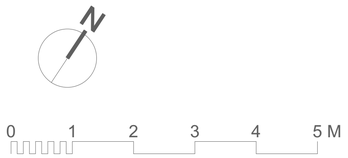

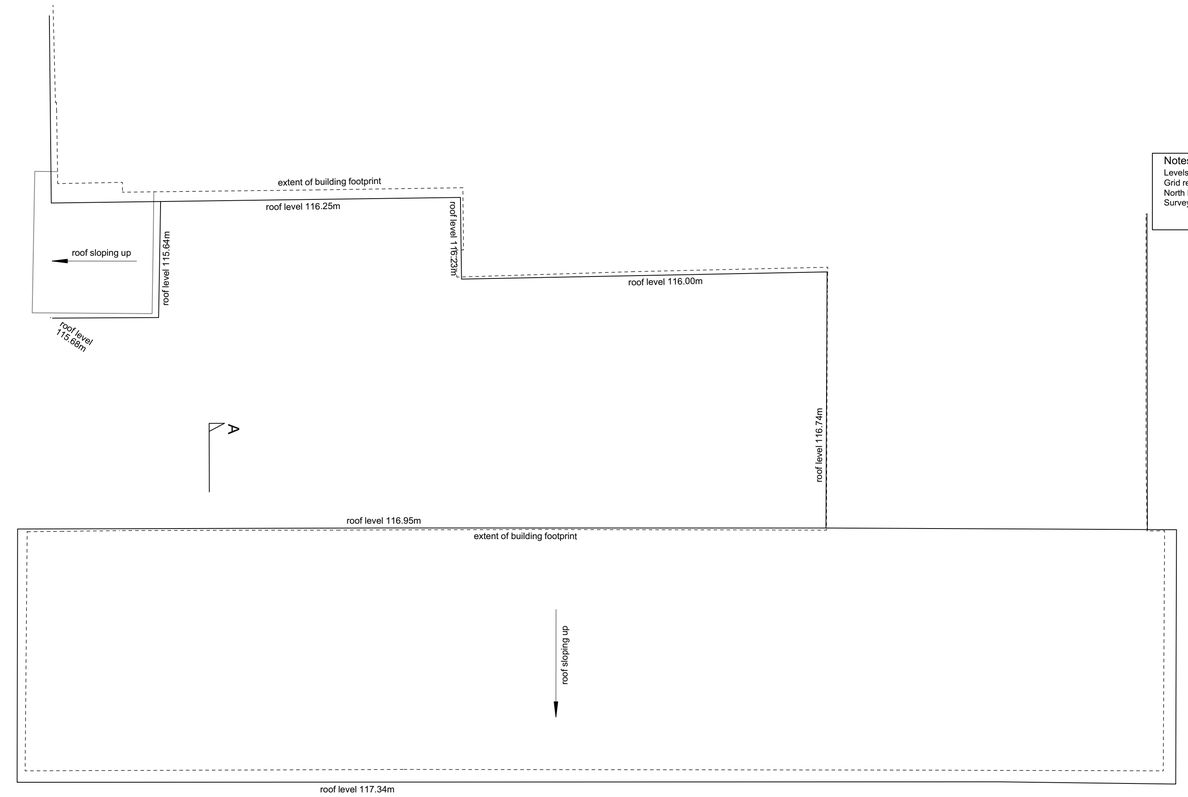

Proposed Roof Plan

B	BEAM HEIGHT	H	HEAD HEIGHT
BSU	BEAM SLOPING UP	S	SILL HEIGHT
C	CEILING HEIGHT		
CSU	CEILING SLOPING UP		
FC	FALSE CEILING HEIGHT		
D	DOOR HEIGHT		
FL	FLOOR LEVEL		

Notes
Levels related to Ordnance Survey GPS Datum.
Grid related to Ordnance Survey GPS co-ordinates
North Point indicative only
Survey carried out to client specification and in accordance with RICS publication: Measured surveys of land, buildings and utilities

