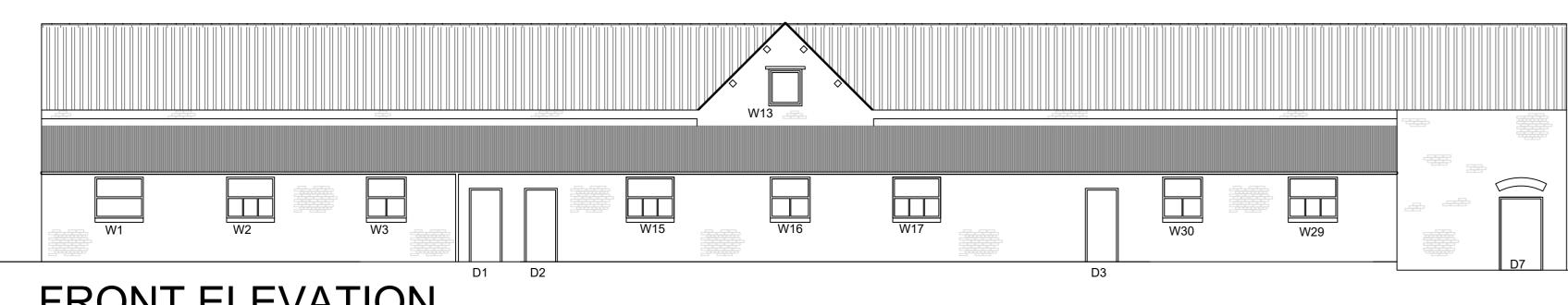
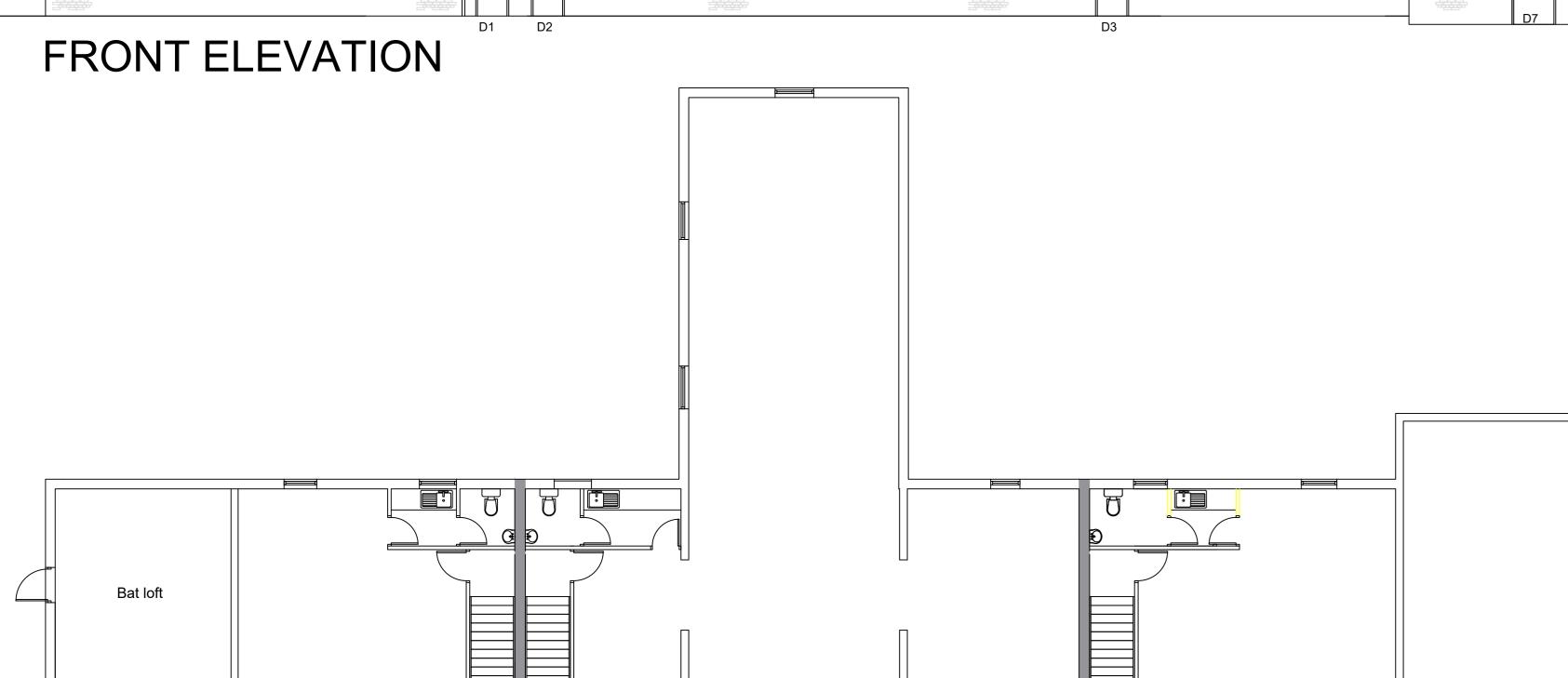
