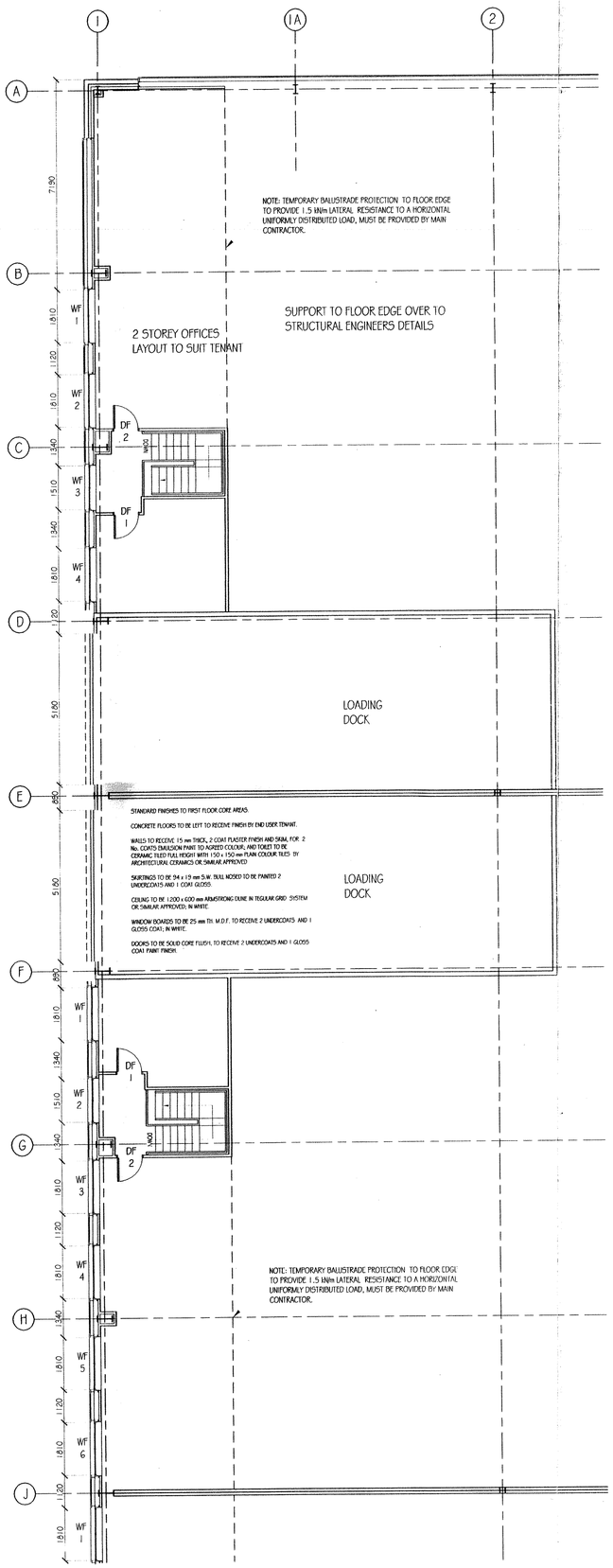
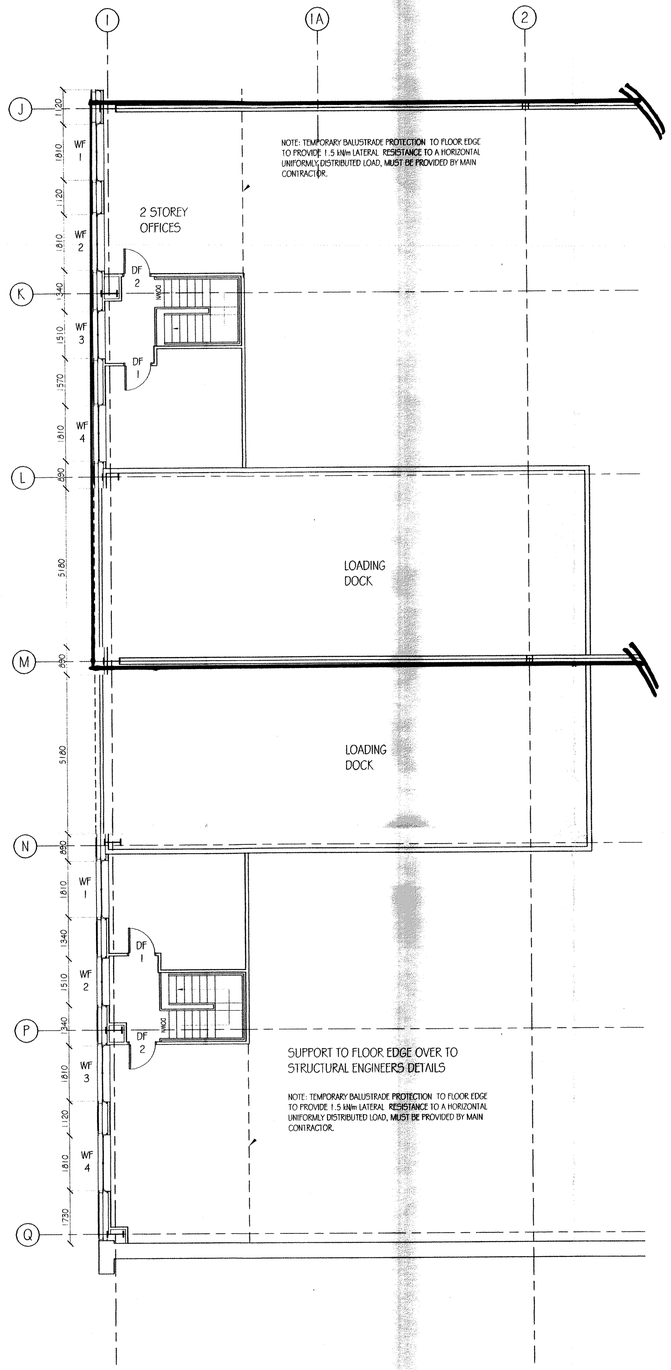




