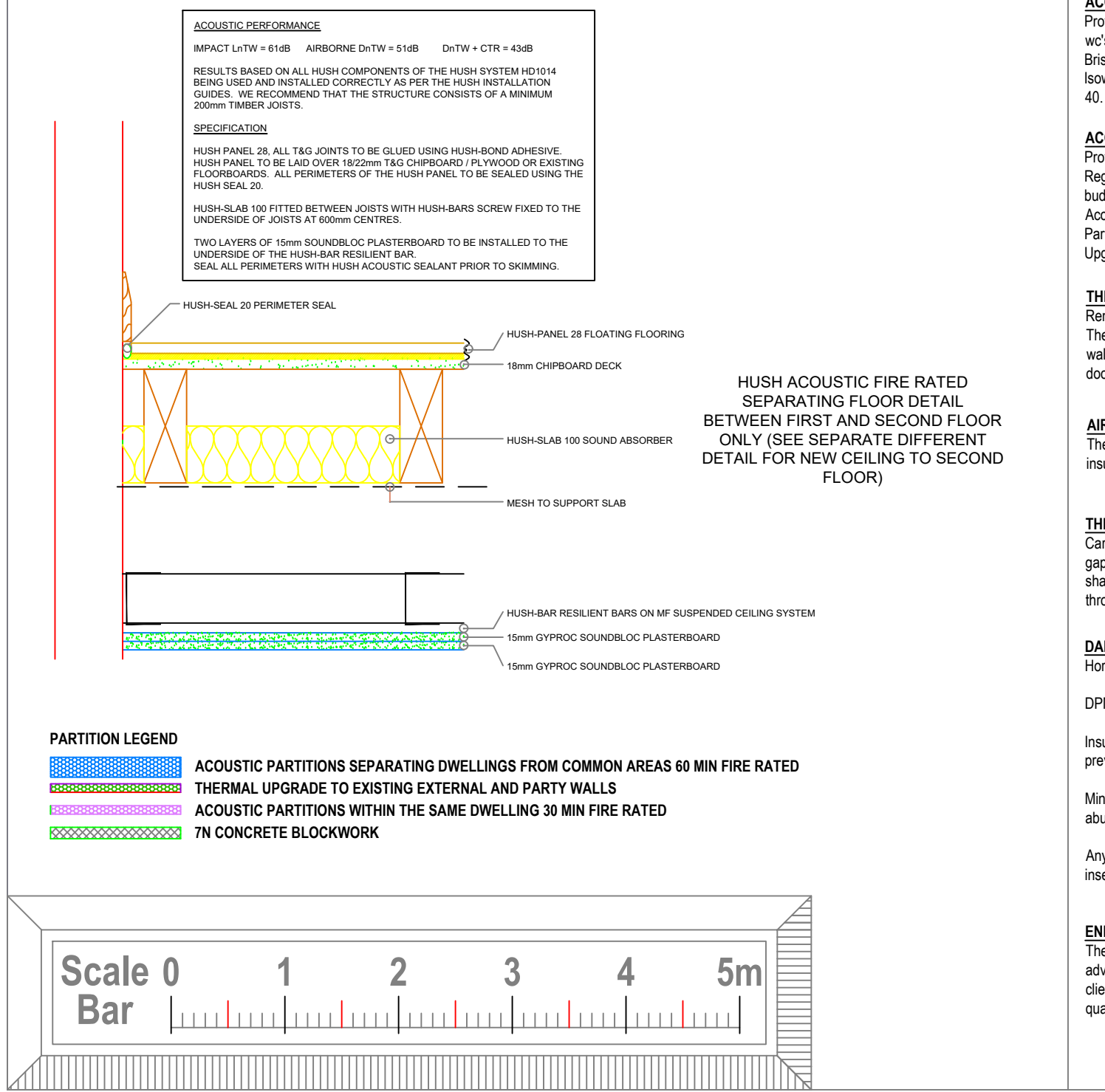