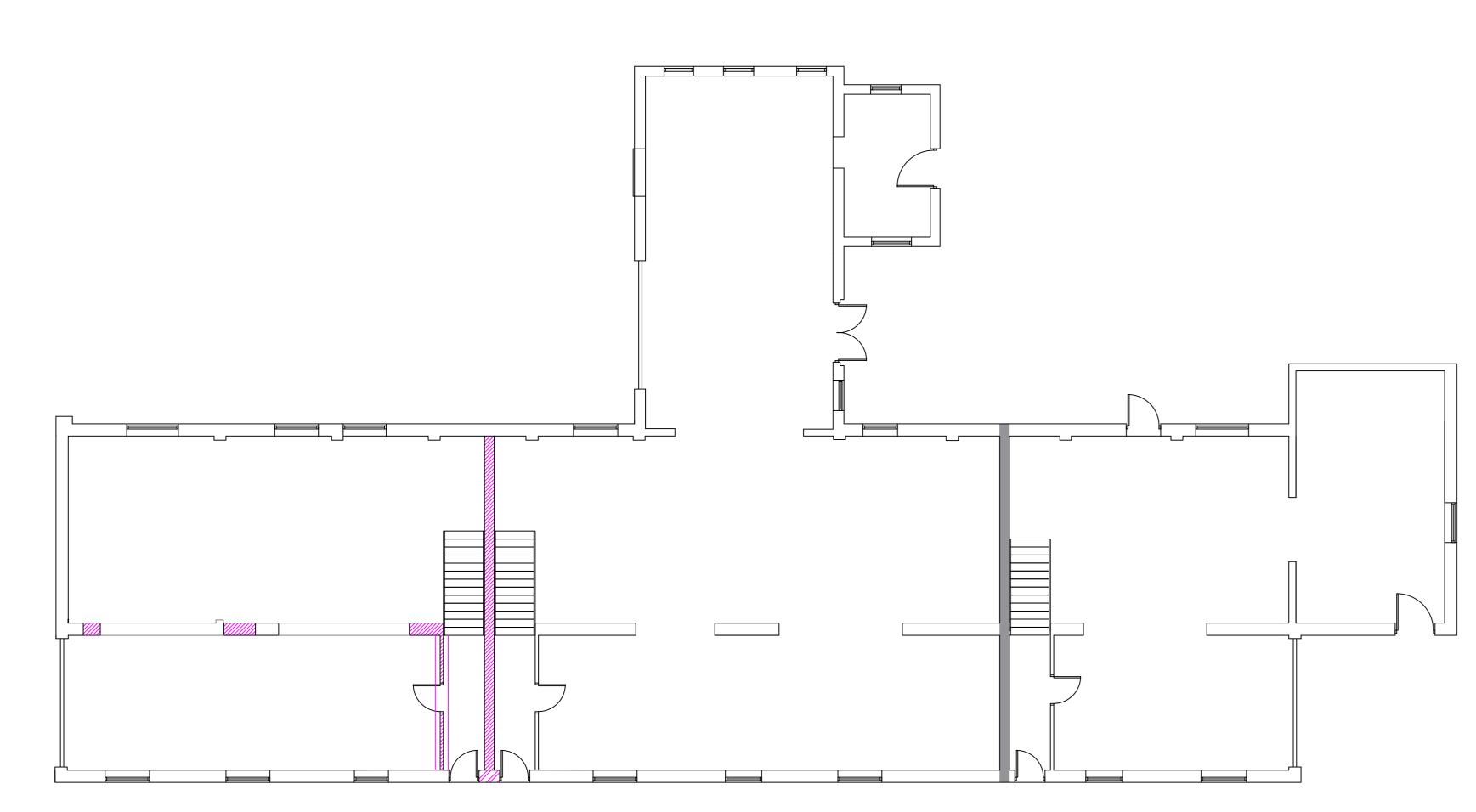


