

Lyme Regis Town Council

Guildhall Cottage

Church Street

Lyme Regis

DT7 3BS



Construction of Replacement Cabin for use as Amenities and Mini Golf

Building Regulations Specification

Project Ref: 21/1072

Doc Ref: Rev A

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GENERALLY

1. Builder to check suitability of all materials on site and to check dimensions. If in doubt, ask.
2. Building work should not commence until Full Plans Approval Certificate is obtained.
3. Builder to be responsible for informing the Building Control Officer at project start and all appropriate stages of work for on-site inspection. Completion certificate required from Building Control for client unless stated otherwise.
4. Where new work is connected to existing, check structural stability of existing to ensure integrity of total construction.
5. Client to be responsible for obtaining party wall agreements if necessary.
6. Client to be responsible for any legal covenants, restrictions, licences, rights of way or other legal burdens prior to work commencing.
7. The Client is to comply with the planning permission decision notice and any conditions imposed by the local authority if applicable.
8. Client is responsible for ensuring that any/all conditions are discharged relating to the planning grant and written consent/approval has been given prior to construction. Do not start work without written consent from the LPA.
9. Further investigation and justification of existing building elements may be required as the construction progresses.
10. The builder shall inform The Drawing Office (SW) Ltd of any discrepancies found on site.
11. The information given in the structural calculations is for design purposes only. The builder shall use site measurements for all structural items. Material ordering and construction should not begin until these calculations have been given approval by the Local Authority.

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 (APPLICABLE TO ALL CONSTRUCTION PROJECTS)

CDM Regulations 2015 applies to any construction work undertaken which could include alterations, extensions, routine maintenance, new build or demolitions. Projects are required to be notifiable to the HSE if they exceed 30 construction days with 20 or more workers working simultaneously or if the project exceeds 500 person days.

Contractor must have a Construction Phase Plan for the project prior to commencing work on site with site specific Risk Assessments and Method Statements included.

If no main contractor is appointed it is the client's responsibility to ensure each sub-contractor has their own site-specific risk assessment and method Statements completed prior to commencing works. A copy must be on site at all times.

A health and safety file should also be created by the contractor at completion of the works for the client to retain.

A PREPARATION, PROTECTION, ACCESS AND DEMOLITION

Contractor to provide all necessary scaffolding, access ladders, hoists, temporary protection working platforms and skips for the works. Any access equipment to be maintained, certificated, dismantled and removed by qualified specialists.

All plumbing, drainage, heating, electrical services including any re-siting of heating appliances, boilers, tanks, flues etc to be altered, modified, adjusted as necessary by suitably qualified and experienced specialists and registered under a competent person's scheme recognised by Building Control, tested and appropriate certification issued where required.

Any asbestos to be inspected by specialist, removed and disposed off-site by specialist licensed contractor in compliance with Control of Asbestos Regulations 2006.

Prior and during the works the person carrying out the works is to liaise with and meet the requirements of the relevant service authority including the location and protection of all services necessary.

The builder is to allow for and maintain all temporary protection to the building to maintain weather tightness until completion of the works. All structural timber is to be grade C24, stress graded to BS 4978 and sawn to BS4471. All timber is to be protected on site to minimise moisture content which must not exceed 22%.

A STEELWORK

All structural steelwork and padstones to be designed and specified by suitably qualified Structural Engineer. Calculations to be made available to Building Control prior to the commencement of works

All steelwork exposed to external environments should be galvanised for corrosion protection.

A DEMOLITIONS

All demolitions and excavations to be in accordance with the relevant Codes of Practice for Demolition BS 6187 (1982). Temporarily disconnect and remove all services from within the working area notifying all relevant service providers beforehand if applicable. All precautions should be made against uncontrolled collapse. The builder to be responsible for all necessary temporary support and shall ensure the stability of the structure during construction. It is advised that a structural engineer should be consulted to provide a risk assessment and method statement for all structural work including temporary propping.

