

WORKSHOP NEW GABLE WALL.
The new gable wall at the rear of the property shall be formed as follows:-
Install new steelwork to later detail and specification by the Clients Structural Engineer.
Over the steelwork the wall shall be clad in Kingspan KS1000RW composite wall panels to be utilised.
Panels to have a XL Forte leathergrain effect powder coated external finish.
Colour grey to match the existing
Inner skin to be steel finished with Bright White Polyester.
The panels to have an 100mm thick Quadcore insulation (131mm overall thickness) CFC & HCFC free LPCB.
'U' value of 0.18W/mK.
The external and internal faces of the panel to be Class 0 in accordance with the Building Regulations when tested to BS476: Parts 6: 2009 and Part 7: 1997.
Manufacturer and reference: Kingspan Limited, horizontally laid wall cladding system for standard internal & external non-corrosive, inland environments also Loss Prevention Certification Board certified to LPS 1181 Grade EXT-A15. Galvanised sheeting rails to be designed by Structural Engineer.
Cladding and purins to be fixed in accordance with the manufacturers instructions.
At to be installed fully in accordance with manufacturers written instructions.

WORKSHOP VEHICULAR DOOR
The new vehicle door within the gable to be electrical operated insulated and powder coated sectional doors.
Colour, blue to match the existing
Asa Aloy 1042P door or similar with a standard speed motor (approx. 250mm/sec) to be used.
Doors to achieve a U-value of 1.30 W/mK2 or better.
Install fully in accordance with manufacturers instructions.
Doors must be fitted with a readily available stop switch and sensors to prevent injury to people or vehicles who are stuck or trapped such as a pressure sensitive door edge which operates the power switch.
Doors shall be operated by push button located internally.
A provision for manual opening in the event of a power failure should also be incorporated.

WORKSHOP EXTERNAL PERSONNEL DOORS / ESCAPE DOORS
The external personnel / escape doors shall be as follows.
Steel doors min 48mm thickness having honeycomb centre sandwiched by 1.2mm aluzinc sheet. Frame to be manufactured from 1.5mm cold rolled steel.
Finished in a blue colour to match the existing
Doors to have a 'U' value of 1.6W/mK or better.
Silicone mastic sealant shall be applied internally and externally around all openings.
The doors must be easily and immediately operable from the inside without the use of a key by way of a push pad.
Externally doors to be fitted with lever handles to allow access back into the premises when unlocked.
Door threshold is to be between 5 and 15mm above external paving level with chamfered edge.
Form level landing outside each door and gently ramp down as agreed on site with the Building Inspector.

INTERNAL RAMP AND STEP INFILL
Where indicated on plan the internal ramps and lower section of floor within the workshop shall be infilled so that it's brought up to the main floor level.
All to be formed in concrete to later detail and specification by the Clients Structural Engineer.

OPENINGS (existing to be built up)
Existing openings that are indicated to be built up shall be in a construction method to match the surrounding wall.
When installing masonry work check below floor to ensure a suitable bearing is achieved and tie work to the existing.
Make good around as required.
Ensure suitable insulation and dpc is incorporated where necessary.

NEW OPENINGS
Form new openings as required and as indicated on the drawing. Firstly check wall for type of construction.
If loadbearing install Caisc type to suit wall or similar approved instel over, agree on site with Local Authority Building Inspector. Carefully remove brickwork below and make good around as required.

METAL PARTITION TYPE 1
(not exceeding 3.8m high metal framed)
Partitions indicated thus  shall be formed as follows
Gyproc Gyplafame 70 S 50 °C Studs spaced at 600mm ctrs.
50mm Isowool 1200 APR insulation to be tightly fitted within the stud framing.
To both sides screw fix 1No. layer of 15mm thick Gyproc Wallboard to each side with 3mm skin coat finish.
Install in accordance with manufacturers written instructions.
Partitions are to be constructed to roof and fitted with deflection heads (Gyproc standard deflection heads).
Do not fix the partition to the sheathing. Fix unstitch channels between the 2 purins as required and as detailed by partition manufacturer.

