

All dimensions are to be checked on site, any discrepancies are to be reported to the Architect before work commences. Do not scale from this drawing.

This drawing is to be read in conjunction with all relevant consultants and specialists drawings / documents, any discrepancies are to be reported to the Architect before the affected work commences.

All structural components shown are indicative only. Details / calculations of structural members are to be provided by the Structural Engineer.

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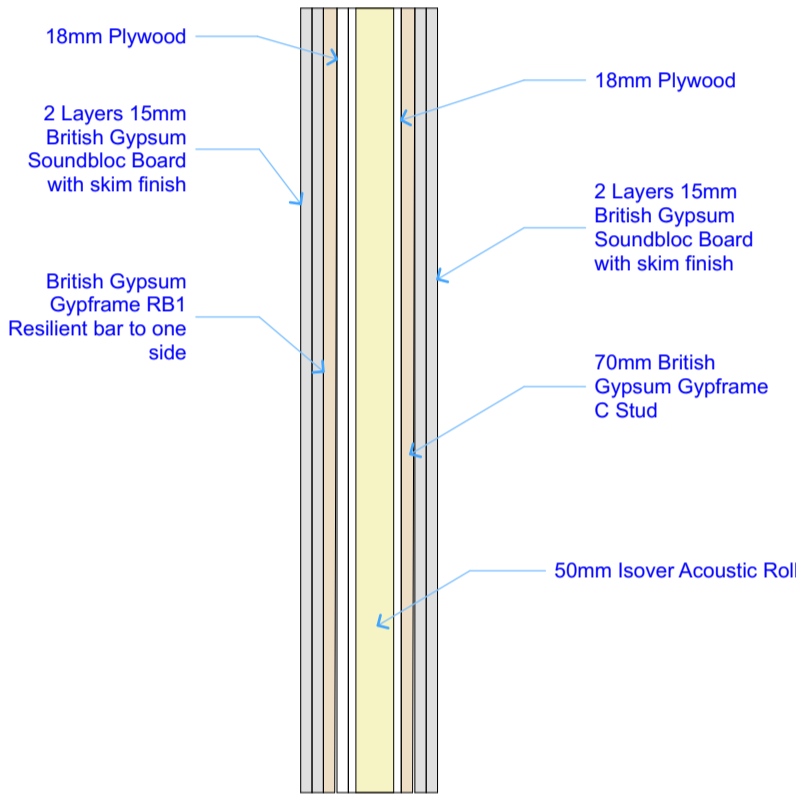
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REVISION	DATE	COMMENT

PLAN AS PROPOSED



ELEVATION AS PROPOSED



Two layers of 15mm Gyproc SoundBloc board and one layer plywood for wall fixings each side of Gyproframe 'C' Studs at 600mm centres with Gyproframe RB1 Resilient Bar at 600mm centres to one side. 50mm Isover Acoustic Roll in the cavity. British Gypsum Quiet Wall SF Ref: A316009

PARTY WALL DETAIL

All work to be carried out in strict accordance with all current Building Regulations requirements, British Standards, Codes of Practice, Agreement Certificates, Yorkshire Water Authority procedures and relevant HSE requirements.

All dimensions must be checked and verified on site prior to commencement of work and architect notified of any discrepancies. Horizontal and vertical setting-out of buildings, roads and drainage to be agreed with LA before commencement of work.

All materials to be installed in strict accordance with manufacturers' recommendations, all relevant Agreement Certificates, British Standards etc and to Local Authority approval.

Any deviation or change from materials as specified in these notes and on the relevant drawings to be agreed in writing with the Building Inspector prior to commencement of work.

It is the Contractor's responsibility to submit all appropriate Building Notices for Building Control inspections before relevant works are covered up.

Calculations where required for loading, strength and structural stability to be submitted by Chartered Engineer for approval by Local Authority.

All timbers to be fit for purpose and to have suitable double Vac-Vac preservative treatment or equivalent Local Authority approved pressure-impregnation method.

All structural timbers to be in full accordance with BS2669 Part 2.

All general joinery timber to be in full accordance with BS1186 Parts 1 & 2.

Covered up structural timbers to be fit-for-purpose selected structural grade C24 treated SW timbers to BS EN 338.

Site to be used only for the demolition / construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

Care must be taken at all times to ensure that any works on the supply of all services into and from property, ie electricity, water, gas, bt, foul water and surface water drainage, does not, at any time interfere with the supply of services into or out from the adjacent properties, is not affected, if this proves not to be the case, then the contractor is to fully advise properties affected, as soon as problem is known, and is to negotiate with adjacent properties regarding any appropriate action that may be required, prevent smoke, dust, fumes, spillage, and other harmful activities, no fires to be allowed on site, at any time; noise levels to be kept to a reasonable level, complying with BS 5228 - noise control on construction sites.

Rubbish and debris must not be allowed to accumulate on site and is to be carted away to licensed tip as occasion demands. Site to be left clean and tidy on completion.

Contractor, sub-contractors etc. to comply with health and safety regulations during execution of the works.

Locate existing services before works commence. Take all necessary precautions when carrying out demolition works, forming new openings, excavations and working at roof or high level, for alteration work requiring new openings in walls or the removal of existing walls, the builder is to follow the guidance in the building research establishment 'good building guides' 12 and 20 - providing temporary support during work on openings in external walls' and removing internal load-bearing walls in older dwellings.

Any live mains electrical cables within working distance to be sheathed / protected.

Please note that all the materials specified and the construction details shown are not to be changed without the full knowledge and prior approval of the client as any changes may have a detrimental effect on the designed/required carbon emissions of the structure as designed.

All windows and doors to have hermetically sealed double-glazed units; glazing panels to comprise of 2 layers 4mm low emissivity glass with minimum 20mm air-filled gap between panes (AD Part L1 Appendix A Table A1) or alternative specification to achieve min U-value of 1.6W/m²K.

All door and window openings to include heads, cills and mullions as indicated on plans. To have proprietary water bars, weather seals, strips, draught excluders, lintels or steelwork. All horizontal and vertical DPC's and cavity trays with stop ends to be fully lapped and sealed with proprietary weep hole formers at max 1500 centres.

Fire Safety Precautions: All fire safety precautions to be to full approval and satisfaction of Local Authority Building Control Officer. Smoke and heat Detection to comply fully with current IEE etc. regulations.

FIRE SAFETY

Smoke control: To be provided in the common corridors by means of ventilation. By vertical smoke shaft in accordance with the guidance in Approved Document B section 2.26.

Smoke ventilation to specialist contractor design.

Fire Doors: Full 30-minute fire doors with self closing mechanism to all doors and doors noted on plan, full 30-minute internal fire doors to all kitchen doors and other doors as noted on plan to include intumescent strips, smoke seals.

Escape signage: Escape routes should be provided with signage in accordance with BS5499-1:2002.

Emergency lighting: should be provided to all common escape routes in accordance with BS5266-1:2005 including external escape routes.

Fire Alarm and Detection System: within each flat to be to a BS 5839-6:2004 standard.

Regulatory Reform Order (Fire Safety) 2005: The client to be notified they are required to carry out fire risk assessments on the premises. Relevant fire safety information should be provided to the responsible person at the completion of the project. The required information is defined in Appendix G of Approved Document B.

Compartment Walls and Floors: The building to be provided with compartment walls and floors achieving 60 minutes fire resistance. 60 minute fire resisting compartment walls should be provided between each flat along with FD30s flat entrance doors. 30 minute fire resisting construction should be provided around the plant room and any stores containing flammable substances.

All penetrations through compartmentations whether ductwork, pipes and flues to comply with Approved Document B Section 10.

All concealed spaces and cavities to be subdivided with impermeable cavity barriers in accordance with Section 9.

Internal Linings: All internal wall and ceiling linings to be in accordance with the classifications in Approved Document B table 10 Section 6.1

HEATING AND GAS

Water Supply: Wholesome water supply in accordance with section G1 of Building Regulations document G to be provided to dwelling. Connection to be made to the existing water supply in the site, installation to be in accordance with the requirements of the Water Supply (water fittings) Regulations 1999.

Central heating: Full details of compliant heating installation to be submitted separately by heating contractor. New radiators to be sized and specified by Heating contractor, locations to be agreed with Client.

Commissioning of space heating system: Heating system to be inspected on completion of installation to establish that specified and approved provisions for efficient operation have been put in place, be suitable for the purposes of conservation of fuel and power, and comply with all relevant health and safety requirements.

Commissioning to include setting-to-work, regulating (i.e. testing and adjusting repeatedly) to achieve the specified performance, setting-up and testing of the automatic control systems, and recording of the system settings performance test results accepted as satisfactory.

Responsibility for providing certificate-achieving compliance with requirements of Part L1 to rest with the 'competent person'. As nominated by the heating subcontractor.

The certificate referred to above to be made available to the client and the building control body, which must be in an agreed format.

Hot water storage: to be fitted in accordance with section G3 of document G of the Building regulations. System to be designed by Heating contractor at a later stage, installed to full manufacturers instructions, specification etc by competent person.

Hot water commissioning: notice to be provided to the Local Authority to confirm that hot water system has been commissioned by a competent person in accordance with section G3 of Building Regulations document G.

Hot water and cold water taps: where separate are provided on a sanitary appliance the hot tap should be located on the left in accordance with section G4 of Building Regulations document G.

The building owner is to be given information on operation and maintenance of the heating and hot water systems: including a suitable set of operating and maintenance instructions in an accessible format.

The building fabric should be so constructed that there are no significant thermal bridges or gaps in the insulation layers within the various elements of the building fabric, at the joints between elements and at the edges of elements (e.g. door and window openings).

Wall type 2 - New internal party walls to comprise: Non-loadbearing internal partitions which form acoustic party walls to be 70mm Metal C studs at max 600mm c/s with horizontal nogginns at max 900mm vertical c/s. 50mm Isover Acoustic Partition Roll (APR 1200) between studs. Resilient bar and two layers of 15mm British Gypsum SoundBloc board to other. Walls to achieve party wall acoustic values and 60minute fire protection.

Wall type 3 - New internal (non-party/separating) stud walls Non-loadbearing internal partitions which form bathroom and internal non separating walls (i.e. between kitchen and bedroom of same apartment) walls to be 70mm Metal C studs at max 600mm c/s with horizontal nogginns at max 900mm vertical c/s. 50mm Isover Acoustic Partition Roll (APR 1200) between studs. One layer of plasterboard & skim to both sides.

Stud wall manufacturers recommended fixing channels to be used to locations of wall hung fixtures and fittings.

Stud wall manufacturers recommended fixings, head and base channels, and standard fixing details to be employed, unless otherwise stated.

Existing Floor Timber Construction: 2 layers 15mm soundBloc plasterboard fixed directly to underside of joists with joints staggered and taped.

MF Ceiling below to be constructed using acoustic hangers and framing to manufacturers details (british Gypsum or similar) 100mm Isover APH laid over ceiling grid with one layer 12.5mm plasterboard with skim finish.

Suspended ceiling constructed on acoustic metal framing system with 150mm ceiling void minimum.

Ceiling to achieve 60min FR.

STRUCTURAL SUPPORT

Lintels: Internal lintels are to be either steel, or where spans permit P C Concrete r/l lintels, specification Naylor R6 Lintels as indicated on Engineers drawings.

Structural Steelwork: where required (internal) to be encased in 15mm Fireline plasterboard (or equal to LA approval) with staggered joints and all joints taped, with 3mm skim coat to achieve min half hour fire protection, as indicated on drawings.

Any exposed steelwork to be painted in 60 minute fire resistant intumescent paint.

Movement joints: - To be determined by structural engineer.

Glazing below 800mm: to be laminated safety glass to BS8206 to satisfy AD Requirement NI especially Diagrams 1, 2 and 3. Protect from collision or impact with particular attention being paid to positioning of door handles etc, all to satisfy AD Requirement NI.

DOORS AND WINDOWS

All existing windows to be replaced or repaired with aluminium windows to match existing type.

New window openings to be match existing style.

Frames to be coloured to match existing, and to have mullion positions to match existing.

Windows to incorporate frictions stays, espagnolette locking mechanisms with key locking handles.

Contractor to allow for the removal of existing windows, and temporary, secure hoarding of any openings during replacement works.

Contractor to allow for scaffolding to allow access for window sub-contractor.

Contractor to allow for all fixings etc.

Windows to bathrooms to receive obscured glass.

Bulnoso window cill board to be fitted internally to accommodate new window frame depth and increase in wall thickness. Window cill to be primed and painted white.

Windows to be fitted by FENSA Registered contractor.

OTHER

The building owner is to be given information on operation and maintenance of the heating and hot water systems: including a suitable set of operating and maintenance instructions in an accessible format.

The building fabric should be so constructed that there are no significant thermal bridges or gaps in the insulation layers within the various elements of the building fabric, at the joints between elements and at the edges of elements (e.g. door and window openings).

The Contractor is to ensure that the following certification is provided to Building Control prior to handing over to ensure compliance:

- Electrical Installation Certificate
- Gas Installation Certificate
- Air Pressure Test
- Sound Test Certificate
- Energy Performance Certificate
- Smoke Control Systems - AOV & Smoke Shaft - Testing & Commissioning Certificate
- Escape Lighting - Testing & Commissioning Certificate

Disclaimer

Responsibility cannot be accepted for alteration and/or deviation from this design without prior acknowledgement of C49 Architecture Ltd.

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CLIENT DETAILS
117-119 WHITE ABBEY ROAD
BRADFORD

DRAWING No
ATT-BC-002

REVISION

DRAWING INFO	SCALE	DATE	DRAWN BY
Plan as Proposed	1:100	25/02/22	JH