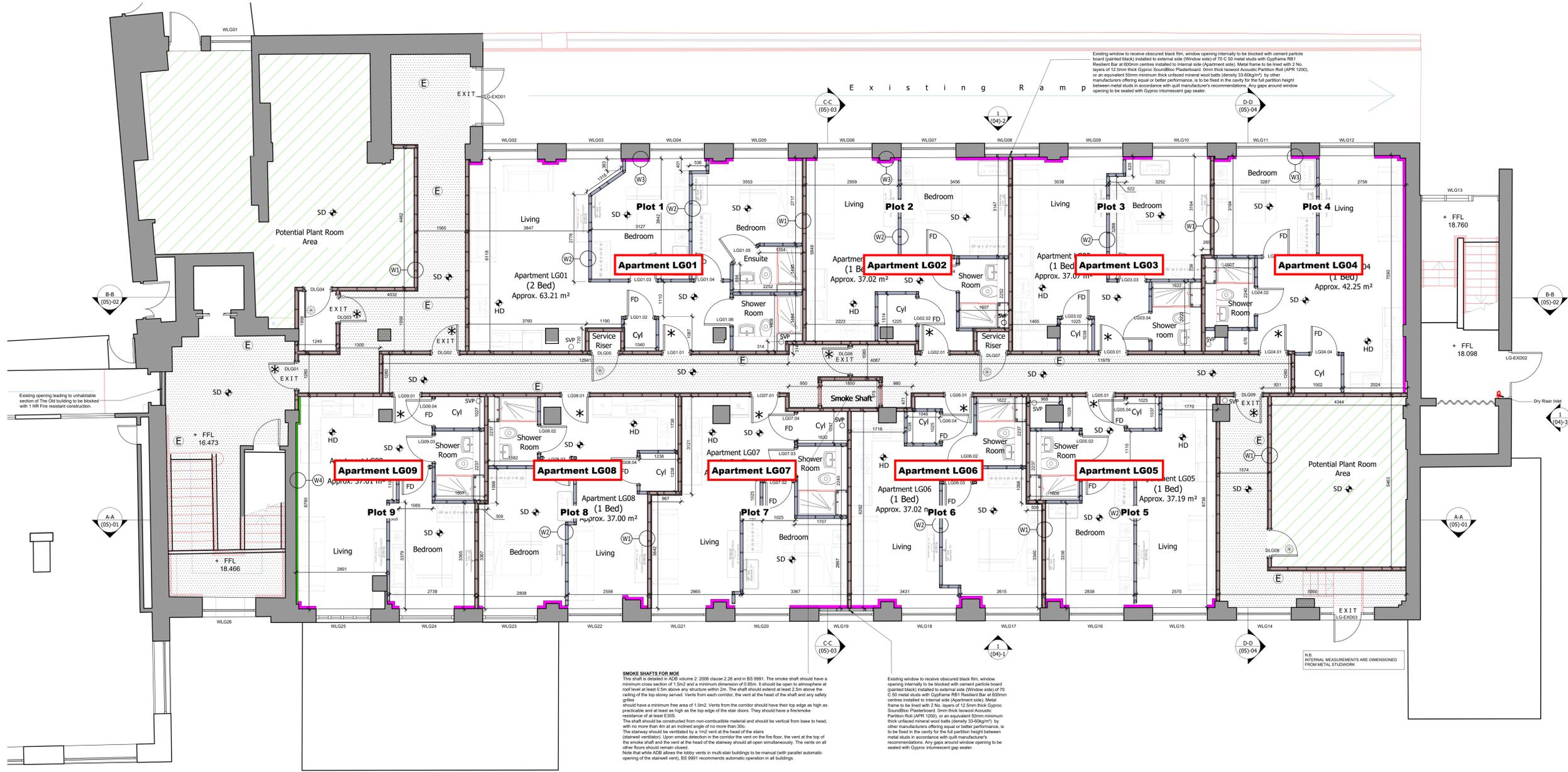


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1 PROPOSED LOWER GROUND FLOOR PLAN (LEVEL -1)  
Scale: 1:50