DEMOLITION
Items to be demolished are indicated by short broken lines.
Prior to site removal, check above for loadbearing.
If found to be so, refer back to Designer / Client's Structural Engineers, for design of appropriate construction.
Carefully remove wall below and make good around as required.

STAFF ROOM KITCHEN UNITS
Carefully remove the existing kitchen units and replace with new Howdens white coloured units and dark grey worktop.
Provide new white goods to later specification (Fridge / dishwasher / microwave)

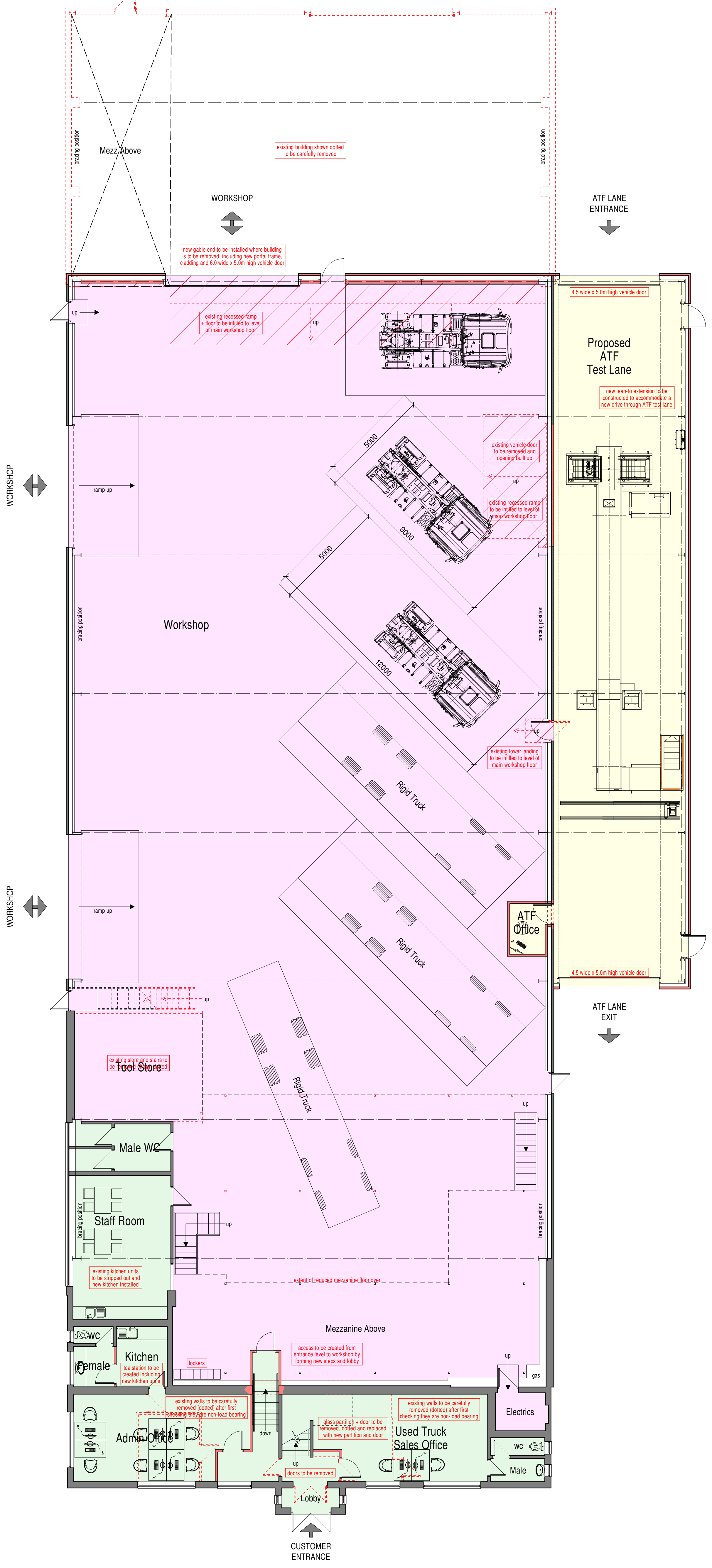
FLOOR FINISH
All to later detail and specification.

