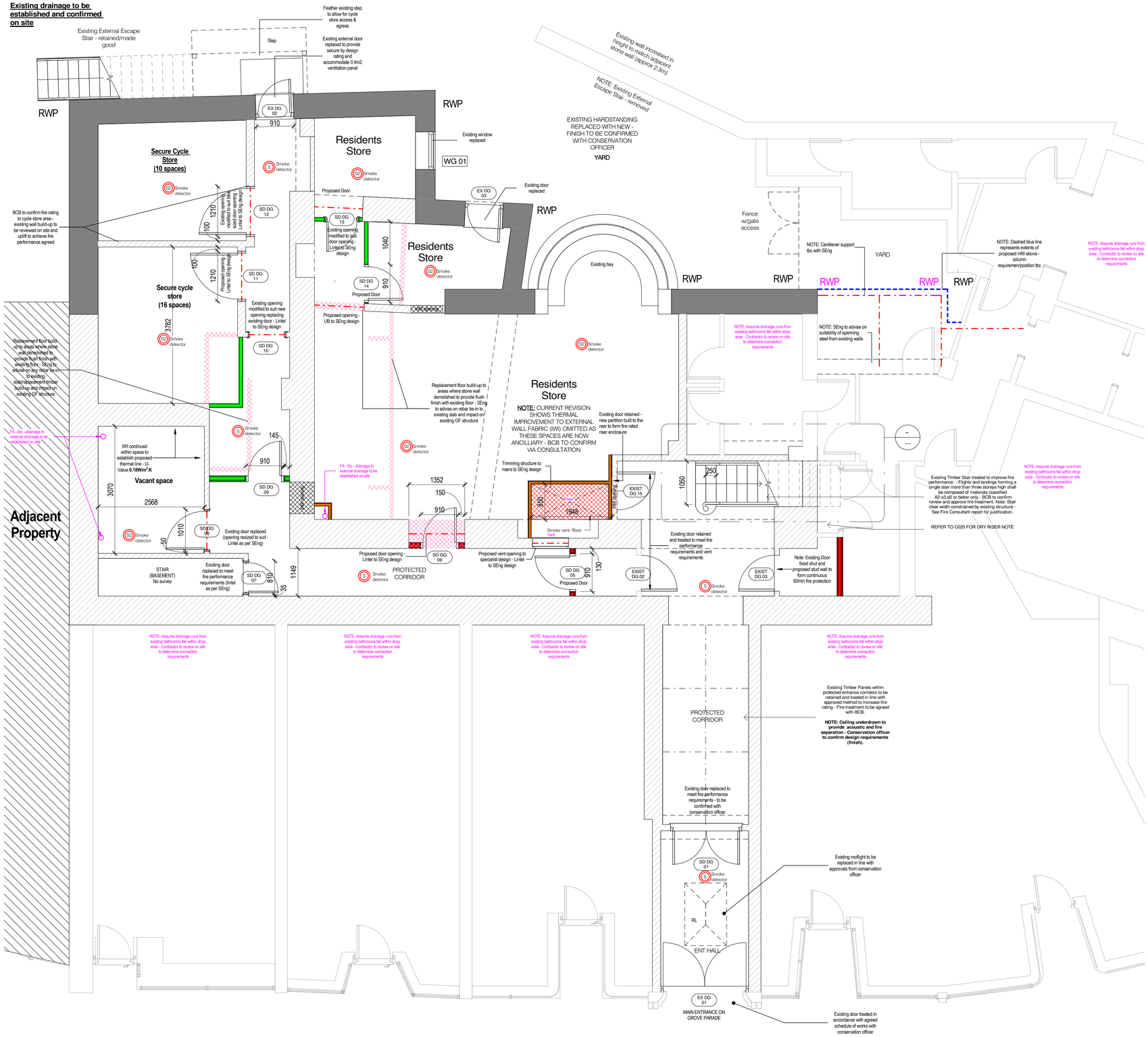

EXTERNAL WALL KEY

EXTERNAL WALL CONSTRUCTION | Type 1
- Through colour render system in accordance with supplier details (colour to match existing)
- 102.5mm facing brickwork outer leaf to match existing
- 90mm Kingspan Kooltherm K106 Cavity Board +10mm clear residual cavity
- 100mm block (SEng to confirm block design requirements)
- 3mm skim coated 12.5mm plasterboard on dabs

