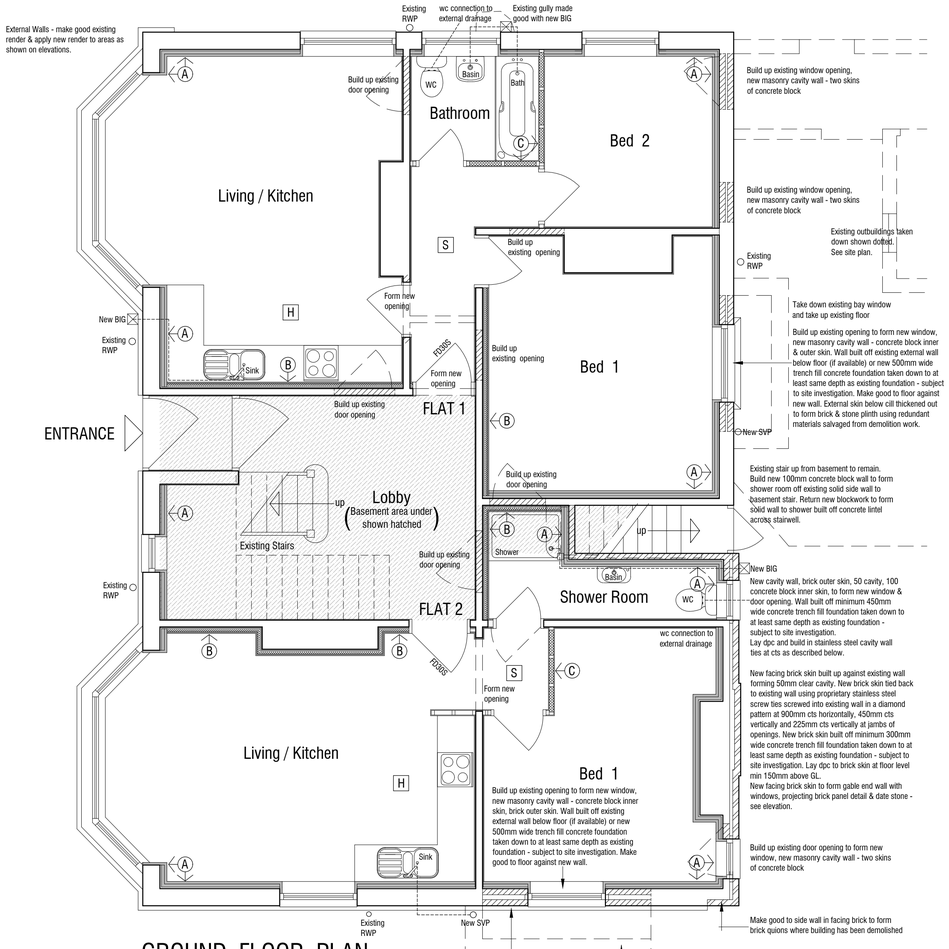
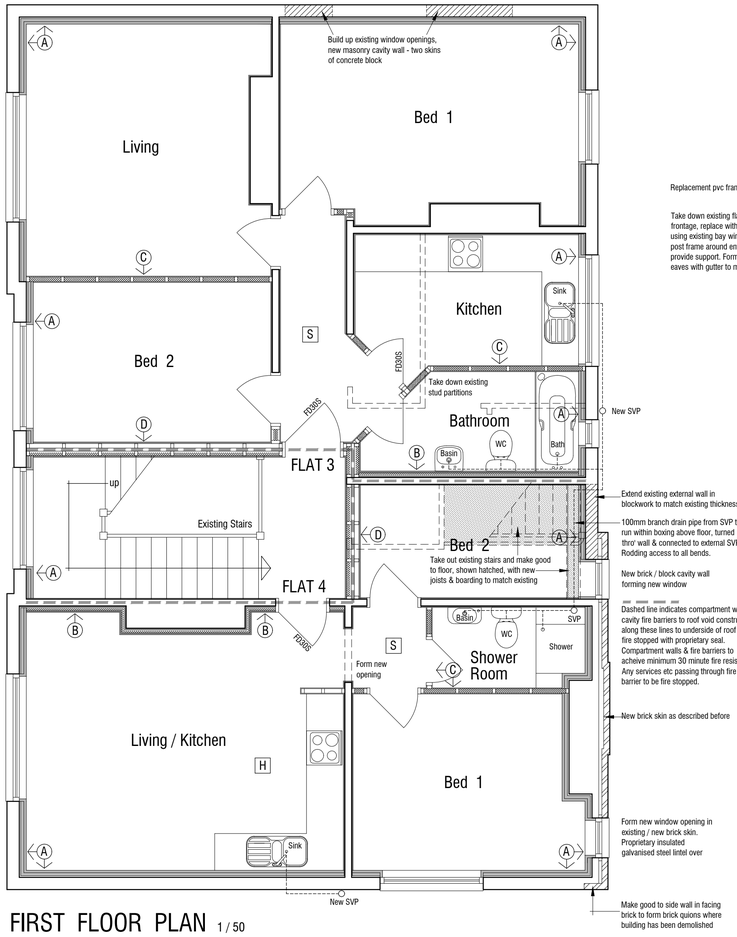
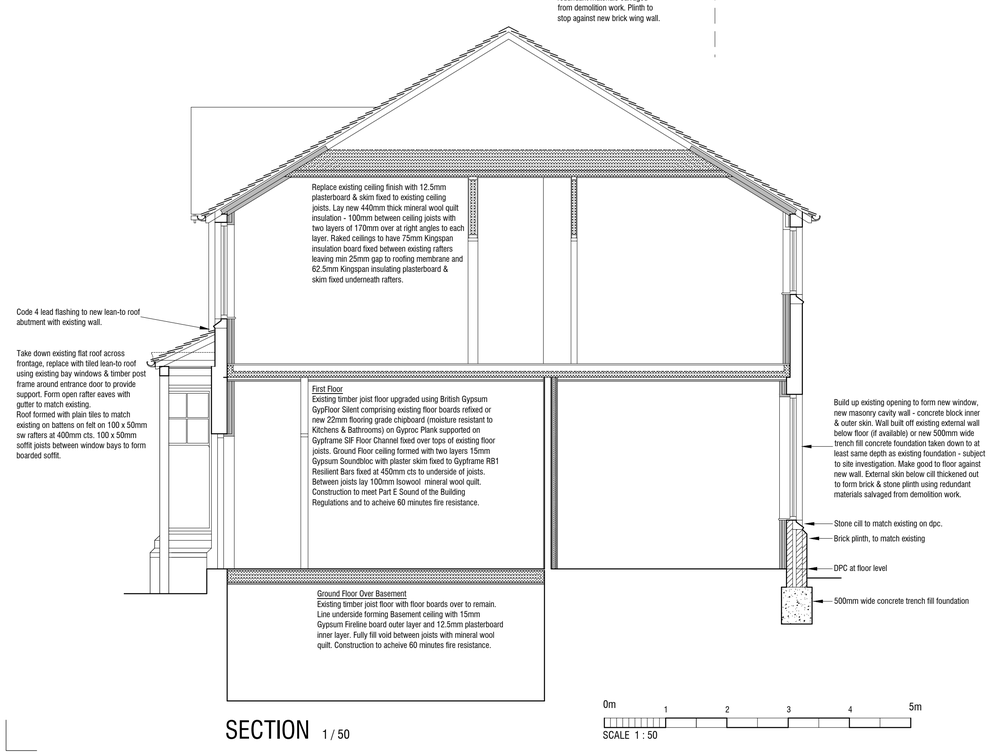


