

New Change of Use Development at 30 High Street,
Wrexham LL13 8HY

S(2)01 Building Regulations Specification

Site Address: 30 High Street, Wrexham LL13 8HY
Date: July 2019

Applicants Details

Name: Impactt Properties Ltd
Address: Bryn Poeth, Bethel, Anglesey
Post Code: LL62 5AA

1. GENERAL NOTES

Specification guide only - read in conjunction with drawings & specialists drawings specifications.

All material and work practices to be strictly in accordance with current BBA / manufacturer's instructions / British standards.

Contractor & Specialist Sub-Contractors to visit the site prior to pricing to determine their proposed design and any associating problems with access / delivery / storage, etc.

All new timbers to be vic-vac treated. Dpc / timber / insect treatments to be accompanied by suitable 10-year guarantees and BBA certificate (insurance backed).

All fixings to be as recommended by manufacturer and to latest British standards.

Contractor must provide the Local Authority with all necessary notices for inspections etc. and also liaise and comply with the relevant statutory services as necessary and work in full compliance with their requirements.

Contractor to comply with all necessary Health and Safety regulations to ensure the safety of all personnel associated with the works.

The Contractor is to provide the Client with a 'Construction Phase Plan' prior to works commencing.

CDM REGULATIONS

The Client must abide by the Construction Design and Management regulations 2015 which relate to building works involving more than 500 person hours **or** longer than 30 days duration and have more than 20 workers working simultaneously at any point during the project. If more than one Contractor are involved in the works then it is the Clients responsibility to appoint a Principle Contractor by written agreement. If only one Contractor is involved in the works then that Contractor assumes role of Principle Contractor. If the works are notifiable then it is the Clients responsibility to notify the HSE prior to work commencing by issuing a F10 form which is available to download from the HSE website.

Note:

The following descriptions are to be read in conjunction with drawings, Manufacturers/Specialists recommendations/specification and with Structural Engineers drawings, specification and recommendations.

ENERGY PERFORMANCE

Any alterations to the specification should be checked with Architect and Building Control before being implemented.

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The building is Grade II Listed and as such exemptions are sought in relation to thermal performance and upgrade.

2. DEMOLITION.

Secure all existing services. Allow for taking down minor partitions, nibs, removal of doorways etc, removal of appliances and fittings etc. all as indicated on proposed plans. All internal works that are to be demolished to be checked on site to see if load bearing, any discrepancies, report immediately to a Structural Engineer prior to demolition).

Make good to floor, walls and ceiling including making good to all finishes.

All redundant pipe work and cabling to areas where demolition is present to form new rooms etc. to be stripped out and made safe. Contractor to allow for all new pipe work runs, fixings etc, for new heating system, connection to sanitary units, kitchen sinks, washing machine and cooker space etc. and all other appliances as necessary.

3. UPGRADE OF EXISTING FLOOR CONSTRUCTION BETWEEN GF & FF

Upgrade existing timber/lathe & plaster first floor to a separating floor to provide minimum 1 hr fire resistance & minimum airborne sound insulation 43dB between ground floor commercial & upper residential.

Include removing any existing floor covering. Structural Engineer to advise of any strengthening required to the existing structure.

Underdraw existing lathe & plaster ceiling with chicken wire and 12.5mm British Gypsum SoundBloc plasterboard secured to existing timber joists through 38mm X 38mm treated sw battens. New British Gypsum Casoline MF ceiling grid hung from battens with acoustic hangers and two layers of 12.5mm British Gypsum SoundBloc board in staggered pattern fixed to underside of resilient bars with 3mm skim finish.

Mineral wool, min. density 10kg/m³ and min. thickness 100mm fitted over new plasterboard ceiling. Height/setting out of new ceiling to be to Client approval (distance from underside of existing ceiling to top of new ceiling linings to be min. 125mm).

All installed strictly to manufacturers instructions. Allow for on site sound testing to declare performance achieved, all to Building Control's acceptance. Pre-installation advice is recommended from the Specialist undertaking the sound testing to address any flanking issues.

