MAKE GOOD TO EXISTING BEAM & FORM UP 1100 HIGH BALUSTRADE TO CONFORM TO DOCUMENT K OF CURRENT BUILDING REGULATIONS RE SPACINGS BETWEEN BALUSTERS.

CONTRACTOR TO FORM IN-SITU STORE CUPBOARD AT HIGH LEVEL IN EAVES ABOVE GALLERY THUS

CONTRACTOR TO EXCAVATE & LAY LAND DRAIN AT FOOT OF REAR WALL

PROVIDE & FIX PURPOSE MADE SPIRAL STAIRCASE 1500ø BY COTTAGE SPIRALS WITH MAX 220 RISERS & GOING TO COMPLY WITH PARA 1.18 OF DOCUMENT K. MIN GOINGS AT INSIDE CENTRE POST TO BE 50mm. PROVIDE & FIT HANDRAIL TO COMPLY WITH PARA. 1.27 OF DOC. K. TRIM ROUND STAIRWELL USING DOUBLED UP JOISTS.

BREAK THRO' WALL TO FORM DOORWAY TO DRESSING ROOM & LAY 3 No 150 x 100 PRECAST R.C. LINTELS OVER

ERECT 75 x 50 REPLACEMENT TANALISED TIMBER STUD WALL BEHIND EXISTING SINGLE SKIN STONE WORK BETWEEN VOID & ENSUITE TO BED 2 & LINE OUT TO CAVITY FACE USING HEAVY DUTY POLY PROPYLENE SHEETING, FILL UP STUD FRAME IN KINGSPAN 50 & FACE UP INTERNALLY USING 12.5mm FOIL FACED PLASTERBOARD & SKIM.

100ø BRANCH FROM W.C. UNIT & 38ø WASTES FROM BATH SHOWER TRAY & 32ø W.H.B. BOXED OUT WASTE ALL VIA ANTI VAC TRAPS. TO BE CONNECTED TO RESPECTIVE S&V.P.'S AS PER C.O.P. NOTE FOR BED 1 & BED 2 & 3 EN-SUITE BATHROOMS.

