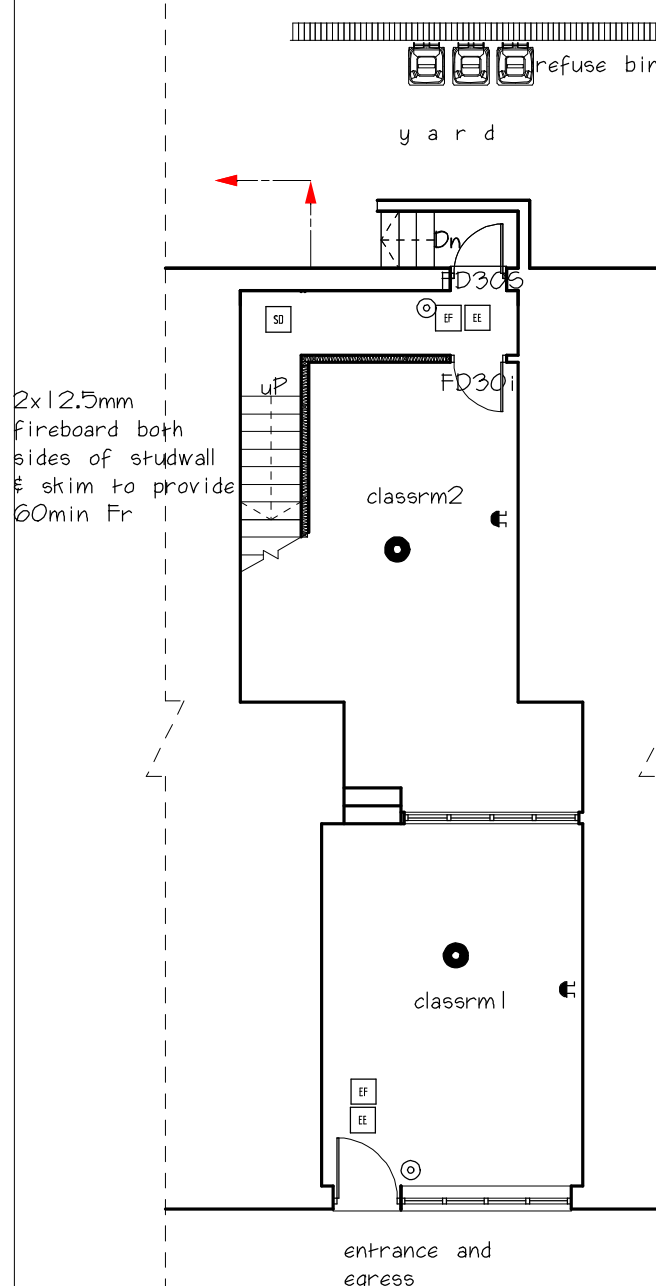
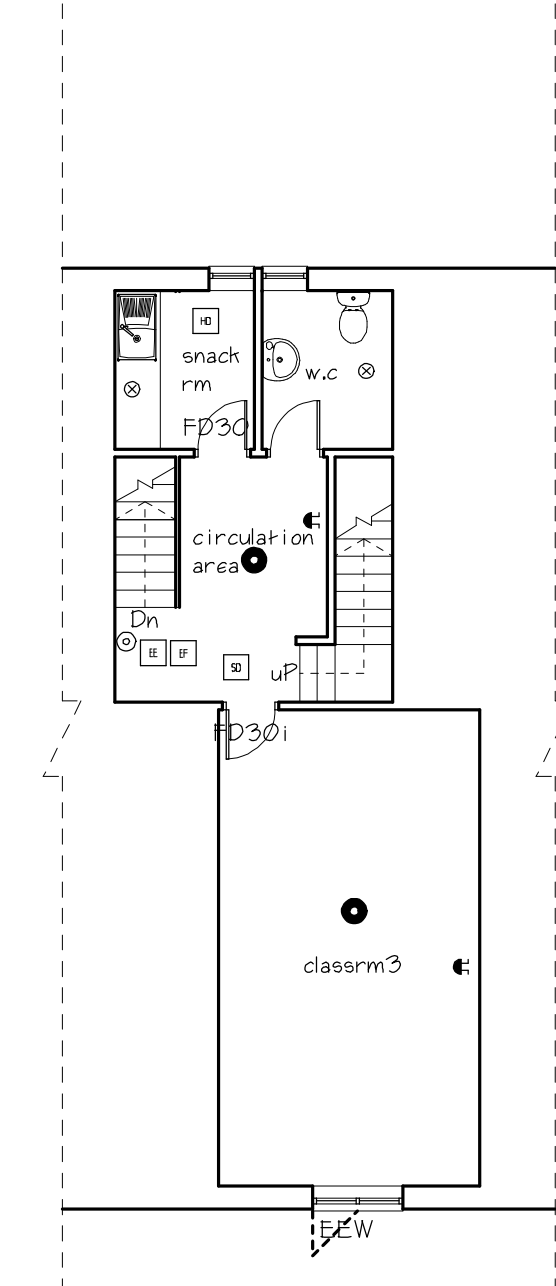
