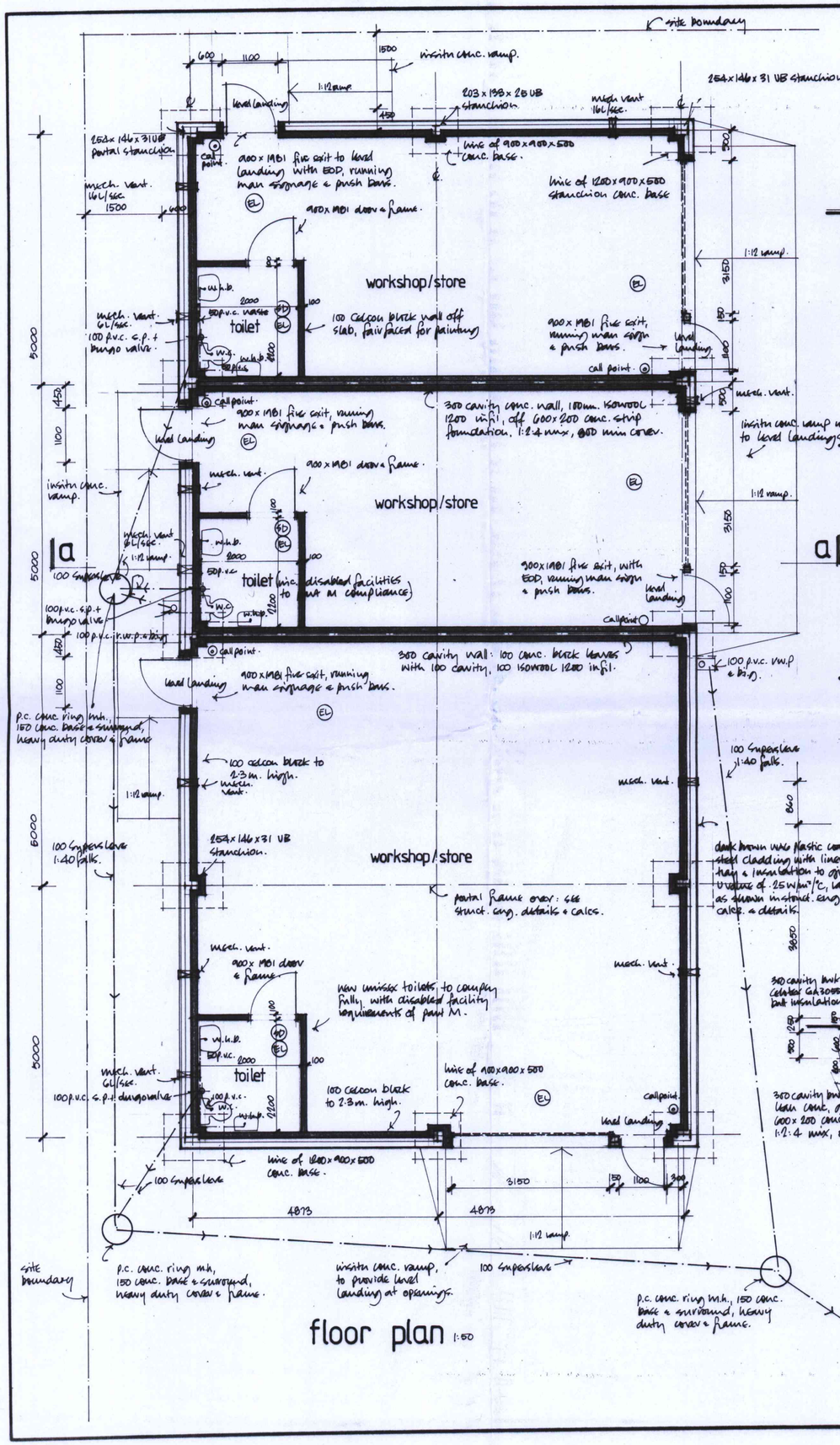

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The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.

This drawing must be read and checked against any structural or specialist drawings provided.

The contractor is to comply in all respects with the current Building Regulations whether or not specifically stated or referred to on these drawings.

No dimensions are to be scaled from these drawings, all dimensions to be checked before work commences and any discrepancies reported to A.C.Marland.

Ensure that all Planning and Building Regulations conditions have been discharged to the satisfaction of the Local Authority before work commences.

All works to comply with the workmanship clauses in BS 8000 series and to be in full compliance with current Building Regulations.

The Contractor is to notify Building Control at the appropriate stages of construction for their inspection to confirm full statutory compliance of the works.

If thermal elements of constructions are to be altered (walls, floors, roofs, windows and doors) the contractor is to seek Building Control approval prior to construction and be responsible for achieving required 'U' value for each element.

Foundations to be taken down to a minimum depth of 760mm below finished ground level and to a depth such as to prevent damage from tree roots: actual depth to be agreed with Building Control when site conditions are determined.

Foundations within 1m of drainage to be taken down to invert level; build 150 x 100 r.c. lintels into foundation brickwork where drains pass; case all rigid jointed drainage below new structure in 150 concrete, 1:3:6 mix or pea gravel if flexible jointed.

