

DENEHURST HOUSE, DENEHURST PARK, ROCHDALE
PROPOSED SECOND AND FIRST FLOOR PLANS:

GENERAL NOTES: cont'd...

9.2 Type 2 Stud Partitions: acoustic separating partitions

To be 100x50mm soft wood studs at 600mm centres finished as follows:-

- one side with Gyframe RB1 resilient bar at 600mm centres horizontally.
 - Void filled with 75mm Isover APR 1200 acoustic partition roll inside the cavity.
 - Both sides of partition finished with 2 x15mm layers of Gyproc Soundbloc; scrim and skim
- 9.3 Type 3: retained masonry acoustic separating walls

- Retained 230mm brickwork and plaster lined one side with
- Gypliner universal profile; min 35mm cavity, with 1x12.5mm Gyproc Soundbloc;
- 25mm Isover APR Acoustic Partition Roll in cavity

10.1 Flooring upgrade: acoustic

Existing first and second floor boards to be taken up and removed, lath and plaster ceilings to be removed to extent specified; joists to be denailed. Existing joists to be upgraded as follows:

Condition 1: above proposed ground floor café and lobby [test and declare option]

- Gyfloor silent comprising 21mm tongue and groove boarding with 19mm Gyproc Plank on
- Gyframe SIF Floor Channels
- Retained timber joists
- Cavity bridged between joists [min width 50mm] by 12.5mm Glaroc F Multiboard resting on 100mm wide x 12.5mm Glaroc F Multiboard strips screw fixed to each joist flush with bottom edge
- 100mm Isover Acoustic Partition Roll in the cavity
- Existing lath and plaster ceiling

Min 60min Fire resistance

Condition 2: all other first and second floors separating accommodation

- Gyfloor silent comprising 21mm tongue and groove boarding with 19mm Gyproc Plank on
- Gyframe SIF Floor Channels
- Retained timber joists
- Casoline MF ceiling lining, incorporating Gyframe Acoustic Hangers, suspended beneath joists to give a 277mm cavity
- Double layer 15mm soundbloc and 3mm skim
- 100mm Isover Acoustic Partition Roll [APR1200] in cavity

Min 60min fire resistance

Underside of staircase landings and ceiling to stairwell at first floor floor to be finished with Class C absorber in accordance with Building Regulation Approved Document E.

10.2 Flooring upgrade: thermal

Existing ground floor soffit to residential accommodation to be underdrawn with:

- 100mm Celotex GA4000 mechanically fixed direct to soffit;
- 25mm batten space
- 12.5mm wallboard with 3mm skim

11.0 Mechanical Ventilation:

Mechanical extraction to be provided to the following locations and ducted to fresh air giving the minimum extraction rates noted:

- Kitchen: 30L/sec adjacent hob 60L/sec elsewhere
- Bathrooms: 15L/sec
- utility 30L/sec

The fan to bathrooms should have a 15 minute overrun and is to be either controlled automatically or manually (it would be appropriate for fans to be controlled by the operation of the light switch). An air inlet should be provided, e.g. a 10mm gap under the door. Mechanical extract fans should be commissioned and tested to endure installed system meets minimum extract rates

Purge ventilation to be provided to habitable rooms by opening lights to opening casements to be not less than 1/20th floor area with some part min. 1.75m above floor level.

Background ventilation to be provided to habitable rooms using proprietary trickle vents to windows giving equivalent of 8000mm2 fitted at min. 1.75m above floor level.

12.0 Drainage: above ground level

Above ground level sanitary waste pipework to comprise black pvcu to the sizes scheduled and falls shown and recommended by manufacturer, including supporting and clipping at max. 900 mm centres, and discharging appliances via. 75 mm deep seal trap to drainage system.

Patent air admittance valves to head of soil pipes to be fitted where indicated [AAV]. All other soil pipes to extend minimum 900mm above window heads and fitted with anti-bird cage or fitted with proprietary external rated AAV (Flopplast or equal / approved).

Appliances to discharge into the following waste branches:

- WC 100mm dia
- WHB 32mm dia
- Sink 40mm dia
- Bath 40mm dia

Anti vac traps to be fitted to all appliances.

