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PRINTERS ARMS PUBLIC HOUSE, THORNSETT, BIRCH VALE, HIGH PEAK, BERBYSHIRE SK22 1AZ

PROPOSED BARN CONVERSION AND ALTERATIONS OF PART OF PRINTERS ARMS PREMISES TO CREATE NEW INDEPENDENT ACCESS TO BARN CONVERSION

GENERAL AND BUILDING REGULATIONS NOTES (January 2012)

GENERALLY:
All exact dimensions to be checked and verified on site and any discrepancies to be clarified before proceeding.
All levels and setting out to be checked on site, any discrepancies between information shown on the drawings and information in a specification or site specific matters are to be clarified prior to proceeding.
All component sizes and references are to be checked prior to ordering of materials.
Safe method of working, provision of necessary temporary supports to carry out demolition works on masonry structures and building-in of steelwork/lintels to be risk assessed prior to commencing the works.

THE PARTY WALL ACT 1996 AND CONSTRUCTION (DESIGN MANAGEMENT) REGULATIONS 1994 (CDM):
Where appropriate Part Wall notices, awards and condition schedules are to have been finalized before commencement of works.
Adjoining owner's permission to be obtained prior to commencement of the works.

WORKMANSHIP AND MATERIALS:
All workmanship and materials shall comply with current Building Regulations, British and European Standards, and Codes of Practice.
All materials shall be fixed, applied and mixed in accordance with manufacturers' instructions and specifications.
All materials used shall be suitable for their purpose.
All timbers used shall be pressure-impregnated with preservatives.
All timbers used for structural purposes should be strength graded and stamped KD or DRY.

L1-CONSERVATION OF FUEL AND POWER:
Robust construction details to be adopted to limit thermal bridging and air leakage by:
Provision of approved draught-stripping in the frames of openable elements of doors and windows.
Loft hatches to have adequate draught seals fitted.
All boxing for concealed services to be sealed at floor and ceiling levels, piped services where penetrating or project into hollow constructions or voids to be adequately sealed.
Contractors should refer to DETR/DTLR publication "Robust Construction details for Dwellings and Similar Buildings for guidance on limiting thermal bridging and permeability" TSO 2001.

ELEMENTS OF STRUCTURE:
Compliance: *Using materials of approved type to achieve a minimum of one-hour fire resistance.*
Construction: *To be in accordance with parts of BS 476: Part 20, 21, 22 and 23: 1987.*

NEW INDEPENDENT ACCESS VIA EXISTING PREMISES IN PRINTERS ARMS PUBLIC HOUSE – PROPOSED ALTERATION WORKS:

COMBINATION FRAME ENTRANCE DOOR AND SIDE SCREEN:

Location:	*Printers Arms Public House, Thornsett frontage.*
System:	*Timber frame by approved joinery company, size bespoke to suit existing opening where window frame and cill removed, comprising single leaf door panel and half glazed/ panel side screen as nominally shown in the drawings, or of other pattern to Owner's choice.*
Threshold:	*Hardwood fixed at internal floor finish level. Site assessment of internal floor level and external ground level required.*
Screen glazing:	*28mm hermetically sealed double glazed units, 6.4mm laminated glass inner and outer pane safety standard Kite-mark certified Class B performance to BS6206: 1981, 16mm argon filled air gap, "U" value equivalent to 1.6 (Noise reduction 25dB).*
Dpc's:	*Approved insulated dpc system suitable for solid wall application fitted all round structural opening, type and method of fixing to suit to manufacturer's recommendations.*
Finish:	*Paint system finish, colour black or other to Owner's choice prior approved by Planning Authority.*
Ironmongery:	*Door panel generally to be hung on 1.5 pairs steel hinges.*

Door furniture and locking mechanisms to Owner's choice, lockset to be easily opened from within without recourse to use of key example thumbturn or other suitable for use as fire exit.

