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CDM:
Clients and contractors must fulfil their duties under the CDM regulations 2015.The client is required to notify the HSE of any projects lasting more than 30 days or involving more than 500 person days.

proposed partitions / wall linings / floor treatments
scale 1 - 20

denotes type 1 timber stud partition [within flats]
refer note 8.0

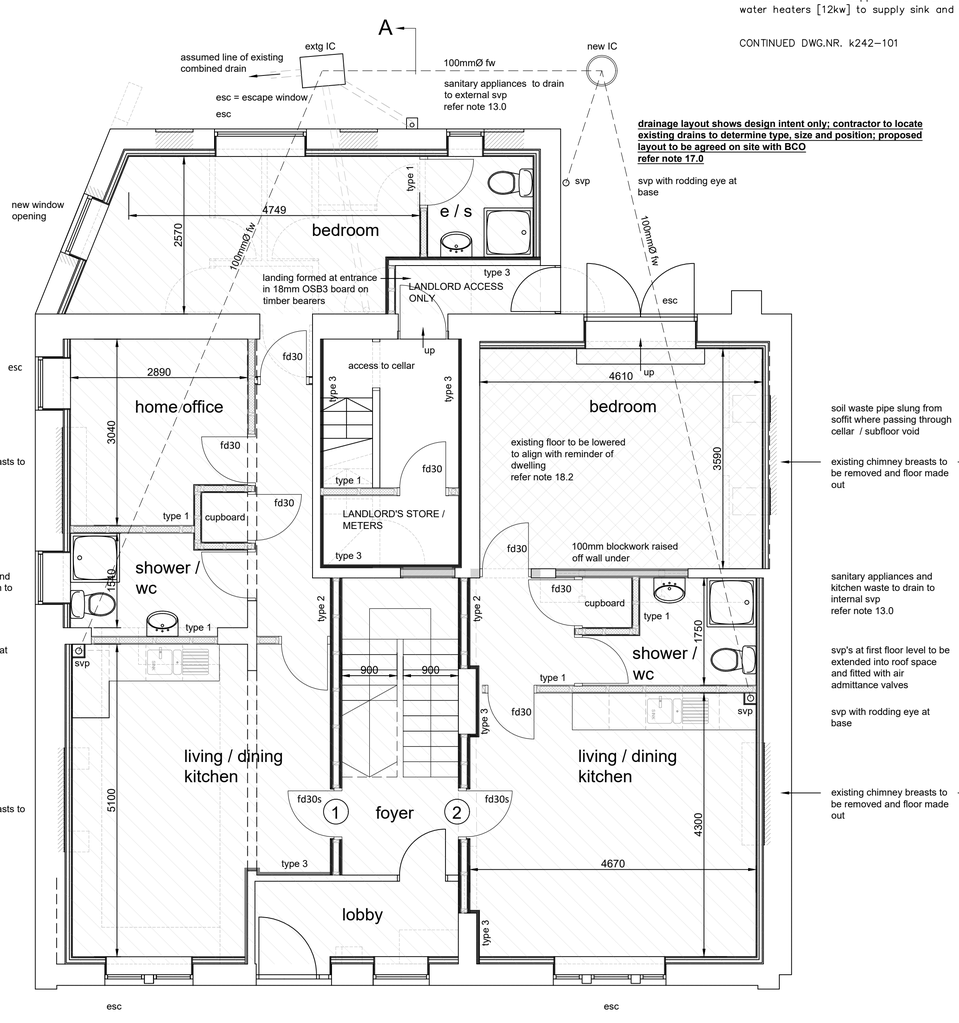
denotes type 2 timber stud partition [party wall]
refer note 8.0

denotes new suspended timber floor
refer note 18.2

denotes type 3 acoustic treatment to existing masonry walls
refer note 8.0

denotes thermal upgrade / Gypliner IWL system to existing masonry walls
refer note 7.0

denotes new ground bearing concrete floor slab
refer note 18.1



PROPOSED GROUND FLOOR PLAN
scale 1 - 50

PROPOSED FIRST FLOOR PLAN
scale 1 - 50

A

SCALE IN METRES
0 1 2 3 4 5

NOTES:

12.0 MECHANICAL VENTILATION:

Ventilation to be contractor designed ADF system 3 decentralized continuous mechanical ventilation. Closed–window mechanical ventilation should be available all dwellings (first and second storeys) be ventilated by 1x Titon Ultimate Decentralised Mechanical Ventilation Unit (dMEV) per habitable room. Table 5.1.b of Approved Document F, 'Approved means of ventilation' (2022) prescribes a whole dwelling ventilation rate of 13 l/s per bedroom. The recommended ventilation system meets this criterion.

Extraction rates to be not less than

- kitchen 13 litres per second
- bathrooms and en–suites 8 litres per second.

