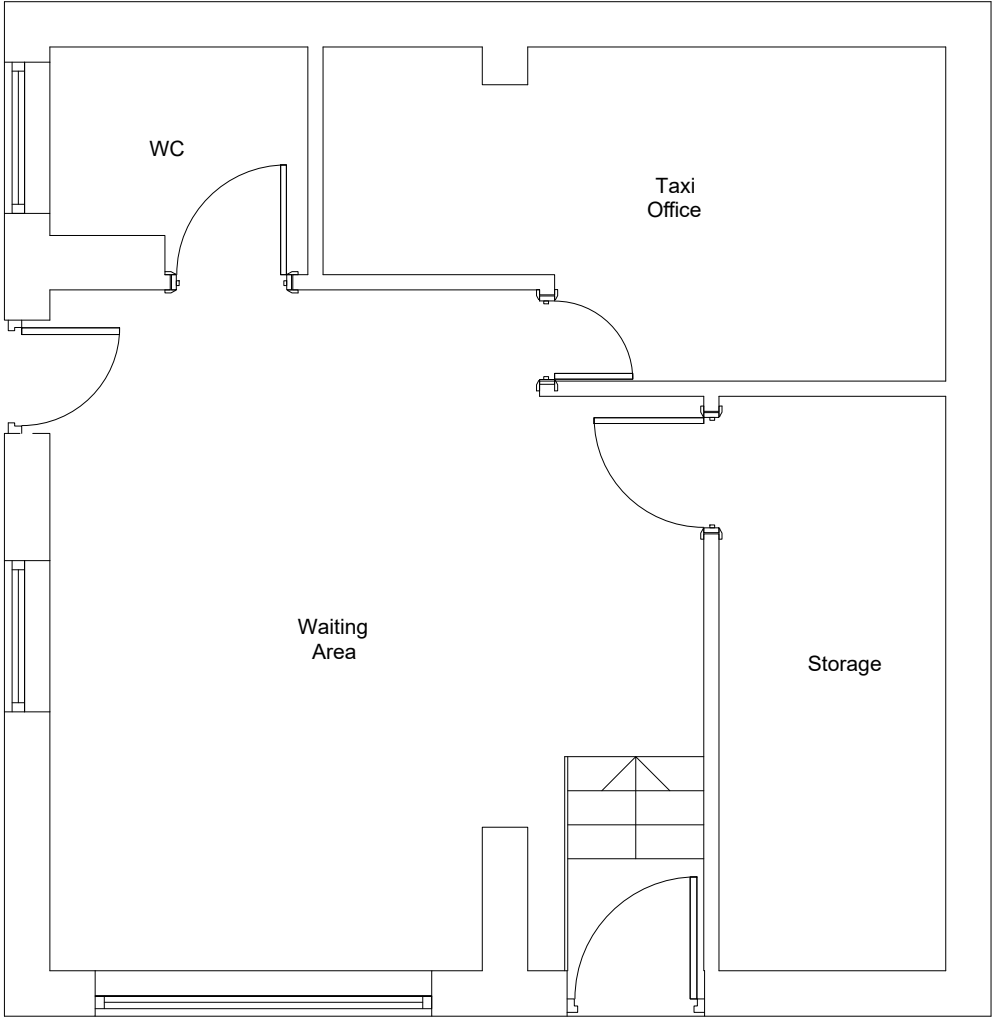
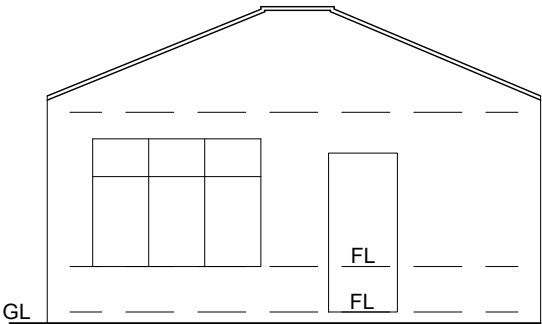




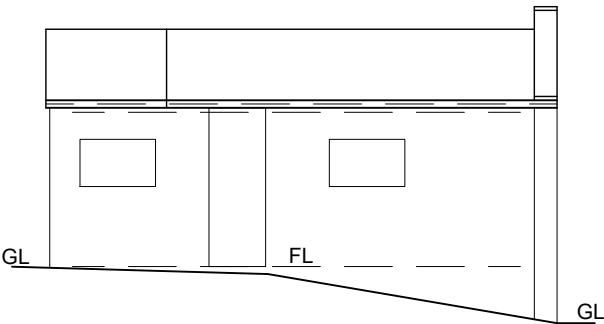
GROUND FLOOR PLAN
(EXISTING)



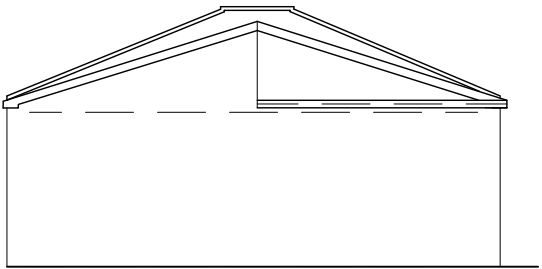
SITE PLAN
(EXISTING)



FRONT ELEVATION
(EXISTING)



SIDE ELEVATION
(EXISTING)



REAR ELEVATION
(EXISTING)

GL - Ground level
FL - Floor level

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0796 7605 763



For:

MR MOHAMMED NABEEL
ERECTION OF TWO STOREY
BUILDING COMPRISING OF
GROUND FLOOR SHOP AND
TAXI BOOKING OFFICE WITH
2 SELF CONTAINED FLATS
ABOVE