Common 110mmØ uPVC soil and vent stacks shared between ground & first floor dwellings to be fully encased in min 2 layers 12.5mm plaster board and skim & wrapped in min 50mm ROCKWOOL quilt. Encasements to have removable access hatch at base of stack and rodding access into stacks. Install fire collars to pipes passing through separating floors to provide min 60min. fire protection.

13.0 Drainage: below ground level

Underground drainage to comprise 100mm Hepworth Supersleeve vitrified clay drainage with flexible connectors to have generally 1:40 falls for foul water and 1:60 falls for surface water. New drainage is to connect into existing. Line, depth and position of existing and new drains to be verified on site prior to construction. Any deviation from design intent to be agreed with LA Building Inspector. New IC's to comprise 450 dia. polypropylene inspection chambers on 150mm C20P concrete base; fitted with light duty alloy cover and frame.

14.0 Combustion Appliances:

Contractor designed element; generally comprising

- Existing boilers to remain pipework modifications to be done locally and zoned into the relevant areas
- All pipework stripped out
- Flats to have a separate circuit
- Buffer vessel to be added in the basement
- Pumps assumed to be adequate
- HIU for the communal supply for kitchen and WC waters to be served at 15l/min through 35 degree rise
- HIU for each flat serving heating and hot water. Water to be supplied at 15l/min through 35 degree rise
- 10 radiators allowed in the communal space [low surface temperature]
- 5 radiators to each flat
- TRV fitted to the radiators
- Heat meters allowed for to each
- Appropriate controls and wiring
- All pipework carbon steel press fit type
- Pipework insulated
- Pipe runs in dry areas out of flats where applicable.

15.0 Approved Document L1B

Continuity of insulation:

Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leakage. A signed declaration may be required from a competent person confirming that appropriate insulation methods have been incorporated on site.

Providing information:

The owner is to be provided with sufficient information about the building, fixed building services, controls and their maintenance requirements, so that the building may be operated as efficiently as possible.

Controlled services:

The Local Authority may request confirmation that any controlled services including heating, and hot water systems have been properly commissioned in accordance with procedures approved by the Secretary of State

Lighting:

Provide energy efficient lighting at the rate of 75% of all new light fittings

16.0 Approved Document P

All electrical works to NICEIC regulations to be undertaken by registered electrician issuing completion certificates in accordance with Approved Document P

