

SOUTH EAST ELEVATION



NORTH EAST ELEVATION

Part 1 - Structure
 Technical guidance document 1 Structure has been used for the purpose of satisfying Part 1 of the second schedule Structure. All works to be carried out in accordance with all relevant recommendations contained within TGD 1 Structure. Where details are subject to later design by a Structural Engineer the design is to be certified under the SER scheme prior to commencement on site.

External wall construction (infill construction)
 Cement render on 100mm external blockwork, 50mm clear cavity with 100mm internal blockwork with insulated plasterboard/skim finish.

Demolition
 All locations where internal walls are to be removed or any new openings formed, construction to be checked by structural engineer and any additional support required to be to engineers design and detail and certified under the SER scheme

Part 2 - Fire Safety
 Technical guidance document 2 Fire Safety Volume 2 - Buildings other than Dwelling Houses (2013 edition) has been used for the purpose of satisfying Part 2 of the second schedule Fire Safety. All works to be carried out in accordance with all relevant recommendations contained within TGD 2 Fire Safety Volume 2 - Buildings other than Dwelling Houses (2013 edition).

Linings
 Materials used within the building to meet class 1 surface spread of flame.

Structural Fire Resistance
 All elements of structure to be minm. 60 minutes fire resisting

Part 4 - Site Preparation and Resistance to Moisture
 Technical guidance document 4 - Site Preparation and Resistance to Contaminants and Moisture (2019 edition) has been used for the purpose of satisfying Part 4 of the second schedule Site Preparation and Resistance to Moisture. All works to be carried out in accordance with all relevant recommendations contained within TGD 4 - Site Preparation and Resistance to Contaminants and Moisture .

Resistance to moisture
 Flat roof materials (warm roof)
 Polymeric single ply membrane or built up bituminous roof finish on rigid insulation on existing roof finish to provide vapour control layer on existing roof deck and structure.

External wall materials (infill construction)
 Cement render on 100mm external blockwork, 50mm clear cavity with 100mm internal blockwork with insulated plasterboard/skim finish.

Part 5 - Ventilation
 Technical guidance document 5 - (2011 edition) Means of Ventilation Condensation in Roofs has been used for the purpose of satisfying Part 5 of the second schedule Ventilation. All works to be carried out in accordance with all relevant recommendations contained within TGD 5 - 2011 Edition, Means of Ventilation Condensation in roofs.

Alterations to existing buildings
Ventilation rates to be achieved

whole building ventilation	
Air supply to Office	10 l/s per person
Extract ventilation rates	
Room	Extract rate
Sanitary Accom.	6 l/s per WC
Food and Beverages	intermittent extract of 15 l/s with microwave and beverages only

Ventilation openings

Window Ref	Existing Clear opening area m ²	Window Ref	Proposed Clear opening area m ²
W/G/1	0.62	W/G/10	0.42
W/G/2	0.26	W/G/11	0.42
W/G/3	0.10	W/G/12	0.12
W/G/4	0.10	W/G/13	0.12
W/G/5	0.26		
W/G/6	0.26	W/G/16	0.12
W/G/7	0.26	W/G/17	0.42

Part 6 - Drainage, Hygiene and Water Storage
 Technical guidance document 6 - (2014 edition) Drainage, Sanitation, Hot water Safety and water Efficiency has been used for the purpose of satisfying Part 6 of the second schedule Drainage, Hygiene and Water Storage. All works to be carried out in accordance with all relevant recommendations contained within TGD 6 - (2014 edition), Drainage, Sanitation, Hot water Safety and Water Efficiency

Sanitary Facilities
 No of WC's is determined by the number of persons employed and working from the site (total No15 persons of which 12 No work off-site)
 Minimum scale of provision is based on table 3 Section 6.4 is:
 No of persons at work 6-15 - No of WC's 2

Part 8 - Access to and Use of Buildings
 Technical guidance document 8 - (2007 edition incorporating 2012 amendments) Access to and Use of Buildings has been used for the purpose of satisfying Part 5 of the second schedule Access to and Use of Buildings. All works to be carried out in accordance with all relevant recommendations contained within TGD 8 - (2007 edition), Access to and Use of Buildings.

Under the limits on Application in Part 8 an extension of a building or a material alteration of a building must not make the building less satisfactory in relation to Part 8 than it was before.

Part 10 - Glazing
 Technical guidance document 10 Glazing - Safety and Protection has been used for the purpose of satisfying Part 10 of the second schedule Glazing. All works to be carried out in accordance with all relevant recommendations contained within TGD 10 - Glazing - Safety and Protection .