A WORKMANSHIP

All works are to be carried out in accordance with the latest building regulations including all subsequent amendments, British Standards, Codes of practices, specifications and any current legislation that may be in force at the time of construction. Materials where possible should be produced to BS 5750 for Quality Assurance or equivalent ISO.CEN standards. Workmanship shall comply with the requirements of BS CP8000 Workmanship on buildings.

A FOUNDATIONS (See Engineers Details)

Excavate foundation trench to a suitable depth to suit site subsoil conditions. Lay continuous strip footings mix with typically GEN 1 / ST2 mix at minimum depth 900mm below ground level. Width of footings to be typically 450mm by 225mm deep. Size to be finally determined on site by Building Control Officer.

Foundations that are stepped should overlap twice the height of the step by the thickness of the foundation or 300mm whichever is the greater. See diagram 21 in AD C 2E.

A DRAINAGE TO ADJACENT FOUNDATIONS

Foundations to be taken lower than adjacent drain runs that could influence the ground bearing capacity – South West Water licence required if building close to or over any shared sewer.

A WALLS SUBSTRUCTURE (to DPC level)

DPCs to be Ruberoid or similar to BS. 743 and installed in accordance with manufacturer's instructions. All joints are to be lapped (100mm minimum).

Walls below DPC upto 1m deep to be constructed with 7N 140mm concrete blocks as shown in drawings. Alternatively, class B engineering brickwork to BS 3921 calcium silica bricks to BS 187 or a proprietary trenchblock.

Mortar to be 1:3:4 with plasticiser and in-filled to a maximum of 225mm below DPC level. Block and cavity width to be the same as wall above with a row of wall ties to support cavity wall insulation below DPC level. All materials to be frost resistant. If sulphates are present in the ground use sulphate resisting cement.

Lintels to span drain runs below ground to be reinforced concrete with 150mm end-bearing. Where pipes pass through walls 50mm clearance to be given.

Cavity wall ties to BS. 1243 and spaced horizontally at 750mm and vertically at 450mm C/C., at openings at every course. Cavity below ground to be filled with lean mix concrete to within 150mm of DPC. Lintels to span drain runs below ground to be reinforced concrete.

A GROUND FLOOR – (minimum U-Value 0.18 W/m²K)

Floor construction to be as shown on drawing and to correspond to specification below.

Clear existing ground / topsoil / slabs etc and backfill with clean compacted hardcore between 150mm - 600mm maximum and mechanically compacted. if fill is over 600mm fill then revert to a suspended floor type. Note: materials from demolitions should not be used as hardcore unless agreed with Building Control Officer.

Lay 1200 DPM over minimum 5mm of sand blinding, lapped and sealed at all joints and to be continuous with DPC in walls with a 100mm overlap.

Lay 100mm thick concrete slab ST2 or GEN 1 over DPM with a trowelled smooth surface.

Lay 100mm Recticel GP insulation over DPM insulation over dpm with a 500-gauge VCL laid over

Floating floor to be laid over the insulation and polythene VCL using minimum 18mm thick moisture resistant T&G timber board sheets with all joints glued and pinned and secured at perimeters by skirting boards, with allowance for expansion joints in compliance with floor board manufacturers details (typically 10-15mm) with a floor finish to client specification. floor tiles to be installed in strict accordance with manufacturer's instructions.

A NEW EXTERNAL WALLS ABOVE DPC (Minimum U-Value 0.26W/m²K)

Design, manufacture, supply, erection and certification of the complete timber frame including roof, walls, lintels and floors etc to be carried out in compliance with structural engineer's details and calculations. Shell of building to be air sealed and fitted with protective coverings and measures to prevent condensation within the building. All details to be approved by building control before works commence on site. Moisture content of timber should not exceed 20% and to be kiln dried and grade C24, workmanship to comply to BS8000:5. All timber to be treated using an approved system and all fixings to be stainless steel or another component.