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notes / key:
1. do not scale
2. all dimensions in mm & to be checked on site prior to off site fabrication or on site construction
3. refer to specification NBS references for full construction requirements & preliminaries
4. refer to SE drawings, details, specifications & calculations for structure
5. only use current & revised drawings
6. construct in accordance with manufactures details & recommendations
7. refer to Surveyor's existing plans, elevations & sections to fully identify existing walls, windows /doors, layouts, arrangements, etc
8. all work to conform to current Building Regulation requirements
9. give required notices to Building Control at key work stages
10. conform to CDM Regulations
11. refer to CDM Document for roles & responsibilities
12. red text underlined indicates revisions to previous issue of drawings

BUILDING REGULATION NOTES

General:
Contractor to comply with current edition of the Building Regulations 2010. All materials and workmanship and construction and installations are to be fully in compliance with Regulation 7 Materials and Workmanship. In addition any relevant British Standards, Codes of Practice and Health, Safety and Welfare Regulations. All materials and products are to be supplied and installed fully in accordance with manufacturer / supplier recommendations and warranties provided where applicable. Building Control approval is to be gained through Full Plans procedure / Building Notice. Arrange BC on site inspections and approvals. Gain BC Completion Certification prior to Practical Completion. Copies to Client & Architect. Provide photos of work at key stages using a geo-location camera, showing location, time and date with a title for each photo.

A Structure:
All alterations & new works should be constructed fully in accordance with Structural Engineer drawings, details, specifications and calculations including new beams, lintels, joists, rafters and foundations. Seek BC on site approval to structure prior to covering up. Provide photos of any primary structural work prior to concealment.

B Fire safety:
No fire doors required unless instructed by BC. In each changing room area, provide a Grade D Cat LD3 mains operated interlinked fire [smoke & heat] detector, with battery back up. Detectors to be provided & installed in accordance with manufacturers recommendations. All contractor designed elements and materials to be fire resistant and non combustible. All work to comply with Part B of the Building Regulations. Elements of the structure to be protected with 30 minutes fire resistant board.

C Site preparation and resistance to contaminants and moisture:
N/A. Existing building.

D Toxic substances:
Cavity insulation and thermal and acoustic insulation to be CFC and HFC free, ZODP and non toxic. Seal any cavities to prevent permeation of any toxic fumes.

E Resistance to sound:
New partitions to be insulated and to achieve at least 43 dB sound reduction between rooms. Not required to partitions to WCs and Showers.

F Ventilation:
Ventilation provided by opening existing windows. In addition, mechanical extract ventilation, generating minimal noise and located with least pollution intake, to be provided to:
Changing Rooms 1, 2, 3 and 4: 30Litres/second.
Ducts to be rigid wherever possible and to a max 1.5m length and meeting standards BSRIA's BG 43/2013.

G Sanitation, hot water safety and water efficiency:
New cold and hot water supply, storage and distribution and heating to comply with part G of the Building Regulations. In summary, provide wholesome water to the property by a satutory water undertaker. Provide wholesome cold and hot water supply to all sinks, basins and showers at a suitable pressure and flow rate. Maximum fittings consumption should be no greater than:
WCs: 6/4 litres dual flush or 4.5 litres single flush
Showers: 10 l/min
Basin taps: 6 l/min
Sink taps: 8 l/min
Hot water supply to be limited to 48 degrees C to prevent scalding.
Provide all necessary safety measures and relief valves and stop cocks.
Give notice to BC of commissioning completion.

H Drainage and waste disposal:
To comply with Part H of the Building Regulations. In summary, provide drainage from the property by a satutory water undertaker. Existing drainage to be properly identified and checked on site. New drainage to be connected into existing mains sewer drainage. Make any modifications as necessary. Above ground drainage to have traps and pipework sizes to fully conform with Part H. Existing rainwater downpipes and drainage to be retained and reused.

J Heat Producing Appliances:
Primary energy source heating to be a new air source heat pump or gas system boiler with associated hot water storage tank providing hot water to new radiators, sinks, basins & showers. Boiler to be sized and installed by member of a Competent Persons Scheme and commissioning certificate issued to Building Control. Boiler flue to terminate in strict accordance with Part J. Provide mains operated carbon monoxide detector. Any new heat producing appliances to comply with part J of the Building Regulations.