HPK 2013 0696

GENERAL - IF IN DOUBT SEEK ADVICE

THE DESIGN AND CONSTRUCTION OF THE BUILDING AND SERVICES SHALL BE IN ACCORDANCE WITH THE LATEST BUILDING REGULATIONS. FIGURED DIMENSIONS ONLY SHALL BE ACCEPTED AND NO MEASUREMENTS SHALL BE SCALED FROM THIS DRAWING. FOR SITE AND FLOOR LEVELS, DRAINAGE AND EXTERNAL SERVICES, SEE APPROPRIATE LAYOUT PLANS. ALL WORKS TO COMPLY WITH ANY CURRENT RELEVANT B.S. OR CODES OF PRACTICE AND THE BUILDING REGS INCLUDING THE LATEST AMENDMENTS AND BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

ELEMENTS OF STRUCTURE WILL BE DESIGNED AND CALCULATIONS PROVIDED BY STRUCTURAL ENGINEERING CONSULTANT.

ELECTRICAL, MECHANICAL AND VENTILATION SERVICES WILL BE DESIGNED AND DETAILED BY M & E CONSULTANT AND APPROVED BY L.A. ENVIRONMENTAL HEALTH OFFICER.

STRUCTURE NEW STEEL PORTAL FRAMES ON MASS CONCRETE FOUNDATIONS WITH BUILT ROOF CLADDING SYSTEM AS FOLLOWS LAID ON COLD ROLLED PURLINS TO PRESSFIXED CONCEALED GUTTER SYSTEM. CLOSURE TO FRAME TO BE CAVITY WALLING COMPRISING EITHER: 150MM EXTERNAL QUALITY FAIR FACED BLOCKWORK OR ALTERNATIVE: 150MM THICK RECLAIMED STONE CKE ELEVATIONS FOR EVIDENSIL, 100MM CAVITY, ALKETLEY ecoLIT OR EQUAL INSULATION AND MIN. 100MM 7N INTERNAL BLOCKWORK. SET INTO WEB OF LGCD'S TO ALLOW FOR INSULATION. IN ADDITION AREAS OF THE EXTERNAL WALLS AT FIRST FLOOR LEVEL TO ROOF ARE TO BE BUILT UP WALL CLADDING SYSTEM AS FOLLOWS, ON COLD ROLLED RAILS/PURLINS BETWEEN THE STRUCTURAL COLUMNS AS TO STRUCTURAL ENGINEERS DETAILS. THE U.C.D'S TO BE ENCASED IN 2 LAYERS OF 15MM FIRELINE BOARD. INTERNAL AND EXTERNAL MOVEMENT JOINTS TO CP121 AS DETERMINED BY STRUCTURAL ENGINEER POSITIONS TO BE AGREED BETWEEN ALL PARTIES. FOUNDATION TO BE MIN 750MM BELOW EXTERNAL GROUND LEVEL AND BE 750 WIDE X 225 DEEP OR TO CONSULTANTS DETAILS.

