

**BUILDING CONTROL NOTES**

**Electrical:**

All electrical work required, is to meet with the requirements of Part P (Electrical safety) of the Building regulations, and must be designed, installed, inspected and tested by a person competent to do so.

All new lights to have dedicated energy efficient fittings

**Fire Escape:**

Escape provision is to be met by providing a protected stair well (FD20 doors to all habitable rooms).

All opening windows are to be fully openable (450x 450mm min) allowing these to be used for escape purposes.

**Background ventilation:**

All windows to provide background ventilation through trickle vents, etc.

**Extract ventilation:**

Mechanical extract to serve mini kitchen - 30L/sec and shower room - 15L/sec  
Extracts to be ducted through wall

**Smoke detectors:**

Self contained mains operated smoke alarms to comply with BS:5468:Part 1 and located 300mm from walls to comply with BS:5839:Part 1.  
Smoke detectors to be hard wired & interlinked.

**EXTERNAL WALLS -** u-value to achieve 0.17W/m<sup>2</sup>K  
102.5mm brickwork  
100mm cavity with 50mm Kingspan Kooltherm K8 cavity board fixed to the inner leaf  
100mm Fibolite blockwork  
37.5mm Kingspan Kooltherm K17 insulated plasterboard & skim coat

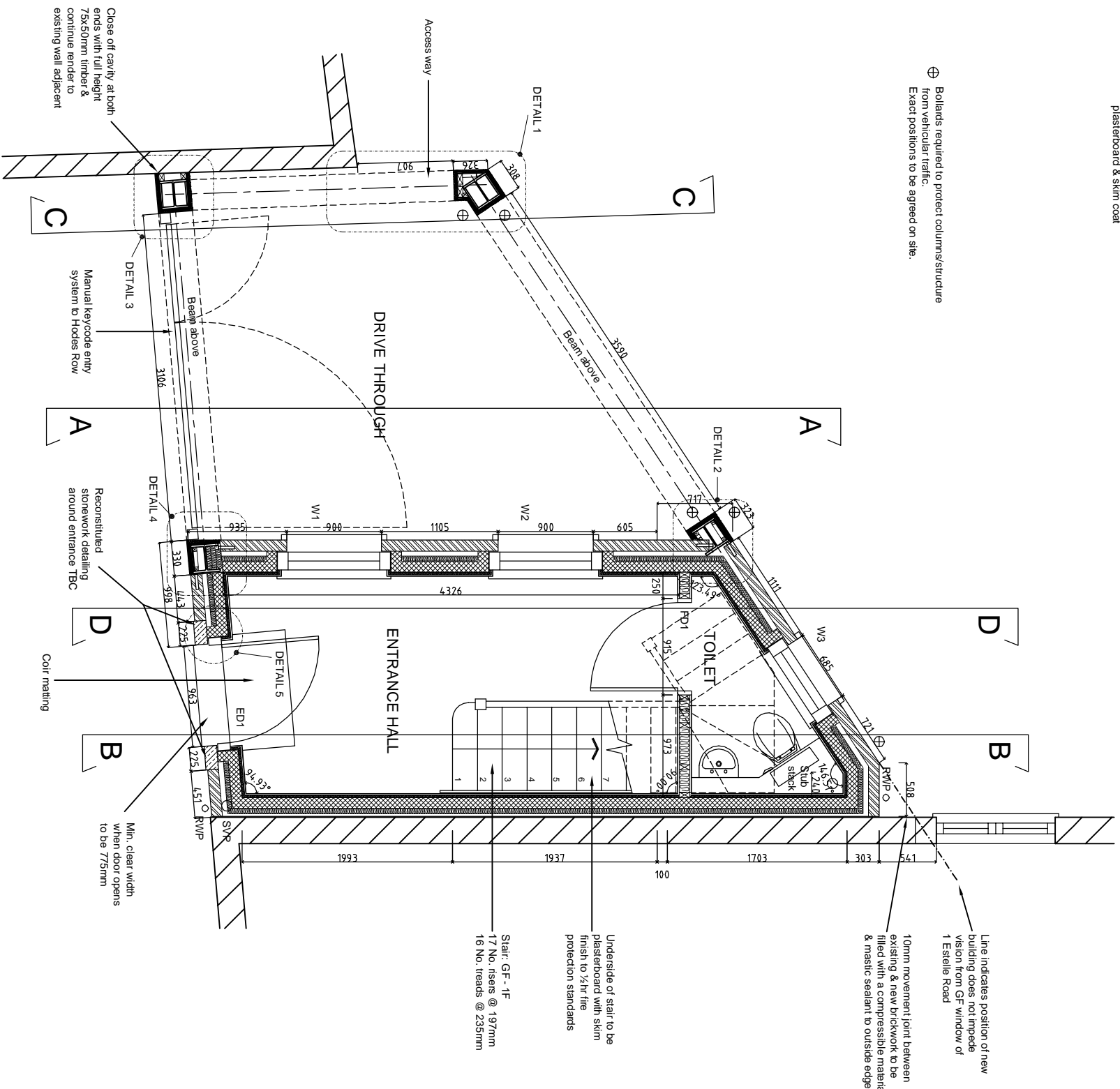
**INTERNAL PARTITIONS**  
12.5mm plasterboard & skim  
100x50mm studwork wall  
acoustic insulation, min. density to be 48kg/m<sup>3</sup> between studs  
12.5mm plasterboard & skim

**WINDOWS -** u-value to achieve 1.8W/m<sup>2</sup>K

**EXTERNAL DOORS -** u-value to achieve 1.8W/m<sup>2</sup>K

**DOOR SCHEDULE**

ED1 - 1023mm wide structural opening with external quality hardwood door  
FD1 - 915mm wide structural opening with 838mm leaf internal door, fire rated to a min. of 20 minutes  
FD2 - 840mm wide structural opening with 762mm leaf internal door, fire rated to a min. of 20 minutes  
FD3 - 764mm wide structural opening with 2no 343mm leaf internal doors, fire rated to a min. of 20 minutes  
D1 - 840mm wide structural opening with 762mm leaf internal door



⊕ Bollards required to protect columns/structure from vehicular traffic.  
Exact positions to be agreed on site.

Close off cavity at both ends with full height 75x50mm timber & continue render to existing wall adjacent

Reconstituted stonework detailing around entrance TBC

Min. clear width when door opens to be 775mm

Line indicates position of new building does not impede vision from GF window of 1 Estelle Road  
10mm movement joint between existing & new brickwork to be filled with a compressible material & mastic sealant to outside edge

Underside of stair to be plasterboard with skim finish to 1/2 hr fire protection standards

Stair GF - 1F  
17 No. risers @ 197mm  
16 No. treads @ 235mm

Revisions		
No.	Description	Date
B	Window references	20.04.17
A	Tender Revision	17.11.16
Hoddes Row London NW3 2JZ		
Mr G Hoddes		
Ground Floor Plan		
Scale:	Date:	Ref:
1:50@A3	MAY '16	590/038
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