Sole plates: 50 x 140mm CCA preservative treated C16 CLS kiln dried timber, set level, securely fixed to substructure as detailed by structural engineer.

External timber framed stud walls to be site fabricated 50 x 140mm C16/24 kiln dried, preservative treated timber studs, secured at 600mm maximum centres, including sole and head plates and bracing to structural engineer's details. Panels to be accurately aligned and fixed within main structural frame, plumb and level and fixed together with suitable rust resistant fixings. Holes and notches to be in accordance with frame manufacturer's/structural engineer's details.

Notches/holes/cuts in structural timbers: Notches/holes/cuts in structural timbers should be carried out in accordance with BS 5268-2002 and should not be deeper than 0.125 times the depth of the joists and should be not closer to the support than 0.07 times the span and not further away than 0.25 times the span. Holes should have a diameter not greater than 0.25 times the depth of joist and should be drilled at the joist centre line. They should be not less than 3 diameters (centre to centre) apart and should be located between 0.25 and 0.4 times the span from the support. Notches or holes exceeding the above requirements or cut into other structural members should be checked by a structural engineer.

External boarding: 9-12mm preservative treated OSB3 (Orientated Strand Board) or other approved structural sheathing boards to BS EN 622; 634:2; 314; 636 and BS 1982:1, nail

fixed using galvanised/stainless steel fixings to the timber studwork or in accordance with board manufacturer's details.

Foil faced Breather Membrane: Proprietary British Board of Agreement (BBA or other third party accredited) foil faced breather membrane, factory fixed as manufacturer's details to external sheathing by stainless steel staples.

Walls with cladding finish: Timber weatherboards as shown on drawings fixed with proprietary rust resistant fixings to 50 x 25 treated battens / counter battens at 400mm centres. Provide a cladding stop fillet and insect proof mesh to bottom of cladding.

Internally 75mm Recticel GP insulation between timber frame studs and overfaced with 25mm Recticel GP insulation with 1000-gauge VCL in accordance with manufacturer's details, and stud walls (vapour control layer not required if using insulated plasterboard). Fix 12.5mm Plasterboard over VCL and Finish with 3mm skim coat of finishing plaster over insulated plasterboard. All junctions to have water and air tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. **U Value 0.22W/m2K**

Ensure all gaps and all voids are sealed to prevent air leakage

A INTERNAL PARTITIONS

Non load bearing stud partitions to be constructed of 100 x 50mm soft wood framing with head and sole plates with intermediate noggins fixed at 400/600 mm centres and generally to have 12.5mm plasterboard of at least 10kg/m2 finish with plaster and skim coat. Insulation between plasterboard to be 50mm Rockwool Flexi fixed to one frame between studs.

A PITCHED ROOF CONSTRUCTION (Minimum U-Value 0.16W/m2K)

Roof structure to engineers' specification or with specialist designed and manufactured trusses. Trusses to be braced to manufacturers details and mechanically fixed to wallplates bearing on wall plate. Rafters to be fixed to wall plate using proprietary framing anchors/clips/ skew nails.

Marley cedar shingles to be fixed in accordance with manufacturer's details to 25x 38mm JB red treated timber battens at a 125mm gauge nailed to each rafter spaced in accordance with manufacturer's details.

Rafters to be overlaid with untearable underlay using a non-breathable/high water resistance sarking felt to BS EN 13707:2004 with ventilation provided at opposing sides and to be fixed, ventilated and lapped in accordance with manufacturer's details.

Soffits, fascias and barge boards etc should be constructed in timber fascias and soffits and stained black.

Roof insulation (see part L) to be continuous with the wall insulation but stopped back at eaves or at junctions with rafters to allow a 50mm minimum air gap for cross flow ventilation.