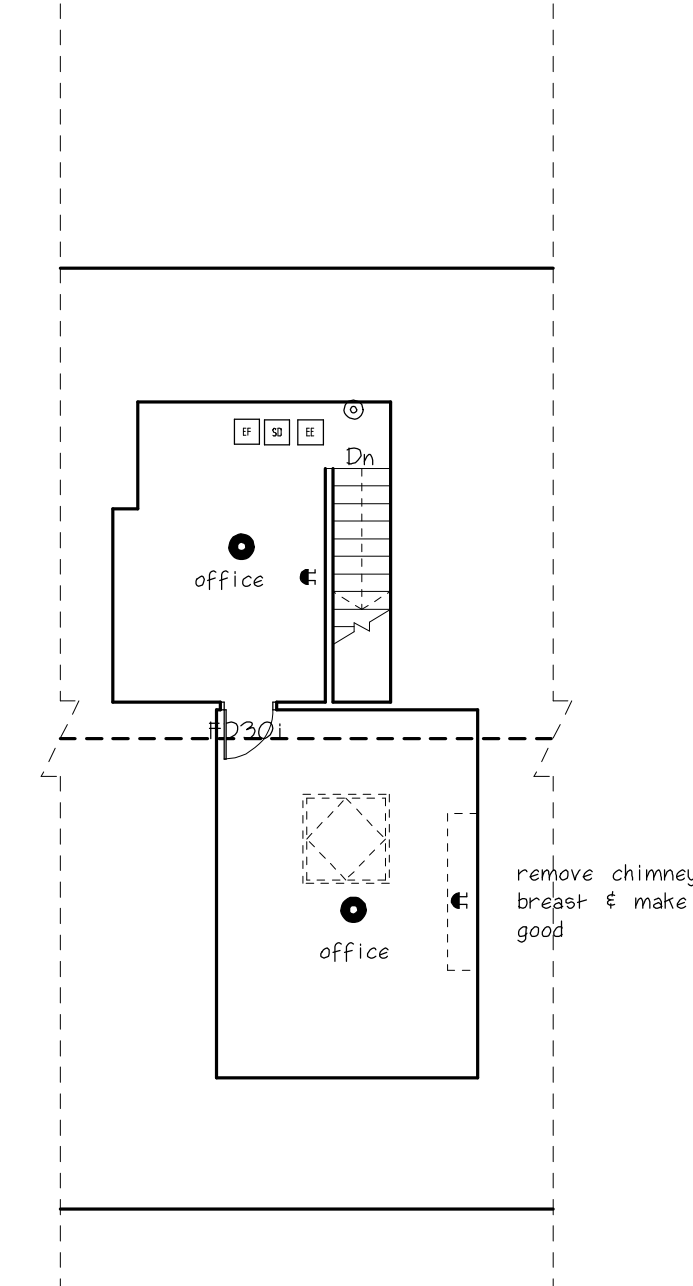




