

GENERAL NOTES

The contractor to inspect all existing structures prior to works, during and on completion to ensure the safety of all parts and associated parts of the works. All materials shall be suitable for their purpose. All materials fixed/installed to the manufacturers instructions. All dimensions and setting out to be checked/ confirmed on site prior to any works commencing or ordering of materials.

All works to be to the satisfaction of the Building Inspector and client.

The Client is to gain written & signed (including witnessed) approval from neighbouring properties in accordance with the Party Wall Act 1996 where the specific works affect or are adjacent to the party wall or boundary wall.

The contractor is to ensure the appropriate L.A. notices are notified to the Building Inspector when necessary.

The contractor is to make good any disturbed surfaces etc. whether included in the works or not.

The main house is to remain secure and weathertight during works and out of hours.

All external timber to be preservative treated and primed prior to fixing. All fixings to be non-corrosive.The contractor is to confirm load bearing structure prior to works commencing. Agree intrusive inspection/survey with client if required.

Existing elements of structure to be assessed on site and be thermally upgraded, if required to satisfy A Doc L.

SMOKE & HEAT DETECTION:

Fire Alarm system to be a Grade A, LD2 to common areas. Interlinked mains wired heat detectors in the bedrooms.

Interlinked heat detector in Kitchen/Dining.Detectors should not be situated within 300mm of a wall or light fitting.

Grade D smoke alarms in each bedrooms, not interlinked. Fire alarm control panel to be sited near the entrance/hallway. Including access to codes/keys etc.

All in accordance with BS5839:Part 6. Plus Approved Document 'B'.

Installation to be commissioned and certified.

PART P:

All electrical work required to meet the requirement of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the local authority must be provided with either :-

An electrical installation certificate issued under a Competent Person Scheme has been issued; or

Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person.

A competent person will have a sound knowledge and experience, relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

PAT testing on retained fittings etc.

PART L:

Energy efficient lighting to be fixed assumption of 30%, or one per four fixed lighting fittings.

The lighting fittings to have sockets that can only be used with lamps having an efficacy minimum luminous efficacy of 75 light source lumens per circuit-watt. Low energy fittings.

LIGHTING:

New Internal lighting to be in accordance with doc.'L1' .para 1.54 and table 4. Emergency lighting to BS5266 to the means of escape routes i.e stairs, hall, landing etc. Plus external lighting to rear yard/parking/ gate. Light fittings penetrating the ceiling (ie spotlights) to be fire rated.

SERVICES.

Existing services.All work & alterations to comply with Regulations & recommendations of the relevant Board or Authority, to the satisfaction of their Inspector. New/extended gas fired central heating. Any pipework running outside building to be insulated. All hot water pipes in roof space & hot water cylinder should be adequately insulated if central heating system is to be provided. Room thermostats or radiator thermostatic valves to be fitted. Client to confirm if 2 boilers.

Gas safe certificate required for any gas appliances.

Part J. Ensure any new combustion appliances are installed by a competent person.

Ensure any new or repositioned flue outlets are at an appropriate distance horizontally from window and/or door openings.

Part G. The potential consumption of wholesome water by persons occupying the flats must not exceed 125 litres per person per day.

BBL to be notified that the calculated consumption rate of wholesome water does not exceed this rate as determined in accordance with the methodology outlined in the water "Water Efficiency calculator for new dwellings."

Energy Performance Certificate required for the property.

FLOOR COVERINGS

Floor coverings to common/escape areas to be low radius of fire spread (up to 35mm) when tested as BS4790.

FIRE EXTINGUISHER

1 no. multi purpose fire extinguisher placed at Ground Floor within Hallway and 1 placed at first & 2nd floor landing area.

Where extinguishers are installed they should comply with BS EN 3-7 and be maintained in accordance with BS 5306-3.

Suitable instructions should be given to tenants on their correct use at the start of the tenancy.

FIRE BLANKET

Fire blanket in the kitchen of a licensed HMO. They must be capable of dealing with small fires such as cooking fires or fires involving clothing, and they should comply with BSEN 1869 or equivalent. To be wall mounted (approximately 1.5m high) and situated sufficient distance from a cooking facility so that the blanket can be safely removed from its housing in the event of a fire. Note that they should be closer to the room exit than the cooking facility itself

PART R

Provide infrastructure for high speed communications. Broadband etc. Provide physical system for cable communications.

FIRE SAFETY

Check and comply with the Fire Officers report if provided by the Building inspector.

Fire detection and alarm system to be to BS5839.

A fire risk assessment will be required by a "responsible person" under the "Regulatory Reform Fire Safety Order". This to include evacuation routes and strategy, reporting a fire, weekly testing procedure etc. These instruction to be given to the tenants and displayed in communal areas. These to be monitored and re-issued to the tenants every 12 months.Any alterations to be issued to the tenants.Provide fire escape signage as required under BS5499.

HMO LICENSING

Refer to advice directly from licensing dept of the Local Authority.

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client

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project

Conversion to HMO with extension at 6 Deeplish Cottages, Oriel St, Rochdale, OL111NJ.

status

Planning & Building regulations

drawing

PROPOSED SPECIFICATION

L.A.

Rochdale.

date

Aug 25

drawn by

DD.

scale

NTS@A3

dwg no

25-04-03

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rev .

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