Vertical Movement Joints to SEng details

Build-up achieves U Value = 0.17 W/m²k (Provisional Target U-Value: 0.18W/m².K
(In accordance with AD Part L1A 2013)

EXTERNAL WALL CONSTRUCTION | Type 2

- Facing stone outer leaf to match existing (Spec to be agreed with conservation officer)
-SURECA25/50 PANELS (or similar approved) installed in accordance with manufacturers' details - **SURECAV to confirm fire rating in accordance with Orion requirements.**
- 75mm Insulation (specification to be certified with SURECAV panel - **And to be of suitable fire rating in locations noted in Orion Report**
- 100mm block (SEng to confirm block depth design requirements)
- 3mm skim coated 12.5mm plasterboard on dabs

Vertical Movement Joints & Wall ties to SEng details

Build-up to achieve U Value = 0.18 W/m²k (Provisional Target U-Value: 0.18W/m².K
(In accordance with AD Part L1A 2013)

EXISTING EXTERNAL WALL - retained U.N.O

EXISTING EXTERNAL WALL - Upgraded to provide improved U-Value - Specification tbc

Anticipate 130mm IWI warmshell insulation. See note below re: fire performance.

Provisional Target U-Value: 0.18W/m².K - IWI advisor to confirm performance.
(In accordance with AD Part L1A 2013) - Note: Value taken from L1A due to extents of renovation)

NOTE: As per Orion Fire Report QF-000815-DFS-01 where materials are added to the external walls as part of the Material Change of Use they achieve a minimum classification of Class A2-s1,d0 or A1, with the exception of materials as listed in regulation 7(3). All suppliers to confirm materials suitable for proposals under guidance from Fire Report and provide relevant test certification.

Denotes existing rainwater pipe (assumed)
Refer to roof plan for additional drainage points (assumed - no roof access during survey)

RWP
RWP
Denotes proposed rainwater pipe - Roof installed to ensure quantity of downpipes is suitable for each roof area

INTERNAL WALL KEY

INTERNAL WALL TYPE 01 - Separating Wall Type (Apt-Apt/Apt-Corridor - FIXED WIDTH):

Siniat Project Pack Reference: RSP 157

2 layers of 15mm GTEC dB Board (each side) 70mm GTEC C Studs CS70Rx at 600mm centres. (400mm centres if to be tiled). 50mm Glass mineral wool insulation (min density 10 kg/m³). GTEC resilient bar in accordance with manufacturer's details.

Max Height (m):	3.75
Fire resistance (minutes):	90
Sound Insulation (Rw dB):	62
BS5234 Grade:	Severe
Nominal Thickness (mm):	147

Installed in accordance with manufacturer's details. Refer to Siniat project pack.

Specification to be confirmed with fire and acoustic consultant.
To provide REI 60 fire protection and **43 Dnt,w + Ctr dB** Acoustic separation.

All penetrations to be collared and fire stopped in accordance with AD Part B and Fire consultant's requirements using proprietary, tested and approved rockwool systems (or similar and approved).

INTERNAL WALL TYPE 02 - Separating Wall Type (Apt-Apt/Apt-Corridor - VARIABLE WIDTH):

Siniat Project Pack Reference: RSP 038

2 layers of 15mm GTEC dB Board (each side) on twin rows of 50mm GTEC C Studs CS50/Rx at 600mm centres. (400mm centres if to be tiled). 25mm Glass mineral wool insulation (min density 16 kg/m³). GTEC acoustic V-brace in accordance with manufacturer's details.

Max Height (m):	5.3
Fire resistance (minutes):	90
Sound Insulation (Rw dB):	63
BS5234 Grade:	Severe
Nominal Thickness (mm):	Min. 200 (Variable to suit infill)

Installed in accordance with manufacturer's details. Refer to Siniat project pack.

Specification to be confirmed with fire and acoustic consultant.
To provide REI 60 fire protection and **43 Dnt,w + Ctr dB** Acoustic separation.