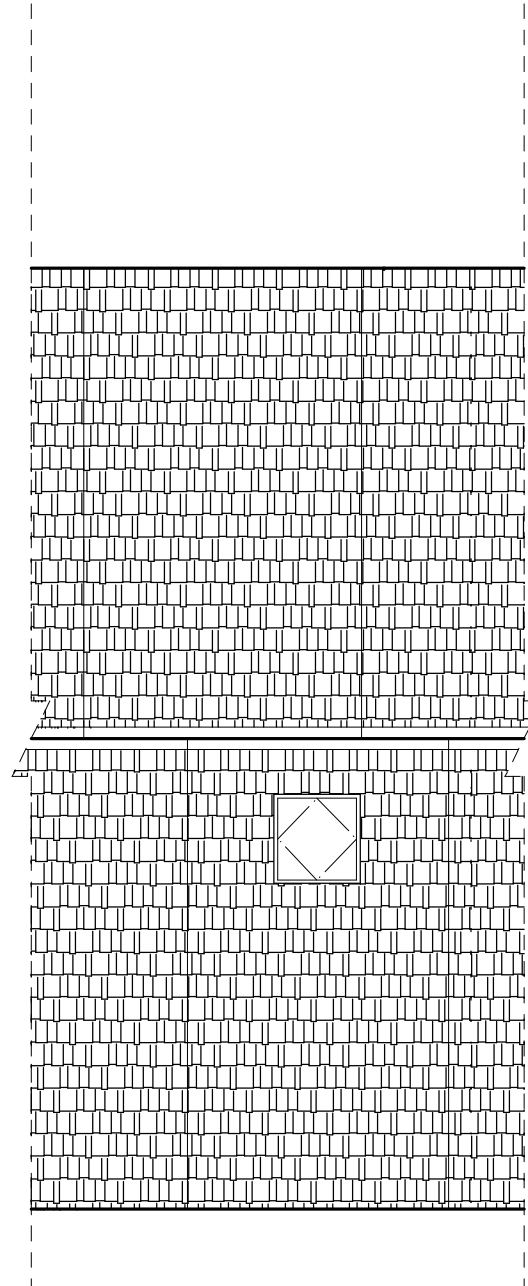
Proposed ground floor plan



Proposed first floor plan



Proposed second floor plan



Proposed roof plan

Adequate provisions have been made for early fire detection and warning through the installation of a BS 5834-1:2025 Category L2 fire alarm system, supported by compliant emergency lighting and clear escape signage. The means of escape strategy incorporates acceptable travel distances and benefits from two final exits at ground floor level, enhancing the overall robustness of evacuation arrangements. Passive fire protection measures, including 60-minute fire resistance between the ground floor and first floor 30-minute fire resistance to higher-risk areas, together with FD30s fire doors, provide appropriate compartmentation and control of fire spread. While full compliance with Table B4 is not reasonably practicable due to the building's age and construction, the proposed upgrades, combined with active fire safety systems and management controls, provide a balanced and proportionate solution in line with the intent of the guidance. Fire service access arrangements are compliant with Approved Document B, ensuring that firefighting operations can be effectively carried out. Additional management controls, including procedures for basement and loft access, control of combustible storage, and inclusive access arrangements, further support the overall fire safety strategy. Subject to the implementation of the measures outlined within this report, it is considered that the building will satisfy the requirements of Building Regulations Part B (B1-B5). The strategy provides a reasonable and appropriate level of life safety for occupants and supports effective intervention by the Fire and Rescue Service.

Electrical:
All electrical taken of existing mains supply by qualified registered electrician to IEE regulations current 17th edition & meets requirements of part P (Electrical Safety) by member of the Government's Competent person scheme, AND The competent person is to send to the local Authority a 'self-certification certificates' with in 30 days of the work completion. Client must receive both copy of 'Self certification certificate' and Bs 7671 Electrical Installation Test Certificate. sockets and switches to be located within 450 and 1200mm.

Heating:
Heating and hot water to be taken of existing system. Work to be carried out by a registered engineer to client's request.

Plumbing:
Soil pipes and accessories to BS4514, 110mm diameter soil & vent pipe positioned externally with mesh cover outlet. Positioned 900mm above any window head. To discharge directly into existing system via 110mm diameter rest. 100mm diameter waste connected to sink. 76mm deep seal traps 38mm waste pipes LB 76mm deep seal traps 32 mm waste pipes provide any syphonic traps, where 50mm diameter common waste pipe is used for one or more appliance. All pipe works in roof space to be insulated in accordance to BS 5422:1977

Drains:
All new connections into the existing system via a new inspection chamber. Inspection chamber constructed using 225mm engineering bricks, built on a 100mm thick concrete base. Single seal galvanised mild steel cover and frame fix 100mm diameter vitrified clay channel or similar and bench in 1:3 cement mortar. Drain connections to be determined on site to the complete satisfaction of the building inspector to be self-cleansing min 1:40 fall.

