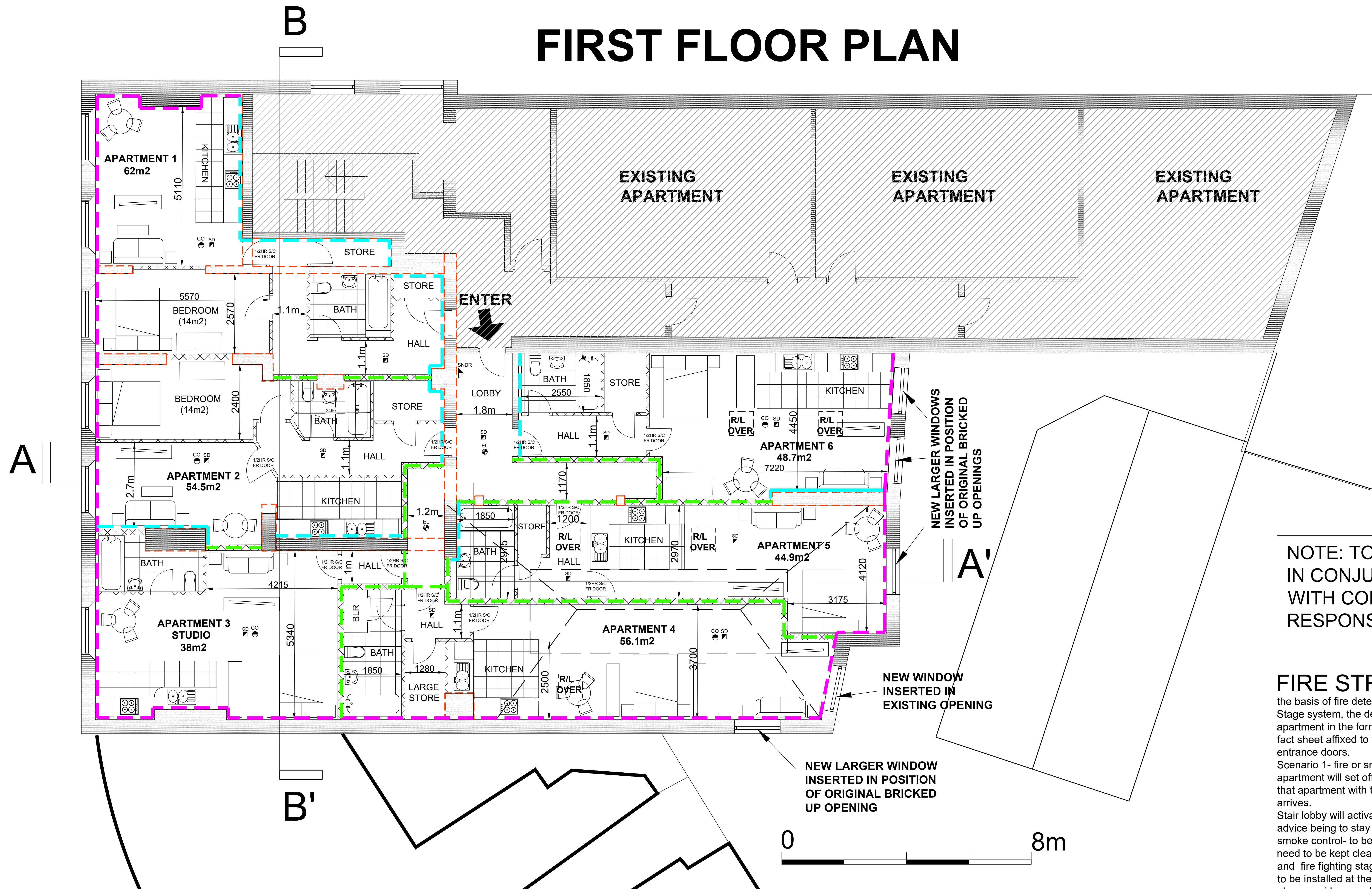




A

B

B'

FIRST FLOOR PLAN

PROPOSED WALL TYPES

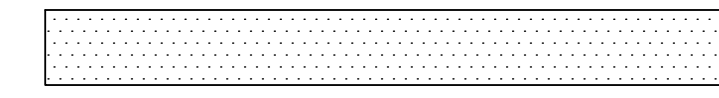
DASHED MAGENTA LINE INDICATES 70mm METAL STUDWORK FIXED AT FOOT AND HEAD TO EXISTING TIMBER FLOOR AND CEILING JOISTS, VENTED 30mm AIR GAP CAVITY BETWEEN 450mm DEEP BRICK WINDOW WALLS AND PARTY WALLS, TYVEK BREATHER MEMBRANE, 90mm BREATHABLE MINERAL WOOL (KNAUF FRAMETHERM 32 = 0.3 U-VALUE) OR SIMILAR HEMP BASED INSULATION IN THE LINE OF THE STUDS, 2 LAYERS OF BG PLASTERBOARD TO THE INSIDE. JOINTS TAPED AND SKIMMED, 1 HOUR FIRE RESISTING

