#### **GENERAL:**

#### NO 9 TOOTHILL LANE IS A VACANT SHOP PREMISES, WITH **GRADE II LISTED BUILDING STATUS AND LOCATED WITHIN THE** MANSFIELD MARKET PLACE CONSERVATION AREA. **PREPARATION WORKS:**

TAKE DOWN AND CLEAR AWAY THE BRICK REMAINS OF FORMER 20th CENTURY OUTBUILDINGS IN THE YARD AREA.

# **EXTERNAL WORKS TO SHOP FRONT:**

THE EXISTING SHOPFRONT WOODWORK IS IN POOR CONDITION. THE EXISTING WOOD TO BE REPAIRED WHERE PRACTICAL, DETAILS TO MATCH THE EXISTING. ROTTEN HORIZONTAL BOARDING TO STALL RISERS TO BE REPLACED. WOODWORK TO BE REPAINTED, COLOUR BLACK.

EXISTING EXTERNAL REMOVABLE SECURITY GRILLES TO BE RETAINED. CHECKED. REPAINTED AND REPLACED WITH NEW PADLOCK SECURITY FITTINGS.

#### **SIGNAGE:**

REPAIR EXISTING SHOP FASCIA SIGN, NEW INDIVIDUAL LETTERS WITH EXTERNAL LIGHTING TO DETAIL DESIGN.

## **REAR COVERED AREA/LANDSCAPING:**

NEW PARTIALLY ENCLOSED COVERED AREA TO BE PROVIDED TO DETAIL DESIGN. TO BE SUPPORTED ON FREESTANDING METAL FRAMING, WITH NO PERMANENT FIXINGS TO THE LISTED BUILDING. SLIDING OPENABLE ROOF/WALL PANELS.

## PITCHED ROOF COVERING:

EXISTING CONCRETE TILES. NO WORK PROPOSED. **ROOF INSULATION: ATTIC LEVEL:** 

**RECOMMENDED - REPAIR EXISTING FLOOR BOARDS WHERE** BROKEN OR MISSING.

2 LAYERS150mm CROSS-LAYERED. OWENS- CORNING CROWNWOOL OUILT.

# **RAINWATER GOODS:**

CHECK EXISTING BLACK UPVC. REPAIR/REFIX/REPLACE AS NECESSARY.

## **CEILINGS:**

12.5mm BRITISH GYPSUM DUPLEX PLASTERBOARD FIXED TO THE MANUFACTURERS RECOMMENDATIONS. SKIM FINISH.

## **EXTERNAL WALLS:**

EXISTING EXTERNAL SILICONE RENDER PATCH REPAIR TO BE REMOVED AND REPLACED. RENEW EXISTING RENDER FINISH WITH LIME RENDER TO MATCH THE EXISTING.

REPAIR ANY MISSING OR DEFECTIVE MORTAR TYPE AND MIX TO SUIT USE AND LOCATION.

REPLACE EXISTING PLANTED DEFECTIVE TIMBER BOARDING TO MATCH THE EXISTING SIZES AND FINISH, USING TREATED TIMBER, STAIN FINISH.

## **INTERNAL WALLS: STUD:**

75 x 50mm SOFTWOOD STUDS AT 400mm CENTRES WITH PLASTERBOARD AND SKIM FINISH, AND FIBREGLASS QUILT SOUND

# DEADENING.

**VENTILATION:** 

SERVERY AREA - VENT FAN TO EXTRACT MIN. 60 litres per sec. TOILET - WINDOW TO HAVE OPENING LIGHT WITH A TOTAL AREA OF AT LEAST 5% OF THE FLOOR AREA OF THE ROOM OR VENT FAN TO EXTRACT MIN. 6 litres per sec.

VENT FANS TO BE VENT AXIA OR OTHER APPROVED.

## **PLUMBING INSTALLATIONS:**

ALL TO BE CARRIED OUT TO BS 5572:1978. WASTE DIAM. WHB 32mm DEPTH OF SEAL: 75mm

WC 100mm 50mm

SANITARYWARE TO BE ARMITAGE SHANKS LIMITED OR SIMILAR APPROVED.