Disclaimer:
Syed Helal Uddin Architectural Services does not accept any liability of positions or depths of the drains. This is to be investigated by the contractor prior to commencing work.

All workmanship and materials used must comply with current regulations. All materials shall be fixed, applied or mixed in accordance with manufacturer's specification.

The contractor must take into account everything necessary for proper execution of the works to the complete satisfaction of the building inspector whether or not indicated on the drawing.

- GENERAL NOTES:**
building regulations notes to read in conjunction with drawings and structural engineers calculations & notes:
1. this drawing is only prepared for submission under building regulations and planning legislation and is not to be used as a working drawing.
2. asbestos, it is important that a check is made for the presence of asbestos or materials containing asbestos and any necessary action taken before any work is begun, any action taken must comply with current relevant legislation.
3. all materials and workmanship to be to the appropriate standard and code of practice/ agreement certificate.
4. windows to be not less than 1/10th of the floor area of habitable rooms.
5. opening light to windows to be not less than 1/20th of the floor area.
6. trickle ventilations to heads of all windows to give not less than 8000mm² of free air area.
7. no dimensions to be scaled off this drawing.
8. all drainage passing through the building must be encased in a minimum of 6" of concrete.
9. all figured dimensions to be checked on site before any works are put on hand.
10. new walls either bonded into existing or mechanically connected.
11. cavities to be continued through.
12. vertical and horizontal damp proof membrane to all external openings.
13. all work drainage to the complete satisfaction of the local authority.
14. 90mm minimum bearing to all structural timber.
15. 225mm minimum structural bearing to all structural steelwork.
16. universal beams to rest on 6" insitu concrete padstone.
17. catnic or other approved lintels over new or altered openings.
18. mechanical ventilation to kitchen (250m³/h) and bathroom (1703/h).
19. permission required in writing from affected neighbours before plans are submitted or any work is put in hand under section 17(1) of the Act.
20. it may be that covenants exist on all or part of the property/land - the applicant is advised to check before proceeding. there are also the requirements of the party wall act 1996, which the owner must take into account if the works are affected by this legislation.

Frame & Glazing:
(more than 50% glazed) , fully draught proofed and double glazed in low emitting 'K' glass with 16mm argon filled gap to give a U-value = 1.8W/m²K. Certificates of compliance to be provided to the Building Control on completion)

(Less than 50% glazed and solid doors) fully draught proofed and double glazed in low emitting 'K' glass with 16mm argon filled gap to give a U-value = 1.8W/m²K. Certificates of compliance to be provided to the Building Control on completion)

Safety Glass:
Windows and doors to be glazed in toughened or laminated safety glass to the following locations: a) glass below 800mm above floor level; b) to doors and side panels adjacent doors within 300mm of doors edges below 1500mm.

All New Windows & Roof Lights:
Note glazing to be fully double glazed with Optiwhite (outer panels) 16mm glass, low emitting 'K' glass fitted with 22mm air gap and soft low e coating to achieve a U value of 1.6W/m²K. Fitted with argon gas. (Window energy rating banding C - Certificates of compliance to be provided to Building Control Completion).

Plumbing:
Soil pipes and accessories to BS4514, 110mm diameter soil & vent pipe positioned externally with mesh cover outlet. Positioned 900mm above any window head, to discharge directly into existing system via 110mm diameter rest band.

INTERNAL WALLS:
Where shown on plans stud walls 75x50mm s/wood shudding. 100mm rockwool insulation, 125 Fire line board and skim both sides. Internal load bearing walls to be high strength 7k or celcon block. Double up floor joists bolted together to be provided under stud walls and bath tubs - timber bolted together using 51mm diameter double sided round toothed plate connectors and M12 grade 4.6 bolts at 600mm centres.