PARTITIONS:

Locations: *Separating walls between new entrance lobby and Public House corridor and kitchen as nominally shown in the drawings.*

Construction: *Timber studs system, 50 x 75mm softwood studs at 450mm centres and 50 x 75mm softwood noggings at 900mm centres, 2 layers 12.5mm thickness Fireline plasterboard and skim finish both sides of studs.*

Fire resistance: *One hour standard.*

Sound insulation: *Required. Using 50mm thickness Isowool Acoustic Partition Roll insulation material or similar in the cavity, all joints to be well sealed.*

Others: *Door opening formed in partition line at kitchen location as nominally indicated to fit door panel of sizes to suit.*
Stud partitions to be taken up to underside of existing plasterboard soffit and adequately fire stopped.

THROUGH OPENING:

Location: *Wall between new entrance lobby and former kitchen, as nominally shown in the drawings (not noted up).*

Width: *Minimum 750mm wide.*

Others: *Assess on site and agree with Building Control Officer existing wall is non-structural/load bearing, if otherwise, new lintel inserted over.*

INTERNAL DOOR (KITCHEN):

Location: *Kitchen of Public House, as nominally indicated in the drawings, marked "FD30S".*

Type: *Approved 30 minutes fire-resisting standard doors with combined intumescent/brush type smoke seals fitted to both long and top edges of door frame, brush seal secured in position to prevent accidental removal.*

Frame: *Approved certified fire check timber door frame 12mm rebates off solid.*

Self-closing Device: *Self closing device to be provided suitable for door panel selected of approved type having positive action that closes the door fully into the frame rebates.*

Ironmongery: *Door panel generally to be hung on 1.5 pairs steel hinges.*
Door furniture and locking mechanisms to Owner's choice.

Statutory signs: *"FIRE DOOR KEEP SHUT" at eye level both face of door panel.*

INTERNAL NON-FIRE RATED DOORS:

Locations: *Shower and en-suite doors and medicine cupboard door.*

Type: *44mm thickness solid core flush panel door with pre finished veneer facings of Owner's choice.*

Ironmongery: *Door panel generally to be hung on 1.5 pairs steel hinges.*
Door furniture and locking mechanisms to Owner's choice.

BARN CONVERSION (CHANGE OF USE) – PROPOSED WORKS:

THERMAL INSULATION:

Generally: *Required.*
To comply with Approved Document L1b (Conservation of Fuel and Power) of the Building Regulations (2006), requirement standards formed by material change of use.

SAP Rating: *Where so requested for by LABC (Local Authority Building Control), calculations to be provided by an accredited specialist company as nominated by the Owner to show compliance. Where accredited specialist company upon producing the SAP calculations proves deficiency in the building fabric and elements requiring necessary and appropriate upgrading works to be carried out in order to meet the requirements under Approved Document L1b then such recommendations contained in their report are to be incorporated in strict accordance with their specifications, details and recommendations. Any deviations from these recommendations as-built by the Owner are to be re-offered to the specialist company for SAP recalculations to prove compliance.*

Upon completion, air tightness test is required to be conducted by the specialist company as directed by LABC to their complete satisfaction.

EPC's (Energy Performance Certificates: *Where so required by Law from 1st October 2008, it is the responsibility of the Owner and/or of the person selling or renting a building to have a valid EPC to show to prospective buyers and tenants the energy efficiency rating based on the performance of the building and also its services such as lighting and heating. The EPC must be given to the eventual buyer or tenant.*

EPC's can only be produced by accredited energy assessors and home inspectors. Where recommendations are contained in their report these are to be implemented accordingly in order to obtain the potential rating(s).

