

EXISTING SITE PLAN

GENERAL NOTES

1. Vertical and horizontal dpc's to all cavity closures
2. Windows to open 1/20th room floor area along with controllable trickle vents with an equivalent area of 5000mm². where opening restrictors are to be provided the opening lights are to be increased in size to 1/10th of the room floor area.
- wet room areas to be provided with mechanical extract ventilation using the following extract rates:—
kitchen—30 litres/sec adjacent to hob or
60 litres/sec elsewhere
utility room—30 litres/sec
bathroom—15 litres/sec.
3. Steelwork to be 1/2 hour fire protected, encased in 20mm plasterboard and skim, 2mm wire binding at 100mm pitch
4. New brickwork to match and key into existing
5. Roof and floors to be tied down to walls with 30mm x 5mm ms straps at 2000mm ccs.
6. R.C. lintels over drains passing through walls
7. Any undersight drainage to be exposed and encased in 150mm ped gravel, flexible jointed and have rodding access provided to L.A. approval.
8. Brick infill between joists 25mm clearance from underside of roof
9. Foundations to regulation A1/A2
10. Exterior quality timber to facias
11. All cavities to be continuous
12. Air bricks ducted through wall cavity
13. Padstones to all steelwork
14. All plumbing to comply with B.S.5572
15. Cavity barriers (9mm masterboard or brick on edge
16. Foundations within 900mm of drains to be taken down to drain invert level
17. Depth of foundations to be taken to suitable sub-stratum irrespective of dimensions shown on drawing
18. Cross flow ventilation to be provided to roof space in accordance with B.S.5250 : 1989
clause 9.1
(Not all notes applicable)

ELECTRICAL SPECIFICATION

THE INSTALLATION WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED TO THE STANDARDS REQUIRED BY PART P OF THE BUILDING REGULATIONS. A 'COMPETANT' ELECTRICIAN WILL UNDERTAKE THE WORK AND AN INSTALLATION CERTIFICATE WILL BE PROVIDED. PRIOR TO COMMISSIONING THE INSTALLATION WILL BE TESTED BY AN ELECTRICIAN COMPETANT IN TESTING HOLDING A SUITABLE QUALIFICATION. TESTING WILL BE COMPREHENSIVE WITH TESTS FOR CONTINUITY, AND EARTH LOOP IMPEDANCE. ANY INSTALLATION UNDERTAKEN BY SOMEONE WHO IS NOT REGISTERED WITH NICEIC OR ECA MUST PROVIDE AN INSTALLATION CERTIFICATE TOGETHER WITH A TEST CERTIFICATE PREPARED BY A MEMBER OF THE NICEIC OR ECA. THE PROPOSED DOMESTIC ELECTRICAL INSTALLATION WILL BE INSTALLED IN ACCORDANCE WITH BS 7671 AND THE CURRENT 17th EDITION OF THE WIRING REGULATIONS. THE BEST PRACTISE ENDORSED WITH THE IEE ON SITE GUIDE WILL BE APPLIED. WORK TO HEATING/HOT WATER SYSTEM BY A GAS SAFE REGISTERED PLUMBER.

NEW DOUBLE GLAZED WINDOWS TO HAVE INNER PANE OF 'K' GLASS AND MINIMUM GAP BETWEEN PANES 16mm. (argon filled) U value 1.6
NEW BEDROOM WINDOWS TO HAVE ESCAPE WINDOW 0.33M²
WITH MINIMUM WIDTH OF ESCAPE WINDOW 450mm x 740mm height to achieve 0.33M².
BEAM OVER NEW EXTERNAL WINDOWS AND DOORS GATING COMBINED LINTOLS.
NEW GLAZING IN CRITICAL LOCATIONS TO COMPRISE TOUGHENED SAFETY GLASS TO BS6206

DRAWING No 1 OF 5 DRAWING'S

PROPOSED CHANGE OF USE FROM
EXISTING GROUND FLOOR TANNING
SHOP TO A SELF CONTAINED FLAT AT—
No 584 ASHTON ROAD,
OLDHAM,
OL8 3HW.
FOR—MR MOHAMMAD IQBAL.

