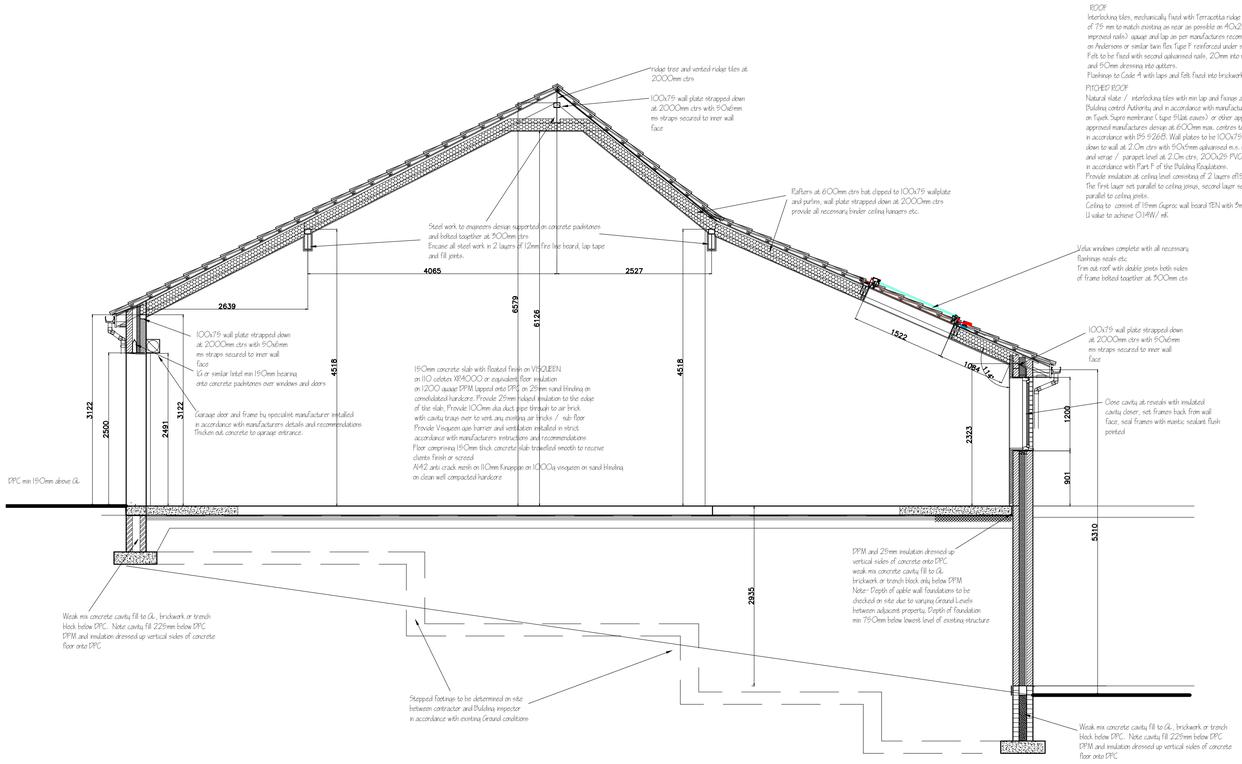
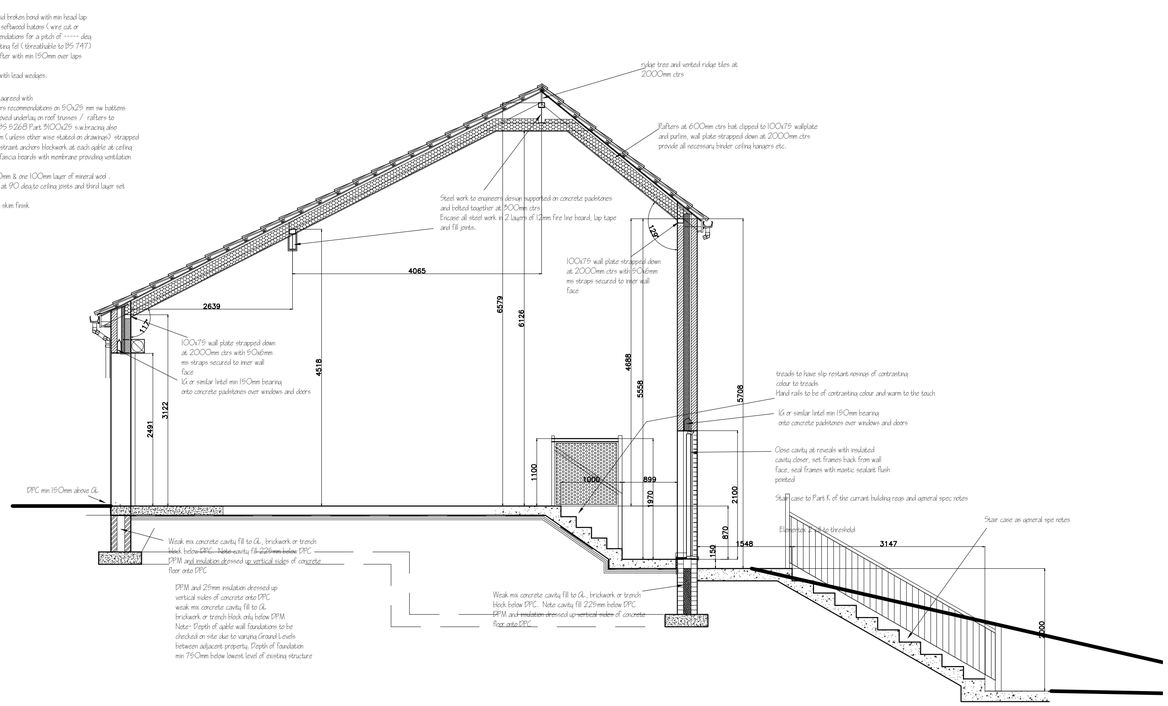


