

# CONSTRUCTION ALREADY CARRIED OUT

PART L CONSTRUCTION: UPGRADE WORKS TO EXISTING BUILDING FABRIC

ALL EXISTING EXTERNAL WALLS HAVE HAD THE EXISTING PLASTERBOARD FINISH REMOVED AND THE INTERNAL FACE MADE GOOD AS REQUIRED. THE INTERNAL IS THEN TO BE DRY LINED WITH 72.5mm KINGSFAN KOOLTHERM K18 INSULATED BOARD ON DABS WITH 12.5mm PBD & SKIM, TAPE AND SEAL ALL JOINTS AGAINST AIR LEAKAGE. WORK TO BE UNDERTAKEN AS REQUIRED BY BUILDING CONTROL.

CEILING LEVEL INSULATION – THE CEILING OVER THE REAR BEDROOM IS TO BE INSULATED TO RAKE OF EXISTING RAFTER LINE, INSULATED WITH 2 LAYERS OF 50mm SUPERBUILT TO COMPLY WITH BUILDING REG 'U' VALUES AND ALLOW USE OF DOWNLIGHTS IN ROOF SLOPE. BATTEN OUT BELOW EXISTING RAFTERS TO ALLOW FOR INSULATION BETWEEN AND BELOW RAFTERS (AND AIR GAP OVER) AND PLASTERBOARD AND SKIM BELOW.

ALL WINDOWS THAT ARE NOT BEING REPLACED ARE TO HAVE SECONDARY GLAZING FITTED WHERE DOUBLE GLAZING IS NOT IN PLACE. ALL GLAZING MUST HAVE A 'U' VALUE FOR THE OVERALL MAKE UP OF 1.2 – 1.5

NB: ESCAPE WINDOWS ARE PROVIDED BY THE EXISTING PROVISION OF SASH WINDOWS – THESE ARE IN COMPLIANCE WITH BUILDING REGULATIONS FOR MIN OPENING SIZES: 0.33m<sup>2</sup> WITH MIN WIDTH AND HEIGHT BEING NO LESS THAN 450mm.

ALL GLAZING BELOW 800mm MUST BE TOUGHENED.

PART E CONSTRUCTION: THE SPECIFICATION IS DESIGNED TO FUTURE PROOF ANY FUTURE USAGE OF THE BUILDING BUT SPECIFICALLY COVER THE SEPARATION OF HOLIDAY LET TO OFFICE SPACE AT GROUND FLOOR

# SPECIFICATION-UNDERTAKEN:

## EXTERNAL WALLS

SEE ABOVE SPECIFICATION TO EXISTING WALLS  
DRY LINING TO BE SEALED WITH CONTINUOUS RIBBONS OF ADHESIVE AT PERIMETERS OF EXTERNAL WALLS, OPENINGS AND AT JUNCTION WITH SKIRTING AND CEILING. POLYURETHANE DPC / CAVITY TRAPS TO OPENINGS WHERE APPLICABLE. CAVITIES TO BE CLOSED AROUND EXTERNAL OPENINGS WITH PROPRIETARY CLOSURE WITH MIN. THERMAL RESISTANCE PATH OF 0.45M<sup>2</sup>/K/M. WEETHOLDS TO BE PROVIDED AT ALL EXTERNAL OPENINGS.

## INTERNAL STUDWORK WALLS – NOT PARTY WALLS

INTERNAL STUDWORK IS TO BE 75x50 SW STUDS AT 450ctrs. ISOWOOL ACOUSTIC PARTITION ROLL TO THE STUD CAVITY AND OVERBOARDED WITH 12.5mm GYPSUM BOARD TO BOTH SIDES WITH 3mm SKIM COAT, TAPE AND SEAL ALL JUNCTIONS IN PLASTERBOARD.

USE MIN 12/19mm PLYWOOD TO INTERNAL FACE IN KITCHENS/BATHROOMS WHERE FRONKS ARE REQUIRED

## MEANS OF WARNING AND ESCAPE

INTEGRATED SMOKE ALARMS FITTED TO HOLIDAY LET / OFFICE AND COMMUNAL SPACE WITH MANS FAILURE BATTERY BACKUP. EMERGENCY LIGHTING IS FITTED ON THE ESCAPE ROUTE. BOTH ON OWN FUSED CIRCUIT. OFFICES, LOBBY AREA AND HEAT DETECTORS WITHIN THE LOUNGE ENTRANCE TO EACH FLAT ARE TO BE INTERCONNECTED ON A DEDICATED ALARM SYSTEM TO BS5839p4  
SMOKE DETECTORS WITHIN HOLIDAY LET ARE TO BE INTERCONNECTED INDEPENDANTLY TO THIS SYSTEM WITH FIRE EXTINGUISHERS TO BE FITTED ON ALL COMMON ESCAPE ROUTES ARE GROUND AND FIRST FLOORS. ESCAPE ROUTES SIGNS ARE TO BE FITTED TO EACH OFFICE AND ON THE COMMON ESCAPE ROUTE STAIRS.