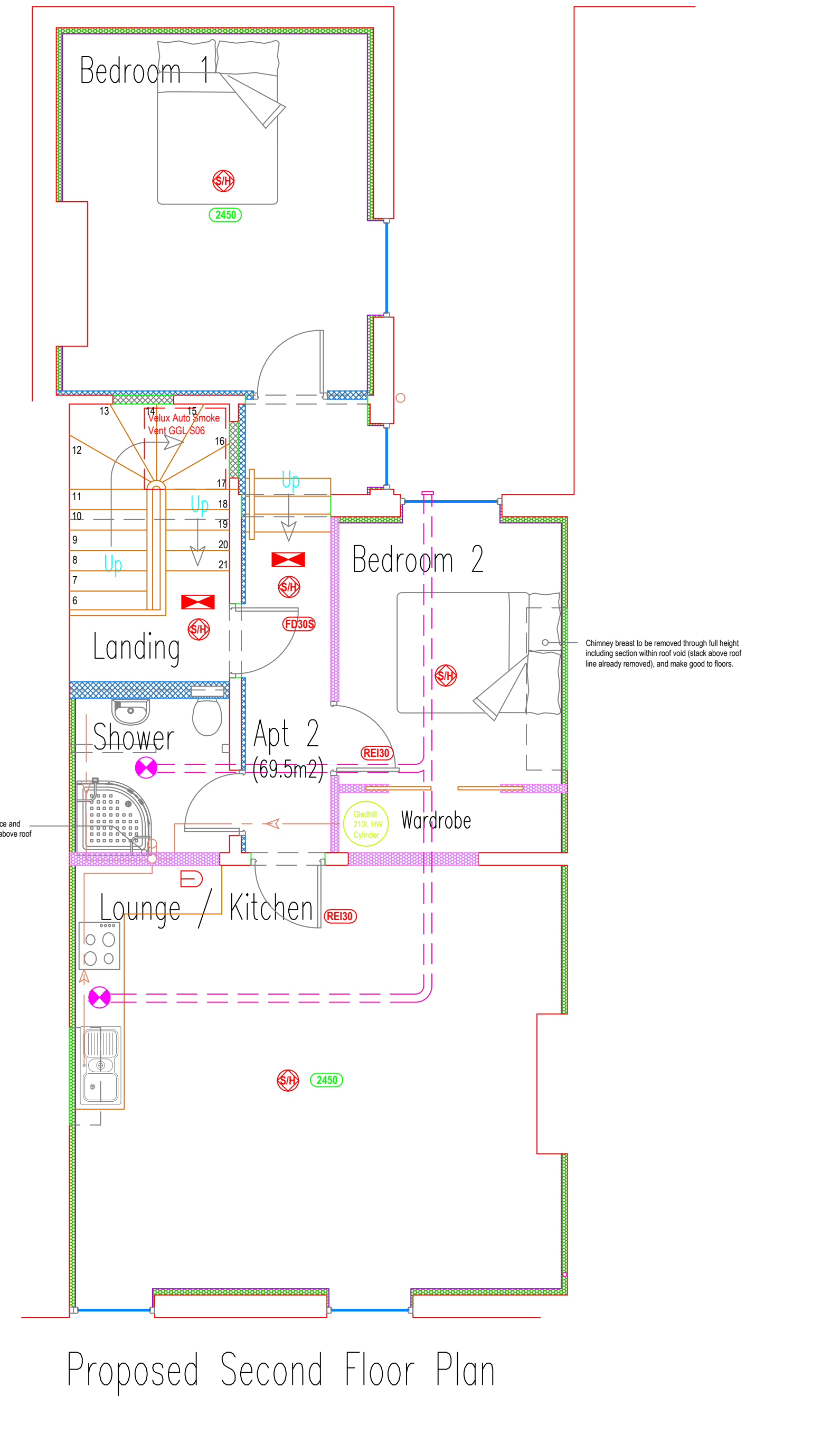
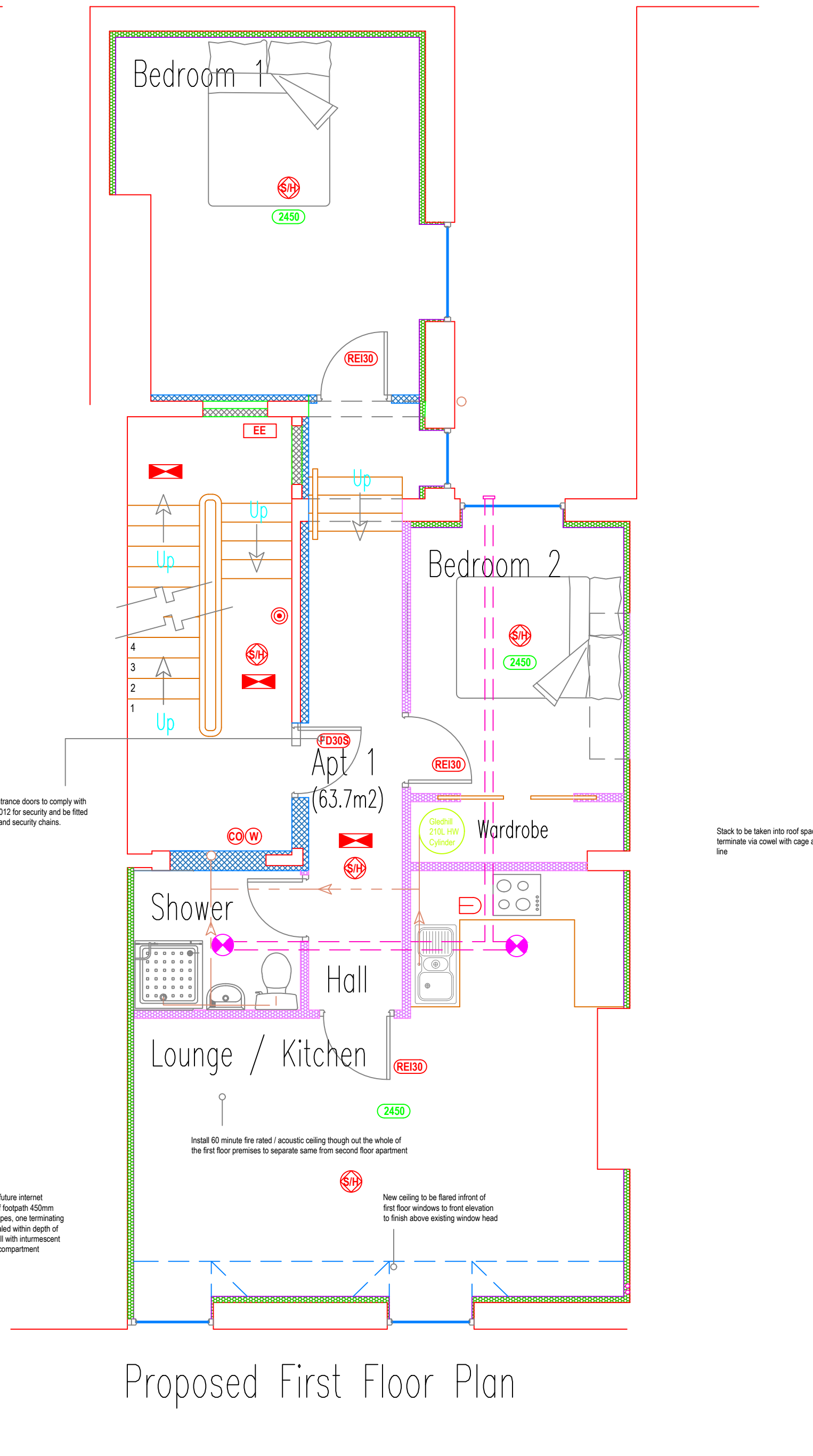
