

**PART K - PROTECTION FROM FALLING, COLLISION AND IMPACT**

Stairs, ladders and ramps shall be so designed, constructed and installed as to be safe for people moving between different levels in or about the building.

**STAIRCASE & EXTERNAL RAILINGS**

For internal railings or balustrades that are inside a single family dwelling the height required is 900mm from the finished floor level to the top of the handrail. Guarding to resist UDL of 0.6kN/m or horizontal UDL of 0.36kN/m.

**Note: The existing stairs to remain but are not compliant by current building regs. Balustrade at First Floor to be upgraded to current regulations. Building control to assess and confirm**

Any stairs, ramps, floors and balconies and any roof to which people have access, and any light well, basement area or similar sunken area connected to the building shall be provided with barriers where it is necessary to protect people in or about the building from falling.

Glazing, with which people are likely to come into contact whilst moving in or about the building shall: a) if broken on impact, break in a way which is unlikely to cause injury; or b) resist impact without breaking; or c) be shielded or protected from impact.

Glazing in critical locations to be safety glass to BS 6206: Part 1 1981. Toughened glass in areas below 800mm above finished floor level in accordance with Requirement K2.

Contractor to provide a methodology statement and risk assessment when installing windows or delivering them to site. Contractor to refer to manufacturers safe installation guides when installing roof lights and roofing assemblies. Ensure safety glass is installed as Building Regulations. Gutter guards to tiled roofs where glazing occurs at lower level. Glazed roof-lights and lanterns need to be at least non fragile Class B. When installing rooflights and lanterns use carefully marked covers and warning signs around openings. Preferably use protective inserts in openings until roof lights or lanterns have been installed making openings safe. All glazing should be CE Certified and should have a Kite mark.

**PART L - CONSERVATION OF FUEL AND POWER**

Reasonable provision shall be made for the conservation of fuel and power in buildings by: a) limiting heat gains and losses through thermal elements and other parts of the building fabric and from pipe, ducts and vessels used for space heating, space cooling and hot water services; b) providing fixed building services which are energy efficient, have effective controls and are commissioned by testing and adjusting as necessary to ensure they use no more fuel and power than is reasonable in the circumstances.

**The building fabric should be constructed to ensure continuity of insulation to prevent thermal bridging where possible, including at the joints between elements. (L1B)**

Heating and ventilation systems to **Contractors final design**. Hot water at usage points not to exceed 48 degrees centigrade. All new and replacement thermal elements and controlled fittings need to achieve the U-values as determined by the latest Building Regulations. Any renewable or energy saving systems to be agreed with the Client and approved with Building Control. These systems are to be designed, installed and commissioned by a specialist contractor. Cavity walls should not be closed at the top, but should have continuous insulation with that in the roof. A competent person is to install the appliances and details will be provided by the Contractor on completion of the work.

**New thermal elements in the existing shall achieve the following minimum U values - walls 0.28, ground floor 0.22, pitched roof 0.18 (insulated at rafter level). All new and replacement windows / roof lights shall achieve a U value of 1.6. (L1)**

**New windows and doors are to be meet the minimum standards for work on controlled fittings. (L1B)**

**CERTIFICATION & TESTS**

Test and provide commissioning certificates, prior to completion, for fire alarm, heat producing appliances and electrical systems. Operating and maintenance instructions for all building services to be provided for occupier. An competent / registered Contractor is to carry out a EPC (Energy Performance Certificate) if required and provide the certificate to the Client and Architect. The person(s) carry out the work shall issue the EPC to the LA and issue the Certificate no later than 5 days after the work has been carried out.

**PART M - ACCESS TO AND USE OF BUILDINGS**

Reasonable provision should be made for people to gain access to and use the dwelling and its facilities.

To assist people who have reduced reach, services and controls should comply with the following: Switches and sockets including door bells, entry phones, light switches, power sockets, tv ariels, telephone jacks, serving habitable rooms to have their centre line 450-1200mm above floor level. Consumer units are mounted so that switches are 1350-1450mm above floor level.