## HEATING TO BS5449. – NEW BOILER FITTED TO EACH OFFICE

GAS FIRED CONDENSING BOILER (SEE PLAN) MIN. 90.4% EFFICIENCY SEDBUK 'A' RATING. TO FAN ASSISTED FUE WITH GUARD MIN. 300mm BELOW OPENING. INDICATIVE RADIATOR POSITIONING SHOWN THIS-  
TO BE FITTED WITH THERMOSTATIC VALVES (EXCEPT WHERE ROOM HAS THERMOSTAT CONTROLLING BOILER INTERLOCK) ALL PRIMARY PIPework WITHIN 1m OF CYLINDER & UNHEATED SPACES TO BE INSULATED WITH WATERBUL WITH THERMAL CONDUCTIVITY NOT EXCEEDING 0.045 W/M<sup>2</sup>K & THICKNESS TO OUTSIDE DIA OF PIPE UP TO MAX 40mm. 160 LITRE HOT WATER CYLINDER TO HAVE 50mm FACTORY APPLIED INSULATING JACKET TO BS 3198 & CYLINDER STAT FITTED. SYSTEM TO HAVE SINGLE PUMP IN HEATED SPACE. SECONDARY HEATING SYSTEM – GLASS ENCLOSED DECORATIVE ELECTRIC OR GAS FIRE WITH NO THERMOSTATIC CONTROLS. CONSTRUCTION ARE PROVIDED BY 215 x 140 PLASTIC AIRBRICK IN LOUNGE (19677mm FREE AIR). HEATING ENGINEERS TO PROVIDE COMMISSIONING CERTIFICATE FOR ALL GAS APPLIANCES IN ACCORDANCE WITH APPROVED DOCUMENT J 2002. NOTICE PLATE REFERRING TO ALL HEATING APPLIANCES AS DESCRIBED IN APPROVED DOCUMENT J 2002 PARAGRAPH 1.56–1.58 TO BE LOCATED ADJACENT TO WATER SUPPLY STOP COCK INDICATED THIS ON PLANS-- NP

PART E CONSTRUCTION: FOR SOUND TEST AS REQUIRED.

PARTY FLOORS: – WORKS TO THE CEILING HAVE ALREADY BEEN UNDERTAKEN IN ACCORDANCE WITH THE ATTACHED SPECIFICATION ABOVE THE PHYSIOTHERAPIST. WORKS REQUIRED OVER THE ESTATE AGENT OFFICE ONLY

MAXBOARD IS TO BE FITTED ONTO THE CEILING FINISH TO ALLOW FOR SOUND ATTENUATION IN ACCORDANCE WITH MANUFACTURERS SPECIFIC FITTING DETAILS. 100mm 45KG/M<sup>3</sup> MINERAL WOOL SLABS ARE TO BE FRICTION FITTED BETWEEN THE EXISTING JOISTS ACROSS THE FULL WIDTH OF THE CEILING. SRS MAX RESILIENT BARS ARE THEN FIXED TO SPAN ACROSS THE FULL WIDTH OF THE CEILING JOISTS USING 70x5mm SELF DRILLING SCREWS (FITTED AT THE EDGES AND EVERY 300 CTRS) MAXBOARD IS THEN FIXED INTO THE RESILIENT BARS WITH 30x3.9mm MAXI HP SCREENS – THE BOARD MUST NOT BE FIXED THROUGH THE BAR INTO THE TIMBER. THE BOARDS ARE FITTED IN A STAGGERED HALF PANEL OVERLAP WITH 100mm WHITE GYPSUM LAYER FACING OUTWARDS, UNLESS OTHERWISE STATED. ALL SCREW FITTINGS ARE AT MAX 300mm CTRS, POSITIONED 20mm FROM THE EDGES OF BOARD AND AT MIDPOINT.. A BEAD OF SRS GRIPTIX IS TO BE APPLIED TO EACH PANEL SHIP LAP EDGE PRIOR TO INSTALLATION. WHERE BOARDS ABUT A PERIMETER, BEADS OF SRS ACOUSTIC SEALANT MUST BE APPLIED (AFTER REMOVING THE SHIP LAP EDGE), CARE MUST BE TAKEN TO ENSURE NO GAPS OCCUR BETWEEN MAXIBOARDS. CEILING IS THEN UNDERDRAIN WITH 12.5mm FREELINE BOARD FIXED THROUGH THE MAXIBOARD TO THE RESILIENT BARS USING 50mm DRYWALL SCREENS. THE FLOOR OVER IS TO BE REPLACED WITH MIN 22mm FLOORING GRADE CHIP.

NB: SOUND TESTING AS REQUIRED – THE ABOVE SPECIFICATION IS DESIGNED TO TAKE INTO ACCOUNT THE FUTURE PROOF USAGE OF THE BUILDING. PLEASE NOTE THAT NO RESPONSIBILITY CAN BE TAKEN FOR ANY SOUND TEST FAILURE AT SUCH TIME.

