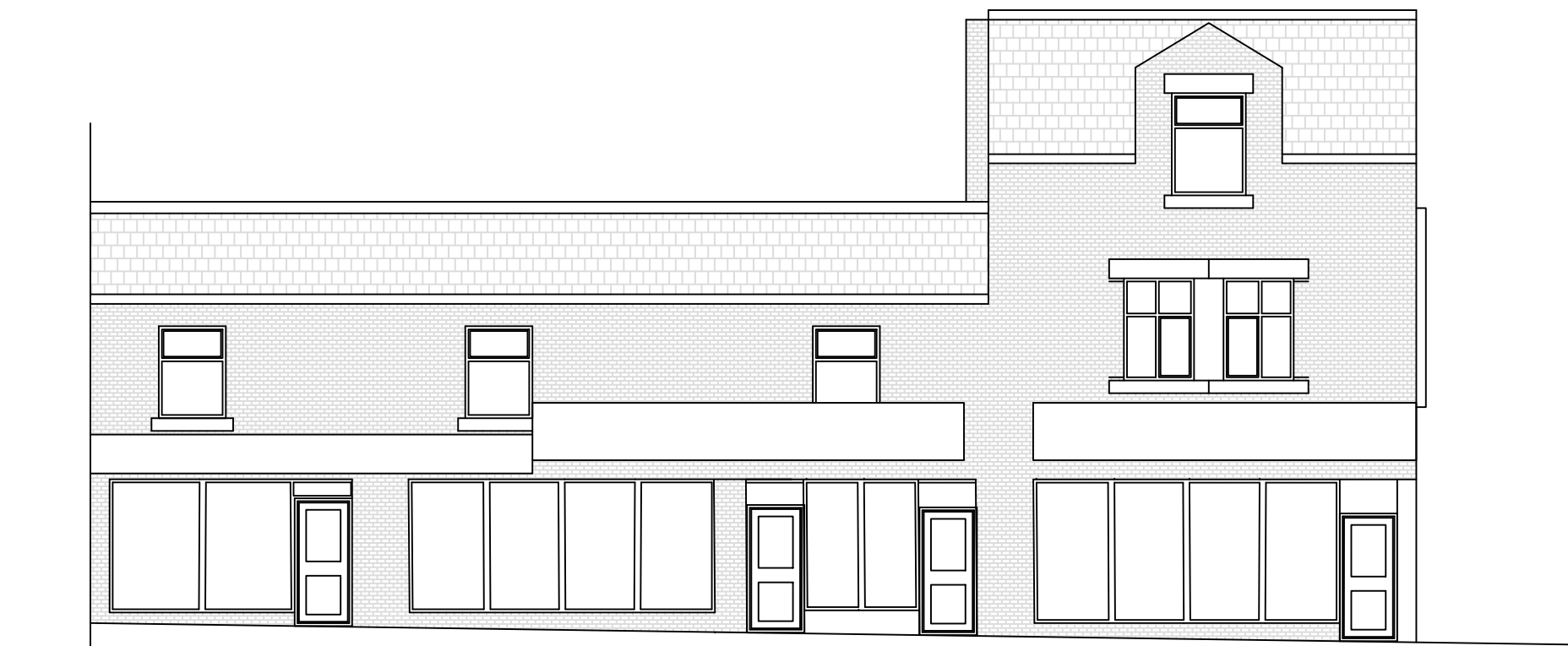
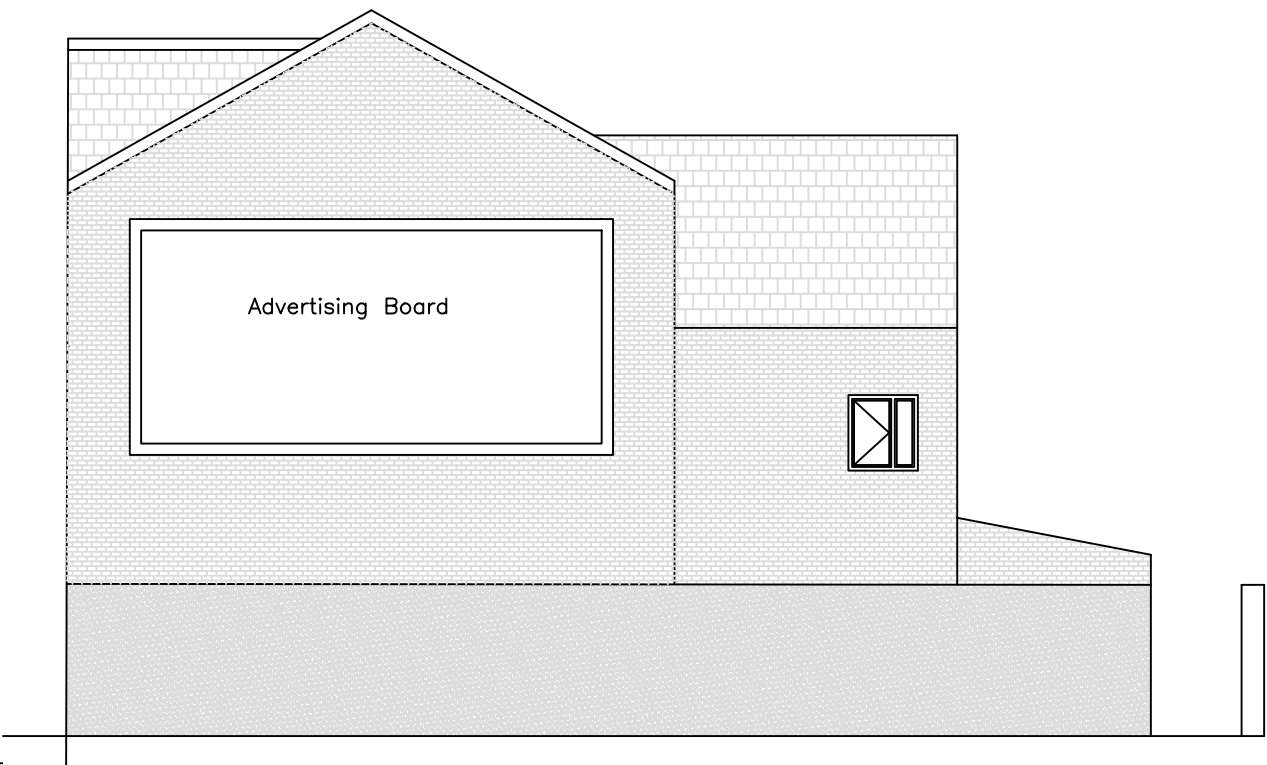