MATT WELL
If any matt wells are used they must be flush and easily traversable by wheel chair users.

DECORATION
All new plasterboard walls shall be lightly rub down with fine sand paper.
Wipe down with a lightly damp cloth.
Apply a mist coat over the walls to seal the plaster in a colour to match the finish.
2 coats of a top coat to be applied.
Existing walls to have any defective areas made good as required.
Lightly rub down with a fine sand paper.
Wipe down with a lightly damp cloth.
Walls to be painted in a Crown Easy Clean Tough and washable matt finish paint.
Skirting boards and architraves shall be rubbed down and wiped down ready to receive primer coat, undercoat and 2 coats Dulux gloss paint.
All paint to be installed fully in accordance with the manufacturers instructions.
Walls within the workshop areas that are painted, shall be repainted in smooth masonry paint. Paint to the same height as the existing which is to be checked on site at tender stage.
The existing steel frame is to remain as existing.

WHITEROCK SPLASHBACKS
Within all the toilets, provide whiterock splashbacks to all sinks.
In addition, provide whiterock panel below all wash hand basins.

SUSPENDED CEILING
Within the ground and first floor office areas install new 600 x 600mm Armstrong Class 0 white regular tiles set in a exposed T bar grid that is suitable for the ceiling tiles.
Allow for Armstrong Dure tiles within tender. Final tile to be agreed with Client prior to works commencing on site.
Client to note that additional costs may be occurred if alternative tile is chosen.
All suspensions are to withstand light fitting loads etc.
Height of new ceiling to be agreed.
Ensure that the void above the ceiling is no longer than 20mm.
Where void is over 20m in length, provide Rockwool fire batten.



Ground Floor Plan

STEELWORK FIRE PROTECTION
All new steel columns, rafters and eaves beams shall have min 60 minutes fire rating by painting the steelwork in Nullifire spray protection intumescent coating including primer, base coat and top seal.
White colour finish
Install fully in accordance with the manufacturers instructions.
Nullifire tel No 07712 788541
Upon completion the installer must provide certification confirming that all products have been installed fully in accordance with the manufacturers instructions.
Certificate must be signed by the manufacturer.

STRUCTURAL STEEL FRAME
To be designed by Clients Structural Engineers with all details and calculations submitted to Building Control for a Approval prior to commencement on site.
For details of structural frame please refer to Engineers design details which shall take precedence over anything shown on this drawing.
All structural steelwork and fixings are to be C.E marked and in accordance with BS EN1090-1.
Steelwork to be grade S355 JR U.N.O
Fabricated to BS 5950.
All steelwork to be blast cleaned in accordance with BS EN ISO 8501-1 before protective coating applied as below.
All internal steel to be coated with a single pack zinc phosphate primer as specified by engineer prior to delivery to site.
All bolts to be in accordance with BS 5950-2.

ATF WALL CLADDING
It is proposed that the ATF extension is unheated at this stage of the design.
If this changes, the U-Values below will need to be changed.
Over the steelwork the wall shall be clad in Kingspan KS1000RW composite wall panels to be utilised.
Panels to have a XL Forte leathergrain effect powder coated external finish.
Colour grey to match the existing
Inner skin to be steel finished with Bright White Polyester.
The panels to have an 80mm thick Quadcore insulation (111mm overall thickness) CFC & HCFC free LPCB.
'U' value of 0.23W/mK.
The external and internal faces of the panel to be Class 0 in accordance with the Building Regulations when tested to BS476: Parts 6: 2009 and Part 7: 1997.
Manufacturer and reference: Kingspan Limited, horizontally laid wall cladding system for standard internal & external non-corrosive, inland environments also Loss Prevention Certification Board certified to LPS 1181 Grade EXT-A15. Galvanised sheeting rails to be designed by Structural Engineer.
The West Elevation (side elevation wall) to be a 60 minutes fire rated wall.
Cladding and purins to be fixed in accordance with the manufacturers instructions.
Steelwork to which the panel is fixed must be a propriety fire wall rail system.
All to be installed fully in accordance with manufacturers written instructions.
The cladding installer must provide fire certification upon completion of the cladding installation.