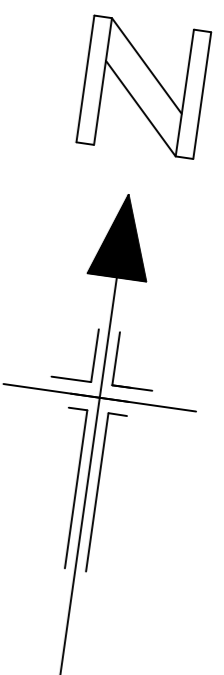
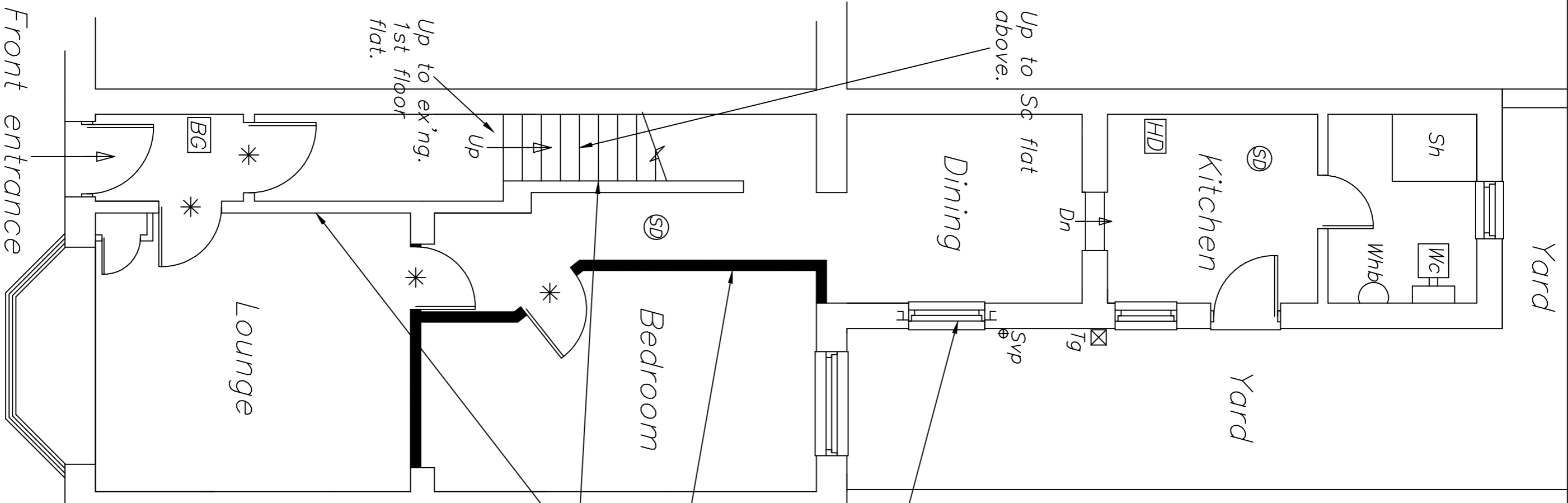
SCALE:— 1:100 DATE:— SEPT 2023

Kevin foey

BUILDING
DESIGN CONSULTANTS

28 CHEW VALE,
GREENFIELD,
OLDHAM, OL3 7EQ.
TEL— 0798 676 1559

NO WORK TO COMMENCE BEFORE PLANNING PERMISSIONS REQUIRED HAS BEEN GRANTED.
NO WORK TO COMMENCE UNTIL BUILDING REGULATIONS APPROVAL HAS BEEN OBTAINED.
KEVIN FOEY ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BEFORE BUILDING REGULATION APPROVAL OBTAINED.
ALL SIZES AND DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE WORK COMMENCED
AND ANY DIFFERENCE TO THIS PLAN TO BE REPORTED TO KEVIN FOEY BEFORE WORK COMMENCES.
IF THE WORK FALLS WITHIN THE PROVISIONS OF THE PARTY WALL ACT 1996 IT IS IMPORANT THAT THE CLIENT SERVES NOTICE TO THE OWNERS OF THE ADJOINING PROPERTY OF THE INTENTION TO BUILD TWO MONTHS BEFORE THE COMMENCEMENT DATE AND THAT WRITTEN PERMISSION IS OBTAINED. ALL PROVISIONS OF THE PARTY WALL ACT 1966 (WHERE NECESSARY TO BE ADHERED TO).