All penetrations to be collared and fire stopped in accordance with AD Part B and Fire consultant's requirements using proprietary, tested and approved rockwool systems (or similar and approved).

INTERNAL WALL TYPE 03 -Internal Apartment Partition (FIXED WIDTH):

Siniat Project Pack Reference: RSP 007

1 layer of 15mm GTEC dB Board (each side) on 70mm GTEC C Studs CS70Rx at 600mm centres. (400mm centres if to be tiled).

Max Height (m):	3.75
Fire resistance (minutes):	30
Sound Insulation (Rw dB):	42
BS5234 Grade:	Heavy
Nominal Thickness (mm):	100

Installed in accordance with manufacturer's details. Refer to Siniat project pack.

Specification to be confirmed with fire and acoustic consultant.

All penetrations to be collared and fire stopped in accordance with AD Part B and Fire consultant's requirements using proprietary, tested and approved rockwool systems (or similar and approved).

INTERNAL WALL TYPE 03A -Internal Apartment Partition (FIXED WIDTH) with door:

Siniat Project Pack Reference: RCP 052

1 layer of 15mm GTEC Standard Board (each side) on 70mm GTEC C Studs CS70/Rx at 600mm centres. (400mm centres if to be tiled).

Max Height (m):	3.4
Fire resistance (minutes):	30
Sound Insulation (Rw dB):	39
BS5234 Grade:	Medium
Nominal Thickness (mm):	100

Installed in accordance with manufacturer's details. Refer to Siniat project pack.

Specification to be confirmed with fire and acoustic consultant.

All penetrations to be collared and fire stopped in accordance with AD Part B and Fire consultant's requirements using proprietary, tested and approved rockwool systems (or similar and approved).

INTERNAL WALL TYPE 04 - Internal Apartment Partition (FIXED WIDTH):
Siniat Project Pack Reference: RSP 007 (MOD)
1 layer of 15mm GTEC Fireboard on Twin rows of 50mm GTEC C Studs CS50/Rx at 600mm centres. (400mm centres if to be tiled). Non-acoustic bracing (e.g. stud/channel ciculs) at max. 1500mm centres between each set of studs.

Max Height (m):	4
Fire resistance (minutes):	30
Sound Insulation (Rw dB):	42
BS5234 Grade:	Heavy
Nominal Thickness (mm):	Min. 170 (Variable to suit infill)

Installed in accordance with manufacturer's details. Refer to Siniat project pack.

All penetrations to be collared and fire stopped in accordance with AD Part B and Fire consultant's requirements using proprietary, tested and approved rockwool systems (or similar and approved).

INTERNAL WALL TYPE 05 - Riser:
Siniat Project Pack Reference: RNS 104
2 layers of 12.5mm GTEC Fireboard on GTEC CHS1960/B CH-Studs at 600mm centres. Shaft side facing 19mm Fire core board. 25mm Glass mineral wool insulation (min density 16 kg/m³). GTEC acoustic V-brace in accordance with manufacturer's details.

Max Height (m):	4.8
Fire resistance (minutes):	60 (both directions)
Sound Insulation (Rw dB):	47
BS5234 Grade:	Severe
Nominal Thickness (mm):	85

Installed in accordance with manufacturer's details. Refer to Siniat project pack.

All penetrations to be collared and fire stopped in accordance with AD Part B and Fire consultant's requirements using proprietary, tested and approved rockwool systems (or similar and approved).

ANTICIPATED STRUCTURAL INTERVENTION - TBC WITH SENG

EXISTING INTERNAL WALL - retained U.N.O

Wall key to be developed following consultation with fire consultant and acoustic consultant.

Refer to acoustic and fire plan for required performance values - Additional wall linings to be confirmed with relevant consultants.
INTERNAL WALLS - All defection heads/fire stopping and acoustic breaks in accordance with wall supplier details.

SEng to advise on any deflection requirements at new lintel/openings in existing stone walls.

