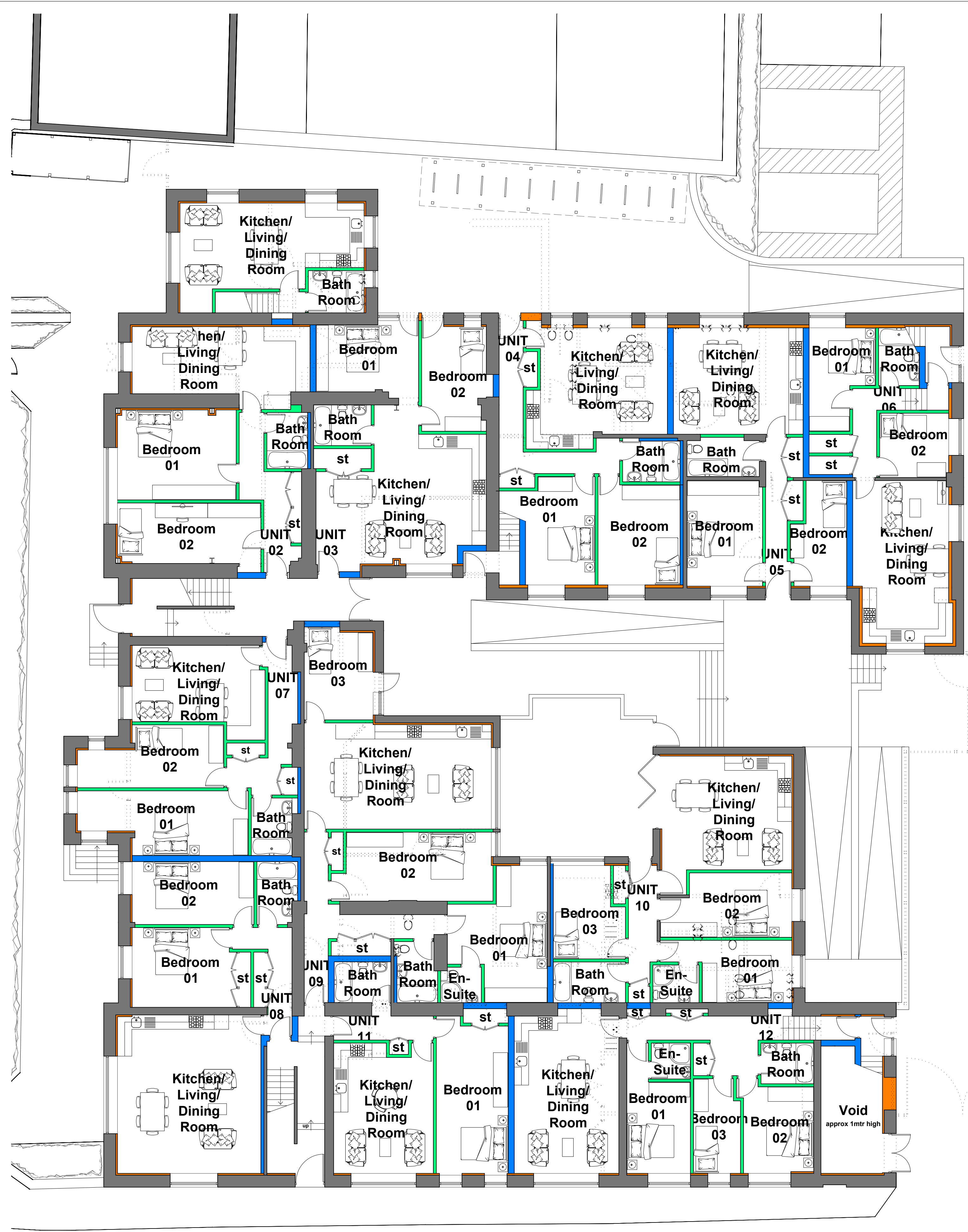




Ground Floor Plan As Proposed
Scale 1:100@A1

Demolitions
Existing external walls, internal partitions, windows, doors, piers and staircases to be carefully removed (all shown dotted), existing walls, floor and ceilings to be made good including finishes. New openings to the external walls and removal of the internal walls and raised floor area/ infill of existing opened up floor areas to the design and spec of the S. Eng

External Ground
For details of any works to the external landscaping refer to drawing 201

Upgrading of Existing Floor
All existing floors to be upgraded to achieve 60 mins fire separation and accoustic separation requirements. Allow for existing timber joists to be retained where possible (to be confirmed by the S. Eng) and infilled between with 100mm Earthwool Acoustic Roll inserted into the voids between the joists. Over joists lay 11mm OSB or Walker Timber perforated deck system. Install FFT-1 resilient composite deep battens (resilient layer must be continuous and pre-bonded to batten) foam side down on to deck (centres as manufacturers details) and provide 60mm (min) Earthwool Acoustic Timber Roll RD10 between resilient composite deep battens. Finish floor with 18mm chipboard spot bonded to 19mm Knauf Drywall Plank

Lintels
For uniformly distributed loads and standard 2 story domestic loadings only
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5996 to support loadings assessed to BS 5877 Part 1.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels where walls are of cavity construction.