K Protection from Falling, Collision & Impact
New external concrete ramp and steps to comply with part K1 & K2 of the Building Regulations. In summary, 900mm wide, goings of 220mm to 300mm and risers of 150mm to 220mm with a maximum 42 degree pitch. Handrails to be at a height of 900mm to 1000mm above pitch line of treads. Balusters to be vertical and not horizontal with gaps no greater than 100mm to prevent children under the age of 5 from climbing and to resist a horizontal load of at least 0.36kn. Replace all glazing with toughened glass. All windows to be double glazed and to meet BC requirements under Part K4, F, B and Part L of the Building Regulations.

L Conservation of Fuel and Power:
Some thermal improvement is envisaged to existing external walls, roof and floor with the aim of achieving the following U values:
Roofs: 0.16 W/m2K
Walls: 0.30 W/m2K
Floors: 0.25 W/m2K
Windows: 1.4 W/m2K

All light fittings / bulbs to be LED low energy type.

M Access and Use of Buildings:
Make reasonable provision for people to gain access and use dwelling and its facilities. A new ramped approach will be provided 1500mm wide 1:20 in slope and not more than 10m long. New entrances will have a level threshold with a min clear opening of 775mm. Disabled WC will have min 750mm free space to front of wc and a dim of 450mm either side from centre of wc.

N Glazing Safety:
Withdrawn

O Overheating:
N/A. Opening will provide adequate means to remove excess internal heat.

P Electrical Safety:
Extend and modify existing electrical system. All electrics to fully comply with Part P and to be executed by a qualified / registered electrician, who is a member of a Competent Persons Scheme such as: NICEIC, ELECSA, NAPIT or STROMA. Test & installation certificates to be issued on practical completion to Building Control for approval prior to Practical Completion. Final copies to Client & Architect.

Q Security:
Locks & controls to be provided that prevents unauthorised entrance. External doors and windows and frames to be Secured by Design with a Part Q certificate or PAS 24:2016 manufacturer conformity.

R Communications:
N/A

S Infrastructure for the charging of electric vehicles
N/A

CDM REGULATIONS
The Clients have been advised to refer to the Health & Safety Executive [SE] web site of their duties under the Construction [Design & Management] Regulations 2015 [CDM]. As the project is a non domestic project there is a requirement for a CDM Coordinator / Principle Designer. The Contractor is assigned fully responsible for health & safety on site & compliance with CDM Regulations and the Building Safety Act 2022, which broadly includes:

1. Ensuring suitable arrangements are put in place for managing the project.
2. Where appropriate, notify the SE of construction works.
3. Where there is to be more than one contractor on site at any one time the Main Contractor will act as the Principle Contractor.
4. Provide information on relevant H&S issues that may affect the design or construction of the project, including advising the Client of any H&S risks.
5. Ensure all site operatives are competent & adequately resourced to carry out their H&S responsibilities.
6. Ensure suitable welfare facilities are provided on site.
7. Ensure a suitable construction phrase H&S plan is in place before commencement of work & on site & maintained & reviewed throughout the project.
8. Ensure a H&S file is provided to the Client on completion which also includes any product instructions, operation manuals & warranties.