ATF ROOF CLADDING SHEETS
It is proposed that the ATF extension is unheated at this stage of the design.
If this changes, the U-Values below will need to be changed.
Kingspan KS1000RW composite roof panels to be utilised.
Panels to have a profiled steel outer skin, powder coated using Kingspan XL Forte multi-layer organic coating system, embossed with a traditional leather grain
Colour to match the existing roof, check on site
Inner skin to be steel finished with Bright White Polyester.
The panels to have a 40mm thick Quadcore insulation (71mm overall thickness) CFC & HCFC free LPCB.
'U' value of 0.47W/mK.
The external and internal faces of the panel to be Class 0 in accordance with the Building Regulations when tested to BS476: Parts 6: 2009 and Part 7: 1997.
Manufacturer and reference: Kingspan Limited, roof cladding system for standard internal & external non-corrosive, inland environments also Loss Prevention Certification Board certified to LPS 1181 Grade EXT-B
Galvanised sheeting rails to be designed by Structural Engineer.
All to be installed fully in accordance with manufacturers written instructions.

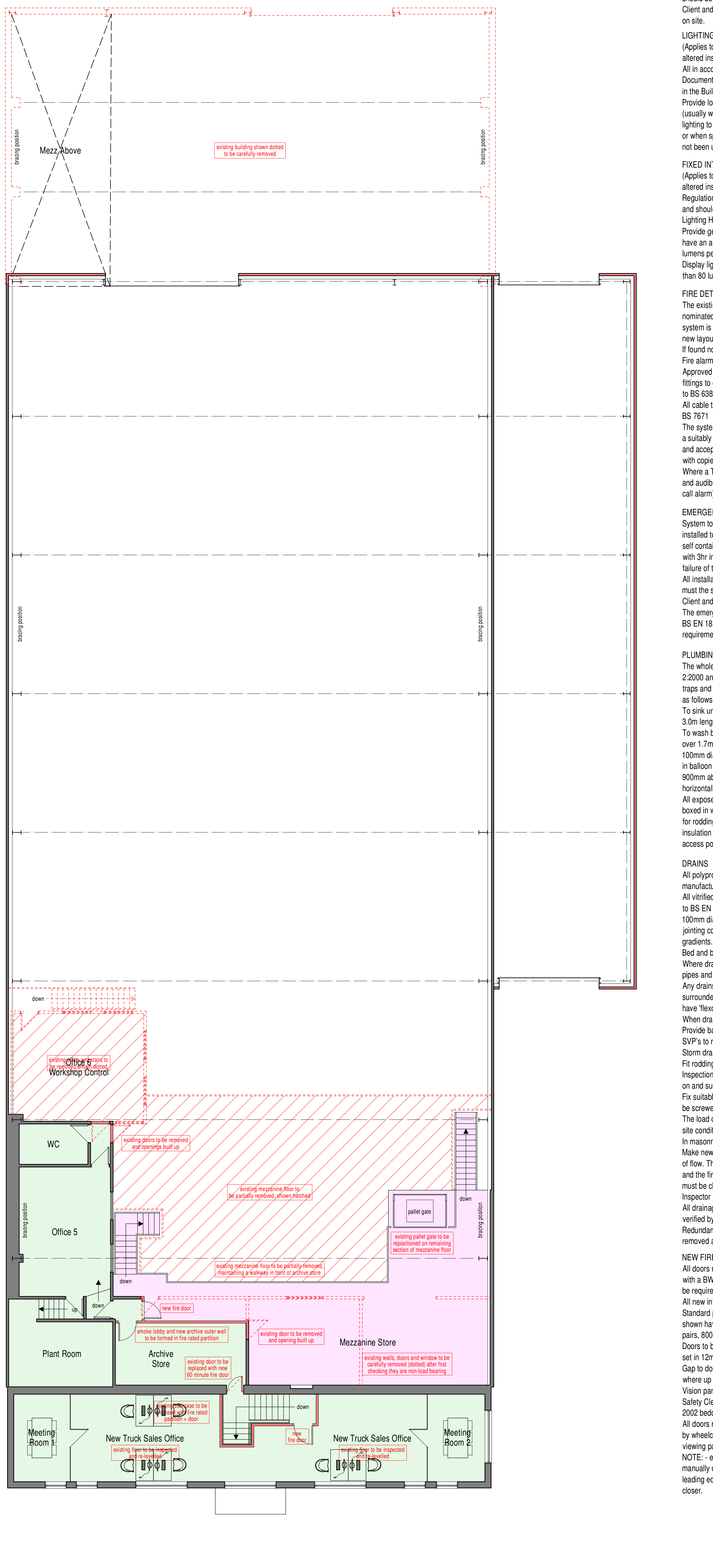
ATF EXTENSION VEHICULAR DOOR
It is proposed that the ATF extension is unheated at this stage of the design.
If this changes, the U-Values below will need to be changed.
The new vehicle door within the gable to be electrical operated insulated and powder coated sectional doors.
Colour, blue to match the existing
Asa Aloy 1042P door or similar with a standard speed motor (approx. 250mm/sec) to be used.
Doors to achieve a U-value of 2.00 W/mK or better.
Install fully in accordance with manufacturers instructions.
Doors must be fitted with a readily available stop switch and sensors to prevent injury to people or vehicles who are stuck or trapped such as a pressure sensitive door edge which operates the power switch.
Doors shall be operated by push button located internally.
A provision for manual opening in the event of a power failure should also be incorporated.

