

Client – Nicco/DBC
Address – 631 Rochdale Road
Scheme – Internal alterations
Title – Existing Layouts
Drawing Number – 2024-11-04-01
Revision
Scale – 1:50 at A3

EXISTING SECOND FLOOR

Store

Store

Store

EXISTING FIRST FLOOR

Store

Kitchen from historic use – busmans rest rooms
Store Store Store Store

Bathroom from historic use
– busman's rest rooms

EXISTING GROUND FLOOR

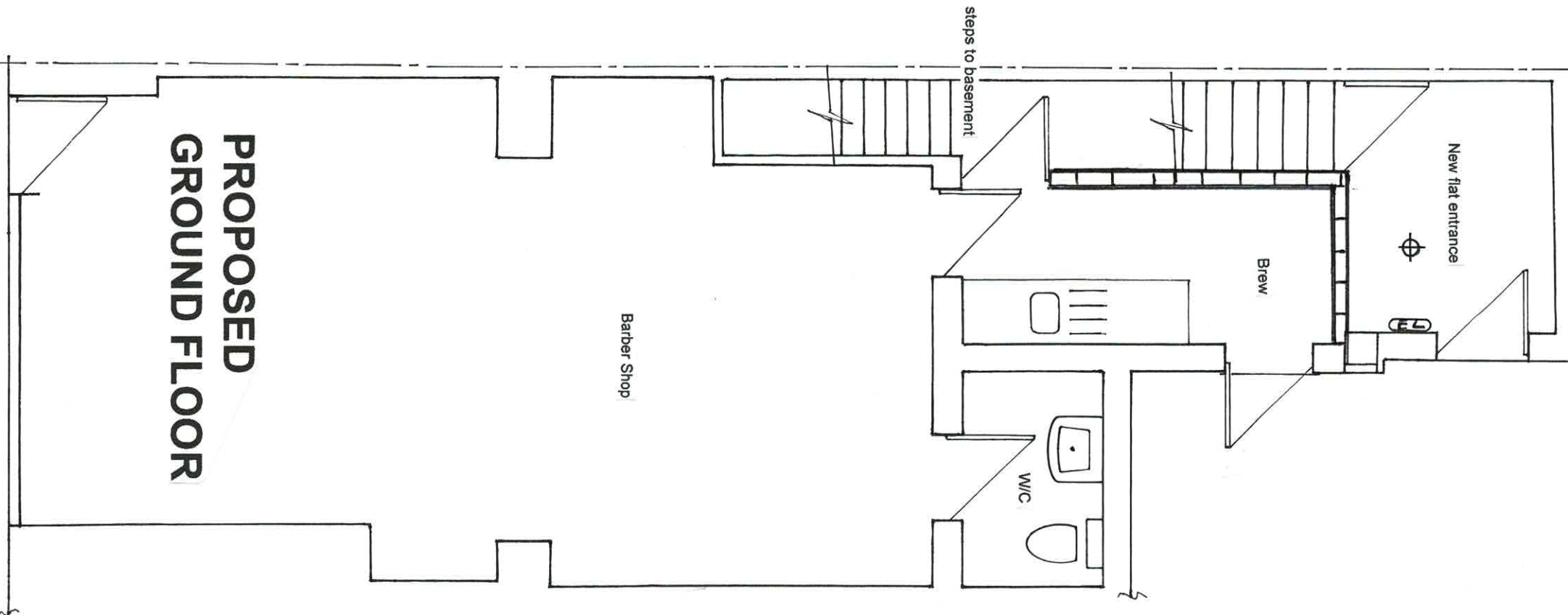
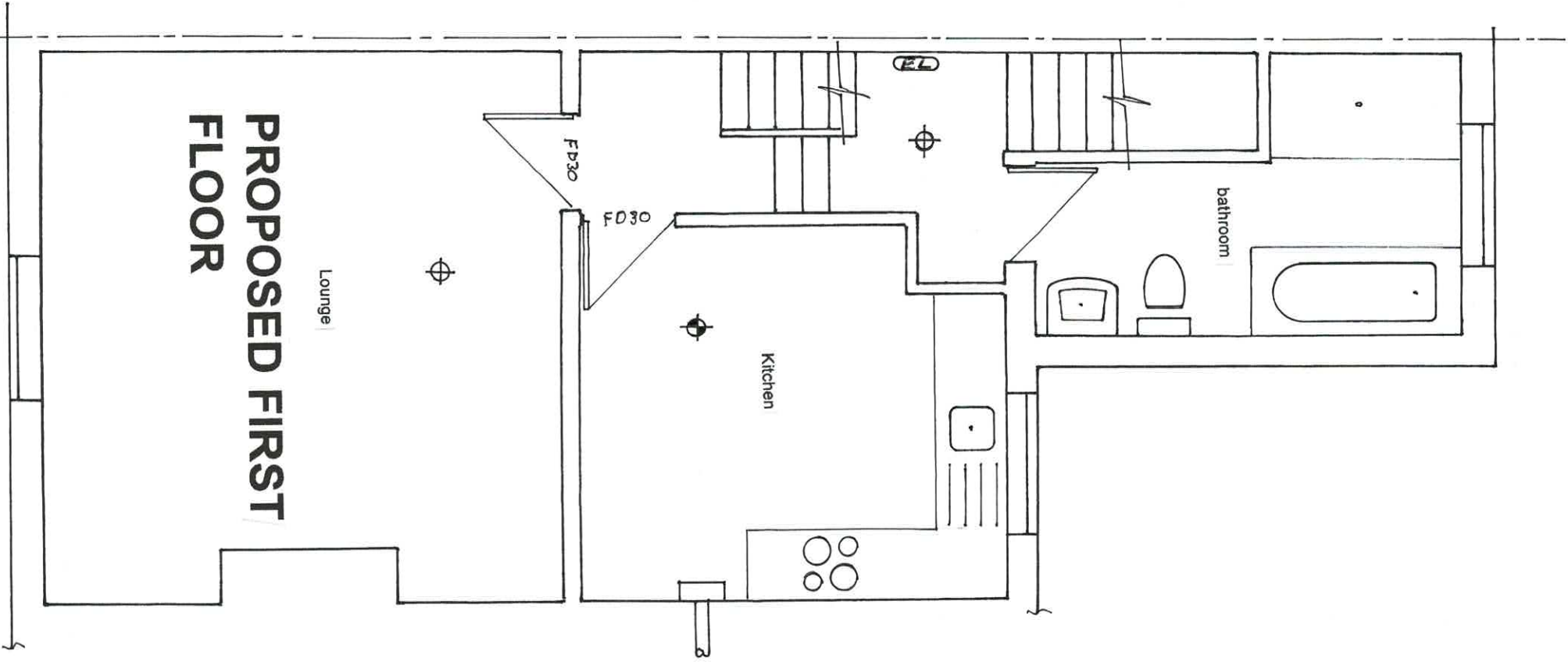
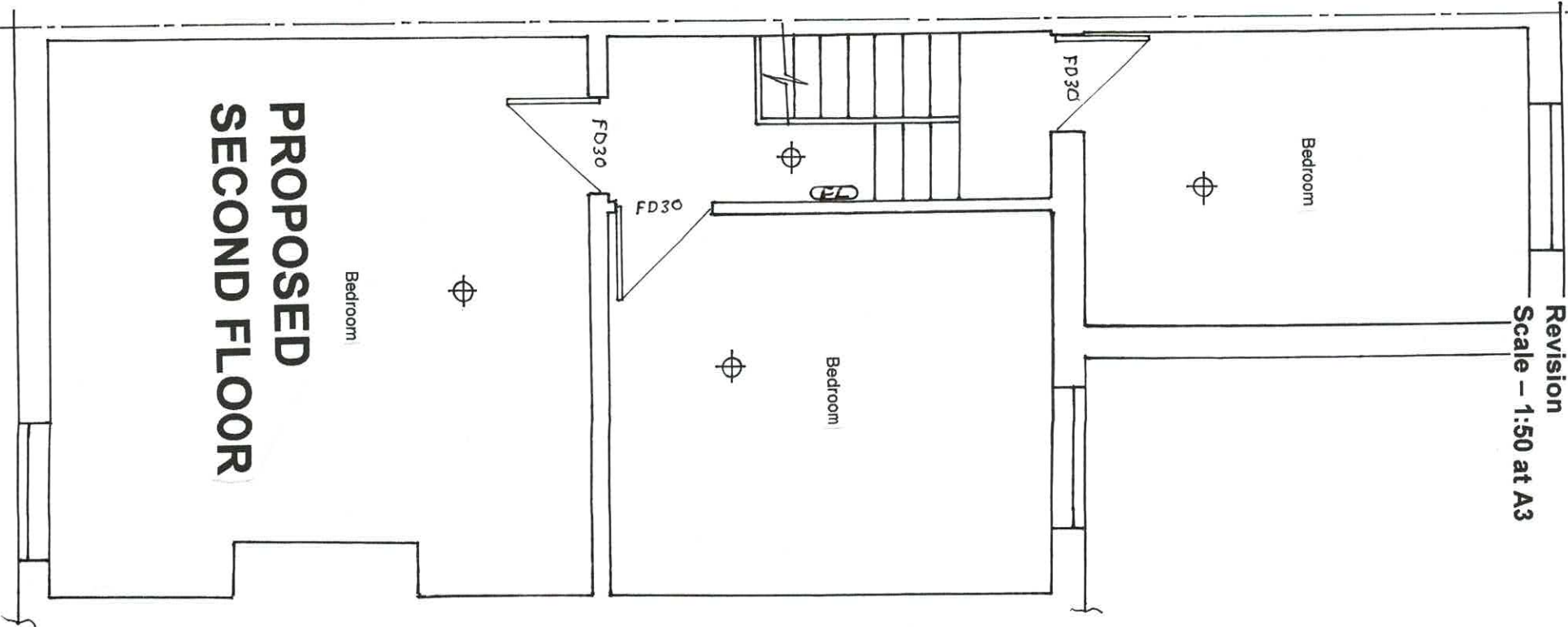
Existing Barber Shop