Provide Knauf Earth wool Loft Roll 44 – 100mm laid between joists and 200mm laid over joists Wall insulation to be continuous with wall insulation and stopped at eaves to allow for a 50mm ventilated air gap to eaves. (Actual U-Value 0.15W/m²K)

Cross ventilation of roof space is to be provided by either proprietary fascia ventilation strips or soffit vents at eaves level and fitted with insect mesh with a 25mm continuous gap.

Provide proprietary high level roof ventilation ridge cap manufactured in accordance with manufacturer's site instructions.

B FIRE DETECTION

Note: fire alarm system to services engineer specification and design

At least one fire alarm and detection system and call points should be fitted to each storey in accordance with BS5839 and commissioning certificate be obtained. Manual call points to be positioned adjacent to exit doors.

Smoke detectors to all rooms and to include heat detector in kitchen.

All alarms to be interconnected.

Installation and commissioning certificate of the smoke / heat alarms to be provided to Building Control on completion. BS 5839-1 and BS5839-6 recommends that the occupier should receive the manufacturer's instructions concerning the operation and maintenance of the alarm system.

B FIRE DOORS

New internal FSC door sets including leafs with a solid core beech veneer.

Doorsets labelled FD30s to have appropriate fire rating, labels, door ironmongery and installation.

Door leafs labelled VP to have 2 vision panels 16G

All fire doors to have a self-closing device

B MEANS OF ESCAPE

Provision of Emergency lighting in accordance with BS 5266 – 1 (discussions should be held prior to commencing the design and installation to establish the areas to be covered, test regime and most suitable system). Indicate clearly and unambiguously all escape routes including external escape routes, provide illumination along such routes to allow safe movement towards exits provided, to ensure the fire alarm call points and firefighting equipment provided along escape route can be located and to permit operations concerned with safety measures.

Provision of escape route signage in accordance with BS 5499 - 4 (Code of practice for escape route signing).

Note:

A copy of the updated fire risk assessment will need to be provided to East Devon Building Control on completion of the works.

F VENTILATION

Generally

All habitable rooms to have openable windows with one ventilation opening min. 1/20th / 5% of the floor area. All windows and doors serving rooms to contain trickle vents This is to be increased to 1/10th of the floor area if the windows open less than 30 degrees.

Mechanical ventilation to be operated by light switch with 15-minute over-run and ducted to open air to rooms without openable windows.

All extract ducts to have condensation traps and drain pipes or where surface mounted to slope downwards towards the outside.

All fixed mechanical ventilation systems where they can be tested and adjusted, shall be commissioned and a commissioning certificate given to Building Control on completion.

For mechanical ventilation systems installed, air flow rates should be measured on site and a notice given to Building Control. This applies to intermittently used extract fans and cooker hoods as well as continuously running systems.

- Food and beverage preparation areas with microwave – 15 Litres/sec
- Offices containing photocopiers – 20 Litres / sec
- Sanitary accommodation and washrooms – 6 litres / sec per wc
- Whole building ventilation rate to offices – 10 litres /s per person

Ventilation systems should be installed and commissioned in accordance with the guidance given CIBSE Application Manual AM 10 Natural Ventilation in Non-Domestic Buildings.

Sufficient information about the ventilation system should be given to the building occupier on completion of the building work, so that the ventilation system can be operated to provide adequate air flow.

G PURGE VENTILATION

All rooms without mechanical ventilation to have openable window of 1/20th of floor area

G SANITATION HOTWATER AND WATER EFFICIENCY

Wholesome water supply to comply with Water Quality Regulations 2000

Sinks with wholesome water are to be provided to all food preparation areas, bathrooms and wc including external taps. Hot taps to be located on the left-hand side.

G INSTALLATION OF PIPEWORK

All new water installation to comply with the Supply Water Fittings regulations 1999.

Hot and cold pipework to located in the envelope of the building to prevent freezing. Where pipework is located in unheated spaces all installations to comply with BS 6700 and BS 8558.

