

SCHEDULE OF WORKS FOR BUILDING REGULATIONS APPROVAL -

PROPOSED ALTERATIONS - THE SWAN THEATRE 138 PARK STREET YEovil SOMERSET BA20 1QT

Team Planning Requirements:
All conditions attached to the Approval of Planning Permission are to be adhered to and Fully complied with.

General Notes:
This drawing/schedule is for the purpose of obtaining Building Regulations approval only and may not include all information necessary for complete construction.

The Construction (Design and Management) Regulations 2015 will apply to the work and a Principal Contractor & Health & Safety Supervisor must be engaged to oversee the Health and Safety aspect of the project during the Construction Phase. A written construction phase health and safety plan is required.

Further guidance can be obtained on the CIBB website.
CIBB link to guidance:
<http://www.cibb.co.uk/health-safety-and-other-topics/health-safety/construction-design-and-management-regulations/cdm-subordinate-documents/>

To assist in preparing the correct documentation a CIBB COM2015 Construction Phase App can be downloaded from the following link:
<http://www.cibb.co.uk/health-safety-and-other-topics/health-safety/construction-design-and-management-regulations/cdm-wizard-app/>

The Health and Safety Executive document 'Managing Health and Safety in Construction' (COM 2015) must be followed by Contractors to ensure health and safety risks are fully considered prior to, during and after the construction phase.

All construction to comply with materials to be installed in accordance with current Building Regulations, Employer's Requirements, HSE Requirements, Manufacturers Instructions/Details and Relevant British Standards and Codes of Practice.

Any alterations to structural elements are to be designed in accordance with Structural Engineers' details.

Refer to Electrical and Mechanical Contractors' details for electrical, heating and plumbing layouts.

Refer to manufacturer's details generally.
Refer to client for Full details and scope of Building Work, including fittings and fixtures.

Preliminaries:
Prior to commencement Contractor to investigate and locate position of all underground and over ground services and ensure that they are protected or adequately protected. Isolate all services as necessary.

Contractor to arrange for all necessary plant and erection of access and scaffolding equipment to property, including all necessary health and safety provisions.

Assured drain routes/layouts as shown on plan to be confirmed and agreed on site.

It is important that contractors make due allowance for identifying any materials that may be asbestos bearing and ensuring that the relevant Health and Safety Executive procedures and approved methods of working are complied with.

All materials to be transported and disposed of by licensed hauliers and to licensed waste facilities.

Isolate all services and carefully dismantle sections of existing fabric ready for the alteration works. All debris to be removed from site.

Before removing walls/partitions or forming openings take precautions as necessary to prevent unscheduled failure/collapse of structures. Insert temporary propping.

The adjoining properties, roads and pathways will be in constant use throughout the construction works and it will be necessary to ensure appropriate Health and Safety Guidelines are strictly followed for construction work in this type of environment. The works must be completely isolated from areas used by occupants of adjoining properties and the general public.

Fire stops, seals and dampers to pipes/ducts where penetrate fire resisting ceilings/floors/walls.
Provide studwork boxing/ cladding to service ducts clad with 12.5mm plasterboard and skim.

Cellar:
Existing building fabric to be checked below ground floor. Make good existing floors and suspended floors. Reinstate lintels over cellar access, and make good / replace existing pavement vault cover.

Ground Floor Structure:
The ground floor structure is to be retained and made good as appropriate.
Allow to reinforce / double up joists below new partitions and below new stairs.
Lay new WBP 20mm plywood floor deck screwed to joists in place of existing chipboard flooring.

To Existing External Walls:
Provide suitable temporary support and carefully remove masonry/studwork as necessary to form openings and accommodate new layouts. Undertake thorough investigation of structures prior to commencement. Contractor to check ceiling/roof/floor prior to removal of walls and provide additional support as necessary.

Install prestressed concrete lintels or Cotnic BH100 box lintels over new internal and external openings in masonry walls to suit spans. Long span openings to be supported by Engineered beams. Separate odc over lintels in external walls.

Install lintels with 150mm end bearings in accordance with the manufacturer's instructions and with a separate odc/raiy over. Install cavity vent keels over lintels at 450mm centres to discharge moisture from cavity.

Provide 12.5m plasterboard and plaster skin finish to cover internal lintels.
Make good external render. All render work to confirm to the recommendations of BS 5262 - Code of Practice For External Renderings.

