any glazing below 800mm above finished floor level to be toughened safety glass to BS 6206, 1981.

b) Vision panels in doors on escape routes within the building to be to fire officers requirements.

12) APPROVED DOCUMENT L2A
CONSERVATION OF FUEL AND POWER 2006 EDITION

a) All windows and glazed screens to be powder coated aluminium with clear double glazing, thermally broken. All glass type low 'E', max. 'U'-value of window to be 0.18W/W/m²K.
Window and door specifications:- Any insulation standard given by manufacturers must relate to the whole window or doorset value by hotbox testing.

b) All masons openings to have proprietary thermal closers to prevent any thermal bridging.

c) Details of all heating of the units, temperature control, hot water storage, insulation of vessels, pipes, ducts etc. to be to Consultants design and details.

d) Details of lighting, efficiency, types of lamps and controls to be to Consultants design and details in accordance with item 1.41 - 1.57 inclusive.

e) ROOF CONSTRUCTION :-Refer to details on relevant drawings

f) WALL CONSTRUCTION (MASONRY & CLADDING) :-Refer to details on relevant drawings All walls to achieve a max. 'U' value of 028W/m¹k.

g) GROUND FLOOR:- Refer to details on relevant drawings

AIR SEALING: -
Roof Level:
Taped and sealed joints between roof and wall cladding panels.
Openings in external wall:- Sill voids and voids between window frame and masonry to be fully filled with 1 part intumescnet sealant and pointed to provide air seal with 1 part low modulus silicone sealant.

13) APPROVED DOCUMENT M
ACCESS TO AND USE OF BUILDINGS 2004 EDITION

a) Car parking to include designated parking bays adjacent to the entrance areas of the unit with level and ramped access.
Entrance into the units from outside to be designed for wheelchair access, free from any steps.

b) Disabled toilet to be provided in accordance with diagram 16 in Part M when applicable.

d) When applicable , internal doors to which wheelchair disabled persons have access are to be constructed to comply with item 2.1-2.8 inclusive.
The main consideration being clear opening single door widths of 750mm, min. 300mm to leading door edge of the door from any walls, 1200mm clear corridor widths and approved sizes of any internal lobbies.

14) APPROVED DOCUMENT N
GLAZING - SAFETY IN RELATION TO IMPACT, OPENING AND CLEANING 1998 EDITION AMENDED 2000

a) Glazing, doors and glazed screens to be double glazed. All glass to doors, (Total 'U' Value to be max 0.18 W/m²K)

b) All glass to comply with BS 6206, 1981 and BS 6262 Class C in doors and side panels and Class B if exceeding 900mm wide.
All glass to be toughened as noted above if less than 800mm above floor level and doors and side panels 1.500mm high as diagram 1.

c) Glazing cleaning -
Provision is not included for cleaning the outer face of windows from inside the building.
Glazing cleaning from ground level to be by brush/jet system (Reach & Wash system) by specialist.

Workmanship:-

1. Great care to be taken to ensure continuity of thermal insulation.

2. The wall insulation is to be continuous from slab edge to eaves as specified and detailed. The insulation boards are to form a continuous plane with all boards tightly butt jointed together.

3. The roof insulation is to be continuous from eaves junction with walls to ridge, forming a continuous plane with all boards tightly butt jointed together.

4. Window and door openings are to be fully insulated with Thermabate cavity closers or approved other, secured around openings in accordance with manufacturers specification.

5. Services penetrations to be carefully formed to ensure continuity of insulation - insulation boards to be carefully reinstated around all services penetrations.

6. The INSIDE face of the external wall blockwork / cladding and the underside of the roof is to be the line of the air seal barrier.

7. The inner leaf to external walls is to be Stocks Insulite fair faced 7N/mm2 100mm air leakage tested blockwork or approved similar. All mortar joints to be fully filled and flush pointed internally and externally. Junction between cladding / roofing to have overflashing / taped joints sealed.

8. Window and door openings to be sealed with silicone seals or approved other .

9. All service penetrations to external walls and roof to be fully made good and air sealed with mortar, silicone sealant or tape as appropriate.

10. Heating to the main building to be confirmed by specialist/Building Control. If not heated no pressure test will be required upon completion (TBC by Building Control).

NB: FOR EXTERNAL MATERIAL SAMPLES, SEE LOCAL AUTHORITY PLANNING DOCUMENTS

NB: Any Damp Proof Membrane (DPM) specification noted is subject to Site Investigation Report (Soil Test) & to Local Authority / Approved Inpector's Approval before installation

Builder/Contractor should not scale from this drawing-should use figured dimensions only. Builder/Contractor must check all dimensions on site before works.-Any discrepancy found to be reported to A N Designs Ltd as soon as possible. This drawing or any portion of it may not be reproduced.

A1

NB: ALL WORKS TO BE INSPECTED BY BY A BUILDING INSPECTORS (LOCAL AUTHORITY /APPROVED INSPECTOR (PRIVATE) AS STANDARD TO STRICTLY MEET BUILDING REGULATIONS AND BRITISH STADARDS

REV	DATE	DESCRIPTION

DRAWING STATUS: BUILDING REGULATIONS ISSUE

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CLIENT: MR AMJID RASHID

PROJECT: PROPOSED MINISTRY OF TRANSPORT (MOT) BAY/SERVICE/STORAGE AREA, AT WILTON MILLS, 586 BRADFORD ROAD, BATLEY, WF17 8LP

TITLE: PROPOSED CROSS SECTION A-A, BUILDING REGULATION NOTES

SCALE IN mm @ A1 SIZE:	DATE:
1:25	APRIL 2025

PROJECT No:	DRAWING No:	REV:
WILTON-101	WK-04	-