CALLINGTON TOWN HALL
INTERNAL AREA 1 OF 2.

Annex 4 - Plans

Licence No: LN/17_05665.
Date: 31/08/2017.

A Footings
Concrete thick c30 concrete at depth to suit ground condition and to satisfaction of local authority

Fire detection [D1]
Interlinked smoke detectors are to be installed in the lower ground floor lobby, hall, hall lower and kitchen as a separate zone/circuit.

Fire resistance [D1]
All internal timber partition walls are to be lined with 12.5mm plasterboard with Thistle Board Finish plaster.
Ceilings are to be lined with 12.5mm plasterboard and Thistle Board finish to achieve 30mins fire resistance.

Intumescent paint to be applied to beams and columns as advised/shown for installation.

D1 - Door Hardware
New rim night over latches - Not to be thermoplastic

DC2: (C)
Window and door openings are to be level with inner face of blockwork wall and lined with cavity closers are to be fully breathed.
DC2: to external walls are to be 150mm above ground level. Damp proof cavity trays and weep holes are to be installed above external reveals.

C1 - Brickwork
Blockwork: CODE 4 load bearing fully masonry and polished with mortar.
Brickwork: CODE 3 facing brickwork, pointed as shown on drawings and painted/rendered by selective finishes.

Sound insulation [C2 part 5]
Party partitions to have an absorbent layer of mineral wool between studs minimum thickness 50mm, minimum density 10kg/m³
All gaps around walls are to be filled.

Ventilation [F1]
The building is to have a ventilation rate of at least 20l/s. Each is to have an internal purging ventilation rate of 40 l/second achieved through the window in time heater. Flood ventilation is achieved through opening doors and windows.

Ventilation: [F1]
Ventilation to the internal rooms will be achieved by mechanical ventilation to achieve a rate of 10 l/s/m² with night ventilation through the roof window.

Plumbing [internal]
All pipes to have 75mm seal
40mm dia basin waste
40mm dia bath waste
50mm dia shower waste
110mm dia WC branch pipes
110mm dia soil pipes
Building wires into access panels to be provided at all changes of direction.
Air resistance valve above level of boxes.
Soil pipes to have reduced level to receive 75mm dia vent pipe as in private sewage ventilator (as well as necessary spigots, connectors, clamps, etc.

H2/3 - Testing
Before any building treated pipes all drainage is to be tested in accordance with the recommendations set out in BS EN 1610.
Testing is to be carried out in the presence of the local authority and is to be to high resistance before covering/insulating.

Purified water drainage [H2]
110mm pipes system each hot gutters connected to 75mm diameter cast iron rainwater pipes to terminate at rainwater gullies.

Operating instructions and commissioning of heating system [L1]
The building hot water systems are to be inspected and commissioned, testing compliance with the specified performance efficient operation and a suitable commissioning certificate is to be made available to the building owner and to the local authority. The owner is to be provided with information on the operation and maintenance of the heating and hot water systems.

L1 - Space heating controls
The design of the heating system is to be carried out by specialist consultants and is to include all appropriate zoning, timing and setback features as L1.2A - 1.4.5.

L2 - Insulation of pipes
All pipework connected to hot water storage vessels is to be insulated for at least 1m from their point of connection

L1.2A + 1.3A - Circulation Heating
All of the heating is to be installed main from a minimum boiler of either 80% to lowest possible rate A-rate.

L2 New wall construction
Brickwork cavity wall consisting of outer leaf concrete block 75mm cavity containing 50mm celotex insulation and inner leaf concrete block.
Finished externally with render and internally with plasterboard.
To achieve a U-Value of: 0.25W/m2K

L2 New roof construction
Roof to be constructed as per manufacturer of the selected roof. Asphalt finish with 50mm celotex insulation and plasterboard ceiling.
To achieve a U-Value of: 0.20W/m2K

L2 New floor construction
Concrete slab, depth 150mm celotex insulation.
Screed to be completed at level of existing floor.
To achieve a U-Value of: 0.25W/m2K

M Access
Entrance to have level ramped approach providing at access to threshold. Maximum threshold down provided at junction with entrance door and installed in accordance with manufacturers recommendations.
Entrance door to have a minimum door width of 775mm.

M - Switches and sockets
All switches and sockets are to be located between 450mm and 1200mm above floor level.

N - Glazing
Glazing in doors and other panels with 250mm to a height of 1500mm and any glazing below 800mm is to be safety glass.

N - Windows [glazing]
All windows and glazed doors in critical locations to have laminate safety glass as follows:-
Windows: To a height of 800mm above finished floor level and beside 300mm of doors.
Glazed screen systems - To a height of 1500mm above finished floor level.
All glazing to be in accordance with the 2002 double glazed units - 1 glass.
Safety plate to be etched to indicate the fact.

P - Electrical
All electrical work is to comply with BS 7671:2001 and it is to be carried out by a competent contractor registered with an approved self-certification scheme.
The installation is to be inspected and tested before commissioning and a Building Regulations self-certification certificate declaring compliance with the Building Regulations submitted to the building owner with a copy to the Local Authority and a completed Electrical Installation Certificate is to be handed to the building owner.

P3 - Provision of Information
Electrical information shall be provided as part of the health and safety file for the use of any person working in operate, maintain or alter an electrical installation and in connection with that possible safety.

Disabled
Gents
Foyer
Reception Office
Offices
Cloaks
Main Hall
Stage
Store
Kitchen
Bar Area
Bar Servery
Committee Room 2
Committee Room (existing)
Waiting Area
Council Chamber
Committee Room
Heating
Store
Clerk
Entrance Foyer
Ramp
Lift

KEY -

- SUPPLY OF ALCOHOL & ALL LICENSABLE ACTIVITIES
- BOUNDARY OF PREMISES.

ALL DIMENSIONS TO BE CONFIRMED ON SITE

ANNEX 4 - PLANS

CATCHFRENCH DESIGN
ARCHITECTS

Callington Town Council
Callington Town Hall, Alterations and Improvements
DD Ground Floor Plan
0909.04 C