REAR ELEVATION

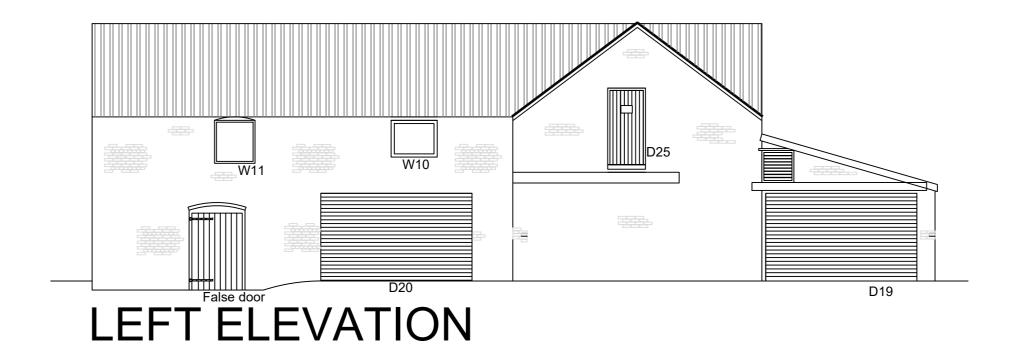


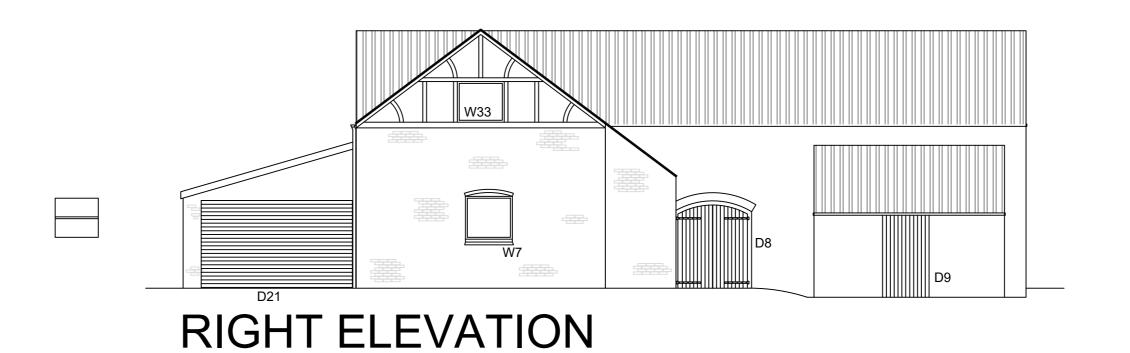


First Floor



Ground Floor





House Farm, Middlewich Road, Cranage, Cheshire. To be read in conjunction with the drawings numbered 20331/01, 02, 03,

I. THE DRAWINGS. To be used in conjunction with the Schedule of Works, specification and drawing annotation. Refer to contract administrator if there is any conflicting information or if clarification of any detail is required. Take critical dimensions on site or refer to products must be approved by both the client and Building Control prior to works proceeding, notifying at key stages for inspection.

2. SITE PREPARATION AND SERVICES. Break out existing yard bases in where necessary. Replace any areas of defective sub-base and rationalise levels with consolidated hardcore. A visit is essential as not all structures and level changes are shown on the drawings. All work in accordance with section C4 diagram 5 and 6B section 3 and diagrams 1, 2 and 3 of Approved Document C of the Building Regulations (Site preparation and resistance to contaminants and

3. DRAINAGE GENERALLY. Excavate trial pits and test soil porosity at a given depth in agreed locations for Klargester treatment tank, soakaway both for foul and surface water and areas of gulley/drain. Report with results to contract administrator and obtain further

4. DRAINAGE BELOW GROUND. Lay new underground drainage system using correctly sized uPVC and/or vitrified clay pipework in accordance with regulation H1 of the Building Regulations. Minimum gradient foul 1:40, surface 1:80. Minimum depth of pipework 0.9 metres under an road and 0.6 metres in fields and areas of landscaping. Minimum cover in soft ground should be 300mm but use 100mm concrete encasement (with compressible board movement joints) where cover is reduced. Construct new chambers in class B engineering brickwork, 1:¼:3 c:l:s raised off concrete base say provisionally 150mm thick. Finish with cast iron cover and frame to BSEN124 class A15 (pedestrian) or class B125 (vehicular traffic). Refer to table 14 (section H1) of approved document H, spacing in accordance with table 13. Fill all voids at pipe penetrations into walls with compressible sealant to prevent the entry of gas.

All work to be in accordance with concrete encasement and pipe penetration details, table 10 of section H1 and paragraph 2.41 to 2.45 of approved document H of the Building Regulations, limits of cover over ipework to be in accordance with tables 8, 9, 10 and diagram 10

5. FOUL WATER DISPOSAL. Lay new drains. Excavate and install a proprietary waste treatment unit below ground level, suitably sized for number of employees and operations within the building. Form concrete base in excavation, position tank and surround as recommended by manufacturer. Use 'Klargester Biodisk' or approved equivalent to include the optional indoor alarm panel. Provisional size site, maximum load at present say 10 number staff, toilets - no catering facilities. Tank sized for a minimum of 25 occupants. Site tank within a minimum distance of 15m away from building and refer to plan 20331-02 for approximate location. Site 15m minimum from any point of abstraction of any ground water and not in a ground water protection zone. Tank to be no less than 10m away from any water course or permeable drain. Form herringbone soakaway system using perforate 100mm diameter pipework, do not use corrugated land drain. Lay stone 20mm to 50mm grade ensuring 50mm cover to pipe and cover with strips of plastic material to prevent entry of silt.

9. FOUNDATIONS. OPTION I. (PROVISIONAL - SUBJECT TO STRUCTURAL ENGINEER'S CALCULATIONS) For external cavity walls, all internal block partitions and staircase enclosure. Excavate for new strip foundations at a provisional depth of 900mm deep from ground level. Form new concrete strip foundations between stanchions comprising 600mm wide mass poured concrete (GEN1), 200mm thickness at a minimum depth of 750 mm below ground level. Foundations subject to ground conditions inspection by Building Control Officer and design by Structural Enginee
Arrange inspection and obtain approval from Building Control prior to

EER's CALCULATIONS). Lay a reinforced raft foundation throughout with edge beam making allowance for insulation in the office area floor. Reduce levels, rationalise existing hardcore sub-base and make up as necessary, include for sand blinding and 1200 gauge dpm. Lay reinforced raft to engineer's design rawings and calculations to be submitted to Building Control for

other masonry certified for below ground use. Form cavity; fill to ground level (within 150mm below DPC) with weak concrete mix sloping towards external leaf. Incorporate a plastic based DPC 150mm above the highest adjoining ground. For external walls only, raise external leaf in new or reclaimed Cheshire facing brickwork, 150mm below ground level. Seek client's approval of brickwork prior to proceeding and construct a sample panel for approval. Incorporate vertical formers and expansion joints with

100mm/140mm solid aggregate blockwork with a minimum compressive strength of 7 Newtons per mm² in accordance with BS6073 part 1. Internal load bearing partitions raised in blockwork as before described. Use stainless steel wall connectors at abutments and stainless steel wall ties to comply with BS 1243 with a maximum spacing of 900mm in the horizontal plane and 450mm in the vertical plane. Reduce to 225mm spacing around all window and door openings. Place wall ties as near to opening as practical, but at least within 150mm. All cavity walls to have 75mm cavity cavity with "Thermawall TW50" (partial cavity fill wall insulation) by W/m²/K. Allow 50mm thickness of insulation, comprising a CFC free rigid urethane core with low emisstivity composite foil facings on both sides. Any bridging of the cavity other than with wall ties or the closing course protected by the roof is to have a suitable damp proof membrane. Use proprietary cavity trays with weep holes and perpends to prevent the passage of moisture. Use Alreflex cold insulating vertical and horizontal dpc to all window and door reveals manufactured by Thermal economics (Tel: 01582 450 814). See

25. CEILING OVER STAIRCASE. Form new ceiling over staircase enclosure.

Use 47 x 120 ceiling joists (C16) at 400mm centres. Support joists on item "Thermal bridges". Provide insulated cavity closers around all

metal stud partition systems, see drawing no 20331-06 for definitions. Line partitions either side with foil backed 12.5mm plasterboard, tape and scrim joints and finish with compatible skim. Note, the provision 14. THERMAL BRIDGES. Provision will be made to limit thermal bridging occurring around the windows, doors and other wall openings. All window and door reveals to be lined with suitable insulation either 'Kingspan' or 'Celotex' CA2010, fitted in accordance with manufacturer's recommendations. In addition, use 'Alreflex' cold break insulating dpc at reveals, manufactured by Thermal Economics

approved fixing method. Fix straps to inner leaf masonry.

finish. Prepare samples panels for approval.

below ground level in concrete engineering bricks, trench blocks or

Raise internal leaves in blockwork, use "Celcon" high 7

13. STUD PARTITION WALLS. Internal partition walls to be either timber or

7.LATERAL RESTRAINT. Newly formed walls to be strapped to steel

10. F OUNDATIONS. OPTION 2. (PROVISIONAL - SUBJECT TO STRUCTURAL 18. MORTAR. Use properly gauged cement, lime, sand in the ratio of 1:1:6 26. INSULATION. The aim is to achieve elemental U-values for roof, walls and floors of 0.2 W/m²/K, 0.35 W/m²/K and 0.25 W/m²/K respectively. Design of elements defines how this will be achieved. Existing roof sheeting and defining arrises where exposed brickwork permits. For internal insulated roof sheeting system already exists. Check adequacy and

> 20.FLOOR, WAREHOUSE. Form reinforced concrete floor. Reduce levels, repair existing consolidated hardcore base formation, making good where necessary. Lay sand blinding and 1200 gauge polythene dpm with joints sealed and lapped onto new dpc. Lay fabric reinforcement supported on hoop spacers, consider the requirement for split side 4.5m alternate strips running either the full length of the building or in line with the anticipated traffic flow. Form construction and contraction ioints. The spacing of these joints will be determined by the design calculations and drawings prepared by Structural Engineer.

21.FLOOR JOINTS. The longitudinal joints between successive strips will be treated as a butt joint and no special treatment will be required Unless work will commence within 1 hour form a construction (day work) joint. Contraction joints will be formed to ensure that bays do not exceed 25m² or 1.5 x strip width. Use 50mm deep metal groove former to push in a 100mm wide strip of polythene for the full width of the strip. Agree alternative method with the CA and submit proposals. All work to be subject to engineer's design.

22. PROTECTION. Keep all vehicles off the concrete for at least 4 days (7 in winter) and heavy vehicles off for at least 10 days, preferably 14 (21 in winter). Cover to cure in accordance with E10 of the specification. 24. GROUND FLOOR CEILINGS. Finish with 12.5mm foil backed plaster board. Tape and scrim all joints, applying a compatible skim to finish. Make allowance for the protection and encasing of all exposed steel board attached to a supporting timber framework, finish as before.

galvanized fishtail joist hangers plugged and screwed to blockwork. Finish with Therma roof TR31 or equal and approved with integral vapour control layer and plyboard top manufactured by Kingspan or approved equivalent nominal thickness say, 91mm to comply with a U value of 0.25 W/m²/K Underdraw joists with two layers of 12.5mm foil backed

provide a minimum U-value of 2.0 W/m²/K. Install toughened safety glass where less than 800mm above finished floor level and to all critical locations in accordance with diagram 1 of approved document N of the plasterboard, joints staggered. Tape and scrim all joints, providing a compatible skim to finish.

Building Regulations. Use Pilkington "K" glass with 16mm cavity, to providing a U-value of 1.7 W/m²/K. 36. SMOKE DETECTION/FIRE ALARM. A fire alarm system will be installed in accordance with BS:5839 part 6:1995 as part of the electrical installation, fit nains powered smoke alarms and heat detectors with battery back up away from walls and lights. Fit in accordance with manufacturer's recommendations and the latest edition of the IEE Regulations. Make reference to drawing no 20331-06 and 07 for locations of fire alarm

27. SUPPORT OVER OPENINGS. Insert proprietary coated steel lintels over newly formed window and door openings. Use Catnic 'CG70/100' for 70 - 85mm

with minimum 150mm end bearing and form a soldier course to form sill and head of windows at ground floor level. Install proprietary stop ends

with weep holes (minimum 2 per lintel). Use adequately sized steel box lintels over internal openings, use a mixture of 'Catnic CN5X and CN56X

or approved equivalent. All sizing with supporting calculations to be

background ventilation at a rate of 4,000mm² to the kitchen/staff room and WCs at 4,000mm² per m² of floor area of all occupiable rooms. Other occupiable rooms are to be ventilated at the rate of 4,000m² per m² or

rooms up to 10m². Rooms greater than 10m², provide a rate of 400 per m²

29. MECHANICAL EXTRACT VENTILATION. Install extractor fans and ductwork to

comply with a minimum of 15 litres per second and to have a 15 minute

30. PASSIVE STACK VENTILATION. To disabled and general WC. No section of

ductwork shall be at an angle greater than 45° to the horizontal plane.

Provide an air inlet by forming a 10mm gap under door openings in rooms where passive stack ventilation is used. Ventilation to be in accordance

with BRE information paper 13/94 and appropriate certification such as

31.AIR LEAKAGE. Reasonable provision will be made to reduce unwanted air

leakage. Seals to be installed to provide an air barrier around service entries. The need to provide adequate ventilation for health and

32. WINDOWS AND GLAZING. New windows to be formed from uPVC section

(rehau or equal and approved). Windows to have double glazed units to

combustion, part F and J to the Building Regulations respectively has been

the staff room/kitchen, general toilet and disabled WC. Extract fans to

28. Ventilation. The area of openable windows in each new habitable

and integral fly screen. Form trickle ventilation to all new windows.

cavity and 100 - 115mm inner leaf or equal and approved. Bed on mortar

37. EEMERGENCY LIGHTING. Emergency lighting to be installed in accordance with the relevant parts of BS 5266:part 1 and latest addition of the IEE Wiring Regulations. A category NM/1 installation will be designed by the routes. Refer to drawing no 20331-06 and 07 for location of system

components.

37. FIRE DOORS. Fit half hour resisting doors to conform to BS 8214:1990 and signs to be BS 4599: part 1. All fire resisting self closing doors have 'fire door keep shut signs in white letters on a minimum of 60mm diameter blue circle. Doors forming part of the means of escape will be fitted with staircase enclosure creates comparmentation. 38. MEANS OF ESCAPE. All new windows to comply with paragraph 2.11

to have an un-obstructable opening area of at least 0.33m2 and 450mm high x 450mm wide. The bottom of the openable window area should not exceed 1100mm from finish to floor level. heating boiler with sufficient capacity to power convector panels (radiators) System to include time clock, control thermostat and thermostatic radiator valves throughout. Locate boiler flue at least 300mm away from any opening into the building, terminal to be protected. Insulate pipes and storage vessels as necessary. System to comply fully with document L2 of the

Radiator sizing and calculations are on the basis that all rooms are to be 40.FLUE OUTLET. Bonded flue to be positioned at least 300mm away from any openable window. All work to be in accordance with approved document J of

41. FUEL/HEATING OIL STORAGE TANK. Construct bund from masonry in accordance, with general guidance in "above ground oil storage tanks":
PPG2 (Environment Agency) and the specific advice in masonry bunds for oil tanks or concrete bunds for oil storage tanks. A new oil storage tank is to be provided to the contractors design. Tank to comply with Building Regulation J5 (ignition in the event of fire) and J6 (protection against pollution) any contaminant bund whether integral of separately constructed is to have minimum capacity of 110% of any tank contained within it. Oil storage

installation to carry adequate labeling in a prominent position giving specific 42. ELECTRICAL. Install appropriate isolation equipment for each area and 42. ELECTRICAL. Install appropriate isolation equipment for each area and design and install a new electrical system. Re-wire from new meter position including consumer unit with MCD/RCD control power, lighting, telecommunications, computer cabling, mains powered (with battery back up) linked smoke detection system and under/over sink water heaters for general use. Allow generally for heated hand wash unit to toilets and under sink electrically operated water heater to the kitchen. Work to be carried out by

an NICEIC registered contractor with appropriate certificates provided.

43. DRAINAGE ABOVE GROUND. Appliance Minimum diameter / Gradient / Trap diameter / Seal Washhand basin 50mm Toilet (WC) 100mm 18/44mm 32mm 18/90mm 100mm

40mm 75mm · Plastic traps to BS 3943 Plastic washers to BS 5255 See section R11 of the specification.

creating half hour fire resistance. White wastes internally, black externally. Where discharge stacks terminate inside the building fit air admittance valves. ('Dergo' valve or approved equivalent) to comply with PREN 123. Externally, stacks to terminate 900mm above any opening. Fit perforated cage to traps to eliminate vermin entry.

44. STAIRS. Pre cast concrete to be formed and constructed in compliance with table 1, section 1 of approved document K of the Building Regulations. Maximum rise of 190mm with a minimum going of 250mm, maximum 37.2° with a maximum headroom of 2m. Guarding to be provided at a height of 900mm above the pitch line and 1100mm above any landing edge. Children under the age of 5 years are not expected to use this building, although provision will be made to prevent climbing of

DRAINAGE ABOVE G.L. To be wastes/traps as follows: W.C.-100mm, sinks-40mm, basins-32mm. All wastes to have minimum 1 in 40 falls with access to all changes in direction and connection to below ground drainage or 100mm soil and vent pipe. Provide pyo gutters and rainwater pipes. S&VP to finish within roof void with air relief valve or through roof with termination cage.

DRAINAGE BELOW G.L. Provide 100mm Osmadrain or similar flexibly jointed drainage pipe laid to minimum 1 in 40 falls in pea shingle bed and surround min. cover 100mm. Where pipes pass through loadbearing walls provide an opening with minimum clearance of 50mm and masked each side with rigid sheet material. Provide proprietary and complimentary fittings, gullies, access points, bends. All fixed in accordance with manufacturer's specification.

FIRST FLOOR (TIM) Provide 19mm flooring grade chipboard on SC3 kiln dried joists at size/spacing indicated. Provide soffit of 9.5mm plasterboard and skim. All joints and abutment with walls to incorporate scrim tape. Joists to be built into new construction and provided with joist hangers where necessary. Where joists span 2.5-4.5m provide mid-span

GARAGE FLOOR (CONC) Provide min 100mm thick gen1 concrete slab with float finish on min.1200g Visqueen d.p.m. linked with d.p.c. Dpm on 50mm sand blinding. Provide sound sub base of min. 250mm type 1 hardcore fill and provide mesh in slab where instructed.

PARTY WALLS To be two leaves of concrete block plastered both sides with proprietory 2 coat plaster of 13mm thickness and an overall density of 415kg/m2.Blockwork to be of min. density of

Provide profiled metal sheeting with Plastisol manufacturer's instructions. Incorporate all necessary verge trims and upstands to receive flashings over. TIMBER STAIRCASE

ROOFING (PROFILED METAL)

To be 13 No. risers of 200mm and goings of 225mm. All landings to be a length equal to or greater than the clear stair width. Provide minimum headroom of 2.0m above pitch line of stair/landings. Provide handrails at 900mm above flight and 1100mm above landings. Balustrading to incorporate spindles at max. 100mm centres.

VENTILATION Provide mechanical extraction to the following accommodation and rates of extraction: Kitchens : 30 Itrs. per sec. adjacent to hobs or 60 Itrs. per sec. elsewhere Bathrooms: 15 Itrs. per sec. per bath/shower. Sanitary accommodation: 6 ltrs. per sec. per w.c. or 3 air changes per hour. Provide 15 min. overrun.Utility 30L/sec rate Generally: provide 4000 mm2 background ventilation where external wall or window available and room non-habitable. To habitable rooms provide openable window with area of min 1/20 the floor area of room being served and background ventilation of 4000 mm2 up to 10m2 and 400mm2/m2 thereafter.

FOUNDATIONS Provide a cast in—situ concrete strip footings of gen1 concrete. Provide minimum depth of 750mm below adjacent ground level with minimum thickness of 150mm and project either face of walling minimum 150mm. Ensure cover to concrete n.l.t. 600mm. Excavations to be inspected by L.A.B.C. prior to concreting. Below ground walling to be dense concrete blockwork with weak mix cavity fill or proprietary trench blocks to

Any water course or drainage encountered to be diverted to the satisfaction of L.A.B.C. Inspector. Provide dpc at minimum 150mm above adjacent ground level or floor level where internal. Cavities in external walls to extend to adjacent ground level minimum 150mm below

FIRE DETECTION Provide hard wired interlinked smoke detection system with battery back-up where indicated by symbol. To garage provide internal door of FD30S with self closing device.

The building is to be gas centrally heated, thermostatically controlled with system to BS 5258 to be designed and installed by qualified engineer.System to have central programmer. All radiators to have TRV's. Gas fired conventional boiler systems with fan assisted flue and vent terminal. Assume boiler rating of not more than 80,000 btu's Hot water PARTITIONS TIMBER Provide studs and noggins of 75 x 50mm scant

at 400 and 600mm centres respectively. Provide sole and head plates. Finish both sides with 12.5mm plasterboard and skim. Where sound resistance required provide 100mm quilt insulation between. All joints and abutments with ceilings to incorporate scrim tape.

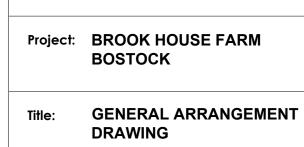
PARTITIONS CONCRETE Provide 100mm Forticrete (or similar) 4.2 N/mm2 concrete blockwork of density to be confirmed in sand cement mortar. Provide p.c. concrete lintels over openings; 150 x 100 (Naylor R6) where less than 1.2m span and 225 x 100 (Naylor R9) where 1.2m-1.8m span. Provide minimum 100mm hadrings Finish walls with two acat proprietary

All windows to be upvc casement windows with trickle ventilation facility. Sealed double glazed units to incorporate 12mm air gap and to be argon filled with a soft low—E coating giving maximum U—value of 2.0W/m2K. Sealed units to be fixed in strict accordance with manufacturers recommendations.

TOP ABUTMENT VENTILATION SYSTEM Include ventilated filler unit. Ensure the top course tiles are additionally fixed by standard tile clips, course below. Ensure the batten section is fixed between 5—10mm from the wall and underlay stopped short accordingly.

ELECTRICAL WORKS BY A COMPETENT PERSON SCHEME MEMBER: All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 16th edition wiring guidance and Building Regulation Part P (Electrical Safety) by a member of the O.D.P.M Competent Person Scheme. The competent person is to send to the Local Authority a 'Self—certification Certificate' within 30 days of the electrical works completion. Client must receive both a copy of 'Self-certification Certificate' and a BS 7671 Electrical Installation Test Certificate.





Scale: 1:100 @ A0 Date: FEBRUARY 2021

Checked: -Drg No: 128684 - 05

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