A copy of the commissioning certificates for fixed services shall be retained on site at completion and a copy deposited with Building Control.

G WATER EFFICIENCY

Provision to be made for the installation of fittings and appliance that use water efficiently for the prevention of unnecessary water use.

As an alternative to calculating the water consumption, a fittings approach that is based on the water efficiency calculator methodology may be used. Where the fittings approach is used, the water consumption of the fittings provided must not exceed the values in Table 2.1 AD G

Dual flush cisterns and low water hand wash taps with sensor controls to manage water consumption to be fitted unless otherwise stated by client.

G VENTED AND UNVENTED HOTWATER STORAGE SYSTEMS

The hot water system, any vented hot water systems, unvented hot water systems and any solar water heating systems that provides the heated wholesome water must safely contain hot water in accordance with AD G.

Vented and unvented hot water storage systems to be designed and installed, commissioned and tested by suitably qualified heating engineer / specialist. A copy of all commissioning certificates to be sent to Building Control.

The installation of hot water systems to comply with the requirements of G3 ADG in particular providing hot water to hand basins. Hot water systems to be designed and installed to resist the effects of temperature and pressure that occur during operation.

Water stored in the hot water cylinder shall be prevented from exceeding 100 degrees C.

Notice of commissioning should be given to Building Control not more than 5 days after completion. A commissioning certificate is required before a Building Control completion certificate can be issued.

H DRAINAGE BELOW GROUND LEVEL

All pipework below ground to be 100mm salt glazed stoneware to BS 65 with flexible joints. Alternatively, UPVC underground drainage to BS 4660/ BS 5481 bedded and surrounded in pea shingle 150mm. Falls to be 1:40 or 1:80 where serves two or more wc to 100mm diameter pipes.

New manholes to be constructed in brickwork or blockwork to BS 3921 conc. 150mm base and top slab, cover and frame to suit possible imposed loads. Alternatively, UPVC inspection chambers to Agreement Cert. 87/1873. Proprietary Upvc 450mm diameter inspection chambers to be provided at all changes of direction and levels and at a 45m spacing in straight runs up to 1200mm in depth.

All gullies to be trapped and have rodding access where serving branches. Inspection chamber covers to be mechanically fixed and suitable for vehicular loads in drives and roads and double sealed air tight bolt down covers and frames in buildings.

H INTERNAL DRAINAGE

All pipework above ground to be plastic.

Min. 32mm waste pipes for basins. min. 40mm waste pipes for sink. All traps to be 75mm deep seal. All areas with W.C's to have hot and cold running water supplies. Sanitary appliances and fittings to comply to BS 6465.

Rodding points should be provided in discharge stacks as necessary to give access to all lengths of pipe. Rodding points in stacks to be positioned above the spillover level of appliances. All pipe boxings to incorporate removable panels for access to rodding points and maintenance.

Stub Stacks to consist of 100mm diameter Upvc proprietary above ground drainage system with basin, sinks etc connected to the stub stack within 2.0m of the invert level and WC floor level to be within 1.4m of the invert level of the drain.

Proprietary air admittance valves fitted to stub stacks or SVP to comply with BS EN 12380. Valves installed internally to be boxed in fitted with a 225x75mm louvered vent.

Pipes, fittings and joints to be capable of withstanding an air test of positive pressure of at least 38mm water gauge for 3 minutes.

H RAINWATER DRAINAGE

Adequate system of rainwater drainage is to be provided to carry rainwater from roofs and paved areas to the following (listed in order of priority) soakaway or filtration system, water course (subject to Water Authority's written approval) or storm water sewer. To be discussed with Building Control and determined on site.

H EXTERNAL DRAINAGE

Paths and paved areas around the building to have non slip finish and provided with a surface crossfall of 1:40 - 1:60 to dispose of rain/surface water and a reverse gradient away from walls of building (unless area is a proprietary system designed to be porous) and installed in accordance with manufacturer's instructions.

