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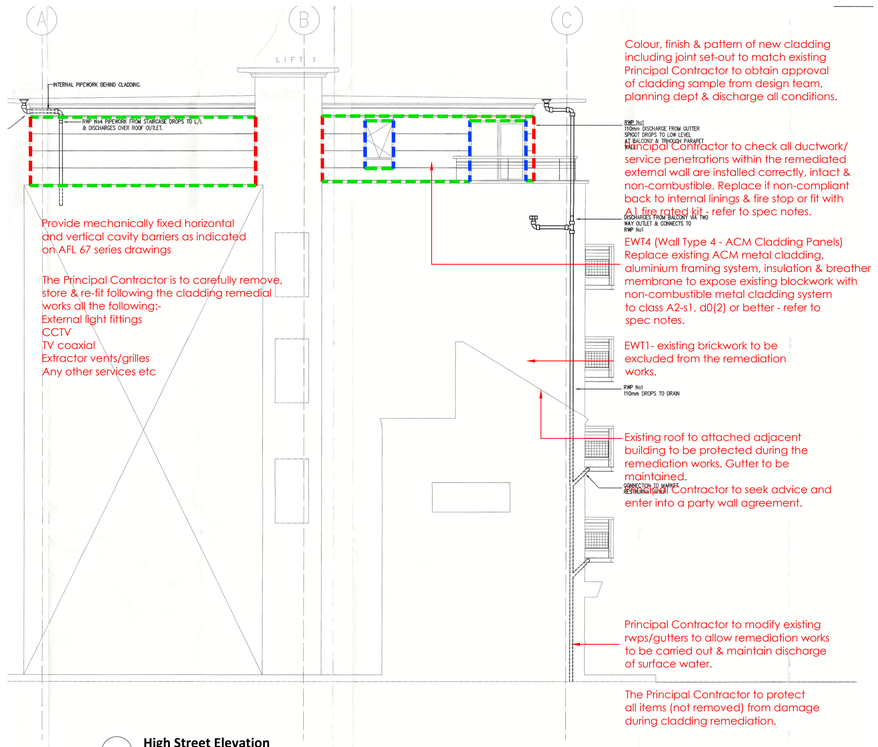


Provide mechanically fixed horizontal and vertical cavity barriers as indicated on AFL 67 series drawings

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

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.

Principal Contractor to check all ductwork/ service penetrations within the remediated external wall are installed correctly, intact & non-combustible. Replace if non-compliant back to internal linings & fire stop or fit with A1 fire rated kit - refer to spec notes.

EWT4 (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.

EWT1- existing brickwork to be excluded from the remediation works.

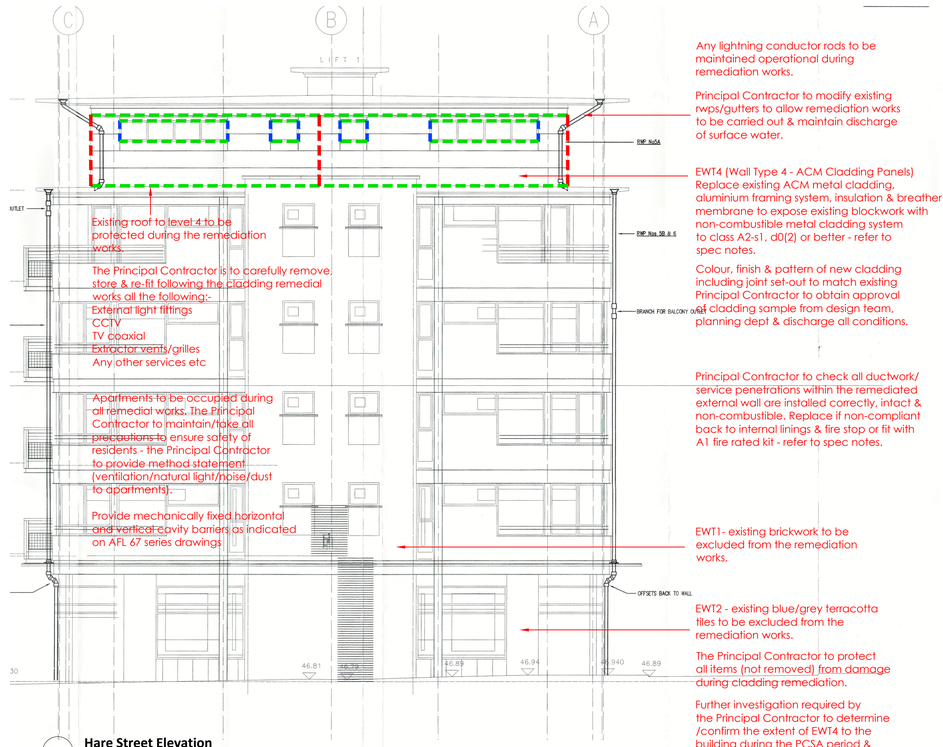
Existing roof to attached adjacent building to be protected during the remediation works. Gutter to be maintained.