Note: ***Conditional approval sought on plan submission stage for SAP calculations and EPC's where so required by LABC to be provided for Building Regulations assessment.***

ROOF STRUCTURE/COVERING:

Type: *Duo-pitch.*

Construction: *New replacement roof rafters, grade C24 softwood size 50 x 150mm at approx 400mm centres, pitch approx 30°, birdsmouthed to wallplate at eaves and steel ridge beam.*

Ridge: *New steel beam installed at ridge position to support rafters, with minimum 150mm end-bearings and seated on new concrete padstones at both gable walls.*

Ceiling ties: *New 50 x 100mm grade C24 softwood ceiling ties at location as nominally shown in the drawings at 400mm centres and bolted to rafters both slopes.*

Roof covering: *Reclaimed slates and making up shortage with matching secondhand stock on 25 x 50mm timber slate battens on Kingspan Nilvent.17 breathable sarking membrane.*

Thermal Insulation: *Required at ceilings at rafter lines and ceiling ties:*
Cold roof construction using proprietary system comprising partially filled insulation between rafters and under rafters method, 50mm air space, Kingspan Kooltherm K7 insulation 100mm thickness laid between cavity of roof rafters and KINGSPAN Kooltherm K18 insulated plasterboard (30mm insulation and 12.5mm plasterboard) to underside of roof rafters/ceiling joists.
Above construction to achieve a U value of 0.2W/m²K.

Roof ventilation: *Required suing approved proprietary over-gutters and eaves ventilators system of approved manufacture, to manufacturer's recommendations, and agreed with Building Control Officer on site.*

ROOF WINDOWS:

Locations: *Both sides of roof slope, as nominally indicated in the drawings.*

Apertures: *Apertures formed in roof rafters of size to suit roof windows by doubling up rafters for sides and doubled up 150 x 50mm timbers for trimmers.*

Type: *VELUX or equal and approved manufacture roof windows, conservation approved type at locations as shown, size 780 x 1180mm, with double glazed units complying with current Regulations Part L1, complete with flashings and accessories to manufacturer's recommendations*

WALLPLATES:

Locations: *Eaves level.*

Type: *75 x 100mm softwood strapped down at maximum 750mm centres using 30 x 5mm galv ms straps.*

FASCIAS:

Locations: *Eaves guttering.*

Type: *Timber board, paint system finish, colour black.*

RAINWATER GOODS:

Locations: *Eaves both sides of duo-pitch roof.*

Type: *New replacement guttering to eaves, approved manufacture deepflo round section upvc system gutters fixed to new timber fascias, colour black.*

New replacement downpipes, 75mm dia upvc system colour black at locations as nominally indicated and rainwater discharge collected in water butts.

ELEVATION STONEWORK:

Construction:	Random stonework, existing.
Works:	Re-pointing works throughout.

EXTERNAL ENTRANCE DOOR:

Location:	Front elevation of barn building.
System:	Timber frame by approved joinery company, size bespoke to suit existing opening, comprising single leaf door panel as nominally shown in the drawings, or of other pattern to Owner's choice.
Threshold:	Proprietary aluminium system level access threshold with water bar of Owner's choice.
Dpc's:	Approved insulated dpc system suitable for solid wall application fitted all round structural opening, type and method of fixing to suit to manufacturer's recommendations.
Finish:	Paint system finish, colour black or other to Owner's choice prior approved by Planning Authority.
Ironmongery:	Door panel generally to be hung on 1.5 pairs steel hinges. Door furniture and locking mechanisms to Owner's choice, lockset to be easily opened from within without recourse to use of key, example thumbturn or other, suitable for use as fire exit.

WINDOWS:

Locations:	Ground and first floor levels, as nominally shown in the drawings.
Type:	Timber casements by specialist window manufacturer, size bespoke to fit existing openings.
Pattern:	Side hung (ground floor) and top hung (first floor), as nominally shown in the drawings.
Ventilation:	Openable casement to achieve $1/20^{th}$ of floor area for active ventilation, approved trickle ventilation to comply with Building Regulations Part F1 for passive ventilation, ($8000mm^2$ background ventilation)
Cills:	Hardwood.
Cill height:	Existing.
Glazing:	28mm hermetically sealed double glazed units, 4mm clear float glass outer pane, 20mm air gap and 4mm K glass (Low E) inner pane, "U" value equivalent to 1.8 (Noise reduction 25dB).
Window board:	Timber.
Escape window:	First floor windows marked "EW" having openable casement suitable for emergency egress with a clear unobstructed opening of at least $0.33m^2$ with no dimensions less than 450mm.
Dpc's:	Approved insulated type dpc's suitable for solid wall applications fitted all round window openings in accordance with manufacturer's instructions/recommendations.