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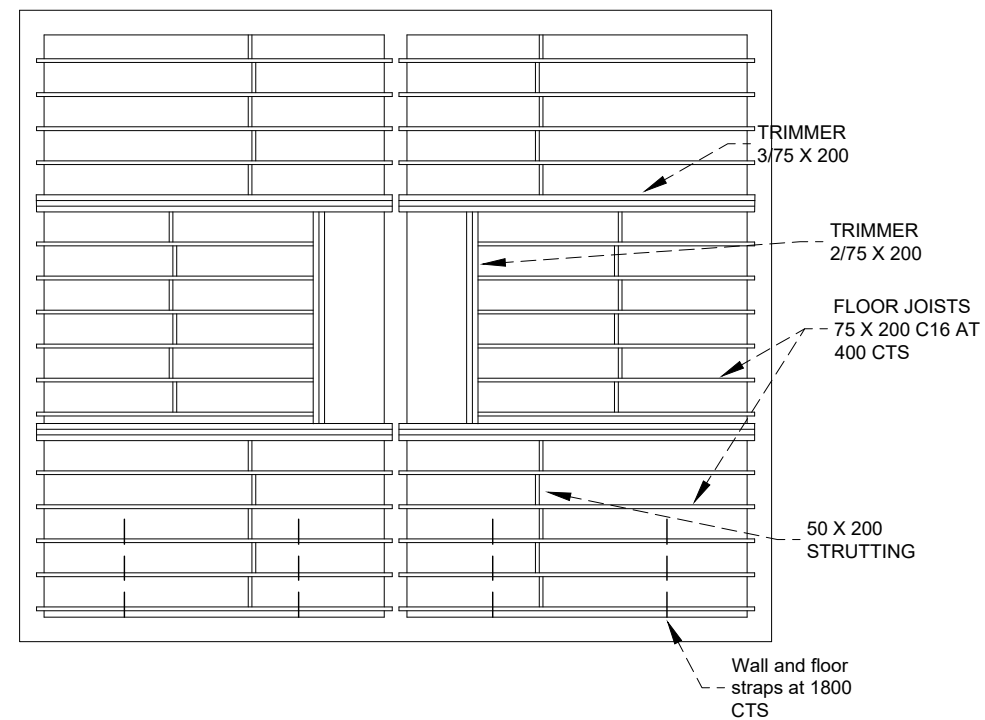
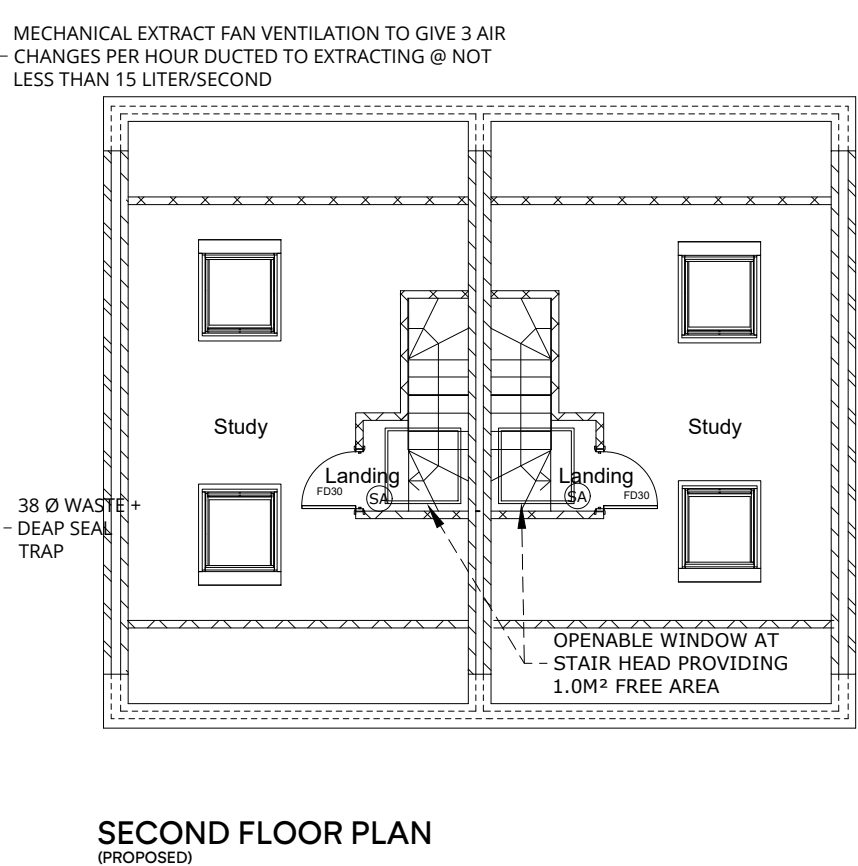
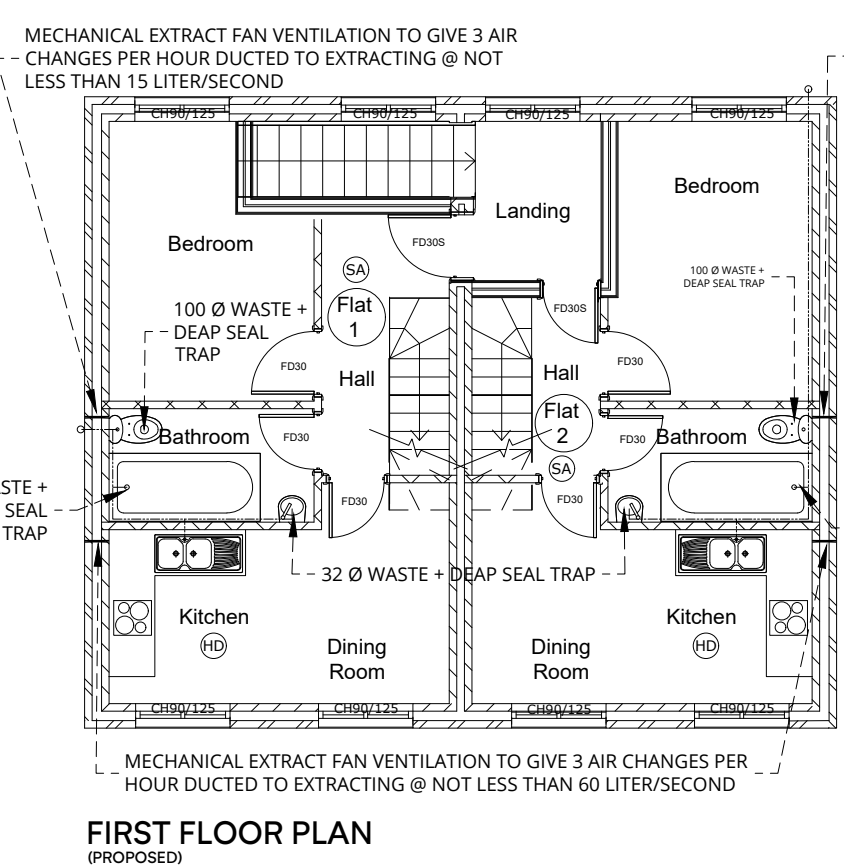
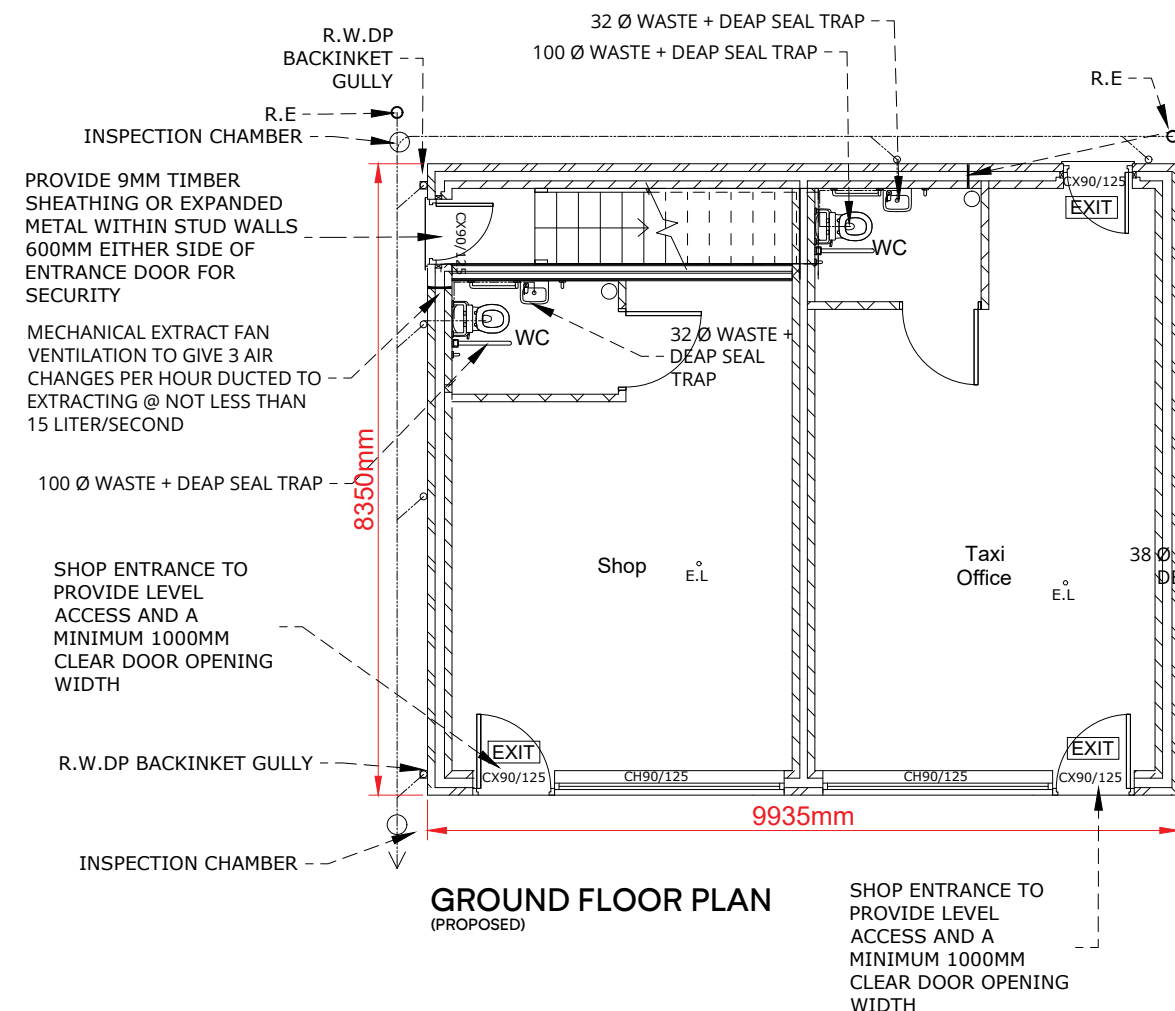
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(Plan)
1:50 @ A3
(Elevation)
1:100 @ A3