Part 11 - Conservation of Fuel and Power
 Technical guidance document 11.2B (2016 edition) Conservation of Fuel and Power in Existing Buildings other than Dwellings has been used for the purpose of satisfying Part 11 of the second schedule Conservation of Fuel and Power. All works to be carried out in accordance with all relevant recommendations contained within TGD 11.1B - (2016 edition) Conservation of Fuel and Power in Existing Buildings other than Dwellings.

Material Alterations
 Work in connection with newly provided or renovated thermal elements
 U-Values to be achieved:
 External walls - 0.30 W/m²K
 Flat roof - 0.18 W/m²K
 Floor - 0.25

Building Services
 All new or altered building services work (Direct electric heating and domestic hot water) to be carried out in accordance with the 2013 Edition of the HM Government Non-Domestic Building Services Compliance Guide

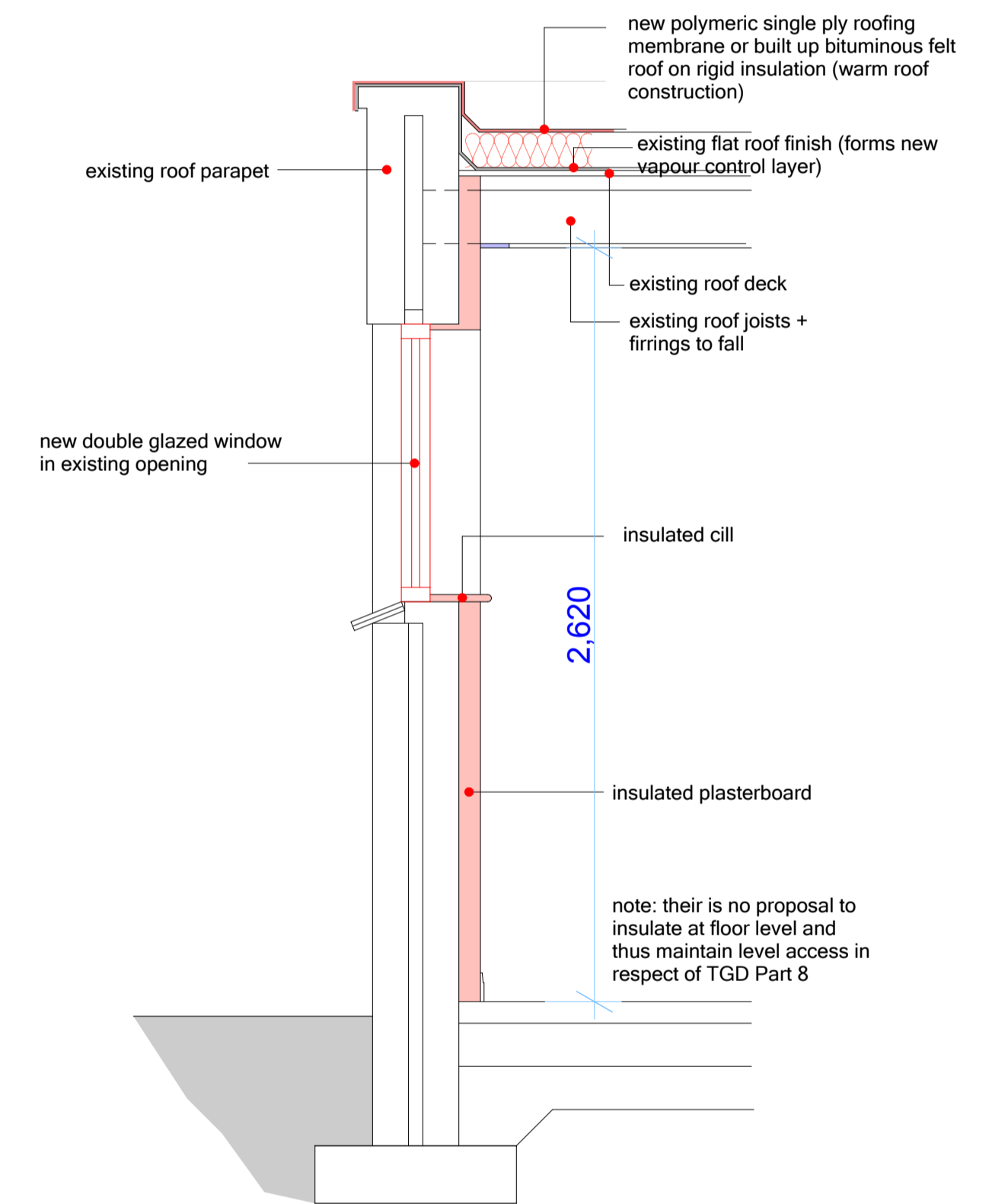
Fuel type and efficiency
 Fuel type is electricity and considered 100% efficient