- 1) AREAS WITH DIFFERING HEATING NEEDS SUCH AS SEPARATE SLEEPING AND LIVING AREAS SHOULD HAVE INDIVIDUAL TEMPERATURE CONTROL—BY USE OF ROOM THERMOSTATS OR INDIVIDUAL RADIATOR VALVES.
- 2) SEPARATE TIMING CONTROLS SHOULD BE PROVIDED FOR SPACE HEATING AND HOT WATER (EXCEPT FOR COMBINATION BOILERS AND SOLID FUEL APPLIANCES).
- 3) BOILER CONTROLS MUST INCLUDE PROVISION TO PREVENT THE BOILER OPERATION WHEN NEITHER THE SPACE HEATING SYSTEM NOR THE HOT WATER SYSTEM REQUIRES HEAT.
- 4) THE NEW BOILER SHOULD HAVE A SEDBUCK RATING OF 86%.
- 5) ALL HEATING AND HOT WATER SYSTEMS NEED TO BE FULLY COMMISSIONED AND CERTIFICATION PROVIDED.
- 6) INSTRUCTIONS FOR ALL RELEVANT CONTROLS ARE TO BE GIVEN TO THE OWNER.

3 IN 4 OF NEW LIGHT FITTINGS TO BE OF THE TYPE THAT WILL ONLY ACCEPT ENERGY EFFICIENT LAMPS
 NEW ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED WITHIN A ZONE BETWEEN 450mm & 1200mm FROM THE FINISHED FLOOR LEVEL..
 ROBUST METHODS OF CONSTRUCTION TO BE ADOPTED.
 INSULATED DPCS TO BE USED ON WINDOW AND DOOR REVEALS.

The provision of cold & hot water supply to the sanitary appliances & in addition to any thermostat, either the heat source or the storage visual, is fitted with a device that will prevent the temperature of the stored water exceeding 100deg c at any time.

New window for dining room with Catnic combined lintel over.

*=Interconnected, mains wired (with battery back up) Smoke detector positions.

100x50mm Timber studding at 400mm ccs, 12.5mm Plasterboard and skim both sides, 100mm Rockwool incorporated.

WALL TREATMENT (between flat & common areas)
 Existing single brick wall separating flats from flats common areas to have 1-layer of 52mm Gyproc TRI-LINE board fixed to one side. Dot and dab.

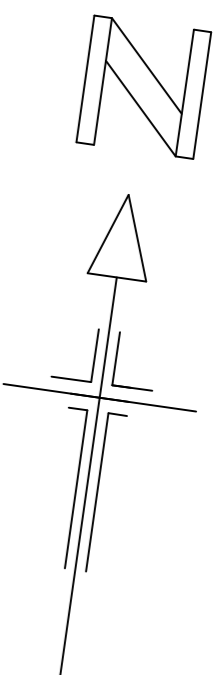
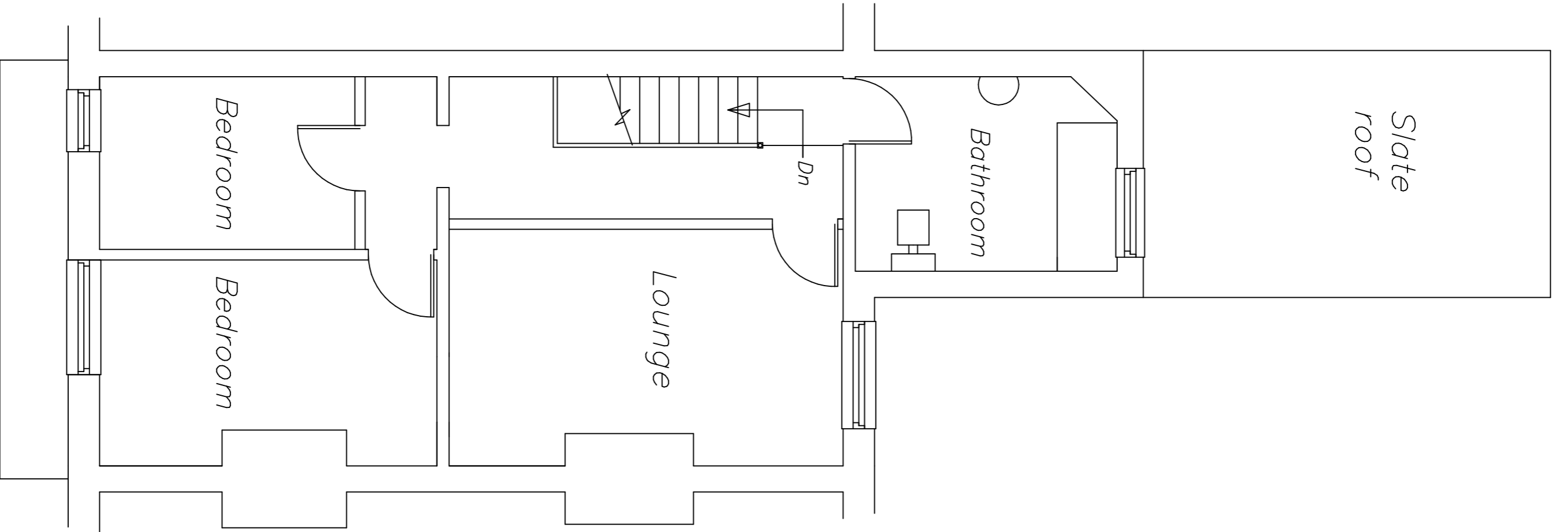
DRAWING No 2 OF 5 DRAWING'S
 PROPOSED CHANGE OF USE FROM EXISTING GROUND FLOOR TANNING SHOP TO A SELF CONTAINED FLAT AT— No 584 ASHTON ROAD, OLDHAM, OL8 3HW.
 FOR—MR MOHAMMAD IQBAL.

