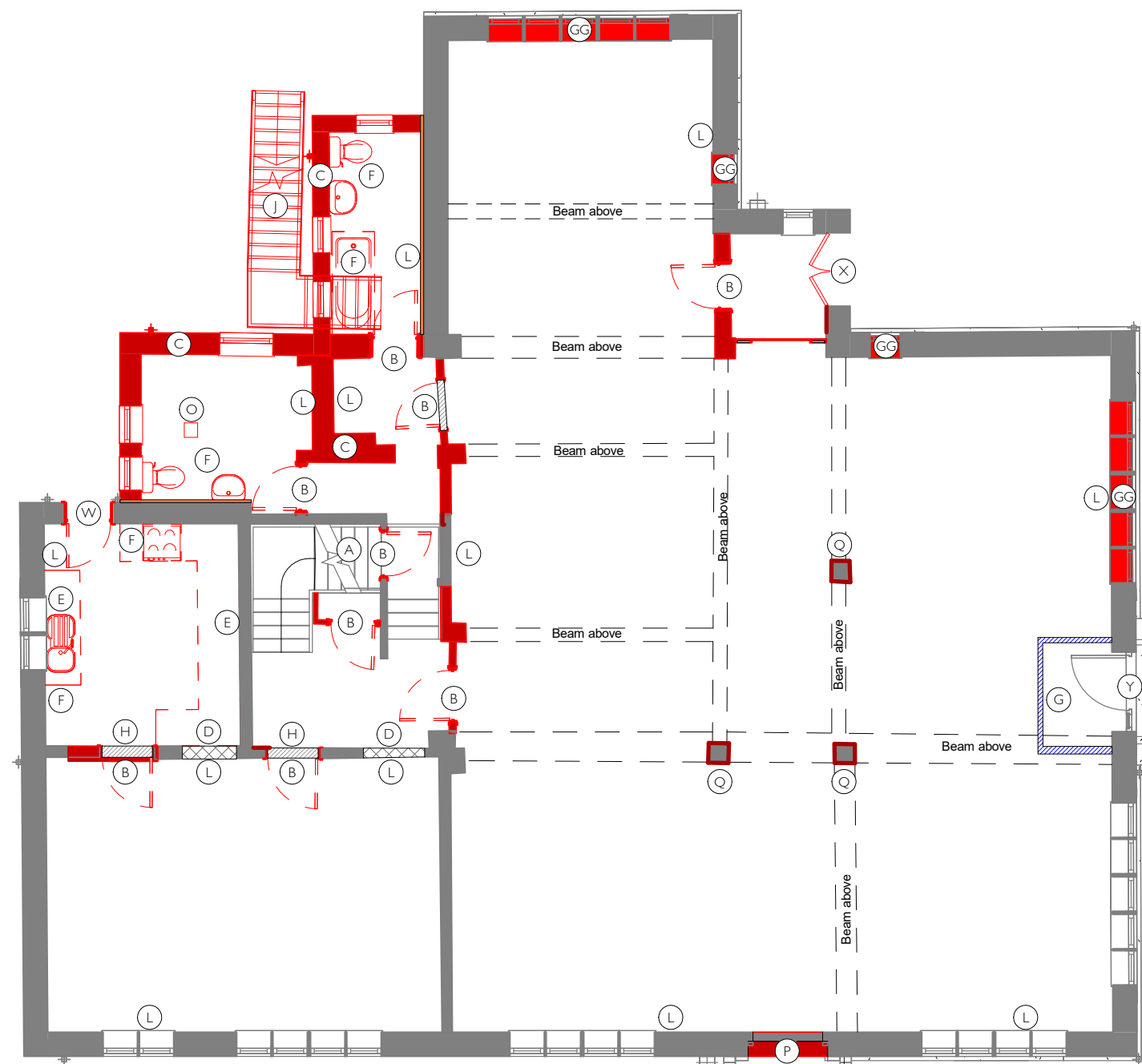