Internal walls and Partitions:
Provide suitable temporary support and carefully remove masonry/studwork as necessary to form openings and accommodate new layouts. Undertake thorough investigation of structures prior to commencement.

Install prestressed concrete lintels or Cotnic BH100 box lintels over new openings in masonry walls to suit spans with 150mm end bearings.
Install a number of lintels as necessary to suit full width of wall.
Make good adjoining surfaces. Engineered beams to long span openings.

Provide 12.5m plasterboard and plaster skin finish to cover lintels.
New non-load bearing timber studwork 100x50 vertical studs @ 400 centres, 100x50 head and sole plates and noggins @ 500 centres. Clad with 12.5m plasterboard sheets - 10kg/m² density and plaster skin finish. Mineral wool insulation with a density of 10kg/m³ to be installed between studs to the partitions in order to provide resistance to airborne sound. Triple up floor joists / install noggins between floor joists to support stud partitions. Where partitions run parallel to the ceiling joists install noggins between ceiling joists to secure head plate.

Walls Generally:
Make good adjoining surfaces where new openings are formed or existing openings adjusted or closed.
Fire stops, seals and dampers to ducts/cabling/pipes where penetrate fire resisting ceilings/floors/walls.
Details of steel beams and supports where necessary to be designed by Engineer. 60min fire resistance to all supporting steelwork.
Provide studwork boxing/ cladding to service ducts clad with 12.5m plasterboard and skim.

Stairs:
Remove existing stairs to South end of building and install new reconfigured staircase.
New stairs to be of timber construction to clients requirements (inc. treads and risers) in winding style as shown and balusters, rails, newels, spindles with painted finish in accordance with Client's requirements.
New stairs to be of min 905mm clear width between handrails (or if possible following exposure of adjoining fabric width to be at least 1m). Stairs to comprise riser 174mm going 250mm based on Floor to Floor Height of 2436mm. Total 14 risers. Stair layout and design to follow table 11 of Building Regs Part K.
Provide min 1200mm long uninterrupted landing to top and base of stairs.

As built measurements to be taken on site prior to construction of new staircase. Existing adjoining walling / boxing to be exposed in order to achieve maximum possible stair width.
Minimum height above pitch line to be 2000mm.
Tread/risers to be supported within closed metal strings. Stair to be supported by adjacent walls and steel uprights by manufacturer.
Stair landing balustrades and guardrails to be 0.9metres high in flights and 1m high on landings. Balusters to be installed below balustrades and guardrails. Balusters to be installed at less than 100mm centres and to be of timber construction.
Handrails to be provided to both sides of stairs.
2 Layers plasterboard/Fire soffit board and skim to underside of stairs.

Timber Upper Floors:
Make up of existing floor and ceilings to be checked. Remove sections of flooring to ascertain construction and trim floor for new stair layout with tripled supporting trining joists bolted at 450mm centres.
Close floor void where existing stairs removed with joists, deck, ceiling, insulation requirements to match existing.
Maintain 60minute fire resistance where downlights or vent ducts penetrate floor construction.
100mm mineral wool to be laid between new joists to provide sound insulation.
2 layers of 12.5m fire check plasterboard with staggered joints and skim under floors to provide one hour fire resistance.
Fire stops, seals and dampers to ducts/cabling/pipes where penetrate fire resisting ceilings/floors/walls.
Provide moisture resistant chipboard to the bathroom areas, to clients requirements.

External Doors:
New doors to be installed with double glazed units incorporating sufficient air gap and Low E glass with required emissivity value to achieve the U-Value of 1.60W/m²K. Windows and doors to be installed with all necessary frames, sills and linings. To achieve required U-Value of 1.60W/m²K glazing to be Low E glazing with 16mm air gap with argon fill.
New windows and doors in style as indicated on elevational drawings to match existing. Windows and doors to be installed with all necessary frames, sills and linings. See window/door schedule for approx. sizes.
Windows and doors to be timber framed and painted to match existing.
Lower Entrance doors to incorporate level threshold sill.
Glazing installed to windows below 800mm and glazing installed to doors and windows adjacent to doors below 1500mm to be safety glass in accordance with part K of the Building Regulations. All safety glass to BS 6206. The sill of opening parts of windows to be not less than 100mm from internal floor level for safety guarding.
Pushbar/thumb turn locks fitted to final external escape doors to clients requirements.