Existing Walls relined using Siniat System RDS031[MOD] (Refer to Siniat Project Pack) to achieve fire and acoustic requirements as per 20/30 series drawings:
15mm GTEC dB Board on GTEC Dryliner Channels at 600mm horizontal ctrs / GTEC XR brackets at 800mm vertical ctrs.
Fire resistance provided by masonry substrate - Specialist to advise

Max Height (m):	4
BS5234 Grade:	HEAVY [BS5234-2 Annex B,C,D,E only]
Nominal Thickness (mm):	40-70mm lining only

FLOOR FINISH KEY

Proposed Floor Type 1:

Proposed Floor Build Up in place of demolished walls - rebar tie in/replacement timber to SEng design

Proposed Floor Type 2:

Proposed Infill Timber Floor Build Up:
Timber floor deck on resilient layer and structure to SEng design underdrawn with plasterboard - to provide min 60mins REI fire protection between compartment floors - See Acoustic Plans for proposed acoustic separation performance.

NOTE: Only large areas of infill currently show. Infill to demolished walls at upper levels to be confirmed on site

Proposed Floor Type 3:

Proposed Infill Floor Build Up to stair core:
Structure to SEng design - to provide min 60mins REI fire protection between compartment floors and insulated to achieve 0.18W/m².K

NOTE: Only large areas of infill currently show. Infill to demolished walls at upper levels to be confirmed on site

All compartment floors to achieve acoustic separation and fire resistance in accordance with AD Part E and AD Part B.

Refer to SEng Timber report for details of existing timbers & floors to be replaced. Contractor to cost for new floors to all areas that require replacement.

ALL existing floors to be upgraded as per SHD proposals agreed with conservation officer and to the approval of BCB - Existing floor joists retained and Envirograf E053/S underfloor acoustic insulation (40mm) installed in accordance with manufacturers details. Envirograf E053/UF underfloor fire barrier to be installed in accordance with manufacturers' details. Existing ceilings (either lath and plasterboard) made good as required.

To provide min fire rating REI 60 mins (in accordance with AD Part B V1: Section 5)
To provide target acoustic rating min 43 DnT,w + Ctr dB - in accordance with AD Part E Table 0.1a Dwelling-houses and flats - performance standards for separating floors

Mechanical and Electrical works

The Contractor is solely responsible for the design of all electrical installations, underfloor heating installations, ventilation installations, and all alarm installations (where applicable).The Contractor will be solely responsible for ensuring compliance with Building Regulation requirements and workmanship in accordance with all Codes of Practice.

Hot and cold water plumbing installations and internal waste installations to be carried out by the Contractor.

Mains operated smoke detectors to be provided as required under Approved Document Part B of the Building Regulations (refer to Fire Key on this drawing/Fire Strategy Drawings).

All electrical installations to comply with current IET Regulations. All fittings to comply with British Standards. Quantity, quality and position of fittings to be in accordance with NHBC and Building Regulation requirements. All electrical installations must comply to Part P of the Building Regulations
Service positions to comply with current board standards.

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IET 18th Edition Wiring Guidance and Building Regulations Part 'P' (Electrical Safety) by a member of the O.D.P.M. Electrical Competent Person Scheme. **NOTE: REFER TO ORION FIRE DFS REPORT: SECTION OF-000815-DFS-01 - SECTION 3 FOR SERVICE ZONE REQUIREMENTS**

The competent person is to send to the Local Authority Building Control Department a 'Self-certification Certificate' within 30 days of the electrical works completion. The Client must receive both a copy of the 'Self-certification Certificate' and BS 7671 Electrical Installation Test Certificate.

All electical fittings to be to the Clients Approval.

All electric switches, sockets, spurs etc. to be fixed at a height of between 450 and 1200mm above finished floor level to comply with Approved Document Part M of the Building Regulations. Client to supply all new light fittings with lighting points to be agreed on site with the Contractor.

All new heating, hot water, and lighting installations to be in accordance with Approved Document Part L1B of the Building Regulations. The Contractor will be solely responsible for submitting the required information to Building Control for approval.

The Contractor is to submit all details of the mechanical and electrical installations, and details of his subcontractor to Building Control.

The Contractor is to allow for all builders work in connection with the electrical installation including, all provisional sums, cutting all holes, notches, mortices, chases, sinkings, and the like, and for making good all structure and finishings as required.

The Contractor is to allow for all builders work in connection with all Contractor designed mechanical installations including all provisional sums, boxing pipework in ductings etc, fitting of sanitary ware, painting of all exposed pipework, cutting and forming holes, notches, chases, infilling holes in walls, making good decoration, finishings and all other work disturbed, to the satisfaction of the Client.