Cavity walls below ground level to be filled with lean concrete and weathered 225 below lowest d.p.c. level; d.p.m. to be lapped over d.p.c.

Internal walls and timber floor sleeper walls to be built off thickened slab of strip foundation or as agreed with Building Control.

Any existing foundations and structures supporting new structural loading are to be exposed for inspection by Building Control and if requested upgraded and underpinned to the satisfaction of the Local Authority.

All new brickwork and masonry to be bonded to existing walls and cavities maintained, or tie in with proprietary bolted starter anchor system together with insulated vertical d.p.c. installed in strict compliance with manufacturer's instructions.

All brickwork and masonry returns and corners to be a minimum 550mm.

Wall ties to be double triangle stainless steel to BS 1243 at 750 c/c horizontally, 450 c/c vertically and 225 of height around reveals, ties embedded minimum 50mm into walls; ensure correct clips are used for cavity wall insulation.

All steel lintels to have minimum 150mm end bearing; timber joists to have 100mm end bearing.

Install insulated Catnic lintels, or of other approved manufacture, over openings complete with cavity tray, stop ends, weep holes at 900c/c and cased in plasterboard to give 1 hr fire protection.

Steel beams to sit on concrete padstones minimum 300mm x 250mm x 150mm deep, (where only 100mm is possible provide 450mm x 100mm x 150mm deep concrete spreader); existing piers and walls supporting new steelwork to be made good and rebuilt if formation of openings has weakened structure.

Steelwork to be coated in zinc primer prior to installation and spaced and bolted together where specified with M12 bolts at 1000 c/c case all new steelwork with 2 layers 12.5 plasterboard and skim on 50mm x 50mm cradle to give 1 hr fire protection, web filled with mineral wool to reduce cold bridging.

Internal door openings (max. 1200mm) to have 150mm x 100mm r.c. or Catnic lintels with minimum 150mm end bearings.

Cavity walls to be closed at head with mineral wool and dressed over wall plate to prevent cold bridging.

New below ground drainage to be approved 100mm plastic or clay drainage system laid to minimum 1:40 falls, 150mm concrete or pea gravel protected with full rodding access.

Drainage runs shown on the drawings are assumed and checks should be made on site to establish exact locations before work commences; cap and seal all redundant drains.

Baths, w.h.b's, sinks, bidets to have 38mm p.v.c. waste pipes with 75mm deep seal anti vac traps. Combined waste pipes to be 50mm minimum. No opposed waste connections into s.&v.p. within 200mm of w.c. connection; air relief valves to be installed above flood level of highest appliance's overflow.

Casings to s.&v.p. to be fixed with cups and screws to allow for maintenance and access; s.&v.p. to have rodding access at base and all changes of direction; terminal vent be 900 above window heads and rooflights and to have balloon grating with weathered slate to roof penetration.

Provide & fix 'FIRE DOOR KEEP SHUT' signs to both sides of all fire doors.
Provide & fix full AFD to all accommodation: call points to exits in accordance with BS 5839 provide emergency lighting as shown (EL)
All doors to have min 800 total clearance when opened.
Tops of all walls to be fire stopped & continued to roof where applicable.
Doors to have max. opening force at leading edge of 30N for 0-30 degrees & 22.5N at 30-60 degrees & to be hold shut.
Mechanical ventilation to achieve min 16 l/sec. per occupant of each unit.
Heating to be via warm air blowers - see recommendations by BER specialist.
All new lighting to be energy efficient, internal & external.
Storage & collection of waste to be agreed with Borough of High Peak.
Hot water to toilet areas provided by Hanovia electric water heaters.
Ventilation to toilets - 6 l/sec. operated via light switch & to have 15 minute over run.

Primary light fittings to be capable of receiving lamps having a luminous efficiency of 40 lumens per circuit watt. (Compact fluorescent lamps)

Electric switches and sockets to be located min. 450mm and 1200 max. above floor level.

All new electrical work to meet Part P (electrical safety) of the Building Regulations to be designed, installed, inspected and tested by a person who is competent so to do. Prior to completion of any electrical work, the Local Authority must be satisfied that an appropriate BS7671 electrical installation certificate has been issued for the work and that it has been signed by a person who is competent so to do.

Heating and hot water systems to be fitted in accordance with the non Domestic Heating, Cooling & Ventilation guide.

All structural timber to be stress grade C16 and double vacuum preservative treated; build in double joists below studded partitions and baths, around staircase openings, rooflights and chimney stacks (minimum clearance 50mm), bolted together with 51mm Ø double sided round toothed connectors and M12 grade 4.6 bolts at 600c/c. Proprietary joist hangers to suit joist width and loading at junction of all timbers; provide and fix strutting to floor joists at centres to suit spans.

(EL) Emergency light.
(SD) Smoke Detector.

HPK/2007/0904

HIGH PEAK BOROUGH COUNCIL
GLOSSOP SITE
RECEIVED
12 NOV 2007
FILE REF:
REPLY REQUIRED

client: Mr. N. BUTTRILL.

project: Unit 17, Kiln Lane, Harpur Hill, Buxton.

Proposed new industrial unit

scale	date	drawing number
1:50, 1:100, 1:200, 1:2500.	November 2007	2219 : 1

revision

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