**Note: The existing stairs to remain but are not compliant by current building regs. Balustrade at First Floor to be upgraded to current regulations. Building control to assess and confirm**

**PART P - ELECTRICAL SAFETY  
DESIGN / INSTALLATION BY SPECIALIST / QUALIFIED CONTRACTOR**

Reasonable provision shall be made in the design and installation of electrical installations in order to protect persons operating, maintaining or altering the installations from fire and injury.

**All electrical services shall be installed, inspected and tested by a Part P registered competent person or contractor and be self - certified. (P1)**

3 in 4 light points to be energy efficient / efficiency greater than 45 lumens per watt and 400m lumens per fitting. No individual fittings should exceed 60 watts. Preferably use LED light bulbs as they are the most efficient and provide the best energy savings.

Switches and sockets to be between 450mm and 1200mm above finished floor level in all rooms. Electrical installation to BS 7671:2001 and all electrical work to satisfy Part P of the latest Building Regulations, to be designed and installed, inspected and tested by a person competent to do so. Test and provide a British Standard electrical installation commissioning certificate. Cables to be BASEC approved or equivalent. Contractor to provide the Approved Inspector (Building Control) with electrical Part P (NIC EIC or equivalent) commissioning certification for all electrical work. Any notifiable electrical work to be self certified by a competent person, third party certified by a registered third party certifier or by Building Control as set out in the Latest Building Regulations (Document P).

Installations to afford appropriate protection from mechanical and thermal damage. Installations to not present electric shock and fire hazards to people. Installations to be designed and stalled in accordance with BS 7671:2008 and amendment No. 1:2011. Sufficient information should be provided to ensure that competent accredited people can operate, maintain or alter electrical installation with reasonable safety.

For new consumer units the switches should be between 1350mm and 1450mm above floor level so that they are out of reach of young children.

**MECHANICAL AND ELECTRICAL**

Contractor to Issue Building Control all Mechanical and Electrical drawings at earliest convenience.

**PART Q - SECURITY - DWELLINGS**

Reasonable provision must be made to resist unauthorised access to any dwelling. All new Intruder alarms to be installed and maintained by a competent specialist, records of the regular testing are to be kept to maintain a record of service. All existing alarms are to be inspected, tested and upgraded if necessary on completion of the works. Client to confirm if they require, monitored alarm system (fire and police), panic buttons, CCTV surveillance (viewed on TV / computer monitors and mobile devices), secure gated access and any other security appliance / device.

Ground floor and other easily accessible windows (including easily accessible roof lights) should be secure windows. Windows should be made to a design that has been shown by test to meet the security requirements of British Standards publications PAS 24:2012. Frames should be mechanically fixed to the structure of the building in accordance with the manufactures installation instructions.

**PART R - ELECTRONIC COMMUNICATIONS**

Building work must be carried out so as to ensure that a building is equipped with high speed ready in building physical infrastructure, up to a network termination point for high speed electronic communications networks.

**DOCUMENT 7 - MATERIALS AND WORKMANSHIP**

Building work shall be carried out with adequate and proper materials which a) are appropriate for the circumstances in which they are used, b) are adequately mixed or prepared and are applied, used or fixed so as adequate to perform the function for which they are designed. Building work shall be carried out in a workmanlike manner.

Materials, components & workmanship are to meet or exceed the requirements of the latest Building Regulations, British Standards, Codes of Practice and the appropriate manufacturer's instructions / recommendations.

**OTHER SPECIFICATION**

**DOORS/WINDOWS**

Window design to be as approved. All new windows to be purpose made to match the style of the existing windows. (White painted timber framed casement windows to match existing). All new windows to be double glazed. All windows to be key lockable for security. All openings weather stripped. Joiner to provide detail drawings for client approval and check all dimensions on site prior to manufacture. Building Control to determine if trickle vents are required.

All new external doors to be purpose made in hardwood with hardwood frames. All glass to be slimlite double glazed. All openings weather stripped. Internal doors to be purpose made to clients approval. Joiner to provide detail drawings for client approval and check all dimensions on site prior to manufacture. All external doors to be key lockable for security. Building Control to determine if trickle vents are required. All joinery to be as per approved details.

Argon, Krypton and Xenon gas should be considered to fill the double glazed cavity to improve efficiency. Low E Energy efficient double glazing should also be considered. Building Control to advise if windows / doors need to meet the required U-Value in the existing building and / or extensions.