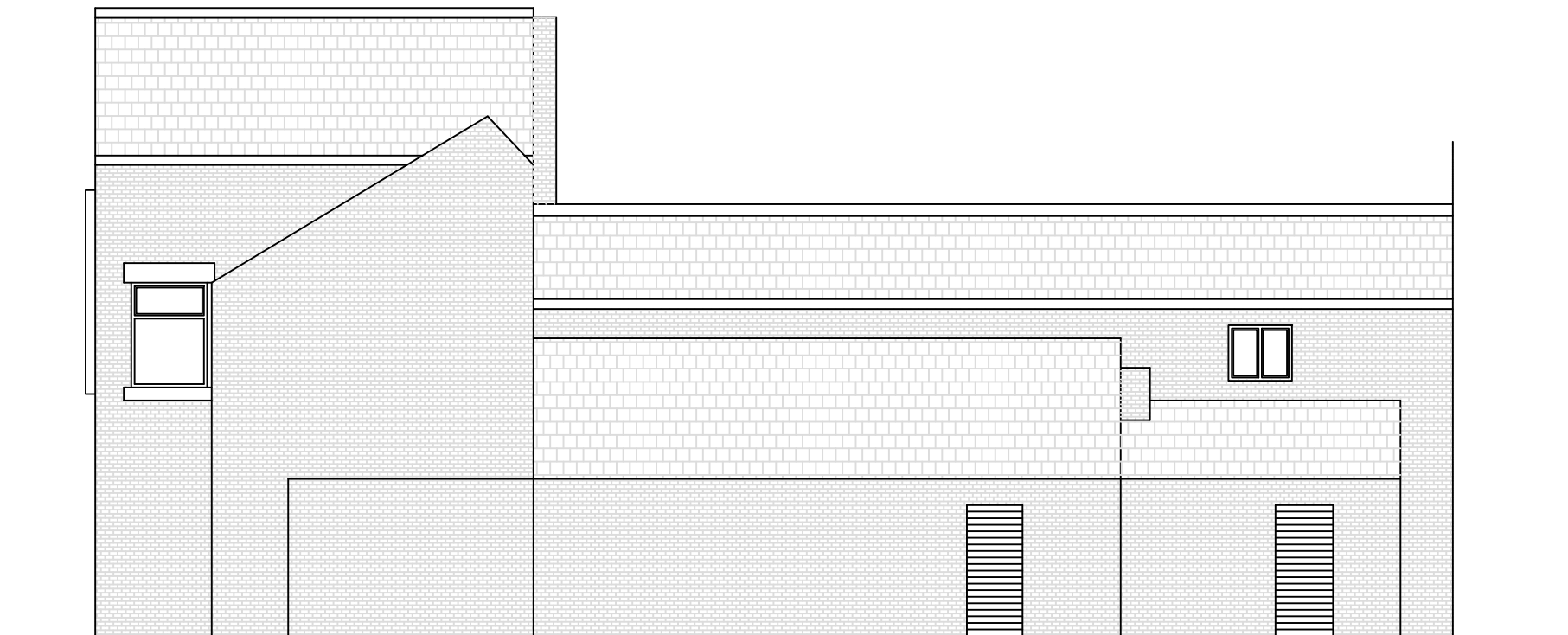




