



Provide mechanically fixed horizontal and vertical cavity barriers - refer to AFL Typical Cavity Barrier Photo Elevations

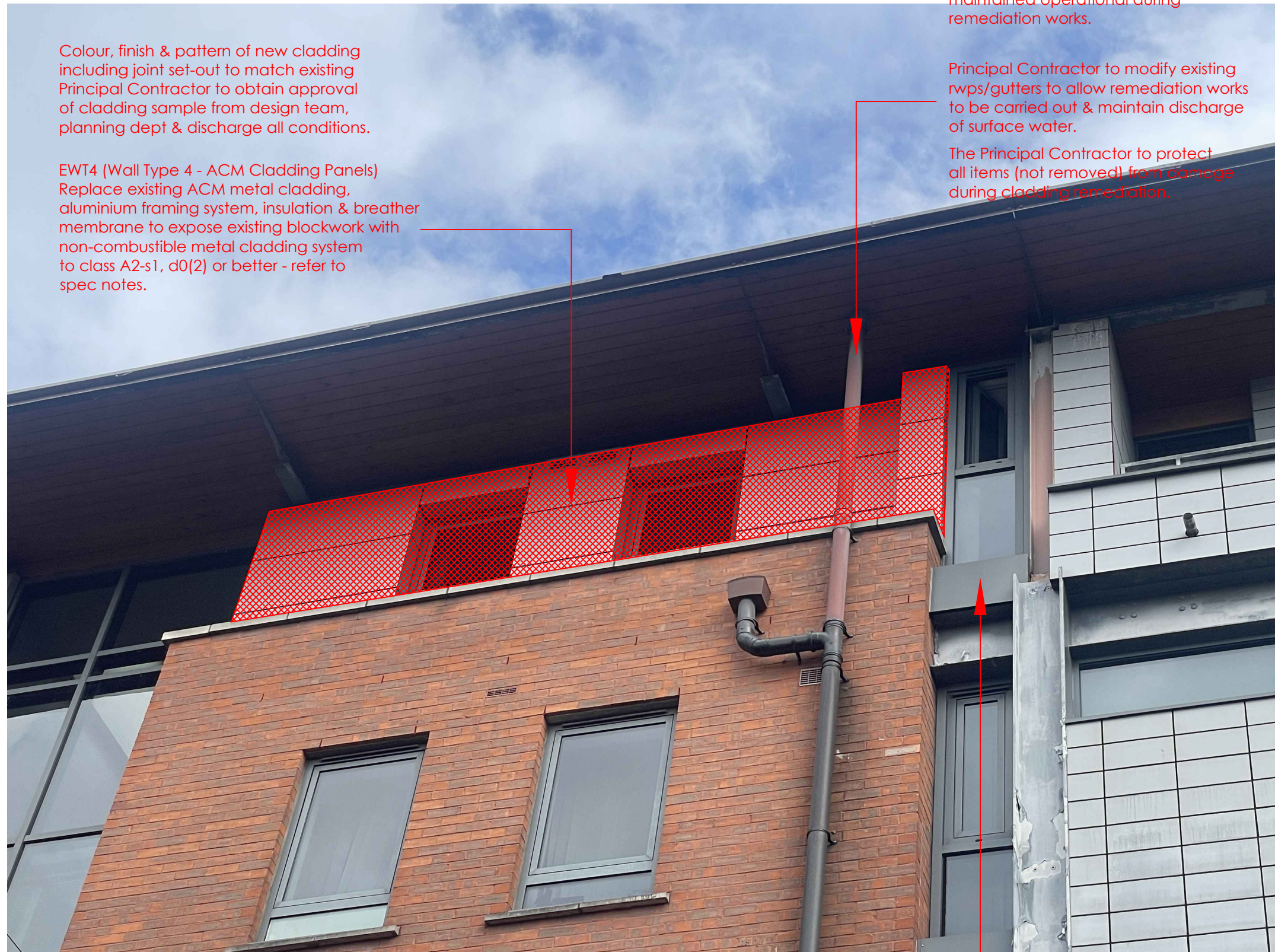
Refer to AFL drawing no: 254108-AH-AFL-ZZ-ZZ-DR-A-20201 for details of remediation works to Level 5

Principal Contractor to modify existing rws/gutters to allow remediation works to be carried out & maintain discharge of surface water.

Further investigation required by the Principal Contractor to determine /confirm the extent of EWT4 to the building during the PCSA period & inform the design team.

EW16 - existing curtain walling panels to be excluded from the remediation works.

1 View 1
NTS



Colour, finish & pattern of new cladding including joint set-out to match existing

Principal Contractor to obtain approval of cladding sample from design team, planning dept & discharge all conditions.

EW14 (Wall Type 4 - ACM Cladding Panels)

Replace existing ACM metal cladding, aluminium framing system, insulation & breather membrane to expose existing blockwork with non-combustible metal cladding system to class A2-s1, d0(2) or better - refer to spec notes.

Any lightning conductor rods to be maintained operational during remediation works.

Principal Contractor to modify existing rws/gutters to allow remediation works to be carried out & maintain discharge of surface water.

The Principal Contractor to protect all items (not removed from drawings) during cladding remediation.

THE PRINCIPAL CONTRACTOR IS TO BASE THE TENDER ON THE ARCHITECTURAL DRAWINGS LISTED TOGETHER WITH THE FOLLOWING DOCUMENTS / INFORMATION:-

- OCTA FIRE RISK APPRAISAL FOR EXTERNAL WALLS (FRAEW) REF: OF00178
VERSION 01 DATED: 25/02/2025

THE PRINCIPAL CONTRACTOR IS TO PROVIDE FULL SPEC & WARRANTY FOR ALL WORKS. ALL MATERIALS TO HAVE REQUISITE TEST CERTIFICATION AND OR ASSESSMENTS - ALL TO BE AGREED WITH THE CLIENT'S TEAM NAMELY:

PROJECT MANAGER
ARCHITECT
FIRE ENGINEER
BUILDING CONTROL/NHBC GUIDANCE
CLIENT INSURERS.

ALL PRIOR TO COMPLETING DESIGN, SUPPLY AND FIX.

ALL ASPECTS OF THE FACADE NOT HIGHLIGHTED IN THE WALL BUILD UP LEGEND - AFL PROPOSED PHOTOGRAPHIC ELEVATION DRAWINGS, ARE OMITTED FROM THE SCOPE OF WORKS AS PER OCTA EXTERNAL WALL ASSESSMENT AND THE APPROPRIATE FIRE STOPPING IS IN PLACE.

ALL PROPOSED CAVITY BARRIER DETAILS, SPECIFICATIONS & LOCATIONS TO BE CONFIRMED TO MEET THE DESIGN INTENT CRITERIA BY THE FIRE ENGINEER AS PART OF THE PCSA.

ALL AFL DRAWINGS ARE TO BE PRINTED IN COLOUR.

ALSO REFER TO THE FOLLOWING BS REFS:
BS EN 13823 - FIRE TEST METHOD (SBI TEST)
BS EN ISO 1182 - NON-COMBUSTIBILITY TEST

WALL BUILD-UP

EW14 (Wall Type 4 - ACM Cladding Panels)

Replace existing silver ACM cladding and build-up back to existing blockwork including metal cladding support rails, glass wool insulation & membrane. New build-up to consist of non-combustible cladding system to class A2-s1,d0 or better to match existing in accordance with BS EN 13501-1:2018 on aluminium support frame, cavity barriers, breather membrane & insulation to face of existing blockwork. Extent of cladding to be remediated as indicated within the OCTA Fire Risk Appraisal.

NOTES

All dimensions and levels to be checked on site

Any discrepancies are to be reported to the Architect before any work commences

This drawing shall not be scaled to ascertain any dimensions, work to figured dimensions only

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DISCLAIMER

When this drawing is issued in CAD, it is an uncontrolled version issued for information only, to enable the recipient to prepare their own documents/drawings for which they are solely responsible.

SOFTWARE INTEROPERABILITY

AFL prepared this drawing using Autodesk REVIT Architecture.

AFL does not accept liability for any loss or degradation of any information held in the drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme.

Refer to the following AFL drawing nos for scope of work to facade:

Existing Block Plan - 00100
Proposed Floor Plans - 20100 to 20105
Proposed Photographic Elevations - 20200 & 20201
Proposed Elevations - 20202
Proposed Typical Cavity Barrier Photo Elevations - 67200 & 67201
Proposed Cavity Barrier Elevations - 67202
Typical Existing & Proposed Wall Details - 21400 & 21401
Typical Cavity Barrier & Fire Stopping Locations - 67400

All cavity barriers are to be re-designed, located, specified & warranted by the manufacturer. All cavity barriers are to be fitted by an approved installer & in accordance with manufacturers spec / details. All AFL drawings are design intent only to maintain the outer face of the building & are based on site investigation by OCTA, site photos & limited existing drawings supplied by the client. All wall build-ups are to be verified on site by the Principal Contractor during the PCSA.

If no project specific wind load calculations are available, the Principal Contractor should supply appropriate localised wind load calculations in support of their proposals.



EW15 - existing grey insulated window cladding panels to be excluded from the remediation works.

1 Block Plan
NTS

3 View 3
NTS



Apartment to be accessed during all remediation works. The Principal Contractor to maintain safe access to all residents - the Principal Contractor to provide method statement / written risk assessment / light sheet / risk assessment to all residents.

The Principal Contractor is to carefully remove, store & re-fit following the cladding remedial works all the following:-
External light fittings
CCTV
TV aerials
External vent/gilles
Any other services etc

Further investigation required by the Principal Contractor to determine /confirm the extent of EWT4 to the building during the PCSA period & inform the design team.

Principal Contractor to check all ductwork / service penetrations within the remediated external wall are installed correctly, intact & non-combustible. Replace / non-combustible duct to internal finish & the gap or fit with fire rated kit - refer to spec notes.

EW11 - existing brickwork to be excluded from the remediation works.

EW12 - existing blue/grey terracotta tiles to be excluded from the remediation works.

4 View 4
NTS

Refer to AFL drawing no: 254108-AH-AFL-ZZ-XX-DR-A-00100 - Block Plan for location purposes of all views.

P3 30-10-25 SIB Stage 3 tender issue
P2 17-09-25 SIB Additional drawings indicated + general update.
P1 10-09-25 SIB First issue

rev no. rev date rev by description

project

Agecroft House
Cladding Remediation Works

location

34 Copperas Street
Manchester M4 1HQ

Employer

Dooleys Construction Consultants
3000 Aviator Way
Manchester Business Park
Manchester
M22 5TG

client

Agecroft Investment Co Ltd
14-32 Hewitt Street
Manchester
M15 4GB

AFL Architects
1st Floor
St Georges House
56 Peter Street
Manchester M2 3NQ

t: +44(0)161 236 6263
f: +44(0)161 236 6484

w: www.afl-architects.com
e: mail@afl-uk.com

twitter.com/AFLArchitects

key plan



drawing title

Proposed Photographic
Elevations Sheet 1 (Level 4)
Scope of Works
PCSA

AFL job number scale @ A1 drawn SIB checked GR

254108 NTS rev date 30-10-25

dwg purpose status rev

Stage 3 Tender S4 P3

bim project origin zone level type role 5-digit no.

AH-AFL-ZZ-ZZ-DR-A-20200