SECTION A A



SECTION B B

STAIRS
Stairs to Part K of the Current Building Regulations.

GUARDING: TO STAIRCASE / LANDING / VOID
Provide Handrail 900mm above pitch line to staircase together with 900mm minimum high guarding as required Provide 1000mm high balustrade (1100mm to common areas) and guarding to staircases and landings. All balusters to be vertical and be so constructed to give 99mm maximum gap between any balusters in open balustrades. Guarding to withstand 0.36kn/mm horizontal force.

Staircase - Pre Cast concrete staircase by specialised manufacturer and suitable for the ambulant disabled as outlined in approved document M.
Risers 200mm Goings 250mm
26% 33% 54% pitch, minimum 2 metres clear headroom measured vertically above pitch line over full length and width of stairs. Handrails 900mm above pitch line of stairs and 1100mm above landings. Balustrading to be un climbable and to prevent passage of a 100mm diameter sphere at any one point.
Balustrade should be able to resist a horizontal force of 0.36KN per metre. Any stair winders to be formed in three tapered steps with a minimum 50mm tread at the newel post. Staircases to have a minimum headroom of 2000mm clear.

WINDOWS
All windows to be double glazed, frames set back 65mm from wall plates, DPM pinned to perimeter of frames and sealed with Poly Sulphide mastic sealant, flush pointed. Escape window to each habitable room to be incorporated, minimum 450mmx750mm opening, glazed area of window minimum 1/10th of floor area opening light 1/20th of floor area. Glazing below 800mm (doors/windows) to be toughened/laminated glass. New windows in existing openings to match existing style as near as possible. Windows in new openings to comply with Part L of the current Building Regulations All windows/doors to be installed in accordance with FENSA Registered installer. Allow for building in of frames. Windows to have trickle ventilation, 4000mm squared vents by Glidevale or similar approved (night vents) in head section. Double glazing to have 20mm air gap and low E coating or double glazing 20mm air gap (argon filled) and soft low E coating.
Plantherme Low E heat reflective glass to all doors, windows / roof lights etc fixed with security tape and beads to BS 5713
MOF boards sill, U value of proposed windows to be better than 1.4W/m2 to compensate for solid or half glazed doors, The bottom of the openable area to be no more than 1100mm above floor level, sashes lower than 1350mm from floor level to be fitted with restrictor stays restricting openings to 100mm. All opening sashes in ground floor windows to have lockable handles, first floor windows are not to be fitted with lockable handles, all top hung vents minimum 450mm deep. All first floor windows are to have easy clean hinges. All windows over paths and first floor windows are to have child proof restrictor stays fitted.
Glazing in critical areas to comply with Part N1 / K 4 of the currant building regulations. Glazing within 1500mm of floor to be Toughened / laminated glass(tempered) to Class C BS 6206, / EN 1250, Glazing to be permanently marked and visible on glass, double glazed units to both panes apply.
Obscure glazing to be 'Pilkington's Cotswold' or similar approved
Double glazed units through out are 6.4/20/4mm K glass.
Provide 50x25mm sw curtain battens with 150mm overlaps to reveals.
New replacement windows to achieve min U value of 1.4 w/sms deg C.
Band C certificate of compliance to be provided to building control on completion of the works.
New and replacement doors with less than 50% glazing and solid doors to be fully draught proofed and double glazing to achieve min 1.4 w/m2 - certificate of compliance to be issued to building control on completion of the works.
Windows and doors to be safety glass to a) glass below 800mm above floor level b) to doors and side panels within 300mm of door edge.

