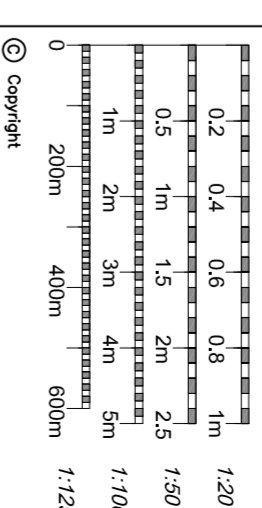


Notes:
All dimensions must be checked on site and not scaled
from this drawing



© Copyright

Simon Hands and Associates
Chartered Surveyors & Architects
12 Ruislip Road
Greenford
Middlesex
UB6 9ON
Tel 020 8575 5959
Fax 020 8575 8866
email: enquiries@shandsassociates.co.uk

Client
Mr. R. Gambardella

Job Title
**Garage Conversion at
23 RIPLEY ROAD
HAMPTON
TW12 2JH**

Drawing Title
PROPOSED SECTION

Scale
1:20

Paper Size
A2

Date
JUNE 2024

Drawn By
NRH

Job No
2024063

Draw No
03

Rev

HEALTH & SAFETY

The Construction Design (and Management) Regulations require Designers, when preparing or modifying designs, to eliminate, reduce or control foreseeable risks that may arise during construction. In the maintenance and use of a building once it is built, and to provide information to other members of the project team to help them fulfil their duties.

Where more than one contractor is appointed, the regulations also require the appointment of a Principal Designer to plan, manage, monitor, and coordinate health and safety in the pre-construction phase of a project. This includes the following:

- Identifying, eliminating or controlling foreseeable risks.
- Ensuring designers carry out their duties.
- Preparing and providing relevant information to other duty holders.
- Providing relevant information to the principal contractor to help them plan, manage, monitor and coordinate health and safety in the construction phase.

In this instance Simon Hands and Associates have NOT been appointed as Principal Designers. If the Client wishes Simon Hands and Associates to undertake this role the appointment must be in writing and the agreement in writing.

All parties are obliged to provide all relevant information likely to affect the works or any operations. Works may not commence until health and safety issues are adequately resolved.

In designing this scheme Simon Hands and Associates has attempted to eliminate as many Health & Safety risks as possible. However, the following risks could not be fully eliminated and the contractor is to ensure he/she makes adequate provision for these risks.

If a Type 3 asbestos survey has not been undertaken it must be undertaken as a matter of urgency and any observations made known to all parties. Proper sanitary and mess facilities are to be provided for the entire duration of the works.

Demolition – before demolition all services are to be isolated.

Excavation – during excavation ensure proper support is to be provided to the sides of all trenches.

Installation of beams - mechanical lifting gear to be used to lift heavy weight beams.

General – owners will occupy premises during installation, all services to be maintained and the site isolated.

Electrical cables should be fixed to the structure above insulation so that dissipated heat Cables that pass through or are encased by insulation may need to be increased in size even when in conduit. The circuits most likely to be affected are radial circuits serving cookers, immersion heaters, shower units and socket outlets. PVC insulated cables should not be in direct contact with any expanded polystyrene insulation. Subject to Approved Document B, where recessed fittings are to be used, those designed for compact fluorescent or low voltage tungsten halogen lamps should only be used within an enclosure set between the joists to dissipate heat. Additional measures will be necessary to ensure that the floor maintains a full half hour period of fire resistance Requirement B3, if recessed light fittings are used. (BS/EZ – 2003 Edition)

In accordance with Approved Document M, underside of sockets to be a minimum of 450mm above finished floor level (FFL) and underside of light switches to be maximum 1000mm above to FFL.

UNDERGROUND DRAINAGE (HEP/ROTH)

Underground drainage to be Hepworth Supersewer encased in pea shingle if crown cover is greater than 800mm, or Concrete, complete with flexible joints, if crown cover is less than 800mm. Disused drain runs to be sealed with lean mix Concrete. New manholes, if required, to be built of minimum 1500mm thick CH30P Concrete base in 2150mm Class B engineering brickwork. Internal manholes (if indicated) to be fitted with built down double sealed recessed manhole covers. All underground drainage to comply with BS8301. Minimum underground drain size to be 100mm (unless otherwise indicated on drawings). Falls to be min. 1 in 40.