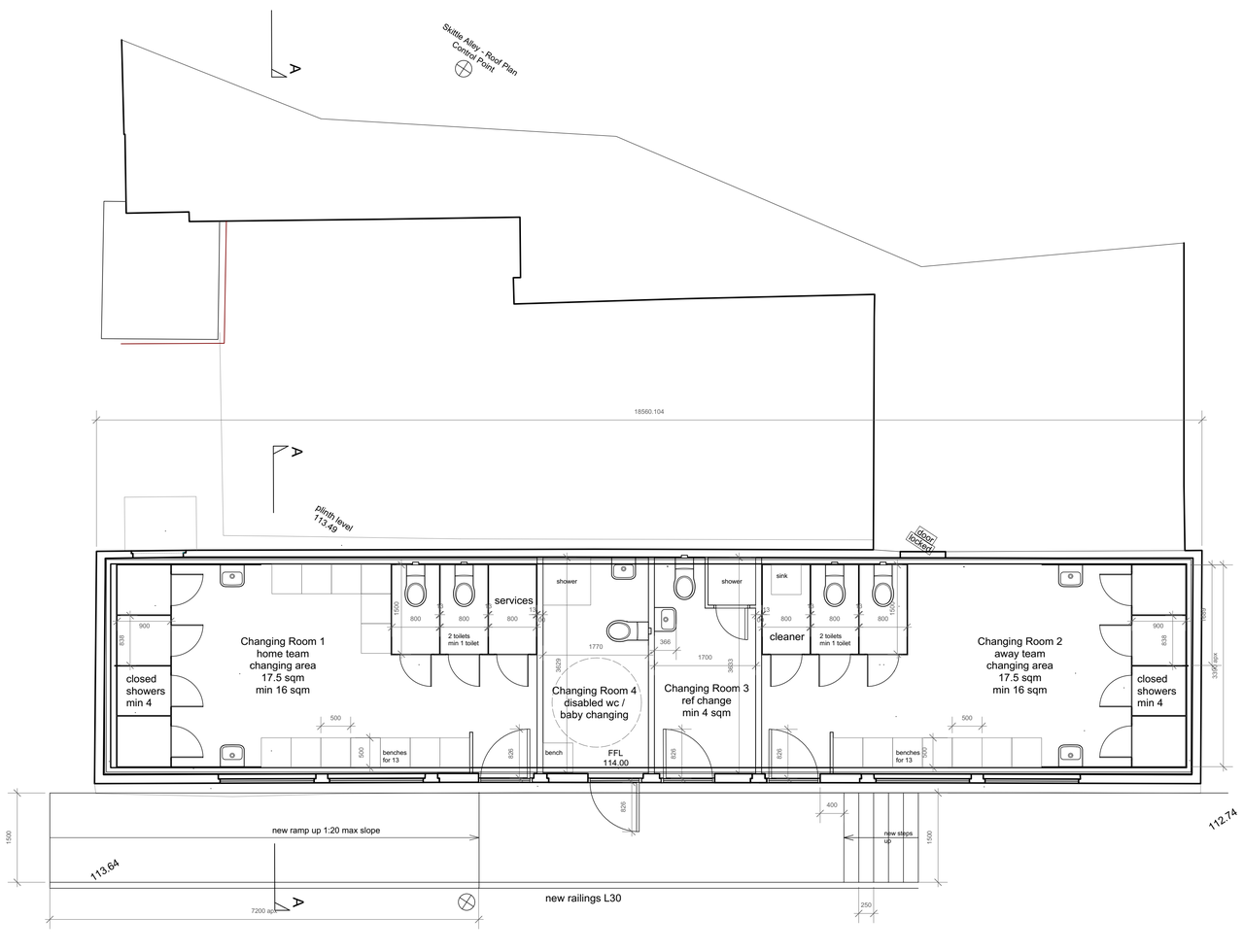
BUILDING SAFETY ACT 2022
Not applicable as the building is no higher than 18 metres.

REGULATORY REFORM [FIRE SAFETY] ORDER 2005
Applicable as building is non domestic the Order applies.

The Client is responsible for:
• A suitable and sufficient fire risk assessment to be carried out prior to the occupation of the extension and the significant findings recorded. These should include the identification of ignition risks, the risks to occupants and their means of escape, the fire warning and other fire safety provisions in place and the identification of persons at special risk (e.g. persons with disabilities). Any deviation from accepted guidance must either be provided with a suitable fire engineered justification, a robust management system or an action plan of works to be conducted to bring the provisions to an acceptable standard.
• Any other works, including the existing occupied building, which may impact on the risk from fire within the scope of the works, on persons elsewhere within the building will be subject to its own risk assessment or a Method Statement. This should identify the risks to other persons originating within the works, and also any control measures taken to mitigate those risks. The findings of the assessment or Method Statement should be made available to those persons that may be put at risk.

PARTY WALL ACT
Issues with utility authorities and arrangements regarding site boundaries & party wall agreements with neighbours are the responsibility of the client.

UTILITY AUTHORITIES
Where relevant & necessary the Contractor is responsible for seeking approvals & coordinating work with utility authorities which can include electrics, phone, gas & water supply & drainage. The client will make any payments direct to the authority where necessary.



Proposed Ground Floor Plan

6 20/05/24 BC & TENDER

client:
Westfield Parish Council

project:
Changing Rooms
Westhill Club, West Hill Road
Westfield
Somerset BA3 3TE

title:
Proposed Plans

date:	scale:	
15/02/24	1:50 @ A1	
job: 0547	**drawing:** 106	**revision:** 6

limited company no: 4273284
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