CLADDING OUTER SKIN 0.55MM THICK PLASTISOL STEEL, 80MM NON COMBUSTIBLE INSULATION AND 0.4MM THICK STEEL LINERS WITH A WHITE ENAMEL FINISH, ALL COLOURS FROM THE STANDARD RANGE, SPACER SYSTEM BETWEEN SKINS TO BE AGREED OR SIMILAR.

ROOF SHE ASSEMBLED TWIN SYSTEM, PLASTISOL COATED 0.7MM THICK OUTER SKIN, 80MM NON COMBUSTIBLE MINERAL WOOL INS. + 0.4MM THICK STEEL LINERS, ROOFLIGHTS TO BE GRP, CLASS 1 INTERNAL, CLASS III EXTERNAL 10% OF ROOF PLAN AREA.

FLOORS GROUND FLOOR SLAB IF REQUIRED TO BE MASS CONCRETE WITH ANTI CRACK REINFORCEMENT AND LAID IN BAYS TO CONSULTANTS DETAILS.

FIRST FLOOR TO OFFICES TO BE PRE CAST CONCRETE BEAM WITH 7N BLOCK INFILL OR UNIVERSAL BEAM AND COLUMN SUPPORT ON 7N BLOCK PERIMETER WALL - "NOTE - THERE IS NO STRUCTURAL CONNECTION FOR THIS CONSTRUCTION TO THE PORTAL COLUMNS - INSERT GALVANISED METAL HANGERS BETWEEN FLOORS FOR SUSPENDED CEILING UNDER, STRUCTURAL FLOOR TO BE SCREEDED MIN 75MM THICK TO RECEIVE FINISHES SCHEDULED ELSEWHERE.

INTERNAL WALLS TO GROUND FLOOR TO BE BLOCKWORK TO CONSULTANTS DETAILS ON MASS CONCRETE FOUNDATIONS WHERE LOAD BEARING. MOVEMENT JOINTS ALL AS BEFORE. FIRST STAIR CORE WALLS TO BE BLOCKWORK TO ACHIEVE 1 HOUR FIRE RESISTANCE.

FITTING OUT WORKS TO BE AGREED WITH TENANT AND SEPARATELY DETAILED. INTERNAL WALLS TO FIRST FLOOR OFFICES TO BE MF 2/95 TM OR 100 X 75 S100 FRAMING AT 400 C/S FACED BOTH SIDES WITH 12.7MM PLASTERBOARD AND SKIM VAPOUR BARRIERS TO BE PROVIDED TO SHOWER, TOILETS, KITCHEN AND FIRST AID ROOM. INFILL PARTITION STUDS WITH 90 x 50MM ACOUSTIC INSULATION MAT 10 EGCUB IV.

STAIRCASE TO FIRST FLOOR OFFICES TO BE IN PRECAST CONCRETE BY SPECIALIST MANUFACTURER. 1000 WIDE WITH BALUSTRADE 1100 HIGH TO LANDINGS AND HANDRAIL AT 900 HIGH. RISERS TO BE MAX 170 WITH A MIN GOING OF 250MM.

GLAZING ALL GLAZING TO PASSAGES, FIRE ESCAPE ROUTES, ETC. TO BE IN 6MM TYPE PYROSHIELD WIRED GLASS.

ALL GLAZING TO BE IN ACCORDANCE WITH PART N AND BS. 6206 1981 CLAUSE 5.3, WHERE ANY GLAZING LESS THAN 800MM ABOVE FLOOR LEVEL IN WINDOWS AND 1500MM IN DOORS TO BE TOUGHENED OR LAMINATED. GLAZING TO PANELS ADJOINING DOORS TO BE AS ABOVE WITHIN 300MM OF DOOR AND UP TO 1500 HIGH. THESE REQUIREMENTS DO NOT APPLY TO DOORS WITH SMALL PANES, I.E. NOT GREATER THAN 250 WIDE.