DASHED CYAN LINE INDICATES 50mm METAL STUDWORK AT FOOT AND HEAD TO EXISTING TIMBER FLOOR AND CEILING JOISTS, 25mm VENTED AIR GAP LEFT TO MASONRY WALLS, TYVEK BREATHER MEMBRANE BETWEEN, 50mm MINERAL WOOL INSULATION IN THE LINE OF THE STUDS, 2 LAYERS OF BG PLASTERBOARD TO THE INSIDE FACE STAGGERED JOINTS, TAPED AND SKIMMED

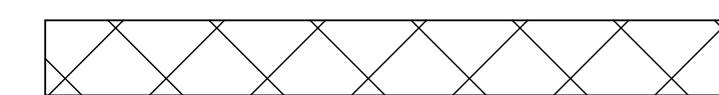
GREEN DASHED LINE INDICATES ACOUSTIC PARTITIONS USING PROPRIETARY METAL 100mm C SECTION STUDS WITH 15mm RESILIENT BAR, WITH 2 LAYERS 15mm SOUNDBLOC PLASTERBOARD EACH SIDE, STAGGERED JOINTS AND SKIMMED, ACOUSTIC INTUMESCENT MASTIC FIRE STOPPING TO ALL JOINTS AT PERIMETER TO GIVE 1 HR MIN.FIRE RESISTING CONSTRUCTION 1 LAYER 50mm APR1200 ACOUSTIC ROLL BETWEEN THE STUDS TO SEPARATING WALLS OF APARTMENTS AND 2 LAYERS, 100mm TOTAL, BETWEEN APARTMENTS AND CORRIDORS

WALL TYPE KEY

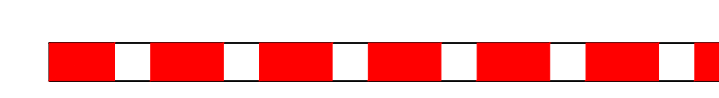
EXISTING WALLS RETAINED



NEW PARTITIONS



EXISTING WALLS REMOVED



NOTE
(GREY SHADING = FLATS EXCLUDED FROM THIS APPLICATION)

NOTE: TO BE READ IN CONJUNCTION WITH CONSERVATION RESPONSE REPORT

FIRE STRATEGY

the basis of fire detection and evacuation is a 2 Stage system, the details will be provided to each apartment in the form of a laminated fire safety fact sheet affixed to the individual apartment entrance doors.
Scenario 1- fire or smoke within and individual apartment will set off an interlinked alarm within that apartment with the advice to 'stay put' till help arrives.
Stair lobby will activate the aov to open withthe advice being to stay put till help arrives
smoke control- to be effective the escape routes need to be kept clear of smoke during the escape and fire fighting stages to achieve this aovs are to be installed at the head of the staircase and along corridors as shown on plan. controlled by smoke detectors in corridors,lobbies and stairs. no smoking signs are to be prominently displayed in common areas.
No feedback alarm signalling is required between the residential and ground floor vacant commercial areas and both along with the AOVs can be operated separately and independently in accordance with part B of the fire regulations.

Extract ducts from apartments to outside to be fitted with acoustic fire dampers at separating walls between apartments and corridors
1.5m2 automatic opening vent mounted in the mf ceiling to protected corridor operated with smoke detector with battery back up

45dB sound reduction acoustic door sets with fd 60 fire rating fitted with 3 point panic bars, overhead closer doorguard alarm system

KEY TO SYMBOLS

- 6kw oven supply
- 13 amp double socket
- electrical switch over worktop with concealed socket under
- Lightswitch
- Exterior wall mounted LED movement sensor operated light
- Surface mounted LED downlight
- LED batten light under wall unit
- Shaving Point
- Wash hand basin in vanity unit with LED down lighter over back mirror operated by string pull cord
- CO2 fire extinguisher/ fire blanket mounted on wall brackets
- Television Point
- Control Panel (for Intruder Alarm)
- Smoke Detector
- Heat Detector
- Sounder
- Carbon monoxide Detector
- Emergency Lighting

AREA SCHEDULE FIRST FLOOR	
GROSS INTERNAL AREA =	355m2
APARTMENT 1 =	62m2
APARTMENT 2 =	54.5m2
APARTMENT 3 =	38.0m2
APARTMENT 4 =	56.1m2
APARTMENT 5 =	44.9m2
APARTMENT 6 =	48.7m2

A 10.03.26 NOTES TO CONSERVATION CONSTRUCTION ADDED
REV | DATE: | DETAILS:
BM ARCHITECTURAL DESIGNS
APARTMENT 8
224 GREAT CLOWES STREET
MANCHESTER M7 2ZS
TEL: 07415 493002
PROJECT: PROPOSED APARTMENTS AT 1 DRAKE STREET, ROCHDALE OL16 1RE
CLIENT: CASSEL AND FLETCHER PROPERTY MANAGEMENT LTD.
TITLE: PROPOSED 1ST FLOOR PLAN
SCALE: 1:50@A1 DATE: 09/ 2025
STATUS: CONSERVATION DRAWN: BM
DRAWING: BM/0125/DRAKE/ BR6 REV : A