PLANNING
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Albert Mill, Ellesmere Road, Manchester
Fit-out proposals to plot 205



design support statement

Prepared for:

Manchester City Council

By

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Contents

1.0 Introduction

2.0 Fit-out Specification

3.0 Method Statement

4.0 PPG 15 compliance

5.0 Appendices

1.0 Introduction.

1.1 I, Scott Donald, have purchased apartment shell 205 in Albert Mill, situated on Ellesmere Road, Castlefield, Manchester. The building was purchased by developers, Urban Splash, to restore and sell on as apartment shells to individual purchasers.

1.2 Urban Splash have met all statutory requirements with respect to Planning, Listed Building Consent and Building Regulations for the building, and the sub-division of, into shell apartments. It is however the responsibility of the purchaser to gain all necessary approvals for the internal fit out works. Primarily, this being Listed Building Consent and Building Regulations. As well as these statutory requirements, all work and drawings must be approved by Urban Splash and their panel of consultants.

1.3 With reference to the drawings contained within 5.0 Appendices, Building Regulations approval has been granted for the fit out proposals for apartment 205. The Building Control officer who dealt with the application is Marc Houldsworth, Building Control Department, Manchester City Council. m.houldsworth@manchester.gov.uk

1.4 The design is a contemporary insertion of materials and spaces to facilitate modern apartment living, whilst at all times, ensuring that the proposals have been designed to respect the existing fabric and features within the building.

1.5 Being an architect and working day to day within the profession, I relish the opportunity to work with buildings of historical and architectural significance. This is the case with Albert Mill, and I aim to compliment the existing building with sensitive proposals.

2.0 Fit-Out Specification

2.1 The fit out proposals aim to create contemporary apartment living accommodation to include the following:

- Fire protected entrance lobby
- Open-plan kitchen / dining / lounge area
- Bedroom
- Study area (off lounge space)
- Bathroom
- General Storage

2.2 New materials and specifications are modern and simple, and have been considered with respect to the existing fabric and materials.

2.3 Partitions mainly are timber stud, sheeted with gyproc plasterboard and painted white. To the entrance lobby and part of the wall forming the bedroom, the wall will be clad in oak to acknowledge and compliment the impressive timber ceiling of the apartment. The walls within the bathroom are to be clad in light grey limestone – setting out as per drawing A.L.004.

2.4 The floor finish throughout is an engineered timber board. The board is a 200mm wide module, unfinished in European oak. Technically, this has specified to be compatible with an electric underfloor heating system *(there is no gas in the building)* and aesthetically, the wide plank, grain and colour of the timber will compliment the existing floor (now ceiling) boards. The bathroom floor will be a grey limestone tile.

2.5 Heating to the apartment is electric underfloor type.

2.6 The kitchen is a minimal design, again maintaining the contemporary aesthetic. Kitchen doors will be white lacquer and the worktop is a light grey 'Corian' material.

2.7 Lighting mainly is low voltage LED fittings, designed to enhance and pick up the existing features within the apartment. Lighting has been designed in collaboration with Siteco lighting designers.

2.8 All power and switches are to be satin stainless type. On the ceilings, all light fittings will be serviced via metal conduit – similarly on existing brick walls where there are sockets and switches.

2.9 Within the bathroom, the suite is 'Duravit', and the sanitaryware is 'Hansgrohe.'

3.0 Method Statement.

Read in conjunction with Technical Pack issued by Urban Splash and included with 5.0 Appendices of this document.

3.1 All partitions to be built from lightweight timber stud. Connection of partition heads to existing timber ceiling to be kept to a minimum, and only occur where required for fire compartmentation, and where deemed sensible in designing apartment spaces. (*this principle has been presented and discussed with Warren Marshall*)

3.2 At junctions with existing wall and ceiling fabric, new partitions will be detailed sensitively. Plasterboard edge bead will be used to form shadow gaps to head of partitions where these connect with existing ceiling boards. Similarly, this separation principle of existing and new materials will be executed at wall junctions with brick walls. Plasterboard edge bead will also be used in instances where existing timber beam penetrates a new partition. The purpose of this is to respect the existing fabric and detail sensitively.