ABOVE GROUND DRAINAGE (UPVC)

All sanitary pipework to comply with BS5572. Minimum waste sizes to be WC = 100mm, WHB = 32mm or 38mm (if more than 1.5m from discharge), toilet, bath, shower and SUs = 38mm or 50mm (if more than 1.5m from discharge). Bath WHB, SUs, showers and bidets to be fitted with 75mm deep seal traps. Fittings then to discharge into SVPs. WVPs, BIGs or MIs as indicated on the drawings. All new SVPs/WVPs to be taken minimum 900mm above operable windows within 3.0m and to terminate with balloon cage. Rodding/cleaning access to be provided to all bends and at base of any SVPs.

Rather than be collected in 100mm HR UPVC or CI gitters, use noted elsewhere discharging into 63mm UPVC or CI downpipes, as noted elsewhere. Downpipes to discharge into rotatable gutters. Downpipes to either existing surface water system or soakaways as noted elsewhere.

VENTILATION/GLAZING/ ENERGY SAVING

All new glazing to be sealed double glazed units and to comply with approved Document K with any glazing less than 0.6m from FFL (or 1500mm at or within 300mm of doors), to be laminated and toughened glass to BS EN 12600 and to achieve min. 1.4 W/m² U-value. Doors to achieve min. 1.4 W/m² U-value. Note: also see energy assessors report if provided.

All habitable rooms to be provided with minimum 5% floor area as operable window opening at a greater angle than 30 degrees and some part at least 1.8m above floor level. For background ventilation minimum 5no. trickle ventilators to be provided. Each ventilator to provide an opening of min. 10,000 sq.mm. Where kitchens are within living rooms minimum 3no. ventilators to be provided. Trickle ventilators to have equivalent areas in m² marked where easily visible. Every habitable room to be provided with purge ventilation. All ventilation to be controllable.

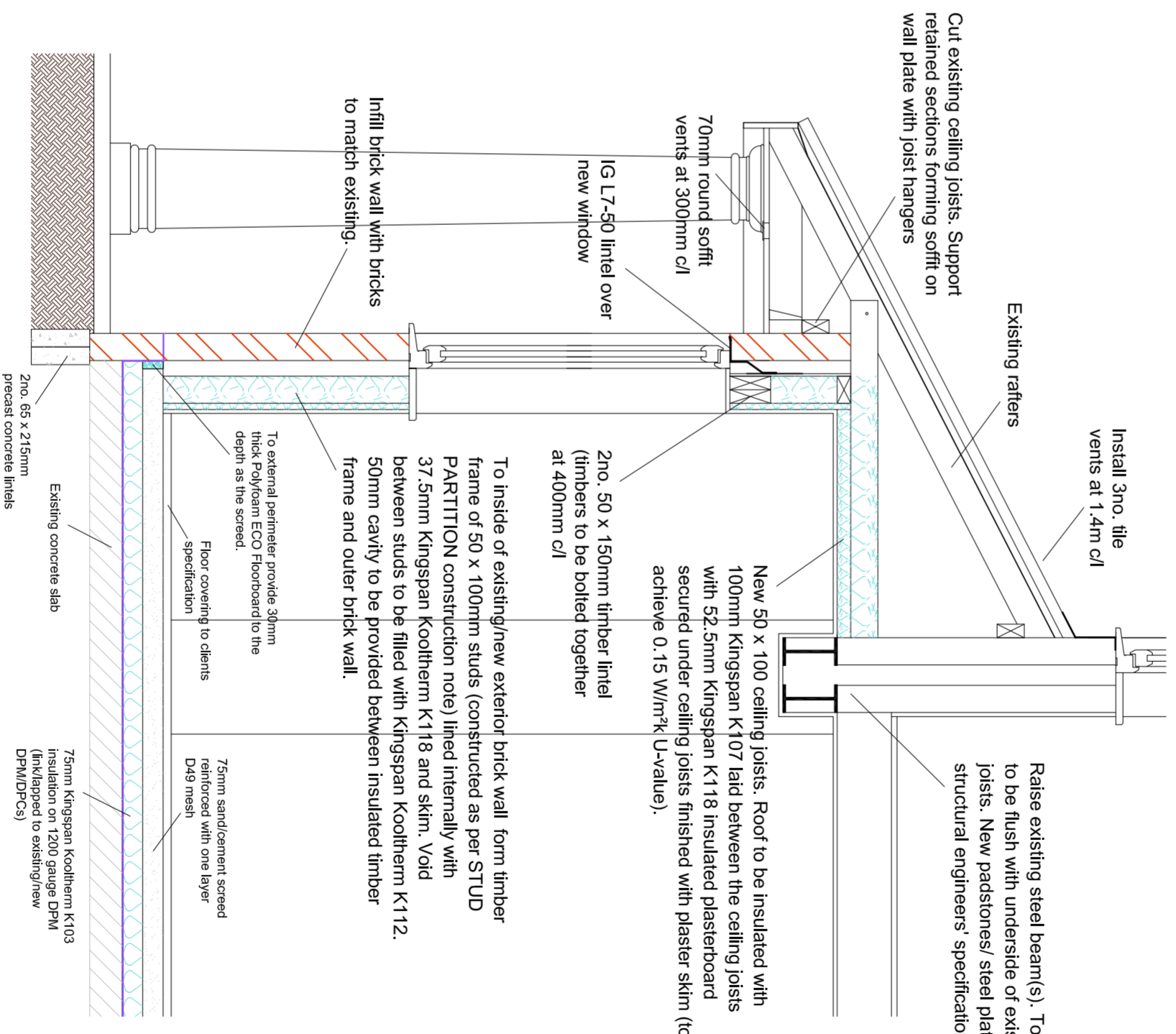
If ventilation is provided through an adjoining room i.e. an internal room, the separating wall to be have at least 5% of combined floor area as a permanent opening as diagram 1.3.