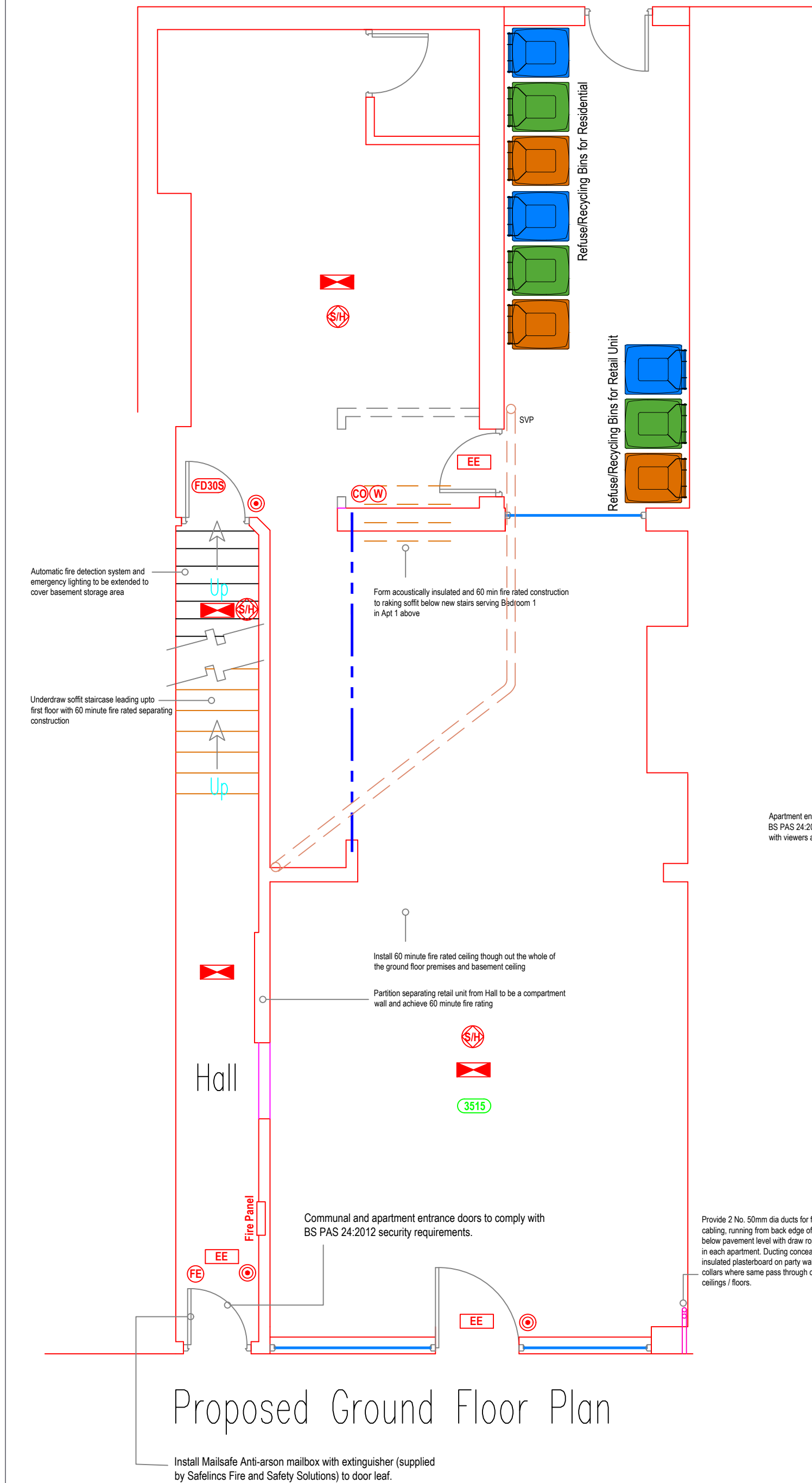