Internal Doors:
Install internal doors, linings and architraves including all ironmongery as necessary, to include door handles, hinges, lock, latch plate, etc. Exact door type and style to be confirmed by Client/Developer.
All doors to be of FD30s standard door sets. Glazing to doors and internal windows/screens to be half hour rated protect clear fire glass. All doors except to WC's and changing rooms to have vision panels, glazing.
Doors on corridor routes and to rooms to have half hour fire glass vision panels to avoid impact when opening and for visibility.
Doors to rooms to have a min. mass per unit area of 25kg/m², with perimeter seals to head, jamb and threshold, or proprietary RN 2906 rated door sets.
Doors to be fitted with self closers.
Where locks are fitted to external doors or doors to bathrooms these are to be thumb turn or push bar type locks with override facility on outside face of door.
Fire Door - Keep Shut signage to doors.

Wall Finishes:
All internal walls to be finished with 15mm plasterboard with finishing plaster. All finishes to have Class 0 fire rating.

Floor Finishes:
Floor Finishes to be directed by Client. Install all skirtings to perimeter of floor.

Ceiling Finishes:
Plaster skim finish to plasterboards.
All finishes to have Class 0 fire rating.

Decoration:
Decorate all new internal wall and ceiling finishes with 2 coats of emulsion in colours to be directed by Client. Bare surfaces to be sealed and primed.
Decorate all new internal joinery (skirtings, architraves, door linings, doors, window boards, etc.) Allow to knot, stop, prime, undercoat, and gloss coat in white oil new joinery. Preferred Finish to be directed by Client.

Electrical Installation:
Extend / adjust / upgrade existing electrical installation as necessary to serve new and altered accommodation.
Provide adequate power sockets, phone points, lighting fittings and switches, number and position to be directed by client.
All switches and sockets to be located between 450mm and 1000mm from finished floor level.
All power circuits should be protected by a residual current device to current British Standards regulations.

Electrical installations are to comply and conform to current British Standards regulations BS 7671 and the current IEE Wiring Regulations. Electrical installations to be undertaken by a NICEIC registered electrician to meet the requirements of Part P of the Building Regulations. A test certificate for the installation will be required on completion.
Where openings are formed and walls removed to the existing accommodation within the course of the works allow to disconnect, make safe, remove and relocate all electrical installations, fittings and wiring.
Allow for attendance of fully qualified electrician on all plumbing and heating installations where wiring is necessary.
Provide earthing to main services and crossbonding where necessary.
New fixed internal and external lighting shall be in accordance with the Non-Domestic Building Services Compliance Guide.
Maintain 60minute fire resistance where lights or vent ducts penetrate floor construction.
Fire stops, seals and dampers to ducts/cabling where penetrate fire resisting ceilings/floors/walls.
Provide studwork boxing/ cladding to service ducts clad with 12.5m plasterboard and skim.
The client to advise on the positioning of lights/switches/sockets etc.

Fire Alarms:
Extend / adjust / upgrade existing fire alarm and detection installation as necessary to serve new and altered accommodation with wiring to conform with IEE Wiring Regulations. Alarms to be installed in accordance with BS 5839-1 British Standard requirements to suit the type of accommodation in the building.
Detectors/sounders to be of appropriate design to meet British Standard requirements and installed in accordance with British Standard requirements.
Detectors/sounders to be fitted with battery power supply back-up.
Detectors/sounders to be ceiling mounted and installed at a distance of 300mm from adjoining walls and light fittings. Detectors/sounders should be installed to allow ease of access for maintenance purposes.
Exact design of alarm system to be confirmed by fully qualified installer / electrician.
Alarms to be connected to a separate supply at the fuse box.
Detectors/sounders to be interlinked. Alarm system to be connected to door closers and fire detectors/dampers in vent systems.
Commissioning certificates for the fire alarm system to be provided following installation.

