



NOTE:

A specialist measured survey has not been carried out on site. All dimensions + levels on site by the contractor and to be his responsibility. Report any errors to the Architect.

Contractor to allow cost for all substrates required to achieve level floor. Contractor to allow cost for all works required to existing building fabric to achieve service runs.

Architects drawings show structural design intent only. Refer to structural engineers drawings for final design.

It is the Contractors responsibility to ensure that all works are carried out in accordance with current building regulations.

Architect's drawings provide 'strategic' and 'design intent' layouts relating to service design. All mechanical and electrical information shown is indicative only. Contractor to provide O&M manual.

Service design.

Architects drawings provide 'strategic' and 'design intent' layouts relating to the Contractor's Design Portion in the Works.

The contractor shall be responsible for the correct design, installation and co-ordination of the works as specified and for the proper working of the equipment to complete satisfaction of the Client.

The Contractor is to allow for all builder's work in conjunction with services as part of the Contractors Design Portion. All ductwork, cable runs and conduits to be concealed within floors, walls and ceilings. Design intent is shown in drawings.

The Contractor is to allow for all appropriate access panels, traps and so forth in order to access the systems and this to be coordinated/approved with the Architect/ Client in order to suit the layouts.

Pre Made Joinery

Construction is not to commence until joiners shop drawings of all pre made joinery items have been approved by Client/ Architect.

Responsibility for Party Wall and Rights to Light lie with client.

Minimum time on site + minimum disruption to neighbours.

Building Control Notes

Part A (Structural safety)

See Structural Engineer's drawings and calculations.

Part B (Fire safety)

See drawings for smoke and heat detection layout. BS5839 6; 2004 grade D category LD3 automatic, interlinked detection system. Mains powered with battery back up.

All structure to be 60min fire rated - New steel beams to be encased in 2x12.5mm Gyproc FireLine board with staggered joints. Gyproc FireCase or painted in Nulfire S or similar intumescent paint to provide 1 hour fire resistance as agreed with Building Control.

Part C (Resistance to contaminants and moisture)

Not applicable.

Part D (Toxic substances)

Not applicable.

Part E (Resistance to sound)

All internal stud walls are to be packed with rockwool solid acoustic insulation batts to resist the passage of impact and airborne sounds.

Part F (Ventilation)

WC to have 15l/s mechanical ventilation. Activated with light and with 15 minute overrun.

Existing cooker and extractor to be retained

Part G (Sanitation, hot water safety and water efficiency)

Hot and cold water supply required.

Part H (Drainage and waste disposal)

All sanitary pipework and drainage must comply with the relevant clauses in section 1 and 3 of Building Regulations approved document H or BS 1205:2000, BS EN 12056 and BS 752. All to be agreed with Building Control Officer on site.

NB: Drainage runs shown on drawing are indicative only - drainage is to be designed by contractor.

Part J (Heat producing appliances)

Existing boiler is to be retained.

New radiators throughout Lower Ground Floor. Extend all heating and hot water services from existing and provide new TRVs to radiators.

Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

Part K (Protection from falling)

N/A

Part L (Conservation of fuel and power)

See drawings for U-values.

Part M (Access to and use of buildings)

Not applicable.

Part N (Glazing safety)

Safety glass specified where required.

Part P (Electrical safety)

A person or firm registered with a Part P competent person's scheme should carry out all electrical work. Electrical installation to be designed, installed, inspected and tested in accordance with BS 7671:2001 chapter 13. When those parts of the work are complete the appropriate BS7671 Electrical Installation Certificate is to be issued for the work and a copy is to be submitted to Building Control on completion.

Revisions		
No.	Description	Date
J	Contractor's Costing	24.07.13
K	Building Control issue	25.07.13
L	Planning - WC window amended, partially omitted	26.07.13
M	Updates to contract set	28.08.13
N	Omit external shutter	19.09.13

PLANNING

Notes

1. All work shall be in accordance with the Building Regulations Code checked on site by the contractor and to be his responsibility.

H&T Architecture
3rd Floor
35-36 Old Street
London EC1Y 9HX
T 020 7149 8910
E info@hutastructure.com

H&T

Job: Montpelier Grove
Job No: H283
Level:
Drawing: Proposed Rear Elevation
Scale: 1:25 @ A1, 1:50 @ A3
Drawing No: 031
Revision: N

