

Building Regulations Notes

Structure: Approved Document A:

New blockwork 3.5N/mm2. Mortar designation (ii) IAW BS 5628 pt 1

SEE STRUCTURAL ENGINEERS DRAWINGS FOR CONFIRMATION OF ALL BEAM, POST, AND JOIST SIZES. WHERE DRAWINGS ARE IN CONFLICT IN THESE AREAS, SE DRAWINGS TAKE PRECEDENCE

Fire safety: Approved Document B:

Pipes and other penetrations through fire walls to be fitted with fire collars and all joints fire stopped
Any switches or sockets etc fitted in fire rated walls to be provided with the same level of fire resistance behind

Install new fire alarm and detection system as shown on the drawings. Complete the design and installation in accordance with BS 5839-1 and provide Design and Installation Certificates for inclusion in the Building Manual

Provide emergency escape lighting to comply to BS-5266-1 to all escape routes, to doors marked as Fire Escapes. Provide Emergency Lighting Certificate on completion.

Design and installation of the alarm and emergency lighting system is to be undertaken by CAFE Fire Safety Registered Contractor.

Site preparation and resistance to contaminates and moisture: Approved Document C:

Install Radon membrane and sump in strict accordance with manufacturer's recommendations.
Cap pipe from radon sump below ground and provide accurate location on As Built drawings to form part of the Building Manual

Ventilation: Approved Document F

Design, install and commission new extract and ventilation system to extension in accordance with CIBSE Guide B

Drainage and waste disposal: Approved Document H

All new above ground drainage to be in accordance with BS 8000:part 14

New sinks and shower to be provided with cold water supplies from stopcock, and 40mm wastes with deep seal traps and connected to grey water filters - **minimum fall 1:80**.
New composting WC to be installed and commissioned in accordance with the manufacturer's instructions, including the urine pipe and soakaway

Works to be undertaken by a CIOP Registered WIAPS Plumbing Contractor. Heating & Plumbing works are to comply with BS 8000 Part 15 and the Water Regulations.
Complete the design and install systems so that they comply with BS 6700 and water supply byelaws/regulations.

Conservation of fuel and power: Approved Document L

The staff welfare building has a useful floor area 31.5m2. As such it is exempt from Part L of the Building Regulations, in accordance with paragraph 3(d) of Regulation 21.

Notwithstanding the above, U-Values listed in composites build up to be are to be met. See construction sections and install insulation as shown to minimise cold bridging.

Any fixed internal lighting should have lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt

New Mechanical and Electrical systems to be designed, installed and commissioned in accordance with the relevant CIBSE guidance.

Access to and use of buildings: Approved Document M

Form new 1:12 ramp and 1:80 landing as detailed, with 150 upstand to edges of slabs as shown.

New doors to be dimensions shown, to provide clear openings of:

- 920mm door - **800mm clear opening**
- 1000mm door - **880mm min. clear opening**

Doors to be fitted with self-closing mechanisms compliant with the requirements of BRAD M 2.17(a) eg opening forces at the leading edge of the door do not exceed the following values:
Less than 30N between 0 and 30 degrees.
Less than 22.5N between 30 to 60 degrees.

Doors to include glazed areas between 500mm and 1500mm above finish floor level. Vision panel to be glazed with BRAD K-compliant safety glass