(Site Plan)
1:500 @ A3

Job No. & Sheet

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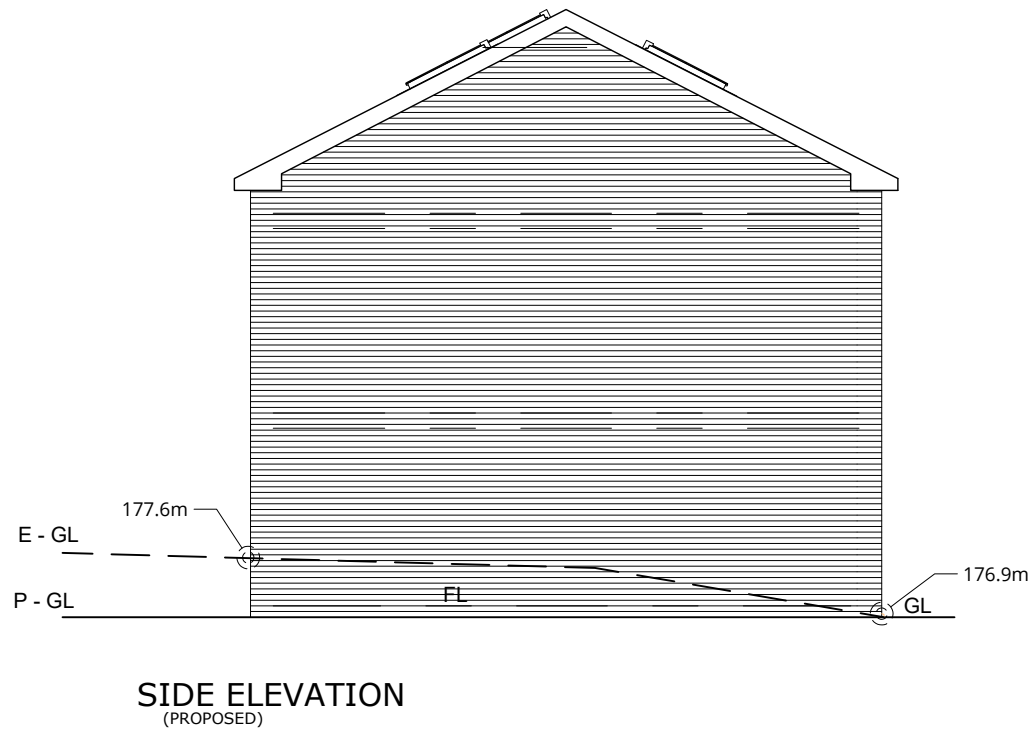
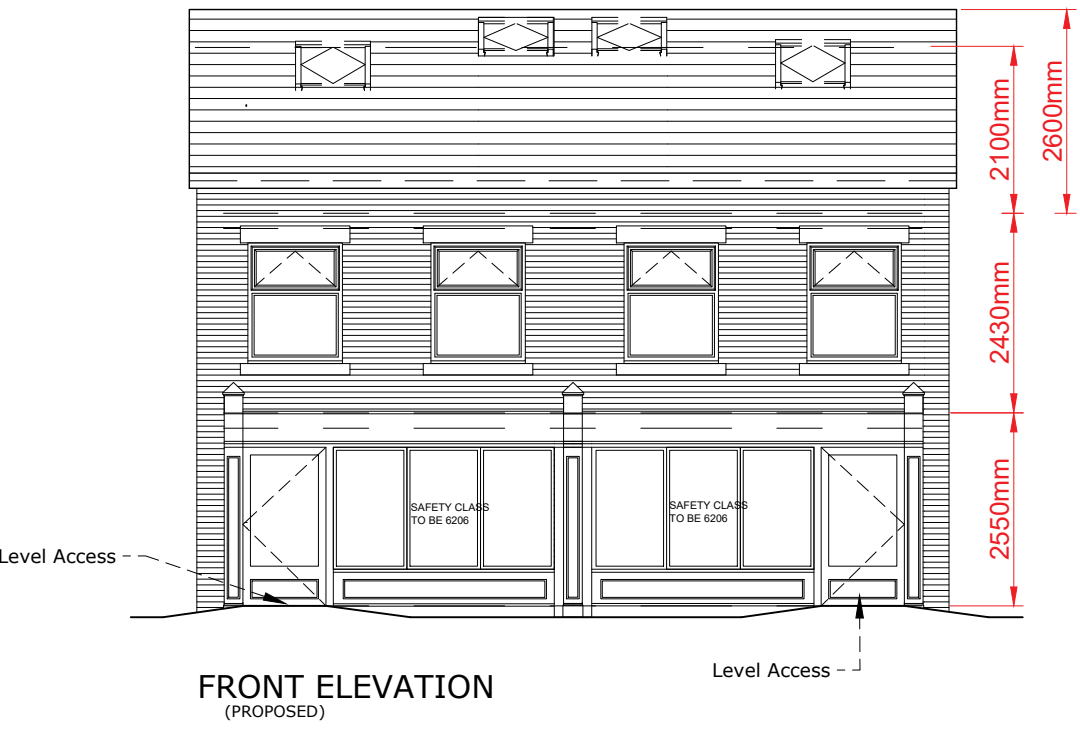
MR MOHAMMED NABEEL
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GROUND FLOOR SHOP AND
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ABOVE