H PIPE BEDDING

Ridged pipework to conform to BS EN1610 and to be bedded in a granular material of between 5-10mm for 100mm pipes, 14mm for 150mm pipes and 20mm for pipes up to 600mm. pipework for shallow depths in areas that have vehicular traffic should be protected with 75mm granular fill with compressible layer over with a reinforced concrete slab over and backfilled as necessary – see diagram 11 and 12 in AD H for more details.

H SOAKWAYS IF REQUIRED

Prior to the works commencing the Contractor is to establish the permeability of the subsoil to access the suitability of soakaways as a means of surface water disposal. For small works the size of the soakaway will be dependent on advice from the Building Inspector. In general, excavate 1cu.m below the invert of the incoming drain, and line with a geotextile membrane. Backfill with rubble up to the crown of the drain and cover with geotextile membrane. Backfill with excavated material and compact in 200mm layers. For large works percolation test results in accordance with BRE digest 365 to be provided by others in order for appropriate designs to be completed. Test results must be provided prior to work commencing on site in case an alternative method of rainwater disposal is required. Generally, all soakaways to be a min of 5m from any building or road.

L GENERALLY

The building fabric is to be constructed so that there are no reasonably avoidable thermal bridges in the insulation by gaps in various elements including doors and windows.

- Windows and doors u value to achieve minimum 1.6 w/m²k and to be upvc to match existing with trickle vent to provide background ventilation. new window to be have means of escape.

Limiting U Values for new fabric elements on building other than dwellings:

- Flat Roof Construction – 0.18W/m²K

- Pitched Roof – 0.16W/m²K
- Walls – 0.26 W/m²K
- Floor – 0.18 W/m²K
- Windows (Band B) and Doors 1.6W/m²K
- Rooflights – 2.2W/m²K

L GENERALLY

The building fabric is to be constructed so that there are no reasonably avoidable thermal bridges in the insulation by gaps in various elements including doors and windows.

L SBEM CALCULATIONS

The Target Emission Rate (TER) to be calculated using Simplified Building Energy Model (SBEM) to comply with Regulation 24 & 25 in AD L2A.

The SBEM will produce a BRUKL report for the building. 2 versions of the BRUKL report will be produced using approved software. The first at design stage and prior to works commencing and secondly as an 'As Built' report.

Subject to the exemption in Appendix C of AD L2A when a building is erected the person carrying out the work is to provide Building Control and owner of the building with and Energy Performance Certificate.

Building Control will use the SBEM report to help check that what was designed has been built. Note contractor not to deviate from approved specification unless changes have been re calculated in the SBEM and approved by Building Control.

The client is to sign the As Built BRUKL report to confirm that the building has been constructed or completed accordance to the specifications in the report.

L EPC

Energy Performance Certificate (EPC) will be in place taking into account the extended building. The EPC Certificate will be required on completion of the project (reg 29) L2B.

L AIR LEAKAGE

The vapour barrier is continuous across floors, walls and ceilings with lapped and taped joints and sealed where service penetrations and to doors and window openings. Make all reasonable effort to seal gaps to ensure air leakage is kept to a minimum. Air pressure tightness test is required to all buildings not dwellings unless the building is less than 500m² and can choose to avoid the need for air pressure test provided that the air permeability to be 8.0m³ @ 50Pa.

L COMMISSIONING OF BUILDING SERVICES SYSTEMS

All fixed building services to be commissioned by adjusting and testing to ensure that no more fuel and power is used than is reasonable in the circumstances. On site electricity generation systems must be commissioned to ensure that they produce as much electricity as is reasonable in the circumstances. The commissioning process should involve testing and adjusting the fixed building services and on-site electricity generation as necessary and in accordance with manufacturer's instructions.

Fixed building services should be commissioned with aim of optimising their in-use performance, with reference to Section 5 and Section 6 of Part L2.