Work in connection with controlled services and fittings
 U-Values to be achieved:
 Windows - 0.18 W/m²K
 Pedestrian doors - 0.18 W/m²K
 Fixed Lighting
 Any newly provided fixed lighting to satisfy recommendations given in section 12 of the Non-Domestic Building Services Guide

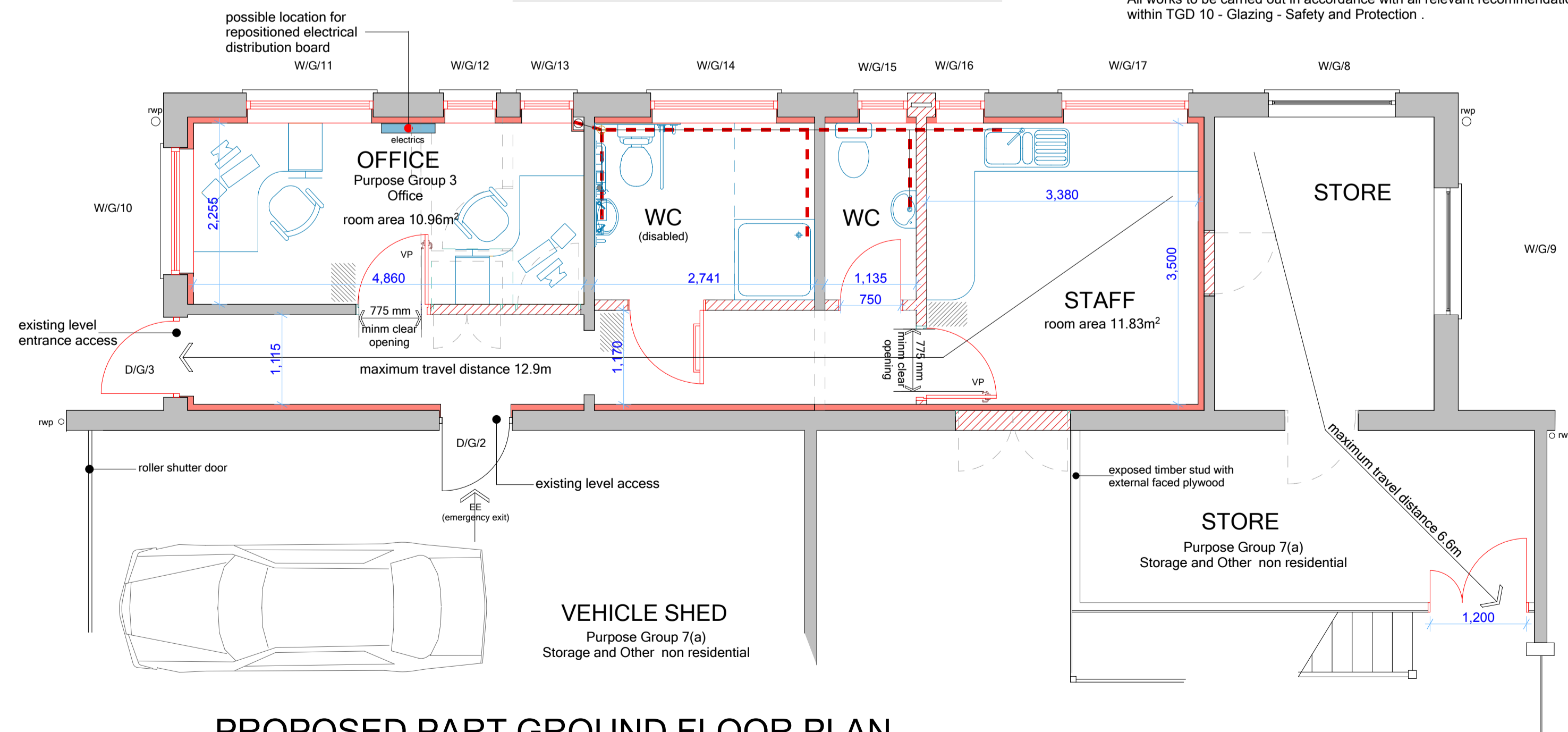
Lighting Controls
 Location
 Office, WCs, Staff and Corridor
 Lighting control
 Local manual switching with the distance on plan from the luminaire to the switch not more than 6m or twice the height of the fitting

