



External walls above ground: 102.5mm brick with 80mm Kingspan K8 insulation with 50mm Air with 100mm medium density (7N) block calccon or similar with internally with 13mm plaster and 5mm skim provide stainless steel @450 vert. cavity to be filled with weak mix to 225mm below lowest dpc.

New internal studwork to be in 70mm MS studs @ 400mm c/c with 25mm Isoover APR1200 mineral wool and mounted with 12.5mm moisture resistant plasterboard in the bedroom and kitchen. Both sides to have 5mm skim. MS Stud to bathroom to be filled with 25mm Isoover APR1200 mineral wool insulation to achieve 40db airborne sound insulation. Walls to be lined 12.5mm marine ply to provide strength. The walls to provide 1/2 hr fire resistance.

Party wall to be MS stud partitions, Lafarge RSP038: pair of studs 50mm cormet C studs @ 600mm centres braced horizontally with Cornet V brace @ max. 1.5mm centres. 2 separate frames set 25mm apart with 25mm glass mineral wool insulation in between with 2 layers of 15mm Lafarge dBeck wall board (or minimum combined mass of 22kg/m²) with long edges horizontal.

03 Proposed Ground Floor Plan

1:50

KEY	Symbols
External Walls	External walls above ground: 102.5mm brick with 80mm Kingspan K8 insulation with 50mm Air with 100mm medium density (7N) block calccon or similar with internally with 13mm plaster and 5mm skim provide stainless steel @450 vert. cavity to be filled with weak mix to 225mm below lowest dpc.
Internal Walls	Block work with 5mm skim, 13mm plaster and 200mm concrete cast in situ on either side.
MS Stud Partitions	MS stud partitions, Lafarge RSP038: pair of studs 50mm cormet C studs @ 600mm centres braced horizontally with Cornet V brace @ max. 1.5mm centres. 2 separate frames set 25mm apart, braced at mid height. Facings: both sides 2 layers 15mm Lafarge dBeck wall board (or minimum combined mass of 22kg/m ²) with long edges horizontal. Insulation: 25mm glass mineral wool density 16kg/m ³ to achieve 60min fire protection
Fire & Electrical	FIRE & ELECTRICAL: ALL ELECTRICAL WORK TO BE DONE BY A PART F REGISTERED INSTALLER
Fire Door	FD 30S Fire Door
Fire Exit	ILLUMINATED FIRE EXIT SIGN
Toilet	TOILET 100mm dia pipe, W.BASIN 32mm dia pipe, SHOWER 30mm dia pipe, SINK 32mm dia pipe.
New Drain	New drain 100mm Dia pipe.

KEY	PART B: FIRE
Smoke Detector	• All enclosed spaces to have smoke detectors.
Heat Detector	• All internal doors to flats to be FD30 fitted with smoke seal to the abutting doors with 25mm doorstop to be glued and screwed including store.
Smoke Detector	• All structure to have 2 Layers of 12.5mm Lafarge fire check Plaster b/d on u/s of ceiling to provide 60min hr fire resistance to comply with Part B2 or Intumescent paint where appropriate. Contractor to provide certificate.
Emergency Lighting	• Kitchen to be provided with heat detector and all corridor on each level to have smoke alarm. The system to be connected to the mains as well as battery back up and comply with BS5839 Part 6. Fixed rate detection to be used.
Extraction Unit	• All entrance doors to flats to be FD30S fitted with self closing with intumescent strip and smoke seal to the abutting doors with 25mm doorstop to be glued and screwed.
Sounder	• ADV with a min. 15m to be located on top of the stair case and certification on completion to be issued to Building Control.
Sounder	• Meter cupboards/service risers located in communal areas to have to be enclosed with 100x50 SW studs with 2 layers of 12.5mm fireline plaster/d to achieve min. of 30 min fire construction. Doors to be FD30s lockable FD.
Sounder	• All pipes penetration party floors to have a fire collar around it.
Sounder	• All ducts running through corridors to be metal type with fire collar penetrating fire damper in common areas. Ventilation to specialist contractors design.
Sounder	• Emergency Lighting to be installed in accordance with BS5266 Part 1: 2005 on all exit routes. Commission certificate will supplied on completion
Sounder	• Fire alarm system to be manufactured in accordance with BS5839-1 2002 Type L1 & M in all areas and to incorporate all manual break glass call points, rate of rise heat detectors and alarm sounders.
Sounder	• Automatic rise of heat detectors to be installed in kitchen. All detectors fitted in ceiling voids to be fitted with ceiling mounted remote detectors complete with LED indicator, if excess of 600mm void. Commission certificate will supplied on completion
Sounder	• Fire Exit Sign to be installed in accordance with BS5499 Part 1: 2002. Commission certificate will supplied on completion and d have door release held open device mechanism which is activated during fire.
Sounder	Communal Landing doors to be as above
Sounder	• Party Floors to maintain 60min fire protection. See Part E notes for construction.
Sounder	• Lights to have fire collar around them, if spotlights are to be used.
Sounder	• Escape windows to open 90 degree min. 1m wide opening 2m tall.
Sounder	• Windows located next to fire exits to be 30min integrity and insulation and fixed shut.
Sounder	• Travel distance from further part of development to not exceed 45m, if exceed a dry riser to be provided
Sounder	• Wall within 1m of boundaries to have 60min fire protection. See Part L for construction.
Sounder	• Fire barrier in Type 1 to be Tenmat Firely Intumescent FF 106/5 Intumescent in cavity or similar between floors and party walls and roofvoids. Contact TENMAT LTD Trafford Park, Manchester, M17 1TD, United Kingdom T: +44 161 872 2181 F: +44 161 872 7596
Sounder	• Mechanical services, fire detection should be commissioned and certified on completion
Sounder	Lift installation to follow guidance in Pars 5.42 -5.445