**All new and replacement windows / roof lights shall achieve a U value of 1.6 (L1). New windows and doors are to be meet the minimum standards for work on controlled fittings (L1B).**

For cleaning / maintaining windows (internally or externally) on external walls or roofs (flat or pitched) a competent specialist contractor is required to be appointed to carry out such work using adequate & suitable equipment. In hard to access areas self cleaning glass should be used if possible. Personal Protective Equipment is required to be used at all times.

Note: Requirements for toughened glass in areas below 800mm high. Windows to meet minimum U-value of 1.4W/m2K. All first floor window cills are below 800mm, therefore they must have restrictors fitted as well as comprise toughened glass. FF-W-01 is an emergency egress windows and should have restrictors which can be overridden in case of emergency

Emergency egress windows are indicated on drawings to protect means of escape.

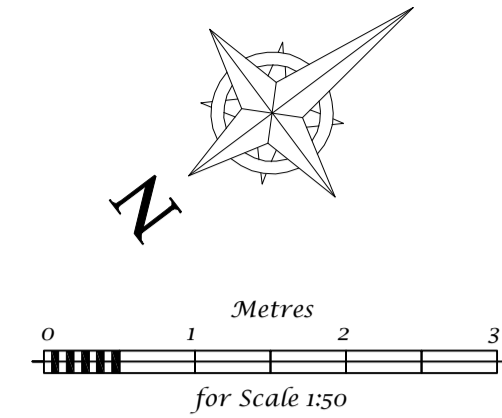
**LEADWORK**

All lead work is to be agreed with Building Control on site.

**ARCHITRAVE, SOFFIT, CORNICE, FASCIA, COVING, SKIRTING**

To match existing and to be agreed by the client. See drawings for detail.

**JOINERY**



DO NOT SCALE FROM DRAWINGS EXCEPT FOR PLANNING PURPOSES.

Check and verify all dimensions on working drawings before commencing work on site. All measurements are to structural elements unless otherwise stated.

Report all discrepancies, errors or omissions between drawings, site conditions and all other documents to Stephen Langer Associates Ltd.

Please read this drawing in conjunction with all other architects', consultants' and subcontractors' drawings.

Materials, components & workmanship are to meet or exceed the requirements of current Building Regulations, British Standards codes of practice, and the appropriate manufacturer's recommendations.

Sanitaryware is indicative only. Drainage is indicative and final design by contractor. Final electric design by contractor and to be installed by NICEIC registered contractor. Plumbing and heating final design by contractor and should only be installed by a registered contractor. Gas connections to be installed by a Gas Safe engineer and any stoves, fires and Agas etc by a HEATAS registered body. All above to be reviewed by Stephen Langer Associates Ltd (not approved) prior to installation.

Listed Buildings may need underpinning and this will require Listed Building Consent.

Please ensure drawings are printed to correct scale (check against scale bar on drawing) - Stephen Langer Associates Ltd are not responsible for printing errors.

This drawing is issued on condition that it is not copied, reprinted or disclosed to a third party without the prior written consent of Stephen Langer Associates Ltd.

No work to commence until all planning or listed building conditions have been approved. All work to be carried out in accordance with the approved drawings / planning and listed building consent.