Existing Front View of 1038-1044 Ashton New Road



Existing End View of 1038 Ashton New Road



Existing Rear View of 1038-1044 Ashton New Road

NOTES

Do Not scale from this drawing.
The Contractor must check all dimensions on site prior to starting any works.
All new brickwork to match and bond into existing. The proposed walls to achieve "U" value of 0.28W/m2K.
New external walls to be 300mm thick, consisting of 100mm brickwork outer leaf, 100mm cavity with drytherm or similar insulation and 100mm thermolite or similar blocks to inner leaf.
Internal face of inner leaf to have 10mm plaster & skim.
Stainless steel double triangular wall ties at 750mm horizontal & 450mm vertical centres. Ties at reveals to be at 300mm centres.
All new cavities to be suitably closed and protected by DPC.
Catnic or similar lintols to be provided over the new door & window openings.
Minimum bearing to any beam or lintol to be 150mm.
The internal partition walls to be constructed of 50x75mm timber frame with 12.5mm plasterboard on both sides to be plastered & skimmed. 75mm Thick insulation to be inserted in the timber frame between the plasterboards.
Any drains within the building to be protected by 150mm concrete.
Foundations within 1.0metre of any drains to be taken down to invert level.
All new manholes shall be PPIC (Plastic), of 600mm diameter, except the dropshaft manhole which shall be PCC and of 900mm diameter. All manhole covers shall be C250. 6mm M.S. straps to span 3 joists to be used to fix the roof to the walls.
The 38mm Sink waste to discharge into the RWP & gully.
The fittings in the proposed washrooms to discharge to existing soil pipe, in the existing WC area.
The washroom to be fitted with an extractor fan of 15 l/s rating with 15 minutes over-run. The new 100mm dia. S&V pipe to terminate 900mm above any window opening.

Anti-vac traps to be provided to wash basin.

The kitchen to be fitted with an extractor fan of 30 l/s rating adjacent to the hob and 60 l/s rating elsewhere.
The windows to the bedrooms shall be 1.00m wide x 1.00m high with min 500mm wide opening to be used as fire escape.
The new window assembly to achieve "U" value of 1.8W/m2K and have argon filled cavities.
All electrical work to be undertaken by a competent person and a completion certificate must be produced to the Local Authority Building Inspector.
All gas works to be undertaken by a trained person on "Safe Gas Register".
All new heating appliances to be fitted with independent thermostatic control valves.
The builder shall ensure the security and stability of the existing structure.
It is the responsibility of the builder/Contractor to ensure that all temporary and permanent construction works are carried out in a safe, competent and professional manner, to good standard of workmanship and in accordance with recognised good building practice.
Under the CDM regulations the Client is responsible for notifying the Health and Safety Executive about the construction work, if the project is likely to take more than 30 days or involve more than 5000 man hours of construction work.
If there is any doubt about the duration of work, a notification should be submitted.
The proposed works will impact on the property of the adjoining neighbours and the Client is responsible under the Party Wall Act 1996, to notify the neighbours of the proposed works affecting the neighbours.
Steel work
All steel work/RSJ over shop fronts, supporting floors to be replaced if substandard/damaged. The replacements to be according to structural engineers recommendations.

Existing Floors

Ceilings to be checked for min. half hour fire resistance. Where substandard, ceiling to be underdrawn with 12.5mm plasterboard and skim finish and floor joists infilled with 150mm kingspan

Flashing

Code 4 lead flashing min. 150mm dressed up over s/w treated tilt fillet at junction of the main roof.

Steelwork

Steelwork to structural engineers design and detail. Calculations to be prepared and submitted to Building Control for approval prior to commencement of work on site. Steelwork to be encased in 150mm thick fireline board to provide one hour Fire Protection.