Heating
Heating and hot water to be supplied via a new AAA+ rated wall mounted condensing vertical balanced flue pressurised boiler with a min SEDBUK rating of 90%. No combustible materials within 50mm of the flue. System to be fitted with Stelrad radiators sized to suit each room and to incorporate thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a "competent person" and a certificate issued that the installation complies with the requirements of PART L. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

Ventilation
Background ventilation - Controllable background ventilation as detailed in specification documents to new habitable rooms at a rate of min 5000mm² and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New windows/rooftops to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision to be in accordance with the Domestic Ventilation Compliance Guide.

Extract to Bathrooms & WC's
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

Extract to Kitchens
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

Draught Sealing - mastic seals to be provided to all doors, windows, sealing around service entries and around light fittings etc

Glazing - all glazing to be to be 2No 4mm leafs low 'E' glass, 16mm Argon filled cavity double glazing all to achieve a u-value of 1.4W/m²K and to be safety glazing to window areas below 800mm above the internal finished floor level or 1500mm above internal finished floor level where adjacent to a door opening

Smoke and Heat Detection
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2013 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

Internal Lighting
Internal energy efficient light to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. Provide low energy light fittings not less than three per four (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy bayonet or Edison screw base compact fluorescent lamps.

Electrical
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

Ceiling construction
Knauf Drywall Resilient Bars to be fixed at right angles to the underside of the timber joist at 400mm centres. Ceiling lining to be one layer of 19mm Knauf Drywall Plank and one of layer 12.5mm Knauf Drywall Standard Wallboard. Floorfoam Easy Edge Strip should be adhered to the perimeter wall with the integral self adhesive strip. The floor deck is laid and butted up to the Polyfoam Easy Edge Strip, which is later folded under the skirting to provide acoustic isolation of the floor deck from the walls. The acoustic battens must achieve a minimum laboratory performance of rdΔRw+Ctr=13dB and rdΔLw=15dB.
Resilient battens must have a continuous pre-bonded layer with a minimum height of 70mm.

Roof - Existing Pitched
Existing roof to be retained, allow for like-for-like repairs where required, and install new 350mm Rockwool Roll insulation placed above the ceiling level in cross layers all to achieve a U-Value of 0.15W/m²K.

Roof - Existing and New Flat
Existing roof to be retained, allow for like-for-like repairs where required, surface finish to be inspected, if replacement is required/for new roof allow for new to be GRP finish on 22mm plywood deck on 180mm Kingspan Kooltherm K7 Roof Board insulation on 22mm plywood deck on existing joists/ new joists to S. Eng design and spec and with 12.5mm plasterboard and skim internal finish all to achieve a U-Value of 0.15W/m²K.

Wall and Ceiling Finishes - finishes to all new/ amended rooms to be 3mm skim finish on plasterboard/ partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoats and finishing coats to all manufacturers recommendations

Acoustics
All internal walls to include for cavity stop insulation at junctions to external wall and for ceiling level insulation to be continuous over the wall at ceiling level to achieve min 40dB sound insulation between rooms. Internal doors to achieve a sound reduction index of 29dB Rw all to comply with Part E of the Building Regulations