ESCAPE WINDOW
All escape windows to have a minimum unobstructed opening of 850x500 wide with the bottom of the opening no more than 1100mm and no less than 800mm above floor.

EXTERNAL DOOR & WINDOW FRAMES
Windows and doors are to be designed by manufacturer. Constructions to give maximum U value 1.6 W/mscK. All external door and window frames to be fully draught proofed. All dimensions to relate to nominal structural opening sizes.
Manufacturer is responsible for checking structural opening sizes prior to component fabrication
Door and window frames to be set back min 65mm from wall face. Frames secured to perimeter reveals and sealed with polysulphide mastic sealant flush pointed. Cavities at reveals to be closed and insulated. Using proprietary cavity closers

JOINERY
Doors to be half hour fire resistant, style/patter and hard ware of doors and windows to clients on site specification (assumed to match existing frames) Floor to sill heights to be not less than 800mm. Total area of glazing to be not less than 1/10th proposed floor area and opening lights 1/20th. Window sizes shown are nominal only and may be amended on site as necessary; allow for toughened glass to BS6206 to all critical locations as indicated. Paint finish to woodwork to be 1x primer, 1x undercoat and 2x coats gloss/mat finish.

SKIRTING BOARDS AND ARCHITRAVES
25 x 175mm skirting boards and 25 x 75mm architraves, Taurus profile all neatly mitred, knotted, primed, under coated and glossed (finish and colour to be confirmed with client prior to ordering).

MOVEMENT JOINTS
To be in accordance with BS5628 part 3 1985, Clause 20 and to comprise butting blocks up against 10mm rigid filler with Ancon Clarke PPS ties 200mm long every second bed joint with de-bonding sleeve on one side. Internal stop bead to be used with a light weight plaster, joints in brickwork to be mastic sealed externally. Movement joints in blockwork to be positioned 3 meters in from internal/external corners and then at 6 meter centres.

BED JOINT REINFORCEMENT
To be masonry grade reinforcement positioned as follows:-
1. Within two alternate courses directly above and below openings and to extend minimum 600mm into adjacent block work at each side of opening.
2. Three courses directly below any concentrated imposed load and extending 1 meter either side of load.
3. First two courses of any block wall supported off a floor, which may b e subject to deflection.

MORTAR
For external walls at 7N blockwork only use Class (ii) 1:5:4.5 cement lime sand mix. The mixing and use of mortar shall be in accordance with BS5628 Part 3 Plasticisers should comply with the requirements of BS4887 and should be used only with the written permission of the designer. For internal walls only use Class (ii) 1:5:4.5 cement lime sand mix the mixing and use of mortar shall be in accordance with BS5628 Part 3 plasticisers should comply with the requirements of BS4887 and should be used only with the written permission of the designer.

FIRE PROTECTION
All structural steelwork in boundary conditions to receive in turnescent paint finish (colour to match existing) to all faces to achieve one hour fire resistance in accordance with the requirements of British Standard B appendix A table A2. Intumescent paint system to be Bowlem Fire Shield or similar manufactured by Bowlem fire Protection Unit 7, King William Enterprise Park, King William Street, Salford, M5 2UP. Tel-0161 876 4849. All fire protection systems to be installed in strict accordance with the manufacturers instructions.

PREVENTION OF FIRE SPREAD
All elements of structure to have a minimum half hour fire resistance. First floor joists to be under drawn with minimum 12mm plaster board and 5mm skim plaster. Roof covering designated AA, cavities to be closed at wall plate level and above all external openings. All walls to have a minimum Class 1 surface spread of flame characteristic. Compartment walls and separating walls should be taken to the underside of the roof covering and fire stopped in accordance with Bre defect action sheet No 8.