Energy meters
 Utility company metering only

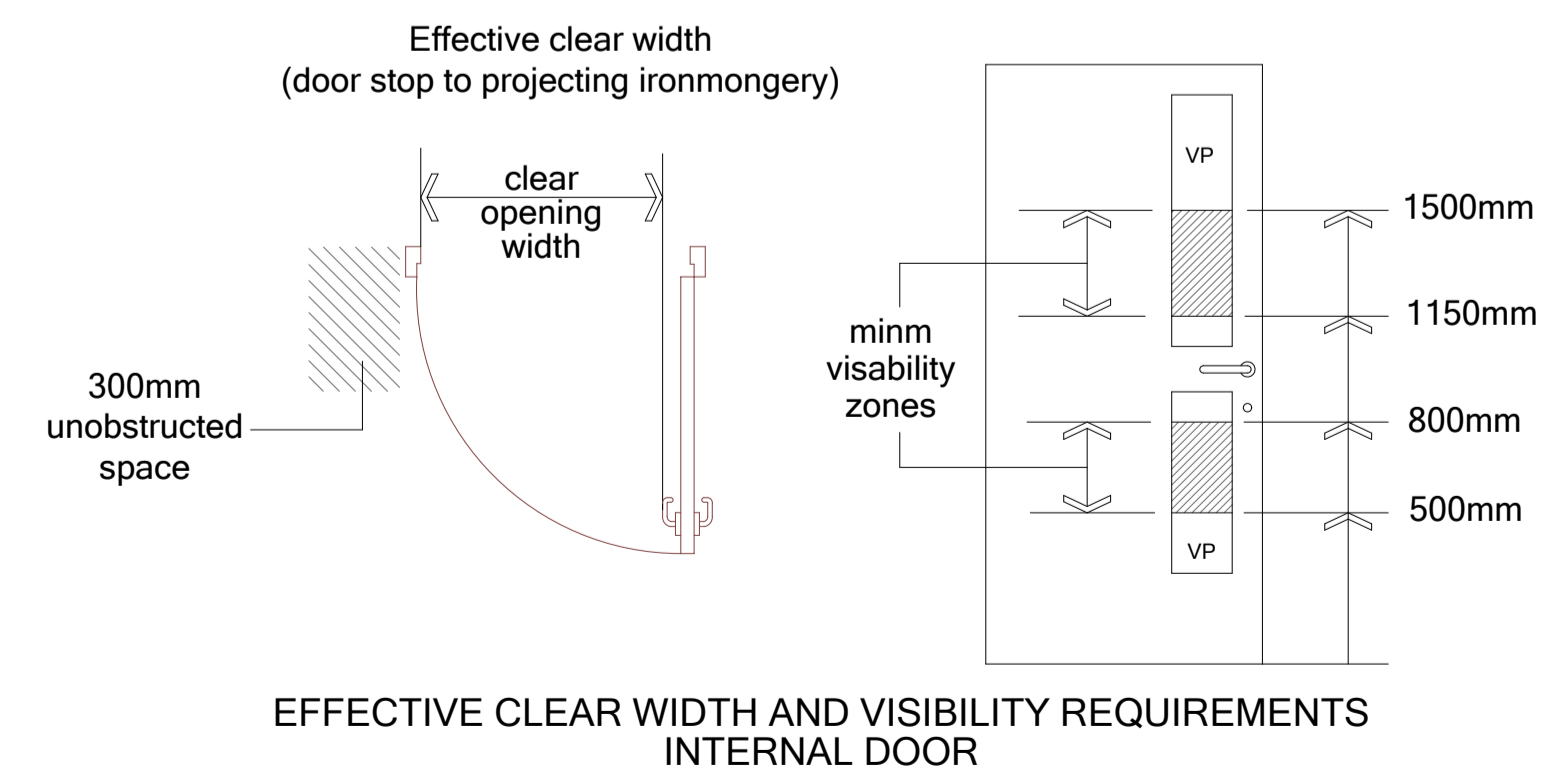
Part 12 - Electrical Safety
 The electrical installation work shall be carried out in accordance with the guidance given in TGD Part 12 and shall be tested by a competent person at completion of the works.



TYPICAL SECTION THROUGH EXTERNAL WALL/ROOF 1:20



PROPOSED PART GROUND FLOOR PLAN



EFFECTIVE CLEAR WIDTH AND VISIBILITY REQUIREMENTS INTERNAL DOOR