WORKSHOP EXTERNAL PERSONNEL DOORS / ESCAPE DOORS
It is proposed that the ATF extension is unheated at this stage of the design.
If this changes, the U-Values below will need to be changed.
The external personnel / escape doors shall be as follows.
Steel doors min 48mm thickness having honeycomb centre sandwiched by 1.2mm aluzinc sheet. Frame to be manufactured from 1.5mm cold rolled steel.
Finished in a blue colour to match the existing
Doors to have a 'U' value of 1.6W/mK or better.
Silicone mastic sealant shall be applied internally and externally around all openings.
The doors must be easily and immediately operable from the inside without the use of a key by way of a push pad.
Externally doors to be fitted with lever handles to allow access back into the premises when unlocked.
Door threshold is to be between 5 and 15mm above external paving level with chamfered edge.
Form level landing outside each door and gently ramp down as agreed on site with the Building Inspector.

EXISTING MEZZANINE FLOOR
The existing mezzanine floor to be reduced in size as indicated on the floor plans.
Existing frame and floor system to be altered to suit.

FIRST FLOOR PARTS AREA PALETTE GATE
Reuse and reposition the existing first floor pallet gate.

ATF EXTENSION GROUND FLOOR AND FOUNDATIONS
The proposed ATF extension shall have a non insulated reinforced concrete slab with a smooth finish.
All to later detail and specification by the Clients Structural Engineer.
The foundations for the the proposed extension shall be to later detail and specification by the Clients Structural Engineer to suit site conditions.



First Floor Plan

ELECTRICAL INSTALLATION
All electrical works are to be in accordance with the requirements of current Building Regulations Approved Document P and BS 7671. Where the regulations require works are to be undertaken by Certified persons).
All installations shall be provided with a NICEIC Completion Certificate.
Power points, switches and controls etc shall be sited in accordance with Part M current Building Regulations, i.e. between height of 450mm and 1200mm above the floor.
It is recommended that the position of all new electrics should be agreed and confirmed in writing between the Client and Electrical Contractor prior to work commencing on site.