ACoustic PARTITIONS WITHIN SAME DWELLING
Provide acoustic partitions to separate new bedrooms from other bedrooms / rooms containing w/c's (unless en-suite to that bedroom) and other habitable rooms and staircases using 12.5mm British Gypsum Wallboard TEN to each side of 75x38mm studs at max 600mm centres, 25mm louvered quilt suspended in cavity, all joints to be well sealed to achieve sound reduction of Rw dB 40.

ACoustic PARTITIONS SEPARATING DWELLINGS
Provide acoustic partition (min 60 min fire rated) to separate dwellings to comply with Building Regulations approved Document E, to achieve min. airborne sound insulation of 43dB A, for building purposes only (NB All acoustic insulation materials are to be specified in writing by an Acoustic Engineer following pre-construction on site testing) New partitions using SRS Maxi HP Partitions with Maxi metal stud, utilise Maxi socket boxes for all power points etc. within same wall. Upgrading existing masonry walls apply Maxiboard on resilient bars to one face of wall.

THERMAL UPGRADE TO EXISTING EXTERNAL / PARTY WALLS FORMING DWELLINGS
Remove existing plaster finish to inner face of external walls and install 50mm thick GTEC Thermal K Board on dabs, to achieve U value of 0.27 W/m²K, as per Siniat detail RoSAP for cavity wall properties built between 1900 and 1975. Install 30mm GTEC Thermal K board to window and door joints / heads.