SUSPENDED TIMBER FLOOR:

Location:	First floor level.
Construction:	22mm thickness tongue and grooved timber floorboarding on 50 x 195mm grade C24 softwood joists at 400mm centres supported on heavy grade galvanized steel joists hangers system example Simpson Strong Tie off existing masonry wall and on structural stud partition where not supported off masonry walls. Joists span direction as nominally shown in the drawings, spanning from side to side. Two rows of herringbone or solid floor struts to be provided.
Ceiling (ground floor):	2 layers 12.5mm thickness Fireline plasterboard and skim finish to underside of suspended timber floor joists.
Sound insulation:	Required, using 100mm Isowool General Purpose roll insulation material or similar in cavity, all joints to be well sealed.
Fire resistance:	One hour standard.
Others:	Note: floor joists to be supported off new timber structural partitions where external ground level is above the new suspended timber floor level, site assessment required, otherwise floor joists to be supported off joists hangers system on masonry walls.

GROUND BEARING CONCRETE SLAB FLOOR:

Location: Ground floor level.

Construction: New solid floor construction comprising 75mm sand cement screed on 100mm Owens Corning Polyfoam Plus Floorboard insulation and 30mm thickness insulation taken up edges of walls to prevent cold bridging, on tanking membrane layer on 100mm thick concrete slab on 1200 gauge visqueen dpm taken up at edges and linked into dpc's on 50mm sand blinding on minimum 150mm compacted crusher run hardcore, finished floor level to same level as courtyard.

"U" value: Overall construction to achieve maximum 0.22W/m^{2}K.

TANKING SYSTEM:

Locations: External walls and ground floor of barn building.

Type: Delta Membrane Systems Ltd, Delta MS500 cavity drainage membrane (HDPE dimpled sheets) or other equal and approved, complete with dry-lining stud walls, drainage channels and sump/pump within floor slab.

Installations: Survey by specialist company to their recommendations and installation to system Manufacturer's instructions/details. Details and specifications to be provided for Building Control Officer's prior approval.

Dry-lining: To external wall locations as nominally shown in the drawings, comprising non-structural and structural stud walls, see section heading "STRUCTURAL PARTITIONS" below.

PARTITIONS:

Location: En-suite room (first floor), full height upto sloping ceiling soffit.
Cupboard under stairs, full height upto underside of stairs soffit.

Construction: Timber studs system, 50 x 75mm softwood studs at 450mm centres and 50 x 75mm softwood noggings at 900mm centres, 1 layer Gyp 10 plasterboard and skim finish both sides of studs.

Fire resistance: Half hour standard.

Sound insulation: Required. Using 25mm thickness Isowool Acoustic Partition Roll insulation material or similar in the cavity, all joints to be well sealed.

Others: Door opening formed in partition line as nominally indicated to fit door panel of size to suit. Glass blocks inserts provided to trimmed apertures in studding as nominally shown in the drawings.

Location: Kitchenette (ground floor), 1800mm high free standing.

Construction: Timber studs system, 50 x 75mm softwood studs at 450mm centres and 50 x 75mm softwood noggings at 900mm centres, 1 layer Gyp 10 plasterboard and skim finish both sides of studs, top and exposed edge.

Fire resistance: Not required.

Sound insulation: Not required.

Locations: Soil and vent pipe and solid fuel fire flue.

