

GENERAL NOTES:

1.0 Foul drainage:

New foul drain connection under existing building to comprise 110 mm nominal diameter PVC-U underground foul drain installed below the existing building to connect the existing foul drain. The new drain shall be laid in accordance with Building Regulations Part H, BS EN 752, BS EN 12056 and NHBC Standards (where applicable). Where cover is less than 300 mm the pipe shall be protected by a 100 mm thick concrete encasement (minimum C20/25 concrete). The new drain shall pass below the existing building in the shortest practicable straight line unless otherwise agreed with Building Control. The drain shall be tested for watertightness in accordance with Building Regulations (air test or water test) prior to covering and a copy of the test certificate provided to Building Control. Prior to connection, the existing foul drain shall be inspected by CCTV (or other approved method) to confirm it is in sound condition and of adequate capacity. Any defects shall be made good before the new connection is made.

2.0 Aluminium shop front:

The existing double-glazed aluminium shopfront display window is to be altered to incorporate a new accessible entrance door in accordance with Approved Document M Volume 2: Buildings other than dwellings (as amended, including 2024 amendments) of the Building Regulations 2010 to provide reasonable provision for access and use by disabled people, including wheelchair users. The new entrance door shall form part of the principal entrance to the retained office premises and shall comply with the following minimum requirements (to be verified on site):

- Clear opening width: Minimum 800 mm (preferably 850-900 mm or greater) when the door is open at 90° (measured between face of door leaf and opposite jamb/stop).
- Threshold / level access: The threshold shall be level or provide an accessible threshold with a maximum total upstand of 15 mm. Any upstand >5 mm shall be chamfered / bevelled at a slope no steeper than 1:2 to facilitate wheelchair passage and avoid tripping hazards.
- Manoeuvring space: Adequate level approach space and manoeuvring clearances shall be provided on both sides of the door in accordance with Diagrams in Approved Document M Vol 2 (e.g. minimum 1500 mm × 1500 mm turning space where required, 300 mm leading edge zones, etc.).
- Door operation: Door shall be easy to open (maximum opening force as per guidance, typically ≤30 N after initial force). Where manual operation may be difficult, consider powered/automatic door operator with push-pad / sensor activation (recommended for shops to meet 'reasonable provision').
- Glazing & visibility: Door leaf(s) to incorporate vision panels or glazing to allow visibility between 500 mm and 1500 mm above floor level. Manifestation to be provided where required to prevent collision.

All works to be carried out by competent installers experienced in accessible shopfront alterations. Copies of relevant test evidence / certification for the door system (e.g. compliance with BS EN 14351-1, accessibility performance) shall be provided to Building Control.

3.0 New internal partition:

The new internal partition between the laundrette entrance and retained offices shall be constructed to provide a minimum of 60 minutes fire resistance (integrity and insulation) in both directions unless otherwise stated, in accordance with Approved Document B (Fire Safety) Volume 1 or Volume 2 (as applicable) of the Building Regulations 2010 (incorporating current amendments). Partition to be raised to underside of flat roof. Construction to comprise:-

- Timber studs: Softwood, minimum 75 mm × 50 mm (or as required by structural design), at maximum 600 mm centres.
- Plasterboard lining: Two layers of 15 mm fire-resistant plasterboard (e.g. Gyproc FireLine, Knauf Fire Panel or equivalent Type F board) to each side of the studs.
- Joints: Staggered between layers and on opposite faces; all joints taped and filled.
- Fixings: Screws at 300 mm centres in field, 150 mm at perimeters (or as per manufacturer's detail).
- Insulation: minimum 50 mm mineral wool (density ≥25 kg/m³) fully filling the stud cavity (non-combustible, no voids).
- Skim finish: Minimum 2-3 mm multi-finish plaster or joint filler skim coat to all faces unless taped and jointed finish is approved within the tested system.
- The partition shall maintain continuity of fire resistance at junctions with floors, ceilings, walls and roof.
- Head and base to be tightly packed with mineral wool and sealed with intumescent sealant where penetrating fire-resisting elements.
- Any structural framing or noggings to be detailed to avoid compromising fire performance.
- All service penetrations (electrical, plumbing, ventilation, etc.) shall be protected with proprietary fire-stopping products tested/assessed to maintain the 60-minute fire resistance of the partition (e.g. intumescent collars, pillows, seals or boards).
- No unprotected penetrations permitted.