**Key**

FIRE KEY	
FD	FD30 (30 minute rated fire door)
*FD05	FD05S (30 minute rated fire door fitted with self-closing device & smoke seals)
W3	FD30 (self-closing with vision panel)
W4	FD00 (keep locked)
W5	FD00 (keep locked)
W6	Exit door - complete with push bar and / or panic release system
W7	FD 30 sc - complete with magnetic release catches
W8	Break glass for FIRE ALARM

FIRE KEY Cont.	
E	Fire extinguisher position
EXIT	Emergency Lighting
EXIT	Exit Signage
SD	Smoke Detector
SHD	Rising Heat Detector
SE	Primary Fire Escape Route
Area	Area of fire compartmentation / protected area

**NOTE**  
All electrical installation work to comply with the current edition of the IEE Wiring Regulations. Existing wiring to be checked & modified / upgraded as necessary.  
New electric consumer unit feed & individual meters to each room to be repositioned as & installed by utilities specialist. Any YEDL upgrade to be approved and undertaken by main contractor. Contractor to allow for full management of installation.

**SEPARATING WALL CONSTRUCTION REF (W3):**  
METAL STUD FRAME CONSTRUCTION  
150mm over all thick partition between plasterboard external faces to be formed from Gyproc® Resistant system or equal proprietary metal stud acoustic separating partition and plasterboard lining system by other manufacturers, comprising Gyproc® 75.50°C studs spaced at 600mm centres with Gyproc® RDI Resistant Bar at 600mm centres to one side. Metal frame to be lined with 2 no. layers of 12.5mm thick Gyproc® SoundBloc® Plasterboard. 50mm thick Isovol Acoustic Partition Roll (APR 1200), or an equivalent 50mm minimum thick unfaced mineral wool batts (density 33-60kg/m³) by other manufacturers offering equal or better performance. Is to be fixed in the cavity for the full partition height between metal studs in accordance with quilt manufacturer's recommendations.  
Lining on both sides are to comprise an inner layer of 12.5mm thick Gyproc® SoundBloc® plasterboard fixed vertically onto metal stud and an outer layer of 12.5mm thick Gyproc® SoundBloc® plasterboard fixed horizontally. Outer plasterboard layers are to be finished over with scrim and plaster skim finish.  
Separating walls to be taken up to underside of kept existing floor soft and fire stopped with Gyproc® intumescent gap sealer or compressed mineral wool as required.  
Partition construction to achieve a sound reduction value of 62dB and a minimum one-hour (60 minutes) fire resistance.

**TREATMENT TO EXISTING RETAINED/KEPT INTERNAL PARTITION WALLS (W4):**  
Existing internal masonry partition walls where retained/kept are to be lined with an acoustic lining to be located over the inside face of retained internal partition walls forming separating wall between apartments or the corridor, i.e. on the apartment side face of the proposed separating wall.  
Acoustic lining to comprise 25mm x 47mm timber metal studs fixed to apartment side face of existing internal wall. Gyproc® RDI Resistant Bar at 600mm centres are to be fixed to timber metal studs, finished with 12.5mm thick Gyproc® SoundBloc® plasterboard & plaster skim.  
Fire Spread  
a) Ceilings - be 12.5mm plasterboard and Atrax scrim and scrim finish unless otherwise noted.  
b) Fire protection around steel beams to comprise 2 no. layers of 12.5mm thick plasterboard, with diagonal jacking between each layer, to offer minimum 1 hour fire resistance, outmost layer to be finished with 3mm plaster skim.  
Above Ground Drainage  
All waste to comply with Approved Document H1 and BS EN 12056-2:2000. Waste pipe sizes to be:  
Washbasins and Sinks 32mm with 75mm deep trap;  
Baths & Showers 40mm with 50mm deep trap;  
Sinks, Washing Machines 40mm with 75mm deep trap;  
WC Pan (min 175mm with 50mm deep trap).  
All traps to be re-usable. Sanitary fittings at ground floor level may connect directly into the drainage system providing that the invert from the floor to the drain is less than 1300mm. Branch discharge pipes to stacks to be at least 400mm above invert of last of drain.  
Mechanical Ventilation  
MVRH system to provide both supply and extract air to all studio apartments and en-suites. Supply and extract vent locations to be determined. MVE Engineer to detail duct runs and sizes to conform to Part F Building Regulations and designed in accordance with Chartered Institution of Building Services Engineers (CIBSE) guidance. All inlets are to be provided to Bathrooms where there are no opening window lights equivalent to 5% of floor area of the relevant room present, e.g. 100mm gap under doors.