AIR/TIGHT CONSTRUCTION AND CONTINUOUS INSULATION PRINCIPLES
The contractor shall adopt the accredited details for air tight construction and continuity of insulation as detailed in DCLG Construction Details Part L (Available on Planning Portal website)

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

DAMP PROOFING
Horizontal DPCs to be provided to walls min. 150mm above finished ground level. DPMs to lap onto both new and existing DPCs.

Insulated half hour fire rated DPCs to be provided to all cavity closers around all openings to prevent cold bridging.

Minimum 150mm Code 4 lead upstand flashings and cavity trays over to be provided where roofs abut walls, flashing to be dressed over tiles by a min. of 225mm.

Any air bricks covered by proposal to be ducted via 100mm dia ducts to new external walls and insert telescopic air bricks sleeved with cavity trays over to connect to outside air.

ENERGY CONSERVATION
The client shall obtain Energy Performance Certificates for each dwelling prior to them being advertised for rent or sale, same to be made available to prospective tenants / purchasers. The client shall commission SAP ratings for the properties from the manufacturer of the insulation / qualified consultant to demonstrate compliance with the Building Regulations Part L.

INSULATION UPGRADE TO EXISTING PITCHED ROOFS WITH INSULATION AT CEILING LEVEL (ROOF VOID OVER BEDROOM 2 / LOUNGE KITCHEN APT 2)
Insulation at ceiling level to be 2 layers of Rockwool insulation to total 300mm laid between and over ceiling joists, cross laid at right angles.
Construct ceiling using saw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide ventilated ridges / mono ridges to existing trapezoidal steel sheet cladded pitched roofs. Loft hatches should be suitably designed and installed to ensure optimum air tightness.

WINDOWS, ROOFLIGHTS AND DOORS FOR NEW DWELLINGS
New windows, patio doors and rooflights in new dwellings - fully draught-proofed and tripple glazed in Low emissivity "K" glass with 16mm Argon filled air gap to give a max U-value = 1.2W/m²K (or window energy rating - band A). Glazing to doors etc to comply with BS 6206 Glass C for safety. Replacement windows / windows doors to extensions etc - as above to achieve a max U-value = 1.2W/m²K (or window energy rating - band B). New or replacement glazed doors (less than 50% glazed and solid doors) - fully draught proofed and tripple glazed with Low emissivity "K" glass with 16mm Argon filled air gap to give max U-value = 1.2W/m²K.

Insulated plasterboard to be used on all jambs / heads / reveals - fully insulated continuous cavity closures used around reveals. Window and door frames to be taped to surrounding openings using air sealing tape.

Main entrance doors to new dwellings to have a minimum clear opening width of 775mm.

New windows and Doors to comply with Part Q: Security of the Building Regulations. Ground floor and basement windows, windows / roof lights that are within 2m measured vertically of a level surface / flat roof or sloping roof that is within 3.5m of ground level shall comply with PAS 24 : 2012. Letter Plate apertures max 260x40mm, located to hinder removal of keys by sticks etc.

All main entrance doorsets shall comply with PAS 24 : 2012 and be fitted with viewers and fitted with a chain / limiter.

BACKGROUND VENTILATION RATES
Provide trickle vents to all window heads in dwellings formed by refurbishment to give equivalent of 4500mm² of background ventilation to each unit.
Provide trickle vents to window heads of new dwellings to give an equivalent of 6500mm² of background ventilation to each unit.

MECHANICAL VENTILATION
Kitchen to be mechanically extracted via fan capable of 60 litres per sec extract rate or via cooker hood capable of 30 litres per sec extract rate, ducted to external air.

To achieve U value of 0.16 W/m²K.
Insulation at ceiling level to be 2 layers of Rockwool insulation to total 300mm laid between and over ceiling joists, cross laid at right angles.
Construct ceiling using saw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide ventilated ridges / mono ridges to existing trapezoidal steel sheet cladded pitched roofs. Loft hatches should be suitably designed and installed to ensure optimum air tightness.

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SUPER STRUCTURE

All new brickwork to be bonded to existing and cavities to be maintained, alternatively use proprietary starter anchor system together with inserted insulated vertical d.p.c.

All return corners to be min. 550mm unless otherwise indicated.

Existing lintels to be exposed and checked for suitability where additional loads are to be imposed.

Proprietary stainless steel double triangle vertical twist wall ties to be provided to cavity walls at maximum 450mm vertical centres and 750mm horizontal centres staggered across wall elevation, 225mm vertical centres at reveals. Ties to be long enough to have min. 50mm embedment in to masonry. Proprietary insulation clips to be provided to suit cavity insulation system.