FIRE ESCAPEPROTECTION ALL DOORS LEADING TO AN ESCAPE ROUTE SHALL BE 1/2 HOUR FIRE RATED HUNG ON 1.5 PAIRS OF STEEL BUTT HINGES AND FITTED WITH TOP ACTING DOOR CLOSURE.

ALL DOORS FORMING PART OF A PROTECTED FIRE ESCAPE ROUTE SHALL NOT BE LESS THAN 920MM WIDE. 1/2 HOUR FIRE RATED AND FITTED WITH TOP ACTING DOOR CLOSURE, HUNG ON 1.5 PAIRS OF STEEL BUTT HINGES IN A DEEP REBATE AND BE COMPLETE WITH FIRE AND SMOKE SEALS.

COMPARTMENT FLOORS AND WALLS - THE PERIOD OF FIRE RESISTANCE TO BE 1 HOUR FROM BOTH SIDES. FIRE RESISTANCE TO ESCAPE ROUTES TO BE 1/2 HRS FIRE AND SMOKE RESISTANCE, INCLUDING DOORS TO TOILETS WHERE THESE ARE ACCESSED FROM THE PROTECTED CORRIDOR.

FIRE RESISTANCE TO STRUCTURAL ELEMENTS EG. BEAMS, COLUMNS, ETC. TO BE 60 MINS, USING EITHER SPECIALIST INTUMESCENT PAINT OR 2 LAYERS FIRELINE BOARD WITH JOINTS STAGGERED.

CONCEALED SPACES - ROOF/WOOL CAVITY FIRE BARRIERS TO BE PROVIDED ABOVE FIRE PROTECTED WALL PARTITIONS UP TO THE UNDERSIDE OF THE FLOOR OR ROOF.

FIRE COMPARTMENTATION TO BE FORMED IN EACH DIRECTION WITHIN ROOF AND CEILING VOIDS EXCEEDING 20M, USING CAVITY QUILT, WIRE REINFORCED TYPE, AND BE DRAWN OVER THE CEILING NOT LESS THAN 300MM. ANY OTHER CAVITIES NOT TO EXCEED 20M FOR CLASS 0 OR CLASS 1 AREAS AND 10M FOR AREAS WHICH DO NOT MEET CLASS 0 OR CLASS 1.

SURFACE SPREAD OF FLAME - ALL ESCAPE ROUTES TO BE CLASS 0 - ELSEWHERE AS INTERNAL FINISHES TO WALLS AND CEILINGS TO BE CLASS 1 TO BS 746.

DOOR SIGNAGE TO ACCORD WITH APPENDIX B7.

ALL ROUTES TO ALTERNATIVE EXITS TO BE INDICATED BY ILLUMINATED (RUNNING MAN) SIGNS.

ALL PASSAGE WAYS FORMING A FIRE ESCAPE ROUTE SHALL NOT BE LESS THAN 1050MM WIDE AND ANY ESCAPE DOOR COMPARTMENT DOOR SHALL NOT BE LESS IN WIDTH THAN THE FINAL ESCAPE DOOR.

ALL PIPEWORK AND SERVICES PENETRATING/PASSING THROUGH FIRE RESISTANT WALLS AND CEILINGS WITH A GREATER DIAMETER THAN 40MM TO HAVE QUELFIRE INTUMESCENT COLLARS.

EACH UNIT IS TO BE PROVIDED WITH A ZONED FIRE DETECTION AND MONITORING "TYPE OF THE SMOKE AND HEADRAIT OF RISE TYPE. THE SYSTEM IS TO BE COMPLETE WITH CALL POINTS AT EACH POINT OF EXIT AND EACH POINT OF DIVERSITY TO AN ESCAPE ROUTE WITH INTERNAL AND EXTERNAL SOUNDERS. EXTERNAL LIGHTING CONTROLLED BY ALARM EMERGENCY LIGHTING SYSTEM IS TO BE PROVIDED TO EACH POINT OF EXIT FROM THE BUILDING. THE FIRE ALARM CONTROL PANEL IS TO BE LOCATED TO AS TO BE VISIBLE TO THE EMERGENCY SERVICES WITHIN THE MAIN ENTRANCE.