Mechanical ventilation air flow testing to apartments to be undertaken and results provided to BCO at completion.

Note! Specification to be reviewed and confirmed by SAP assessor prior to implementation.

13.0 DRAINAGE: above ground level

Above ground level sanitary waste pipework to comprise black pvcu to the sizes scheduled and falls shown and recommended by manufacturer, including supporting and clipping at max. 900 mm centres, and discharging appliances via. 75 mm deep seal trap to drainage system.

Patent air admittance valves to head of soil pipes to be fitted where indicated [AAV]. All other soil pipes to extend minimum 900mm above window heads and fitted with anti–bird cage or fitted with proprietary external rated AAV [Floplast or equal / approved].

Appliances to discharge into the following waste branches:

- WC 100mm dia
- WHB 32mm dia
- Sink 40mm dia
- Shower 40mm dia

Anti vac traps to be fitted to all appliances.

Common 110mmØ uPVC soil and vent stacks shared between second & first floor dwellings to be fully encased in min 2 layers 12.5mm plaster board and skim & wrapped in min 50mm ROCKWOOL quilt. Encasements to have removable access hatch at base of stack and rodding access into stacks. Install fire collars to pipes passing through separating floors / walls to provide min 60min. fire protection.

14.0 CENTRAL HEATING: apartments

Heating to be provided by contractor designed and installed electric panel heaters to habitable rooms, plinth heaters to kitchens and down flow heaters to bathrooms. Background heating to common areas. Refer current Building Regulation App. Doc L for requirements in relation to heating controls.

Domestic hot water supplied from contractor designed and installed unvented inline instantaneous water heaters [12kw] to supply sink and wash basin; with electric shower to bathroom/ensuite.

CONTINUED DWG.NR. k242–101

NOTES:

Type 3: Existing masonry [party walls]

Existing masonry walls to be assessed by acoustician and pre commencement sound test undertaken to determine whether additional sound insulation measures are required – in that event, refer to acoustician for specification

9.0 INTERMEDIATE FLOORS [first and second floor]: acoustic and fire resistance treatments

Intermediate floors between flats to be finished as follows upgraded with following system:

- 18mm T&G P5 chipboard (floating); joints glued
- 5mm resilient acoustic underlay
- Existing softwood floorboards
- Existing solid timber joists
- Existing lath and plaster ceilings retained [repaired where required]
- 200mm void with 100mm mineral wool sound insulation (45–60kg/m³)
- Proprietary acoustic hangers supporting MF ceiling system
- 2 x 15mm layers 2 x 15mm Type F fire–resistant acoustic plasterboard (staggered joints)
- 5mm skim finish

All products to be installed in strict accordance with manufacturer's instructions. Floor to achieve min 43 db (DnTw+Ctr) airborne noise insulation and max 64dB (LnTw) impact noise.

Compartment floors to be compliant with guidance contained in Approved Document B volume 1 Appendix B table B2 and paragraphs 6.5 &6.7. If reliance is placed on existing lath and plaster any damaged sections to be overboarded to maintain continuity to satisfaction of local BCO

Penetrations in compartment floors to be adequately fire stopped as per Approved Document B [B3 Internal fire spread] section 9

Underside ceiling to stairwell at top floor to be finished with Class C absorber in accordance with Building Regulation Approved Document E

10.0 SOUND TEST

Flats to be sound tested prior to completion. The airborne and impact sound insulation tests carried out in full accordance with the measurement procedures of BS EN ISO 140–4:1998[3] for field measurements with a single figure DnTw and LnTw in accordance with BS EN ISO 717.

11.0 SERVICES

All work to comply with regulations and recommendations of the relevant supply company and to be the satisfaction of the inspector. Commissioning certificate in relation to installations to be provided by competent person on completion. All works to be undertaken in compliance with Domestic Building Services Compliance Guide published by HM Govt 2013 edition.

continued...

NOTES:

1.0 GENERAL

All workmanship and materials to comply with relevant Building Regulations, British Standards and Codes of Practice. All materials to be fixed, applied, or mixed in accordance with manufacturer's instructions and specifications.

All timbers likely to be exposed to moisture to be suitably treated to prevent decay. All structural timber to comply with BS5268

The following notes refer to matters controlled by Building Regulations only. Refer to client specification and scope of works for details of all works to be undertaken and read specification and drawings in conjunction allowing all things necessary to complete the intended scheme.

2.0 WINDOWS

Existing windows to be replaced with purpose–made PPC coated aluminium frames [FRONT ELEVEATION ONLY] / purpose made pvc–ue frames [REAR AND GABLES] and double–glazed units to LPA approval, patterns shown and scheduled sizes. Opening lights to habitable rooms to provide minimum openable area of 1/20th floor area. All glazing below 800mm above FFL and within doors/sidelights below 1500mm above FFL to comprise safety glazing in accordance with Approved Document K. All windows and doors to achieve maximum whole–window U–value of 1.6W/m²K and comply with PAS 24:2022 / Approved Document Q.