HEATING:
Heating and hot water taken of existing system. Boiler location to be provided ensuring compliance with approved document J. any new boiler min 90% SEDBUK Condensing boiler wall mounted with balance flue/stainless steel guard to boiler. Flues discharge in accordance with manufacturers instruction and to meet Building Regulation approved Document J. Completion Certificate-Copy of boilers Building Regulation Compliance Certificate from Gas Safe or OFTEC or HETAS registered installer to be provided to Building Control and Householder as evidence of Compliance. All radiators to be fitted with thermostatic valves and all pipe work to be insulated in accordance with Building Services Compliance Guide.

HEAT DETECTOR: HD
Fit one mains wired heat detector to kitchen to BS5834 Part 1.

SMOKE DETECTOR: SD
Install automatic smoke detector to mains powered and battery backup and interlinked smoke detectors to all common areas at each floor level in accordance with BS5446-1:2000 or BS5446-2:2000, wired to separate sub circuit on mains dib board. Smoke alarms to be within 3.0m of bedroom doors.

BEAMS:
Block clean, prime & paint all steelwork before fixing. Builder to provide adequate support pairs below beams. Where parallel beams used use 100x5300 Ms restraint bars fixed to both flanges at each end mid-span by welding or bolting with M20 8.8 bolts.

- INDEPENDANT EMERGENCY LIGHTING
- EMERGENCY CALL POINT
- EMERGENCY LIGHTING
- EMERGENCY EXIT
- FIRE BELL
- SMOKE DETECTOR



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MOBILE: 07879 261142
EMAIL: SYEDHELALUDDIN@YAHOO.COM

SCALE: 1:100 PAGE 2/2 (A1)

DRAWING NO: 2229

PROPOSED LAYOUT

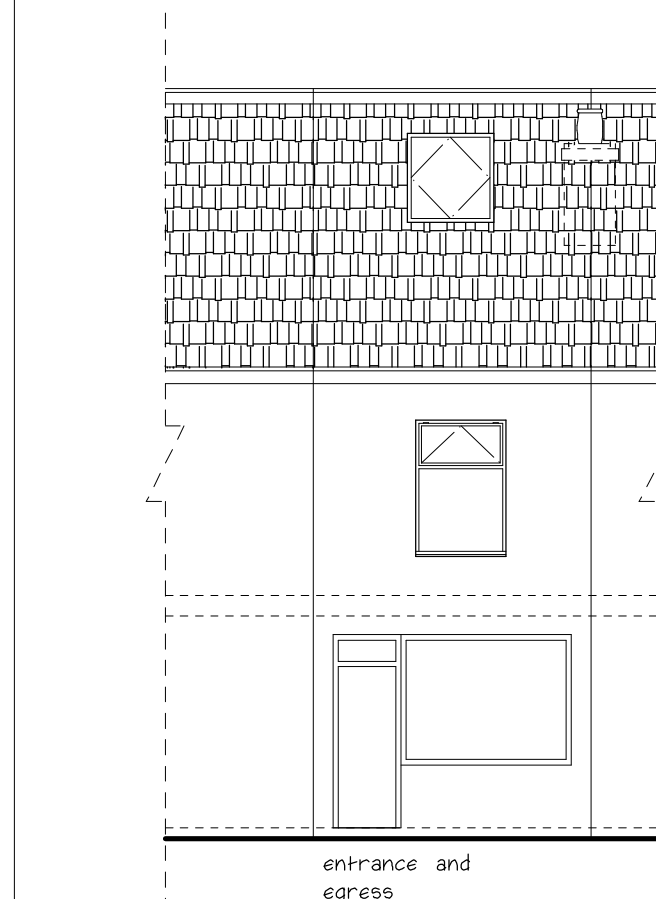
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PROP: CHANGE OF USE FROM SOLICITORS OFFICES INTO CHILD CARE CENTRE