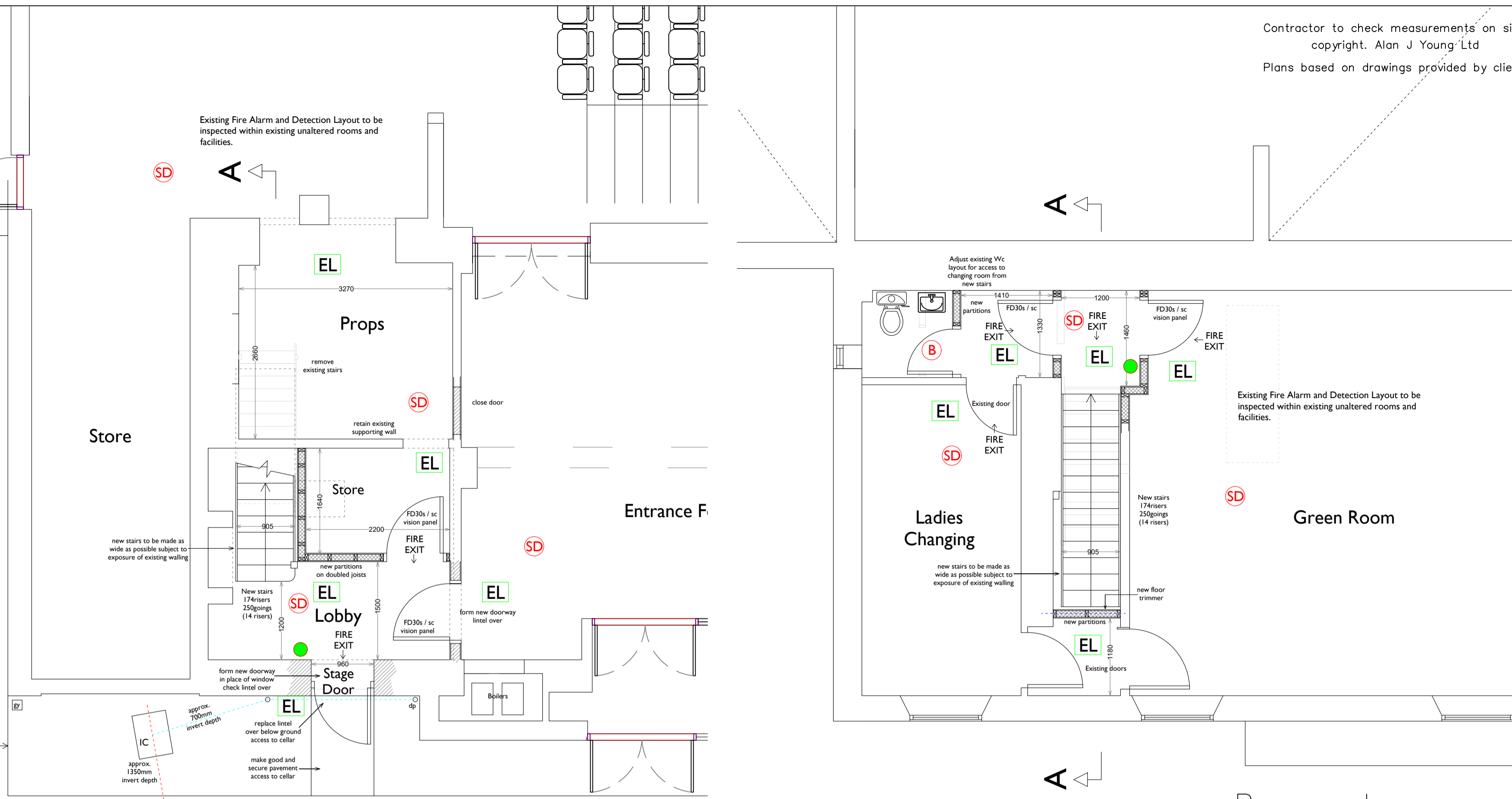
Alarms Generally:
External escape doors to be alarmed to clients requirements. Doors to be fitted internally with push bars/handle turns for escape.
Emergency Lighting:
Where required additional emergency Lighting installed to comply with BS 5266-1, interconnected to alarm system.
Lighting to stairwells to be on separate circuit than that supplying other parts of the escape route.
Commissioning certificates for the emergency lighting to be provided following installation.

Signage:
Escape signage conforming to and installed in accordance with BS 5449-1:2002.
Extinguishers:
Fire extinguishing installations and equipment to be installed in accordance with BS 5306.
External/Site Works:
Ensure surfaces provide level access at new door thresholds.
Make good all external surfaces as necessary.