**SMOKE SHAFTS FOR MOE**  
This shaft is detailed in ADB volume 2: 2006 clause 2.26 and in BS 9991. The smoke shaft should have a minimum cross section of 0.5m² and a minimum dimension of 0.5m. It should be open to atmosphere at roof level at least 0.5m above any structure within 2m. The shaft should extend at least 2.5m above the ceiling of the top storey served. Vents from each corridor, the vent at the head of the shaft and any safety grilles should have a minimum free area of 1.0m². Vents from the corridor should have their top edge as high as practicable and be fixed as high as the top edge of the stair doors. They should have a fire-resistance of at least E30S.  
The shaft should be constructed from non-combustible material and should be vertical from base to head, with no more than 4m at an inclined angle of no more than 30°. The stairway should be ventilated by a 1m² vent at the head of the stairs (stairwell ventilator). Upon smoke detection in the corridor the vent on the fire floor, the vent at the top of the smoke shaft and the vent at the head of the stairwell should all open simultaneously. The vents on all other floors should remain closed. Note that while ADB allows the lobby vents in multi-storey buildings to be manual with parallel automatic opening of the stairwell vent, BS 9991 recommends automatic operation in all buildings.

**APARTMENT ENTRY DOORSETS**  
All apartment entry doors allowing direct access in each apartment shall be certified to meet the security requirements of British Standards publication PAS 24: 2016. Enhanced security performance requirements for doorsets and windows in the UK, through compliance either - as the traditional UK PAS 24 test methodology, or - as BS EN 1627: 2011 Resistance Class 3 (which references BS EN 1628: 1628 and BS 1030) with additional test criteria to address known critical methods of entry within the UK industry, are not catered for within the European Standards.  
Note: Doorsets satisfying other standards that provided similar or better performance are also acceptable and those include:  
- PAS 24 Issue 5: 2013  
- LPS 1175 Issue 2 (2014) Security Rating 2+  
- LPS 2021 Issue 3 (2015) Burglary Rating 2+  
- LPS 2021 Issue 1 (2015) Security Rating 3+.  
Each apartment entry door shall be fitted with PAS 24:2016 DKT hardware, this being lockable hardware with key operation from the outside with non-key lockable hardware on the inside e.g. thumb-turn in order for occupants to facilitate attaching the door from the inner face without a key where the doors are the only means of escape from each apartment. The lockable hardware shall be on cylinder locks to BS 1021 and certified to either BS3 Aletmark or BM TRADA G Mark.  
There will be a manual override facility internally on the front door to facilitate ease of evacuation/escape in an emergency from the building.  
All apartment entry doors must be fire and sound sealed and be certified to the relevant material standard (i.e. BS 644:2009 (timber) and meet the performance requirements of and certified to BS 6375: Part 1, 2 and relevant sections of Part 3.  
All apartment entry doors installed with SBD developments shall be certified under one of the following qualified third party Certification Authorities as previously described for Secured External Door (SDX01).  
Each apartment entry door shall be provided with door wedge/eye hole suitable for timber doors as a means of viewing callers. Door viewers are to meet the requirements with Door & Hardware Federation Technical Specification 002 (TS 002) and must be fitted between 1200mm and 1400mm high from the bottom of each door.  
Each apartment entry door shall be fitted with a door chain or door limiter meeting the requirements with Door & Hardware Federation Technical Specification 003 (TS 003). All such devices to suit fitting to timber doors and be installed in accordance with the manufacturer's recommendations.  
All designed to BS 7950: 1997 and be BS58BA Certified.  
Each apartment entry doorset frame is to be mechanically fixed to the structure of the building in strict accordance with the doorset manufacturer's installation instructions.  
Lightweight steel lamé stud framed separating/partition walls are to incorporate resilient layers to reduce the risk of airborne breaking through the wall and accessing the locking system for each apartment entry door. The resilient layer should expanded metal or similar resilient material fixed behind plasterboard linings. The resilient layer should be to the full height for each apartment entry door and extend upto 600mm either side of each apartment entry doorset.  
Each apartment entry door to be a 30-minute (half-hour) fire rated doorset certified under BWF CERTIFIRE Scheme comprising a door leaf, a door frame fitted with intumescent fire seals, and fire rated window glazing. All entry doors are to be fitted with self-closing devices.

