

EXTERNAL WALLS

Existing masonry wall

New external wall construction to ground floor, housing proposed window W105. Proposed external wall to be of cavity construction, lining through externally with the adjacent existing wall - on a new strip concrete footing. External engineering brick to be used to outer leaf of proposed section of wall - *in accordance with the S.Eng's detail drawings & specification.*

Render finish to both the existing and proposed brickwork yep to u/s of miocak tudor panelling - as illustrated on the Proposed Elevations 4201

New external wall layer to ground floor - as detailed in D&A schedule drawing no. 4101 - item 'Z'
Note: New concrete strip footing also required.

215mm thick brick wall / fire resistant construction - to provide 60 minutes REI (*in line with S.Eng details & specification*) - reclaimed brick.

FIRST FLOOR EXTERNAL INFILL WALLS

Infills to first floor - cavity construction, to line through with the adjacent existing wall - as per S.Eng details and D&A schedule drawing no. 4101.

Note: 60min FR required to existing stair window infill - refer to Fire Strategy plans 4601

EXTERNAL WALLS - internal linings - refer to Wall Type Schedule 4811

EXT1 Existing external wall lining

EXT2 Existing external wall lining (cellar)

NOTES

Plans have been drawn using measured building survey information provided by Rochdale Borough Council
- ALL DIMENSIONS TBC ON SITE.

To be read in conjunction with Triangle and Structural Eng's drawings / specification.

All Kitchens to be Howdens Clerkenwell Matt/Gloss.

XXXX
Between studwork / masonry faces

XXXX
To finished wall faces

XXXX
Door structural openings

© TRIANGLE ARCHITECTS LIMITED

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.

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 HEALTH & SAFETY PLAN, AND ALL RELEVANT RISK ASSESSMENTS AND THE FOLLOWING DRAWINGS:

INTERNAL WALLS

- refer to Wall Type Schedule 4811

INT1 - METAL STUD PARTITION
Acoustic performance (in line with ADE)
60FR in locations - refer to Fire Strategy 4601

INT2 - PLASTERBOARD LINING
Acoustic performance (in line with ADE)
To solid masonry walls (between flats).

INT3 - METAL STUD PARTITION
60min FR in locations - refer to Fire Strategy 4601

INT4 - METAL STUD PARTITION
Acoustic performance (in line with ADE)
Moisture resistant Shower / Kitchen side
30FR in locations - refer to Fire Strategy 4601

INT5 - METAL STUD PARTITION (within flats)
60FR in locations - refer to Fire Strategy 4601

INT6 - PLASTERBOARD IWL
General SVP Boxing-in
Moisture resistant Shower / Kitchen side

INT7 - FIRE ENCASMENT
To structural elements (locations & spec TBC)

INT8 - PLASTERBOARD LINING
General levelling finish to existing masonry walls

INT9 - 100mm thick engineering brick to SE detailed specification / plaster finish

INT10 - Blockwork infill to SE detailed specification (to suit opening width) / plaster finish

INT11 - IPS panel

Timber packers to suit boxing-out requirements

C03 05.06.25 SAC Planning Issue - Condition 5 Discharge

C02 29.05.25 SAC Pre Planning Issue - For Comment

C01 01.05.25 SAC First Construction Issue

Rev Date By Remarks

Client : Rochdale Borough Council

Project No. / Project Name: 23-032 / Castle Inn, Rochdale

Drawing Name: Proposed Ground Floor

Drawing Purpose: PLANNING

Project Origin.: Vol/Sys Level Type Role Drg No.: Revision

FCI - TRI - ZZ - 01 - DR - A - 4112 C03

Status Scale @ A2 Drawn Check. Date

CO As indicated SAC AD 29/04/25

TRIANGLE ARCHITECTS

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

Proposed Ground Floor Plan 1-50