EXTRACTOR FANS: VENTILATION PROVISION SEE LAYOUT DRAWINGS FOR LOCATIONS -
Mechanical ventilation by Expelair or similar approved provide trickle vents to all new windows for permanent ventilation
Fans to be suitable and to be wall mounted and ducted to external air grilles. Vertical ducts through roof to be fitted with a condensation trap and outlet pipe laid to fall.

SELF CONTAINED SMOKE ALARMS
Self contained smoke alarms to be mains operated with a secondary power supply and to be interconnected to all common areas and permanently wired to a separate fused circuit to a IEE wiring regulations and to be positioned within 7000 mm from a kitchen, lounge, living room and within 3000mm of a bedroom door, measured horizontally. Any corridor over 15000mm long to have an additional detector.
Detectors to BS 5446-1: 2000 or BS4/c5446-2: 2003

SMOKE / FIRE DETECTION
Provide a hard-wired interconnected smoke detection system wired directly to consumer unit in accordance with BS 5446. / BS 5839. Position of detector heads as detailed.
Mains powered battery backup smoke detectors (EI 156 TI with lithium cells) to be fitted to each property, sited in the hallway and upper floor landing areas and to be interlinked
Heat detectors to be installed as above to kitchen areas, all systems to be Grade D LD 3

EMERGENCY LIGHTING
An emergency lighting system should be provided so that if the normal lighting fails irrespective of the cause the system will:

A) Indicate clearly and unambiguously the escape routes.
B) Provide illumination along such routes, including external paths to allow safe movement towards and through the exits provided.
C) Enable the fire alarm call points and fire fighting equipment provided along the routes to be seen
The system must be a permanent installation, providing illumination by means of electric lamps powered by a source independent from that of the normal lighting.
The system shall be a NM3 category installation, installed in accordance with BS 5266 and shall on completion be certified (by an electrical engineer having one of the specified qualifications on the inspection and test certificate) as fully complying with that standard.
Any self-contained luminaries installed must be an approved type complying with the industry standard ICE1. 1001 published by the industry committee for the emergency lighting ltd

SAFETY OF STRUCTURES
Provide props, struts, scaffolding and shores etc as necessary to ensure the stability of the existing structure. Make preliminary investigations and calculations where necessary and accept responsibility for the overall safety of the works and existing structures unless expressly made the responsibility of others.

SERVICES
All work and installation to comply with regulations and recommendations of the relevant board or authority to the satisfaction of their inspection. Water main to be 750 below ground level and riser to slab to be fitted with an insulation sleeve. Gas main to have a minimum 375mm ground cover, electricity main to have 460mm ground cover and electrical installation to comply with IEE Regulations. Any pipe work running outside insulated shell of building to be insulated. All hot water pipes in roof space and hot water cylinder should be adequately insulated.If central heaning system is to be provided. Room thermostats or radiator thermostatic valves to be fitted.

SITE CLEARANCE
The site is to be cleared of all buildings, rubble debris and vegetation to a reasonable sub-soil level agreed with Building Inspector. Any underground chambers to be demolished, filled and compacted as Structural Engineers Specification

ELECTRICALS
Check all electrical wiring and replace as necessary by registered electrical engineers. Install new sockets located as directed by client or architect.

Provide efficiency light fittings which will only accept lamps with aluminous efficiency greater than 45 lumens per circuit. Watt locations of proposed fittings as indicated on service drawings switches and sockets are to be positioned between 450mm and 1200mm from finished floor levels. Lighting to all external and vulnerable areas to be operated by photo electric cell time switch or PIR detectors. Power provision for installation for intruder alarms to comply with BS4737 or BS6799.All electrical works are required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied that

a. An electrical installation Certificate issued under the competent person scheme has been issued, or
b. Appropriate Certificates and Forms defined in BS7671 have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.
Smoke and heat detectors to be wired to mains supply complete with battery backup and to be located as indicated on drawings within kitchens, hallways and landings.

ELECTRICAL WORKS
Electrical works by a competent person scheme member:
Full details of all notifiable electrical works to be carried out, including earthing provisions and wiring diagrams must be provided to building control - where an existing installation is to be adjusted a report on the existing installation suitability to carry the new loadings should also be included.
All wiring and electrical work will be designed, installed and inspected and tested by a person qualified to do so in accordance with the requirements of BS 7671, the IEE 17TH edition wiring guidance and building regs Part P electrical safety. On completion of the works a copy of installers electrical installation certificate compliant with BS 7671 is to be provided to the local authority and prior to covering of all wiring / cables the installation is to be inspected by building control. This could include a second check and testing of the installation by a competent person scheme member. Any defective works found will be corrected at the owner's experience.
Electrical works by a competent person scheme member:

Lighting (energy saving provisions)
To any new wiring system or when rewiring an existing lighting system - install light fittings as follows: - (note fluorescent or compact fluorescent light fittings must meet this standard. GLS tungsten lamps with bayonet caps or screw bases or tungsten halogen lamps are not acceptable)
Fixed internal lighting: install energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit - watt (power consumed) as indicated below i.e. pin base fittings only, to ensure only energy efficient fittings can be replaced.
Provisions a) 1 per 25m2 of dwelling floor area (excluding garages) or part thereof of b) 1 per fixed lighting fittings.
Note a) a light fitting may contain more than 1 lamp; b) energy saving fittings provided to cupboards/ storage areas cannot be counted; c) Energy efficient lights can be installed in locations that are not part of the works, i.e. replace landing fittings when creating new bed room in a loft,;
Fixed external lighting: (Excludes flats common areas and other communal access-way lighting)
Provisions: a) Either lamp capacity not to exceed 150watts per light fitting and fittings to have automatically daylight and motions sensors fitted. Or
b) Fittings to have sockets capable of only using lamps with and efficiency greater than 40 lumens per circuit - watt.

ELECTRICAL INSTALLATION BRIEF / PERFORMANCE SPECIFICATION.
Rewire as per the electrical brief below - all fittings to be agreed
Located with the Architect and Client on site.
Note that this is a performance specification for information only in the unlikely event that a full rewire will be required. Existing system to be extended wherever possible to include only the fixtures and fittings noted on the electrical legend within drawing number W2371 43 .
All fittings to be located in strict accordance with the Lifetime Homes Living Standards.
SCHEMATIC LAYOUT supplied only for tender purposes.
Electrical installation to be completely rewired and to include new light fittings, switches, power sockets, etc. as indicated on drawings. Include also for 33% low voltage light fittings.
All works to be in accordance with the latest IEE regulations and Part P B.REGS.
Light switches and power sockets to be set at heights to be agreed with OT and end user on site.
Provide and fix new consumer unit with RCD protection to power circuits located as indicated on the drawing.
Provide linked mains smoke and heat detectors with battery back up where indicated.
Provide new wall mounted extract fan in BATHROOM (15 litre) connected to light switch with 15 min over-r grille as shown on plan to manufactures recommendations.
Any security lighting to be energy efficient and controlled and have a maximum voltage of 150w, i.e. fitted with movement detection, shut off device (PIR) and fitted with photo cell for dusk to dawn operation
Provide isolation switch with fused spur including neon indicator light over work top to the socket serving for washer/ fridge/freeze under work top
Provide isolation switch fused spur to extraction fans, new boiler and within lobby for intruder alarm.
Provide Low energy efficient light fitting in roof space with switch adjacent to loft access hatch.

New Consumer Unit
1 Consumer unit controlled by RCD and MCB's

Electrical Earth Bonding

Dwelling Earth
Earth Rod and cabling.

CCTV
Needs to be installed by an SSAIB or NSI accredited company and should be installed to:
BS8495:2007 For All
BS EN 50132 For All and
BS 8418 for remote monitoring, detector activated CCTV systems only
The design is to be agreed between the client and the installation company before work commencement.

INTRUDER
Should be installed by an SSAIB or NSI accredited company and be installed to:
PD6662 for all systems (which is the UK implementation of EN 50131) and
BS8243 for all police response systems
The design is to be agreed between the client, insurers and the installation company before work commencement.

FIRE
Should be installed by a company competent in the design installation and commissioning of a fire alarm system and should be installed to (I have attached standards)
The design is to be agreed by the insurers, fire officer and the client.
BS 5839

CONSERVATORY
By specialist contractor TAME VALLEY WINDOWS or similar approved, installed in accordance with manufacturer's details and recommendations
Doors between conservatory and dwelling to remain or be renewed.
Provide separate ON/OFF controls for any heating to conservatory area roof to be Double glazed self cleaning ICE blue glass by Pilkingtons Triple wall plastic or similar approved.
All conservatory to be white or brown (wood grain) to client's approval, upvc to match existing and to provide a minimum opening light of 1/20th of the floor area to the room they serve. The opening light must have some part, which is not less than 1750mm above ground floor level. All windows to be double glazed and to incorporate 8000mm2 minimum controllable back ground ventilation. Any glazing situated within 800mm of the adjacent floor level to be toughened glass. Any door glazing situated within 1500mm of adjacent floor level including any glazing within 300mm of each side of any door, (if a glazed panel is adjacent) - to be fitted with toughened glass.

