



-Part B - Means of warning and escape
All external fire escape doors to be fitted with emergency push pad with latch (Briton 1438 or similar) to enable doors to be opened from the inside.
Emergency lighting to comply with BS 5266.
Fire alarm system in accordance with BS 5839.

-Part C - Resistance to moisture
DPC's to be minimum 150 mm above ground level to BS 743 and link to DPM.

-Part F - Means of Ventilation
Windows to be UPVC by approved manufacturer.
Opening lights to be min 1/20 the floor area of habitable rooms of which some parts to be 1750mm above floor level. Glazing to be 24mm double glazed units to be max u value of 20 w/sq metre deg C.
Background ventilation adopted based upon the floor area of the studios. Studios are less than 60m2 and have a single expose facade what requires trickle vents located both high & low position in the window (same facade) to provide enhanced single-side ventilation with no less than 45000mm2 total area.

-Part H - Drainage and waste disposal
Foul Water drainage:
New drains to be formed in 100mm dia plastic drainage pipes with flexible joints laid to falls as shown and in accordance with the manufacturers instructions.
Drain to be laid on 100mm of pea gravel and covered with 100mm of pea gravel to the top and the sides.
Drains within 1 metre of the building and below the level of the foundations shall be cast in concrete, with a minimum of 150mm cover, and the trench backfilled with concrete to a level equal to that of foundations.
Drains outside the building and in vehicular areas and with less than 900mm cover are to be protected with 150mm thick concrete 75mm pea gravel cover to the pipe crown.
Rain Water Drainage:
Roof gutters to discharge via UPV C downpipes to gullies with roddable access.
Solid Waste Storage
Refuse eurobins stored in external compound area.

-Part K - Protection against impact with glazing
All glazing between finished floor level and 800mm above finished floor level in a wall or partition and 1500 mm in or adjacent to a door to be laminated or toughened glass to BS 6206 unless pane is less than 0.5sqm with one side less than 250mm.
1500 mm in or adjacent to a door to be laminated or

toughened glass to BS 6206 unless pane is less than 0.5sqm with one side less than 250mm.

Windows should be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012. Frames should be mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions.

Doorset frames mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions.

-Part L - Conservation fuel and power
Heating system to dwelling to have radiators with thermostatic valves.

Electric lighting system to include efficient lamp luminaire combinations.

Energy efficient light fittings to be installed in accordance with Non-domestic Building Services Compliance Guide 2013.

-Part M - Disabled access
The following general items to be incorporated in construction for compliance with part M of the Building Regulations.
Switches & sockets to be located between 450mm & 1200mm above finished floor.
All internal door to comply with 3.10 of Approved Document Part M.
The door to the accessible entrance to comply with 2.13 and Table 2 of Approved Document Part M.

-Part P - Electrical safety
All wiring and electrical work will be designed, installed, inspected and tested in accordance with BS 7671 and Part P of the Building Regulations. The work will be undertaken by a competent person. A competent person is a firm that has been approved by the Government to be competent to self certify that its work complies with the Building Regulations and BS 7671.
On completion other works a copy of the installers Electrical Installation Test Certificate is to be provided to the client and the local authority.

O	31-05-2018	Door in studio 18 removed
N	22-05-2018	Kitchens & showers relocated
M	29-01-2018	Ventilation explanations amended
L	18-01-2018	Ventilation explanations added
K	11-12-2017	Flats adjustments
J	23-11-2017	Means of escape & adjustments
I	15-11-2017	Flat 18a removed
H	8-11-2017	Flats renamed
G	1-11-2017	Staircase redesigned
F	30-10-2017	Basement flat numbers changed
E	25-10-2017	External staircase and drainage
D	29-9-2017	Amendments
C	7-9-2017	Basement redesigned
B	13-7-2017	Basement in abeyance
A	30-5-2017	Amendments
REV	DATE	COMMENTS

BUILDING REG'S

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CLIENT:	A D PROPERTY ONE LIMITED										
PROJECT:	DAVID PITT HOUSE NORWOOD HIGH ST SE27										
SUBJECT:	PROPOSED BASEMENT FLOOR PLAN										
DWG NO:	426-2000										
SCALE:	1/100 @A3					DATE: April 2017					
DRAWN BY:	SG					CHECKED BY: DA					
REV:	A	B	C	D	E	F	G	H	I	J	K
	L	M	N	O							