Scale:
(Plan)
1:100 @ A3

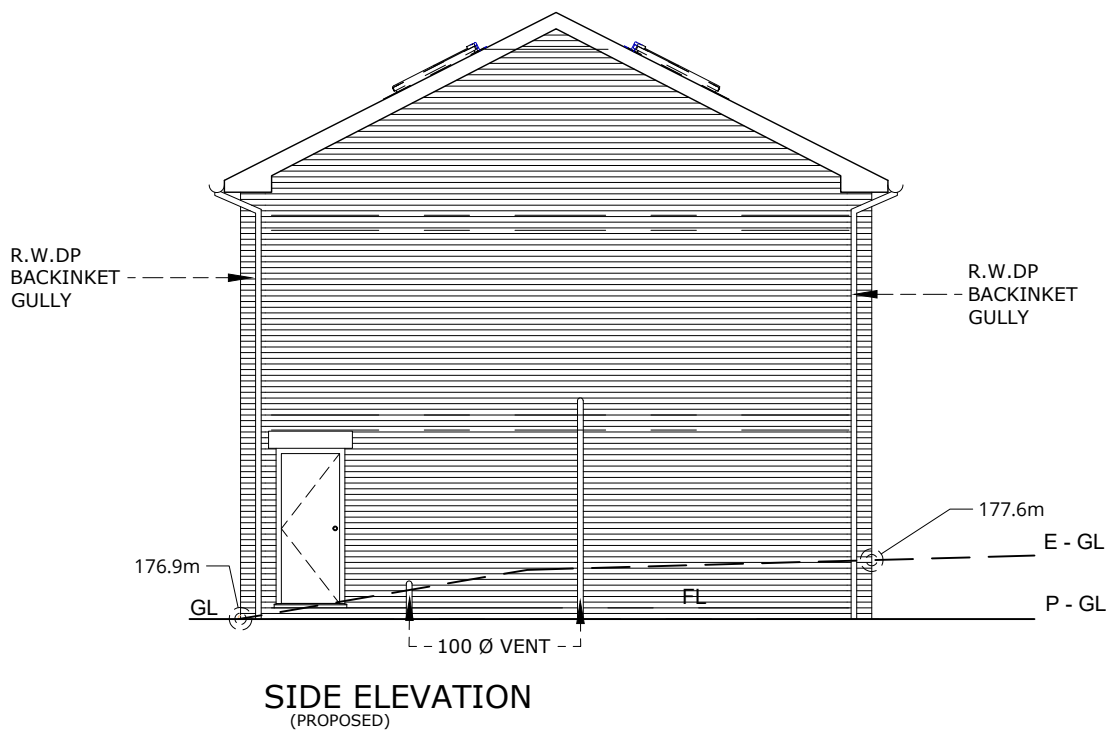
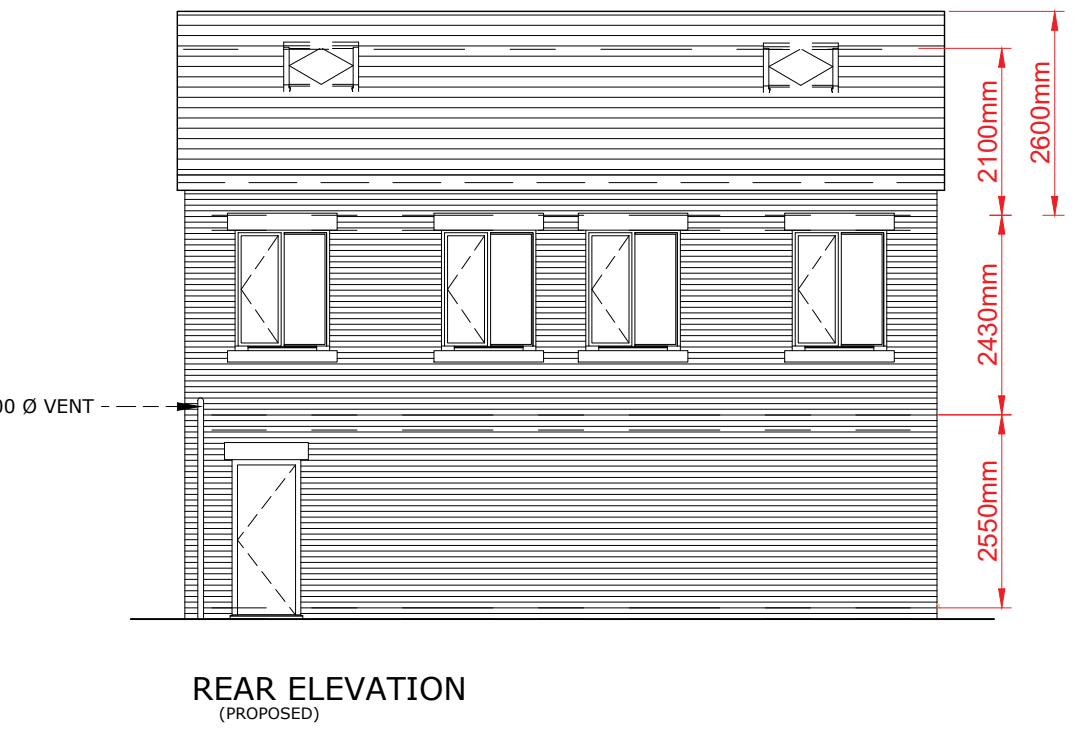
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1. EXTERNAL WALLS IN IBSTOCK HERITAGE RED BLEND STOCK FACING BRICKWORK.
2. ROOF TO BE FINISHED IN BRAZILIAN GREY/GREEN NATURAL SLATES.
3. RAINWATER GOODS TO BE BLACK COLOURED.



E - GL - Existing Ground level
P - GL - Proposed Ground level
FL - Floor level

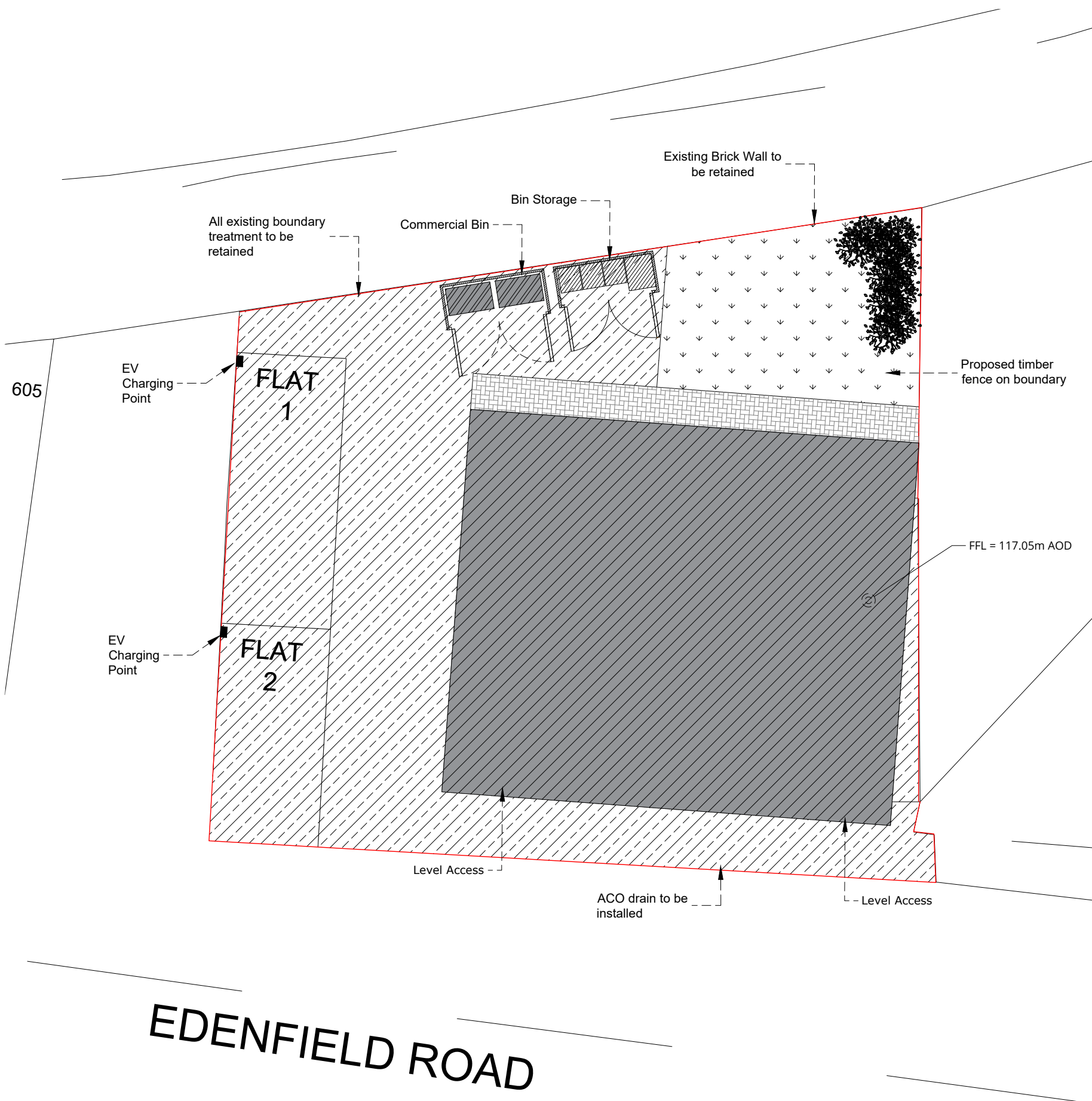
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Scale:
(Elevation)
1:100 @ A3