All lintels to have min. 150mm and bearing and all timbers to have min 100mm and bearing. All new steel beams to have C35 concrete padstones where bearing upon masonry, minimum padstone size 330x100x140mm dp or as per structural calculations whichever the greater.

Steel beams eg. RSJs / UBe etc. to be coated in zinc primer prior to building in and to be spaced and bolted together via M12 bolts and spacers at 1000mm c/c (unless specified by structural engineer which shall take precedence). Connections / base plates etc. to be designed by fabricator.

Lintels over openings to be proprietary insulated steel lintels e.g. Catic or IG etc., lintels to be suitable for loading configuration and spans. Install d.p.c. cavity tray over with stop ends and weep holes at max. 900mm c/c, min 2 per cavity tray.

All structural steel members to be encased with plasterboard and skim to achieve min. 30 minute fire protection using 1 layer of 12.5mm Gyproc Finesse plasterboard and skim. Cavity heads of wall to be closed with mineral wool quilt and dressed over wallplate to prevent cold bridging.

STRUCTURAL DESIGN NOTES :

The details are indicative and only for the general guidance for the builder.

The builder must check on site suitability and applicability and if the builder is not sure or has any doubt then the designer must be consulted for further guidance.

These calculations do not constitute a structural appraisal of the building. The client must employ a suitably experienced contractor who has full knowledge and understanding of good building practice.

The calculations are not to be used as working drawings and any setting out dimension should be checked by the builder on site prior to work commencing / ordering materials.

These calculations are used to obtain local authority approvals, no reliance shall be placed upon them until such approval has been given in full.

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.

The contractor is recommended to refer to guidance given in the following Building Research Establishment Good Building Guides

- No. 15 'Providing temporary support during work openings in external walls' and
- No. 20 'Removing internal load-bearing walls in older dwellings'

Lintels / beams installed into new openings in existing masonry walls to be slate wedged and mortar packed (dry mix / cement : 3 sand) between soffit of the opening and the top of the lintel / beam.

All steelwork to be Grade S275 (43) to BS EN 10025 unless noted otherwise.

All internal steelwork to have one coat of zinc rich primer 75u, touched up where damaged.

Steel beam ends to be fully built into existing walls.

The contractor must use appropriate mechanical lifting aids to install beams.

There is always a possibility that some initial settlement may occur due to load re-distribution and the supporting ground state slight consolidation. This is unavoidable in these situations but should not be a returning problem. The client may need to carry out some re-decoration when the movement has ceased and this should be taken into consideration with respect to redecoration costs for the project.

REMOVING EXCESS HEAT FROM NEW DWELLINGS

Building with cross ventilation - moderate risk location

Building or parts of the building with cross ventilation to be provided with:

- 9% of the floor area
- 55% of the glazing area
- Bedroom minimum free area to be 4% of the floor area of the room

The equivalent area of the opening to be assessed by either of the following means:

- Measurement of the product to BS EN 13141-1.
- Calculation using Appendix D Approved Document L.

LIMITING SOLAR GAINS

Maximum allowable glazing of the building or part of the building and the most glazed room are to be determined using Table 1.1 or 1.2 of Approved Document O, using the orientation of the facade with the largest area of glazing.

Appropriate shading for any building in a high risk location to be provided by either:

- External shutters with means of ventilation.
- Glazing with a maximum g-value of 0.4 and a minimum light transmittance of 0.7.
- Overhangs with 50 degrees altitude cut-off on due south-facing facades only.

NEW STAIRCASE LEADING FROM FIRST TO SECOND FLOOR WITHIN APT 2 + NEW STAIRS LEADING DOWN TO BEDROOM 1 WITHIN APT 1

New staircases max rise 220mm, min going 220mm, max pitch 42 degrees, 2 x rise + 1 x going to be between 550mm and 700mm. Min. clear headroom 2000mm to flight and landings. Provide clear landing at base, intermediate levels and head of staircase depth of landing equal to width of staircase. Provide handrail at 900mm above string line of staircase. Balustrade min. 900mm above landing level. Max. gap between balusters 55mm. Min. going of stairs with kite winders measured at newel 50mm.