W/C

Brew

steps to basement

Client – Nicco/DBC
Address – 631 Rochdale Road
Scheme – Internal Alterations
Title – Proposed Layouts
Drawing Number – 2024-11-04-02
Revision
Scale – 1:50 at A3



Specification Notes

General Comments

All new electrical installations to be installed in accordance with Approved Document 'P' and to be carried out or inspected by an approved contractor. Commissioning certificate to the Building Control body within 30 days of completion of work.
Energy efficient light fittings and bulbs to be used whenever possible.
All new radiators to be fitted with thermostatic valves. If it is found that the existing heating system is not sufficient to service the new radiators, a replacement boiler installation should be carried out by a registered 'Gas safe' engineer.

Walls (extension)

Existing walls appear to achieve a 'U' value of 0.70 and therefore it is not intended to upgrade the insulation at this stage. If however, during the course of construction, a large area of wall finish is to be removed, then the walls will be thermally upgraded to a 'U' value of 0.55 at that time.

Windows

Provide new PVC-U windows unless specified otherwise. Background ventilation to be provided by trickle ventilation incorporated into head of frame.
To have purge ventilation equivalent to 5% of the floor area of the room they serve.
'U' value of window should not exceed 1.4.
Any glazing in critical locations to be toughened or laminated to afford safe breakage.

Separating Floor

The existing floor between the ground and upper floors is to be upgraded both for acoustics and for fire safety. See separate extracts.
60 minutes fire resistance to be achieved for fire separation and acoustically –
Minimum 43 decibels for airborne sound
Maximum 64 decibels for impact sound
Testing to be carried out on completion if required by building control.

Separating Wall

New wall between flat entrance and existing shop unit to be built in accordance with attached details (extract from British Gypsum white book) and to achieve a minimum acoustic level of 63 decibels. Also to achieve 60 minutes fire resistance.

Staircases.

Staircases to remain as existing but guarding to balustrades to be upgraded with the addition of clear polycarbonate, as the gaps are currently in excess of 100mm.

Fire precautions

The basic principle of fire strategy is that the shop will be in a separate fire compartment to the 2-storey maisonette over. A 60-minute fire rated wall and floor will be used to achieve this. Each unit will then have their own independent alarm system.
Shop to have a manual alarm system as existing and fire escapes to front and rear of property.

If the basement is to be used it is suggested that a fire alarm and detection system is installed throughout the area with detection at the head of the stair in the brew room.
Apartment to have a protected escape route. Walls and doors forming stair enclosure throughout the property to be 30-minute fire rated.
All doors marked FDS30 to be 30-minute fire rated doors and casings including intumescent strips. There is no requirement for cold smoke seals or self-closing devices. A mains operated interlinked smoke detection and alarm system is to be installed throughout the property.

⊕ Denotes an automatic smoke detector and sounder

⊕ Denotes a rate of rise heat detector and sounder

Fire alarm to be designed and installed in accordance with BS 5839 part 6 2013.

Emergency lighting to be installed to main escape routes as shown. Emergency lighting to be designed and installed in accordance with BS5266-1

Ⓛ Denotes emergency light fitting

Directional escape signage is to be positioned within stair enclosure.

Workmanship and materials to be suitable for their purpose and should be in accordance with British Standards, Codes of Practice or equivalent European Standards.

Any dimension should be used in preference to scaling drawings and should be site checked before that part of the works commences or materials ordered.
Any alterations or deviations from the drawings should be agreed in advance with Client, planning Authority if applicable and any other supervising body.
Permission for development should also be sought off land owner before work commences if site is not freehold.
If the work is subject to The Construction Design and Management (CDM) Regulations the Health and Safety Executive should be notified before work commences.
Where the development is within close proximity of a boundary, the Party Wall Act may apply and written intention should be given to the adjoining owners.
This drawing has been prepared for the purpose of obtaining Planning and/or Building Regulation approval and is not intended as a full working document.
All electrical, heating and plumbing requirements should be agreed with Client before work commences.

Client – Nicco/DBC
Address – 631 Rochdale Road
Scheme – Internal Alterations
Title – Specifications/details
Drawing Number – 2024-11-04-03
Revision
Scale – 1:1250

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