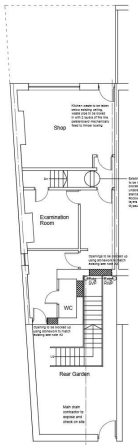
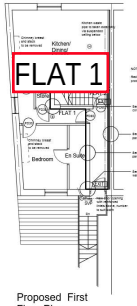
Existing Basement

NOTE:

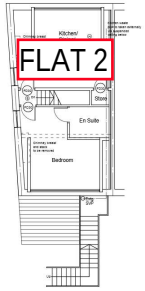
Client has confirmed existing ceiling on ground floor (Shop) has 2 layers of fire line plasterbord throughout.



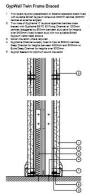
Proposed Ground Floor Plan



Proposed First Floor Plan

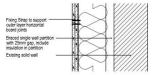


Proposed Second Floor Plan

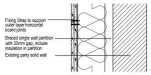


Base and Horizontal Braced Detail
Detail 1

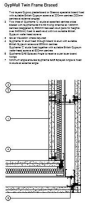
Wall Abutment
Detail 2



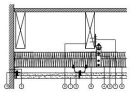
Corridor Party Wall
Detail 3



Party Wall
Detail 4



Corner Detail
Detail 5



Typical ceiling detail 6

All external material used on roof and elevations to match existing in terms of size, type, shape, thickness, colour, and texture to satisfaction of Local Planning Authority.
All materials used to be of good proprietary quality and to British Standards (BS / Kitemark)
All timber used to be good quality tanalised, graded and treated with preservatives as necessary in accordance with good building practice.
All work must be carried out in strict accordance with the relevant manufacturers instructions and to Local Authority Building Inspector.

A - STRUCTURE
A1 Foundations
1 Generally foundations to main existing external walls to remain as existing.
A3 External Walls
1. Areas to be blocked up use cavity wall construction. Outer leaf to be constructed with stonework - to match existing, 150mm cavity with 100mm Kingspan TW50 partial fill insulation and 100mm medium density Blockwork inner leaf.
2. Leaves tied together with stainless steel vertical twist (225mm long) wall safety ties to BS1243 in staggered formation at 450mm vertical (300mm at openings) and 750mm horizontal Ctrs. Lateral restraint provided by 50 x 1000mm Galv. steel straps.
3. Weak mix cavity fill provided to cavities 225mm below floor level.
4. All openings in cavity wall construction to be protected with horizontal DPC's, cavity trays, stop ends, weep holes and insulated DPC's as necessary.
5. Concrete blockwork to have min. strength of 7N/mm and min. density 1400 Kg/m3.
A4 Internal Walls
1. Non load bearing partitions inside flats to be formed using 75x50mm tanalised softwood studs at 400 ctrs and faced both sides with British Gypsum plasterboard (Gyproc wallboard) and skim both sides, with plasterboard of mass per unit area not less than 10kg/m2. Include a minimum of 35mm thickness of Rockwool Acoustic Slab.
2. Party walls to flats/ corridors see detail.
3. All internal corridor and party walls to extend up to the underside of the of the roof junction. Include all door casings, doors, architraves, and skirting boards to clients requirements.
A5 Lintols and Beams
1. Catnic or similar pre formed steel lintols over window openings to external cavity walls to be insulated variety. Spans up to 2000mm to have two course lintols over. Provide thermal closers to all window and door reveals (thermobate or similar closers).
2. Lintels over internal openings to be prestressed concrete lintels with 150mm min. end bearing.

B - FIRE SAFETY
B1 Means of Escape
B1 Means of Escape
1. All windows above ground floor to be Emergency egress windows with min. 450mm clear opening, 0.33sqm at max 1100mm high from cill.
B2 Smoke Detection
1. Automatic fire alarm system to comply with building control inspectors requirements. detectors are required in the ceiling. Smoke/Heat alarms in each apartment are to be linked together. Audible level of fire alarm to be maintained at 75dB throughout all areas.
2. All fire exit signage to comply and be installed to BS5499: part 4: 2000
3.Smoke detectors to be mains wired with battery back up.
4. Fire alarms to be in accordance with category LD2 system.
5. Emergency lighting to be in compliance with BS5266 part 4.
6. The flats are to be a stay put policy with independent alarms. The shop to have an independent alarm system.
B3 Fire Doors
1. Provide fire doors as referenced on floor plans.
B4 Fire Protection
1. Any structural steelwork to be protected with a suspended ceiling, include 2 layers of 12.5mm fire line plasterboard and skim finish.
2. All pipe work passing through separate units and corridors, either vertically or horizontally, to be encased with two layers of fire line plasterboard, include rockwool mineral wool insulation between, and fire collars.
3. Ceilings to have 2 layers of 12.5mm fire line plasterboard.
4. All signage in communal areas to BS 5499
5. SVP pipes passing through compartment walls and floors are to have intumescent Quickstop Couplings installed, providing min 1 hour fire protection. The Quickstop Coupling is solvent welded to the PVC pipework and is installed from one side of the compartment wall or floor. The gaps around the pipes are filled with Firesprof intumescent putty.
6. All walls in the communal area to be fire protected by 1 hour. Remove existing plasterboard and replace with 2 layers of fire plasterboard and skim finish. Internally (to apartments side) create a new independent partition with insulation and 2 layers of 15mm sound block plasterboard internally,and skim finish.