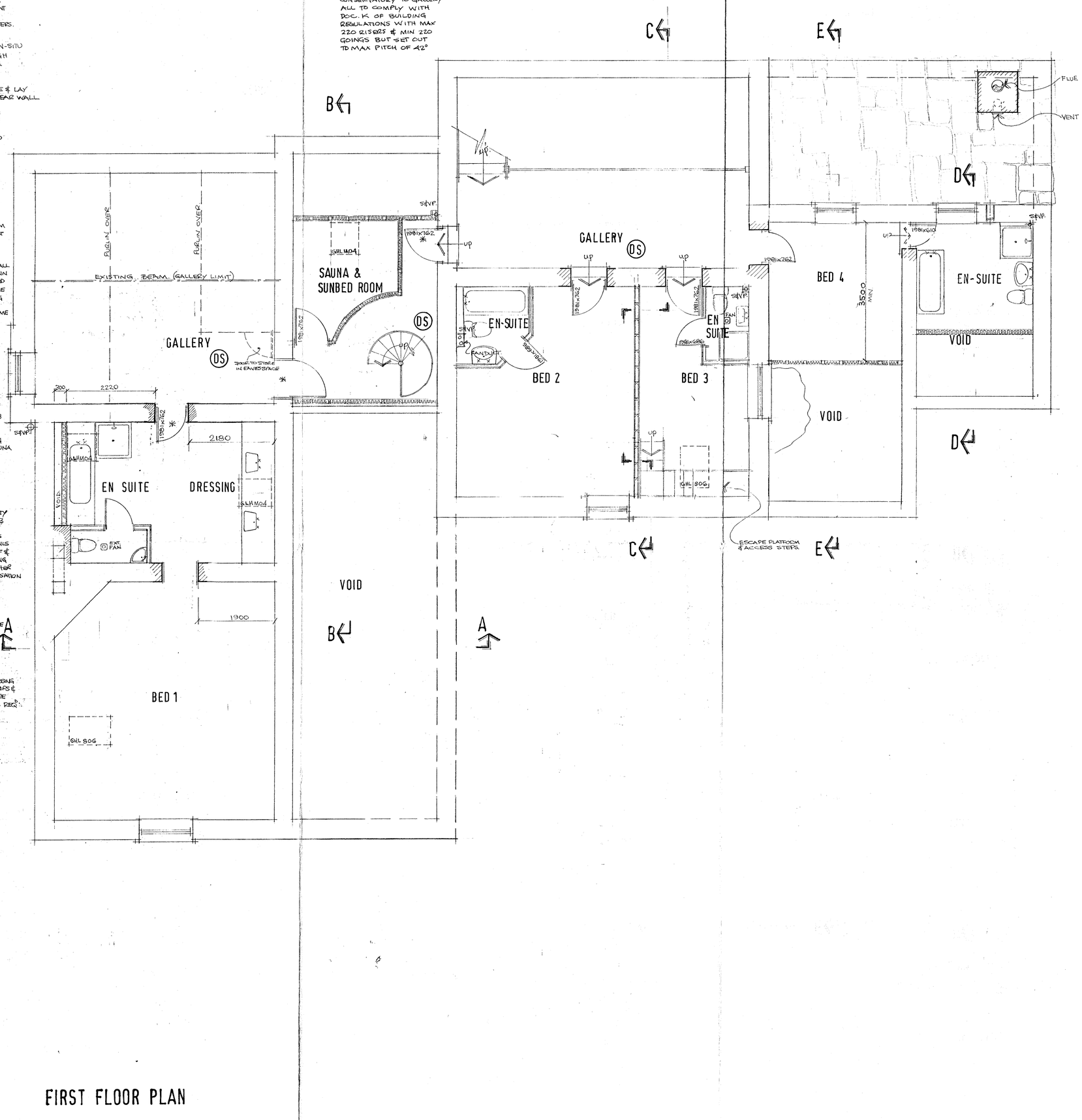
PROVIDE & FIX VELUX GHL M04 WINDOWS TO ENSUITE & SAUNA ROOF OVER IN RECESSED ARRANGEMENT TO SUIT CONSERVATION PLANNING UNDER GUIDANCE OF TECHNICAL REP.

PROVIDE & FIX CEILING MOUNTED VENT AXIA HUMIDITY FANS IN BED 1 & BED 2 & 3 EN-SUITES & CONNECT TO APPROPRIATE SIZED DUCTS FITTED WITH MARLEY GOWLS AT OUTLETS THROUGH ROOF & SEAL TO ROOF SLATES USING PROPRIETARY BRAND WEATHER PLATES. PROVIDE FOR CONDENSATION TRAPS AS REQUIRED.

VELUX EMERGENCY EXIT FRAMES SHOULD BE SET WITH SILL LEVEL AT MIN 600 TO MAX 1100 ABOVE BEDROOM F.F.L. WHERE ACHIEVABLE WITHOUT COMPROMISE TO LISTING STATUS.

DOORS ✱ TO BE ½ HR FIRE DOORS FITTED WITH SELF CLOSING DEVICES & INTUMESCENT STRIPS & SMOKE SEALS TO REDUCE FIRE RISK & LIMIT SPREAD AS REQ'D.

PROVIDE & FIX PURPOSE MADE STAIRCASE FROM CONSERVATORY TO GALLERY ALL TO COMPLY WITH DOC. K OF BUILDING REGULATIONS WITH MAX 220 RISERS & MIN 220 GOINGS BUT SET OUT TO MAX PITCH OF 42°



FIRST FLOOR PLAN

FLUE FROM IN SITU GAS BOILER BELOW TO BE BUILT INTO STONE STACK THUS BUILT OFF R.C. SLAB. CONTRACTOR TO INCLUDE FOR 100m² FREE AREA VENTILATOR THUS.