3.3 There are no suspended ceilings within these proposals.

3.4 There will be no modifications, penetrations or alterations to any of the existing building fabric. This is set out in the Technical Pack issued by Urban Splash

3.5 The design of all services, conduit and light fittings will respect the existing fabric. All of these elements have been carefully set out and specified.

3.6 Lighting has been designed to specifically pick out existing materials and features within the apartment shell.

3.7 Within the bathroom, of key importance was to maintain awareness and views of the existing brick wall. The new limestone wall tiles have been set out carefully to offer views of the existing brick wall behind, with illuminated shelving picking out areas of brickwork. (*Again, the principle of which was discussed with Warren Marshall*) Along the head of the tiles, subtle strip LED lighting will softly wash the brickwork at high level, and at the far end of the room (end of bath), strategic lighting will pick up the end brick wall. This will be apparent from the main space of the apartment, as a frameless glass screen allows views of the existing brick wall to return into the bathroom. Throughout the design of these proposals, this level of though has been considered to best respect and make feature of the existing space and character.

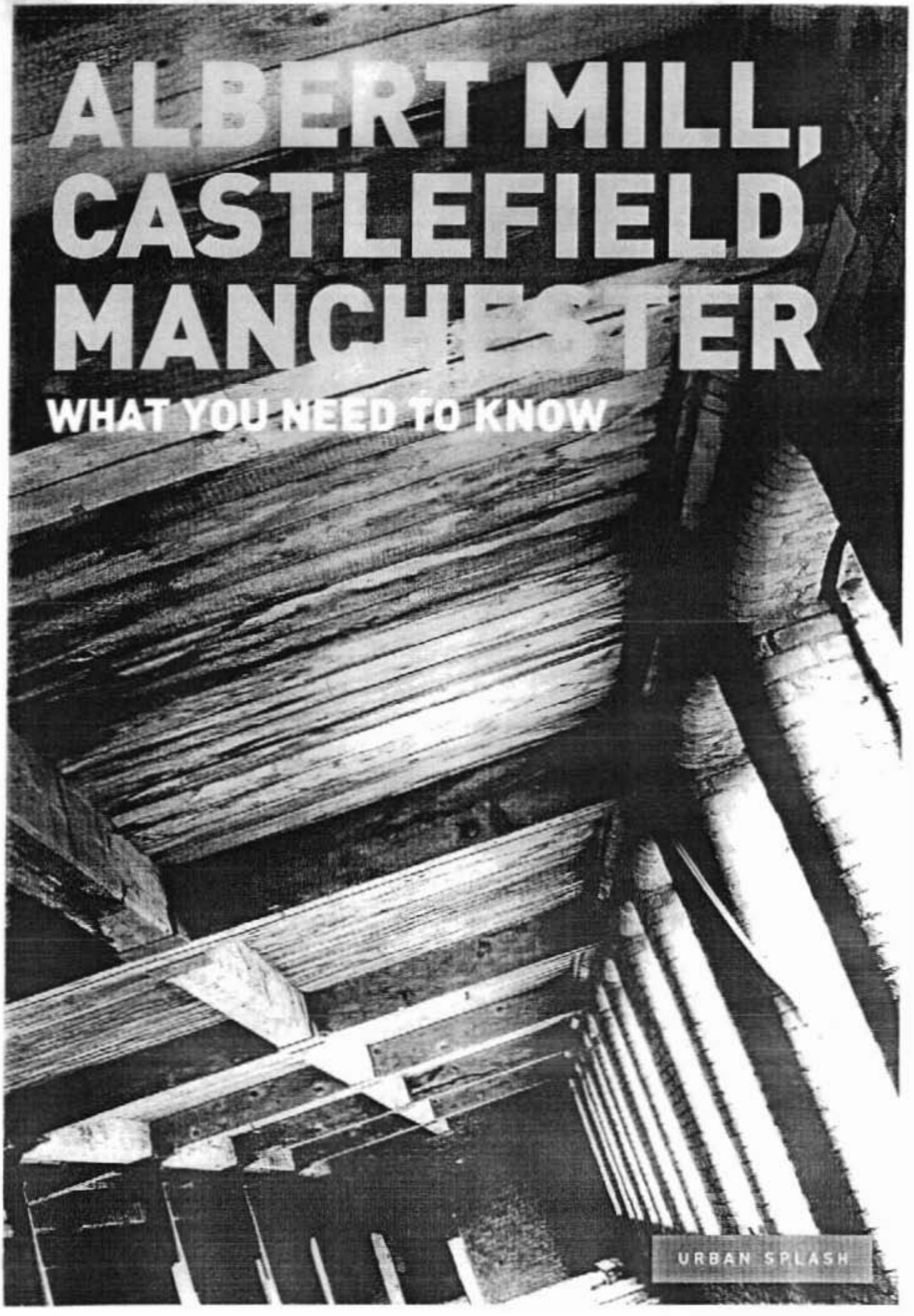
4.0 PPG 15 compliance.

