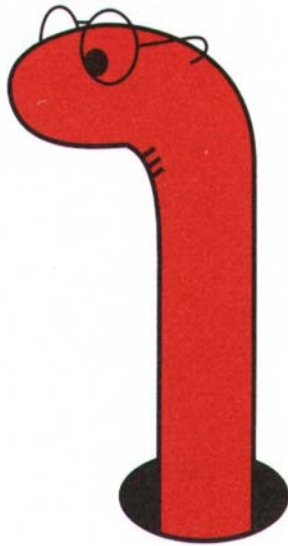


Electronic Report



WORMS EYE

Worms Eye Limited
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Our Ref: Scout Drive / M23 2SY / 2021
Date: 28 September 2022

David Whiteley
Hollinwood Business Centre
Albert Road
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OL8 3QL

Email: david@whiteleyeaves.co.uk

THE MAPLES MEDICAL CENTRE, 2 SCOUT DRIVE, MANCHESTER, M23 2SY

VALIDATION REPORT

INTRODUCTION

A commercial extension has been built. Following a Preliminary Risk Assessment (PRA 12/10/21) instructions were to prepare a validation report.

SITE DESCRIPTION

The area of the extension referred to as 'The Site' is at the north corner of the existing building. The Maples Medical Centre is located to the northeast of Scout Drive in Manchester, and at OS Grid Reference 381030, 387590. The site, on 6/10/21, comprised a grass surfaced area at the northwest of the medical centre (brick built with tile roof with a lighting column at the northwest/middle).

PROPOSED DEVELOPMENT

A two storey extension has been built at the north corner of the original building.

Action

The site was inspected on 27/1/23 by Mr M Whitaker (Geotechnician). The extension had been constructed and the development completed as proposed. There are no new landscaped areas.

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PRELIMINARY RISK ASSESSMENT

A PRA was carried out dated 12/10/21, the salient points were:

Contamination

The site forms part of the grounds to the medical centre, being undeveloped until the medical centre was built. There has been no use of the site from which contaminants would be expected at raised levels, especially above commercial thresholds.

There have been no nearby industrial, or other, land uses which will affect the site and no pollution incidents on or close to the site.

The proposed development will be an extension to a medical centre. Contaminants are not expected at raised levels and no pollutant linkages are likely.

Controlled Waters

There is an underlying Secondary B aquifer beneath clay. There are no nearby water abstraction points or source protection zones.

Mill Brook is 231m east.

On completion, the building will cover the site thereby eliminating the risk of rainwater passing through the surface soils. Furthermore, contamination is not expected at high levels and the underlying clay will impede the migration of water. It is anticipated there will be no risk to controlled waters.

Landfill Gas/Ground Gas

There are no landfill sites or significant filled features within 250 metres of the site.

The nearest filled ponds is at least 75m away. These are usually small, shallow, features less than 2m deep, with limited material for gas generation, insufficient to migrate through the underlying clay which will impede the passage of gases. The findings show no credible landfill or ground gas sources, and no risk to the development.

PRA Re-Cap Continued

Radon

Radon protection measures are not required.

Industry Profile

The site has had no industrial use and there have been no nearby industrial sites.

Conceptual Model

Source	Receptors	Pathway	Potential/Likely Pollutant Linkage
Asbestos	End-users	No pathway	No
	Off-site	Migration off-site	No
Inorganic contaminants	End-users	No pathway	No
	Groundwater	No pathway	No
	River/stream	No pathway	No
Sulphate	Building fabric	Concrete directly in contact with soil	No
Hydrocarbons	End-users	No pathway	No
	Service pipes	No new drinking water pipes	No
	Groundwater	No pathway	No
	River/stream	No pathway	No
Hydrocarbon vapours	End-users	Inhalation of vapours indoors and outdoors	No
Landfill gas	End-users - in buildings	Seeping into buildings, explosion, asphyxiation	No
Radon	End-users - in buildings	Seeping into buildings	No

End of PRA Re-Cap

REMEDIATION STRATEGY - Required

Watching Brief - Required

A watching brief for unexpected contaminants should be maintained. If unexpected contaminants (e.g. asbestos, oily material, unusual smells) are seen, especially during excavations, work should cease and the consultant be notified and the site inspected. This may require further testing the remediation strategy may need to be reviewed.

Action

A watching brief was maintained by the contractor (Brantwood Design and Build). Details are enclosed and confirm no unexpected contaminants were seen during ground works, with clay present at very shallow depth and no made ground. Photographs are enclosed.

Conclusion – A watching brief was maintained and no unexpected contaminants were seen.

Excavated Soils

The contractor indicates excavations were sufficiently limited, with clay at shallow depth and no made ground, that the excavated materials were utilised within the site to level the adjoining ground.

Conclusion – no excavated soils (clay) were removed from site.

Imported Soils (if any) – Required

All soils (e.g. topsoil, bulk fill hardcore) and similar materials imported on-site to be proved to be uncontaminated. Tests carried out on the imported material, either by the supplier or the consultant, to be screened against commercial values, based on 1% SOM. If these are exceeded, site specific value may be derived, subject to them being appropriate.

Action

The contractor confirms that no soils were imported onto site.

Conclusion – No soils were imported onto site and no testing was therefore required.

CONCLUSION

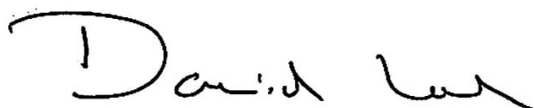
The following have been completed:

- Final site inspection showing the site was developed as proposed.
- A watching brief was maintained and no unexpected contaminants were seen.
- No excavated soils were removed from site.
- No soils were imported on to site.

It is considered that the site has been suitably developed such that there are no risks from contamination, landfill/ground gas or radon. No further action is required.

Yours faithfully

on behalf of Worms Eye Ltd



David Lord

BSc (Hons)

FGS, MEnvSc, AIEMA

THE MAPLES MEDICAL CENTRE, 2 SCOUT DRIVE, MANCHESTER, M23 2SY

LIST OF APPENDICES – Validation Report

Location Plan

Proposed Plans

Watching Brief

Photographs of Excavations

Photographs of Site – 27/1/23

ABBREVIATIONS

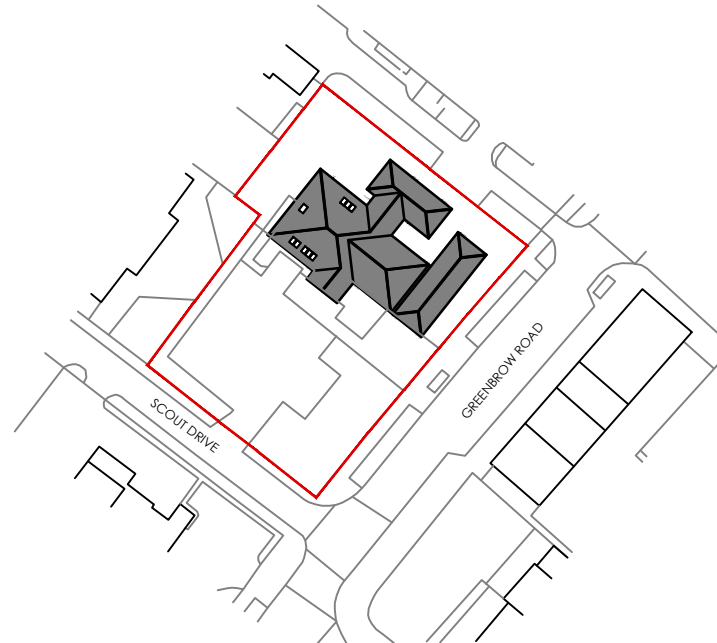
<u>Chemical</u>	BAP	Benzo(a)pyrene
	BTEX	Benzene, toluene, ethylbenzene, xylene
	DAHA	Dibenzo(ah)anthracene
	MTBE	Methyl tertiaryt-butyl ether (additive to petrol)
	EPH	Extractable Petroleum Hydrocarbons (formerly Diesel Range Organics – DRO)
	NFD	No fibres detected (asbestos test)
	PAH	Polycyclic aromatic hydrocarbons
	PCB	Polychlorinated biphenyls
	PID	Photo ionisation detector
	PRO/GRO	Petrol range organics/gasoline range organics
	SVOC	Semi-volatile organic compounds
	TCE	Trichloroethylene
	TPH	Total petroleum hydrocarbons
	VOC	Volatile organic compounds
<u>Other</u>	AGS	Association of Geotechnical Specialists
	BGS	British Geological Survey
	BRE	Building Research Establishment
	CBR	California Bearing Ratio
	CIEH	Chartered Institute of Environmental Health
	CIRIA	Construction Industry Research and Information Association
	CLEA	Contaminated Land Exposure Assessment (Environment Agency)
	CLR 8	Contaminated Land Research Report 8 (Environment Agency)
	DWQ	Drinking water quality
	EA	Environment Agency
	EQS	Environmental quality standards
	ICRCL	Inter-departmental Commission for the Reclamation of Contaminated Land
	LQM	Land Quality Management Ltd (Land and Environmental Consultancy)
	NHBC	National House Builders Council
	SGV	Soil Guideline Values
	SPT	Standard penetration test
	TPHWG	TPH Working Group

1. This report should be considered in relation to the objectives agreed between Worms Eye and the Client, outlined in the introduction.
2. For the work, reliance has been placed on publicly available data, obtained from the sources identified in the report. The information is not exhaustive and further information may be available from other sources. When using the information it has been assumed it is correct, and no attempt has been made to verify the information.
3. This report has been produced in accordance with current UK policy and guidelines, for land and groundwater contamination, enforced by the Local Authority and the Environment Agency.
4. During the site walkover, reasonable effort was made to obtain an overview of the site. However, no attempt was made to enter areas that are unsafe, a risk to health and safety, locked, barricaded, overgrown, or areas not made accessible.
5. Access, the presence of services and activities on the site, limited locations where sampling could be carried out and the techniques that could be used.
6. Assessments are based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
7. The conclusions and recommendations provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
8. Worms Eye cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright of this report, and other plans or documents prepared by Worms Eye, is owned by them, and no such plans or documents may be reproduced, published or adapted without written consent. Complete copies may be made and distributed by the client, as expected, in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability, or warranties, shall be extended to other parties by Worms Eye, without their written agreement.
9. New information, revised practices, or changes in legislation, may necessitate the re-interpretation of the report, in whole or in part.



Key

Site Boundary



Site Location Plan

Scale: 1:1250

Scale Bar 1:1250

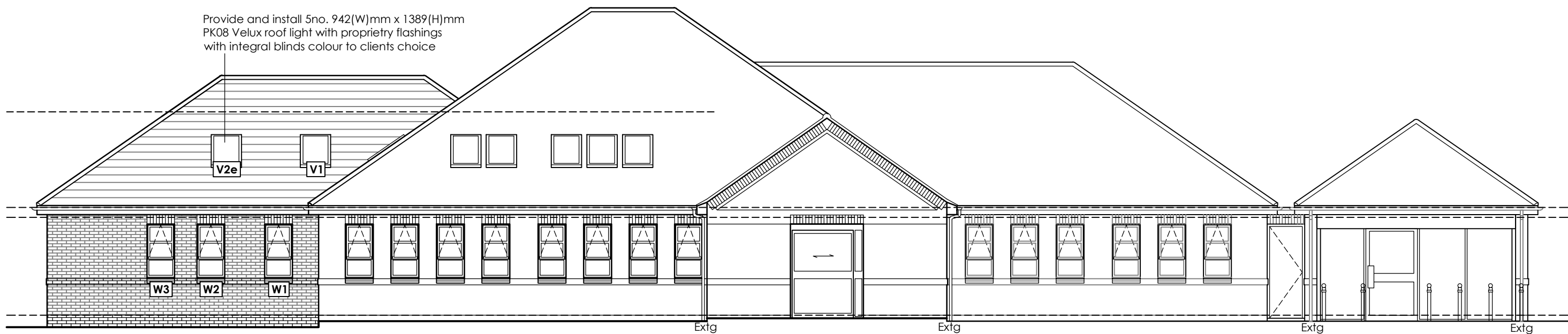


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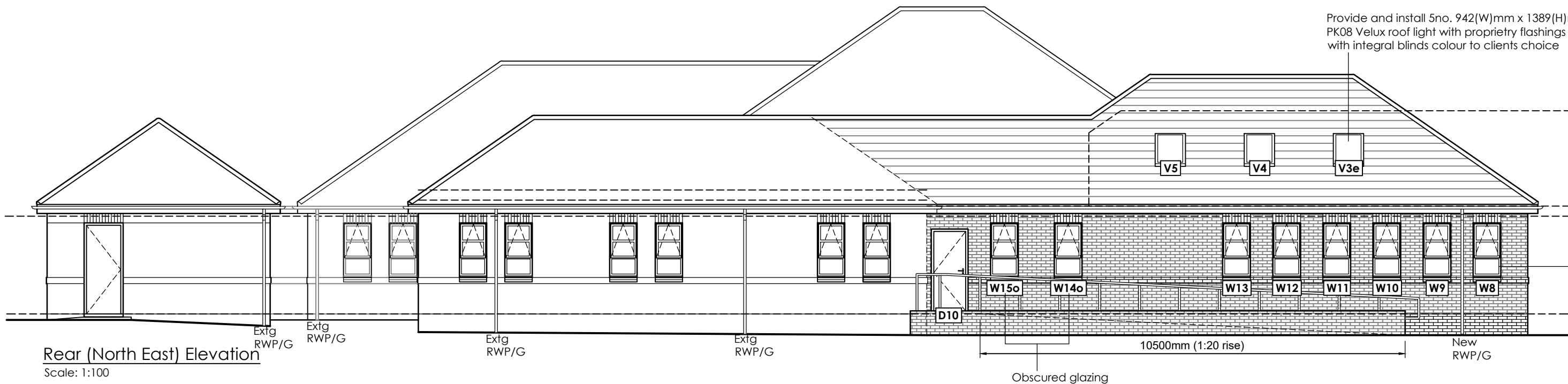
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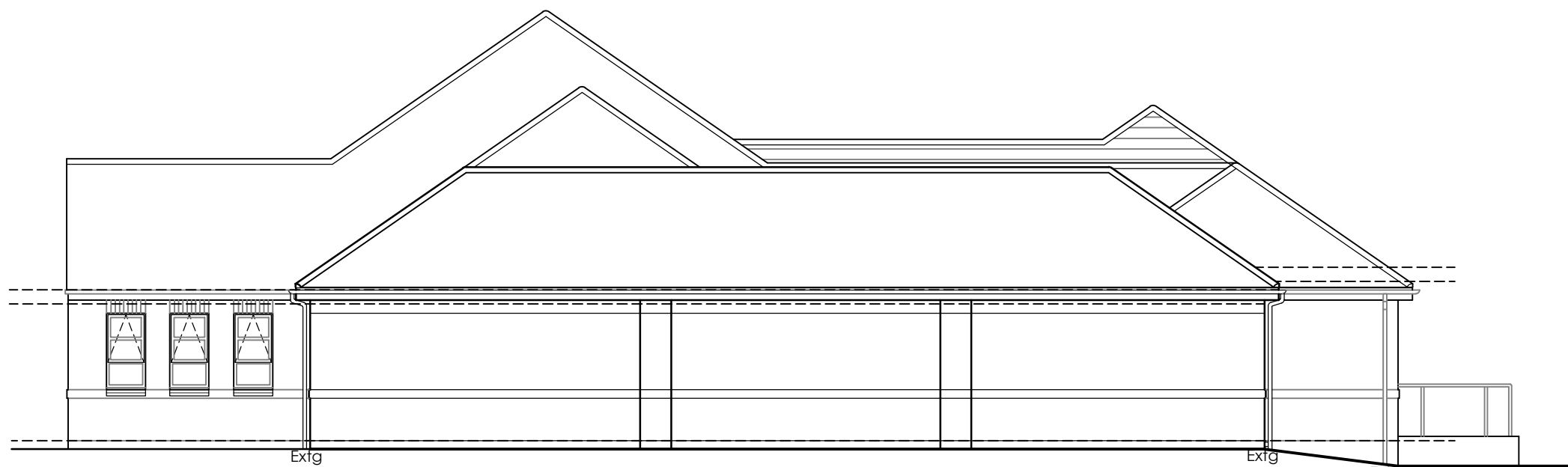
CLIENT	Practice Manager		
JOB NUMBER	112	DATE	20/09/2021
DRAWING NAME	SITE LOCATION PLAN		
SCALE DRAWN:	AS SHOWN	PAGE SIZE	A4
REVISION	-	DRAWING NUMBER	001
ADDRESS	The Maples Medical Centre, 2 Scout Drive, Wythenshawe, M23 2SY		
NOTES			
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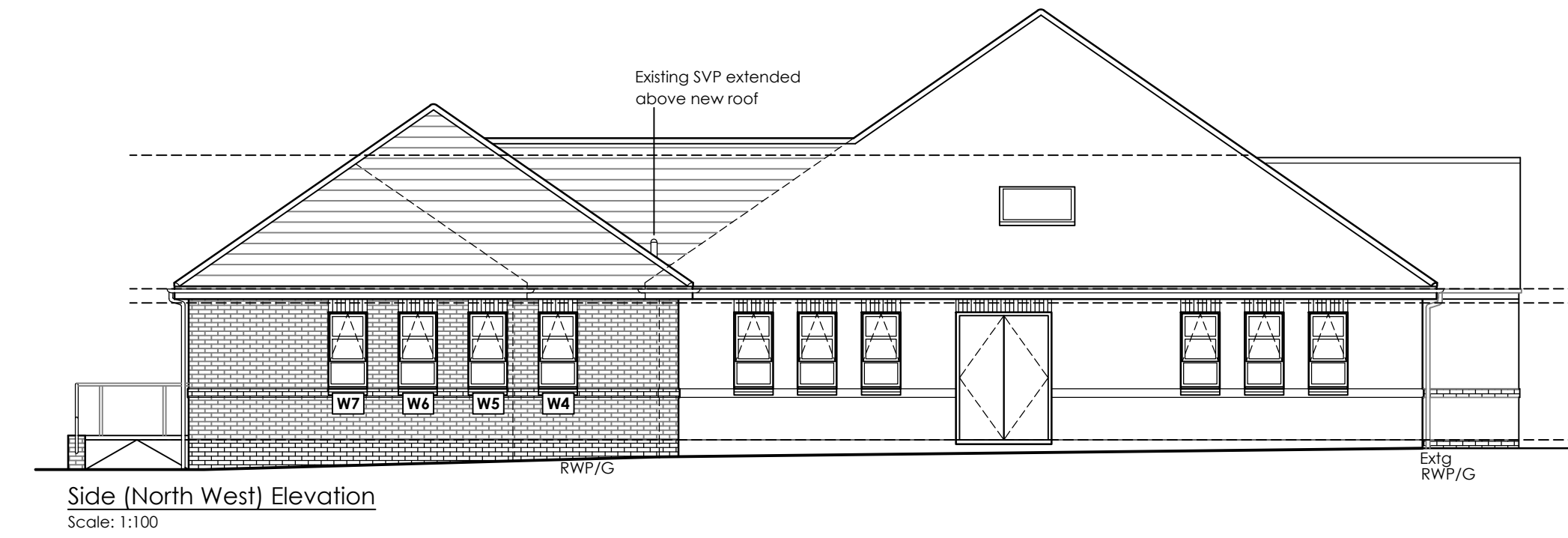
Front (South West) Elevation
Scale: 1:100



Rear (North East) Elevation
Scale: 1:100



Side (South East) Elevation
Scale: 1:100



Side (North West) Elevation
Scale: 1:100

Schedule of Accommodation

Ground Floor	13.3m ²
Lobby	2.5m ²
WC	3.1m ²
DDA WC	2.0m ²
Reception	27.4m ²
Waiting Room	27.4m ²
Hallway	21.5m ²
Admin 1	10.3m ²
Practice Manager	2.2m ²
Staff WC	1.2m ²
Store 1	11.5m ²
Common Room	11.5m ²
Nurse (Blue)	11.4m ²
Hallway 2	7.9m ²
Store 2	8.4m ²
Treatment 1 (Orange)	15.5m ²
Hallway 3	10.8m ²
Hallway 4	10.9m ²
Consultation Room 1 (Silver)	14.4m ²
Consultation Room 2 (Purple)	14.5m ²
Consultation Room 3/ Meeting Room (Pink)	18.9m ²
Hallway 5	15m ²
Consultation Room 4 (Red)	12.4m ²
Consultation Room 5 (White)	13.3m ²
Consultation Room 6 (Green)	13m ²
Consultation Room 7 (Yellow)	12.4m ²
Hallway 6	5.4m ²
Bin Store	2.4m ²
Lobby 2	24.3m ²
Hallway 7	7.4m ²
Consultation Room 8	1.6m ²
Consultation Room 9	1.6m ²
Consultation Room 10	1.6m ²
Consultation Room 11	1.6m ²
DDA WC	4.1m ²
DDA WC	4.1m ²
Shower Room (demolished)	0m ²
Consultation Room	9.5m ²
Store 3	3.9m ²
Secretary	11.5m ²
Store 4	5.8m ²
Conference Room	25.3m ²
Store 5	2m ²
Manager's Office	20.1m ²
Administration/Records	67.4m ²

GENERAL NOTES:
All work to be in accordance with the Building Regulations 2010 and subsequent amendments and to be to the satisfaction of the Local Authority Building Control Officer.
Where materials are not fully specified they are to be of a suitable standard for the purpose intended.
All works to be in accordance with the Good Building Practice and BS8000 Workmanship on Building Sites to the extent that recommendations define the quality of finished works.
All products to be handled, stored, prepared, used or fixed in strict instructions and accordance with manufacturers recommendations.
All works to be constructed in strict accordance with the latest requirements of Building Regs and relevant Codes of Practice.
Any new gas works including new heating systems or extension of existing heating system MUST be carried out by a qualified GAS SAFE registered engineer.
All timbers to be treated with preservative prior to delivery on site. Storage of materials beyond the boundary of the site include temporary storage and off loading will not be permitted.
All structural calculations for the beam sizes are to be submitted and approved by the Local Authority Building control prior to commencement of works on site.
Any discrepancies are to be reported to the Client/Architect for clarification.
Materials used are to be the best of their respective kind and fit for purpose.
All materials to be used and fixed strictly in accordance with manufacturers recommendations and method statement.
ALL DIMENSIONS are to be checked on site and any discrepancies verified prior to commencement.
Do not scale from this drawing.

FOUNDATIONS:
Contractor to expose existing foundations for inspection by Local Authority Building Control and Structural Engineer to establish suitable connection for the extension to existing building.
Ground conditions from intrusive survey indicate basic Radon protection is required, see Detail 'B' & Worms Eye Intrusive report for details. Generally 400 x 225mm concrete strip footings to all load bearing black and cavity walls, bottom of trench to generally be min 2100mm below ground level with an allowable bearing capacity of 200 kN/m². Areas indicated on plan to be min. 2200mm below ground level to accommodate for previous basement.
Concrete strip foundations to be provided in accordance with Building Regulations approved documents A1/2 section 1E using min grade C35 concrete to BS 8110 part 1: 1985, subject to prevailing ground conditions and engineers report.
Final depths and size to satisfaction of D.B.S. Minimum overlap on step foundations to be twice the height of the height of the step at the thickness of the foundation or 300mm which ever is the greater. Steps in the foundations should not be of a greater height than the thickness. Take new footings down to invert of existing footings and to invert level of any drain within 1 metre.

SUB-STRUCTURE:
Cavity wall construction in 100mm brickwork reverting to facing brickwork 2 courses below DPC on outer leaf. Damp proof course to be Viqueux Zedex CFI (see Detail 'B' & Worms Eye Intrusive report for details), min 150mm above adjacent external ground level. Weak mix concrete cavity fill up to 225mm below DPC, with weepholes every fourth perpend to perimeter.

EXTERNAL CAVITY WALLS (BRICKWORK):
100mm facing brickwork to match main building with 100mm cavity and 100mm blockwork inner leaf cavity insulated with full cavity fill KNAUF earthwool to give a min U-value of 0.26 W/m² K using 42 kN blockwork internally finished with 12.5mm plasterboard and 3mm plaster skim finish internally insulated with Thermadate cavity clovers or similar approved.
DPC's and weatherchecks to all heads, jambs and sills. Cavity tray d.p.c's over external gas and electric meter boxes, as applicable. Anchor ties to be provided at first floor level and first floor ceiling level at max 2000mm c/s and to verges at 2000 c/s fixed to uncult blocks where straps occur joists and rafters are to be packed and nogged out as 8. Regs App. Doc. Diagrams 18/19.
Straps to be 30 x 5mm galvanized mild steel. Floor and roof restraint straps 1000mm once bent galv ms straps fastened over 2no joists/rafters inc nogging between joists @ max 1800mm c/s firmly fixed to new structure wallplate strap 1000mm once bent galv ms straps fastened over wallplate and to new wall @ max 1800mm c/s.

WALL TIES:
To be ANCON Statik RT2 fixed at 750mm c/s horizontally and 450mm vertically. Maximum 300mm c/s at reveals.

STEELWORK:
All beams and structural steelwork to have 2 no. layers of 12.5mm plasterboard and 3mm plaster skim to provide 1/2-hour fire resistance.

LINTELS:
Cavity lintels to be galvanized steel by CATNIC or similar approved. All lintels are to be insulated in accordance with 8 Regs. Site, all end bearings for lintels are to be 150mm.
Internal lintels are to be NALCO PCC prestressed concrete.
Note:
• Contractor to measure all steelwork on site prior to fabrication.
• All works to be in accordance with SE design and calculations.
• SE design & calculations to be submitted to LABC for approval prior to commencement.

CONCRETE GROUND FLOOR:
Form new floor from 150mm thick well compacted hardcore on 50mm sand blinding. Lay Viqueux Radon K400 Membrane. Viqueux double & single sided tapes to be lapped up external walls into new dpc with 150mm thick c20 self-finished concrete slab with 100mm thick G4000. Celotex continuous insulation boards with 500g DPM above. 25mm PIR perimeter insulation upstand to be provided and floor finished with 30mm thick self-leveling screed over whole floor area. New floor to line through with main building.
Floor finish to clients choice. Floor to achieve a max U' value 0.22 w/m² deg.C.

FIRST FLOOR CONSTRUCTION:
C16 225 x 47 SW joists @ max 450mm c/s with herringbone struts to mid-point 22mm flooring grade chipboard and understorey via 2x12.5mm plasterboard and 3mm plaster skim finish plasterboards fixed with drywall screws @ 150mm c/s. all plasterboard edges to be supported by noggins/joists ground floor ceiling to be sound proofed via 150mm Rockwool acoustic mineral wool or similar approved to conform with the sound insulation requirements, to have min. density 10 Kg/m². Floor to provide 30minute fire resistance.

NEW PARTITION TYPE 1 - CONSULTATION ROOMS - NON-STRUCTURAL:
Partitions constructed from Gypwall Quiet SF 'C' studs at up to 600mm centres. 25mm lower acoustic partition roll (APR 1200) or similar approved hung in cavity, held in place with Gyproc RB1 Resilient Bars at 600mm vertical centres. Each side to receive 2 x 12.5mm Soundbloc plasterboard layers finished with 3mm skim plaster.

NEW PARTITION TYPE 2 - CONSULTATION ROOMS - STRUCTURAL:
Partitions constructed from lightweight blockwork lined on one side with 15mm Soundbloc plasterboard finished with 3mm skim plaster.
Opposite side to receive Gypwall Quiet SF 'C' studs at up to 600mm centres partially infilled with 25mm lower acoustic partition roll (APR 1200) or similar approved and finished with 15mm Soundbloc plasterboard lay with 3mm skim plaster.

NEW PARTITION TYPE 3 - STUDWORK - NON-STRUCTURAL:
New stud partition to provide a minimum 30 minutes fire resistance. Provide 12.5mm thick Gyproc WallBoard to each side of new 89 x 38mm SW studs spaced at 600mm centres. Cavity void to be fully filled with 50mm lower Acoustic Partition Roll (APR 1200). Finish with 3mm plaster skim to both sides. Where applicable, Gyproc moisture resistant board to bathrooms and kitchens.

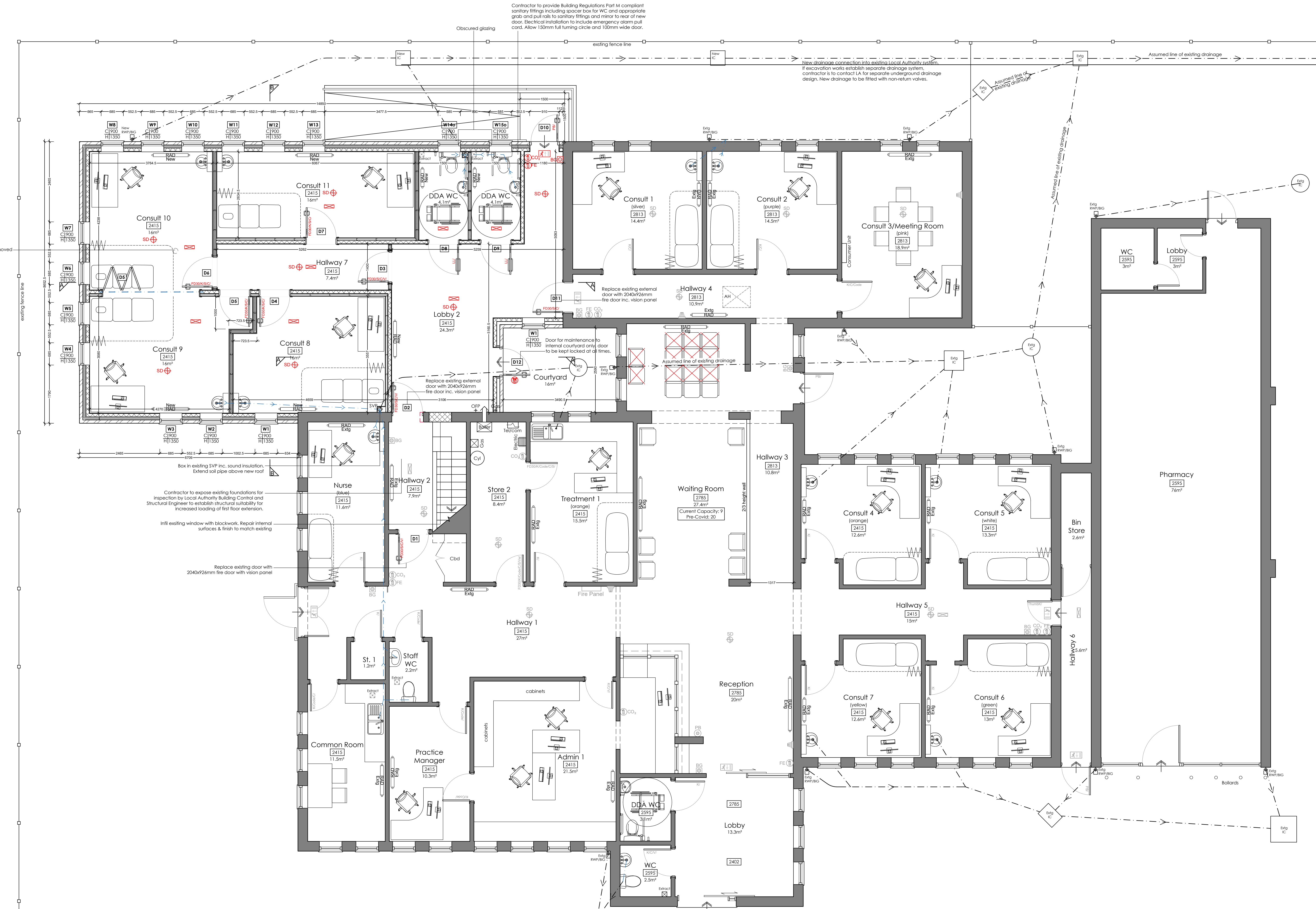
NEW PARTITION TYPE 4 - STUDWORK - STRUCTURAL:
New stud partition to provide a minimum 40 minutes fire resistance. Provide 2no. layers 12.5mm thick Gyproc WallBoard to each side of new C16 100 x 50mm SW studs spaced at 400mm centres. Cavity void to be partially filled with 50mm lower Acoustic Partition Roll (APR 1200). Finish with 3mm plaster skim to both sides.

NEW PITCHED ROOF:
Allow temporary protection & support and carefully strip existing roof covering and structure ready to receive new extension.
Grey concrete ties to match main building on 50 x38mm treated s.w. battens on breather type roof felt. On 195 x 47mm C16 s.w treated rafters at 400 c/s with 203 x 133 x 24 UB ridge, supported using structural partitions & steel purins as indicated on plans & structural engineers design.
New rafters fixed to 100 x 50mm treated s.w. wall plate. Wall plate to be strapped to inner leaf of cavity wall with 1000 x 30 x 5mm galvanized m.s. straps at max. 2.0m centres.
Eaves to have continuous over-fascia ventilator to give equivalent ventilation area to continuous 25mm gap. fascias to be 25mm nom. w.v.w to match existing, fixed to rafter feet. Ventilator trays to be fixed between every rafter at eaves level to ensure a 50mm ventilation gap over roof insulation.
Provide and install proprietary vented dry ridge and verge system to match existing pitched roofs on main building.
All leadwork to receive 2no. coats of patenation oil in accordance with the lead development sheets.

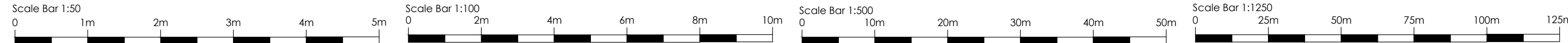
ROOF INSULATION (SLOPING AREAS):
100mm KINGSPAN Kooltherm K7 inter-rafters insulation inc 50mm clear ventilation between rafters packed to suit. 50mm KINGSPAN Kooltherm K7 insulation beneath rafters with 50 x 25mm SW cross patterns on top to carry 1no layer 12.5mm plasterboard and 3mm plaster skim finish to achieve max U-value 0.18 W/m²K.

ROOF VOID INSULATION:
Roof to be insulated with 2 layers of Rockwool mineral wool laid as follows: Firstly a layer 150mm thick is laid between ceiling joists then a second layer 150mm thick is laid perpendicular to the first over the bottom chord of the rafter to give a min U-value of 0.16 W/m²K.

ROOF VENTILATION:
Ventilation to be provided via breathable roofing membrane.



Ground Floor Plan
Scale: 1:50



Rev.	Notes.	Date.	By.
-	-	-	-

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CLIENT	Practice Manager
JOB NUMBER	112
DATE	22/09/2021
DRAWING NAME	PROPOSED GROUND FLOOR PLAN AND ELEVATIONS FOR BUILDING REGULATIONS
SCALE DRAWN:	1:50 / 1:100 /
PAGE SIZE	A0
REVISION	
DRAWING NUMBER	005
ADDRESS	The Maple Medical Centre, 2 Scout Drive, Wythenshawe, M20 2ST
NOTES	
DRAWN BY:	TH
CHECKED BY:	

BUILDING REGULATIONS

VENTILATION -Background & mechanical
All habitable rooms and kitchens to be provided with a background vent of no less than 8000mm²/ e.g. trickle
a) Kitchens - mechanical extraction to be provided at a rate capable of extracting at not less than 60l per second (or incorporated within a cooker hood and capable of extracting at a rate of 30l per second)
b) Bathrooms - the provision of a mechanical ventilator capable of extracting at a rate of not less than 15l per second (intermittent operation cable)
All controlled services to have a commissioning certificate provided to the BCO at completion and prior to a Building Control completion certificate being issued.

JOINERY:
Skirting boards from 175mm and architraves from 50mm sw treated taurus shape to match existing main building.
All new windows to have sw timber cill boards and 50 x 25mm sw timber batten over opening and should extend 150mm beyond each reveal.

ELECTRICS:
Power Voice and Data to be installed to clients requirements. Lighting to be installed to clients requirements.
ALL WIRING + SOCKETS OUTLETS + LIGHT FITTINGS + DISTRIBUTION UNITS / CABLING TO CONFORM TO LATEST I.E.E REGULATIONS.
Sockets and switches to be placed min 4500mm and max 1200mm from FFL. 2 energy efficient light fittings / floor.
Lighting efficiency and controls to comply with document L26.
All controlled services such as mechanical ventilation and heating appliances to comply with document L28 para 41 + 45. Part P BS7671 electrical installation certificate provided by a competent person on the completion of the works.
Emergency lighting to common areas to ensure safe means of escape to escape route to be in accordance with BS 5266-1:2011
All controlled services to have a commissioning certificate provided to the BCO at completion and prior to a Building Control completion certificate being issued.
New internal light fittings should be in accordance with the guidance given in the Domestic Building Services Compliance Guide 2010 Edition.

CENTRAL HEATING (EXISTING COMBI-BOILER):
Provide and install suitably sized radiators and connect to existing gas fired heating system as identified on proposed plans. Contractor to ensure existing boiler has capacity to feed additional radiators.
All new and existing radiators to be fitted with TRVs. Heating and hot water installation commissioned to ensure maximum operational efficiency and control.
GAS SAFE commissioning certificate to be issued on completion of installation. All controlled services to have a commissioning certificate provided to the BCO at completion and prior to a Building Control completion certificate being issued.

SANITATION, HOT WATER SAFETY & WATER EFFICIENCY:
Any hot water storage and supply systems to be designed in accordance with BS 6700:2006 or BS EN 12897:2006. Good workmanship is essential and should be in accordance with BS 6800-15:1990. The design and installation of the systems shall only be undertaken by a person who is competent to carry out the work.If the system is to be gas supplied, a gas safe engineer should be appointed. Ensure new taps are fitted with an appropriate temperature control device which will not allow temperature to exceed 48°C to prevent scalding.Where an existing hot water and/or space heating system is to be retained within an existing property re-model/extension, it should adequately supply the additional demand required.

FIRE DETECTION SYSTEM:
Smoke alarm system to be installed to areas shown on plans. Provide new L1 fire detection system to connect to into existing systems by suitably qualified electrician to comply with BS 5839: Part 1 2013. All controlled services to have a commissioning certificate provided to the BCO at completion and prior to a Building Control completion certificate being issued.

EMERGENCY LIGHTING:
Emergency lighting to common areas to ensure safe means of escape to escape route to be in accordance with BS 5266 Part 1 2011.

INTERNAL DOORS:
Internal doors from 2040 x 840 x 34mm to comply with Part M of Building Regulations. Door specification to client's choice.

INTERNAL FIRE DOORS FD30S:
Internal doors from 2040 x 840 x 34mm to comply with Part M of Building Regulations. Door specification to client's choice. Fire doors to active FD30S complete with smoke seal, infuscent strip and self-closing device. Door specification to client's choice.

WINDOWS AND DOORS:
W1 indicates new uPVC high performance windows & doors. All glazing to BS6262. Windows to be glazed with sealed double-glazed units. All glazing within 800mm from FFL & 1500mm vertically & 300mm horizontally form a door to be laminated safety Glazing to BS EN 12600:2002 - Glass in building. External doors to comply with PAS24 security standards.
All windows & glazing to comply with Approved Document K (Part K4) of the Building Regs 2010 & Secure by Design. Frames to be fitted with patent controllable ventilator to allow secure, draught free background ventilation of min 8000mm² to each habitable room. Glazed area to be min 10% of relevant floor area. Opening lights to habitable rooms to be 1/20th/ floor area part of which to be over 1750mm above floor level.
Windows and doors to have a min U-value of windows 1.4 W/m²k. doors 1.4 W/m²k. e - indicates new escape window. a - indicates obscured glazing.
Min operable area of 0.33 m² min 450mm clear width and height max cill height of 1100mm.

INTERNAL DRAINAGE & WASTES:
Above ground drainage to comply with BS EN 12056-2:2000 Gravity drainage systems inside buildings. Sanitary pipework, layout & calculation. No opposed connection or connections within 450mm of invert to be made to SVP. Adequate access to be provided for cleaning. Waste pipe sizes to sink & bath to be minimum 40mm or 50mm where branch exceeds; 1.7m. 19mm overflow pipe to W.C. cistern. Min. 50mm trap to W.C pan and 75mm freeable traps to all other appliances all to be connected independently to Soil stack, unless on ground floor where wastes may be connected to drain via waste pipe adaptor or B.I.G gullies to be every 125mm diameter, rainwater pipes to be 75mm diameter or equal to BS 4514:2001 and BS 4460:2001. waste pipe gradients to comply with app. Doc H part H1/Regs. 2010. Unplasticized PVC soil pipe of 82.4mm min. mean outside dia. and fittings abd accessories of 82.4mm and to BS EN 1329-1:2014 - Plastic pipe systems for soil and waste discharge within the building structure.

EXTERNAL DRAINAGE:
Rainwater pipes min 63mm dia. discharging below grating level of new back inlet gullies. All new underground drainage to be in 100mm VC pipework 'Hepworth Superleeve' laid in accordance with manufacturers instructions & connecting into existing drains as indicated on plan. All drains passing beneath extension to be encased in 150mm thick concrete with flexcell board movement joints at max 2.0m centres to coincide with pipe joints. Drains passing through foundation walls to be bridged with p.c. concrete lintel in each lead; max wall opening with rigid steel material to prevent vermin entry. New inspection chambers to be Hepworth PRC type on 200mm thick concrete base with 150mm concrete surround. New surface water drainage to discharge into existing system. Exact layout of drains to be determined on site and agreed with the Building Control Inspector prior commencement.
Any drains under the new extension should be surrounded in at least 100mm granular filling. Where the crown of the pipe is within 300mm of the underside of the slab the pipe should be protected by reinforced cover slabs with a flexible filler and at least 75mm of granular material between the top of the pipe and the underside of the flexible filler below the slabs and in accordance with paragraphs 2.23 & 2.44 Approved Doc H 2002.

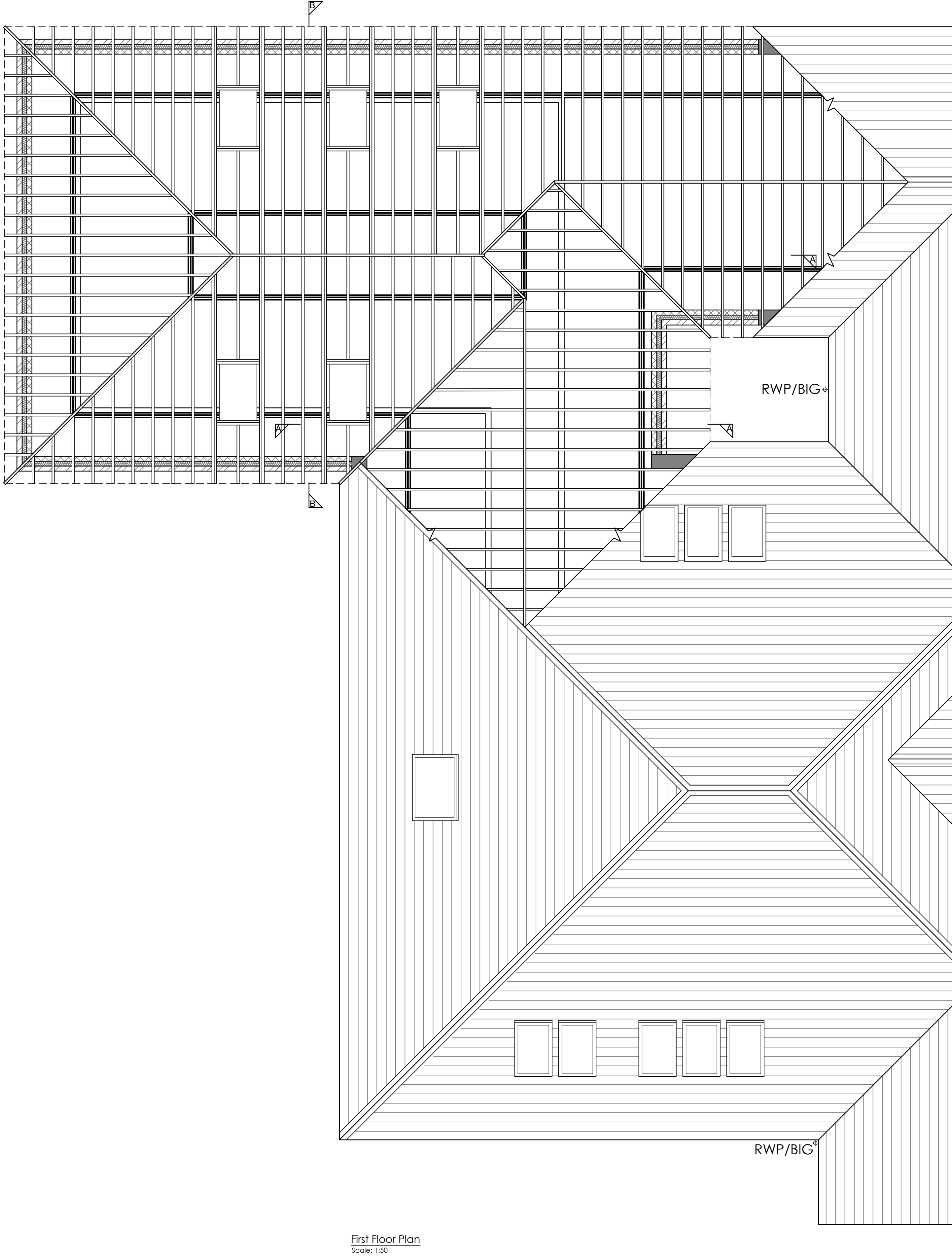
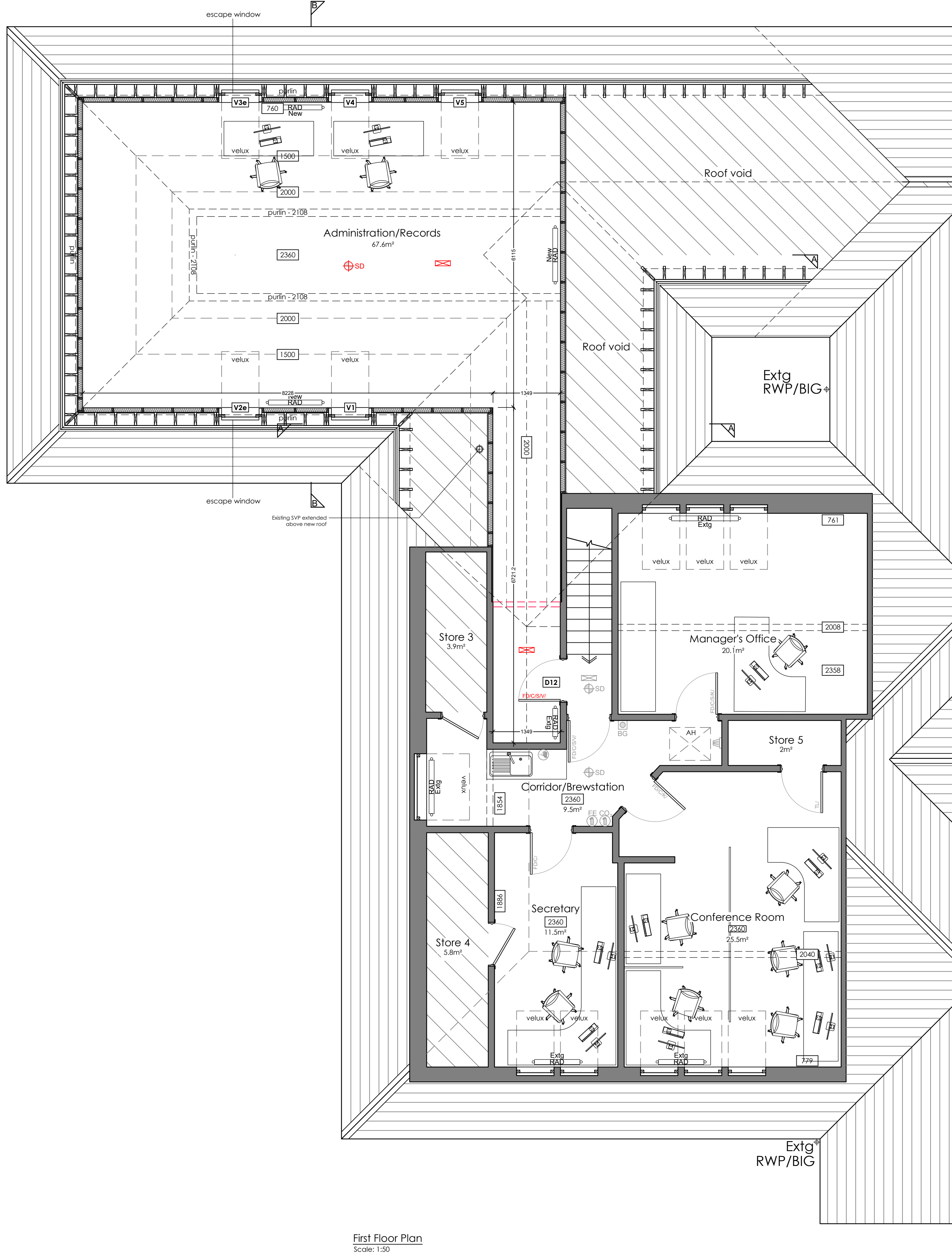
VELUX ROOFLIGHTS:
Install 6 no. new 1180 x 780mm Velux rooflights to clients choice strictly in accordance with manufacturers recommendations. Double up rafters as trimmers to all sides.

FIRE PROTECTION:
Beams and supports to floors to be protected by 30mins fire protection.
Service penetrations are to be fire stopped where passing through fire resisting walls and floors.

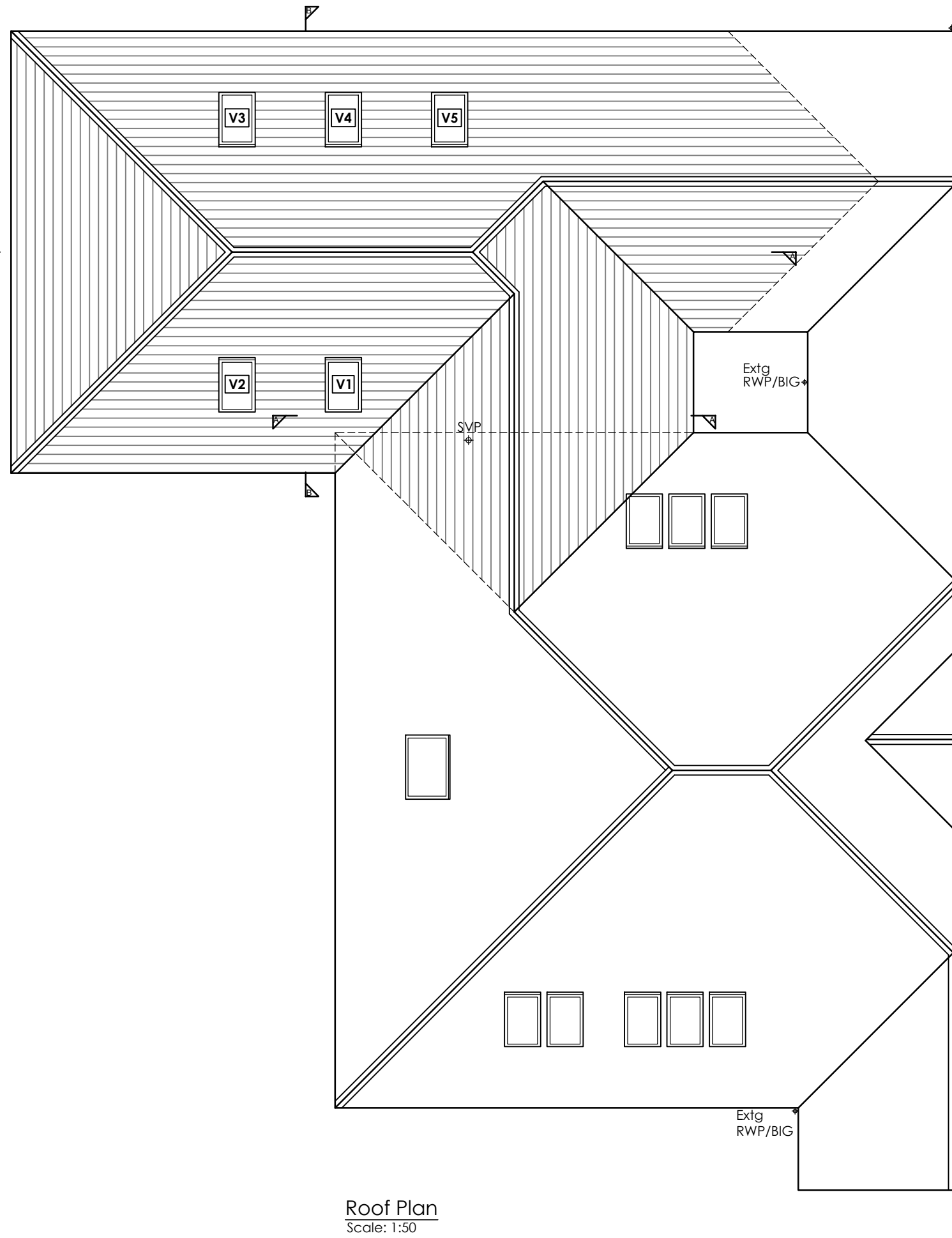
PART K - PROTECTION FROM FALLING, COLLISION AND IMPACT & PART M - ACCESS TO AND USE OF BUILDINGS:
Ramp to to have a maximum slope of 1:12 and 2m headroom above pitch line. Handrail to be between 900mm and 1000mm vertically above pitch line and between 900mm and 1000mm at landing levels and to extend 300mm before and after ramp. Ensure that the surface material used is both slip resistant and visually contrasting with surrounding landings.
Any full height glazing to glass doors or glazed screens to receive 150mm high frosted manifestations. Manifestations to be in two rows (where required), lower row between 850mm and 1000mm. higher row between 1400mm and 1600mm.
Entrance doors to be fitted with manually operated push pads between 750mm and 1000mm above finished floor level and incorporate all necessary safety features for emergency stop/fire fall safes. Corridors to maintain a minimum width of 1200mm.

BOUNDARY TREATMENT:
Existing East facing stone - no works required. South boundary concrete wall & mesh fence - no works required. Gaps between extension and existing fencing to be closed off with concrete post & feather edge timber panel fencing. Ino. gate to rear to provide access required.

CYCLE STORE:
Provide secure cycle store to accommodate 10no. cycles. '10 Space Original Cycle Shelter' from The Bike Storage Company or similar that is fully enclosed with padlock & gate.