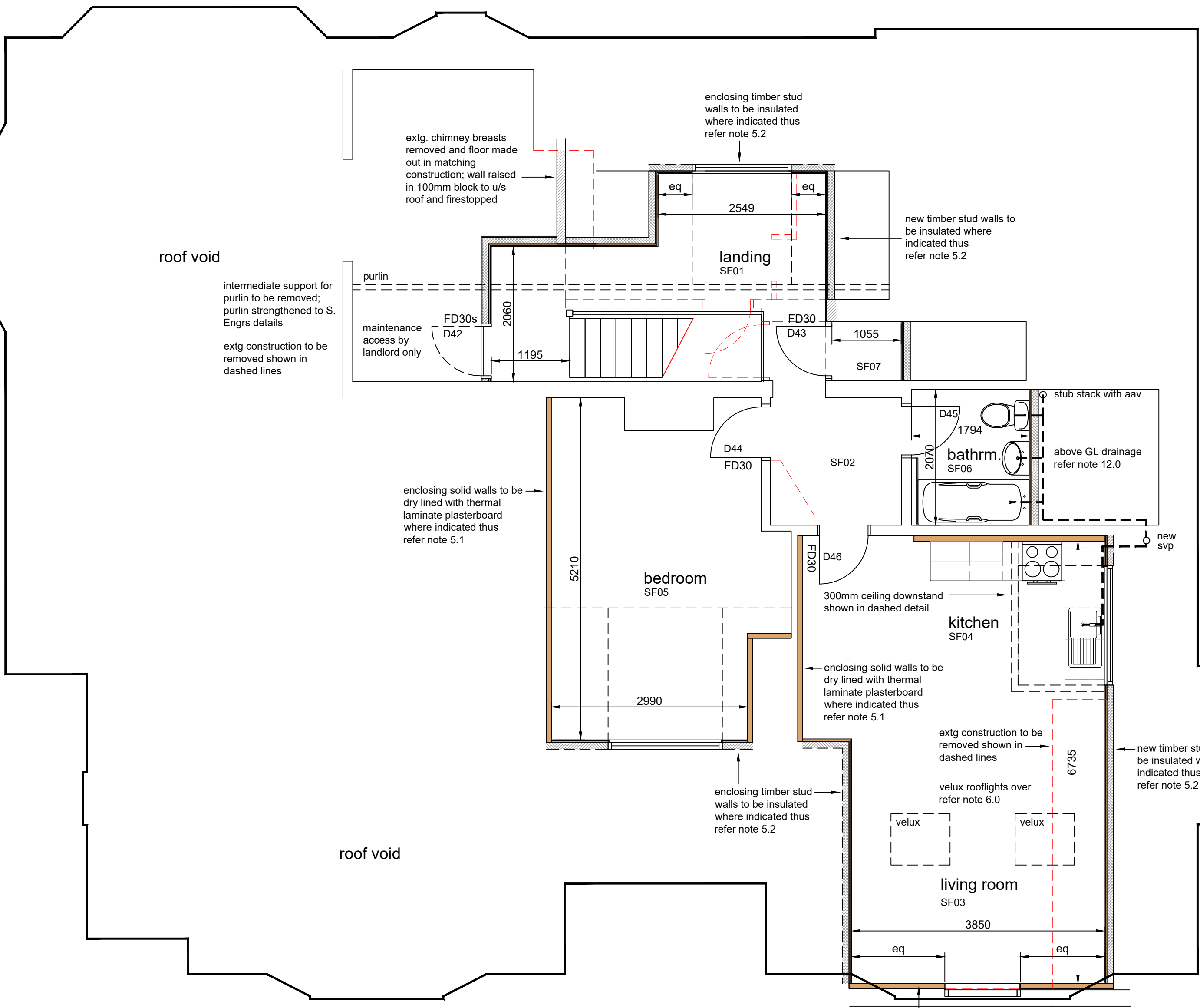
17.0 Part B1 [means of warning and escape]

All new flats should be provided with a fire detection and fire alarm system in accordance with the relevant recommendations of BS 5839- 6:2004 Code of practice for the design, installation and maintenance of fire detection and fire alarm systems in dwellings to at least a Grade D Category LD3 standard.