LAY RECLAIMED NATURAL STONE PAVING FLAGS ON SAND/CEMENT SCREED TO SPEC. SHOWN ON SECTIONAL DETAIL TO MIN 1:40 FALL AWAY FROM FIRST FLOOR EXTERNAL WALLS.

RUN 100ø S&VP UP CORNER OF REBUILT END WALL TO EN-SUITE THUS & CONNCT 100 W.C. BRANCH & 32ø W.H.B. WASTE & 38ø TRAY & BATH WASTES TO SUIT C.O.P. NOTE

PROVIDE & FIX EXTRACT FAN THRO' WALL FOR EN SUITE ALL TO SUIT C.O.P. NOTE

REPLACEMENT WINDOW FRAMES TO BED 4 & EN SUITE TO INCLUDE FOR EMERGENCY ESCAPES & TRICKLE & STANDARD VENTS. TO SUIT C.O.P. NOTE

CONTRACTOR TO FORM IN-SITU STEP RISER FROM BED 4 TO EN SUITE WITH MAX 220 RISERS & MIN 245 GOINGS. BREAK THRO' EXISTING WALL AT HEAD OF STEP & LAY 3 No 150 x 100 PRECAST R.C. LINTELS OVER.

BREAK THRO' EXISTING WALLS TO FORM ENTRANCE DOORS TO BEDS 2, 3 & 4 & LAY 3 No 150 x 100 R.C. PRECAST LINTELS OVER & FORM UP IN-SITU STEPS WITH MAX 220 RISERS & MIN 245 GOINGS AS REQ'D.

ERECT STUD WALLS IN POSITIONS SHOWN TO SUIT C.O.P. NOTE

PROVIDE & FIX VELUX ROOF LIGHTS TO MEET EMERGENCY ESCAPE SPECIFICATION TO BENT 1.43 & SET TO RECESS STANDARD SPECIFICATION USING EITHER VELUX EN FLASHINGS FOR BLUE SLATE OR ON-SITE LEAD WORK. CONTRACTOR TO CONSULT WITH VELUX TO OBTAIN RECESS FITTING DETAILS 07768 647-250 (B. ENTWISTLE)

CONTRACTOR TO FORM IN-SITU STEPS ALONG WALL TO BED 3 FOR ESCAPE ROUTE TO PLATFORM SET MAX 1000m BELOW VELUX GHL 306 AT EAVES. MAX RISERS TO BE 220m WITH 250 GOINGS. ALL SET OVER IN-SITU STORE CUPBOARD TO SITE INSTRUCTION

STRIP FOUNDATIONS.
Clear site of all vegetable matter, top soil etc. & excavate to depth shown on strip founds. to width & thickness to suit L.A. requirements in grade C25 concrete containing min. 260 kg. O.P.C. 1/m³. Founds. shown are to suit natural ground conditions having a safe increase bearing capacity of 100 kn/m². Where founds. fall within 1 linear metre of any drain then found. strip should be excavated to min. invert level of drain in question.

EXTERNAL WALLS.
Cavity walls to be constructed as shown with materials stated.
Austenitic steel wall ties to be inserted for stability of 450mm min. Vertical & doubled up at side of openings & 900mm. minimum horizontal ctrs. ties to have min. 50mm embedment in each leaf. Insert vertical d.p.c. round all new door & window openings. Lay bitumen based (or sim. approved) horizontal d.p.c. in all walls at min. 150mm above ground level.

SOLID FLOORS.
Lay solid floors in 50mm sand/cement screed on 100mm grade C25 concrete reinforced with 1 layer A142 mesh in bottom on 50mm combat insulation board on 2000 gauge polythene Dpm. on 50mm sand blinding on 150mm well compacted hardcore.

STEEL BEAMS.
RSJ's. U.B's. & catnic lintels to be supported by grade C25 conc. padstones to sizes specified by consulting struct. engineer & encase in fireline plasterboard to manufacturers instructions & skim. A clear headroom of 2m should remain after positioning any steel beam in a habitable room.