IMPORTANT NOTE:

Electric cable specification to be generally increased where within or under insulation (fire risk). All in accordance with BRE BR 262, section 2.3).

4. UPGRADE OF EXISTING FLOOR CONSTRUCTION BETWEEN FF & SF

Upgrade existing timber/lathe & plaster second floor to a separating floor to provide minimum 1/2 hr fire resistance between living accommodation (A2 HMO/Bedsit requirement).

Assumed 22mm t&g (softwood or chipboard) floor boarding over minimum 195mm x 38mm timber joists at 600mm centres. To be confirmed onsite.

Structural Engineer to advise of any strengthening required to the existing structure.

Underdraw existing lathe & plaster ceiling with chicken wire and 12.5mm British Gypsum Fireline plasterboard secured to existing timber joists through 38mm X 38mm treated sw battens with 3mm skim finish. Provide treated s.w. timber noggins at ceiling perimeter and to support outer layer ceiling board joints.

All installed strictly to manufacturers instructions.

IMPORTANT NOTE:

Electric cable specification to be generally increased where within or under insulation (fire risk). All in accordance with BRE BR 262, section 2.3).

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5. NEW INTERNAL PARTITIONS/ OPENINGS/ BLOCKED UP OPENINGS.

Infill existing openings as shown on plan. Where indicated, form new openings in existing internal walls and support as required.

All partitions in A2 Bedsits to have min. 1/2 hour FR construction between living accommodation. Existing wall construction to be confirmed on-site with BCO.

Wall types shown on plans are as follows:

Partition type A:

New timber partitions to be constructed of 75 x 50mm studwork with horizontal noggins at 400 staggered vertical centres with Gyproc SOUNDLOC, or similar approved, 15mm plasterboard and skim finish to either side and 25mm Isover Acoustic Partition Roll suspended within the cavity in locations shown on plans.

In addition provide 18mm thick plywood reinforced zone to stud partitions from 300mm to 1500mm above FFL (for installation/fixings of sanitary ware & fixtures/fittings) to locations agreed with the Client and to suit final layouts.

All installed strictly to manufacturers recommendations.

Partition type B:

New partition formed, 38mm x 75mm timber stud at 600mm centres with Gypframe RB1 Resilient Bar at 600mm centres fixed to one side of

the stud. 75mm Isover Acoustic Partition Roll (APR 1200) in the cavity lined with a double layer of 15mm British Gypsum Gyproc SoundBloc both sides.

Minimum airborne sound insulation 43dB.

All installed strictly to manufacturers recommendations.

Partition type C:

Existing brickwork & plastered wall infilled with one layer of 15mm British Gypsum SoundBloc board & skim finish on outer face of new brickwork. Minimum airborne sound insulation 43dB.

All installed strictly to manufacturers recommendations.

Allow for on site sound testing to declare performance achieved, all to Building Control's acceptance. Pre-installation advice is recommended from the Specialist undertaking the sound testing to address any flanking issues.

IMPORTANT NOTE:

Electric cable specification to be generally increased where within or under insulation (fire risk). All in accordance with BRE BR 262, section 2.3).

6. NEW INTERNAL DOORS AND LINERS.

Suitability of existing doors to be confirmed with the B.C.O on site.

Where indicated, form new door opening to new walls and form new door opening in existing internal wall by supporting as required, carefully form opening (sized to suit 826 x 2040mm door and liner) with suitable lintel to suit over.

Supply and fix new suitably sized moulded 6 panel internal doors (*Jeld-Wen Moulded 'Arlington'* (6 Panel) doors or equal (client to confirm), – to receive paint finish. Where indicated, remove existing door, liner and architrave and provide and fix new door as per above, but sized to suit existing opening.

All new doors to be fixed in new softwood liners sized to suit, with new 44x20mm softwood architrave to match existing.

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Doors generally to be hung off 1 No. pair of HD SAA butt hinges with approved lever furniture.
Finishes to woodwork are to be as per decoration specification.
Make good to walls and floor. Finishes are to be as per decoration specification.