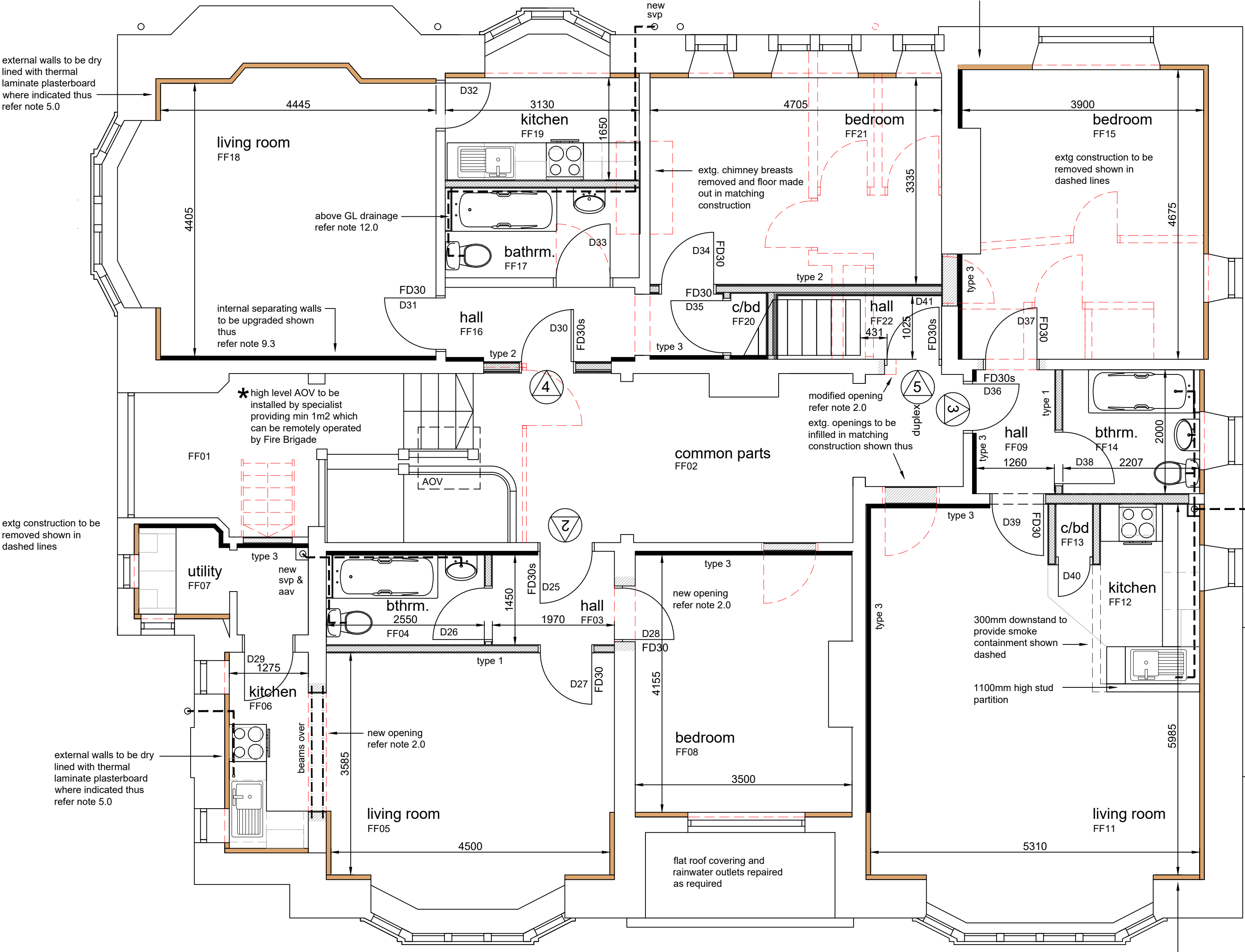
Apartment doors and frames to common areas to be FD30s fire/smoke resistant and achieve an acoustic rating of 35dB and a max U value of 1.8W/m2K. Internal door sets off inner protected corridor, to be FD30 rated (except bathroom) without door closers.

A	20/09/19	amendments required by BCO marked thus ★
rev:	date:	description
 AJ COCKER ASSOCIATES CHARTERED BUILDING SURVEYORS New Century House 176 Drake Street Rochdale OL16 1UP Tel: 01706 764880 Fax: 01706 764881 www.ajcockerassociates.co.uk mail@ajcockerassociates.co.uk  RICS the mark of property professionalism worldwide		

Project: Denehurst House Rochdale	scale: 1-50@A1 date: Dec 17 drawn: IS
Client: RMBC: Strategic Housing	Dwg. Nr. R339-105/A



SECOND FLOOR



FIRST FLOOR

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.

GENERAL NOTES: cont'd...

18.0 Part H6 [Solid Waste Storage]

Separate storage areas are to be provided for each flat, comprising an area of 1.2m x 1.2m for storage of waste containers together with space for access; all in positions noted on the drawing.

19.0 Part G1-6 [Sanitation, Hot Water Safety and Water Efficiency]

Contractor to provide written notice specifying the potential consumption of wholesome water per person per day calculated in accordance with the methodology referred to in Regulation 17K which must not exceed 125litres per person per day and which shall be provided within 5 days of completion of the works. All appliances to be fitted with fittings to ensure water is used efficiently and controls incorporated to prevent excessive water consumption. Incorporate measures in the hot water supply to restrict the temperature of hot water that can be delivered to fixed baths to a maximum of 48 degrees C.

20.0 Domestic Building Services Guide

All services to be designed in accordance with Domestic Building Services Compliance Guide published by HM Govt 2013 edition.