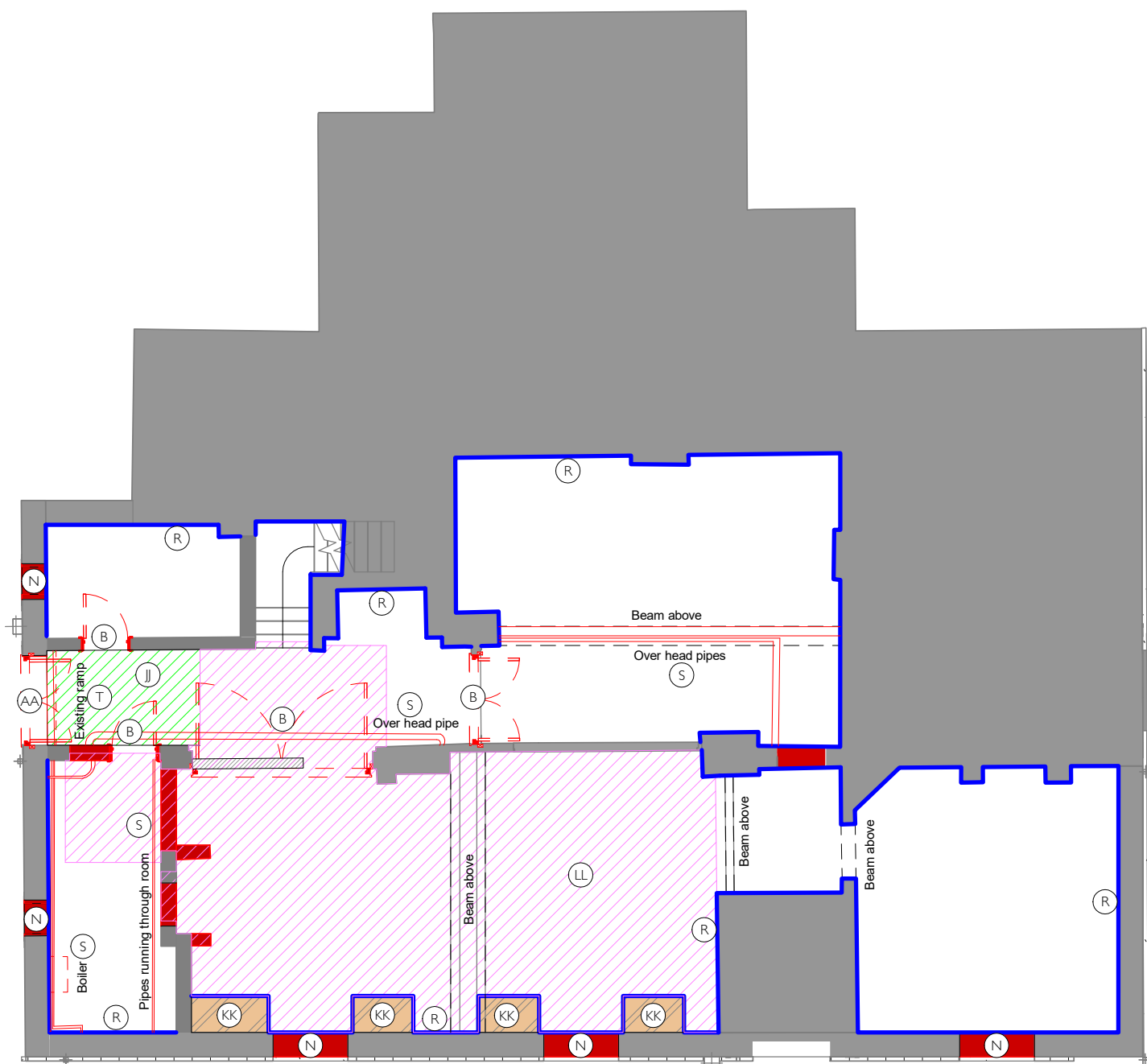




