Nigel Lilley

Architectural Consultant

Granary Barn Studio

Church Road

Farley

Salisbury

Wiltshire

SP5 1AH

nigel@nigel-lilley.co.uk

www.nigel-lilley.co.uk

01722 712356

SCOPE OF WORKS

August 2023

EXISTING

The existing parallel herring bone style milking parlour is a prefabricated metal building with painted profiled sheet external walling and roof covering supported by steel angle framing built off a concrete floor and foundations with a central lower milking pit. It has a dual entrance and exit door to each gable end and is linked via a simple timber farmed structure to a concrete block and corrugated roof storage barn.

The floor area of the buildings including the hay lofts amounts to 92 sq.m.

The construction is sound and requires no structural repair.

Water and electrical services are supplied.

The buildings are robust and show no signs of structural damage. The simple timber link is formed by the gable walls of the milking parlour and barn with timber framed infill to the sides and corrugated sheet roofing on timber roof rafters.

PROPOSED

There is a reasonable expectation that any material change of use of a building will need to comply with Building Regulations Approved Documents 2013 edition and need to be upgraded in some way. Regulation 7 of the approved documents requires materials and workmanship as follows

7. (1) Building work shall be carried out— (a) with adequate and proper materials which— (i) are appropriate for the circumstances in which they are used, (ii) are adequately mixed or prepared, and (iii) are applied, used or fixed so as adequately to perform the functions for which they are designed; and (b) in a workmanlike manner.

Building Regulations define workmanship and materials under various “parts” and are described with reference to Approved Documents which in turn apply as follows:-

<u>Part A Structure</u>

The basic requirements for the building are deemed to comply as the existing structure complies for loading, ground movement and disproportionate collapse i.e. the existing building and foundations are adequately robust.

<u>Part B Fire Safety</u>

Means of escape, internal and external fire spread and access for the fire service are compliant and alterations due to the change of use will comply. e.g. new linings will resist surface spread of flame and means of escape are maintained from habitable rooms.

All structural steelwork to be encased to give ½ hr fire resistance. Encase in fireline plasterboard or 6mm Masterboard to give ½ hr fire resistance.

Provide ceiling mounted mains linked smoke detectors within 3m of bedroom doors and in entrance hallway.

Section C Site preparation and resistance to contaminants. Resistance to moisture

The existing building does not contain asbestos or other hazardous materials and is not subject to risk from contaminants e.g. radon.

New works to provide resistance to moisture to floors will include new dpm`s and vapour barriers with floating floor consisting of 22mm flooring grade moisture resistant chipboard.

Dry lining to walls to have vapour barriers and breathable membranes

Roof - ditto.

Part D Cavity Insulation

Cavities to new wall and roof dry lining to be PIR Actis or Celotex or similar approved.

Part E Resistance to the passage of sound

Studwork partitions to be constructed in swd framing with 12.5mm plasterboard both sides 10 kg/m2. Insulate voids with Rockwool or similar RW2 sound deadening quilt, 25mm thick 10 kg/m3.

Part F ventilation

Provide mechanical ventilation to discharge to external air. 30l/s overhead cooker vent or 60l/s general room vent to kitchen, utility 30l/s. 15l/s shower and bathrooms.

Windows to provide 1/20th background ventilation to room lit. Background ventilation To all habitable rooms to be no less than 8000mm2 via trickle vents to frames.

Extract ventilation to be suitably commissioned by approved contractor.

Part G Sanitation, hot water, safety and water efficiency

The change of use will comply with the following provisions:-

Kitchen sink to have direct mains cold water supply. Hot water to be supplied to all

appliances. Hot water system to be to supplied and fitted in accordance with best

practice and storage tank not to exceed 100 degree C with visible and safe

discharge. Water to bath not to exceed 48 degree C.

Estimated wholesome water consumption not to exceed 125 litres per person per day in accord with Reg 17K and Requirement G2. Calcs to be submitted to Building Control in accord with Reg. 20E on completion.

Part H Drainage and waste disposal

Surface water drainage to discharge to new builders soakaways sized to suit ground conditions and percolation test all in accordance with Building Control inspection and

approval. Soakaways 5m away from building and filled clean and graded builders rubble, topped with teram and 150mm clean top soil.

Foul drainage to discharge to new mini treatment plant - installation and compliance details to be submitted and agreed prior to installation

Part J Combustion appliances and fuel storage systems

Not applicable

Part K Protection from falling, collision and impact

New accommodation is at single ground floor level so this requirement is limited to safety glazing as follows

Glazing below 800mm to windows and up to 1500mm above floor level in doors to be in toughened safety glass to BS6206. Glazed panels within 300 of door openings and 1500 above floor level are to be constructed with safety glass to BS6206 1981(NI)

Part L Conservation of fuel and power

The elements of the works will comply to give the following

Roofs – 0.16 U value

Walls – 0.26 U value

Floor – 0.18 U value

Windows - 1.6 U value

Doors – 1.6 U value

Air permeability will be mitigated by compliance with Robust Details but pressure testing is not require for change of use.

Element insulation will be Actis or Celotex or similar approved all in accordance with manufacturer`s recommendations.

Part M Access to and use of buildings

Access to the building will comply in terms of vehicle parking etc. with clear access routes

Provide disabled approach to front door with 900mm min wide hard, even surfaced approach not exceeding 1.20 gradient or 1.15 for no longer than 10m with 1200mm top and bottom landing area free of obstruction. Grade levels to edges to prevent “drop off”

Provide paved surfacing from car parking areas to front door

Access within the building to comply - Internal doors at ground floor level to be generally 775mm min clear opening with 900mm corridor – head on approach and 800mm clear opening with 900mm corridor width when approached not head on.

Form ground floor wc with clear door opening to be min 800mm min wide with external corridor 900mm min wide.

Part O Overheating

Not applicable

Part P Electrical Safety

All electrical work, designed, installed, inspected and tested to be undertaken by approved certified contractor or by competent other with installation inspected, certified and commissioned by approved electrical contractor with certificate of compliance to satisfaction of Building Control in accordance with BS7671 (IEE Wiring Regulations 18th Edition)

Part Q Security

Reasonable provision to resist unauthorised access to the dwelling will be undertaken.

Part R Infrastructure for electronic communications

Not applicable to change of use.

Part S Infrastructure for the charging of electric vehicles

An electrical charge point to be provided.