**NEW FIRE RATED DOORSETS**  
New and replacement fire rated doorsets are to be certified under BWF CERTIFIRE Scheme as offering either at least 30 minutes (half hour) or 60 minutes (one hour) where noted.  
Each fire-rated doorset is to consist of a door leaf, a door frame fitted with intumescent fire seals, and fire rated glazing (if any) having the same minimum fire rating in order to maintain the overall fire integrity.  
Intumescent fire seals are to be fitted in a continuous uninterrupted groove cut into the frame. Frame where possible or in the head and sills of of the door.  
Where smoke seals are needed in addition to the fire seals, these need to be intumescent fire seals fitted with integral nylon pile brush strips appropriate to the required fire rating of the doorset.  
Vision panels are to be fitted with glass panes offering at least the same fire resistance and integrity as the fire rating for the doorset.  
Essential immongomy to all doors to include hinges, door closing devices, locks and latches all manufactured to have a minimum fire rating equal to that for manufactured both fire-rated door leaf and door frames.  
Half-hour rated Fire Doorset  
30-minute rated fire doorsets (FD30) are to have timber doors at least 44mm thick in softwood timber frames. Intumescent fire seals fitted into doorsets are to be at least 15mm x 4mm in size.  
Half-hour rated fire doors with vision panels are to be glazed with either Georgian tinted glass or a proprietary fire protection glass offering at least 30 minutes fire integrity (EI), as advised by Building Control, to BS EN 13501-2 e.g. Pilkington Pirbright or equivalent by other glass manufacturers offering the same performance.  
All half-hour fire rated intumescent fire door hinges may be in brass or stainless steel Grade 11 to BS EN 1305:2002. At least 30 hinges must be used for each door.

N.B. Upon completion, Contractor to undertake compartment door fitting between party walls & doors as required under Part E of Building Regulations.

N.B. Prior to commencement, Contractor to arrange for this completion sound testing to establish required level of sound insulation between floors to achieve compliance as required under Part E of Building Regulation.

N.B. Upon completion, Contractor to arrange compliance sound testing to ensure compliance as required.

N.B. Prior to commencement, Contractor to arrange for SAPS calculations to be done.

N.B. Upon commencement, Contractor to arrange for SAPS calculations to be done.

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P3	Apartment numbers & door numbers updated following Client's comments	08.12.22	JA	JC
P4	Window opening locking note added to window schedule drawing package	07.12.22	JA	JC
P5	Drawing updated to suit comments made in Fire solutions Document	30.11.22	JA	JC
P2	Position & handling of Cyl cupboard & entrance doors solutions Document	25.11.22	JA	JC
P1	Final preliminary drawing	11.11.22	JA	JC
Rev	Description	Date	Author	Checked

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Project Address: The Old Building, 41 Great Horton Road, Bradford BD7 1AH

Client: City Wide

Status: Preliminary

Project: The Old Building

Title: Proposed Lower Ground Floor Plan (Level -1)

Scale as AD: 1:50

Date: 11/11/2022

Drawing No: P00056 - A/03/B01-01-P5

Revision: JA, JC