CONSERVATORY ROOF
Details and calculations to be provided by the contractor / manufacturer for the approval of the local authority before commencement of works. General requirements: UPVC roof member ends to wall to be fixed to 100x75 wall plate with members strapped to blockwork / brickwork at max 1200mm centres using proprietary truss clips and complete with proprietary eaves sleeving to maintain unrestricted roof ventilation. Facia / soffit boards to be UPVC and / or match existing all in accordance with manufacturers recommendations. All rain water to discharge via 100mm hr gutter with 75mm dia. Rainwater pipe into trapped gully below grid level and above water line

GARAGE FLOOR
To be constructed with 150mm compacted hardcore base to receive 25mm sand blinding and visqueen 1200g 100mm oversite concrete trowelled to a rough / tamped finish (to receive three coats of bitutherne bonded into vertical tanking with
25mm filet at wall junctions). 100mm minimum concrete floor slab to be cast insitu with 5degrees gradient towards garage door to be provided with B387 mesh laid with minimum 50mm cover and 150mm from any wall tanking membrane All
drainage immediately below the proposed slab (within 450mm) to be exposed and encased in 150mm minimum concrete.
Thicken out edge beam / slab, rebated to receive brickwork seating, apply 3 coats of bitutherne / synthapurfe to face of concrete prior to laying brick facings.

GARAGE DOOR
Door by Garador or similar approved complete with all necessary guides locks etc.
Alternative roller shutter door to be supplied and installed - Garador or similar approved complete with roller, cover box and guides. (Electrically operated doors to be P.I.R. with manual over ride facility - electrical operation via remote sensors to client's requirements)

PATHS / PAVING / ASPHALT
Break out existing paths as required
New paths to be constructed as follows:-
a) Wearing course 20mm - 6mm medium grade macadam wearing course. Base course 40mm - 20mm open graded macadam base course. Sub - base 150mm D of T 1 crushed concrete on proof - rolled sub grade
b) PC / natural stone / brick paviours on 50mm thick weak mix concrete base, laid to falls, 5mm max joints filled with silica sand brushed smooth
c) PARKING AREAS / DRIVE- wearing course 30mm to 10 size open - grade macadam, base course 75mm to 40 single course macadam, sub-base 200mm sub base / D of T1 crushed concrete terram 1000 geotextile on proof rolled sub grade

STRUCTURAL STEEL WORK
Where steel UB are to be utilized calculations are to be provided to the satisfaction of the LABCS. All RSJ / UB's to be encased in two layers of 12mm plaster board and skim wire bound at 100mm ctrs. Beam to bear onto minimum two coarse deep concrete pad stones unless other wise specified. Steel beams to be bolted together using M12 bolts and spacer bars. The contractor is reminded of the dangers involved in lifting and placement of steelwork. Where necessary cranage will need to be catered for in the tender. All steel to be provided in accordance with the structural engineers recommendations

MATERIALS FOR RE-USE
Brick rubble or other hard materials arising from the demolitions may be re-used as hardcore providing it is free from rubbish and other deleterious matter and properly graded so that when compacted filling is dense and without voids.
Existing slates to be salvaged, sorted cleaned and neatly stacked on site for re-use. Contractor shall be responsible for ascertaining from the employer whether any materials or equipment shall be required for salvage or re-use. Materials not required by the employer or for re-use shall become the property of the contractor and cleared away from site as work proceeds.

SITE ACCESS / SAFETY
Prevent access of un authorised persons to partly demolish structures. Site to be left secure at end of every working day.
Report to Architect, details of any underground chambers, vaults, wells storage tanks etc. discovered during demolition works and deal with as instructed.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING OR ERECTING MATERIALS DO NOT SCALE.

J.KENDAL
9 SOUTH SQUARE
THORNTON-CLEVELEYS
FY5 1JP
Tel No. 01253 897962
Mob No. 07705 546897

Drawing Title
PROPOSED EXT.N to COMMERCIAL UNIT at SCOFIELD CLOSE, MILNROW, OLDHAM OL16 3DN

Project Title
Mr C. HUGGINS
18 HEBBLEBUIT CLOSE, MILNROW
ROCHDALE, OL16 4BZ

scale 1:100 1:50
01 02 03 04 05 06 07 08 09 10m
01 02 03 04 05m

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