7. FIRE DOORS.

Fire door locations are indicated on drawings. All fire doors are to be fire rated as drawing and are to comply with BS476: Part 22. All fire doors are to be provided with smoke seals. Leakage rate not to exceed 3 cu m/m/hour (head and jambs only) when tested at 25 Pa under BS476:Section 31.1.

Fire doors to main entrance and marked "SC" are to be fitted with self-closing devices.

Any hinge on which a fire door is hung should be made entirely of materials having a melting point of at least 800 degrees C.

8. IRONMONGERY.

Allow for new door levers and latches to all internal doors. New ironmongery to be supplied by KCC or equal approved. All hinges to be suitable heavy duty ball bearing hinges (ESS finish) with necessary mortice locks / latches. Handles to be based on the 'Randi-Line' 'D' safety return range, stainless steel satin finish, complete with all necessary back plates, push plates, covered escutcheons etc.

Allow for suitable bathroom lock case to new bathrooms complete with covered escutcheon with privacy indicator and to enable for emergency opening from outside.

NOTE: Contractors' chosen manufacturer to prepare schedule (complete with samples) for client / architect comment prior to order.

9. NEW TIMBER TREATMENT

All new structural and joinery timber to be preservative treated with Protim Pre-Vac organic solvent preservative as follows:-

Redwoods	-	Protim Cycle 1
Whitewoods	-	Protim Cycle 2
Hardwoods	-	Protim Cycle 1

All fabrication and drilling to be carried out prior to pre-treatment where possible.

All cut ends to be liberally treated with two coats Protim cut-end preservative.

All preservative treatment to be in accordance with BS 5747 Parts 1 and 3.

External timbers in contact with ground to be C.C.A. preservative treated.

10. EXTERNAL WINDOWS:

Refer also to drawings 827/L(2)01 & L(2)02.

External windows require Investigation to determine the state of require required.

Windows to be striped and retained, make good/repair to timber surrounds and main casement/sashes where required. Retain and clean off paint to all ironmongery and replace.

Clean all glazing and retain, re-glaze where necessary using traditional methods.

Paint stripping on site, method statement required in respect of the following

Please note- lead based paint probably used on existing windows, frames and side panels.

Method statements on removed and consequential residues will be required.

Should broken panes need to be replaced, replaced using 2mm or 3mm "horticultural – type glass. Alternatively heated distorted glass may be used to the approval of the C.A. (all to match existing)

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WINDOW IRONMONGERY:

Sash windows.

If re-glazing alter sash weights to suit the new weight of the sash counterweight pulley wheels. Clean off any paint and ensure that they are running free. Only replace if broken and to the approval of the C.A.

Strip and clean off paint of all ironmongery and replace.

11. SAFETY GLAZING

Any glazing to new doors below a height of 1500mm above finished floor level to be laminated / toughened glazing to comply with BS 6206:1981. All glazing to new windows below a height of 900mm above finished floor level to be finished with laminated / toughened glazing as above. Refer to Proposed Elevations for exact location.

12. SPACE & WATER HEATING

All works to central heating to be carried out by a 'Gas Safe' approved Contractor.

Supply and fit new gas fired suitably sized 'Class 5' combination condensing boiler system to each dwelling/HMO (location to be confirmed). All in accordance with latest 'Gas Safe' regulations and fitted with manufacturer's security brackets.

The primary heating within each bedsit must be controllable by the occupants. When the primary heating is not controlled by tenants, supplementary fixed appliance heating must be installed in each bedsit and must be controllable by the tenant.

Allow for suitably sized condensing drain for boilers.

Flue pipe to be fan type. to be at least 75mm from any combustible material. Ensure flue extract terminates minimum of 300mm from nearest openable window. Exact route to be agreed.

Boilers to be capable of providing central heating to wall mounted waterborne radiators to BS 3528 and to provide hot water to sinks, wash hand basins, baths and washing machine. Thermostatic valves required to all radiators and an electronic programmer linked to a thermostat is to be provided. Allow for plumbing in all sanitary ware sinks etc.

Note: Central heating design to be to Sub-Contractor's design.

Allow for plumbing in of all sanitary ware sinks etc. The hot water supply to bathtub and sinks in bathroom are to be fitted with Thermostatic blending valves which limit the water temperature to max. 48°C. Blending valves must conform to BS EN 1111:1999. All workmanship is to conform to BS8000-15:1990.

