

24021- Llangollen Museum, Parade Street, Llangollen, LL20 8PW

Rev 0- 24.04.24

24021-Building Regulations Text Document

(To be read in conjunction with drawings)

The proposals for this project as covered in this document and accompanying drawings have been created following the Relevant Requirements (Building Regulations), guided by the Approved Documents. In addition, these proposals are to be submitted to Building Control for approval prior to commencement of any works on site (developed further as required prior to submission). Any conditions or recommendations from Building Control are to be relieved or confirmed as far as practical prior to commencement of works on site unless they are conditions such as truss manufacturers calculations which can follow on as part of the ordering of such products. The clients have been made aware of their Duties to ensure all works conform with the Relevant Requirements and their Duties under the CDM2015 Regulations. The accompanying Pre-Construction and H&S Risk Assessment highlights remaining risks, the Contractor will need to supply the required Method Statements and Construction Phase Plan to ensure safe working. The above is how Scott Architecture has fulfilled the Pre-Construction Principal Designer Role in the creation of the proposed drawings and supporting information documents, working with specialists as required through the Pre-Construction Phases. Scott Architecture will not act as Principal Designer when construction commences, these responsibilities and duties must be fulfilled by the Principal Contractor.

Principal Contractor must confirm that they are aware of their Duties under the CDM2015 and that they are competent to carry out the proposed works. The client must take all reasonable steps to satisfy themselves the Contractor is competent.

Under the Building Regulation 2010, the Principal Contractor must plan, manage and monitor the building work. They must also co-ordinate the works, including sub-contractors, to ensure all the work is in compliance with Building Regulations. Upon completion of the works the Contractor will be required to submit a declaration confirming they have fulfilled their duties under Part2A of the Building Regulations 2010 to the Building Control Authority, this is to allow for the Building Control Completion Certificate to be issued.

Proposal

Careful removal of existing roof covering and structure, along with parapet perimeter detail. New replacement roof structure and covering, to have external rainwater goods, with new fascia/ soffits and external downpipes.

Approved Documents Part A

Foundations

No works proposed.

Non-Load bearing partitions

Timber stud partitions comprising of 63mm studwork faced on one side with a single layer of 12.5mm plasterboard. The single skin side of plasterboard is to achieve a minimum density of 10kg/m². Such as gyproc wall board 10 or similar approved.

Other side to be faced with 2 layers of 12.5mm plasterboard

Sound deadening quilt in cavity

Both exposed faces taped and jointed with 3mm finished plaster set.

NOTE:

All partitions to be supported at floor and soffit level i.e. timber joists or noggins are to run along the full length of each partition and all partitions are to be fixed at maximum 600mm centres at floor and soffit level.

New Roof

All roof timbers to be preservative treated.

Structure as per structural engineers design and specification.

Proposed (Flat) Roof

Fall of roof Minimum of 1:40 fall to flat roof. Much steeper than this proposed- between 6 and 7 degrees or approximately 1:8 fall.

Roof structure as per structural engineers design and specification

Warm roof construction with single ply membrane flat roof covering installed in accordance with manufacturers recommendations by approved installer.

Warranty to be provided to client upon completion. Samples to be provided to client for approval- strictly in accordance with planning conditions.

System to be installed by Approved Installer. Warranty to be provided to client upon completion.

150mm of Kingspan TR 27 (or similar approved) above ply deck, taped at joints. No vent required.

Breather membrane is to be installed above the TR27 insulation (or similar approved insulation), with vapour control layer below the insulation and over the roof deck.

Vapour barrier between ply deck and Kingspan TR27 rigid roofing insulation (or similar approved insulation).

The external wall insulation is to be extended up to the underside of the roof insulation to prevent cold bridging.

All roof timbers to be preservative treated.

Wall Plate

Roof construction to sit on a 100x75mm wall plate strapped to wall at 2 metre centres as per Part A requirements.

Breather Membrane

Tyvek breather membrane (or similar approved) installed for pitched roof ventilation to comply with Approved Document F.

Vapour Control Membrane

Unvented cold roof area: *ensure vapour control layer is installed in accordance with manufacturers recommendations between underside of ceiling structure and ceiling plasterboard.*

Lead work

All lead work to comply with Lead Sheet Association Guidelines and **BS EN 12588: 2006**

Lead Flashing

Joints must allow for thermal movement but also remain weather tight for the position where they are used.