Fire escape windows to have minimum unobstructed opening of 500mm x 850mm with base of window between 800mm and 1100mm above finished floor.

Any internal room to be provided with mechanical extractor fan providing min. 4 air changes per hour or 60 litres per second (whichever is the larger). All extractor fans to be operated via light switch and fitted with min. 20 mins. and manual overrun. Internal kitchens, if provided also to have additional background ventilation by providing 100mm UPVC duct at high level to a 225 sq.mm terracotta AB Extractor fans to be ducted to external air in a similar manner. All ducting to be contained within unit and to be recessed in 37mm plasterboard and skim on 50 x 50mm timber studing.

In addition to trickle ventilation requirements as detailed above all kitchens, bathrooms and utility rooms to be provided with mechanical extract fans linked to humidistats to extract minimum 15 litres per second to bathrooms, 60 litres per second to kitchen/utility rooms.

PROPOSED SECTION 1:20



70mm round soffits with 300mm c/l

IG 1.7-5.0 lintel over new window

2no. 50 x 150mm timber lintel (timbers to be bolted together at 400mm c/l)

New 50 x 100 ceiling joists. Roof to be insulated with 100mm Kingspan K107 laid between the ceiling joists with 52.5mm Kingspan K118 insulated plasterboard secured under ceiling joists finished with plaster skim (to achieve 0.15 W/m²k U-value).

Existing rafters

Install 3no. tile vents at 1.4m c/l

Raise existing steel beam(s). Top to be flush with underside of exist joists. New padstones/ steel plate structural engineers' specification

Cut existing ceiling joists. Support retained sections forming soffit on wall plate with joist hangers

Infill brick wall with bricks to match existing

To external perimeter provide 30mm thick Polydan ECO Floorboard to the depth as the screed

Floor covering to clients specification

75mm sand/cement screed D49 mesh

75mm Kingspan Kooltherm K103 insulation on 1200 gauge DPM (knitlapped to existing/new DPM/DPCs)

Existing concrete slab

2no. 65 x 215mm precast concrete lintels

To inside of existing/new exterior brick wall form timber frame of 50 x 100mm studs (constructed as per STUD PARTITION construction note) lined internally with 37.5mm Kingspan Kooltherm K118 and skim. Void between studs to be filled with Kingspan Kooltherm K112. 50mm cavity to be provided between insulated timber frame and outer brick wall.