13. COMMISSIONING OF WATER & SPACE SYSTEMS

On completion of installation, all heating and hot water services must be commissioned by a suitably qualified person declaring that the manufacturer's commissioning procedures have been completed satisfactorily. Notice to be given to Building Control. All in compliance with the 'Domestic Heating Compliance Guide'.

14. CORROSION INHIBITOR

Prepare system and apply an approved corrosion inhibitor in accordance with BS 7593: 1992, if recommended by the water authority and as system manufacturer's recommendations.

15. ELECTRICAL INSTALLATIONS.

Allow for the re-wiring/ upgrading of existing electrics. All elec. installation to comply with I.E.E. regulations, latest amendment, and are to be undertaken by a registered NICEIC Electrician and a member of "N.I.C.E.I.C Domestic Installer" scheme.

All to be to Specialist Sub-Contractors design.

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Ensure that new switches and socket outlets for lighting and other equipment in habitable rooms at appropriate heights between 450mm and 1200mm from finished floor level.

Allow energy efficient lamps (light bulbs), not GLS tungsten lamps with bayonet cap or Edison screw bases. All in compliance with Approved document L1B.

Exact location, sizing is to be agreed on site prior to first fix. Include for new meters, consumer units and distribution boards etc. All to be to Specialist design.

Electrical Contractor must supply the Client with a schedule of inspection certificate reflecting the existing electrical installation (prior to commencement) and also an Electrical Installation Certificate on completion of the works. All new electrical cabling etc. to be flush mounted (no surface cable conduits permitted).

16. SMOKE DETECTORS.

A mixed system is required comprising of:

1. British Standard 5839 Part 6: Grade A, LD2 coverage - interlinked smoke detectors in all circulation spaces, individual lets and cellars, plus heat detectors in all kitchens which are linked to a control panel to give information on the location of the fire or any fault, which may develop. They may operate at low voltage via a mains transformer. The wiring installation should conform to the IEE Regulations.

The control panel must conform to current British Standard 5839 Part 4 and be sited close to the normal entrance to the dwelling.

The system must incorporate manual call points, which should be located on each floor level and at final points of exit.

The alarm signal must achieve sound levels of:-

Not less than 65dB (A) in all accessible parts of the building

Not less than 75dB (A) at all bed heads when all doors are shut.

AND

2. British Standard 5839 Part 6: Grade D - non-interlinked single point smoke detectors in all individual lets.

The electrical supply to any fire detection and alarm system must be connected to the landlords' supply that must NOT operate via a card or coin operated meter or similar device.

Each alarm to be fixed to the ceiling at least 300mm from any wall or light fitting. A central position is preferable. Units designed for wall mounting to be fixed between 150 and 300mm below ceiling level. The method of fixing to be in accordance with the manufacturer's instructions. It should be possible to reach the self-contained alarms to carry out routine maintenance easily and safely. For this reason, self-contained smoke alarms should not be fixed over a stair shaft or any other opening between floors. Refer to proposed floor plans for suggested ceiling mounted locations.

Note: BS5839: Part 1 recommends that occupiers should receive the manufacturers' instructions concerning the operation and maintenance of the alarm system.

Smoke detectors within flats to be mains operated, self contained inter-linked smoke alarms which conform to BS 5446. The alarms are to be ceiling mounted and must be within 7.0m of the door into the Kitchen or Living Room and within 3.0m of all Bedroom doors. Any conflict or confusions in the positioning of the smoke alarms must be reported to the Architect and additional smoke alarms fixed if required.

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17. SANITARY FITTINGS

All new sanitary fixtures and fittings are to be as manufactured by Twyford's Bathroom, Lawton Road, Alsager, Stoke-on-Trent, ST7 2DF or similar approved. Client to choose fittings, contractor to supply and fix fittings and any fixtures as necessary. Shower, sinks and whb's to receive new hot and cold water supply pipes, with waste outlets sized as noted previously. Ensure fittings specified are water efficient fittings that reduce the amount of water consumption within the dwelling.