FIRE FIGHTING EQUIPMENT TO BE PROVIDED AS DIRECTED BY THE FIRE OFFICER IN ACCORDANCE WITH THE FIRE PRECAUTIONS ACT.

'SECURITY/ESCAPE CONFLICTS - ALL DOORS LEADING TO ESCAPE ROUTES MUST BE OPENABLE WITHOUT THE USE OF A KEY OR THE NEED TO MANIPULATE MORE THAN ONE MECHANISM.

WHERE MECHANICAL VENTILATION IS TO BE USED IN PLACE OF OPENABLE WINDOWS THIS REQUIREMENT TO BE SATISFIED BY ONE OF THE FOLLWOING:

- PROVIDE MECHANICAL VENTILATION AT A RATE OF 1.6 L/S PER PERSON. - FOLLOW THE RELEVANT RECOMMENDATIONS OF BS5925 - 1991 CODE OF PRACTICE FOR VENTILATION - PRINCIPLES AND DESIGNING FOR NATURAL VENTILATION - RELEVANT CLAUSES ARE 5.1, 5.2, 6.1, 6.2, 7.3, 12 AND 13.

- FOLLOW THE RELEVANT RECOMMENDATIONS OF CIBSE GUIDE A: DESIGN DATA AND CIBSE AND GUIDE B: INSTALLATION AND EQUIPMENT DATA. THE RELEVANT SECTIONS ARE A4 AND B2.

THE TOILETS TO HAVE EITHER A WINDOW WITH AN OPEN LIGHT, EQUAL IN AREA TO AT LEAST 1/20TH OF THE FLOOR AREA OF THE ROOM, WITH SOME PART OF THE LIGHT AT LEAST 1.750MM ABOVE THE FLOOR LEVEL OR FITTED WITH MECHANICAL EXTRACT VENTILATION, GIVING AT LEAST 3 AIR CHANGES PER HOUR WHEN MAY BE OPERATED WITH 15MIN OVER-RUN.

ANY PROPOSED ENCLOSED REST ROOMS TO INCORPORATE MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING 60 LITRES PER SECOND MIN. DIRECT TO THE EXTERNAL AIR.

ANY OFFICES WITH NO DIRECT VENTILATION SHALL BE PROVIDED WITH REVERSIBLE SUPPLY/EXTRACT SYSTEM CAPABLE OF SUPPLYING AND/OR EXTRACTING NOT LESS THAN 3 AIR CHANGES PER HOUR.

DRAINAGE

THE CONTRACTOR ON SETTING UP THE SITE IS TO CHECK THE SIZE AND INVERT AND LINE OF EXISTING DRAINAGE ADJACENT TO AND WITHIN THE NEW EXTENSION IMMEDIATELY AND ADVISE THE ARCHITECT TO ENABLE ANY REVISIONS TO BE MADE PROMPTLY.

ALL 100MM AND 150MM PIPEWORK TO BE UPVC TO BS 4660-1973 LAID TO MANUFACTURERS INSTRUCTIONS PIPE DIAMETERS AND GRADIENTS TO BE IN ACCORDANCE WITH B.S.C.P. 301 AND 200. ALL RODDING ACCESS POINTS TO BE SITUATED IN AREAS INACCESSIBLE TO WHEELED VEHICLES. UNIVERSAL INSPECTION CHAMBERS ON AS DUG OR GRANULAR BASE. INVERT LEVELS AS SHOWN ON DRAWINGS AND CONNECTIONS TO EXISTING TO BE TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

ANY DRAINS UNDER THE BUILDING OR AREAS ACCESSIBLE TO HEAVY VEHICLES TO BE ENCASED IN A MIN. OF 150MM CONCRETE ALL ROUND UNLESS VAIED ON SITE BY THE BUILDING INSPECTOR. ANY DRAIN PASSING THROUGH A LOADBEARING WALL TO BE RELIEVED BY AN R.C. LINTEL BUILT INTO THE WALL. ANY DISUSED DRAINS TO BE GRUBBED UP, TRENCH TO BE DISINFECTED AND BACKFILLED. FOUNDATIONS WITHIN 900MM OF DRAIN TO BE TAKEN DOWN TO INVERT LEVEL.

FLOOR DRAINAGE GULLIES TO BE FITTED WITH REMOVABLE SILT BUCKET AND HAVE MIN. 75 DEEP TRAPS.