Job No. & Sheet
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Key

- Tarmac
- Grass
- Permeable Paving

FOUNDATIONS TO BE TAKEN TO
INVERT LEVEL OF ADJACENT SEWER
BUILD OVER AGREEMENT REQUIRED
IF SEWER EXCEEDS 3M DEPTH

SITE PLAN
(PROPOSED)

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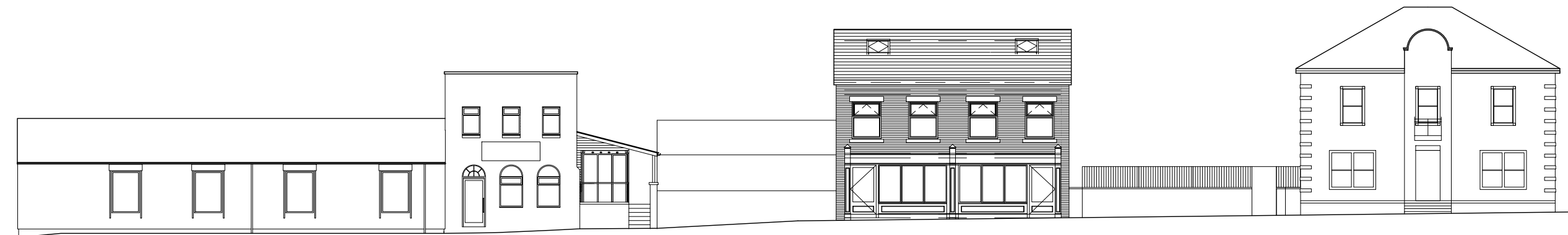
Scale:
(Site Plan)
1:100 @ A3

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Street Elevation
(Existing)



Street Elevation
(Proposed)

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MR MOHAMMED NABEEL
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Scale:
(Elevation)
1:200 @ A3

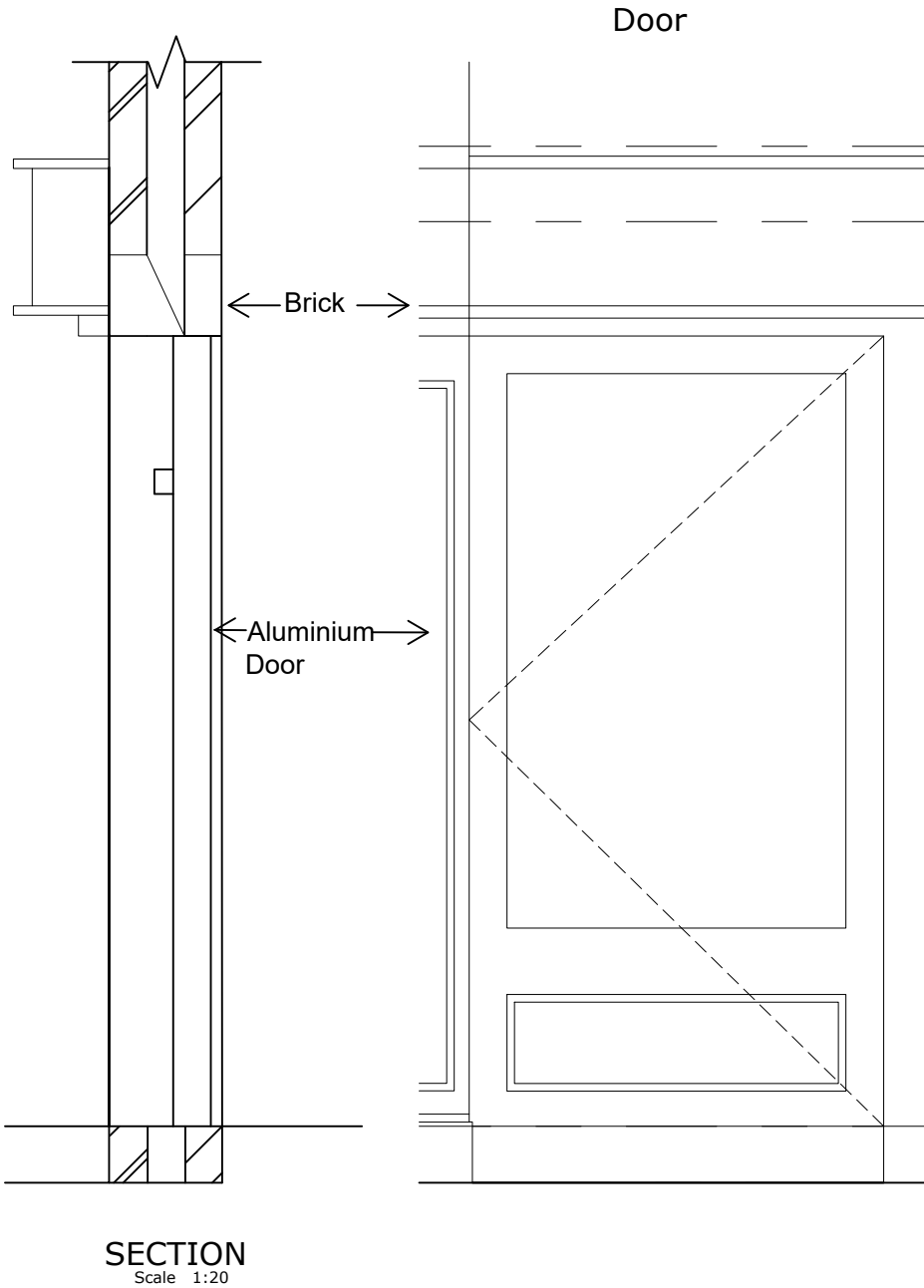
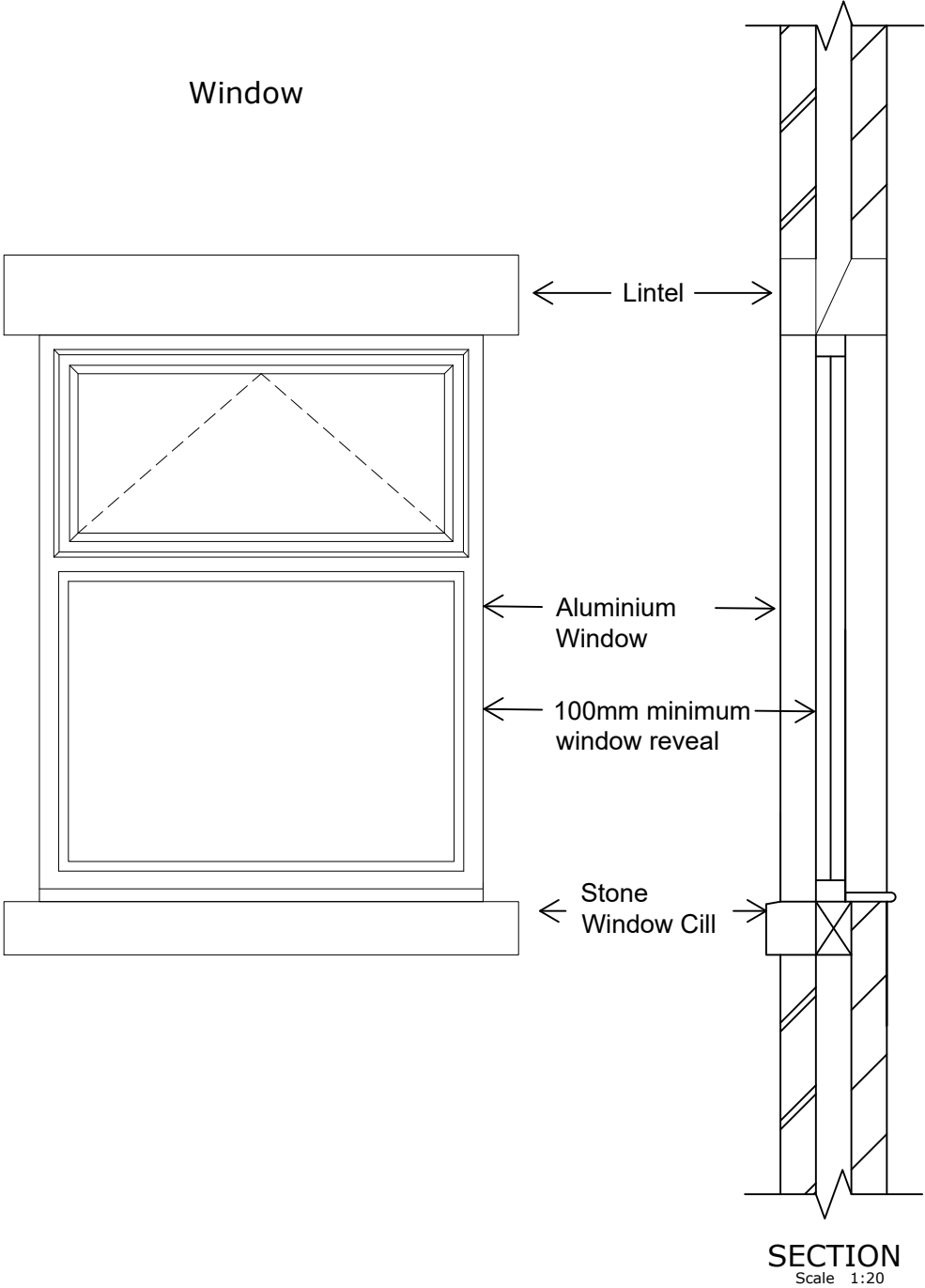
Job No. & Sheet

