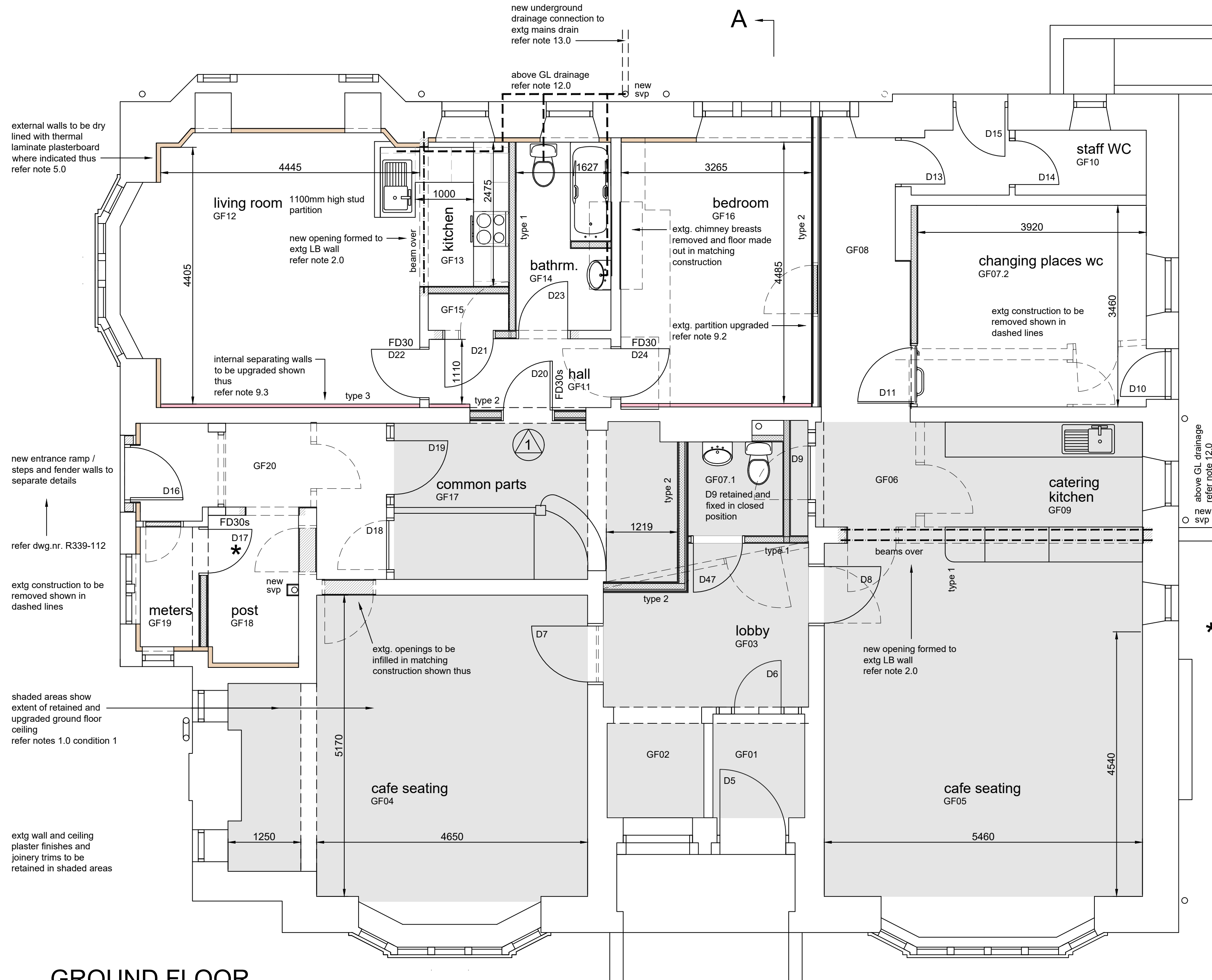


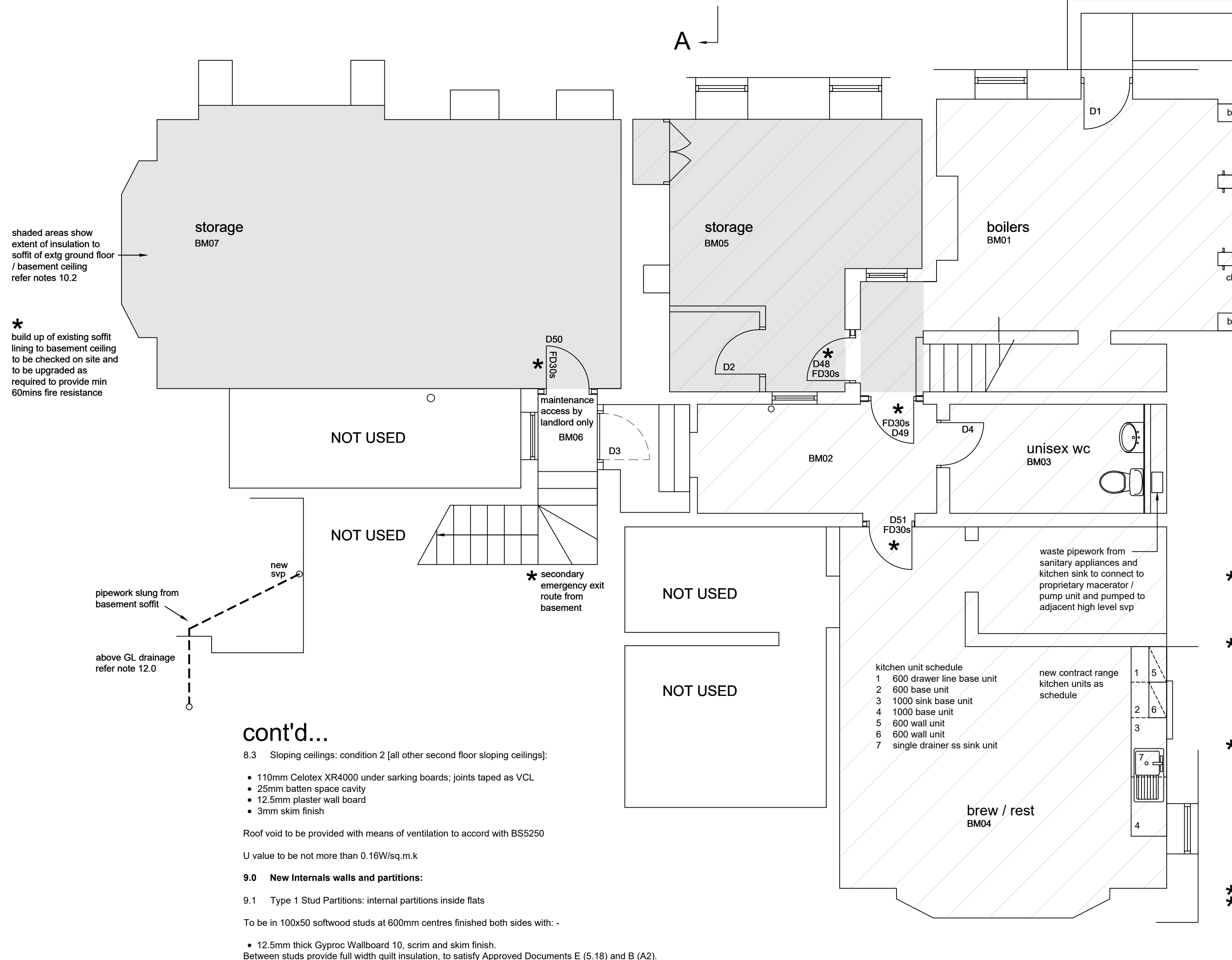
DENEHURST HOUSE, DENEHURST PARK, ROCHDALE - PROPOSED GROUND AND BASEMENT PLANS:



GENERAL NOTES:

- 1.0 General:
- All workmanship and materials to comply with relevant Building Regulations, British Standards, Codes of Practice and N.H.B.C. Standards. All materials to be fixed, applied or mixed in accordance with manufacturer's instructions and specifications.
- All timbers likely to be exposed to moisture to be suitably treated to prevent decay. All structural timber to comply with BS5268
- The following notes refer to matters controlled by Building Regulations only. Refer to client specification and scope of works for details of all works to be undertaken and read specification and drawings in conjunction allowing all things necessary to complete the intended scheme.
- 2.0 Structural Alterations
- Openings in load bearing internal walls up to 1.8m clear opening width to be spanned by proprietary pre cast concrete lintels reinforced to suit load and span
- Openings in load bearing walls more than 1.80m clear opening width to be spanned by UB's bearing onto min 150mm thick PCC padstones. Steel, padstone and masonry piers to be designed by structural engineer and all details submitted to Local Authority BCO for approval
- Steel work to be encased to provide min 60minutes fire protection
- 4.0 Staircases:
- 4.1 Individual staircase to duplex flat 5 to be constructed in timber with solid strings and closed risers and to comprise the following:
- Equal risers not more than 220mm
 - Equal goings not less than 220mm
 - Max. pitch 42 degrees
 - Min headroom 2000mm at any point on flight
 - Handrail min. 900mm above flight and landing
 - No opening in balustrade more than 100mm
- 5.0 External Walls:
- 5.1 internal insulated wall insulation dry lining
- Existing wall plaster to be checked for soundness. Defective render to be removed and brickwork parged with sand: cement parging coat
- Insulated plasterboard to window and door reveals where possible
- Internal face of external enclosing walls to be finished with the following insulated dry lining system
- Retained / repaired plaster [or parging where required]
 - 50x25mm treated sw battens [dpc strip to wall interface]
 - 72.5mm Celotex PL 4000 insulated plasterboard joints taped as VCL
 - Window reveals lined with thinner insulated plasterboard
 - 3mm skin finish
- U value not more than 0.30w/sq.m.k
- Plaster finishes to ground floor proposed café areas to be retained - no insulated laminate plasterboard finishes
- 5.2 second floor enclosing stud walls between rooms and roof void
- Existing lath and plaster finishes removed and stud framework retained; studding to be insulated as follows:
- 90mm Celotex GA3000 between studs
 - 12mm Celotex TB3000 over studs; joints taped as VCL
 - 12.5mm wall board and skim
- U value not more than 0.30w/sq.m.k