LIGHTING CONTROLS (not domestic)
(Applies to all new and/or extended and/or substantially altered installations)
All in accordance with Building Regulations 2021 Approved Document L Volume 2 and should follow the guidance in the Building Research Establishment's Digest 488.
Provide localised controls manual or safe automatic controls (usually within 6m of a working area) that will enable lighting to be extinguished during adequate levels of daylight or when spaces are unoccupied and where display areas are not been used.

FIXED INTERNAL LIGHTING (non domestic)
(Applies to all new and/or extended and/or substantially altered installations)
All in accordance with Building Regulations 2021 Approved Document L Volume 2 and should be designed based on CIBSE's SLL Lighting Handbook or similar guide.
Provide general lighting in office and storage areas that have an average efficacy of not less than 95 luminaire lumens per circuit watt.
Display lighting to have an average efficacy of not less than 80 luminaire lumens per circuit watt.

FIRE DETECTION (warning and fighting)
The existing fire alarm system to be inspected by the Clients nominated sub contractor to determine if the existing system is suitable and capable of been altered to suit the new layout.
If found not suitable, then replace with new.
Fire alarm systems must be designed by a BAFE or LPC Approved Engineer and be suitable for purpose with all fittings to comply with BS 5839 Part 1:2017, with cabling to BS 6387.
All cable ties, fixings and fastenings to be fire resistant to BS 7671.
The system shall be installed and maintained by a suitably qualified contractor. All installation, commissioning and acceptance certificates must be signed by the installer with copies forwarded to the L.A. Building Inspector.
Where a Toller for the Less Able is provided, both visual and audible indicators (distinguishable from the emergency call alarm) shall be fitted.

EMERGENCY LIGHTING
System to be designed by a suitably qualified person shall be installed to conform to BS 5266 Part 1: 2016 consisting of self contained units trickle charged from the mains supply with 3hr integral battery backup which is to operate upon failure of the mains lighting.
All installation, commissioning and acceptance certificates must be signed by the installer with copies forwarded to the Client and L.A. Building Inspector.
The emergency lighting installation shall comply with BS EN 1838:2013 ICL Standards and the Fire Officers requirements with independent means of testing.

PLUMBING (wastes)
The whole new installation shall accord with BS EN 12056-2:2000 and CP304. All wastes shall have 75mm deep seal traps and be taken to SVP or back inlet gully with sizes as follows:
To sink unit, washer, urinal provide 40mm diameter up to 3.0m length, over 3.0m length increase to 50mm diameter.
To wash basin, provide 32mm diameter up to 1.7m length, over 1.7m increase 40mm diameter.
100mm diameter pvc soil pipe shall be provided to terminate in balcony cage via weathering collar above roof, minimum 900mm above any opening window, situated within 3.0m horizontally.
All exposed pipes within the property shall be suitably boxed in with removable covers to allow for future access for rodding. The internal SVP shall be wrapped with 100mm insulation quilt and be fitted with a sealable rodding access point in a suitable position.

DRAINS
All polypropylene or polyethylene pipes shall be manufactured to ES EN 1401-1:2019 and BS 4660:2000
All untrited clay flexible jointed pipes shall be manufactured to BS EN 295-1:2013
100mm diameter (or otherwise specified) with flexible jointing collars, and generally laid between 1 in 30 + 1 in 80 gradients.
Bed and backfill in accordance with manufacturer's instructions.
Where drains pass through walls they shall be laid in short pipes and protected by lintels over.
Any drains installed under a floor slab is required to be surrounded in 200mm thick 20N grade concrete and shall have 'flexicoff' board positioned at each pipe joint.
When drains are laid together foul shall run lower than storm.
Provide back inlet gullies (airtight internally) or 100mm SVP's to receive foul wastes.
Storm drains to have trapped gullies to collect rainwater.
Fit rodding eyes to head of branches as indicated.
Inspection chambers shall be pre-cast concrete units laid on and surrounded with 100mm thickness of concrete.
Fix suitable galvanised cover and frame (internal covers to be screwed down airtight).
The load classification of cover and frame to suit actual site conditions / loadings.
In masonry chambers form 150mm high benching to channels.
Make new connections to the existing drains in the direction of flow. The drainage layout indicated is a suggested idea and the final layout including cover and invert levels must be checked and agreed on site with the L.A. Building Inspector prior to work commencing on site.
All drainage invert and cover levels must be checked and verified by the Contractor on site prior to commencement.
Redundant drains shall be stopped up with concrete or removed and ground re-instated.