INTERNET CABLE DUCTS TO NEW DWELLINGS

Provide 50mm dia grey ducting from back edge of footpath to access point on front elevation of new dwellings (exposed pipe black rigid PVCu) above ground level to terminate at access point 200mm above internal floor level) with ducting through cavity wall to terminate at network termination point internally. Provide access chamber at boundary.

NEW BUILD DWELLINGS OR DWELLINGS FORMED BY CONVERSION

The Building Owner / Client MUST obtain a 15 year structural warranty to satisfy the requirements of the Building Safety Act 2022 for all new build dwellings / apartments / dwellings / apartments formed by conversion "if" they intend to sell the property within 15 years of its completion date.

FIRE PROTECTION + FIRE SAFETY

NB: The management shall undertake a Fire Risk Assessment in accordance with the Regulatory Reform (Fire Safety) Order 2005 prior to occupation of the premises and implement the measures identified within the Risk Assessment.

The Building Owner / Client must avail themselves of their legal duties under the Building Safety Act 2022, it is a CRIMINAL OFFENCE for a Building Owner / Client not to comply with this Act. The Building Owner / Client MUST appoint an Accountable Person who is PERSONALLY LIABLE to ensure that all necessary fire safety and structural matters are understood and dealt with on a PERMANENT ONGOING basis whilst the building is occupied.

All exit signage to comply with BS 5499, emergency lighting to comply with BS 5266, fire alarms to comply with BS 5839 & 2019 to at least Grade 2 category LD3 standard to each apartment and communal areas, smoke / heat detectors to comply with BS 5446, contractor to ensure that the design / installation meets with the fire officers approval, extinguishers to comply with BS EN3 and sited in accordance with BS 5306-P1 & 8

Fire dampers / intumescent collars to be provided where HVAC / electrical / drainage / plumbing components penetrate fire rated partitions / floors / ceilings.

All new windows to habitable rooms to be fitted with escape windows, see Windows Notes for sizes / positions etc.

Install Velux Smoke Vent to vent communal staircase, linked to and activated by the operation of the fire alarm.

FIRE PROTECTION LEGEND

Smoke/Heat detector + sounder

Maintained emergency light

Maintained emergency exit sign

Fire door, 20min rating

Fire door, 30min rating + smoke seals

Fire door, 30min rating + smoke seals + self closing

Fire Exit door + panic ironmongery

Call Point

2kg CO2 or 9L water extinguisher

Fire blanket

GENERAL

No dimensions are to be scaled from this drawing, the contractor is to check and verify all building and site dimensions, levels, drainage locations / invert levels at connection points before work commences.

This drawing must be read with and checked against any structural, specialist and architectural drawings provided / required, the contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

The contractor shall investigate the locations of all domestic services and allow for any necessary modifications to same to complete the project.

Before work commences ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority/Registered Building Control Approver.

All works to comply with BS8000 series, all materials to be used and installed in accordance with the relevant manufacturers instructions and recommendations.

These drawings have been prepared only for the purposes of obtaining Local Authority approval.

The contractor is to notify Building Control/Registered Building Control Approver at the appropriate stages in construction necessary for them to determine the works statutory compliance and should the indicated thermal elements be altered at the construction stage the contractor must seek prior approval from the Building Control Officer/Registered Building Control Approver.

The contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of the works and record and report with the respective owners any defects.

All drainage lines are assumed and shall be confirmed by the client / contractor prior to commencing the works / finalising costings. It is the clients responsibility to undertake all necessary searches with the relevant water / drainage utility company to establish if any water pipes / drains on the clients property are public assets and if so advise the designers accordingly. The client / contractor shall establish the classification of the drains in accordance with the Water Industry Regulations 2011 and if deemed public sewers / water supply pipes then obtain all necessary permissions / diversions etc. from the relevant utility company / building control officer prior to commencing works.