C - SITE PREPARATION/MOISTURE
C1 DPC's and Cavity Trays
1. Provide 150-300mm Polythene DPC Type D min. 150mm above Ground Level - to be lapped to 1200 gauge DPM.
2. All openings insert insulated vertical and horizontal DPC's to cills, Hylload or similar and approved.
3. Cavity trays above all openings, abutments to roofs and any detail where cavity is bridged, (including over air grates).
4. Ventail cavity closer (e.g. Thermabate/12mm supaloc board) and insulated DPC (e.g. Damcor) to the jambs of all openings in external walls.
C2 DPM
1. Damp Proof Membrane and radon barrier to be 1200g Polythene laid below insulation and lapped and linked through external walls to DPC.
C3 LEADWORK
1. To wall and roof abutments provide Code 4 lead flashings and soakers stepped as necessary to link into cavity trays.
2. Provide Code 4 lead flashings to valleys of roof intersections.
3. Apron and Cover flashings to be provide in Code 5 lead.

E - ACOUSTIC RESISTANCE
E1 Walls
1. See detail
E2 Floors
1. See detail
2. Existing shop ceiling - client has confirmed shop ceiling is suspended and has two layers of fire line plasterboard.
3. Remove existing floor boards on the first floor and install 100mmRockwool RWA45 acoustic insulation between existing joists, replace existing floor boards with STS 22mm cement fibre boards, on top Tech sound 100 acoustic membrane, on db acoustic underlay 15, with carpet finish.

F - MEANS OF VENTILATION
F1 Ventilation
1. All habitable rooms to be provided with rapid ventilation equivalent to 1/20th of floor area via opening lights to windows and background ventilation equivalent to 8000sqmm via trickle vents incorporated into window frames with built in vermin screens.
2. Kitchen to have Mechanical Extract Ventilation of 60Lsec taken out via Utility Room space.
3. Bathrooms to have mechanical extract ventilation of 15Lsec with timer incorporating overrun facility.
F2 Condensation
1. Ceilings to high humidity areas to be under drawn with 12.5mm foiled back plasterboard.

H - DRAINAGE
H1 Foul Drainage
1. Provide 100mm diam. branch waste pipes for WC's, 50mm diam. for Baths/showers and 40mm diam. for Wash Hand Basins. All to have 75mm deep seal anti-syphonic traps and to connect to 100mm diam. Soil Vent Pipe.
2. All drains above ground to have adequate fall, ventilation and rodding facilities in accordance with relevant codes of practice, approved documents and manufacturers guidelines.
3. Provide a trapped gulley for all storm water drainage connections and a back inlet gulley for all combined and foul water drainage connections. Waste appliances are to be taken to below grid line but discharged above water line.
4. Provide internal durgo valves to all WC, all pipework to be boxed in using 2 layers of fire line plasterboard.
5. All existing SVPs to be replaced with powder coated aluminium.

H2 Below Ground
1. Foul drainage connection to be 100mm diam. Vitrified clay drains by "Hepworth Supersleve" or equal and approved to be laid to min. 1:80 gradient to new inspection chambers.
2. Pipes passing through walls to be protected by 150x100mm R.C lintols fitted to support wall above, provide cement fibre sheet collars to either side of the wall to maintain an air gap around the pipe. Min 900mm beneath vehicular accessways and 600mm beneath garden and paved areas.
3. New inspection chamber to be formed using 225mm Class B engineering brickwork, built off 150mm concrete base. Include heavy duty cover and frame to areas with vehicular traffic. Any drains made redundant by proposal, to be removed and made good or plugged at branches (to prevent vermin infestation) sealed and grouted or re-routed as necessary, to satisfaction of Building Inspector.
4. Excavations for drains to the satisfaction of LA Building Control officer
5. Great care must be taken when during excavation of foundations and drainage runs, in respect of existing services. Contact utility companies if in doubt.
6. Any drains made redundant by proposal, to be removed and made good or plugged at branches to prevent vermin infestation sealed and grouted or re-routed as necessary, to satisfaction of LA building control inspector.