GROUND FLOOR PLAN 1 / 50



FIRST FLOOR PLAN 1 / 50



SECTION 1 / 50

WALL / PARTITION BUILD UP

New blockwork

New brickwork

New Masonry Cavity Walls - two skins of masonry 100mm concrete block or 100mm block inner skin with brick outer skin forming 50mm cavity. Build in proprietary galvanised insulated steel lintels over new window or door openings. Close off cavity at jambs & cill with insulated dpc closer. To both skins lay dpc at floor level, stainless steel cavity wall ties built in diamond pattern at 900mm cts horizontally, 450mm cts vertically and 225mm cts vertically at jambs of new openings. New walls bonded into existing. All new concrete block below GL in 7.0N block.

Existing wall

New insulated dry lining

A

Walls lined with 48mm Gyproc C metal stud independant lining with voids between studs filled with 50mm Kingspan insulation board, line internally with 37.5mm Kingspan insulating plasterboard & skim

Existing wall

New acoustic independent panel lining

B

Existing wall to have 13mm plaster finish both sides. To one side of existing wall fix 75 x 50mm timber frame or proprietary metal stud frame to support independent panel to conform with the following:

- minimum mass per unit area of panel (excluding any supporting frame) 20kg.m²
- panel to consist of two layers 12.5mm plasterboard with staggered joints, skim finish
- minimum gap between plastered wall face and face of supporting frame to be 10mm.
- minimum 35mm thick mineral wool quilt , min density of 10kg/m³, in the cavity behind the plasterboard panel.
- ensure that the independent panel and supporting frame are not in contact with the existing wall.
- all perimeter edges of indendent panel to be sealed with tape or sealant.

New stud partitions

C

75 x 50mm timber stud or proprietary metal stud partitions lined both sides with 12.5mm plasterboard & skim with min 35mm mineral wool quilt min density of 10kg/m³

New seperating compartment wall

D

Seperating wall consisting of two 100 x 50mm timber frames with mineral wool quilt and lined to both room sides with two layers of 12.5mm plasterboard (Gypsum SoundBloc) & skim construction giving a 280mm wall thickness conforming with the following:

- minimum distance between inside plasterboard lining faces of 200mm
- plasterboard linings to have staggered joints with each plasterboard sheet of min mass per unit area of 10kg/m².
- minimum 50mm thick mineral wool quilt , min density of 10kg/m³, fixed to one of the frames behind plasterboard lining.
- all perimeter edges of seperating wall to be sealed with tape or sealant.

All other existing internal masonry walls not described above to be dry lined with 12.5mm plasterboard & skim on dabs.
All plasterboard to wet areas to be moisture resistant

Fire
FD30S = 30 minute fire self closing fire doors with smoke seals
Fire detection and alarm systems to be installed in accordance with BS5839-6:2004 *Codes of practice for the design, installation and maintenance of fire detection and fire alarm systems in dwellings* to at least a Grade D Category LD3 standard Smoke & Heat alarms mains operated to the latest BS standards with battery standby power supply. Where more than one alarm is installed to each flat they are to be interlinked.

S = Smoke Alarm

H = Heat Alarm

Electrical
All light switches, power sockets etc to be positioned between 450mm & 1200mm above finished floor level. New main lights to be energy efficient.
All new electrical works to be designed, installed & inspected in accordance with BS 7671 (IEE WIRING REGULATIONS LATEST EDITION). The works are to be undertaken by an installer registered under a suitable electrician self-certification scheme or alternatively by a suitable qualified person. A certificate of complience to be produced & submitted to Building Control on completion of the works.

Plumbing
To be in accordance with BS EN 12056-1 AND BS EN 12056-2.
All pipes & wastes to be in pvc kitermarked certified.
Wastes from sinks & baths to be 38mm dia, from basins to be 32mm dia and any combined wastes or waste runs exceeding 2.0m to be 50mm dia. All sanitary ware & sinks to have 75mm deep seal traps.
Waste pipes to discharge to BIG's (Back Inlet Gully) or connected to 100mm dia pvc soil & vent pipes taken up above roof level min 900mm above heads of adjacent first floor windows, soil & vent pipe fitted with bird proof cowl.

Heating / Hot Water
To be confirmed - Gas fired condensing combi boiler with balanced flue, time & tempreature zone controls & delayed start thermostat serving wet radiator central heating system to each flat - radiators fitted with TRV's. Heating systems designed to acheive comfort standards.
Hot water connections to all sanitary fixtures & sinks, pipe connections to baths to have in-line blending valve to prevent water exceeding 48°C.

Ventilation
Intermittent fan extract as follows:
Kitchen - 30 l/s adjacent to hob
60 l/s elswhere
Utility - 30 l/s
Bathroom and En-suite - 15 l/s
WC - 6 l/s

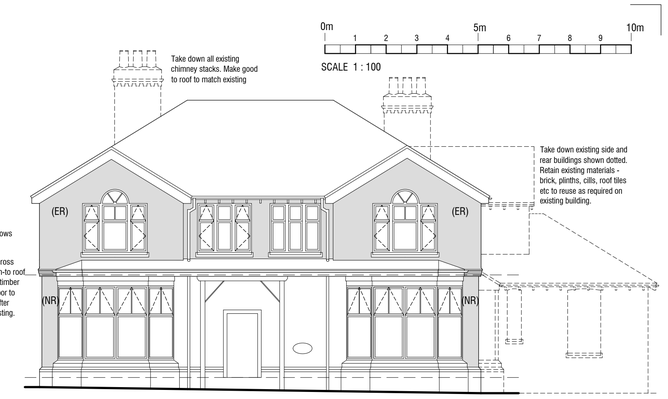
Purge ventilation to habitable rooms through window openings with an opening area of 1/20th of room floor area min.

Background ventilators - total eqivalent area of 45,000mm² required based on largest Flat 3 floor area of 65.0m². Ventilators located in all rooms min 5000mm² to habitable rooms and min 2500mm² to wet rooms.

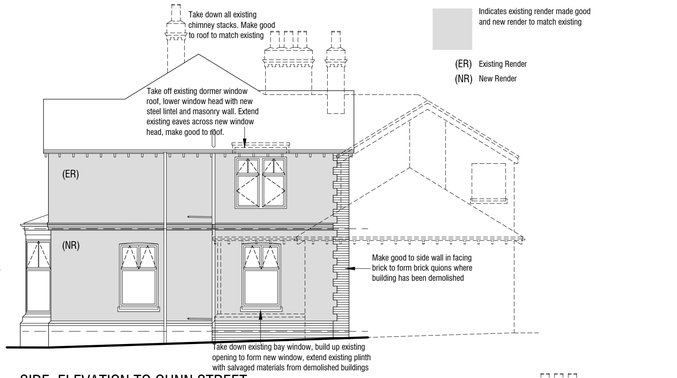
Background ventilators min 1700mm above floor, cooker hoods fixed between 650 - 750mm above hob surface & to comply with manufacturers instructions, fans situated at high level, 10mm air gap to bottom of all doors.

Performance test methods to meet requirements of Approved DOC F1 Table 6.

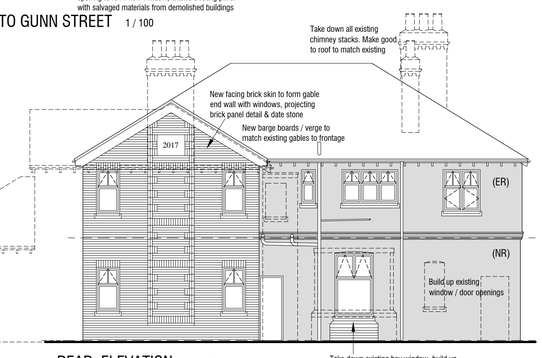
Windows / Doors / Glazing
Replacement windows & doors – PVC framed, all glazing to be in double glazed sealed units with min 16mm argon filled air gap and glazed in Pilkington Low E glass.
All glazing in critical locations i.e. glazed doors & side lights, windows within 800mm of floor and shower screens to be in safety glass to BSEN 12150.
First floor habitable room windows to give emergency egress with a minimum unobstructed openable area of 0.33m² opening at least 450mm high and 450mm wide, bottom of opening not more than 1100mm above floor.



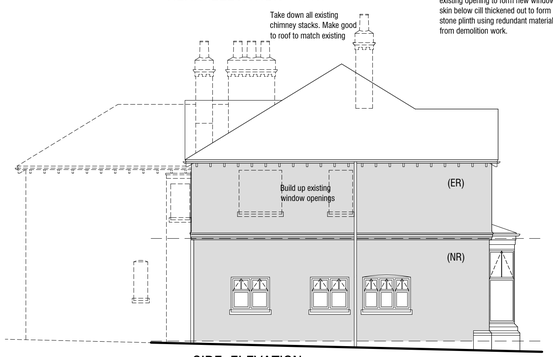
FRONT ELEVATION TO JOHN STREET 1 / 100



SIDE ELEVATION TO GUNN STREET 1 / 100



REAR ELEVATION 1 / 100



SIDE ELEVATION 1 / 100

REV C. New window patterns shown. lean-to roof across frontage shown. Feb 2018
REV B. Scale bars shown. Sept 2017
REV A. Amendments to elevations, further information added. June 2017

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CLIENT
Mr Inderjit Garcha

PROJECT
Residential Development at 'The Homestead', John Street Biddulph. ST8 6BB

SCALE 1/50 1/100 @ A1

TITLE
Working Drawing
Conversion of existing building into flats - Plots 1 to 4

DRG. No. 3844/18
DATE: May 2017 REV C