BUILDING SAFETY ACT 2022

The Building Owner/Client MUST avail themselves of their responsibility under the Building Safety Act 2022. It is a new CRIMINAL OFFENCE not to comply with this Act or the Building Regulations 2010. The Building Owner / Client MUST appoint a Principle Designer to ensure that ALL Dutyholders under the Act are competent for the project they are working on. Our engagement is ONLY to obtain plan stage approval from the Registered Building Control Approver or Local Authority and we have not been engaged to perform any functions during or post the construction phase of the project. We will only undertake the role of Principle Designer under the Building Safety Act 2022 during or post the construction phase of the project with prior written explicit agreement between ourselves and the Building Owner / Client. Our duty as a designer to comply with the Act during the design stage to show that it complies with the Building Regulations will be evidenced ONLY when an approved drawing(s) are issued by the Registered Building Control Approver or the Local Authority. Those Approved drawings are our attestation that we have complied with the requirement of the Act for a designer up until that stage ONLY. The Building Owner / Client MUST then appoint a suitably qualified Principle Contractor and a Principle Designer to fulfill the requirements under the Act for the duration of the construction phase on ALL projects and we repeat that we have not been engaged to undertake the role of Principle Designer under the Building Safety Act for these stages. The appointed Principle Designers for the construction phase and the Principle Contractor MUST provide signed Building Regulation Compliance Declarations in accordance with requirement 2D of the Building Regulations etc (Amendment) (England) Regulations 2023.

CDM - REGULATIONS

The Client MUST avail themselves of their Legal Duties to comply with the CDM Regulations 2015 by visiting the following HSE website <http://www.hse.gov.uk/pubs/indg111.htm> and the requirements to appoint a Principle Designer and a Principle Contractor for works to commercial properties, and notify the HSE using an F10 form if the project extends to more than 30 days in duration with more than 20 operatives on site at any one time / or will involve more than 500 person days of work. For Domestic clients (those persons engaging services to be undertaken on their own home) the duties under the CDM Regulations are to be undertaken by the Contractor (or in the case where there is more than one contractor, the Client MUST appoint one contractor to undertake the role of Principle Contractor who will have the responsibility to co-ordinate all H&S matters across all contractors involved in the project).

The client has NOT appointed myself as the Designer / Principle Designer to undertake the duties required under this role as required under the CDM Regulations 2015. The client is aware of their Legal Duty to appoint a competent person to undertake this role in good time BEFORE the construction works commence on site to ensure that the project has been effectively planned, managed, monitored and co-ordinated with respect to Health and Safety matters.

The client must ensure that all appropriate pre-construction information is obtained and provided in good time to the Contractors / Principle Contractors BEFORE construction activities commence on site and the Principle Contractor MUST prepare a suitable Construction Phase Plan on ALL projects BEFORE works commence on site.

CDM - DESIGNERS RESIDUAL RISK ASSESSMENT

No asbestos survey has been undertaken and a level 3 intrusive survey must be undertaken prior to commencing works, should any asbestos containing materials be identified then appropriate action must be taken by licensed contractors to remove any risk to the contractors / occupants / members of the public in addition to the level 3 survey the contractor shall report any materials which he suspects may contain asbestos and ensure that samples of same are tested for the presence of asbestos.

All demolition works to be undertaken by CITB operatives using appropriate temporary supports. The contractor shall ensure that means of escape are maintained throughout the construction project. All construction activities are to be adequately segregated from members of the public and any occupiers of the building / adjacent properties in accordance with HSG 151 Protecting The Public.

No services investigations have been carried out, the contractor must undertake "dial before you dig" to BS 6000:085:085, investigations before commencing excavations on site. The client must undertake all necessary enquiries with sewerage and water utility companies to establish the exact routes of any public sewers / water mains etc and obtain all necessary agreements / diversions before commencing any works.

All works at height to be undertaken from appropriate working platforms.

The contractor shall programme the works and undertake all necessary temporary measures to maintain the means of escape for the premises throughout the project.

All electrical works to be undertaken in accordance with BS7671 and the latest IEE Regulations, all installations to be inspected and certified by NICEIC / ECA registered engineers. A CO detector shall be installed in each room containing a gas appliance and a smoke detector shall be placed on each floor in all properties offered for rent from 1st October 2015.

All works to gas appliances / pipework / fittings to be undertaken by appropriately licensed engineers who are part of the Gas Safe Register.

C	Issued for B Regs	Apr 25	DAP
Rev.	Mod. Notes	Date	By
Client			
Mr A Salim			
Location			
3 Bury New Road			
Manchester M8 8FW			
Job Title			
Conversion of upper floors to residential units			
Drawing Title			
Proposed Floor Plans			
Scale See scale bar			
Sheet A1			
Date Sept 23			
Drawn by DAP			
Dwg. No. 55/23-01			
Rev. C			