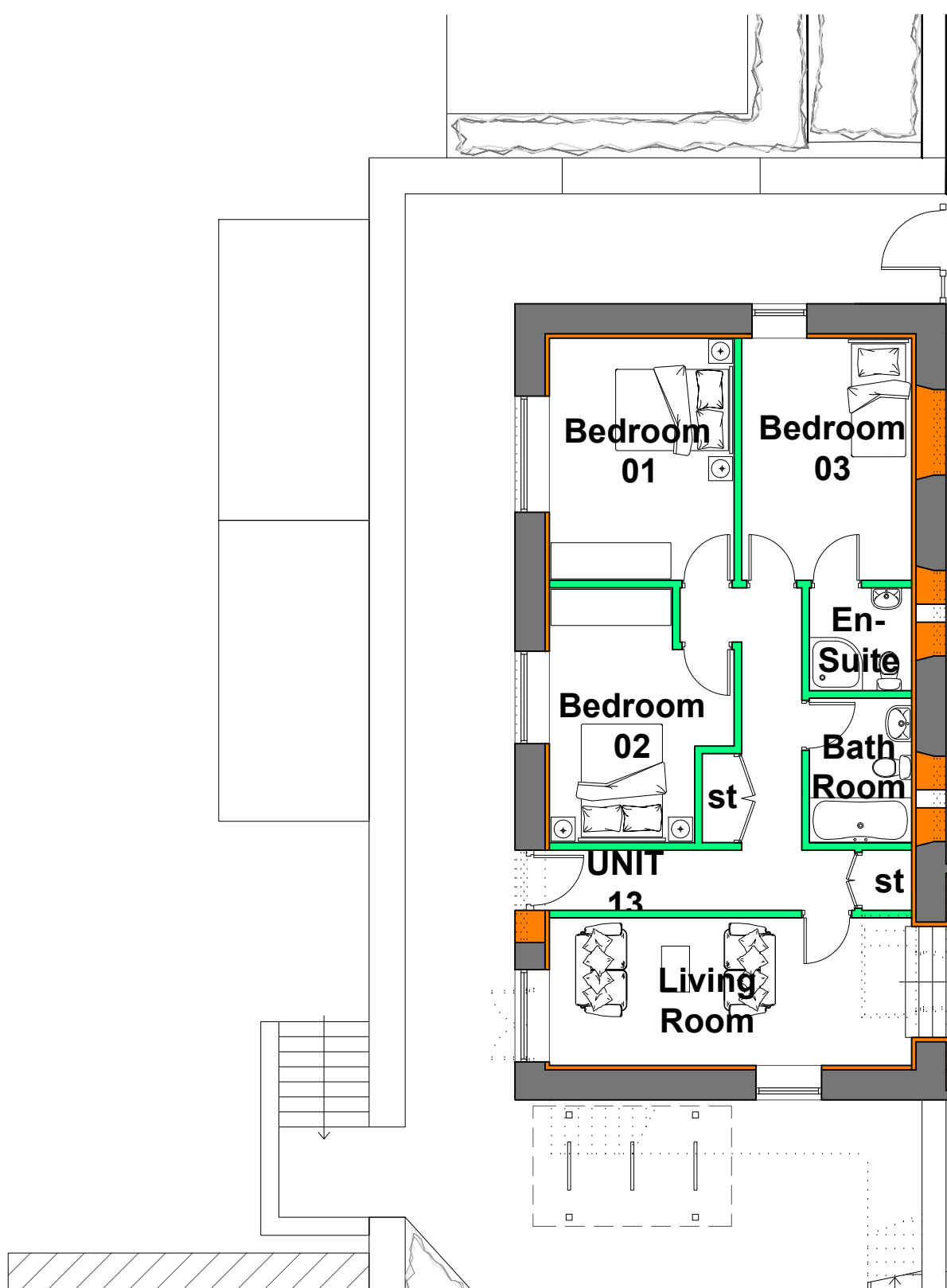
Windows and Doors
New windows to be structural openings to match existing as shown and install new Timber fully double glazed openable casement windows all to match the existing, all existing windows and powder coated aluminium doors as shown. New internal doors to be painted timber boarded doors, style to be confirmed by the client. All doors to flat internal escape corridors to be FD30 doors. All bathroom / shower room windows to be obscured glazing, all other windows to be clear unless noted as obscured where the glazing to be obscured to minimum 1.7m above the external finished floor level NOTE Bedroom windows to GF flats to be emergency egress windows in case of fire.

Kitchen Units
New Kitchen units and appliances all to be supplied and installed by the client and to include domestic style 30l/s mechanical extract vent within cooker hood connected to the outside through the external wall.

Sanitaryware
New bathroom and wc suites to be supplied by the client and to include baths, showers, wc and basins to the residential flats. NOTE allow for installation. Contractor to allow for new domestic style 15l/s Bathroom mechanical extract vent through the external wall with 15min overrun and connected to the light switch to all bathroom and wc areas

Services
Allow for installing new water, gas and electricity supplies to each new flat taken from the existing supply, include for new individual meters, above ground pipework as noted above, sanitaryware, circuit breaker box, wiring, sockets, tv aerial connections, switches, light fittings and combi boilers as noted above. All new light fittings to be low energy units, type, number and locations all to be confirmed by the client on site, new light switches to be stainless steel domestic style, switch locations to be confirmed by the client on site. All new electrical sockets etc to be stainless steel domestic style number of and locations all to be confirmed by the client on site and installed 450mm above FFL or min 150mm above Utility work surface. All electric works to be carried out by a member of an appropriate competent persons scheme

Beams
Supply and install all structural elements such as beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New and existing steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints. Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.



- All party walls to provide a min U value of 0.20 W/m².K.
Party walls to be constructed using two skins of 75mm sv timber frame with 75mm Party Wall Roll within each frame and 50mm between the frames. 2 No layers 12.5mm fireline board to be provided on both sides of party wall and skim finish, 225mm overall width of wall.
- 100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Iso wool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced with 15mm fireline board to provide 30 minutes fire resistance and moisture resistant board to all wet areas, all with skim plaster finish. Taped and jointed complete with beads and stops.
- External walls to be retained throughout and internally lined with 72.5mm Kingspan Kooltherm K18 insulated plasterboard and skim finish all to achieve an upgraded U-Value of 0.1W/m²K.
NOTE Walls and floors below ground should include Delta System 500 tanking system.

ISSUED FOR PLANNING

B	Nov 2025	ML	Layout, parking and bin/ cycle storage amended	
A	Nov 2024	ML	Do not scale note removed, scale bar added	
REVISION	DATE	DRAWN	CHECKED	DESCRIPTION
CLIENT	BOSS PROPERTIES			SCALE 1:100 @A1 DATE JULY 2024
PROJECT	ADULT EDUCATION CENTRE, NEW MILLS			DRAWN MH CHECKED
DRAWING TITLE	GROUND FLOOR PLAN AS PROPOSED			JOB NUMBER 240705 DRAWING NO. 202 REVISION E

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