The Contractor will have been deemed to visit the site to ascertain the full extent of the mechanical and electrical works, details of all existing services, service runs etc, required to carry out the design of the new installations.

EX1 EX1 = Denotes extract fan to kitchen to provide extract rate of 30 litres per second if hob mounted, or 60 litres per second elsewhere

EX2 EX2 = Denotes extract fan to bathroom to provide extract rate of 15 litres per second, and be provided with sperate switch and humidistat to provide 15 minute overrun

Extract fan to bathroom to give extract rate of 15 litres per second, ducted through external wall or roof to outside air, fitted with weather proof external grill. Size and location to be agreed on site. Contractor to provide suitable hole in external wall or roof for extract fan duct

Extractor hood over cooker hob to Clients specification to give extract rate of 30 litres per second, ducted through external wall to outside air, fitted with weather proof external grill. Size and location to be agreed on site. Contractor to provide suitable hole in external wall or roof for extract fan duct

Indicative position of SVP only. M&E Des to advise on all drainage runs.

Please note: Any services that passing th party floors, such as SVPs, must be boxe with 2 layers of plasterboard and 25mm n wool around the SVPs. To comply with Al mass of these plasterboard layers only ne be 15kg/m2 in total. All Internal flat risers fire stopped at each compartment floor.

Notes

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

THIS DRAWING IS FOR PLANNING AND BUILDING REGULATIONS APPROVAL ONLY AND IS INDICATIVE OF THE WORKS ONLY. THE MAIN CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL DETAILING, WORKMANSHIP, COMPLIANCE WITH ALL RELEVANT BUILDING LEGISLATION, AND COMPLIANCE WITH THE CLIENTS REQUIREMENTS. No reproduction is allowed without prior permission. This drawing must be checked and verified by the Contractor prior to work commencing on site. Liability shall not be taken for any defects in this drawing. Prior to commencing, this drawing and all its dimensions are to be checked and verified by the Contractor. All dimensions are in millimetres.

Whether or not indicated on the drawing: - All workmanship and materials shall comply with current Building Regulations, British Standards, Codes of Practice and NHBC requirements. All materials shall be fixed, applied or mixed in accordance with Manufacturers' Instructions or specifications. All materials shall be suitable for their purpose. Any discrepancy shall be immediately reported prior to work commencing. The Contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the 'Building Inspector' and 'Client' whether or not indicated on the drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

All proprietary products are to be fixed strictly in accordance with the manufacturers printed instructions. The Contractor is to refer to the specifications and recommendations.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

All details are to be in accordance with the DTLR's 'Limiting thermal bridging and air leakage: Robust construction details for dwellings and similar buildings'.

Prior to commencement of the works the Contractor is to undertake a full site survey of the existing dwelling, and satisfy himself as to the existing layout, existing condition, existing structure, and existing services of the building.

The Contractor is to survey and site measure all floor to floor heights, all floor to ceiling heights, structural opening sizes affected by the proposed works, and the like.

All dimensions and levels to be checked on site and any discrepancies reported to the Client prior to construction of works

Print in colour

NOTE: FOR INFORMATION ISSUE - ALL INFORMATION TO BE DEVELOPED UPON CONSULTATION WITH RELEVANT CONSULTANTS & COMPLETED IN LINE WITH RELEVANT PLANNING CONSENTS AND GUIDANCE FROM CONSERVATION OFFICER.

Rev	Date	Drawn By	Comments
F	07.04.24	SHD	Updated following re-consultation with LA
E	31.05.23	SHD	Revised in line with amendments to planning
D	24.04.23	SHD	For Information
C	16.02.23	SHD	For Information
B	06.10.22	SHD	For Information
A	04.09.22	SHD	For Information

Client
Owner

Project
Grove Hotel, Buxton

Drawing
Proposed Ground Floor GA

Revision	Purpose
F	For Information

Drawing Number
C001

Job No.	Scale	Date
SHD/BX-GH-01	1 : 50 @ A1	Sept 2022

Suitability	Suitability

Drawn By			
SHD			

ah2

Still House design