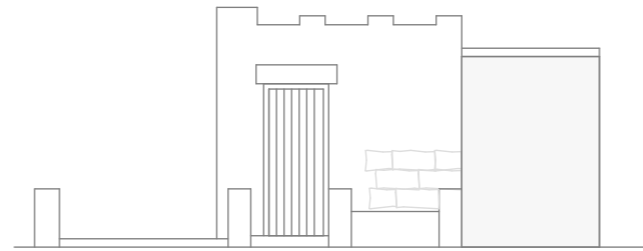


Eastern Elevation



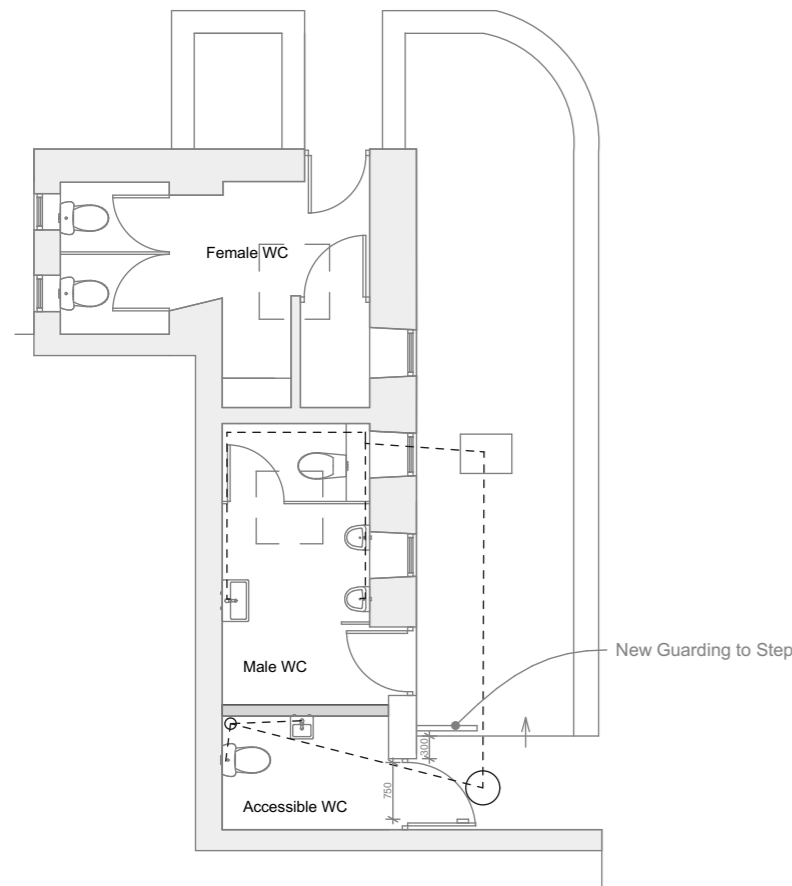
Northern Elevation

All work is to be carried out in accordance with good trade practices and shall comply with the relevant and appropriate Building Regulations, Codes of Practice, Agrément Certificates and European Codes and Standards.

The contractor is to ensure that all materials and components are suitable and appropriate to their intended use and are fixed in accordance with their manufacturer's instructions and recommendations. If they conflict with any other requirements they are to be reported immediately to the designer.

Without prejudice to the need to comply with Health and Safety Requirements, any instructions should explain to the occupier of the dwelling how to operate the system(s) efficiently. This should include;
The making of adjustments to timing, temperature and flow control settings;
What routine maintenance is needed to enable operating efficiency to be maintained at a reasonable level through the service live(s) of the system(s).

A bat risk assessment was not undertaken as it was thought to be low risk. In the unlikely event that as bat is found during the construction process all work is to stop.



Floor Plan

Removal of external wall - Carefully dismantle iron railing to top of wall to be removed. Dismantle existing wall and make good of end.