Construction: Timber studs system, 50 x 50mm softwood studs at 450mm centres and 50 x 50mm softwood noggings at 900mm centres, 1 layer Gyp 10 plasterboard and skim finish room side of studs, except flue casing using 200mm wide hit and miss timber planks with 50mm gap between.

STRUCTURAL PARTITIONS:

Locations: Dry-lining stud walls for support of new suspended timber floor joists to external walls of barn building, full height.
Required where retained soil to external ground level is above room floor level, site assessment and agreement with Building Control Officer.

Type: Structural dry-lining stud walls as nominally indicated in the drawings.

Construction: Structural stud walls (support for new suspended timber floor joists):
Timber studs system, 50 x 100mm softwood studs at 450mm centres and 50 x 100mm softwood noggings at 900mm centres, 75 x 100mm softwood soleplate and heads, KINGSPAN Kooltherm K17 insulated plasterboard (60mm insulation/12.5mm plasterboard) to room side to achieve a "U" value of 0.3 W/m^{2}K.

(Note: studs set out to suit suspended timber floor joists locations, determine on site)

DRY-LINING:

Locations: External wall locations for thermal insulation upgrade to existing masonry walls.

Construction: *Proprietary dry-lining system comprising KINGSPAN Kooltherm K17 insulated plasterboard (60mm insulation/12.5mm plasterboard) on 25 x 50mm softwood battens to achieve a "U" value of 0.3 W/m^{2}K.*

INTERNAL DOORS:

Locations: *Cupboard under stairs and en-suite.*
Type: *New single leaf swing timber door panel of pattern to Owner's choice.*
Frames: *Timber.*
Ironmongery: *Door furniture and locking mechanisms to Owner's choice.*

STRUCTURAL STEELWORK:

Location: *New steel ridge beam support for new replacement roof rafters.*
Steel Beam: *Steel beam and padstones to structural engineer's calculations and details.*
End-bearings: *Steel beams to have end-bearings minimum 150mm or greater*
Fire Protection: *Steelwork to be encased with one layer of 12mm thick Supalux board or two layers 15mm thickness Fireline plasterboard to provide one hour fire resistance.*
Deflection: *Allowing 20mm minimum gap between top of beam and underside of brickwork and to be thoroughly packed with 1:3 sand:cement "semi-dry" mix and firmly wedged up using slate wedging.*
Torsional restraint: *Using appropriate method(s) to be agreed with Building Control Officer and Builder from site assessment, examples of methods consisting of:*
Stiffeners at supports, or seated on padstones and bolted down or built into brickwork tightly.

STAIRCASE AND BALUSTRADES:

Location: *Off ground floor living room as nominally shown in the drawings.*
Construction: *New stairwell to be formed in the new suspended timber floor to suit new staircase arrangement using trebled up floor joists.*
Staircase: *New timber staircase purpose-made and set out to fit using arrangement as indicated, (determine from site measurements, floor to floor approx 2510mm). Staircase to comply with Building Regulations and British Standards, with equal risers approx 193mm each rise, goings approx 250mm, clear width approx 720mm or to suit, pitch of staircase not greater than 42°, headroom minimum 2000mm, (dims are approx and to be determined from site measurements)*
Balustrades: *Handrails 900mm at inclines and 1000mm at landing. Timber balustrading to detail of material and pattern to Owner's choice with balusters of non-climbable type and with gaps not greater than 100mm.*
Others: *New 100mm SHS post support at stairwell corner with 150mm square plate welded at base and top of post, resin anchor bolted to concrete floor and screw fixed to underside of floor joist trimmers.*

DRAINAGE ABOVE GROUND:

Fittings: *En-suite: wc, shower and washhand basin.*
Kitchenette; sink.
Selection of fittings to Owner's choice.
Type: *Upvc system, sink and shower waste pipes in 38mm dia., wc waste pipe in 110mm dia and washhand basin waste pipe in 32mm dia.*
Trap: *75mm deep anti-vac trap provided to sink, shower and washhand basin.*
Pipe routes: *Nominally indicated in the drawings and connecting to existing internal soil and vent pipe, exact routing to be determined on site.*
Soil and vent Pipe: *Upvc system, existing at internal location. Lead collar flashing detail at roof intersection. Stack to be fitted with air tight cover at base and terminating in vent cowl 900mm above highest adjacent opening or 300mm above roof line.*

TRIMS:

Skirtings and architraves: *Softwood, profile to Owner's choice.*

SANITARY FITTINGS:

Manufacture: *Owner's choice.*

Fittings: *Owner's selection for en-suite shower/cubicle and sanitary fittings, arrangements as nominally shown in the drawings.*

KITCHEN FITTINGS, WHITE GOODS:

Manufacture: *Owners choice.*

Fittings: *Owner's selection comprising sink, base and wall cabinets etc with breakfast bar arrangement as nominally indicated subject to Owners choice.*

Appliances: *Owners selection and choice.*

FLOOR FINISHES:

Manufacture: *Owner's choice and selection.*

WALL-TILING:

Type: *Glazed ceramic tiles, approved manufacture, format and colour to Owner's choice and selection.*

Locations: *Splashbacks to kitchen fitments and to en-suite, extent of wall tiling to Developer's choice.*

DECORATIONS:

System: *Gloss paint system, approved manufacture, all woodwork and metalwork exposed to view and not pre-finished.*
Emulsion paint system, approved manufacture, all plastered wall and ceiling surfaces.

PIPE DUCTS:

Locations: *Determine on site. Exposed to view waste pipes and other services pipe runs requiring boxing-in.*

Construction: *55 x 50mm softwood framing and plasterboard finish, details and pipe run locations to be agreed and determined on site.*

SERVICES:

All work and installations to comply with the current Regulations and recommendations of the respective Board or Authority to the satisfaction of their respective inspectors.

HEATING:

Location: *Ground floor living area of barn conversion.*

System: *New log burner stove of Owner's choice, complete with approved twin wall flue system complete with all accessories.*

Installation: *All in accordance with stove manufacturer's instruction/recommendations and in full compliance with Building Regulations requirements as contained in Approved Document J (2010 Edition), and installed by an approved HETAS registered installer.*

Others: *A carbon monoxide alarm to be provided where the appliance is located.*
On completion a data plate to be fitted to confirm Building Regulations compliance.

Flue outlet: *At height above roof line in accordance with Building Regulations requirements.*

Air vents: *Locations to be determined and agreed on site with Building Control Officer and in accordance with appliance manufacturer's recommendations for air supply to appliance.*

Flue: *Flue within first floor level to be encased and cladded with hit and miss paneling to Owner's choice of material and finish to provide adequate fire protection and ventilation.*

Room emitters: *Optional: back boiler and stove with central heating radiators to Owner's choice.*
Or alternatively:
Using approved low wattage panel convector electric wall mounted heater(s) in bedroom and electric towel rail heater in en-suite room, to Owner's choice.

Design: *To Services Engineer's or approved heating company or HETAS Registered person, Owner's choice. Specifications and details to be provided for Building Control approval prior to commencement of works, and to be provided to SAP Assessor to calculate for compliance.*

HOT AND COLD WATER SERVICE:

Systems: *To Services Engineer's or approved sub-contractor's design and specifications.*

Cold water: *Direct from mains supply.*

Hot water: *Electrical central storage or instantaneous system, or from stove combined central heating system, Owner's choice.*

Design: *Specifications and details to be provided for Building Control approval prior to commencement of works, and to be provided to SAP Assessor to calculate for compliance.*

MECHANICAL VENTILATION:

Kitchen:

System: *Electrically operated fan extraction system, intermittent operation, approved manufacture.*

Design: *To Services Engineer's or approved electrical sub-contractor's specifications and details.*

