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Dimensions to be checked on site. Figured dimensions to be taken in preference to those scaled.

Building Regulations Notes

- New fire alarm and detection system will be installed to BS: 5839: 1999
- All new doors will be readily available at all times to all occupants and visitors and will be made up of a detachable device, prior knowledge of the door's operation. Any electro-magnetic locking devices will fail safe upon activation of the fire alarm and power loss and a green call point manual override will be provided.
- Emergency lighting will be installed to BS:5268: Part 1: 2005
- The fire exit signage will comply and be installed to BS:5499: Part 4: 2000
- All new essential electrical circuits required in the event of a fire will be installed to BS:5837: 1994 to a C/WZ standard.
- All connections to the air conditioning plant will be carried out in accordance with BS: 5598: Part 1: 1999
- The ventilation system will shut down upon activation of the fire alarm.
- The surface spread of flame rating of all new wall linings in the accommodation areas will achieve a minimum of class 1 in accordance with BS 476-7:1987
- The surface spread of flame rating of all new wall linings in the circulation areas will achieve a minimum of class 0 in accordance with BS 476-7:1987 and BS 476-1:1989
- Any service penetrations through fire resistant construction will be suitably fire stopped.
- All new doors have a minimum clear opening of 850mm.
- Any new corridor will have a minimum clear width of 1200mm.
- All new windows will have a minimum clear width of 1200mm. All glazing will be safety glass to BS: 6206: 1981, class C generally and class B where a panel adjacent to a door is over 900mm wide.
- The blinds in any new glazed partitions are not retractable.
- The fire test (Port and core) of ten (10) fire doors per second per fire door in each enclosed habitable space.
- Any new toilet areas will have a ventilation rate of six litres per second per WC with a fifteen minute overrun.
- Any new kitchen will have a ventilation rate of fifteen litres per second per fifteen litres per second with a fifteen minute overrun.
- Any new kitchen sink waste will have a minimum diameter of 40mm and will discharge into an existing SWP connection via a 75mm deep seal tap.
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- Any new shower areas will have a ventilation rate of fifteen litres per second per shower with a fifteen minute overrun.
- The new kitchen ceiling will be constructed by an unvented system.
- Any new shower waste will have a minimum diameter of 40mm and will discharge into an existing SWP connection via a 75mm deep seal tap.
- At least one door leaf in any new duplex door set has at least a leaf with a minimum clear opening of 850mm
- Visitor garages are provided in all new finished floors by a continuous panel between 1500mm and 1500mm above circulation floor level.

Approved Document M:2004

- An access station should be created to establish disabled access.
- New reception desks should be viewable (or signed) from the entrance doors and one sections needs to be a maximum of 700mm high with 700mm knee space, 50mm width
- New doors to have a maximum opening level of 2200 at the leading edge of the door
- Latched doors need to be opened using one hand with a closed fist.
- Door furniture to contrast visually with the colour of the door.
- Door frames to contrast visually with the surface of the surrounding wall.
- The leading edge of any held open or non-self closing door to contrast visually with the surroundings.
- Vision panels in doors to extend down to 500mm above finished floor level but below 1100mm above finished floor level.
- Vision panels in walls to extend above 1500mm above finished floor level.
- Manifestation of glazing above finished floor level now required at 2 levels: level 1 between 850 and 1000mm above finished floor level, level 2 between 1400 and 1600mm above finished floor level. Manifestation to contrast with the background.
- Breach of vision panel to be 850mm above finished floor level with clear space below, 700mm above finished floor level. Sink to have taps either automatic control or capable of being operated with a closed fist.
- Terminal fittings to comply with Guidance Note G18.5 - Schedule 2: of S1 1971/1972
- Switches and outlets between 400 and 1000mm above finished floor level with a preference for the lower range.
- Permanently wired appliances 400 to 1200mm above finished floor level.
- Switches requiring precise hand movement 750 to 1200mm.
- Switches to meet 1200 to 1400mm
- Consistent positioning of switches, outlets, controls at least 350mm from corners.
- Light switches 900 to 1100mm against door handles.
- Switches operated by one hand.
- Switches to indicate on position.
- Mains and control isolator to indicate on and off position.
- Front plates to contrast visually with the background.
- Audio/visual signaling to be compatible with other electronic and radio frequency installations.
- Only doors required to be by fire doors to have closers fitted.
- All fire doors to be held open using devices that comply with BS EN 1154
- Corridor and lobbies to be free from obstructions.
- Corridor floor finishes not to be a source of tripping or being steps.
- Corridor and lobby floors to be slip resistant.

HH	SHELVING/WORKTOP ADDED TO RESOURCE ROOM GRAPHICS ADDED TO REAR CORRIDOR	22-09-21
GG	PRODUCTION PODS 03 & 04 REDUCED TO MAKE ROOM FOR VENT / RECYCLE AREA	21-09-21
FF	DOORS TO PRODUCTION PODS AMENDED PRODUCTION PODS NUMBERED	16-09-21
EE	LIVE ROOM/CONTROL ROOM/BOOTH LAYOUT REARRANGED GCSE ROOM REMOVED TO FACILITATE ABOVE ARRANGEMENT	16-09-21
DD	CONTROL ROOM INCREASED IN SIZE & TIERED SEATING ADD. LIVE ROOM REDUCED IN SIZE & WINDOW MADE LARGER SHELVING ADDED TO 1 NO. WALL IN CLASSROOM 04	14-09-21
CC	SECOND ROOMY AREA BLACK IN / LIVE ROOM & CONTROL ROOM SIZES AMENDED	07-09-21
BB	PRODUCTION ROOMS / BOOTHS / LIVE ROOM RELOCATED DUE TO HEIGHT UNDER BULKHEAD	23-08-21
AA	LIVE ROOM / CONTROL ROOM MADE LARGER STUDENT WORK AREA/CLASSROOM REMOVED PRODUCTION PODS AMENDED	23-08-21
Z	LIVE ROOM / CONTROL ROOM MOVED DUE TO SOUND PROOFING ADJACENT RISER ACCESS AMENDMENTS TO LAYOUT AND ELEVATIONS DUE TO VENTILATION PIPEWORK	13-08-21
Y	LIVE ROOM / CONTROL ROOM SWAPPED PRODUCTION LAYOUT AMENDED	28-07-21
X	AMBULANT DISABLED WC ADDED (ADJACENT DISABLED WC) DISABLED REPOSE POSITIONS ADDED BACK	27-07-21
W	WC'S AND RAISED FLOOR MOVED TO OPPOSITE WALL, MOVING OFFICES AND ITOL TO OPPOSITE WALL	26-06-21
V	STORE ROOM CHANGED TO DE ROOM (DISTRIBUTION BOARD) NO. 900R (RE-UNITED) AMENDED	23-04-21
T	CORRIDORS ENLARGED RECEPTIONS REDUCED IN SIZE PRODUCTION PODS AMENDED LANDLOD LOBBY AMENDED SPEED GATES RE-ORDERED STUDENT STUDY AREA REVISION	22-04-21
	REVISION/DETAILS	DATE

Sheila Bird Group

Client	OnePlusFour	Mazel House
Location	New Century Hall, Manchester	15 Stanley Street
Description	Proposed Basement Layout - OPTION B	Manchester M8 8SH

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BASEMENT FLOOR