KEY	PART E: RESISTANCE TO THE PASSAGE OF SOUND
Sounder	• New internal wall studwork to be in 70mm MS studs @ 400mm c/c. with 25mm Isover APR1200 mineral wool and mounted with 12.5mm moisture resistant plasterboard in the plaster/d (minimum 10kg/m ²) in the bedroom and kitchen. Both sides to have 5mm skim. MS Studs to bathroom to be filled with 25mm Isover APR1200 mineral wool insulation to achieve 40db airborne sound insulation. Walls to be lined 12.5mm marine ply to provide strength. The walls to provide 1/2 hr fire resistance.
Sounder	• The scheme has 1 type of Party wall: Type 1: Metal Stud partitions Type 1: MS stud partitions, Lafarge RSP038: Studs: pair of studs 50mm Cormet C Studs @ 600mm centres braced horizontally with Cornet V Brace @ max. 1.5mm centres. 2 separate frames set 25mm apart, braced at mid height. Facings: both sides 2 layers 15mm Lafarge dBeck wall board (or minimum combined mass of 22kg/m ²) with long edges horizontal Insulation: 25mm glass mineral wool density 16kg/m ³ .
Sounder	• The scheme has 1 type of Party Floor: Type 1: Party Floor Ceiling: Min. 100mm void with 12.5mm GTEC standard board on MF ceiling system Structure: Concrete slab with min. 2400mmkg/m ³ density Screed: 65mm sand/cement screed with min. 80kg/m ² with 22mm finish above Upper Resilient Layer: 5mm foamed polyethylene 30-36kg/m ³ Lower Resilient Layer: 25mm mineral wool batt 140kg/m ³ or 25mm expanded polystyrene or extruded polystyrene.
Sounder	• All pipes penetrating floor to be enclosed in 75mm MS stud with 2 layers of 12.5mm plaster/d (minimum combined mass of 22kg/m ²) with 30min. Integrity and 30min. Fire resistance.
Sounder	• SVP to be wrapped with Fire Collar at floor junction and comply with Part B
Sounder	• SVP to be wrapped with 25mm unfaced mineral wool insulation (minimum density 10kg/m ³). All joints to be sealed with Lafarge Intumescent Acoustic Sealant.
Sounder	• Upon completion, Sound Testing to be undertaken by Acoustic Engineer. The consultant has Pre-Completion (ANC accreditation). Test certificate to be issued to Building Control on completion.
Sounder	• Columns to be enclosed with 50mm Cormet C Studs @ 600mm centres braced horizontally with Cornet V Brace @ max. 1.5mm centres. Faced with 2 layers 15mm Lafarge dBeck wall board (or minimum combined mass of 22kg/m ²) with long edges horizontal. Door sets to bedrooms to be 29 dB as per acoustic engineers requirements.
Sounder	• External walls to achieve a RWS7db
Sounder	• Windows to be as follows: Bedroom, Front, Rear and elevation B to achieve 47dB, secondary glazing to be 4/16/4 IGU, outer window to have 150mm cavity 6mm glass Bedroom, elevation A, B, Living room Front to achieve 37dB, 4/16/8 IGU Living rooms, elevation A and non. Habitable room to 31 dB, 4/16/4 IGU



07.06.16	Bike Store Sheltered	DC	KV
23.03.16	Drawings updated	DC	KV
rev	date	revision description	drawn
			aud

BUILDING CONTROL

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