4.1 Externally, Albert Mill building has been restored by Urban Splash through restoration of external and internal brickwork. Existing sill and lintel details that had weathered over the years have been restored as new. The roof structure and material have been replaced, and the windows replaced like for like – the only significant difference being they are now double glazed. Urban Splash have gained all necessary approvals for the work carried out to hand over the building as shell apartments to individual purchasers.

4.2 The interior works proposed to shell apartment 205 will maintain exposure of all existing building features, structure and materials. With a building of this nature, the construction method and materials to construct are the essence of the building, and represent the architectural construction techniques of a time. As such, the insertion of new partitions and materials are proposed to minimise any detraction to that of the existing character of the space and materials. Furthermore, the plan layout and design aims to maintain views through the space and to that of the existing fabric at every opportunity. The proposals are minimalist, and aim not to construct a series of rooms, but rather to maintain the openness of the space through considered design and architectural details. The proposals aim to execute a sensitive adaption of space in which to enjoy contemporary apartment living, which will preserve the appreciation and character of the building.

4.3 Within these proposals, there will be zero demolition, alteration or disruption to any of the existing materials and building fabric.

5.0 Appendix 1 – technical pack (issued to all purchasers by Urban Splash)


ALBERT MILL,
CASTLEFIELD,
MANCHESTER
WHAT YOU NEED TO KNOW
URBAN SPLASH

SO YOU WANT TO GET STARTED RIGHT?	PAGE 2
PRE FIT-OUT PERIOD	PAGE 3
DURING FIT-OUT PERIOD	PAGE 7
POST FIT-OUT PERIOD	PAGE 9
USEFUL CONTACTS	PAGE 10
CHECKLIST	PAGE 11

SO YOU WANT TO GET STARTED RIGHT?

Well, now you can. We have experience in delivering apartment shell schemes, we've done it before with great results and we've learnt a lot from our experience. We want to share our knowledge to help you.

We also want to be fair and consistent to everyone who is going to undertake this exciting opportunity.

So, to make sure everything runs as smoothly as can be expected, we need to set out a few ground rules. All purchasers will be expected to comply with these additional rules and regulations which will sit alongside the information detailed in the legal pack previously issued.

Albert Mill has a Grade II Listed status and is recognised as having "special architectural interest". This is good news for you – it makes it a special and unique place to live, but it also means that strict controls must be adhered to during your fit-out process to help preserve the building's historic integrity.

To get you started we are issuing you with this technical pack of information. We hope that it will enable you to work with your contractors and architects to ensure that all the necessary stipulations are worked seamlessly into your designs and fit-outs.

Essentially, the purchaser's fit-out will need to comply with all statutory requirements in relation to listed building, planning and building regulations and evidence of this will need to be provided to and approved by Urban Splash prior to purchasers taking occupation.