All WC's to have a 6 / 4 litre dual flush cistern.

All Electric showers to have a flow rate of 9 litres / min.

All taps to wash hand basins to be fitted with aerators to reduce the flow rate (max flow rate of 7 allowed).

Kitchen taps to sink to have flow rate of 7 litres / min

All flow rates provided in accordance with completed Water Efficiency Calculator which shows compliance with Approved Document G regulation '17.k'. Water consumption of the dwelling not to exceed 125 litres/ person/ day.

Prior to ordering, check that all fixtures and fitting specified fit the rooms adequately and do not impede door swings.

18. INTERNAL PLUMBING

All plumbing to comply with relevant water supply authority regulations and is to be installed by approved sub-contractors.

All sinks to have 50mm dia. H.T. p.v.c. wastes and 75mm deep seal anti-syphon traps.

All wash basins to have 40 or 50mm dia H.T. p.v.c. wastes and 75mm deep seal anti-syphon traps.

All W.C's to have 100mm diameter HT pvc wastes.

W.C. connection via branch to SVP to be via Multikwik connector or similar approved and 100mm diameter branch.

All wastes from kitchens and bathrooms to connect to SVP Hunter S200 collar bosses, or similar approved unless indicated otherwise.

All SVP's to be 100mm diameter and to be fitted with access points above lowest branch connections.

All SVP's to be encased in 13mm plasterboard ducting on SWD battens.

Provide removable covers to access point to SVP ducts in 13mm plasterboard, secured by brass screws and cups.

All SVP's, other than SVP's fitted with air admittance valves, to be taken up at least 900mm above the top of the nearest opening light and are to be terminated in an approved pattern cage/ tile vent as indicated.

Any holes for svp's, cables, etc. passing through floors are to be adequately protected and sealed complete with suitable intumescent collar to give min. 1/2 hour / 1 hour fire resistance (to match floor resistance of floor it is passing through).

All installed strictly to manufacturers recommendations.

19. KITCHEN REQUIREMENTS TO A2 BEDSITS

All new Kitchen units to be chosen and specified by client. Allow for the connection of all necessary appliances, wastes etc. as required.

For occupants up to 4 provide 1 No. sink, 1 No. microwave & min. 2m of linear worktop (see also table below).

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WASHING MACHINE POSITION (to be chosen by client):

Taps: ½ inch chrome plated brass washing machine valves, threaded for hose union.

Trap: 40 mm diameter, 75 mm deep seal trap to BS 3943 with up stand to receive washing machine waste.

PLUMBING TO WASHING MACHINE:

Kitchen to include, where indicated, for the plumbing in of automatic washing machine and dish washer including hot and cold water supply and trapped waste pipe to internal waste drain as shown.

Kitchen layout is to allow for the following spaces:

620mm wide space for cooker, 620mm wide space for refrigerator, 620mm wide space for freezer, 620mm wide space for washing machine.

Note: Contractor to check all actual Kitchen dimensions to ensure that layout shown fits prior to ordering of any units.

Kitchen Facilities and Standards	Requirements
Cooker	• A gas or electric cooker with four burners/hobs, oven and grill. • Cookers must be safely positioned within the room such that they do not compromise escape in the event of a fire associated with the cooker i.e. they must not be positioned adjacent to the exit doorway. • Cookers must not be positioned directly adjacent to openable windows.
Microwave Ovens	Minimum 20 litres capacity
Sinks	• With permanent supply of hot & cold water and draining board, and with adequate splashback (300mm)
Electrical sockets	• Minimum requirement of 3 double sockets specifically for the kitchen area. • Additional sockets must be provided for large appliances such as a cooker, fridge freezer, washing machine or dishwasher etc.
Worktop	• 600 mm deep, of which 400mm linear width must be sited immediately adjacent to the cooker.
Food Storage	• A floor based storage cupboard of 500mm wide and standard depth and height or a wall mounted food storage cupboard 1000mm wide and standard depth per occupant (approximately 200 litres). • Ideally, storage should be located within the occupants own room. • The space below the sink is not counted.
Fridge / Freezer	• 0.04 cubic metres (40 litres) combination of refrigerated and frozen food storage per occupant (this would normally mean one shelf in a fridge and one shelf in the freezer, per occupant). • Ideally, storage should be located within the occupants own room.
Ventilation	• Extractor fan (to outside air) to be provided with a minimum extraction rate of 30 litres/second if located near to the cooker or 60 litres/second if located elsewhere.
Floor covering	• The kitchen area must be provided with an readily cleansable non-slip floor covering to an adequate extent.