WASTE PIPES TO BE AS NOTED ON PLAN AND ALL FITTINGS TO HAVE DEEP SEAL TRAPS TO BS5572. SOIL PIPES TO BE 100MM DIAMETER AND BE VENT PIPES TO BE 75 DIAMETER ABOVE HIGHEST FITTING TAKEN TO EXTERNAL AIR AND BE FITTED WITH CAGE, OR WHERE PERMITTED WITH AIR ADMITTANCE VALVE. ALL WASTE PIPE CONNECTIONS TO SOIL STACK TO BE MADE WITHIN 200MM OF W.C. BRANCH.

HORIZONTAL LENGTH OF BRANCH AND UNVENTED COMMON BRANCH DISCHARGE TO BE IN ACCORDANCE WITH TABLE 3 DIAGRAM 3 PART H.1 OTHERWISE THEY ARE TO BE VENTED.

INTERNAL MAN HOLE COVERS TO BE DOUBLE SEAL SCREW DOWN RECESSED TOPS.

INTERNAL GULLIES TO HAVE SCREW DOWN RECESSED TOPS WITH RUBBER GASKETS.

EXISTING DRAINS, WHICH ARE TO BE RE-USED, TO BE TESTED FOR LEAKS BEFORE ANY NEW CONNECTIONS ARE MADE.

WINDOWS ALUMINIUM DOUBLE GLAZED UNITS SET IN REVEALS WITH "THERMABATE" OR EQUAL CAVITY CLOSERS.

SERVICES - M & E CONSULTANTS ALL EXISTING SERVICES TO BE CHECKED AND EXTENDED:

A. ELECTRICAL INSTALLATION TO COMPLY WITH REQUIRMENTS OF THE CURRENT EDITION OF THE INSTITUTE OF ELECTRICAL ENGINEERS REQUIREMENTS. B. EMERGENCY LIGHTING TO FIRE OFFICERS APPROVAL AND TO BS 5266 PART 1 1988 C. FIRE ALARM SYSTEM TO BS 5839 1988

FINISHES GENERALLY TO BE CLASS 0 SURFACE SPREAD OF FLAME THROUGHOUT EXCEPT FOR SMALL FIRST FLOOR ROOMS, THESE TO BE CLASS 1.

FULL AUTOMATIC FIRE DETECTION THROUGHOUT THE PREMISES WITH EXTENSION FACILITY FOR ANY SUB DIVISION BY OCCUPANTS. STORE AREAS AND INNER ROOMS TO HAVE SOUNDER/STROBE ACTIVATED IMMEDIATELY UPON DETECTION OF SMOKE.

EMERGENCY LIGHTING AND SIGNS EMERGENCY LIGHTING TO ALL PROTECTED CORRIDORS - ALL TO BS 5266 PART 1 1988. ALL OPEN PLAN AND ESCAPE ROUTES SHALL BE PROVIDED WITH EMERGENCY LIGHTING OF THE 3 HOUR NON MAINTAINED TYPE. ALL SUCH EMERGENCY LIGHTING SHALL MEET WITH THE FIRE OFFICERS AND BUILDING INSPECTORS REQUIREMENTS.

EXIT SIGNS IN ACCORDANCE WITH BS 5499 PART 1 1984 SMOKE AND HEAT DETECTORS ARE TO BE PROVIDED TO ALL AREAS AS INDICATED. ALL ESPACE SIGNS SHALL BE ILLUMINATED TYPE (3 HOUR MAINTAINED) WITH PICTORIAL SYMBOLS AND ARROWS SHOWING DIRECTION OF ESCAPE ROUTE IN GREEN ON WHITE BACKGROUND.

EXISTING INCOMING SERVICES AND METERS TO BE CHECKED FOR CAPACITY AND CONVENIENCE - REPLACED OR REFURBISHED AS NECESSARY - ALL INTERNAL MAIN SERVICES TO BE VENTILATED BY 1 HOUR FIRE CASED DUCTING.

DISTING INCOMING SERVICE TO BE CHECKED FOR SUITABILITY FOR NEW PROPOSALS AND AGREED WITH NWWA.