NEW FIRE DOORS.
All doors must be of standard manufacture and warranted with a BWF CERTIFIRE certificate - a copy of which may be required on completion.
All new internal doors to have a real wood veneer finish.
Standard pattern fire resisting door set 30 or 60 FD rated as shown having auto overhead closer & minimum one + half pairs, 800°C hinges.
Doors to be fitted with intumescent slip / cold smoke seals set in 120mm deep rebated frames and fire stopped to walls.
Gap to door frame not to exceed 3mm except at threshold where up to 10mm is permitted.
Vision panels (VP) shall be 6mm Pilkington Pyroshield Safety Clear glass to BS EN 12000.
2002 bedded in intumescent stripped hardwood beads.
All doors requiring vision panels and which are accessible by wheelchair bound persons shall have twin or single height vision panels.
NOTE: - ensure that any door which needs to be opened manually does not need a force exceeding 20N applied to its leading edge to open it by selecting and adjusting the correct closer.

CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2013
This plan is to be used in accordance with the Building Regulations 2021 Approved Document L Volume 2 and should follow the guidance in the Building Research Establishment's Digest 488.
Provide localised controls manual or safe automatic controls (usually within 6m of a working area) that will enable lighting to be extinguished during adequate levels of daylight or when spaces are unoccupied and where display areas are not been used.

GENERAL NOTE 2
If it is found on site that additional works are required then these are to be discussed and agreed between the Principle Contractor, Client and the L.A.B.I and confirmed in writing. Principle Contractor to advise Client in writing of any cost implications prior to undertaking the works.

COLOUR SCHEME (Other than Private Residential Dwellings)
colour schemes shall be chosen to reflect the requirements of the Building Regulations Part M Section 3 and BS 8300. Persons with impaired vision should be able to readily see open or closed doors and their leading edges, also steps. This can be achieved by the careful choice of contrasting colours and or materials.

IMPORTANT NOTE (technical compliance)
If the design, construction and / or materials are changed from the specification noted hereon, then it is possible that compliance with the Building Regulations and for any 'Architects Certificate' will not be met.
Additional changes and revised calculations may then be required. The person(s) making the changes will be responsible for providing the technical support information where necessary.
Also note that any substitution of materials may have a significant impact on thermal performance and SAP outcome. Any changes to blockwork, insulation within floors, walls, roof, exposed soffits, windows and doors should be advised in writing and new SAP reports issued to establish compliance position. Additional fees may be requested by SAP assessor, as a result of the above.

WASTE (removal of)
Remove all refuse and rubble from the premises accumulated during the course of the works and transfer to tip including all charges. All fixtures and fittings and structures disturbed during the course of the works to be made good and left in working order.

EQUIPMENT
All equipment shall be to Clients specification and is excluded from the proposal.
Once details are available, they will be costed by Ample Power accordingly.

scale bar @ 1:100

Montgomery Developments Ltd

Proposed Extensions + Alterations,
Unit 2, Stakehill Industrial Estate,
Middleton,
Manchester,
M24 2GP.

Planning Proposal
Floor Plans

Date: October 2025
Rev: 2025-3012-20

Sheet: A0
Scale: 1:100
Rev: A
Drawn: RG

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