A2008/5



FRONT ELEVATION
(PROPOSED)

Proposed shopfront to be timber, painted RAL 1019 Grey Beige.



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For:

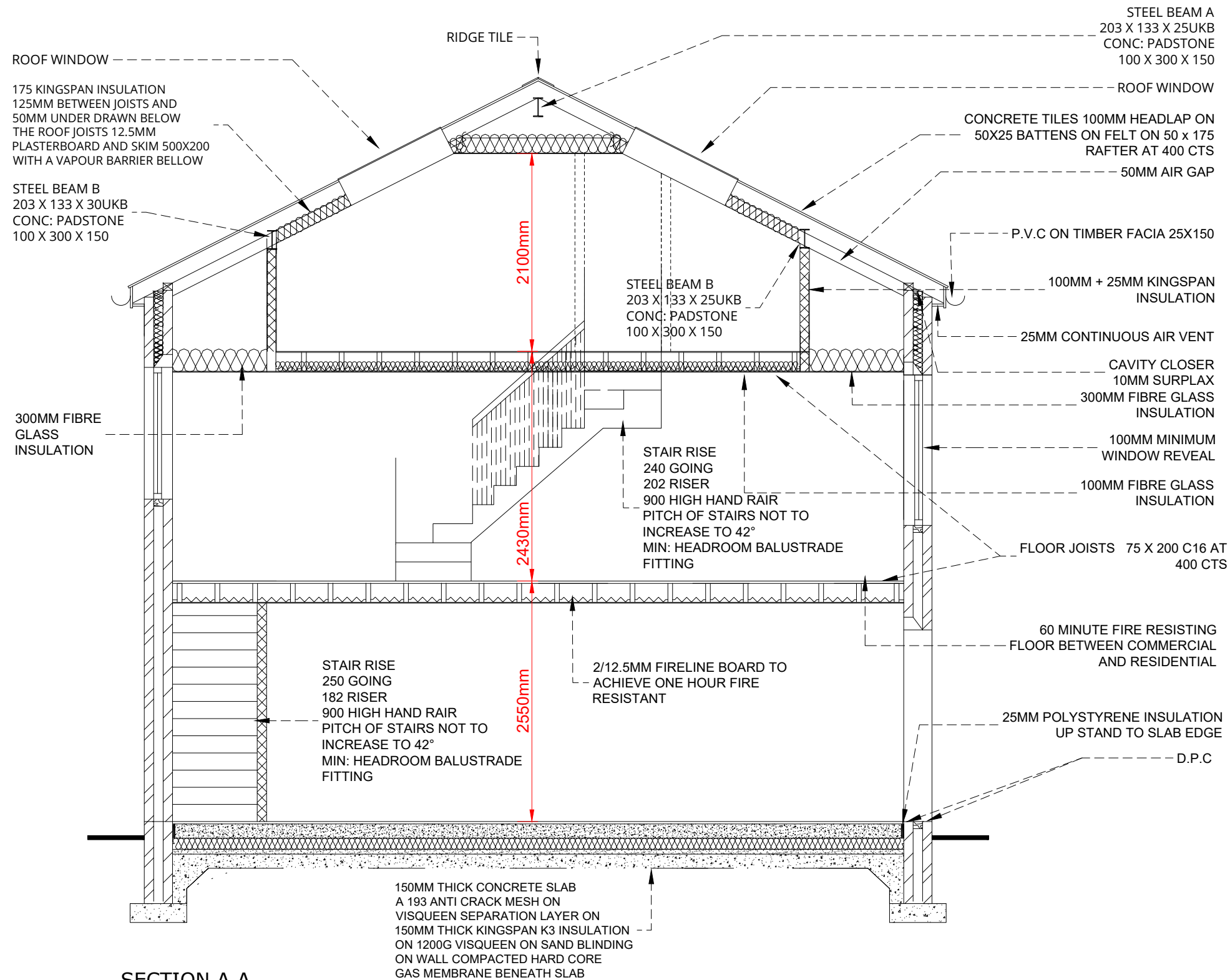
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Scale:
Section)
1:20 @ A3

Job No. & Sheet

A2008/7



SECTION A.A

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Section)
1:50 @ A3

Job No. & Sheet

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A2008/8

bds

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1.

PRIOR TO COMMENCEMENT of any works the contractor is to check all dimensions on site and report any discrepancies and agree to the amendments. The contractor will be responsible for the setting out of works.
2.

WORKS shall comply with any current relevant BS Codes of Practices and conform to the Building Regulations including the latest amendments.
3.

NEW FOOTINGS to be designed in accordance with site conditions at least taken down to firm ground (minimum depth 800mm) Footings with 1 meter of drains to be taken below drain level to A1/A2 Building Regulations.
4.