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Refuse disposal and recycling	• A sufficient number of bins must be provided for the storage of refuse and recycling materials awaiting collection both inside and outside. • A suitable hard standing with suitable access for cleansing of the area and removal of containers must be provided and wherever practicable be located at the premises.
Fire Safety	• As per Fire Safety requirements on dwg 827/L(2)01 & 02.

20. CABLES, PIPES AND DUCTS RUNNING THROUGH SEPARATING WALLS & FLOOR.

All ductwork and any cables that pass through any compartment floors / walls to be fire stopped to give a minimum 1/2 hr fire resistance via 'Corofil' or other approved system. Complete with intumescent collars, pipe bands etc, installed strictly to manufacturers recommendations.

Cables in protected circuits should meet the requirements for classification as CWZ in accordance with BS6387. Protected circuits should follow routes selected to pass through parts of the building in which the fire risk is negligible and should be separate from any circuit provided for another purpose.

21. INTERNAL FINISHES.

Walls. Are to have two coats *Macpherson Eggshell* Washable Paint or similar approved; colour to be advised by Client.

Woodwork. Apply two coats of undercoat and one coat gloss paint finish (sanding between each coat) colour to be advised by Client.

Ceilings. To be painted with two coats *Macpherson Eggshell* Washable Paint, or similar approved, colour to be advised by Client.

Ceramic wall tiles. Ceramic wall tiles (white) to be 150x150mm.

Tiles to be fixed and grouted with plastic edge trims to all edges and outer corners, colour of trims to match tile colours.

3 no. rows of tiles to be fixed above all worktops to Kitchens and continued down to skirting board level behind all free standing appliances, e.g. cooker and fridge.(client to confirm if freestanding or built in to be provided). 2 no. rows of tiles to be fixed above wash hand basins at 600mm wide.

4 no. rows of tiles to be fixed above baths and full height around bath where over bath shower is fixed. Silicon sealant to be used at junction of tiles with worktop, wash hand basin and shower trays. Full height tiling to shower cubicles.

22. NEW FIRE SUPPRESSION SYSTEM (SPRINKLERS).

Provide a new sprinkler system to BS 9251:2014. Components of the system should conform to BS 9252:2011.

System designer is to provide a system that covers all areas of the building as required by the relevant technical standard.

Installation & commissioning certificates for the system should be submitted to building control for approval by the installer.

Designer must consult with the Water Undertaker to establish the typical operating water pressure range & flow capacities available.

Where town mains are used restrictions such as water meters shall not reduce the pressure & flow available below the performance specification detailed in the relevant technical standard.

All in compliance with Approved Document B1 current edition.

23. COMMISSIONING CERTIFICATES.

On completion of works the occupiers of the building are to be provided with all commissioning certificates for the services by the Contractor. A further set of the certificates are to be provided to Building Control by the Contractor.

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24. COMPLETION.

Operation & maintenance instructions.

Provide the following for each dwelling a suitable set of operating and maintenance instructions aimed at achieving the economy in the use of fuel and power in a way that householders can understand.

In addition to complying with the Health & Safety requirements the information to include the following:

- 1) Information on heating timer and temperature control fittings and how to adjust them.
- 2) What routine maintenance is needed to enable operation efficiency to be maintained at a reasonable level through the service life of the system.

Presentation of the building manual.

Format: A4 size, plastics covered, loose leaf, four-ring binders with hard covers, each indexed, divided and appropriately cover titled. Selected drawings needed to illustrate or locate items mentioned in the Manual: Where larger than A4, to be folded and accommodated in the binders so that they may be unfolded without being detached from the rings.