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PROPOSED GROUND FLOOR PLAN



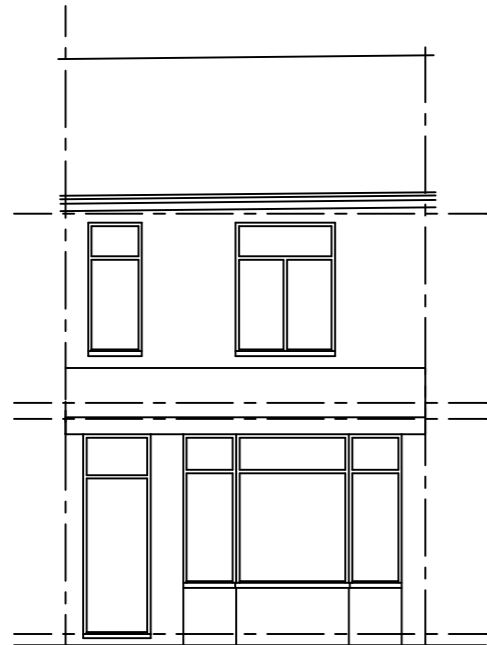
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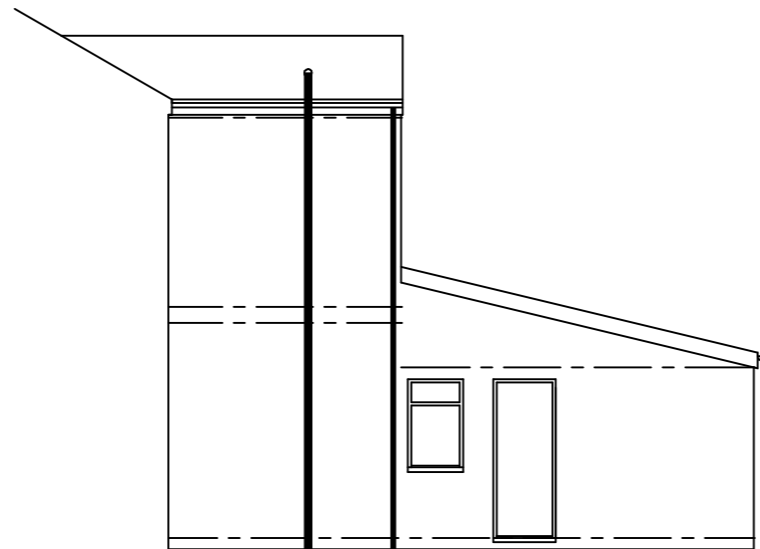
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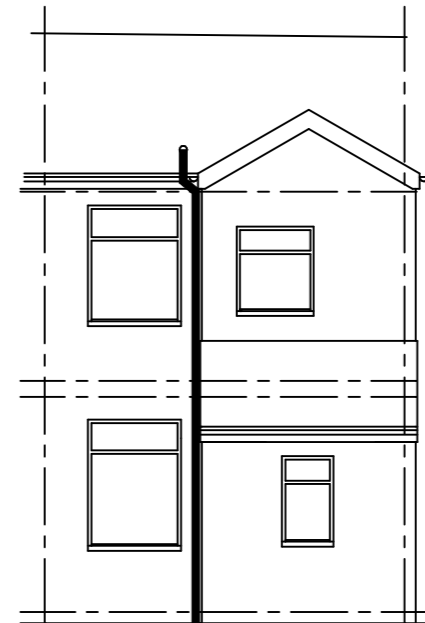
EXISTING FIRST FLOOR PLAN



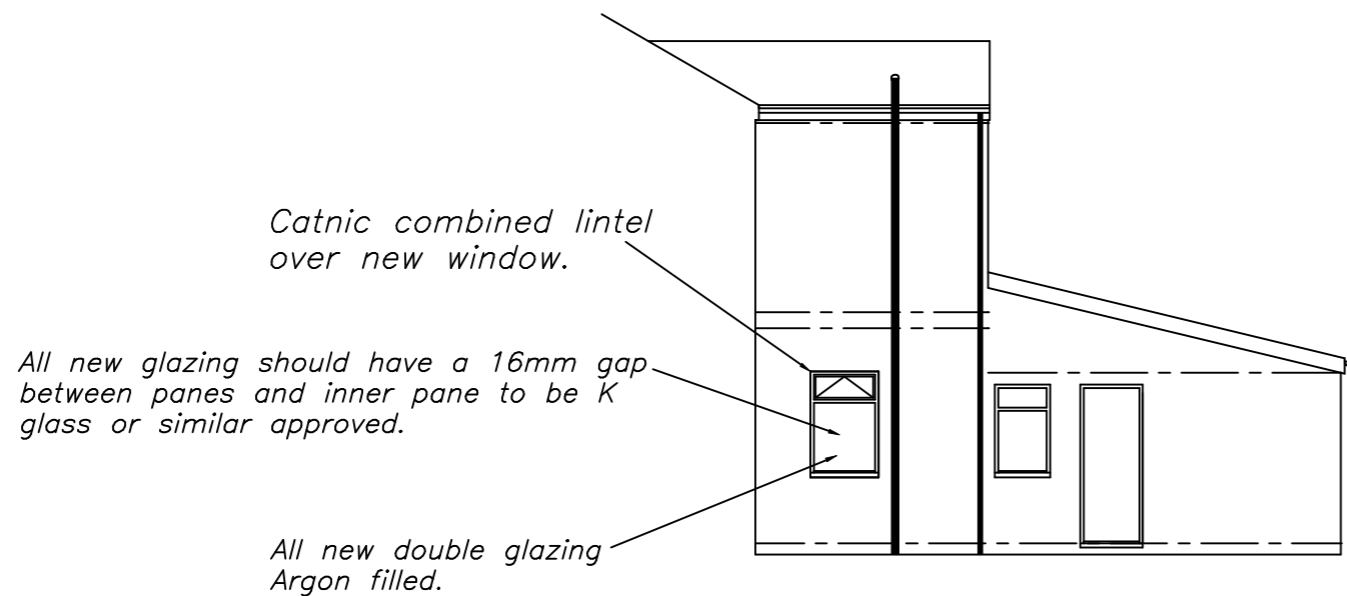
EXISTING FRONT ELEVATION
(NO CHANGE TO THIS ELEVATION)



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION
(NO CHANGE TO THIS ELEVATION)



PROPOSED SIDE ELEVATION

DRAWING No 4 OF 5 DRAWING'S
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GENERAL NOTES AND SPECIFICATIONS

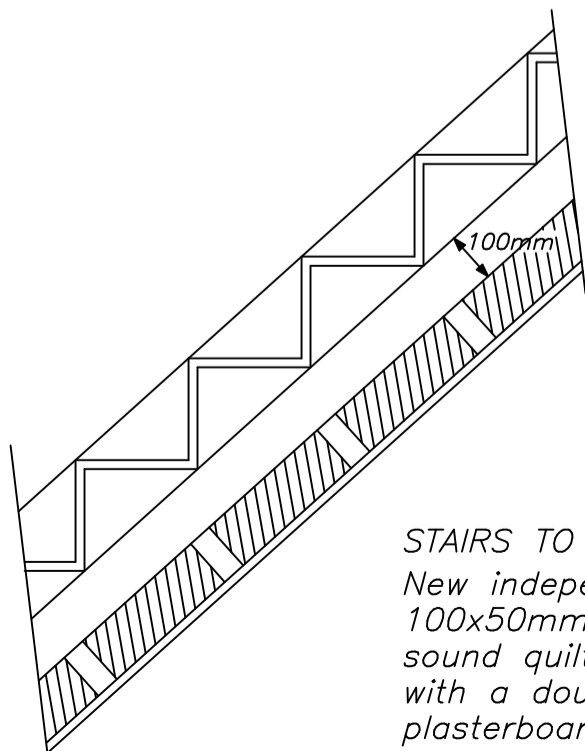
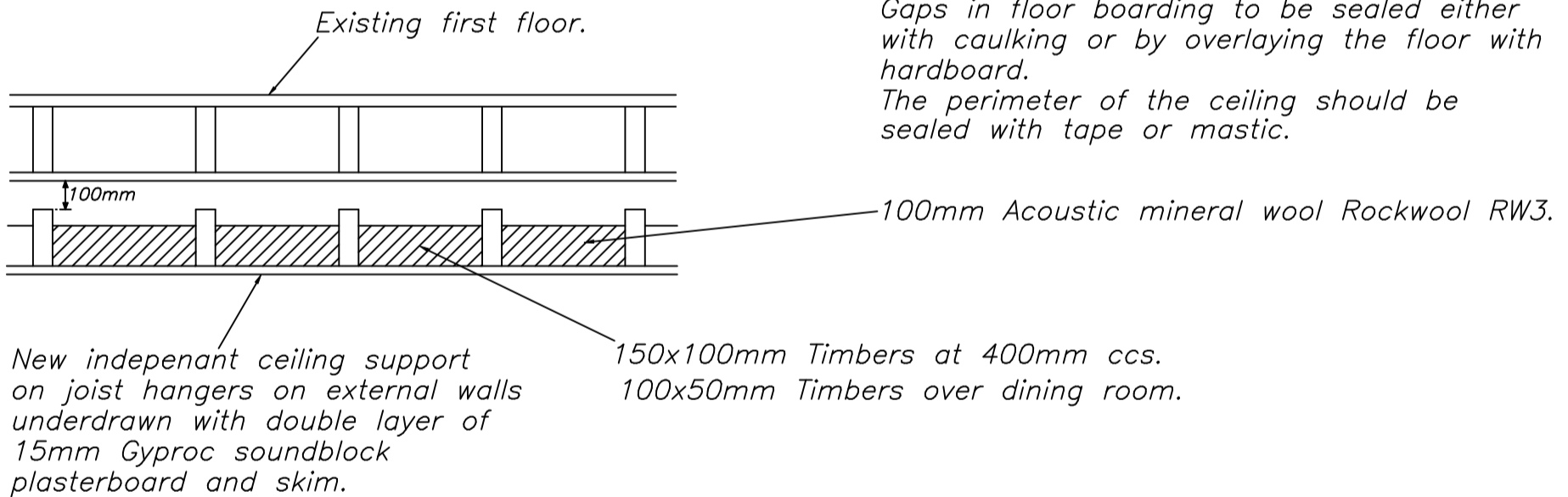
Ground floor ceiling to be underdrawn as floor treatment.
 Flat entrance doors to be fitted with roller bolt night latches and have no glass in or over doors.
 Flats to be metered seperately, meters not to be sited in common areas.
 Main entrance doors to be openable withou the use of a key.
 All bathrooms and toilets to be mechanically ventilated to the external air, 3 air changes/hr with 20min overrun and to work in conjunction with the light switch.
 All kitchens to be mechanically ventilated to the external air 60litres/sec.
 Seperating walls between flats to be built from floor up to underside of floor above or up to underside of main roof so as to provide complete seperstion between flats.
 Any underfloor ducting to be encased in 20mm asbestolux to give 1hrs fire resistance.

All entrance doors to flats to be FD30 and intumescent strips and smoke seals.
 Smoke detectors shown thus :- (SD) to be positioned as detailed.
 Break glass points shown :-thus (BG) positioned as shown.
 Windows to open 1/20th room floor areas.
 All new bath, whb and sink wastes to be fitted with ante-vac resealing traps and connect to nearest soil pipe.
 Sound insulation to ground floor ceiling (see below)
 Emergency lighting to be wired direct through panel and be in accordance with BS5266.

WALL TREATMENT (between flat & common areas)
 Existing sinle brick wall seperating flats from flats common areas to have 1-layer of 52mm Gyproc TRI-LINE board fixed to one side. Dot and dab.

Heat detector position marked thus :- (HD)

Work to existing construction.
 Gaps in floor boarding to be sealed either with caulking or by overlaying the floor with hardboard.
 The perimeter of the ceiling should be sealed with tape or mastic.



STAIRS TO BE UNDERDRAWN AS FOLLOWS
 New independant ceiling across stairwell.
 100x50mm timbers wall to wall with 100mm sound quilt insulation and underside finished with a double layer of 15mm Soundblock plasterboard.

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