VENTILATION.
Habitable room rapid ventilation should be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room with some part of the ventilation min. 1750mm above floor level.
Kitchen rapid ventilation should be provided with either a mechanical extract ventilation rated at 60 litres/second or incorporated within a cooker hood rated at 30 litres/second which may be operated intermittently.
Bathroom rapid ventilation should be provided with mechanical extract ventilation rated at 15 litres/second which may be operated intermittently.
All habitable rooms to have controllable & secure background ventilation openings of 8000mm² min. located so as to avoid undue draughts.

PARTITIONS.
Construct partitions in positions shown in 75x50mm studs faced both sides in gyproc 12.5m. wallboarding & skim insulate between framework with 100mm fibreglass quilt. (10kg/m³)

LOFT VOIDS.
Loft spaces to be insulated between ceiling joists using 200mm fibreglass quilt ensuring 50mm air gap as shown & underdraw in gyproc wallboarding & skim.

WASTE.
Where foul waste pipes discharge into trap gullies the outlet shall be below grating level, above water level. When laying waste pipes into soil & ventilating pipe connections shall not be made within 200mm of W.C. branch connection (Any waste pipes with overall run greater than 2000mm to be fitted with anti-vac traps) internal S & Vp's to be boxed in 12.5mm proprietary brand fire resistant duct & fire stopped at floor & ceiling levels.

DRAINS
Soil & storm drains to be laid at falls of not less than 1 in 40 & are to be encased in grade C25 concrete in the event of passing beneath building. Where any drain passes through a load bearing wall lay 150mm deep x wall thickness R.C. lintel over & pack out with polystyrene off cuts.

GLAZING.
Any glazed window area between floor level and 800mm above that level and any glazed area between floor level and 1500mm above that level in a door and any glazed area within 300mm of door casing must be fitted with toughened safety glass to suit table in paragraph 4 section 1. document 'N' of 1991 Building Regulations.

IMPORTANT
All proprietary brand products to be used or fixed strictly in accordance with manufacturers instructions. Contractor to obtain such from builders merchants / suppliers prior to commencement of works. Contractor shall work to written dimensions only & shall not scale from plans. Any discrepancies / queries shall be reported to client during all parts of contract & prior to undertaking affected work. All works to comply to current Building Regulations, Relevant British standards with B.B.A. Certificates etc. as appropriate & to local authority full approval.

Wall construction to achieve min 'U' value of 0.35 w/m²/k.
roof construction to achieve min 'U' value of 0.20 w/m²/k.

All external materials to be approved by Local Authority & client prior to start of works.

All works to comply to current Building Regulations and to Local Authority Approval.

No dimensions to be scaled from this drawing-all dimensions to be checked on site prior to any works start and any discrepancies to be reported to client for action.

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HPK 5.3.4

HIGH PEAK BUILDING CONTROL SERVICES
BUILDING ACT, 1984
VALIDATION DATE 5/9/03
DECISION DATE 4/11/03
SIGNED
HIGH PEAK BOROUGH COUNCIL

28 OCT 2010

PLANMART

Client:
MR J WARDLE
ACTIVEFIRM LIMITED
MANCHESTER ROAD
HOLLINGWORTH

AS BUILT DRAWINGS

Project:
CONVERSION OF COACH HOUSE TO DWELLING AT MILLBROOK HOUSE HOLLINGWORTH

APPROVED PLAN

Title:
FIRST FLOOR PLAN

SCALE 1:50

Drawn: SJH

Date: MAY 2003

Project no.: PL1945

Drawing no.: 1945/2 (A)(B)(C)(D)

(D) FINAL REVISIONS FOR B.C.O/CLIENT 30/11/03
(C) REVISED AT CLIENTS REQUEST 13/11/03
(B) REVISED TO SUIT B.C.O. 16/10/03
(A) REVISED TO SUIT CLIENT 31/7/03.

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