It is a planning requirement of the development that all apartments must achieve an Ecohomes Rating of "Very Good". To make this easy for you most of the required credits will be obtained by us in the shell repairs, but we have included in this technical pack a list of additional items which your architects will need to adhere to in order achieve the remaining credits and the required Very Good rating.

This document has been designed to clarify general issues and provide an overview of the requirements placed on the purchaser and it is not exhaustive.

It remains the responsibility of the purchaser to meet all statutory requirements for listed building consent, planning and building control. Purchasers should liaise with the planning department and building control consultants to ensure the necessary requirements are met and approved. This should be done through Manchester City Council, RBC (building control advisors to US for shell repairs) or purchaser's own choice of private building control consultants.

We also confirm that nothing in this document its enclosures or its annexures removes your statutory obligations and you should ensure at all times that any works carried out by yourself or your contractors complies with any statutory requirements in respect of planning and building control.

Finally, we confirm that any consent given by Urban Splash relating to the fit out of the apartment will be subject to you complying with all statutory requirements relating to planning and building control and does not remove your obligation to obtain such consents.

PRE FIT-OUT PERIOD

PRE FIT-OUT PERIOD

Prior to commencing the fit-out works and in accordance with the legal agreements, purchasers will be expected to work with their architects and design team to develop their fit-out proposals. Purchasers will be required to submit their final proposals to Urban Splash. These will be checked and verified by US consultants to ensure compliance with the stipulations in this pack.

In developing the designs purchasers and their architects should have regard to the following:

GENERAL

1. Cast iron columns must not be boxed in, drilled or have any fixings put in to them. The fire protected paint must not be interfered with or removed.
2. Exposed brick walls must not be plastered.
3. Suspended ceilings are not permitted.
4. Timber downstand beams and the soffits must remain unpainted.

HEALTH AND SAFETY OBLIGATION

When having construction work done in your apartment, these works must comply with the Construction Design and Management Regulations 2007. As the person having the work done, you are classed under CDM 2007 as a 'domestic client'. The definition is a person (s) having work done on their own home or the house of a family member, that does not relate to a trade or a business. Domestic clients have no client duties under CDM 2007, however, your designers and contractors must comply with their normal duties as set out in parts 2 and 4 of the regulations.

Designers and contractors working directly for domestic clients must manage their own work whilst cooperating and coordinating with others involved, so as to safeguard the health and safety of all parties. In brief, your architect should take in to account any health and safety risks associated with their design and remove these wherever possible. Your contractors should provide full risk assessments and method statements for the work they are undertaking before they start on site.

If your architect or contractors consider that any aspect of their work will have an impact on other occupiers within Albert Mill, please inform the building manager who will take appropriate action to ensure the safety of purchasers and contractors.

Urban Splash has made the appropriate arrangements to ensure the smooth and safe running of works, as described within this pack. However, you are responsible for the work within your apartment. If you have any queries regarding your obligations under health and safety legislation please contact us.

ACOUSTICS

1. Ensure that the proposed fit-out does not undermine the acoustic integrity of the building/apartment – to be verified by USL consultants. The apartment has been designed to comply with Part E of the Building Regulations (2003 Edition) for acoustic performance. For this reason it will not be permitted to penetrate the acoustic floor or undermine its integrity. Any damage caused to the acoustic floor shall be reported to Urban Splash. US reserve the right to inspect the condition of the acoustic floor on completion of the fit-out works and costs of any damage will be deducted from the purchaser's damage bond.
2. Not to penetrate the party walls. Only to make fixings into designated pattress areas as indicated by Urban Splash if at all applicable. All services should be surface mounted or run within new walls to be added by the purchasers.