Making Good of Ramp to Accessible WC and Step - Ensure ramp to accessible WC extends minimum 300mm past the northern door jamb to allow for approach. Nosing to provide a colour contrast to treads. Provide Guarding to step to ensure door swing to Accessible WC is kept clear.

New opening to Male WC - Carefully break out new opening and supply and fit lintels to engineers' specification. Incorporate fire rated cavity barriers to opening. New opening to Male WC to be the same width as the existing. Out lintel to be stone to match existing lintels. Remove timber door from existing WC fit in new opening. Make good of threshold.

Removal of internal masonry nib - Carefully dismantle internal nib to existing male WC and dispose.

Opening to Accessible WC - Existing opening to be widened. Lintels to new opening as per engineers' specification. Minimum unobstructed width to WC to be 750mm. Door to be outward opening.

Accessible WC layout to be in accordance with Part M Section 5.

Cross Wall between Accessible WC and Existing WC - Construct stud walls with 75mm x 50mm s/w timber vertical posts at 400mm centres with horizontal noggins staggered across the centre. Stud to be filled with fibreglass sound insulation and be boarded with Gyproc Sound Bloc. All joints to be taped and filled and 3mm skim of plaster to either side.

Electrical - All work to be to Part P of the building regulations and undertaken by a registered competent person. Certification of work to be supplied to Building Control upon completion.

Switches lighting and other equipment in to be between 450mm and 1200mm from finished floor level.

Ventilation - Sanitary Accommodation 6l/s with 15-minute overrun.

Water Supply to Sanitary Ware - WC to connect to soil pipe infrastructure via 100mm soil. Provide hot water supply to all washbasins directly from hot water system. The proposed hot water system must incorporate precautions to prevent the temperature of the water stored in the vessel exceeding 100°C at any time. The hot tap of any sanitary appliance must be located on the left-hand side.

Foul Drainage - New foul drainage to connect into existing. All points of discharge to be fitted with a trap. Traps to retain a minimum seal of 25mm of water or equivalent. Wash basin to have minimum 32mm dia trap and min 75mm depth of seal. WC pan with outlet less than 80mm to have min 75mm dia trap with min 50mm depth of seal. WC pan with outlet more than 80mm to have min 100mm dia trap and min 50mm depth of seal. If a trap forms part of the appliance this should be removable. All other traps to be fitted after the appliance and should be removable or fitted with a cleaning eye. Discharge pipes should discharge into another branch pipe or a discharge stack unless the appliance discharges to a gully. Branch pipes should not discharge into an open hopper. Foul drainage pipes to have minimum 100mm internal diameter and be laid to minimum gradient 1:80mm.

Ventilating pipes open to the outside air should finish at least 900mm above any opening into the building within 3m and should be finished with a wire cage or other perforated cover fixed to the end of a ventilating pipe, which does not restrict the flow of air. In areas where rodent control is a problem, they should be metallic. Rodding points should be provided in discharge stacks. All pipes are to be reasonable accessible for repair.

A drain may run under a building if at least 100mm of granular or other flexible filling is provided around the pipe. Where the crown of the pipe is within 300mm of the slab, special protection should be provided. At any point where the pipes are built into the structure ensure the length of pipe is as short as possible with joints as close as possible to the wall faces (within 150mm) and connected on each side of rocker pipes by a length of at most 600mm with flexible joints or form an opening to give at least 50mm clearance all-round the pipe masked with rigid sheet material to prevent ingress of fill or vermin. Void is to be filled with a compressible sealant to prevent ingress of gas. Drainage trenches should not be excavated lower than the existing foundations. Where drainage trench is within 1m of the foundation and is lower than the foundation, ensure the trench is filled with concrete up to the lowest level of the foundation.



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This drawing is to be read in conjunction with related drawings. Do not scale from this drawing. All dimensions are to be checked and verified on site.

Project Number
RA-2020-018

Project Name
Angate Street Toilet Block

Site Address

Toilet Block
Angate Street,
Wolsingham,
Co Durham

Layout Number
RA-2020-018 BC-P1

Layout Name
As Proposed

Layout Scale
1:100 at A3