Windows (1.6 'U' value)

New windows to be white uPVC double glazed windows, glazed with outer pane of Optiwhite, 16mm argon filled air space with aluminium spacer bars and 'K' glass inner pane. Windows to be fitted with trickle vents to provide min. 5000mm² ventilation. Windows to open 1/20th floor area and be maximum of 25% of new floor area.

Protected Escape Route

Existing walls to be checked to ensure min. half hour fire resistance. If not masonry or substandard walls to be lined with additional 9.05mm plasterboard and skim finish. New stud partition to be constructed with 75 x 50mm s/w studs infilled with 75mm 10kg/m² mineral quilt and lined both sides with 12.5mm thick TEN board and skim finish. Walls to be taken up to underside of roof between 1044 and 1046 and firestopped with rockwool.

Foundation/Structure

Existing foundation, load bearing walls and lintols to be exposed to determine suitability for increased loading and agreed on site with the Building Inspector prior to commencement of work.

Lateral Restraint

To new floor joists running parallel to external walls by means of 30 x 5mm mild steel galvanised straps fixed at 2000mm max. centres.

Critical Location Glazing

Any glass to doors and within 300mm of doors and windows with less than 800mm cill height to be safety toughened glass to BS6206.

Studding

100mm x 50mm softwood studding with 100mm mineral fibre insulation quilt between studs and finished with 12.5mm plasterboard and skim finish. Minimum 10 Kg/m² density.

Thermal Bridging

Limiting thermal bridging and air leakage details to be built on site in accordance with DEFRA Robust Construction details.

Sanitary Fittings

32mm diameter PVC waste to wash basin and 38mm diameter PVC waste to shower, all with 75mm deep seal anti-vac traps. 100mm diameter PVC waste to WC, all connected into existing 100mm diameter PVC soil and vent pipe. Provide suitable rodding access points.

Ventilation

Mechanical extractor fan with extract rate of 15 L/S to new shower/Bathroom.

Fire Doors

All doors denoted thus:- FD30 to be half hour fire resisting doors and frames with intumescent smoke seals and steel ironmongery.

Stair Construction

Timber staircase constructed with 42° maximum pitch comprising 200mm max. risers and 225mm min. goings with 25mm nosings. 50mm min. tread width to winders. Handrail 900mm above pitch line of stairs and 1000mm above landing levels. Vertical balusters @ 100mm max centres. 2000mm min headroom to staircase. Staircase to fully comply with Part K. Spandrel to stairs (new and existing) to be underdrawn with 12.5mm fireline board and skim finish.

Party Wall

Existing party wall within the roof space to be dry lined with 38mm thick insulated plasterboard and skim finish to improve thermal (0.28 'U' value) and sound properties.

Heating and Hot Water

Provide gas fired combi boiler heating and hot water system or similar. All new radiators to be fitted with TRV's. Heated towel rail to new bathroom.

Smoke Detectors

Self contained mains wired and interlinked smoke detectors with rechargeable battery back-up wired to separate sub circuit on distribution board.1 no. detector at each floor level to be situated within 3.0m of bedroom doors and 7.5m of all other habitable rooms and accessible for maintenance and testing purposes.

Electrical Works

Electrical work to be carried out by a competent electrician who is registered with a Part P self-certifying scheme. All wiring and electrical works will be designed , installed, inspected and tested in accordance with requirements of BS 7671, the IEE 17th Edition Wiring Guide and Building Regulations Part P (Electrical Safety).

SITE LOCATION PLAN AREA 2 HA SCALE: 1:1250 on A4 CENTRE COORDINATES: 388932 , 398271



1038-1044 Ashton New Road,
Manchester



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On completion of works a copy of installers Electrical Installation Test Certificate compliant with BS7671 to be provided to the Client and Local Authority/Building Inspector. Prior to the covering of all wiring /cables, the installation is to be inspected by an independent 'Competent Person' and on completion of the work, in addition to the above certificate, an additional 'Competent Persons' Electrical Installation Test Certificate compliant with BS7671, is provided to the Client and Building Inspector. (Competent Persons means a member of ODPM Electrical Competent Persons Scheme). All new light

switches, sockets and normal controls to be positioned between 450mm and 1200mm above floor level.
Landing 1 no. single socket, 2 way central pendent
Bedrooms 2 no. double sockets, 6 no. recessed spots
Lighting
All new lightings to be of type that only accept high efficiency lamps.

Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference		
Designed by PLANS&U	Checked by MRASUL	Approved by - date	Filename ASHTON-NEW-ROAD	Date 21.06.2021	Scale 1:100		
Mrs. Janet Giang 1038-1044 Ashton New Road, Manchester, M11 4PE			REFURBISHMENT				
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