Principal Contractor to seek advice and enter into a party wall agreement.

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

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

2 High Street Elevation
1/100



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

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

EWT4 (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.

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.

Existing roof to level 4 to be protected during the remediation works.

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

Apartments to be occupied during all remedial works. The Principal Contractor to maintain/take all precautions to ensure safety of residents - the Principal Contractor to provide method statement (ventilation/natural light/noise/dust to apartments).

Provide mechanically fixed horizontal and vertical cavity barriers as indicated on AFL 67 series drawings

Principal Contractor to check all ductwork/ service penetrations within the remediated external wall are installed correctly, intact & non-combustible. Replace if non-compliant back to internal linings & fire stop or fit with A1 fire rated kit - refer to spec notes.

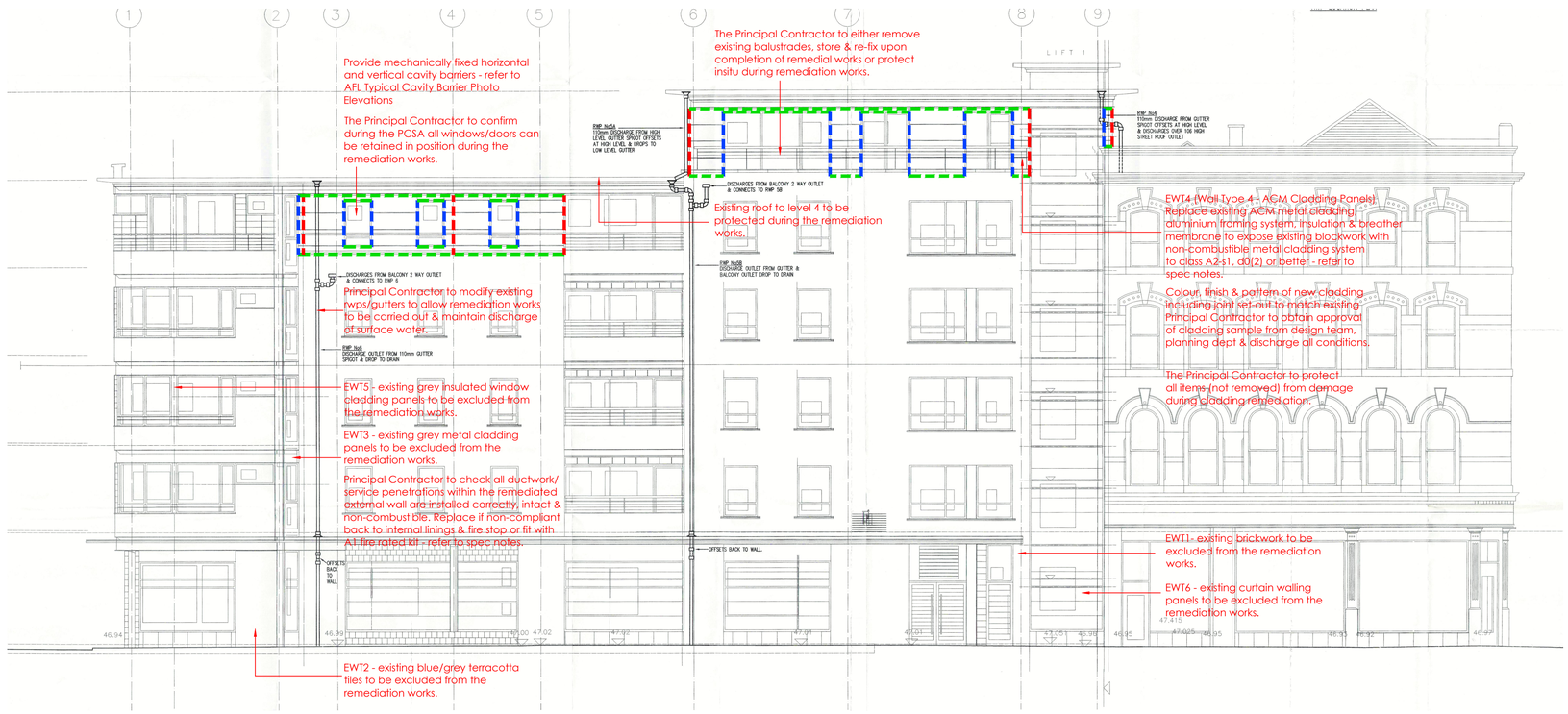
EWT1- existing brickwork to be excluded from the remediation works.

EWT2 - existing blue/grey terracotta tiles to be excluded from the remediation works.

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

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.

3 Hare Street Elevation
1/100



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

The Principal Contractor to confirm during the PCSA all windows/doors can be retained in position during the remediation works.

The Principal Contractor to either remove existing balustrades, store & re-fix upon completion of remedial works or protect insitu during remediation works.

Existing roof to level 4 to be protected during the remediation works.

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

EWT5 - existing grey insulated window cladding panels to be excluded from the remediation works.

EWT3 - existing grey metal cladding panels to be excluded from the remediation works.

Principal Contractor to check all ductwork/ service penetrations within the remediated external wall are installed correctly, intact & non-combustible. Replace if non-compliant back to internal linings & fire stop or fit with A1 fire rated kit - refer to spec notes.

EWT4 (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.

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.

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

EWT1- existing brickwork to be excluded from the remediation works.

EWT6 - existing curtain walling panels to be excluded from the remediation works.

EWT2 - existing blue/grey terracotta tiles to be excluded from the remediation works.

1 Copperas Street Elevation
1/100

No as-built drawings provided for Edge Street elevation - refer to proposed photographic elevations for information.

4 Edge Street Elevation
1/100

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

1. 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

FIRE BARRIER LEGEND

CB1 - at compartment walls & closing the edges of cavity in rainscreen cladding:
Tenmat NVFB vertical cavity barrier compressed by 5mm within the cladding zone.

CB2 - Around openings in rainscreen cladding:
Tenmat VFB horizontal cavity barrier in cladding zone.
Tenmat NVFB cassette infill in the cladding panel.

CB3 - Around openings in rainscreen cladding:
Tenmat NVFB cavity closer compressed by 5mm within the cladding zone.

CB4 - Service Penetrations:
New Rytons A1 galvanised steel duct kit, intumescent sealant & weatherproof sealant to existing service penetrations within rainscreen cladding.
(Not indicated on the as-built drawings - Principal Contractor to carry out full survey of penetrations within the cladding to be remediated during the PCSA).

All cavity barriers to be mechanically fixed in line with manufacturers instructions.

NOTES
All dimensions and levels to be checked on site

Any descrepancies 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 recipients 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.

rev no.	rev date	rev by	description
P2	30-10-25	SIB	Stage 3 tender issue
P1	17-09-25	SIB	First issue

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
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St Georges House
56 Peter Street
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M2 3NQ

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

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key plan

drawing title
Proposed Cavity Barrier Elevations
Scope of Works
PCSA

AFL job number	scale @ A1	drawn	checked
254108	1/100	SIB	GR

rev date 30-10-25

dwg purpose: Stage 3 Tender | status: S4 | rev: P2

bim project | origin | zone | level | type | role | 5-digit no.
AH-AFL-ZZ-EL-DR-A-67202