Lead flashings: provide code 5 lead flashings to roof abutments to wall junctions and valleys. Chase/ step and point into walls using lead sheet sealant.

Apply patination oil to all leadwork.

Approved Documents Part B

Part B- Fire Safety

Structural steelwork to be provided with 60 minute fire protection

Cavity barriers located and installed to comply with approved document B

To be in accordance with Approved Document B.

Means of Escape

To be in accordance with Approved Document B.

Proposed emergency lighting, with escape signs.

Push pads to final exit doors. Thumb turns to any other lockable door.

When fire alarm sounds- default for all electronically operable doors to unlock.

Underside of proposed roof to have two layers of fire board to achieve 60 minutes fire protection.

Smoke Detection

Smoke detection to be installed in compliance with BS 5839 pt1 at first floor level to be mains operated and interconnected with Heat Detectors at ground floor level.

Approved Documents Part C

Site Preparation

All DPC's to be a minimum of 150mm above external ground level. Weathering upstands at all locations, parapets etc, to be a minimum of 150mm.

Approved Documents Part F

Ventilation

Existing ventilation systems to be investigated and reinstated as required following proposed alterations by competent person, ensure no impact upon existing Warranties.

Approved Documents Part H

Drainage and Waste

New drainage route to be agreed with Building Control Officer prior to laying in accordance with Part H.

All surface water drainage [materials, pipe/ manhole sizes, gradients etc] installed in accordance with Approved Document H.

Trap & waste pipe sizes in accordance with Approved Document H- Section 1

All below ground drainage in accordance with Approved Document H- Section 2

All pipe work to be pressure tested before back filling to the satisfaction of the local authority building control officer.

All soil waste pipes to be adequately supported without restraining thermal movement.

All below ground drainage to comply with protection provisions in accordance with dia 11 under slabs and where covers in table 10 have not been achieved etc.

Rainwater Pipes

See accompanying product information and calculations from Gutter Crest (to be strictly in accordance with planning conditions)

External rainwater pipe locations as per drawings with connections to existing surface water routes subject to drainage survey. In accordance with Approved Document H.

Proposals do not increase roof area, therefore, new RWP's from proposed roof to connect into existing surface water system.

Approved Documents Part J

Heat Producing Appliances

Existing system to be protected and retained.

Approved Documents Part K

Guards and Barriers

Stairs

Protected throughout course of works- not proposed to be altered.

Approved Documents Part L

(SUBJECT TO SBEM CALCULATION)

Ground Floor Slab: AS EXSITING

External walls: AS EXSITING

Flat Roof Insulation: 150mm of Kingspan TR 27 (or similar approved) above ply deck, taped at joints, to achieve U-value better than 0.15W/m²/K, or similar approved. No vent required.

Windows and External Doors: AS EXSITING

Approved Documents Part P

Electrical Safety

The person to undertake the Electrical Installation will be a qualified Part P installer and registered with a Competent Person Scheme either NICEIC, NAPIT or ELECSA.

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671: 2018 + A2:2022, the IET 18th edition Wiring Regulations and Building Regulation Approved Document Part P by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.

The competent person is to send to the local authority a self-certification certificate within 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

Any downlighters in ceilings to be fully enclosed in a box made of two layers of 12.5mm plasterboard with insulation carried over the top of box.

Any downlighters in ceilings to be fire rated and approved to all relevant Building Regulations, B, C, E & L.

New wiring is to be fully concealed in trunking/conduits in walls throughout.

Switch and Socket Outlets

Wall mounted socket outlets, telephone points and TV sockets are to be located between 400mm and 1000mm above the finished floor level.

Switches for permanently wired appliances are to be located between 400mm and 1200mm above the finished floor level, unless needed at higher level for particular appliances.

All switches and controls that require precise hand movements are to be located between 650mm and 1200mm above the finished floor level.

Energy Efficient Lighting

Building Regulations Approved Document L1A-43

Reasonable provision would be to provide in the areas affected by the building work, fixed energy efficient light fittings that number not less than;

A] 1 per 25m² of dwelling floor area [excluding garages] or part thereof; or

B] 3 per 4 fixed light fittings in accordance with Approved Document Part L 2010

Emergency lights as per drawings- existing to be reinstated with additional lighting proposed.

ADDITONAL NOTES

Existing Roof and Structure to be demolished (carefully dismantled) in coordination with structural engineer

Excavations must not be made to levels below existing foundations in close proximity without prior consent from the Building Control Inspector.