PRE
FIT-OUT PERIOD

STRUCTURAL

Ensure that the proposed fit-out does not contravene structural criteria as set out below:

1. Modifications must not be made to any part or aspect of the existing structure without prior consent from Urban Splash and its Structural Engineer.
2. The total proposed fit-out load including ceilings, floor finishes and services etc must not exceed 1.0kN/m2 on plan.
3. The total imposed loading applied to the floors (in addition to the above allowance) including people, furniture and storage must not exceed 1.5kN/m2 on plan.
4. All partitions must be of lightweight construction. Blockwork partitions will not be permitted.
5. Ensure that the proposed fit-out does not require any structural alterations or penetrations to the façade which are expressly excluded due to the building's listed status.

FIRE

1. Not to use flammable or deleterious materials in the construction of the purchasers' fit-out.
2. Purchasers will be required to provide suitable fire fighting equipment within their apartments during the fit-out window and evidence of this will be verified by the Building Manager before fit-out works can begin.
3. Ensure that the proposed fit-out does not undermine the fire integrity of the building/ apartment – to be verified by USL consultants.
4. In accordance with the fire strategy agreed with the fire officer, it is understood that fire lobbies will be required to the entrance of each apartment. Provision for these in fit-out designs should be agreed between purchaser and their chosen building control officer. There will be no communal fire alarm system to the common parts.
5. The purchaser will be required to install their own internal fire detection system to comply with BS5839 Part 1 and BS3116 Part 4. It is the responsibility of the purchaser to liaise with the Fire Officer to ensure compliance.

ECOHOMES

In order to meet planning requirements the apartments must meet an Ecohomes standard of 'Very Good'. To achieve this standard, purchasers must satisfy Urban Splash's consultants that the conditions below have been met and that provision has been made for the following:

1. Drying Space: Provide space and posts/ fixings/ fittings for drying clothes in a secure environment for each flat. This must be internal and be at least 4m for one and two bed units and 6m for 3 bed units.

2. Eco Labelled White Goods: Provide Eco labelled white goods with the following energy ratings: all fridges, freezers and fridge-freezers with an A+ rating; all washing machines and dishwashers with an A rating; all washer dryers and tumble dryers with a rating of B or higher.

3. Internal Lighting: Ensure that at least 40% of fixed internal light fittings are dedicated energy efficient fittings.

4. Home Office: Ensure provision of space and services to allow the occupants to set up a home office in a quiet room. The required space and services are 2 double sockets (positioned so as to avoid the use of extension cables), 2 telephone points (or equivalent), a window, adequate ventilation, minimum size to allow a desk and a filing cabinet (1.8m wall length).

5. Insulation ODP and GWP: Ensure that all insulating materials have an Ozone Depleting Potential (ODP) of zero and a Global Warming Potential (GWP) of less than 5 in both manufacture and composition.

6. Responsible Sourcing of Materials: Basic Building Elements- Ensure that all materials used in key building elements are responsibly sourced, in accordance with EcoHomes 2006 requirements. This must include: internal walls (including internal partitions), staircases (including the tread, risers and stringers).

PRE
FIT-OUT PERIOD

7. Recycling of Household Waste: Provide three internal storage bins for recyclable waste in a dedicated position with a minimum total capacity of 30 litres and no individual bin smaller than 7 litres.

8. Internal Potable Water Use: Provide water efficient appliances (including 6/4 litre dual flush toilets, aerating taps, shower flow rates of 6-9 litres/min and best practice washing machines and dishwashers) so that predicted average water consumption is less than or equal to 42m³/bedspace/year.

MECHANICAL & ELECTRICAL

1. Purchasers should ensure that the proposed fit-out does not exceed the permitted loadings for electrical and other services – to be verified by USL consultants.

2. Purchasers should comply with the Approved Document F; the owner will be required to install a continuous mechanical extract system. A single grille in the courtyard external elevation will be provided for the connection/termination of the apartment ventilation system (see plan for vent location/position).

3. Passive and purge ventilation rates are via trickle vents, partial opening vents and openable windows which will be provided by Urban Splash as part of the shell repairs.

4. Mains cold water to each apartment will be provided via separately metered boosted cold water supply which shall terminate within the apartment service riser at a stop cock, check and drain valve. An additional stop cock will be provided within the communal water tank room within the lower ground floor.