4.0 Mechanical extract ventilation:

To be provided to the small commercial laundrette premises to control excessive moisture, steam, lint and odours generated by washing, drying and ironing activities, in accordance with Approved Document F Volume 2: Buildings other than dwellings (as amended) of the Building Regulations 2010 (incorporating current amendments), and good practice guidance from CIBSE Guide B2 (Ventilation and Air Conditioning) where applicable. The system shall provide adequate extract ventilation to maintain reasonable indoor air quality, prevent condensation, limit mould growth, control airborne lint and remove pollutants from high-humidity / high-moisture processes.

System type

- Mechanical extract ventilation (MEV) system - either centralised (single fan unit with ductwork to extract points) or decentralised (multiple local extract fans/hoods).
- Extract to be discharged directly to external air via suitable terminals (e.g. roof cowf or wall grille with backdraught shutter). Recirculation not permitted.

Extract rates & provision

- The design extract rate shall be sufficient to achieve a minimum of 10-15 air changes per hour (ACH) in the main laundrette area during peak operation (typical for commercial laundries per CIBSE Guide B guidance), or as determined by detailed ventilation calculation based on room volume, equipment heat/moisture output and occupancy.
- Minimum whole-premises continuous or demand-controlled extract to prevent background moisture build-up (e.g. equivalent to 4-6 ACH low rate when unoccupied, boosted to higher during use).
- Where lint is generated, extract points to include lint filters / traps accessible for regular cleaning.

Make-up air / supply

- Adequate make-up air shall be provided to balance extract rates and avoid negative pressure issues (e.g. via natural inlet ventilators, transfer grilles from adjacent spaces or mechanical supply if required).
- Inlets to be positioned to minimise short-circuiting and external pollutant ingress.

Controls & operation

- System to operate under automatic control (e.g. humidistat, timer, occupancy sensor or interlocked with equipment use) to boost extract during high-moisture activities.
- Manual override to be provided.
- Where continuous, background (low) rate to run at all times premises occupied; high/boost rate activated as needed.

Ductwork, filtration & noise

- Ducts to be sized for low velocity (typically ≤5-8 m/s), smooth, sealed and insulated where passing through unheated spaces to prevent condensation.
- Lint filtration at extract points / in ductwork to prevent blockages (filters to be easily accessible and cleanable). System designed and installed to minimise noise in accordance with Approved Document F guidance (e.g. appropriate fan selection, anti-vibration mounts, acoustic attenuators if required).

Commissioning & verification

- On completion, the system shall be commissioned in accordance with Approved Document F Volume 2 (Section on commissioning) and CIBSE Commissioning Code A.
- Air flow rates to be measured and recorded (using appropriate calibrated equipment) to confirm compliance with design rates.
- A commissioning certificate / report, including measured extract rates, shall be provided to Building Control prior to occupation/use.
- Operating and maintenance instructions to be provided to the occupier, including filter cleaning/replacement schedules and annual inspection requirements.
- Prior to installation, the detailed ventilation design (including calculations, equipment schedules, duct layout and control strategy) shall be submitted to and agreed with the Building Control Officer / Approved Inspector. Site inspection required at key stages (e.g. duct installation, fan commissioning).

All works to be carried out by competent installers experienced in commercial ventilation systems.

C	31.03.26	OPENINGS MODIFIED
B	31.03.26	REPLACEMENT DOOR ADDED
A	30.03.26	WINDOWS MODIFIED
rev	date	description



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Project:
proposed laundrette
premises at Heybrook Service Stn
existing and proposed

scale: as noted @ A1
date: January 2026
drawn: IS

Client: Mr Dar

Dwg. Nr. D258-01 / C

PROPOSED ELEVATION [to Hamer Lane]
scale 1 - 50

PROPOSED ELEVATION [to Halifax Road]
scale 1 - 50

EXISTING ELEVATION [to Hamer Lane]
scale 1 - 50

PROPOSED ELEVATION [to Halifax Road]
scale 1 - 50

EXISTING GROUND FLOOR PLAN
scale 1 - 50

PROPOSED GROUND FLOOR PLAN
scale 1 - 50

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