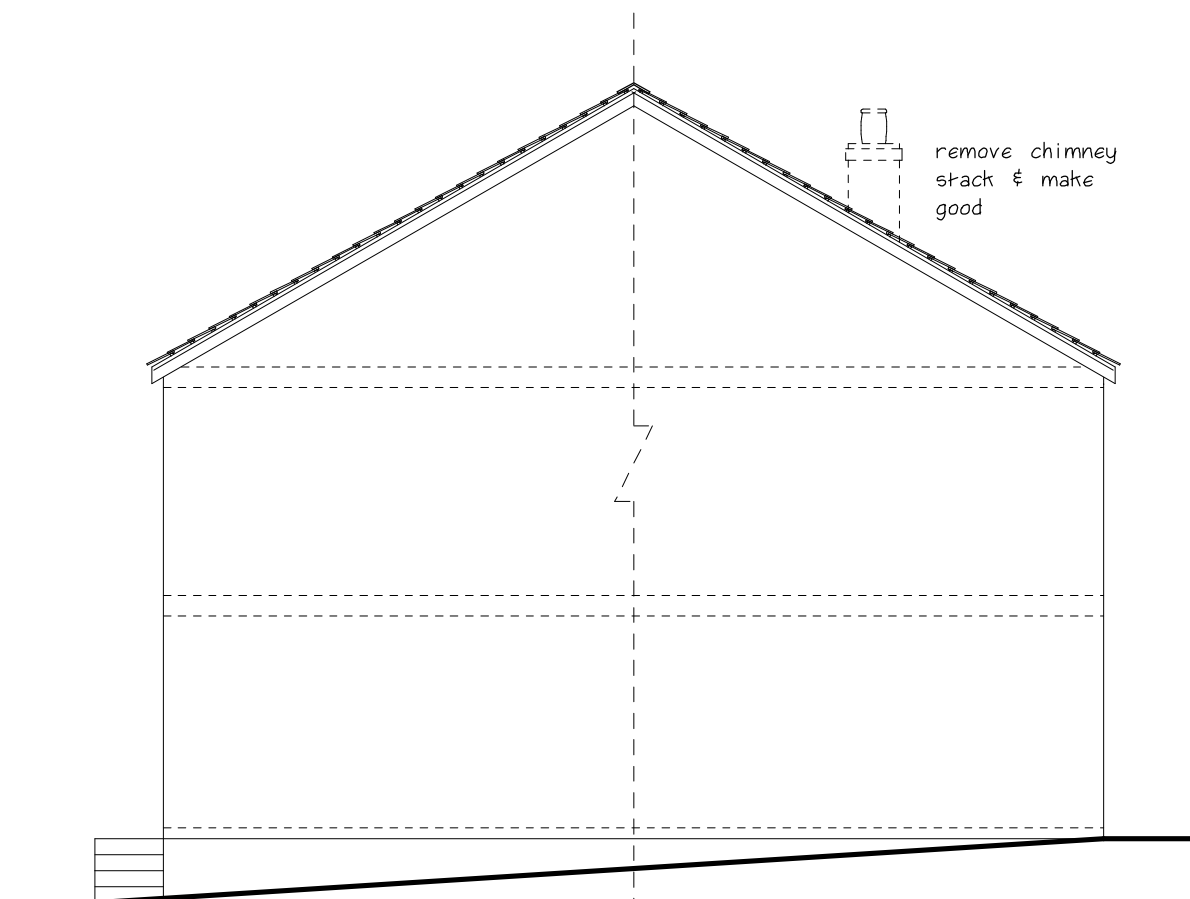
CLIENT: RISING STARZ LTD

DATE: JULY 2026

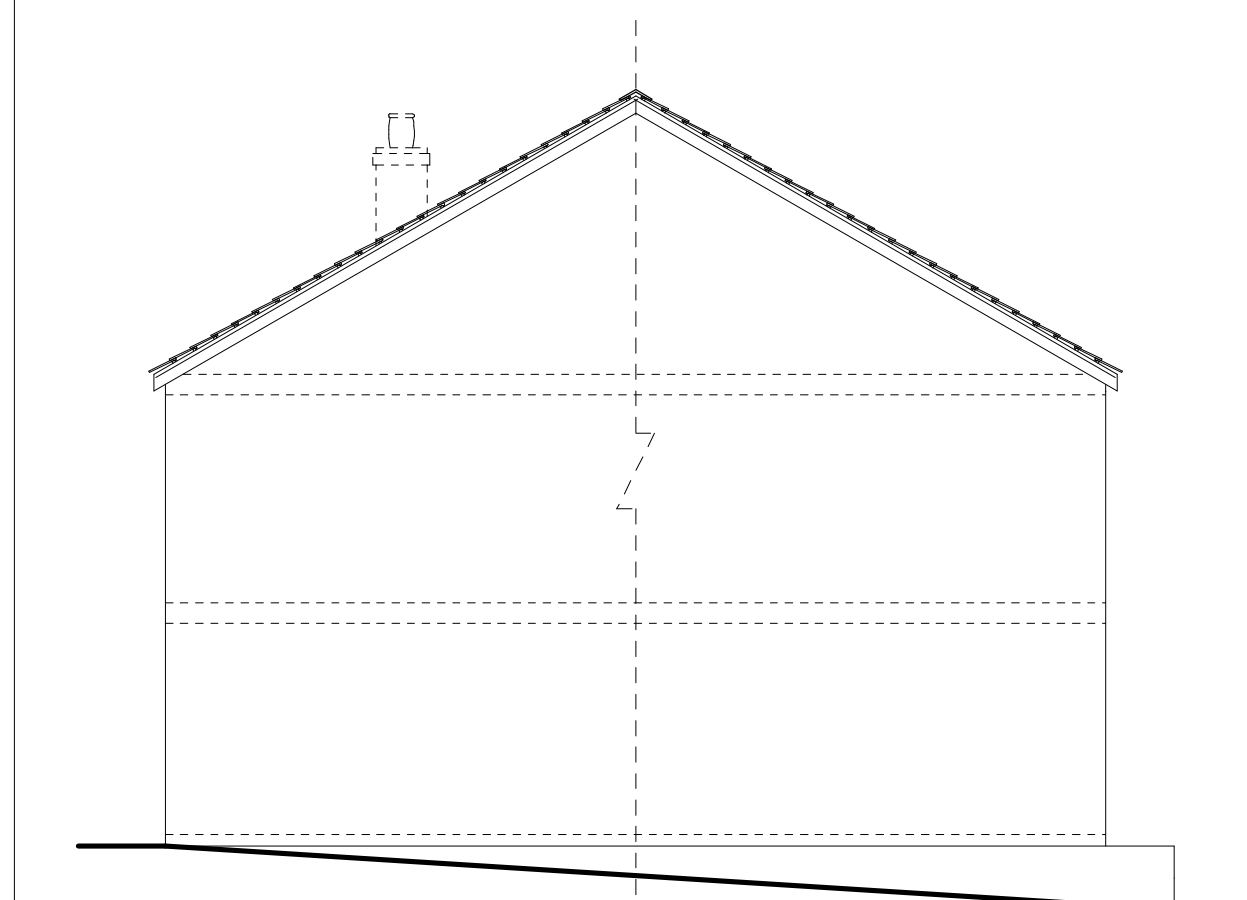