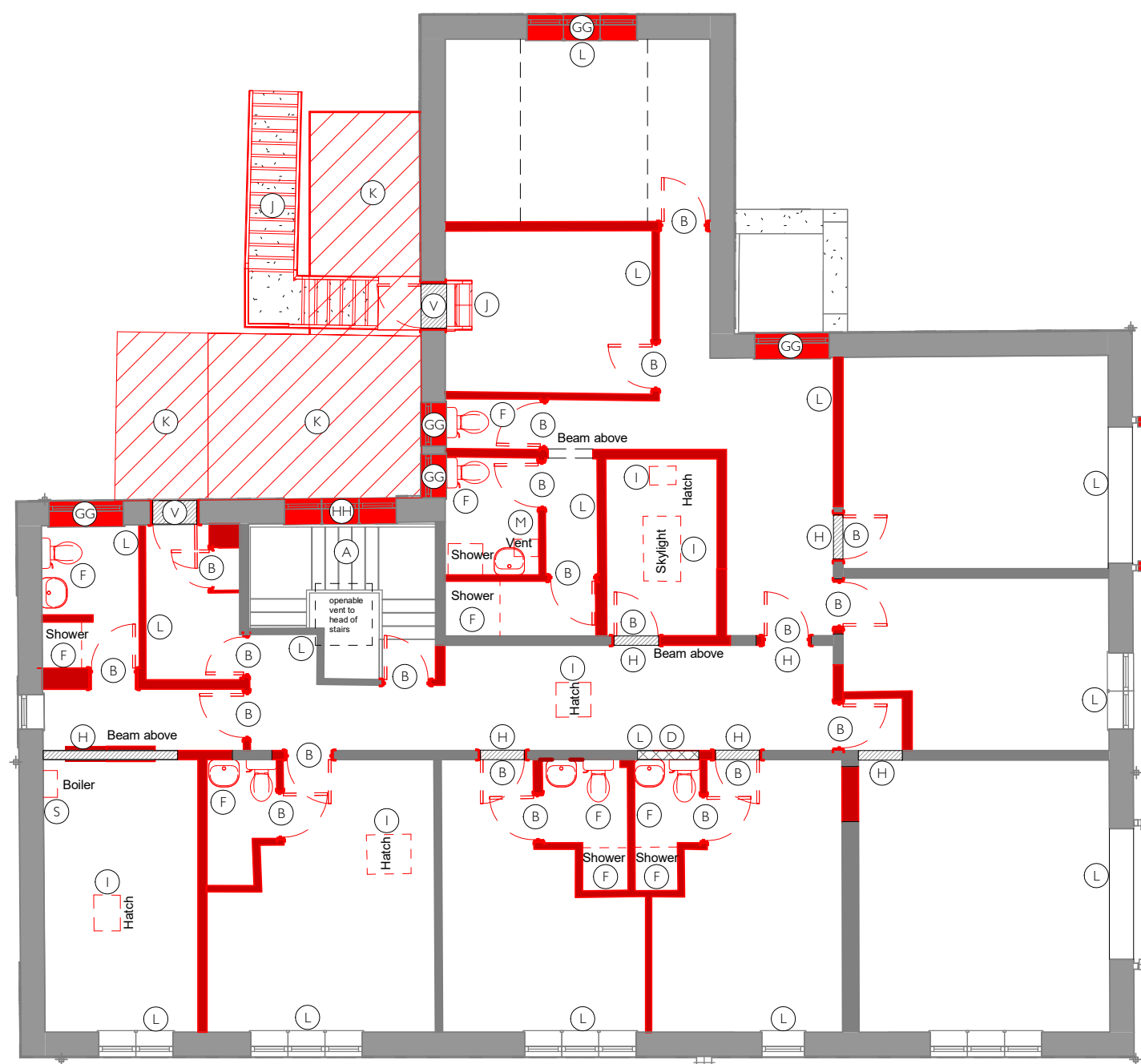
Demolition & Alterations Ground Floor Plan