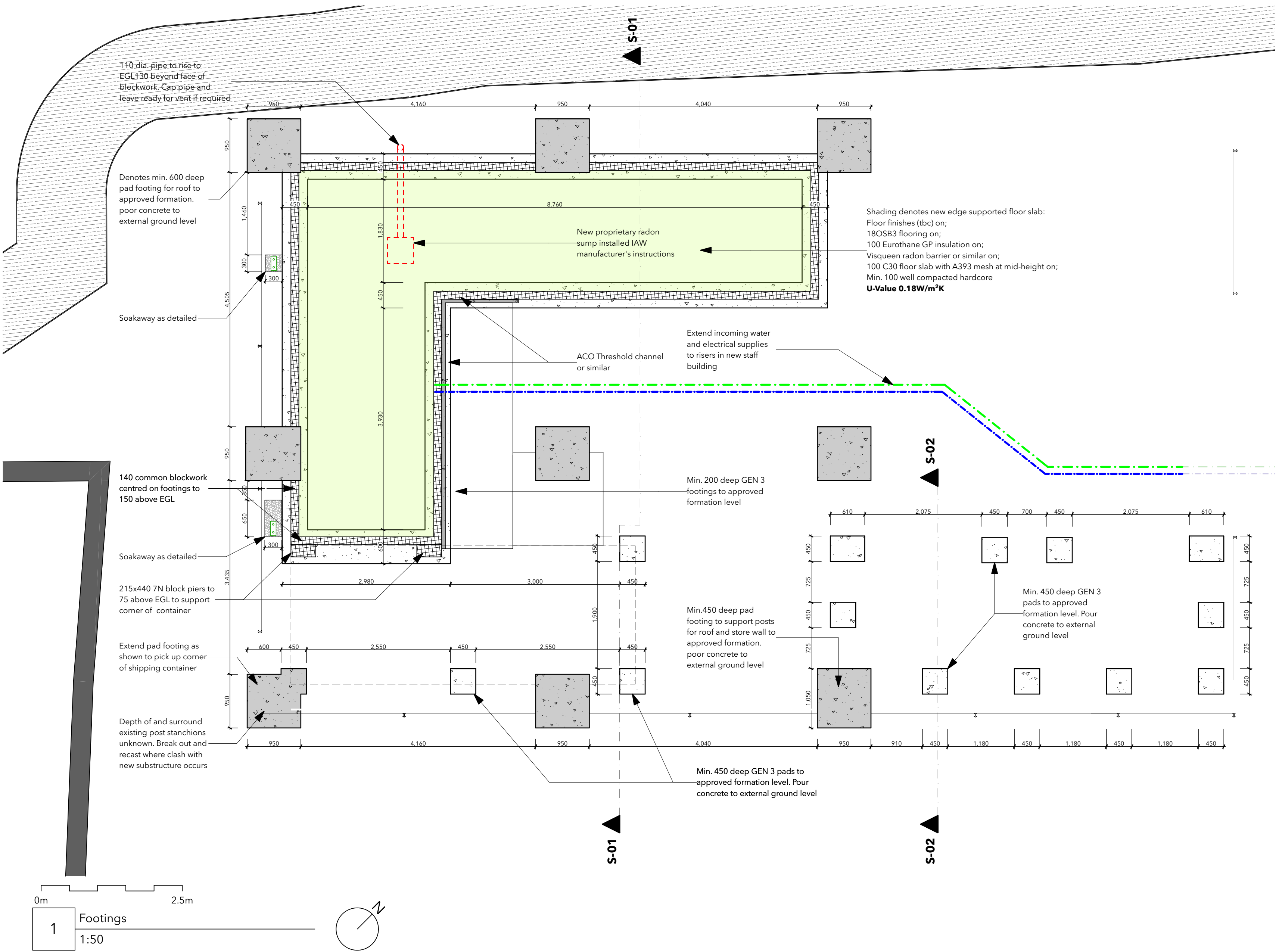
All door furniture to visually contrast with the door leaf. Lever handles must be suitable for operation with one hand using a closed fist.

Sockets & switches in new office to be installed between 450mm and 1200mm

Electrical safety: Approved Document P

Works to be undertaken by NIC EIC Approved Contractor/Registered Competent Person under Part P of the current Building Regulations. Electrical works are to comply with BS 7671:2008 incorporating Amendment No.1:2011, and the current IEE Regulations.

Provide electrical test certificate and Building Regulations on completion



Construction Risks	Maintenance/cleaning Risks	Demolition/adaptation Risks
In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.		
Safety Health and Environmental Information Box		
Disclaimer		
This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported immediately to the Architect before proceeding. If in doubt ASK.		

02	Ch-1 1	Tender Issue	03/06 /2025
01	Ch-0 9	LABC Issue	19/09 /2024
RevID	ChID	Change Name	Date

Location
Ground workers' compound, Upper Chapel, Launceston, PL15 7DW

Client
Launceston Town Council

Layout Name
Proposed Substructure

Project Number 022-18	Drawing Number 421
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Revision 02	Scales at A1 1:50
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Checked By	Purpose of Issue
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