PLEASE DO NOT SCALE DRAWING



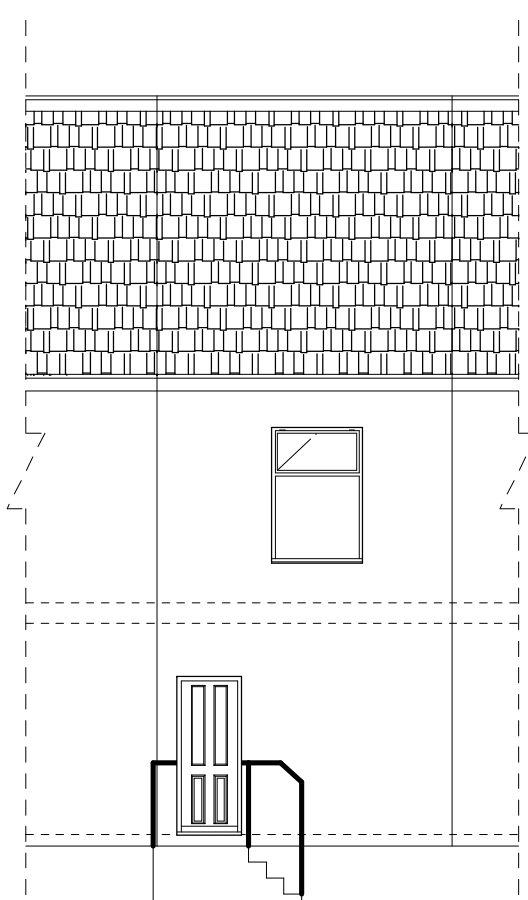
Proposed front elevation



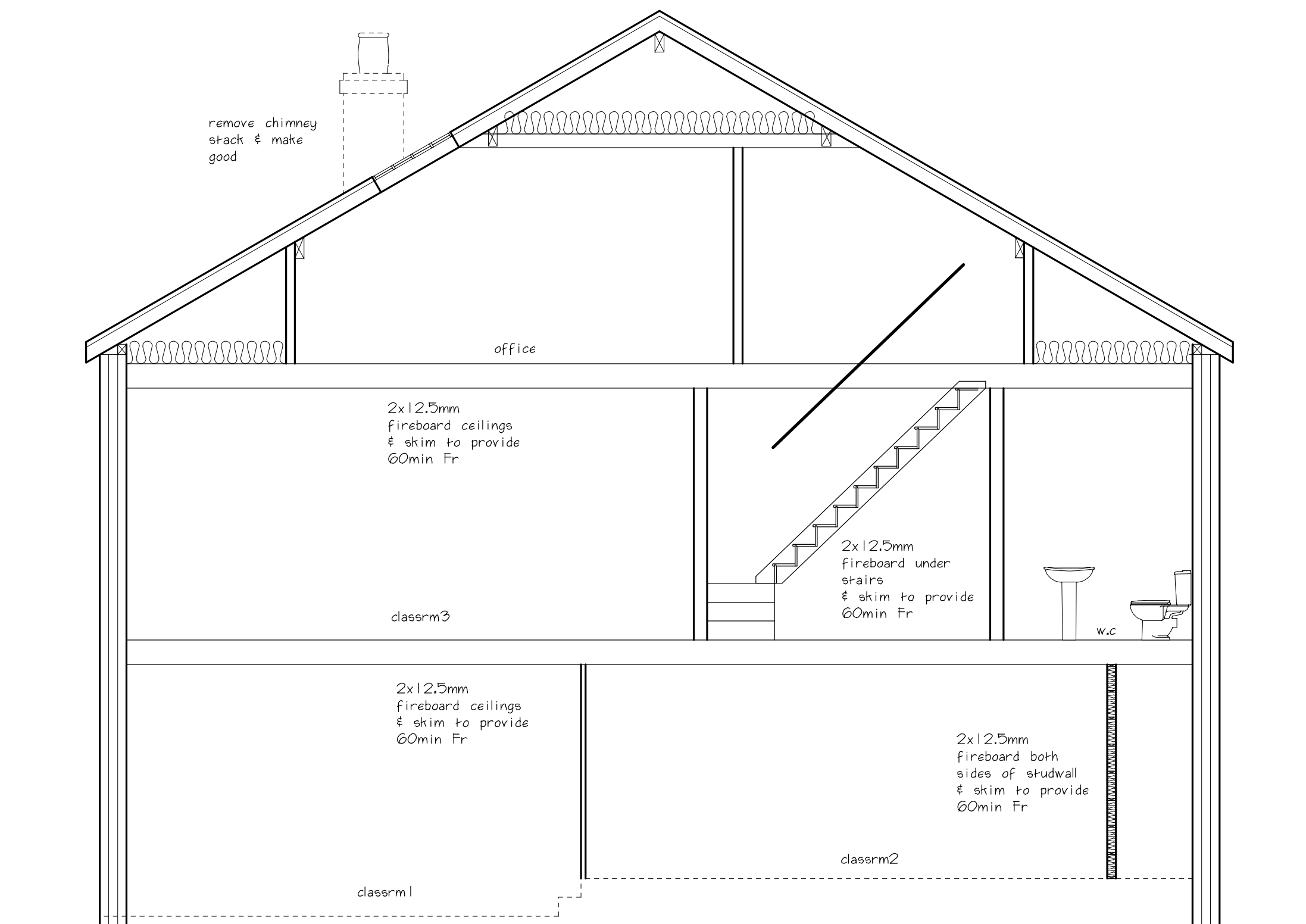
Proposed side elevation (East)



Proposed side elevation (West)



Proposed rear elevation



Proposed side elevation (East) cross section scale: 1:50