Tests can be carried out by installers, sub-contractors or specialist firms and must be to be relevant procedure - All test certification to be forwarded to Building control for approval.

L PROVIDING INFORMATION

Sufficient information shall be provided to so that all persons who will operate, maintain or alter the fixed building services can do so safely in accordance with Regulations 40 and 40A: Providing Information - see guidance in CIBSE TM 31 (building log book toolkit). Further advice is also provided in BSIRA BG26/2011.

L RENEWABLE ENERGY HIGH EFFICIENCY ALTERNATIVE SYSTEMS

Before works commence the person undertaking the building work must analyse the technical, environmental and economic feasibility of using high efficiency alternative system in the Building Design – Heat pumps, solar photovoltaic etc.

L INSULATION OF PIPES

Provide insulation to prevent freezing to all pipes in unheated spaces to BS6700 and BS 8558. Insulation to be (0.30 U-value) all heating pipes / hot water cylinders and hot water pipes to be insulated 1m from the point of connection.

L EXTERNAL LIGHTING

Lamp capacity not greater than 100 lamp watts per fitting and fitted with automatic switch – off between dawn and dusk and when area becomes unoccupied.

L INTERNAL LIGHTING

Any fixed lighting should achieve levels of illumination appropriate for the activity in the space. Spaces should not be over illuminated. Lighting should be designed based on CIBSEs SLL Lighting Handbook or an equivalent design guide.

For smaller spaces where total lighting power is likely to be low (toilets, store rooms etc) there is no expectations for lighting calculations to be produced.

Lighting Controls to follow the guidance in the BRE Digest 498. Unoccupied spaces should have automatic controls to turn off the lighting when the space is not in use.

M RAMPED ACCESS FOR DISABLED PEOPLE

Level max 1;20 ramped access to entrance doors to be provided. Ramps to be minimum 1500mm unobstructed width and maximum gradient 1:12 upto 5 meters in length. Landings on top and bottom of ramps to be minimum 1200mm long and 900 wide with a firm and even surface. Cross fall 1:40 inward opening entrance door of minimum 775mm unobstructed width with level threshold in accordance with drawings.

M ACCESS FOR DISABLED PEOPLE

Where an accessible door threshold is provided as specified in Part M the external landing is laid to a fall 1in 40 and 1 in 60 in a single direction. The slope leading to the door threshold should have a maximum slope of 15 degrees.

Provide ramped access. Width to be not less than 900mm, has individual flights not longer than 10m for gradients not steeper than 1:15 or 5m for gradients not steeper than 1:12. Provide top and bottom landings with lengths not less than 1200mm.

Sanitary convenience / WC to the entrance storey of the dwelling shall be provided with door opening not less than 800mm wide.

For details of Unisex wheelchair accessible toilet and WC see diagram 18 / 19 / 20 of Section 5 AD M.

M ACCESS STRATAGY

An access strategy is to be provided taking into account the guidance set out in paragraph 0.20 of Approved Document M Volume 2.

1. provide details of colour contrast of walls, doors, floors and fixtures and fittings including nosing to stairs

Note:

- Walls: white emulsion
- Floor: blue carpet tiles or contrasting colour to walls
- Doors: timber doors and skirting in an oak veneer or similar
- Nosing to stairs to be white non-slip
- Fixtures and fittings ie switches tba

Provide details of any proposed aids to communication and details and visual assistance and fire alarm communication with the wc. – tba with building control prior to installation.

P ELECTRICAL

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the council should be satisfied that Part P has been complied with. Provide the appropriate BS7671 electrical installation certificate by a person competent to do so on completion of the works.

All new habitable rooms to have at least one energy efficient light fitting.

Provisions for disabled;

Sockets and switches in habitable rooms to be located between 450mm and 1200mm from finished floor level.

External lighting to have energy efficient fittings and suitable control for limiting light pollution.

Notes: