



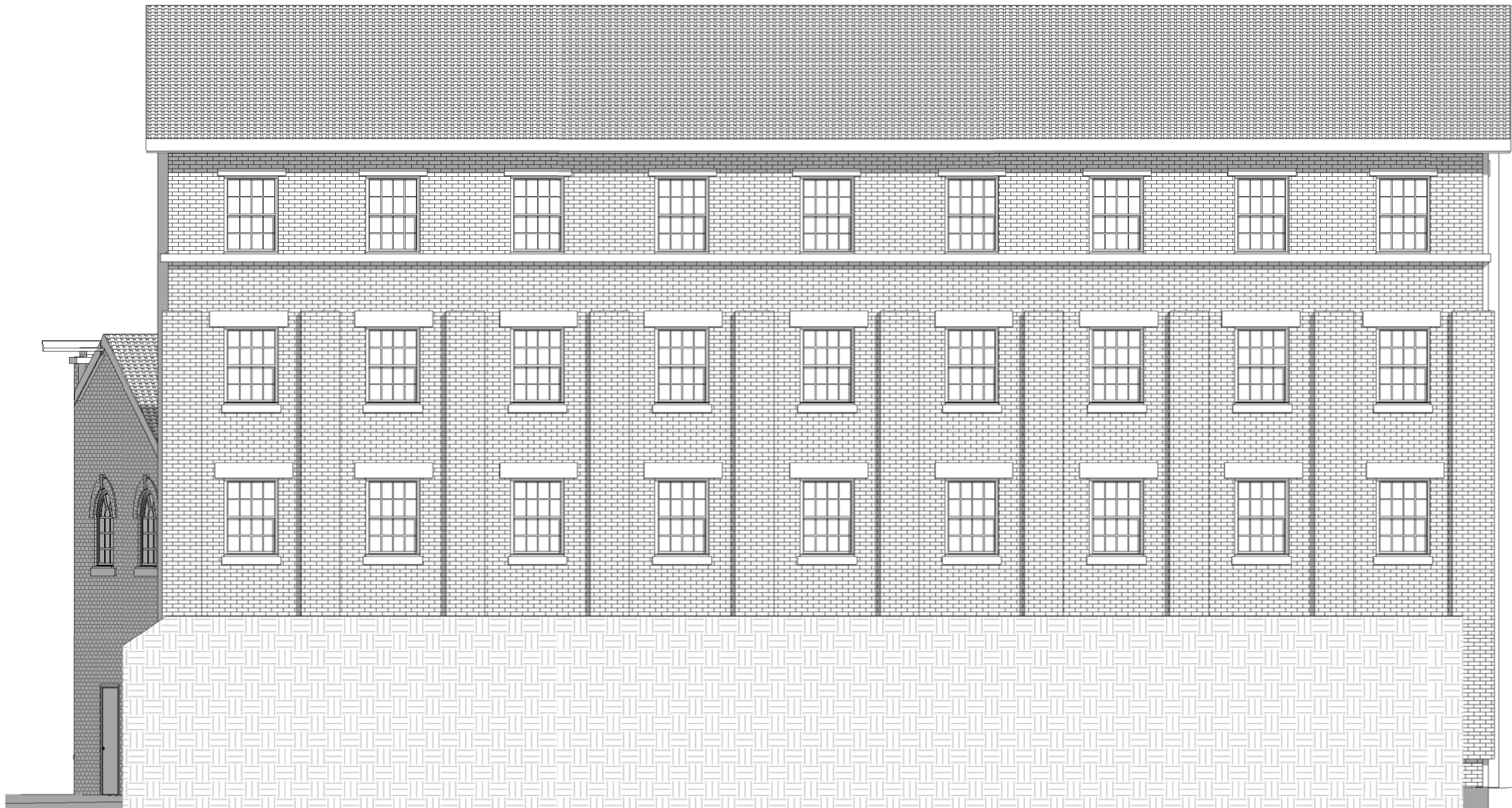
SIDE ELEVATION 1
1 : 100



SIDE ELEVATION 2
1 : 100



FRONT ELEVATION
1 : 100



REAR ELEVATION
1 : 100

SCHEDULE OF WORKS

AK Innovative Design Solution Ltd are instructed by our client in respect of preparation of a Planning, to support full planning application to convert the site into Residential dwellings. The application site is in the administrative boundary of Erewash council.

We have been instructed by the client to produce a construction method statement to support the planning application by confirming how individual elements of work proposed will be undertaken in a careful manner to protect the historic fabric of the building.

METHODS OF CONSTRUCTION

All proposed works are to be undertaken in a careful manner to ensure remaining existing historic fabric is protected throughout the works. Should further information be required to provide greater detail, we ask that this be treated as a planning condition at this stage.

Site Preparation:

The initial phase of the project involves comprehensive site preparation to establish a conducive working environment.