GROUND FLOOR to be finished in power floated concrete slab. 150mm thick with A193 anti crack mesh on 500gvisqueen separation layer on 150mm thick Kingspan K3 insulation on 1200g visqueen on sand blinding on walls compacted hardcore.25mm insulation to edges of slab to eliminate thermal bridging. Approximate U value 0.15W/m2 K to be verified in SAP calculation.
5.

DRAINS: Existing drains to be exposed and checked. New drains to be laid to falls 1:40/1:60 100/150mm dia “Hepsleve” with flexible joints and connected to the existing or to the main sewer to the satisfaction of the local Authority. PVC drains to be laid in gravel in accordance to the manufacturer specification. Drains under the building to be encased in concrete surround 150mm and protected where passing through the wall with 50mm gap filled with polythene insulation and concrete lintel over.
6.

DPC Horizontal DPC to wall positioned 150mm minimum above finish ground level to be provided.
7.

BONDING Block/brickwork to be bonded into existing at alternative courses and cavity maintained throughout.
8.

CAVITIES all cavities to be closed at the top with 10mm surplax proprietary closer.
9.

External walls comprising 100mm facing brick outer leaf, 125mm thick cavity partially filled with 90mm Kingspan with 100mm lightweight blockwork inner leaf to give approximate U value of 0.21 W/m² K. Stainless steel cavity ties at 900mm horizontal and 450mm centres around openings. 12.5mm plasterboard finish internally. Cavities to be closed with proprietary insulation cavity closers.
10.

Lintels in external walls to be CX90/100 heavy duty and CH90 /100 for 300mm cavity wall combined cavity tray steel lintels over windows and doors set in the cavity walls to suit spans, minimum end bearings to be 150mm. DPC to be provided to all doors and windows closures at the top of the walls, cills, and jambs. Lintels spanning over doors in the internal walls to have pre-cast concrete having 150mm-endbearing.
11.

WALLPLATES: 100mm x 75mm wall plates to be bedded and secured to wall at MAX 1800mm CTS with 35mm x 5mm galvanized metal straps.
12.

LATERAL RESTAINT provide 35mm x 5mm galvanised straps between rafter / ceiling joists floor and gable wall at max spacing of 1800mm centres including timber noggins.
13.

PITCH ROOF: to be in concrete tiles on 50mm x 25mm battens on breathable felt on trussed rafters at 600mm centres supported on load bearing walls and held down with galvanized metal straps at 1800mm centres secured to the wall. Proprietary mechanical fixed dry ridge and verge tiles to be used in accordance with BS 5534:2014 also providing ventilation to BS 5250
14.

Roof Ventilation: provide 25mm wide ventilation along eaves soffit and roof tiles/airbricks in gable walls.
15.

Insulation: 200mm Knauf Earthwood Insulation between ceiling joists with 200mm laid over to achieve total thickness 400mm to achieve U value 0.11 W/m2 K. The wall, floor and roof insulation is to be continuous and overlap to satisfy registered construction details.
16.

Ceiling to be in 12.5mm Gyproc board and skimmed and including a vapour barrier, (foil backed to roof)
17.

Windows: to be double glazed with Optothermal Glass and 28mm air gap soft, hard or UPVC. Opening section 1/20th floor area and must achieve a U value of 1.4W/m³K.

Glazing units to achieve a minimum sound reduction of 35 dB (A) Dn, ew + Ctr

18.

Fire Protection: all structural elements below roof to have minimum of half hour fire protection.

19.

Double joists to be used below bath and partitions.

20.

All masonry walls below DPC and above ground to be built with 7N block.

21.

Lintels to be CX90/100 for 300mm cavity wall

22.

The bottom of any escape windows should not be more than 1100mm from floor level

23.

Moisture resistance Caber floor P% chipboard to be uses in the bathroom.

24.

Minimum 22mm flooring to be required to meet sound requirements and plasterwork lining below floor and to stud wall should have minimum mass of at least 10kg/m²

25.

Background (trickle) ventilation of 8000mm² equivalent area is required to each new habitable room including kitchens and 4000mm² equivalent area to bathrooms. Noise attenuating ventilators should be used due to proximity of Edenfield Road.

26.

Ventilation design requires background and intermittent extract fans to accompany the 1/20th opening lights. Background vents in windows should achieve a total of at least 50000mm², kitchen fan 60Ls extract rate and bathroom 15L/s

27.

The balustrade to be at least 900-1000mm above pitch of stairs.

28.

Safety glazing and restrictor may require to landing window if it's found to be within 800mm from any step.

29.

Minimum 775mm clear width entrance door will be required.

30.

Doors to WC to be minimum clear opening width of 750mm. The clear width of 450mm to be available either side of the WC pan. Minimum width of compartments to be at least 900mm.

31.

Doors and windows to meet the required security standards detailed in App Doc Q (PAS:3621. The entrance door will need to include suitable chain or door limiter and a letter plate to be a size and location to meet the standards

32.

Principal entrance doors should have accessible threshold and 775mm minimum clear opening width, internal ground floor doors to have 775mm clear opening width. Level access to be provided from footpath

33.

The provision for a high speed Internet connection to be installed ducting through the wall to a network connection point.

34.

Doors and windows to meet the required security standards detailed in App Doc Q (PAS;2012)

35.

Completion: on completion clean all windows, any rubble, left over timber pieces and tins etc. On site and in garden areas leaving site clean.

Drainage / Plumbing and Sanitary Fittings

36.

Existing drains are to be exposed & checked. New drains laid are falls 1:40 on 100 mm dia. “HepSleve” with flexible joints connected to existing drain to the satisfactory of the local authority.

37.

PVC drains to be laid in 150mm bed & surround in 12mm concrete surround and in 12mm gravel in accordance with the manufacture’s specification and instructions.

38.

Gullies to be back – inlet or side inlet type. New pipe work connected to underground drains to be rodded and tested prior to connection. Waste connections to be as follows: -

Wc’s 100mm dia. Waste to 100mm VP

Sinks 38mm dia.75mm deep seal or anti-vac trap

Wb’s 32mm dia 75mm deep seal or anti-vac trap

39.

Where fittings except Wc’s are connected to pipe runs longer than 1700mm, pipe size to be increased to 50mm dia. Provide rodding eyes where elbows are connected to vent pipes.

- Other Requirements
40.

In accordance with regulation 20E the person carrying out the work is required to provide a notice which specifies the potential consumption of wholesome water per person per day for each flat (as constructed) calculated in accordance with the methodology referred in regulation 17k and which must not exceed 125 litres per person per day and which shall be provided within 5 days of completion of the work.
41.

Pre-completion sound testing required
42.

An energy rating performance certificate will be required for each flat
43.

Commissioning certificates are required for installed building services (i.e. heating and hot water) for all occupancies.
44.

An electrical installation certificate issued by a “competent person” scheme registered installer will be required for the domestic installation.
45.

Upon completion of works full details are required for the heating and hot water provision for all occupancies i.e., types of systems, make/types of boiler, energy rating, position including flue terminal suitable controls etc.
46.

Flat entrance doors to be FD30S with self closing devices and intumescent/smoke seals. Internal doors within flats to be FD30 with intumescent strips.
47.

Provide independent twin stud separating wall comprising 2 layers 12.5mm plasterboard to each side on 75mm stud frames with 75mm acoustic mineral wool insulation within each frame and minimum 25mm clear cavity between frames. Construction to achieve minimum 60 minute fire resistance and 45dB airborne sound insulation in accordance with Approved Documents B and E
48.

Window at head of staircase to provide an openable vent with a minimum free area of 1.0m² for smoke ventilation.
49.

Separating walls and floors to achieve sound insulation standards in accordance with Approved Document E. Pre-completion sound testing required.
50.

Office ventilation to provide outdoor air at 10 litres per second per person or 1 litre per second per m² floor area, whichever is greater.
51.