1 : 100



Demolition & Alteration Cellar Floor Plan

1 : 100



Demolition & Alterations First Floor Plan

1 : 100

DEMOLITION & ALTERATIONS WORKS SCHEDULE

Description: A 1900's detached house of traditional build for its period, situated in a moderate zone area for wind and rain. The roof is formed out of structural timbers with traditional slate, along with the wall construction being common bricks.

- A. Existing stairs to be retained, the steps damaged by rot are to be made good.
- B. Remove internal doors, frames and ironmongery including architraves and cart away from site. (34r).
- C. Demolish brick walls completely down to floor slab, along with windows, and cart away. Utilise reclaimed bricks from the demolition works to infill existing openings where necessary. Make good all existing brickwork.
- D. Form opening in existing internal wall for new doors - structural size as indicated on internal door schedule - including insert lintel over and build in ends and square up at jambs and make good existing finishes disturbed.
- E. Remove all remaining benching, base units, kitchen units and worktops from all walls and cart away; make good all existing work disturbed.
- F. Disconnect services and waste pipework from all stainless steel sinks, sanitary appliances, remove all stainless steel sinks, sanitary fittings and waste pipework from site; make good all existing work disturbed including filling holes remaining.
- G. Extend level change totalling to approx. 1920 x 1255mm, prepare ready to receive new finishes.
- H. Carefully infill internal existing load bearing wall with min. 100mm stud with wall board over. Widened where necessary to marry flush with existing wall. BG system to achieve fire rating as drawing 4601.
- I. Carefully remove skylight and loft hatches, make good to prepare for new ceiling.
- J. Carefully remove external fire escape stairs & internal steps on the first floor leading to escape door, cart away; make good all existing work disturbed.
- K. Carefully remove single-storey extension roof, cart away, make good at junctions to existing walls.
- L. Carefully remove existing radiators from existing walls, disconnect services and pipework; cart away; make good all existing work disturbed (27nr).
- M. Carefully remove existing vent on the first floor, infill and cart away from site; make good any existing work disturbed.
- N. Carefully remove the existing brickwork/ wooden boarding from the existing window openings in the cellar; make good any existing work disturbed.
- O. Disconnect existing drain in the single-storey extension (to be demolished), ensure services are removed and infilled to match existing hard landscaping.
- P. Remove existing 'false' door and replace with look-alike window, three new openings to be formed through existing wall to create windows in the same location as the original glazing panels, please see drawing no: 4821 (Window Schedule) for details. Make good all existing work disturbed.
- Q. Existing column encasement to be removed and new encasement to be installed in line with specification detailed on drawing no: 4110 (Proposed Floor Plans).
- R. Tanking extent indicated to existing cellar wall, tanking to Specialists design.
- S. Carefully remove existing boiler in cellar and first floor and all existing pipe work, cart away and make good all existing work disturbed.
- T. Remove existing ramp/slope from cellar access door.
- U. Remove all existing external and internal M&E services, this includes CCTV, lights and satellite dish from the existing elevations.
- V. Existing external door on first floor to be infilled and timber paneling continued (to match existing), please refer to drawing no: 4201 (Proposed Elevations) for details.
- W. Existing external door on ground floor to be replaced with window and reclaimed/ new brickwork below. Reclaimed bricks to be used, but if not possible, the new brick shall match the existing precisely in terms of colour, texture, size, coursing.
- X. New door for the communal entrance to fit existing opening. Existing glazing above door to be retained, please refer to drawing no: 4822 (External Door Schedule) for details.
- Y. Existing external door to be retained.
- Z. Reclaimed bricks to be used, where possible. If not, the new brick shall match the existing precisely in terms of colour, texture, size, coursing. Please refer to drawing no: 4201 (Proposed Elevations) for locations.
- AA. New door for office space to retain the portions of the existing door, please refer to drawing no: 4822 (External Door Schedule) for details.
- BB. Extent of chimney repairs/ works can be found in the 'Fourth Wall Schedule of Works'.
- CC. Extent of roof repairs/ works can be found in the 'Fourth Wall Schedule of Works'.
- DD. Extent of rainwater good repairs/ works can be found in the 'Fourth Wall Schedule of Works'.
- EE. Extent of external timber repairs/ works can be found in the 'Fourth Wall Schedule of Works'.
- FF. Drainage proposal to be in accordance with SE details.
- GG. Existing window frame to be retained and new DGUs inserted. New glass panels to achieve acoustic requirements stated on drawing no: 4821 (Window Schedule).
- HH. Existing window to be removed and infilled with blockwork and mock-tudor timber paneling and render continued along the facade, to match existing.
- II. Opening vent to head of staircase with 1m² free area to comply with Approved Part B (Fire Safety), please refer to drawing no: 4510 (Proposed Roof Plan).
- JJ. New floor build up to lay on top of existing floor to create a level threshold, please refer to drawing no: 4301 (GA Stair Drawing).
- KK. New strengthening to existing cellar wall - 1000mm wide x 600mm deep engineering brick piers to be toothed into existing wall, see SE proposals for details.
- LL. Existing slab to be removed and dig down 600mm to create new floor to SE's proposal. Please refer to drawing no: 4120 (Slab setting Out - Cellar) for slab edge extents.