5. Each apartment will be wired for inclusion onto the main door access systems (Audio/Visual). An intercom phone will be left bagged within the service riser for future positioning by the owner. The door intercom system will offer the facility to speak and see all visitors at the main entrance doors and car park entrance doors. Entrance viewing via monitor will require purchaser to link up to their own television set in order to operate.

Each purchaser will be issued with 2 door entry fobs and a single car park entry fob (where a car park space has been purchased). Purchasers who have not bought a vehicle space should note that they will not be issued with a fob for car park access. Neither they nor their contractors will have the right to park in the car park prior to, during, or following the fit out period.

6. Within each apartment service riser a terrestrial/SKY receiving facility will be provided from the main building television system. The cable will be suitable for terrestrial/SKY & SKY+ and will be left coiled within the service riser for future extension by the owner. The owner can at their own discretion set up and pay for the satellite subscription.

7. The owner will be required to submit Building Control Part L Compliancy Documentation showing compliance. To comply with the requirement of Part L of the Building Regulations the proposed apartment heating systems must be time, thermostatically and zone controlled. In addition, the proposed apartment lighting installations shall have a minimum 40% low energy lighting installed.

8. No Gas service will be available to this development.

PRE
FIT-OUT PERIOD

9. All shell apartments shall be provided with the following:

- A 25mm boosted metered cold water supply (a minimum of 1 bar will be provided at each stop tap).
- A switched fused isolator (mains electric - single phase)
- A SVP point (100mm) within service riser (see plan for detail and setting out) for the future connection of all drains/wastes. An additional 50mm connection will be provided adjacent for the kitchen sink and appliances.
- A connection on to the main door intercom system (Audio/Visual).
- A terrestrial/SKY cable will be provided to each apartment.
- A BT connection point will be left coiled serving each apartment for final connection by the owner.
- A 125mm diameter hole will be installed within the building envelope coupled with a 100mm diameter spigot connection within the apartment service riser for the connection of the apartment continuous mechanical ventilation system. It will not be possible to extract the ventilation system through the external façade in any other position.

DURING FIT-OUT PERIOD

DURING THE FIT-OUT PERIOD

Following practical completion of the shell repairs by Urban Splash, purchasers will legally complete the acquisition of their shells and be able to undertake their fit-outs.

In order to ensure the smooth running of the fit-out works and to be fair and consistent to all parties, during the fit-out period the following regulations will need to be observed:

1. Not to commence works until all the relevant permissions have been granted eg, Planning, Listed Building Consent, Building Regulations and evidence provided to and approved by Urban Splash.

2. During the purchasers' fit-out window a building manager will be employed to be present during working hours (9.00am to 5.30pm Monday to Friday) to ensure the smooth running of the purchasers' fit-outs. Once the fit out window commences the working hours may be reviewed if this is in the best interest of the fit out process. The cost of the Building Manager will be covered via the service charge. On legal completion, an initial service charge amount will be collected from purchasers in order to meet the costs of the Building Manager. These service charges will be reconciled at the end of the fit-out period. The Building Manager's duties will include the following:

a) To arrange access to the site during working hours.

b) To arrange skips and refuse collection (see note 18).

c) To manage the safe working environment for all and ensure that materials are being stored correctly and not in the common parts (see note 14).

d) To provide access to the lift during working hours (see note 11).

e) To ensure that fire and emergency procedures are in place.

f) To coordinate the maintenance of the welfare facilities being provided - Urban Splash will ensure the provision of a toilet for general use and access to running hot and cold water. Neither the Building Manager nor Urban Splash will be permitted to sign for deliveries; purchasers will need to either be present or make alternative arrangements. The building manager should be advised of any works which are likely to cause impact to any other persons.

3. Working hours will not be restricted during the purchasers' nine month fit-out period. However, due consideration for neighbours should be shown, especially with the use of power tools. If complaints or enforcement action are received from parties external to Albert Mill, it will be the purchaser's responsibility to comply with any restrictions imposed by them or any statutory undertakers. Access outside of normal working hours will be the responsibility of the purchasers.

4. Purchasers should take out appropriate insurances for the fit-out works, evidence of which must be provided to the building manager at the start of the fit-out period prior to works commencing.

5. Purchasers will be responsible for all utility bills from the date of legal completion onwards.

6. A damage bond is payable by purchasers at the time of legal completion. This sum shall be held and reimbursed to the purchaser at the end of the fit-out window with the accrued interest providing that US are satisfied that no damage to common areas has been caused by the purchaser or their contractors and also that the purchaser has completed the apartment fit-out within the specified time frame.

7. Purchasers will need to provide a key contacts list to Urban Splash (and the Building Manager) with details of all parties engaged in the fit-out and emergency out of hours contact numbers. A copy of the emergency out of hours contact numbers will need to be clearly displayed outside the purchasers' apartment at all times during the fit-out window. This is to protect all purchasers and mitigate risk in the event of leaks or damage being occasioned from other apartment fit-outs when apartment owners are not present.

DURING THE FIT-OUT PERIOD

8. During the fit-out period the car park will be available for use for those purchasers who have purchased a parking space and the vehicle security gate will be operational at all times. Access is by purchaser's fob only and it is the responsibility of the purchaser to arrange this for their contractors/deliveries. Purchasers and their contractors are to park in the purchaser's designated parking space only and no vehicle can be parked in any other area of the car park or common areas. Vehicles which cannot be parked in purchaser's own space must find alternative parking outside of the car park.

9. Door entry systems to the building will be operational from the start of the fit-out window. Access is therefore through the purchaser's security fob. It is the purchaser's responsibility to arrange access for their contractors using this fob.

10. Not to damage the common parts, proof of which will be deducted from the purchaser's damage bond.

11. The lift will only be available for use during working hours and only through agreement with the Building Manager. During the fit-out period, in order that the lift use adheres to official regulations, only trained personnel can legally operate the lift; consequently the Building Manager will be the sole key holder for the lift until it is fully operational. Under no circumstances can anyone other than the Building Manager operate the lift during the fit-out period.

12. The lift car will be protected during the purchaser's fit out window and the Building Manager will control the use of the lift during this time to ensure no damage is sustained. Outside of these hours of operation the lift will be locked and unavailable in order to ensure safety. It is recommended that purchasers advise their contractors of this in case it has an effect on their assumptions for moving materials and the prices which are quoted for undertaking fit-out work.

13. The lift is designed to carry a maximum of 13 people and has a loading capacity of 1000kgs. The dimensions of the lift doors are 900mm x 2000mm. Purchasers should be aware of these measurements when planning to use the lift to transport materials and should make sure the loadings are not exceeded.

14. Purchasers and their contractors should not place or store building materials in the common parts or anywhere within the building save for within the apartment demise. All purchasers will be required to clean up their own waste and place it in the builders skips provided in a designated area. Under no circumstances are access ways or fire escapes to be blocked or impeded due to the purchaser's fit-out.

15. The purchaser's fit-out must take place and complete within the purchasers' fit-out window.

16. Purchasers and their contractors must make reasonable endeavours to use only good quality materials and exercise professionalism in the fit-out of the apartment.

17. To use only the services provided to the apartment for the purchasers' fit-out, no other service connections will be permitted other than those provided. Purchasers are not permitted to use any service connections located in the communal areas.

18. To use only the designated builders skips for disposal of contractors' waste. The Building Manager will arrange for the collection and supply of empty skips during the purchasers' fit-out window, the costs of which will be borne by the service charge.

19. Purchasers may fit burglar alarms to their property but no sounder can be placed on the external façade of the building. Any sounder must be internal only.

POST FIT-OUT PERIOD

POST FIT-OUT PERIOD

Following completion of the purchasers fit-out works they will not be able to take occupation of the property until such time as the appropriate certification is in place from the relevant bodies ie. Listed building consent, building regulations consent, planning and confirmation of this has been provided to and acknowledged by Urban Splash as evidence.

Further to this compliance purchasers will be permitted to take occupation of their apartments prior to the expiration of the fit-out window, but in doing so, must acknowledge the fact that other fit-outs may still be going on around them until the fit-out window closes.

Purchasers will also need to provide Urban Splash with a value for their fit out works in order that this can be passed onto the buildings insurers for inclusion on the buildings insurance policy.

In addition each apartment owner will be required to provide the Management Company with a copy of the following:

- NICEIC Electrical Certificates
- As built SAP and Part L1 Compliancy documentation
- As built M&E Drawings

Following completion of the fit-out window Urban Splash will return to site and will complete the making good and finishes to the common parts, some of which will initially be omitted to protect against irreparable damage.

Once the common parts are completed a Managing Agent will be put in place to maintain the common areas of the building. This cost will be met by a service charge payable by all purchasers. The Managing Agent will be responsible for ongoing maintenance of the main structure and the common areas of the building only.

All internal issues with apartments will remain the responsibility of the apartment purchaser. Urban Splash will be responsible for defects with the main structure for the first 12 months, following which purchasers should refer to the Premier Guarantee documentation.

USEFUL CONTACTS

USEFUL CONTACTS

Planning:
Chief Executive's Department
PO Box 463
Town Hall Extension
Manchester
M60 3NY

Tel: 0161 234 4516
Fax: 0161 234 4508
Contact - Lucy Harrison

The Planning reception is
on level 7 of Manchester Town Hall
Open 9am- 4.30pm

Manchester City Council website
www.manchester.gov.uk

Conservation Officer:
Urban Design and Conservation Team
Manchester City Council

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Contact - Simon Marsh

Structural Engineer:
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Rossendale
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Tel: 01706 211184
Contact - Ian Entwisle

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Contact - James Tutton

M&E
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Contact - Dan Watt

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Tel: 0161 786 8550
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Tel: 0161 839 2999

CHECKLIST

CHECKLIST

TO BE PROVIDED BY US

Urban Splash will provide the purchaser with the following documents:

- ☐ Apartment plan, including location of riser services and meters within the property
- ☐ Car parking redline plan
- ☐ Site boundary plan
- ☐ Fire strategy
- ☐ Drawing identifying acoustic floor areas
- ☐ Plan identifying vent location and position (external and internal)
- ☐ Provisional SAP calculation

TO BE PROVIDED BY PURCHASER

- ☐ Urban Splash will require one paper copy of the following documents:
- ☐ Planning permission
- ☐ Listed building consent
- ☐ Building regulations confirmation of registration (from Building Control)

FOR VERIFICATION BY US CONSULTANTS

- ☐ Urban Splash require either 6 copies of individual documentation or 6 copies of annotated fit-out plans to demonstrate the following:
- ☐ Apartment fit-out proposals (CAD version)
- ☐ Acoustic integrity
- ☐ Fire integrity
- ☐ Compliance with the permitted loadings for electrical and other services
- ☐ Structural alterations/penetrations to façade are excluded due to Listed Building Status
- ☐ Demonstration of compliance with Part L in relation to apartment heating systems
- ☐ Evidence of compliance with Eco Homes 'very good' rating

CHECKLIST

PRIOR TO FIT OUT

(To be verified by the Building Manager)

- ☐ Provision of suitable fire fighting equipment for fit-out period
- ☐ Proof of appropriate insurances
- ☐ Comprehensive list of Emergency contacts to be displayed outside apartment

BEFORE INHABITING

- ☐ Building Regulations Approval from approved building inspector

Each apartment owner will be required to provide the Management Company with a copy of the following:

- ☐ NICEIC Electrical Certificates
- ☐ As built SAP and Part L1 Compliancy documentation
- ☐ As built M&E Drawings
- ☐ Value of fit out works for inclusion on the buildings insurance policy