Shop ventilation to be designed in accordance with CIBSE Guide B2.
52.

Ground floor slab construction to incorporate gas membrane due to proximity to landfill site, in accordance with Building Control requirements.
53.

Stud walls adjacent to flat entrance doors to incorporate 9mm timber sheathing or expanded metal for full height of door and 600mm either side to prevent forced access.
54.

Two electric vehicle charging points to be provided, one per dwelling, in accordance with Approved Document S.
55.

Manifestation is required to glass doors and screens set between 850-1000mm and 1400-1600mm from floor level as per guidance in Approved Document K 5.2.
56.

Provide fire detection and alarm system to shop and office in accordance with BS 5839-1 (minimum Category L2/L3 as required). Emergency lighting to be installed in accordance with BS 5266. Exit signage to be provided to all escape routes in accordance with BS 5499.
57.

A 150mm diameter combined sewer runs in the footpath in front of the proposed building, foundations are to be taken down to the invert level of the main sewer. If the depth of the sewer is greater than 3 metres then a formal build over agreement will be required from United Utilities.
58.

An overheating assessment is to be undertaken using the simplified method or Dynamic thermal modelling to limit unwanted solar gains in summer and provide an adequate means of removing heat from the indoor environment as per guidance in Approved Document O.
59.

The bottom of windows used as part of the overheating mitigation strategy are to be 1.1m high, unless permanent guarding is used below this height, as per guidance in Approved Document O, table 3.1.
60.

A home user guide is to be provided for the new dwelling(s) and must include the overheating mitigation strategy.
61.

Walls adjacent to the flat entrance door formed in timber studding must incorporate a resilient layer of 9mm thick timber sheathing or expanded metal for the full height of the door and 600mm either side of the door to prevent breaking through the wall and accessing the locking system.

Building Design Services

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ERECTION OF TWO STOREY
BUILDING COMPRISING OF
GROUND FLOOR SHOP AND
TAXI BOOKING OFFICE WITH
2 SELF CONTAINED FLATS
ABOVE

Scale:
n/a

Job No. & Sheet

615 Edenfield Road
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OL11 5XE

A2008/9



Considering G3 Building Regulations E20

- The heated wholesome water shall be supplied to all sinks, wash basin, fixed bath, or shower in a bathroom.
- The temperature of any part of a hot water system shall not exceed 100C and that any conveyed toa point where it will be both visible and will not cause danger to person in or about the building.
- To prevent scalding the hot water supply to any fixed bath in the dwelling shall not exceed 48C
- A Gas Safe Certified Engineer will make sure that all the requirements stated above are met. Upon completion of the works, the council shall be notified, so that the building can be assessed by the Building Control Officer.

Approved Document M: Access to and Use of Buildings

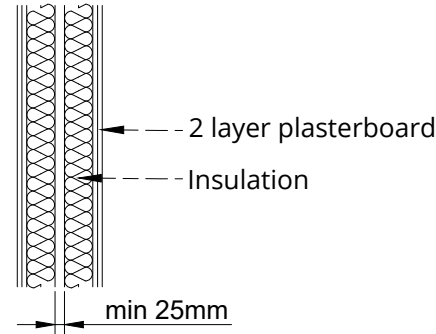
- Principal entrance doors should have accessible threshold and 775mm minimum clear opening width. Internal ground floor to have 775mm clear opening width.
- Level access to be provided from footpath to principal entrance of dwelling with 900mm minimum width and ramp not exceeding 1 in 12
- Ground floor WC to be 900mm minimum internal width with 750mm clear access zone in front of WC with edge of door opening 250mm from front face of cistern.
- Switches and sockets should be positioned between 400mm and 1200mm from finished floor level.

Approved Document E: Sound

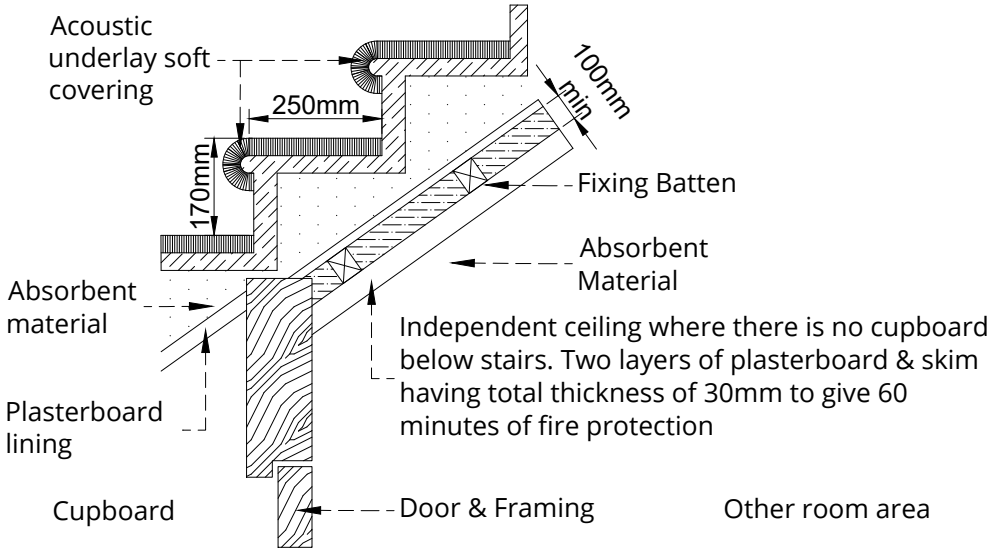
- Party wall comprising 2 leaves of 100mm blockwork (lightweight Aggregate 1350-1600kg/m3) 1 separated by a 75mm cavity fully filled with Supaglass party wall roll. Blockwork finish with 12.5mm plasterboard on dabs.
- Internal partitions comprise 12.5mm
- Plasterboard, scrim & skim both sides of 75 x 50mm sw studding at 400mm centres. Voids between studs filled with rockwool.

P1.

- All electrical work 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 either: -
- An electrical installation certificate issued under a Competent Person Scheme has been issued: or
- Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the wok has been inspected and tested by competent person. A competent person will have sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations employ adequate testing equipment.

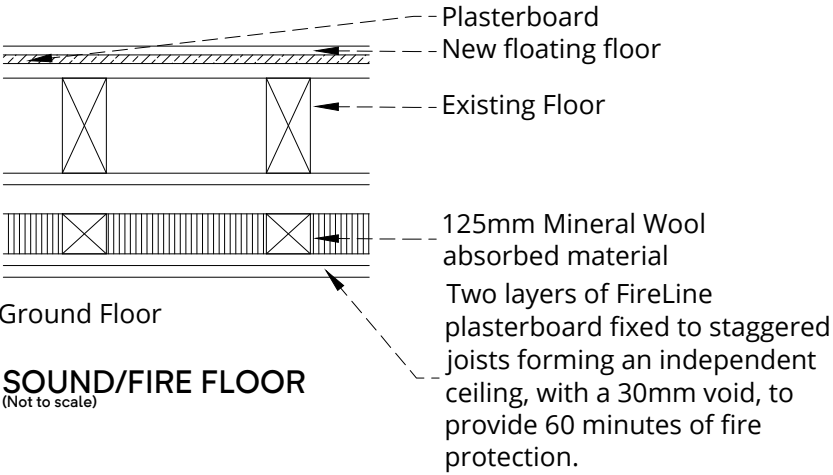


TYPICAL WALL SOUND (between rooms) AND PARTY WALL STAIRCASE WELL



SOUND/FIRE STAIR DETAIL Approved Doc E (Treatment 1) (Not to scale)

First Floor



SOUND/FIRE FLOOR (Not to scale)

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Scale:
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