NOTES:

- Revision notes are provided to assist with tracking changes, but do not necessarily capture all changes, which may be covered by other drawings, specifications, AI's, RFI's, etc.

© TRIANGLE ARCHITECTS LIMITED

- | |
|---|
| <ul style="list-style-type: none"> ■ THIS DRAWING IS THE SUBJECT OF COPYRIGHT WHICH VESTS IN TRIANGLE ARCHITECTS LIMITED. IT IS AN INFRINGEMENT OF COPYRIGHT TO REPRODUCE THIS DRAWING, BY WHATEVER MEANS, INCLUDING ELECTRONIC, WITHOUT THE EXPRESS WRITTEN CONSENT OF TRIANGLE ARCHITECTS LIMITED WHICH RESERVES ALL ITS RIGHTS. ■ TRIANGLE ARCHITECTS LIMITED ASSERTS ITS RIGHTS TO BE IDENTIFIED AS THE AUTHOR OF THIS DESIGN. |
| <ul style="list-style-type: none"> ■ DRAWING NOT TO BE SCALED. FIGURE DIMENSIONS TO BE WORKED TO IN ALL CASES. ■ THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES & REFERENCES. ■ ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS. ■ REPORT ERRORS & OMISSIONS TO ARCHITECT. ■ WHERE AN ITEM IS COVERED BY DRAWINGS OF DIFFERENT SCALE, THE LARGER SCALE DRAWING TO BE WORKED TO. DO NOT SCALE FROM THE DRAWING. FIGURED DIMENSIONS TO BE WORKED TO IN ALL CASES. ■ CHECK ALL DIMENSIONS ON SITE. ■ DRAWING TO BE READ IN CONJUNCTION WITH THE E.C. & SAFETY PLAN, AND ALL RELEVANT RISK ASSESSMENTS AND THE FOLLOWING DRAWINGS: |

Plans have been drawn using measured building survey information provided by Rochdale Borough Council.

DEMOLITION & ALTERATIONS KEY

-  Existing walls to be removed
 -  Existing masonry wall
 -  Existing walls to be made good
 -  Doors and sanitary items to be removed
 -  Roof to be removed
 -  New wall opening proposed within existing walls
 -  Existing wall opening to be infilled and made good
 -  Existing change in level to be extended
 -  Tanking location indicated to existing wall, to SE's specification and detail.
 -  Strengthening to existing cellar wall - 1000mm wide x 600mm deep engineering brick piers to be toothed into the existing wall, see SE proposals for details.
- New floor to be built up 268mm from existing slab level to create new level threshold.
-  Existing slab to be removed and dig out 600mm to create new floor to SE's proposal.

P08	16.12.24	JH	Building Regulations issue.
P07	06.12.24	JH	D&A schedule updated following cellar re-design.
P06	11.09.24	JH	Existing window (W205) to stairwell has been removed and infilled with blockwork as item 'HH' in schedule. Windows W203 & W204 have been updated to item 'GG' in schedule.
P05	24.07.24	JH	Items GG, HH & II added to the D&A schedule.
P04	20.06.24	JH	Items BB, CC, DD, & EE in D&A schedule have been amended.
P03	18.06.24	JH	Item A, N & FF have been re-worded in the D&A schedule.

Rev	Date	By	Remarks
-----	------	----	---------

Client:

Rochdale Borough Council

Project No. / Project Name:

23-032 / Castle Inn, Rochdale

Drawing Name:

Demolition & Alterations Floor Plans

Drawing Purpose:

Building Regulations

Project:	Origin: Vol/Sys:	Level:	Type:	Role:	Drg No.:	Revision:
FCI - TRI - ZZ - 00 - DR - A - 4101						P08
Status	Scale @ A2	Drawn	Check.	Date		

Status	Scale @ A2	Drawn	Check	Date
	1 : 100	JH	HR	May 2024



Tel: 0161 272 3500
E-mail: studio@trianglearchitects.co.uk
Web: www.trianglearchitects.co.uk
Twitter: @TriangleArch

Lower Ground Floor,
4 Jordan Street,
Manchester,
M15 4PY

Scale 1:100