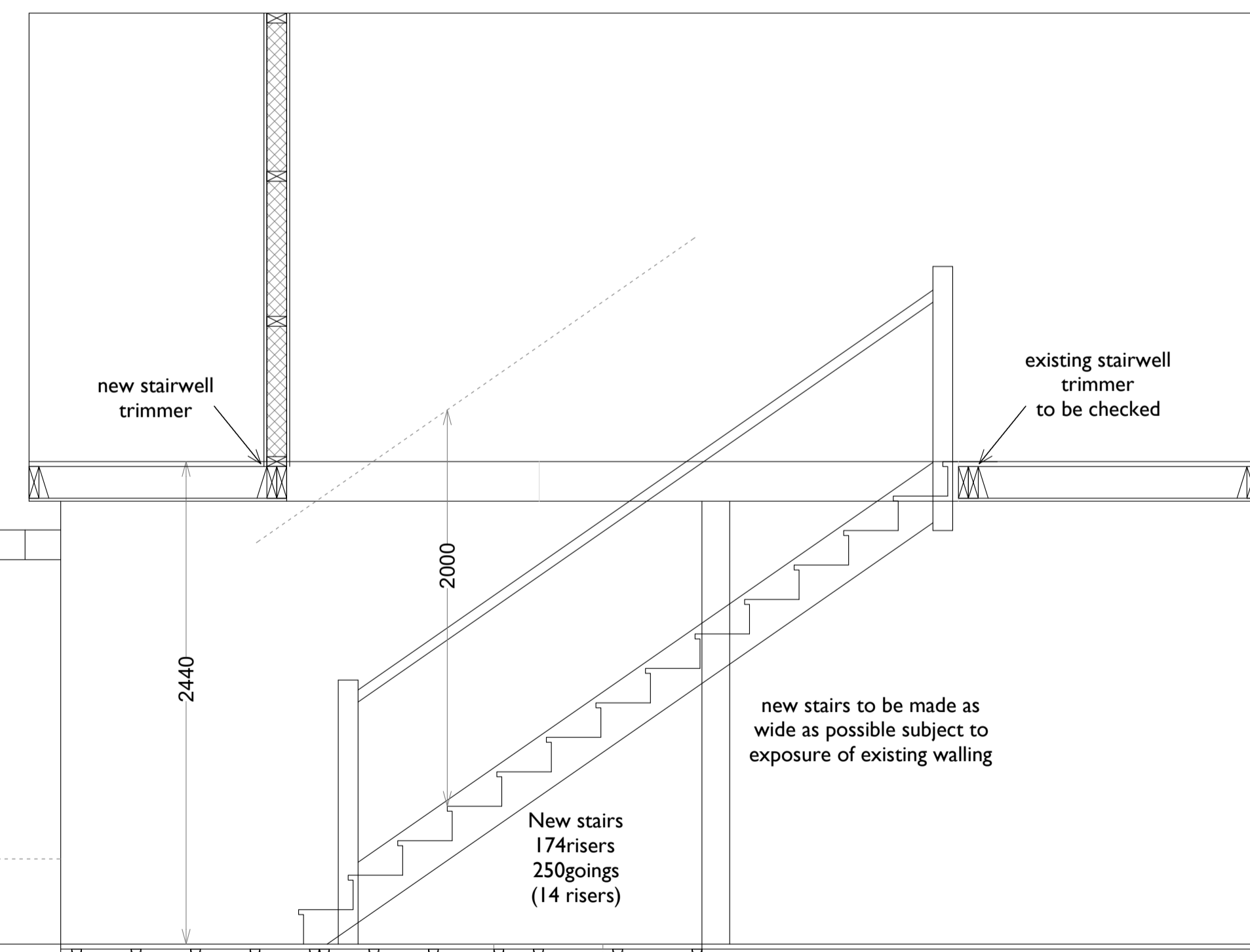
Existing Fire Alarm and Detection Layout to be extended for altered and new accommodation spec to be confirmed by approved installer, layout shown for illustration only.

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|------------|-------------------|-----------|--------------------------|
| EL | Emergency Lights | SD | Smoke Detector and Alarm |
| FAP | Fire Alarm Panel | HD | Heat Detector and Alarm |
| ● | Manual Call Point | B | Alarm Beacon |
| ⬇ | Alarm Sounder | | |

- FIRE EXIT** Fire exit route signs.
FD30s Fire doors, keep closed signs fitted, and/or magnetic automatic closers installed.
FD60s Vision panels to doors onto escape routes. Self closers fitted. Smoke seals fitted.



Proposed Ground Floor part)



Proposed Section A-A

Contractor to check measurements on site.
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Plans based on drawings provided by client

Proposed First Floor (part)