KEY TO FIRE SYMBOLS			
EL	Emergency luminaire	LU	Lift Lock
ES	Emergency exit sign	FC	Fire Cabinet
BG	Break Glass Point	FW	Fire Wall
FE	Fire Extinguisher	VV	Vision panel
PD	Push button	VE	Verandah
PE	Electronic sounder		
SL	Silent Alarm Light		
SD	Smoke detector		
BS	Fire Bunker		
KL	Keep Locked		
Door Symbols			
FD	Fire Door	LU	Lift Lock
SI	Self Close	FW	Fire Wall
CI	Code entry	VV	Vision panel
KJ	Key lock	VE	Verandah
TL	Thumb Lock		
Note: Grayed out symbols are as existing			
Schedule of Accommodation			
Ground Floor			
Lobby	13.3m ²		
WC	2.5m ²		
SDA WC	3.1m ²		
Reception	20m ²		
Waiting Room	27.4m ²		
Hallway 1	27m ²		
Admin 1	21.5m ²		
Practice Manager	10.3m ²		
Staff WC	2.2m ²		
Store 1	1.2m ²		
Common Room	11.5m ²		
Nurse (Blue)	11.6m ²		
Hallway 2	7.9m ²		
Store 2	8.4m ²		
Treatment 1 (Orange)	15.5m ²		
Hallway 3	10.8m ²		
Hallway 4	10.9m ²		
Consultation Room 1 (Silver)	14.4m ²		
Consultation Room 2 (Purple)	14.5m ²		
Consultation Room 3/ Meeting Room (Pink)	18.9m ²		
Hallway 5	15m ²		
Consultation Room 4 (Red)	12.6m ²		
Consultation Room 5 (White)	13.3m ²		
Consultation Room 6 (Green)	13m ²		
Consultation Room 7 (Yellow)	12.6m ²		
Hallway 6	5.6m ²		
Bin Store	2.6m ²		
Lobby 2	24.3m ²		
Hallway 7	7.4m ²		
Consultation Room 8	16m ²		
Consultation Room 9	16m ²		
Consultation Room 10	16m ²		
Consultation Room 11	16m ²		
DDA WC	4.1m ²		
DDA WC	4.1m ²		
First Floor *including restricted headroom (below 1.5m)			
Shower Room (demolished)	0m ²		
Corridor/Brewstation	9.5m ²		
Store 3	3.9m ²		
Secretary	11.5m ²		
Store 4	5.8m ²		
Conference Room	25.5m ²		
Store 5	2m ²		
Manager's Office	20.1m ²		
Administration/Records	42.5m ²		

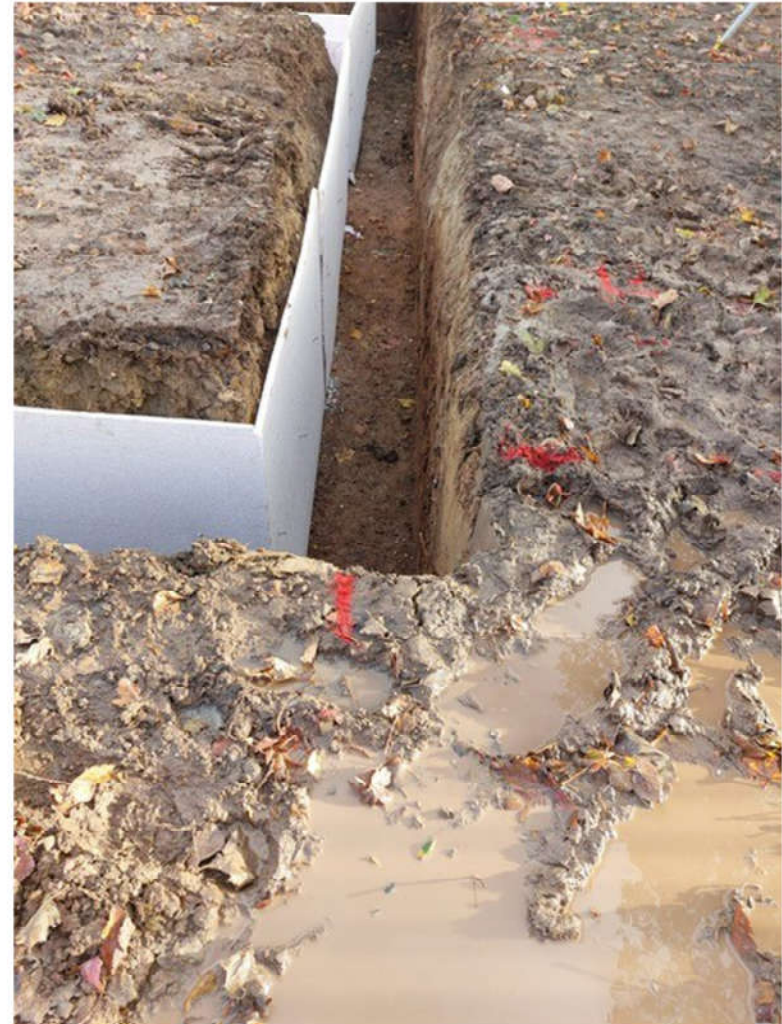


Rev.	Notes	Date	By
-	-	-	-

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WHITELEYEAVES PROPERTY & CONSTRUCTION CONSULTANTS	
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CLIENT	Practice Manager
JOB NUMBER	112
DATE	22/09/2021
DRAWING NAME	PROPOSED GROUND FLOOR PLAN FOR BUILDING REGULATIONS
SCALE DRAWN:	1:50 / 1:100 / 1:200 / 1:250
PAGE SIZE	A0
REVISION	005
ADDRESS	The Maple Medical Centre, 2 Scout Drive, Wythenshawe, M23 2ST
NOTES	
DRAWN BY:	TH
CHECKED BY:	

THE MAPLES MEDICAL CENTRE, 2 SCOUT DRIVE, MANCHESTER, M23 2SY
Watching Brief
Photographs of Excavations



Watching brief, Maples Medical Centre, Wythenshawe (23/1/23)

Instruction was given for the excavation of foundation strips in relation to the extension works at the Maples medical centre Wythenshawe. The instruction included the necessity to communicate all findings to both the Building control officer and also to Wormseye Ltd.

Before commencement, I was informed that preliminary investigation by Wormseye had led to the belief that the site was of negligible risk of contamination but irrespective of the pre excavation inspections, I was to remain in contact with Wormseye during the excavation process.

Excavation of the foundation strips did subsequently confirm the findings of the initial Wormseye inspection, revealing that the land was in fact, "virgin land", and high-quality clay was in abundance relatively close to the surface.

The quality of the land was such that the excavation was completed in under two days. Due to the gradient of the land, the foundation depth to achieve a level base varied between 0.8m to 1.2m at the maximum depth.

The Building control officer attended on both days of the excavation and finding no faults or issue with the dig, gave instruction for mass fill concrete to be poured to form the foundations. The findings were reported by telephone to Wormseye who clarified that the instruction to proceed had been issued by the attending Building inspector.

The response from Wormseye was, *"That as the excavation had confirmed their previous findings and had been inspected and approved by the Building control officer, they were content to proceed and requested that a couple of site photos were forwarded to them for their file record"*.

The foundations were subsequently filled with concrete supplied by Stalybridge ready mix which due to the difficult access, was pumped directly into the foundations.

There are no transfer of waste documents for excavations. The excavation was of such good quality and sufficiently limited that the excavated materials were utilised within the site to level the adjoining ground. During construction, there has been a continual builders skip on site available for transfer of waste construction materials. Skips to our sites are supplied by "Mullaney's skip hire", of Mossley.

I can confirm that there has been no import of soil or fill other than ton bags of MOT and sand from Howarths Timber and building supplies to form a compact sub base to the concrete floor.

Yours faithfully,

K. Smith

THE MAPLES MEDICAL CENTRE, 2 SCOUT DRIVE, MANCHESTER, M23 2SY
27/1/23



THE MAPLES MEDICAL CENTRE, 2 SCOUT DRIVE, MANCHESTER, M23 2SY
27/1/23