GROUND FLOOR



cont'd...

- 6.0 New Windows
- To comprise purpose made double glazed timber flush casement windows to patterns shown and to sizes as scheduled and to details shown on dwg.nr R339-115. Windows to be fitted with trickle vents giving min. 8000 sq. Mm free ventilation and with opening lights min. 1/20 floor area to habitable rooms. Any glass within 800mm of finished floor level (1500mm to doors and side lights) to be toughened safety glass to BS 6206 1981. Glazing to comprise argon filled double glazed units with 20mm air gap and a "soft" low-e coating to give max.
- Easily accessible doors and windows to be of a design that has been certified to PAS 24 or equivalent security standard and installed in accordance with manufacturer's details
- Velux M04 Centre-Pivot GGL (approx780x980mm) double glazed rooflights with standard roller blinds in positions shown incl. all linings flashings and trims in accordance with manufacturer's instructions.
- U value not more than 1.4W/ sq. M degrees c
- 7.0 New External doors:
- To comprise insulated composite doorsets to apartment and cafe entrances to client's specification
- U Value not more than 1.4W/sq.m degrees C
- To comprise metal faced PPC steel insulated door sets to all other external doors
- 8.0 Roof Insulation:
- 8.1 Horizontal ceilings: -
- Lath and plaster removed
 - 75mm Celotex GA 4000 between joists
 - 75mm Celotex GA 4000 under joists joints taped as VCL
 - 25mm batten space cavity
 - 12.5mm plaster wall board
 - 3mm skim finish
- Roof void to be provided with means of ventilation to accord with BS5250
- U value to be not more than 0.16W/sq.m.k
- 8.2 Sloping ceilings: condition 1 [above second floor internal landing area]:
- Lath and plaster, battens and sarking boards removed
 - 100mm Celotex GA4000 between joists
 - 50mm Celotex GA4000 under joists; joints taped as VCL
 - Rafters battened out to provide min.50mm air space above insulation between rafters
 - 25mm batten space cavity
 - 12.5mm plaster wall board
 - 3mm skim finish
- Roof void to be provided with means of ventilation to accord with BS5250
- U value to be not more than 0.16W/sq.m.k

BASEMENT
existing and proposed

ALL DIMENSIONS RE TO FINISHED SURFACES UNLESS SHOWN OTHERWISE. ALL MEASUREMENTS TO BE SITE CHECKED BEFORE INSTALLATION. SETTING OUT DIMENSIONS ARE TO ILLUSTRATE DESIGN INTENT ONLY. CONTRACTOR TO BE RESPONSIBLE FOR ENSURING PROPER FIT AND COMPLIANCE WITH SETTING OUT INTENT.

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CDM:
Non domestic clients and contractors working on non domestic projects lasting more than 30 days or involving more than 500 person days must fulfil their duties under the CDM regulations 2007

F	16/01/23	park ranger mess facility added to basement
E	04/01/23	amendments required by BCO marked thus ***
D	02/03/20	description of replacement windows amended
C	24/02/20	works to basement omitted
B	07/03/19	additional GF WC added [GF07.1]; saniflo added to basement WC
A	20/09/18	amendments required by BCO marked thus *
rev:	date:	description



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Project: Denehurst House Rochdale	scale: 1-50@A1 date: Dec 17 drawn: IS
Client: RMBC: Strategic Housing	Dwg. Nr. R339-104/F