INSULATION

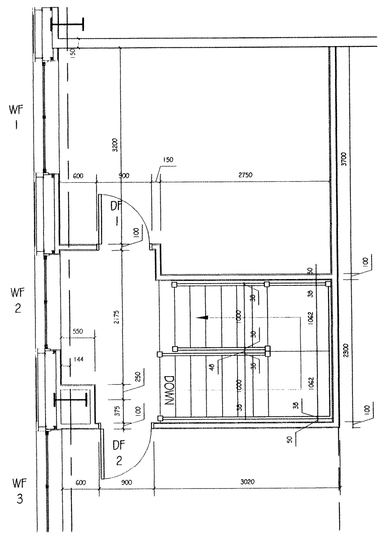
THE CONSTRUCTION TO PROVIDE THE FOLLWING:

FLOOR - 'U' VALUE = 0.25 W/m²k
WALLS - 'U' VALUE = 0.35 W/m²k
ROOF - 'U' VALUE = 0.25 w/m²k

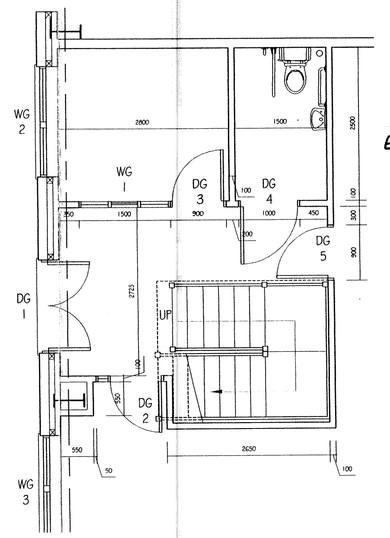
SECURITY SHUTTERS TO BE PROVIDED TO ALL GROUND FLOOR WINDOWS AND PERSONNEL DOORS.

ESCAPE CORRIDOR ESCAPE CORRIDOR TO BE ROOFED OVER WITH 200 X 50 JOISTS AT 400 C/S BEARING ON BLOCK WALLS AND UNDERSWUNG WITH 2 LAYERS OF FIRELINE BOARD AND OVERBOARDED WITH 15MM PLYWOOD ON ONE LAYER FIRELINE BOARD.

DIVISION WALL BETWEEN UNITS TO BE FORMED WITH 2 SKINS OF 100 BLOCK 7N DENSITY WITH 100MM CAVITY BETWEEN TIED TOGETHER WITH STAINLESS STEEL WALL TIES AT 5 PER M.SQ. BLOCKS TO BE TIED TO SEMICHORDS WITH PTSH TAILS EVERY 3RD COURSE WELDED.



DETAIL TO FIRST FLOOR CORE - 1:50



DETAIL TO GROUND FLOOR CORE - 1:50

C.D.M. Regulations 1994.
These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Inside Out Design, the Client and Contractor must ensure that they fulfil their duties in respect of the Construction, (Design and Management) Regulations 1994.
If advice is required, please clic not hesitate to contact Inside Out Design

Party Wall etc. Act 1996.
If the project progresses onto site without the involvement of Inside Out Design, the Client MUST seek advise prior to the commencement of the planned works as detailed on the drawings. To establish whether the works fall within the scope of the above Act, which requires Adjoining Property Owners to be served with a statutory notice.

REV	DATE	BY	CH	AP	COMMENTS
'A'	23.05.02	RS			AMENDMENTS TO CLIENTS INSTRUCTION.
'B'	14.08.02	AM			AMENDMENTS TO SUIT CONSTRUCTION DETAILS
'C'	21.08.02	AM			METAL STUD WALL ADDED AROUND STAIRCASE ENCLOSURE
'D'	24.09.02	RM			STAIRCASE ENCLOSURE CORRECTED/AMENDED & OF SETTING OUT ADDED
'E'	27.09.02	AM			DOOR AND WINDOW NUMBERS ADDED
'F'	25.04.03	AM			AS BUILT INFORMATION ADDED

HIGH PEAK BOROUGH COUNCIL
POST ROOM
RECD 29 JAN 2014

PROJECT

UNIT 16
ETHEROW INDUSTRIAL ESTATE
WOOLLEY BRIDGE, GLOSSOP

CLIENT

REALTY ESTATES

EXISTING + PROPOSED FIRST FLOOR PLANS

DRAWING NR

2001.01.04.11

DATE	REVISION	SCALE
JULY 2002	F	1:100/50
DRAWN BY	CHECKED	APPROVED
RM		

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