Capacity: *60 litres of air per second extraction for kitchens or 30 litres if ducted through cooker hood.*

En-suite:

System: *Electrically operated fan extraction system, intermittent operation, approved manufacture.*

Design: *To Services Engineer's or approved electrical sub-contractor's specifications and details.*

Capacity: *30 litres of air per second extraction ducted to external air, fan to be wired up to light switch and capable of giving 3 air changes per hour and 20 minutes over-run timer operation.*

Alternative: *If Planning Requirements under PPG24 applies, above system to be part of whole house ventilation system. Calculations and system design specifications/details to be provided either by Services Engineer or approved system company to be provided to Building Control for prior approval.*

EMERGENCY LIGHTING:

Design: *To Services Engineer's or approved sub-contractor's design and specifications, the whole of the installations to fully comply with BS 5266:Part 1:1988 and to be certified on completion by provision of an Emergency Lighting Completion Certificate.*

Fittings: *Three hours duration maintained type, approved manufacture, linked to building fire alarm system.*

Coverage: *Generally, emergency lighting to fully cover the escape routes within the bran conversion and the new independent access within Printers Arms Public House premises and including emergency lighting to external route from Barn to final egress (main entrance at Thornsett frontage).*

Test facility: *Test switch conveniently sited and suitably indicated to simulate local lighting circuit failure so that normal supply is not interrupted during testing.*

TELEVISION/CABLE TELEVISION, TELEPHONE, DATA AND SMALL POWER:

Design: *To Services Engineer's or approved sub-contractor's design and specifications and to Developer's choice.*

Fittings: *Approved manufacture, Owner's selection, quantities and locations to be agreed with Developer.*

FIRE ALARM AND AUTOMATIC DETECTION:

Design: *To Services Engineer's or approved sub-contractor's design and specifications, Automatic Fire detection system to fully comply with BS 5839:Part 1:1988. The whole installation to be certified on completion by provision of a Fire Alarm System Installation and Commissioning Certificate.*

Fittings: *Approved type and manufacture, smoke detector within first floor level bedroom, ground floor living room and independent access corridor and heat detector within kitchen.*

Fire signs: *To comply with BS 5499, Part 1, 1990 & 92/58/E.E.C. Directive. All "FIRE EXIT" & Exit Directional signs of "Running Man" type, Fire Action Notice(s) of appropriate type to fully comply with statutory requirements. Conspicuous Notice(s) advising the action to be taken in the event of fire to be provided at location(s) to be agreed with the Fire Officer.*

Others: *Fire alarm to be interlinked to the fire alarm system of the Printers Arms Public House*

SPREAD OF FLAME CHARACTERISTICS:

Application: *To comply with Building Regulations Part B2 using certified materials meeting class standards for surface spread of flame rating.*

Class O: *All walls and ceiling surfaces within communal areas (independent access entrance lobby/corridor).*

Class 1: *All walls and ceiling surfaces within Barn Conversion.*

FIRE STOPPING:

Materials: Approved type and manufacture, of same standard of fire resistance as compartment structures.

Locations: All services runs and pipework penetrations through separating floors and walls.

ELECTRICAL INSTALLATION:

Installation: New electrical system installation to be carried out by approved person and must fully comply with current I.E.E. Wiring Regulations to BS 7671:1992 and to be certified upon completion.

Fittings: Approved type and manufacture, quantities and locations all to Owner's choice. Internal lighting to incorporate energy efficient lighting by provision of approved type luminaries with class A lamps having a luminous efficacy greater than 40 lumens per circuit-watt, with a minimum of 75% per room. The actual type of fittings and locations to be prior agreed with the Building Control Officer on site.

Building Regulations Part P: All electrical work covered by Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorized self-certification scheme (eg BRE Certification, BSI, Elecsa, NICEIC or NAPIT Certification).
Prior to completion, an appropriate BS7671 electrical installation certificate must be provided by the competent person.