Debris and vegetation will be diligently cleared to create a clean and safe workspace.

Sturdy site hoardings will be erected to ensure security, and temporary facilities, including welfare amenities and storage for equipment and materials, will be set up to support the construction activities.

This stage is crucial for laying the groundwork for subsequent construction processes.

Structural Works:

The structural phase will commence with a meticulous assessment of the existing building to identify weaknesses.

Additionally, new structural elements will be installed to accommodate the layout changes required for the open plan . (please see ground floor plan area marked in red)

This phase emphasises the importance of a robust and well-supported structure to ensure the longevity, stability and historical integrity of the renovated building.

Internal Fit-out

The internal fit-out phase focuses on bringing the interior spaces to life.

New partitions, doors, and windows specified in the approved design will be meticulously installed,(highlighted as white/grey walls existing to remain

Finishing touches, including plastering, painting, and decoration works, will be carried out to enhance the aesthetic appeal of the renovated spaces

re-use of granite setts located in the proposed meeting room, will be carefully lifted and shifted to the front of the new extension. please refer to ground floor plan, Flooring materials, such as tiles, carpets, or hardwood, will be installed according to the approved design,

contributing to the overall visual and functional aspects of the interior.

THERMAL INSULATION - the building's thermal resistance will be upgraded through the construction of acoustic insulation and fire protection within the floors as detailed on the drawings. The acoustic insulation will be within ceiling voids or loft spaces and within the heavy duty stud wall surrounding to all habitable rear elevation wall rooms. All floor voids are to have fire protection and acoustic improvement which will consequently improve the thermal resistance of this element. please see floor and wall upgarde detail.

Existing windows

All existing windows need repair or new timber framed windows are to be used, new front door will be proposed

FIXING

1 Fixing plasterboards to softwood, super-dried timber and engineered joists should be carried out using British Gypsum Gyproc Drywall Timber Screws at 300mm centres (reducing to 200mm maximum centres at external angles).

(i) Select the appropriate length of fixing to provide a nominal 25mm penetration into the timber, as a guide the following screw lengths are recommended: -

(ii) 32mm for 9.5mm plasterboard

(iii) 38mm for 12.5mm and 15mm plasterboard

(iv) 51mm for second layer 12.5mm over 12.5mm plasterboard

2 Plasterboards to Gypframe RB1 Resilient Bars and Gypframe RB1 Resilient Bars to softwood timber framing are to be fixed by British Gypsum Drywall

Screws, all as indicated above.

3 Plasterboards fixed in a single layer to GypWall metal stud partitions are to be fixed at 300mm centres (reducing to 200mm maximum centres at external angles) using the appropriate length Gyproc screws.

4 Plasterboards fixed to ceilings should be at approximately 230mm centres (5 fixings per linear metre).

5 Fixings should be not less than 10mm from paper bound edges, 13mm from cut ends of boards or 6mm from edges of timber members.

6 Fixings must be driven straight and firmly home (not skewed) to leave a shallow depression to facilitate spotting with Gyproc jointing materials.

7 Where door openings occur, cut boards around the opening to avoid a joint directly in line with door jambs. Electrical sockets are to be neatly spaced at a minimum of 50mm and protected in accordance with the Company's Construction Best Practice Guide.

8 Board joints are to be staggered relative to the opposite side.

MECHANICAL VENTILATION

Kitchen (Where no hood extract)

To be of approved type as listed in this Trade Specification under

Schedule of Materials and must give 60 litres/second extraction,

c/w 2 speed fan incorporating switch operation, ducted to outside

through sleeve, duct should be built in brickwork as work

proceeds

Bathrooms and Ensuites

Wall Fixing

To be of approved type, listed in the Schedule of Materials, with

grill incorporating butterfly damper and should be able to extract

at a rate not less than 15 litres/sec. Wall sleeve built in brickwork

as work proceeds. Switch to be situated on outside of the

Bathroom/En-suite (i.e. on landing or relevant adjoining room).

Where a bathroom or ensuite does not have an openable

window, the extract fan must be light switch operated with a 15

minute overrun.

SKIRTINGS AND ARCHITRAVES

1 The fixing of skirting or architraves must be arranged to minimise movement and shrinkage. All mitres in architrave are to be cut to 45°.

2 Running joints in skirting and architraves must be reasonably inconspicuous, glue fixed.

3 All skirting and architrave is of MDF material.

STAIRCASES

1 Prior to installation the floor-to-floor height of the BUILDING must be checked to ensure it is the same as the staircase.

2 Care must be taken to ensure that all risers, including the bottom rise, are equal.

3 Fit any loose strings to newel ensuring string tennon is pulled tightly into newel mortice.

4 Fit newel to main string (as above) ensuring newel is exactly square to treads (this can be achieved by propping newel up and checking for

squareness

during fixing).

5 Newels and balustrades must be plumb and handrails reasonably rigid.

6 Dry fit winder treads into wall string (making sure string is square to main flight).

7 Trim strings at top (so that string hooks over trimmer) and bottom (so that string sits on floor and equal risers are maintained).

8 Cut back landing board to receive top nosing of the flight and the structural string, ensuring that a 2-3mm gap is left between flooring and the

top nosing.

9 Assemble all loose sections with glue between all joints. Screw all risers and treads together (4no. 28mm 10 gauge screws at every joint) and

fit all glue

blocks. Ensure wedges are fitted at all string housings for treads and risers. Screw and glue winder treads to newels ensuring that newel remains

square

to treads.

10 Position flight into stairwell and check newel and treads for plumb and level.

11 Screw fix flight to wall (plugged and screwed at 600mm centres) so as to avoid deflection and carriage pieces provided where directed.

12 Protect staircase

ELECTRICAL

Governing Documents

The documents below must be used for reference in compliance with the Company's standard working drawings and construction best practice

guide. The Contractor is to ensure that all current versions are followed.

All materials, equipment, accessories and workmanship shall fully comply with the latest edition of the I.E.E. Regulations for electrical

installations and current amendments and shall be as specified in the schedule of materials including but not limited to:

- Building Regulations Part L

- Building Regulations Part M

- Building Regulations Part P

- I.E.E. Regulations 13-7

- I.E.E. Regulations 13-16

- I.E.E. Regulations 413-2 to 413-17

- I.E.E. Regulations 471-34 to 471-39 (B)

- I.E.E. Regulations 514-1 to 514-S (A)

- I.E.E. Regulation 522-6

- I.E.E. Regulations 523-20 (A) to (D)

- NICEIC Regulations

ACCESSORIES

2.1 All accessories shall be manufactured to the appropriate British standards (as latest edition I.E.E. Regulations) and shall be as listed in the

schedule of materials.

2.2 All switch socket outlets shall be of the D.P. switched type and where a fused connection unit is fitted this shall be of D.P. switched type.

2.3 All lamp holders, where fitted, shall be of the heat resistant type to BS 5042 T2 and shall include a metal liner.

2.4 All batten holders, where fitted, shall be of the heat resistant type to BS 5042 T2 and shall include a metal liner and be a factory assembled

type including heat resistant tails.

2.5 For compliance with Part L of the Building regulations all fixed lamp holders, pendants and battens must be of standard type for use with low

energy lamps (with a better efficacy than 40 lumens per circuit) all in accordance with the working drawings. Note, garages, lofts, cupboards and

outhouses are excluded from the low energy requirement.

2.6 The fittings to be used must be the Delta standard type pendant with energy saving bulb.

2.7 Fully compliant with BS 5733 and BSEN 61184.

2.8 All fuse spur switches in the kitchen and utility are to be durably marked/engraved for identification purposes i.e. "dishwasher", "fridge",

"washing machine" etc. to BS7671 462-01-02.

2.9 All socket outlets for integrated appliances are to be accessible after the appliance is fitted.

2.10 Particular attention shall be paid to the fixing of all accessories to ensure that they are correctly aligned and suitably mounted to accord with

plaster or other finishes.

2.11 Unless otherwise specified by the Company mounting heights are to be in accordance with Part M of the Building Regulations and as

indicated on working drawings.

2.12 Wherever appropriate, accessories of the same type (e.g. light switches) shall be mounted at the same height above finished floor level.

General
Drawings prepared for local authority. Any electrical, heating installation, joinery items, finishes, and fittings to be instructed by the client. The clients are to satisfy themselves that any buried private or public services will not affect the proposal. These drawings have been prepared on the understanding that work will not commence on site prior to the granting of planning permission and building reg approval. All drawings are copyrights and may not be used in conjunction with other projects

CDM REG 2015
These drawings have been prepared on the understanding that work will not commence on site prior to the granting of planning permission and building Reg approval. At this point the designers work is complete, hence the designer of this drawing will not be acting as the principle designer in terms of health and safety. Under the new regulations, both the client and the building contractor will have health and safety responsibilities and will need to prepare a construction phase plan for the scheme. the construction phase plan for the scheme should include risk assessment and method statements for elements of the works such as excavations, buried services, risk of electrocution, working at height, lifting and handling, etc. should you require guidance, please see HSE website.

Rev	Description	Date

STATUS	PURPOSE OF ISSUE
	PLANNING



STRUCTURAL DESIGN BY:

PROJECT

WELL_STREET_LEEK_ST13_6BL

TITLE
ELEVATION

CLIENT

Amer Whid

DRAWN BY	CHECKED BY	DATE
HA	AM/KG	29/05/24

SCALE (@ A1)	PROJECT NUMBER
1 : 100	0967

DRAWING NUMBER	REV
A104	