Acoustic Glazing – Halifax Road Elevation
Thermally broken double–glazed units achieving minimum acoustic performance of 40dB Rw and 34dB Rw + Ctr. Typical build–up to comprise 44.2 acoustic laminated outer pane / 16mm argon–filled cavity with warm–edge spacer / 44.2 laminated low–E inner pane, or approved equivalent supported by manufacturer's test certification.

Non–Acoustic Glazing – All Other Elevations
Thermally broken double–glazed units comprising typical build–up of 4mm toughened low–E outer pane / 16mm argon–filled cavity with warm–edge spacer / 6.4mm laminated inner pane, or approved equivalent.

3.0 ROOF VENTILATION:

Roof void and space above insulation to sloping ceilings to be provided with means of ventilation to accord with BS5250. Methodology to be agreed on site with BCO pending intrusive / further investigation of existing roof construction

4.0 INSULATION TO PITCHED ROOF: horizontal ceilings

To comprise

- 100mm Knauf Insulation Loft roll
- 270mm Knauf Insulation Loft roll laid perpendicular thereto

U value max 0.16W/sq.mk.

5.0 STRUCTURAL ALTERATIONS

Openings in load bearing internal walls up to 1.8m clear opening width to be spanned by proprietary pre cast concrete lintels reinforced to suit load and span

Openings in load bearing walls more than 1.80m clear opening width to be spanned by UB's bearing onto min 150mm thick PCC padstones. Steel, padstone and masonry piers to be designed by structural engineer and all details submitted to Local Authority BCO for approval

Steel work to be encased to provide min 60minutes fire protection

6.0 STAIRCASE: common staircase

Staircase to be constructed in timber with solid strings and closed risers and to comprise the following:

- Equal risers not more than 170mm
- Equal goings not less than 250mm
- Min width between strings 900mm
- Min headroom 2000mm at any point on flight
- Handrail one sides of flight at 900mm above pitch line
- Handrail at landings min 1000mm above landing level

Existing floor to be trimmed out to form stairwell and landings supported all to details prepared by structural engineer

7.0 EXTERNAL WALLS: internal insulation / dry lining

Existing lime plaster to internal faces of solid masonry walls to be retained where sound. All wallpaper and impermeable finishes to be removed. Localised repairs only to be carried out using compatible lime plaster. New parging coats to be provided only where existing plaster is missing or unsound.

Walls to be lined internally with:

- 3mm skim coat plaster
- 37.5mm insulated PIR plasterboard
- 50mm mineral wool insulation between studs
- 50mm Gypliner IWL framing system
- Min. 10mm clearance between studding and existing walls

U value max 0.30w/sq.m.k

Window reveals to be thermally upgraded with thin high–performance insulation board Spacetherm Wallboard with 3mm skim finish, by A Procter Group to all heads, jambs, and cills. Insulation to overlap main internal wall insulation by minimum 25 mm. Continuous airtight seal to window frame. No exposed masonry permitted at reveals.

All insulation to thermal elements etc to be in accordance with details in the approved SAP calculation

8.0 INTERNALS WALLS AND PARTITIONS: acoustic treatments

Type 1: Timber Stud Partitions: internal partitions inside flats

To comprise the following:

- 100mm studs at 600mm centres finished both sides with:
- 15mm thick Gyproc Wallboard 10, scrim and skim finish. Between studs provide full width quilt insulation, to satisfy Approved Documents E (5.18) and B (A2).

Partitions to be taken up to underside of soffit

Type 2: Timber Stud Partitions: acoustic separating partitions between apartments [party walls]

To comprise the following:

100mm sw studs at 600mm centres

finished room side with:

- 2 x 12.5mm sounbloc plasterboard [blue]
- Resilient bars @ 600mm cts

finished stairwell side

- 2 x 12.5mm soundbloc plasterboard [blue]
- 50mm sound absorbent quilt within studding

continued...

rev:	date:	description
A	16/11/26	NOTE 2 [WINDOWS] AMENDED

AJ COCKER ASSOCIATES
CHARTERED BUILDING SURVEYORS

New Century House
176 Drake Street
Rochdale
OL16 1UP
Tel: 01706 764880
Fax: 01706 764881
www.ajcockerassociates.co.uk
mail@ajcockerassociates.co.uk

E:\drawing sheets\new rics logo.jpg

Project:
The Ox PH 178 Halifax Road
PROPOSED PLANS

scale: as noted @ A1
date: May 26
drawn: IS

Client: Keystone Estates

Dwg. Nr. K242-100/A