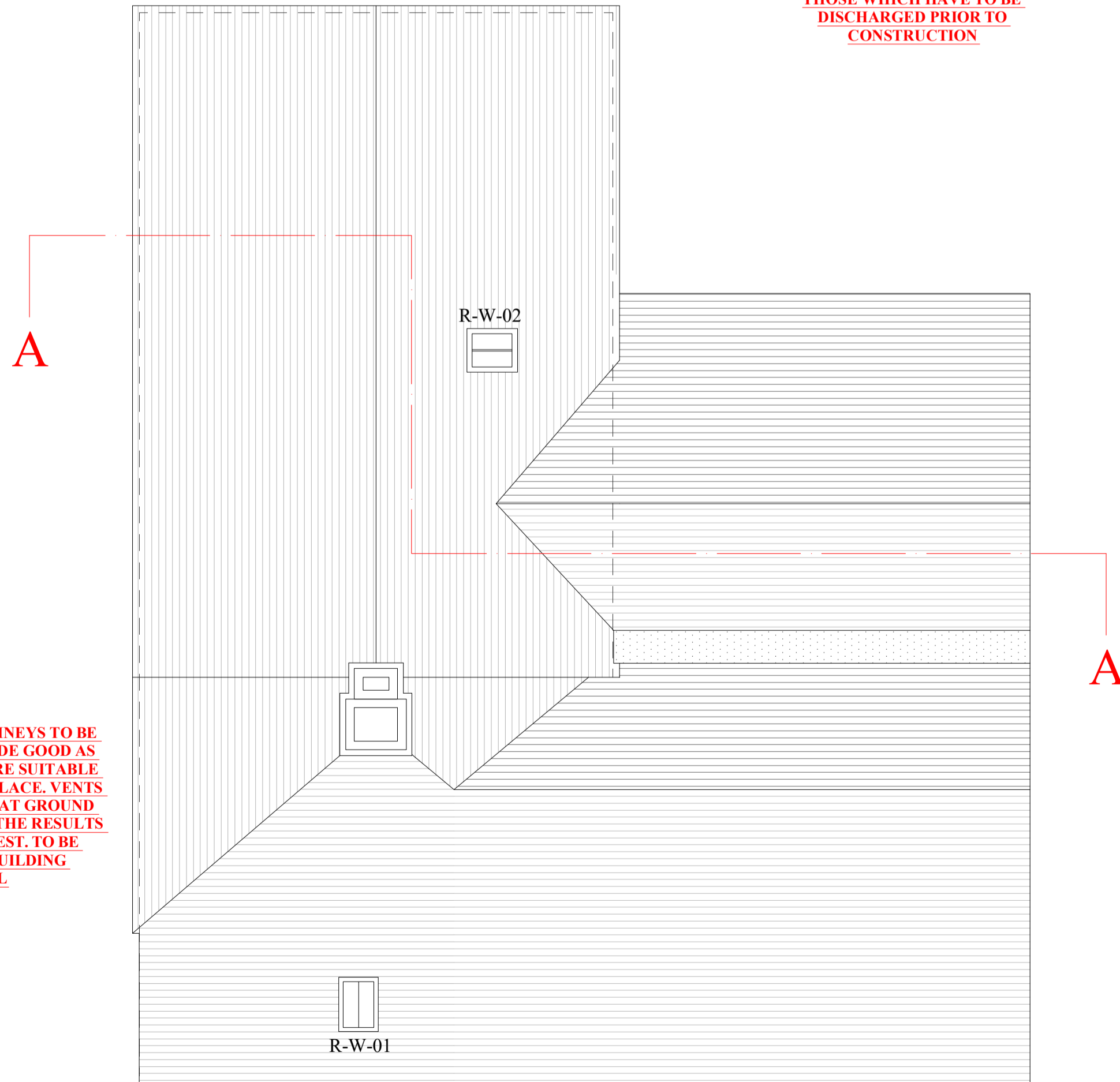
Clients, Designers and Contractors must be aware of their duties under the Construction (Design and Management) Regulations 2015 (came into force on the 6th April 2015).

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**THE LISTED BUILDING CONSENT HAS CONDITIONS ATTACHED. PLEASE REFER TO APPROVAL FOR THOSE WHICH HAVE TO BE DISCHARGED PRIOR TO CONSTRUCTION**

**Health & Safety:**  
Working at height - high risk of falling. Contractor to provide a safe and secure working environment. Provide personal protective equipment for workers and visitors.

**DEMOLITION -**  
Falling material, risk of damage or injury. Safety risk: Sudden or partial collapse of walls, arches, lintels, floors, roofs or adjacent structures.



**PROPOSED ROOF PLAN**

| Rev. | Description | Date |
|------|-------------|------|
|------|-------------|------|

**STEPHEN LANGER ARCHITECTS**  
RIBA CHARTERED PRACTICE

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Template version: 2.00 - 05.07.2018

Project :  
The Pest House,  
Claygate Road, Yalding,  
ME18 6BB

Drawing Description :  
House - Proposed Roof Plan

Date : November 2019  
Scale : 1:50 @ A1  
Drawn by : DAW

|                                     |           |
|-------------------------------------|-----------|
| Drawing Number :<br>19045 - WK - 04 | Rev.<br>A |
|-------------------------------------|-----------|