THE ABOVE SPECIFICATION ALSO RELATES TO WHERE THE 1ST FLOOR OF THE HOLIDAY LET LANDING SITS OVER THE COMMUNAL LOBBY SPACE

## VENTILATION--NATURAL

OPENING WINDOWS MIN 1/20TH FLOOR AREA OF ROOM WITH PART AT LEAST 1.75m ABOVE FLOOR LEVEL. TRIKKE VENTS TO BE FITTED TO WINDOWS WITH 8000mm<sup>2</sup> BACKGROUND VENTILATION TO HABITABLE ROOMS.

## VENTILATION--MECHANICAL

EXTRACT VENTILATION IS TO BE IN ACCORDANCE WITH APPROVED DOCUMENT F' TABLE 1.1A KITCHEN TO HAVE 30L/S ADJACENT TO HOB. 60L/S ELSEWHERE (13L/S MIN RATE) BATHROOMS SHOULD HAVE 15L/S WITH A MIN RATE OF 8L/S AND 15 MIN OVERRIN COOKER HOODS IF FITTED TO BE SET TO RE-CIRCULATION AND NOT VENTED TO OUTSIDE AIR.

## ABOVE GROUND DRAINAGE

WASTE PIPES TO BS 5572:1978. SIZES: WASH HAND BASIN 25mm UP TO 1.7m RUN, SINK, BATH, SHOWER – 40mm UP TO 3m RUN 50mm UP TO 4m RUN. WC'S – 100mm. WASTE PIPES TO HAVE SEPARATE & 75mm SEAL TRAPS TO 100 SWAP TERMINATED INTERNALLY WITH NON RETURN VALVE (EXTERNAL STOKES & EVERY 5 STOKES & EVERY 5 ON SINGLE DRAIN RUN VENTED TRADITIONALLY TERMINATING 900mm ABOVE OPENINGS WITH SUITABLE COVE). SHOWER TRAYS TO HAVE ACCESS PANEL TO TRAP. ALL JOINTS TO BE PUSH FITTED & ACCESS PANELS PROVIDED AT ALL CHANGES IN DIRECTION. RANWATER GOODS IN UPVC TO BS 4576

## FLOORS

SEE ABOVE SPECIFICATION IN ACCORDANCE WITH PART E AND PART B  
ROOF  
SEE ABOVE SPECIFICATION FOR INSULATION TO EXISTING ROOF COVERINGS

# DA STATEMENT

26 HARDWICK STREET CURRENTLY COMPRESSES OFFICE SPACE AT GROUND FLOOR IN THE FORM OF A PHYSIOTHERAPIST AND RETAIL WITH WHAT WAS ORIGINALLY A 2/3 BEDROOM FLAT OVER FIRST AND ATTIC FLOOR LEVELS. THIS ACCOMMODATION IS CURRENTLY SERVED BY AN EXTERNAL STAIRCASE TO THE SIDE OF THE PROPERTY, WHICH IS AN OPEN COURTYARD SPACE WITHIN OWNERSHIP – IT IS UNDERSTOOD THERE ARE NO THROUGH RIGHT OF WAYS IN THIS AREA.

THE BUILDING SITS WITHIN THE TOWN CENTRE CONSERVATION AREA AND PRESENTS ITSELF AS AN ATTRACTIVE THREE STOREY PROPERTY OF SOME CHARACTER – EARLIER THIS YEAR THE PROPERTY UNDERWENT A SIGNIFICANT REFURBISHMENT IN ACCORDANCE WITH THE ATTACHED SPECIFICATION AND LIKE FOR LIKE JOINERY REPLACEMENT.

ALTHOUGH SEVERAL PLANNING PERMISSIONS HAVE BEEN GRANTED FOR THIS PROPERTY OVER THE LAST 4–5 YEARS, THOSE RELATING TO THE 1ST AND 2ND FLOOR AREAS HAVE NEVER BEEN IMPLEMENTED DUE TO A CHANGED MARKET AND THE DESIRE TO FIND THE RIGHT USE FOR THE SPACE IN QUESTION.

THE CLIENT NOW HAS AN END USER WHICH WISHES TO OCCUPY THE UNIT FOR A HARDBRESSING SALON. THIS WILL OBVIOUSLY INVOLVE A CHANGE OF USE APPLICATION FROM THE CURRENT DOMESTIC SPACE BUT THE USE MAKES A SIGNIFICANT AMOUNT OF COMMERCIAL SENSE RELATING TO THE SHOP AND COMMERCIAL USAGE AT GROUND FLOOR AND ALSO THE CENTRAL TOWN LOCATION.

# 26 HARDWICK ST, BUXTON


DWG: PROPOSED  
26 HARDWICK STREET  
DESIGN ACCESS AND SPEC

REVISIONS:

NTS	CHECKED:
DATE: DEC'16	DRAWN:

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