H3 Rainwater Drainage
1. Rainwater to discharge via existing pipes
2. Surface water drainage to connect to existing drainage system.
3. All existing RWPs, gutters and hoppers to be replaced with powder coated aluminium.

J - HEAT PRODUCING APPLIANCES
J1 Space Heating
1. If new boiler to be installed, to be Condensing Combi Boilers to comply with part "L" of the building regulation, amended April 2005.
2. Space heating radiators with TRV to be fixed within each room to Client's requirements.

K - STAIRS
K1 Internal Staircase
1. Access to flats to be gained by new external metal staircase width of 950mm. Handrail to be 950mm high, landing widths to be a minimum of 860. Risers not to maximum 170mm and going's to be minimum 250mm (to be ambulant disabled).
2. Stairs to have a maximum gap of 100mm to back of risers. Balustrades to be vertical with a maximum gap of 100mm between balustrades.
3. Prior to ordering, staircase manufacturer to check all dimensions, staircase manufacturer to have the staircase designed by engineer staircase to be approved by LA engineering dept prior to installing.
4. Existing internal staircase to remain, all walls around and to the underside of the staircase should provide one hour fire protection using 2 layers of 12.5mm fireline plasterboard.
K4 Glazing
1. All glazing to windows with cills below 800mm above finished floor level to be fitted with toughened or laminated safety glazing to BS8206.
2. Critical location for safety glass in doors and side panels is 1500mm.

L - CONSERVATION OF FUEL & POWER
L2 Walls
1. All external walls to have 50mm insulated plasterboard and skim finish.
L3 Roof
1. Roof construction - Remove all existing insualtion between rafters, dormer cheeks and between ceiling joists and replace with 100mm Kingspan insulation between joists and 50mm insulated plasterboard internally and skim finish to achieve a U value of 0.11w/m2k.
2. 100mm Kingspan insulation between rafters (maintain 50mm air gap between insulation and felt, if rafters are not deep enough mechanically fix additional timbers to existing rafters to provide 150mm thick rafters) and 50mm insulated plasterboard internally and skim finish to achieve a U value of 0.11w/m2k.

L4 Windows
1. New double glazed window frames to be high performance timber or PVCu to clients requirements to comply with approved documents and to match existing. High quality neoprene or similar approved gaskets and seals. Glazing must be low emissivity (low E glass) such as Pilkington K on the inner pane, to achieve a U value of 0.16w/m2k
2. Polyfoam Liverboard to window reveals to minimise thermal bridging. Gap between frame and brickwork sealed with expanding foam to minimise air leakage.
L5 Lighting
1. Provide energy efficient light fittings to all new rooms including staircase and hallways with a circuit luminous efficiency greater than 40 Lumens/ Watt.

N - GLAZING
N1 Glazing
1. All glazing to doors with cills below 800mm above finished floor level to be fitted with toughened or laminated safety glazing to BS8206.

P - ELECTRICAL INSTALLATION
P1 Electrics
All electrical work required to meet the requirements of Building Regulations Part 'P' must be designed, installed, inspected and tested by a persons competent to do so (NICEIC registered). Prior to completion the council should be satisfied that Part 'P' has been complied with. This may require an approriate BS 7671 Electrical Installation Certificate to be issued for the work.

EXIT	Indicates Emergency Exit signage
S	Smoke detectors
H	Heat detectors
60	Fire door 60 min self closing
30	Fire door 30 min

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation.

All work and materials to be approved by the District Authority Building Control Officer.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and certify all details and dimensions as work proceeds and notify the architect of any discrepancies if in doubt ask

All work to be carried out in accordance with the current regulations

Any work not specifically mentioned to be agreed with the client.

The position of all boundaries are assumed based on information provided by the client. The client is under strict duty to confirm the actual location off all boundaries before commencing any work on site. solicitors. This work is probably covered by the Party Wall Act and will require you to write to your neighbour informing them of the work. You may only commence when you have their written consent. For further information you are advised to consult a solicitor.

Do not scale off the drawings. If in doubt ask.

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Revisions:

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Drawing Title: Proposed Plans

BUILDING REGULATIONS

Date: 30.01.26	
Drawn: UH	
Checked:	
Scale: 1:100@A1	
Project No: 0144	
Drawing No: 03	Rev: