

BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and partitions in accordance with the Structural Engineer's calculations and details. New steel beams to be enclosed in 120mm Gyproc FireLine board with staggered joints. Gyproc FireCase or painted in Nulfire 2 or similar flame-retardant paint to provide 120-hour fire resistance, as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

LINTELS
For uniformly distributed loads and standard 2-storey domestic loadings only. Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plain lintels. Lintels are to be installed in accordance with BS EN 1992-1-1:2004 Eurocode 2 with a concrete strength of 30 or 40 N/mm² and reinforcing steel in accordance with BS EN 1992-1-1:2004 Eurocode 2 with a steel strength of 460 N/mm². Provide solid nogging between rafters at step positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanised metal straps or other approved to BS EN 845-1 (A1:2016) at maximum 2m centres.

STRAPPING FOR PITCHED ROOF
Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1200mm x 30mm x 5mm galvanised mild steel straps or other approved to BS EN 845-1 (A1:2016). Straps to be lapped across minimum of 3 joists and built into walls at max 200mm centres, and taken across a minimum of 3 rafters. Provide solid nogging between rafters at step positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanised metal straps or other approved to BS EN 845-1 (A1:2016) at maximum 2m centres.

STRAPPING OF FLOORS
Lateral restraint to be provided where joists run parallel to walls. Floors to be strapped to walls at max 2.0m centres with 1200mm x 30mm x 5mm galvanised mild steel straps or other approved, in compliance with BS EN 845-1 (A1:2016). Straps to be lapped across minimum of 3 joists and built into walls. Provide 35mm wide x 1% depth solid nogging between joists at drip positions.

FLAT ROOF RESTRAINT
100mm x 50mm C16 grade timber wall plates to be strapped to walls using 1200mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres, straps to be fixed to internal wall faces.

STRIP FOUNDATION
Provide concrete strip foundation in accordance with Table 10 of Approved Document A, thickness of concrete not to be less than 225mm and minimum width of foundation to be equal to the width of the wall plus 300mm. Concrete mix to conform to BS EN 206:2013(A2:2011) and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth and foundation size to be agreed on site with Building Control Officer to suit site conditions. All construction in accordance with 2010 Building Regulations A1 to G and BS 8004:2015 Code of Practice for Foundations (A1:2000). Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 800mm below ground level. Suitable restraint cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a Structural Engineer should be sought.

STEPPED FOUNDATION (strip)
Stepped foundations should overlap by twice the height of the step, by the thickness of the foundations, or 300mm, whichever is the greater. The height of the step should not be greater than the thickness of the foundation.

ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor areas.
The window should have an unobstructed clear openable area that is at least 0.33m² and have no clear dimension less than 450mm high or 450mm wide.
The bottom of the openable area should be not more than 1100mm above the floor.
The window should enable the person to reach a place free from danger from fire.

ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions, with rafters doubled up to sides and suitable flashings provided.

DOORS
Opaque doors (less than 30% glazed area) and semi-glazed doors (30-60% glazed area) to achieve U-value of 1.0 W/m²K.
Glazed doors with greater than 60% glazed area to achieve U-value of 1.2 W/m²K.
Glazed areas to be double glazed with argon gap and soft low-E glass.
Glass to be toughened or laminated safety glass to BS EN 12600:2002, BS EN 14710 or BS EN ISO 12543-1 and Part K (Part 1 in Wales) of the current Building Regulations. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity doors to be used around reveals.
Windows and door frames to be taped to surrounding openings using air sealing tape.

WINDOWS
Windows to be double glazed with argon filled gap and with a soft coat low-E glass. Window Energy Rating to be Band A or better and to achieve U-value of 1.2 W/m²K.
Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity doors to be used around reveals.
Windows and door frames to be taped to surrounding openings using air sealing tape.

DPC
Provide horizontal strip polymer (hybrid) damp proof course to both internal and external skins. DPC to be placed a minimum 150mm above external ground level. New DPC to be made continuous with existing DPCs and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm c/s horizontally, 450mm vertically and 225mm c/s at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845-1:2013.
Wall ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer's details.

CAVITIES
Provide cavity trays over openings and where roofs abut walls. All cavities to be closed at eaves and ensure weep holes (min 2) are provided above all external openings. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

CAVITY BARRIERS
30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable ends, vertically at junctions with separating walls and horizontally at separating floors. Cavity trays to be provided over barrier where required. Trays and cavity barriers to be installed according to manufacturer's details.

MOVEMENT JOINTS
Movement joints to be provided at the following maximum spacing:
Clay brickwork - 12m
Calcium silicate brick - 7.5m
Lightweight concrete block - density not exceeding 1500kg/m³ - 6m
Any masonry in a parapet wall (length to height ratio greater than 3:1) - half the above spacings and masonry not less than 100mm.
Additional movement joints may be required where the aspect ratio of the wall (length/height) is more than 3:1.
Considerations to be given to BS EN 1996-1-2:2005 Eurocode 6. Design of masonry structure.

WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering blockwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

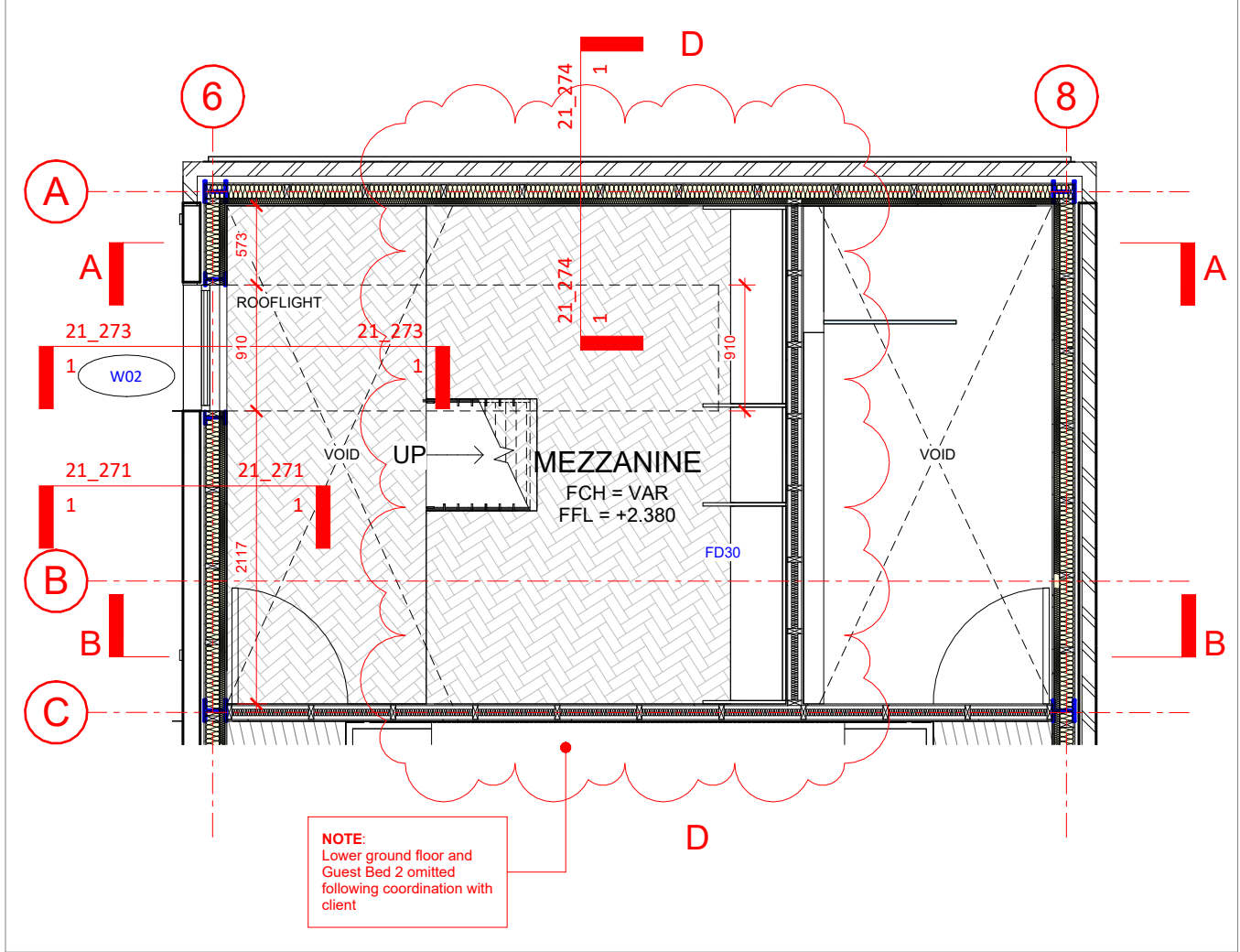
STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS5586 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the string. Min 50mm girth of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Cupboard doors may open across the top landing where the swing is a minimum of 400mm from the tread. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least 40mm side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

BUILDING APPROACH
The approach route to the building to have a suitable ground surface. Route to be level, gently sloping or where necessary ramped. Minimum clear width to be 900mm, or 750mm where there are localised obstructions. Obstructions should not occur opposite or close to a doorway, or at a change of direction and are to be no longer than 2m in length. Gates to have a minimum clear opening width of 650mm and a 500mm no to the leading edge.
RAMPS
Any ramps to have a gradient of between 1:20 and 1:12 and the length of each flight at a given gradient to comply with Diagram 2.1 of Approved Document M. Ramps to have a minimum clear width of 900mm and every flight to have a top and bottom landing. Intermediate landings are to be provided between individual flights and at any change of direction. Landings to be a minimum 1200mm long, clear of any door (or gate) swing.

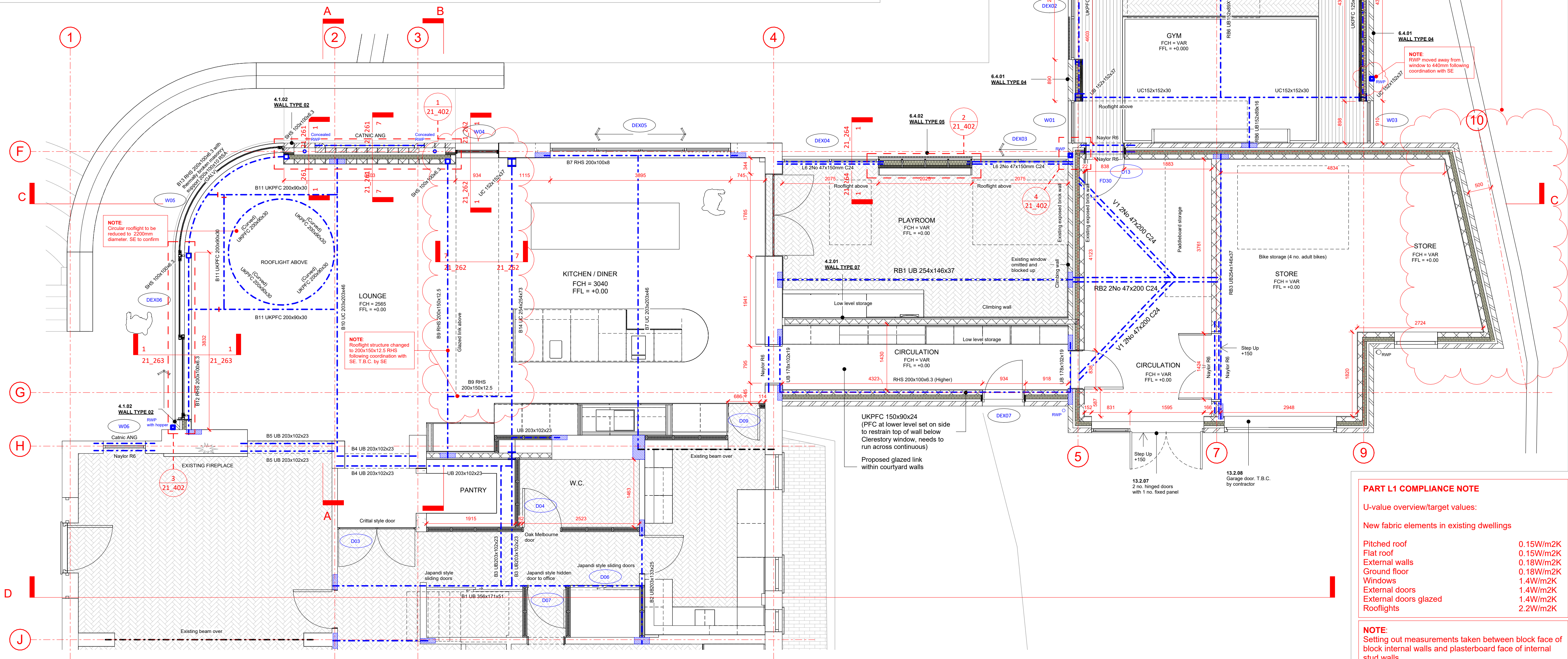
CIRCULATION AREA AND INTERNAL DOORWAYS
Every hall and landing to be a minimum 800mm wide. All doorways to be no longer than 2m in length opposite or close to a doorway, or at a change of direction, and are to be no longer than 2m in length. The room is not to be reduced below a minimum 750mm width at any point.
Every door to have a minimum clear opening width as set out in Table 2.1 of Approved Document M and a minimum 300mm rib is to be provided to the leading edge of every door within the entrance lobby.

LIVING, KITCHEN AND EATING AREA
A minimum 1200mm clear space in front of and between all kitchen units and appliances to be provided. Glazing to the principal window of the principal living area to start a maximum of 850mm above floor level.

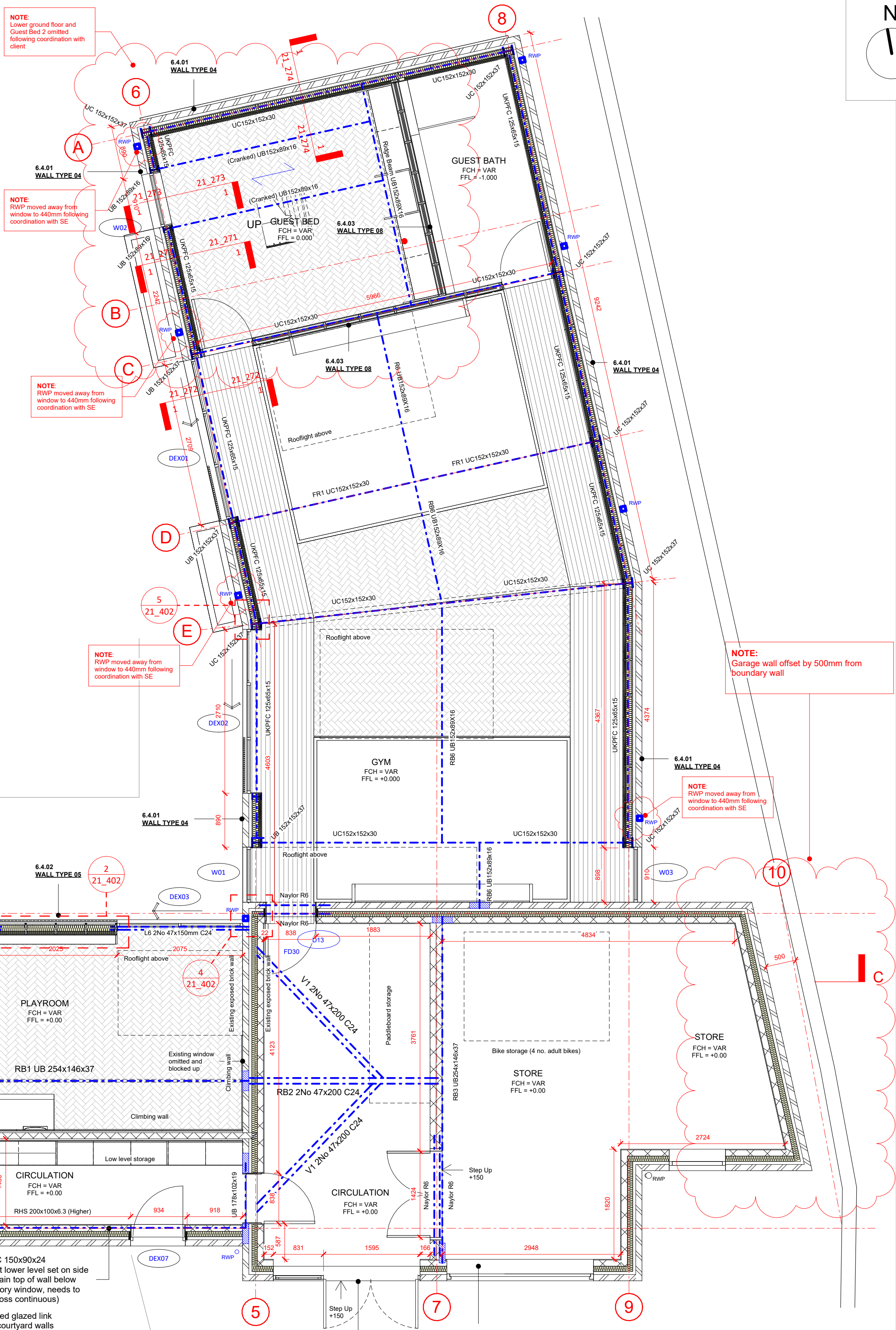
BEDROOMS
Every bedroom to have a clear access route a minimum 750mm wide from the doorway to the window. At least one double bedroom to have a clear access zone a minimum 750mm wide to both sides and the foot of the bed. Every other double bedroom to have a clear access zone a minimum 750mm wide to one side and the foot of the bed. All single and twin bedrooms to have a clear access zone a minimum 750mm wide to one side of each bed.



2 WELLNESS SUITE L1 SETTING OUT PLAN
1:50



1 PROPOSED L0 SETTING OUT PLAN
1:50



PART L1 COMPLIANCE NOTE
U-value overview/target values:
New fabric elements in existing dwellings
Pitched roof 0.15W/m2K
Flat roof 0.15W/m2K
External walls 0.18W/m2K
Ground floor 0.18W/m2K
Windows 1.4W/m2K
External doors 1.4W/m2K
External doors glazed 1.4W/m2K
Rooflights 2.2W/m2K
NOTE:
Setting out measurements taken between block face of block internal walls and plasterboard face of internal stud walls.
Ensure all doors have at least a clear internal door width of 750mm.

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DO NOT SCALE FROM THIS DRAWING
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FOR ELECTRONIC DATA ISSUE
Electronic data drawings are issued as "read only" and should not be interrogated for easurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.
AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, letting, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas at the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

BUILDUPS KEY	
	WALL TYPE 01 - 4.1.01
	WALL TYPE 02 - 4.1.02
	WALL TYPE 03 - 6.4.01
	WALL TYPE 04 - 6.4.02
	WALL TYPE 05 - 4.1.03
	WALL TYPE 06 - 4.2.01
	WALL TYPE 07 - 6.4.03
	ROOF TYPE 01 - 6.1.01
	ROOF TYPE 02 - 6.2.01
	FLOOR TYPE 01 - 3.2.01
	FLOOR TYPE 02 - 3.3.01
	FLOOR TYPE 03 - 6.3.01

NOTE: FOR WALL TYPES REFER TO SPECIFICATION 0206_00_902

NOTE:
Drawing to be read in conjunction with structural engineer's drawings

REV	DATE	AMENDMENT
B	27.10.25	
A	18.08.25	
-	08.04.25	
KEY PLAN		

TITLE	
STENNER BROW	
STENNER LANE, DIDSBURY,	
M20 2RQ	
LOGO	

SPACE | ARCHITECTURE+PLANNING
THE OLD TOWN HALL | LAPWING LANE | DIDSBURY

LOCATION M20 2NR WEBSITE www.spaceap.com
PHONE +44 (0) 161 713 2718 E-MAIL info@spaceap.com

DRAWING
PROPOSED L0 SETTING OUT PLAN

SCALE@A1 DATE 230926 ORIGINATOR SK CHECKED SPT AUTHORISED SPT
As indicated

STATUS
PLANNING

DRAWING NO. 0206_20_401 REV B