#### DRAINAGE:

POLYPIPE OR SIMILAR APPROVED UNDERGROUND DRAINAGE PIPES AND FITTINGS, WITH FLEXIBLE JOINTS LAID TO MANUFACTURERS RECOMMENDATIONS, BEDDING TO SUIT SITE CONDITIONS. FOUL DRAIN TO BE CONNECTED TO EXISTING FOUL SYSTEM. ALL DRAINAGE TO BE TO THE APPROVAL OF THE BUILDING CONTROL SERVICE PROVIDER.

## **AUTOMATIC SMOKE DETECTION:**

MAINS OPERATED SELF-CONTAINED SMOKE ALARMS IN CIRCULATION AREAS.

#### TO BS 5446.

SMOKE ALARMS TO BE INTERCONNECTED AND INSTALLED TO MANUFACTURERS RECOMMENDATIONS.

TO BE WIRED TO A SEPARATELY FUSED CIRCUIT AT THE DISTRIBUTION BOARD TO CURRENT IEE REGULATIONS. **GLAZING:** 

## EXISTING GLAZING IS TO BE RETAINED.

IF CHANGED - TO 'CRITICAL' LOCATIONS ie) WITHIN 800mm OF FLOOR LEVEL IN WINDOWS AND WITHIN 1500mm OF FLOOR LEVEL IN GLAZED DOORS OR SIDE PANELS CLOSE TO A DOOR EDGE SAFETY GLASS (LAMINATED OR TOUGHENED) TO BE USED. TO SATISFY PART N1 OF THE BUILDING REGULATIONS SAFETY GLASS TO BS6206.

## **STAIRCASE:**

EXISTING DEFECTIVE STAIRCASE TO BE REPLACED, STRINGS, RISERS AND TREADS TO MATCH THE EXISTING. MISSING HANDRAIL TO BE REPLACED, 900-1000mm ABOVE PITCH LINE OF STAIR. GUARDING TO BE SUCH THAT A 100mm SPHERE CANNOT PASS THROUGH ANY OPENINGS IN THE GUARDING. WINDOWS AND DOORS:

#### WINDOWS:

EXISTING TIMBER WINDOWS TO BE RETAINED AND REPAIRED. FIRST-FLOOR FRONT WINDOW SINGLE-GLAZED SLIDING SASH. **RECOMMENDED - TO PROVIDE INTERNAL SECONDARY GLAZING** UNITS.

FIRST-FLOOR REAR WINDOW TO BE RETAINED AND REPAIRED. DOORS:

EXISTING ENTRANCE AND REAR EXIT DOORS TO BE RETAINED. ENTRANCE DOOR TO BE REPAIRED OR REPLACED TO MATCH. **HEATING INSTALLATIONS:** 

## TO CLIENTS DIRECTIONS.

ELECTRIC THERMOSTATICALLY CONTROLLED HEATERS. **DECORATIONS:** 

TO CLIENTS DIRECTIONS.

ALL WOODWORK AND PIPEWORK TO BE PRIMED BEFORE SITE FIXING.

PAINT TO BE CROWN BERGER OR SIMILAR APPROVED ELECTRICAL INSTALLATIONS.

# TO CLIENTS DIRECTIONS

TO CURRENT IEE REGULATIONS.

EQUIPMENT TO BE MK ELECTRIC LIMITED OR APPROVED. ALL ELECTRICAL WORK TO MEET THE REQUIREMENTS OF PART P 'ELECTRICAL SAFETY' MUST BE DESIGNED, INSTALLED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE BUILDING CONTROL OFFICER SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO OR A CERTIFICATE FROM A COMPETENT PERSON.

#### **LEADWORK:**

DEFECTIVE.

(THREE VOLUMES). **SERVICES:** 

CHECK POSITIONS OF EXISTING MAIN SERVICES BEFORE COMMENCING SITE WORKS, MAKE PROVISION FOR ANY TEMPORARY DISCONNECTIONS AND RECONNECTIONS AS NECESSARY.

**EMERGENCY LIGHTING:** TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE REOUIREMENTS OF BS5266:2011. SIGNS:

EMERGENCY EXIT/ESCAPE ROUTE SIGNS TO BE PROVIDED IN ACCORDANCE WITH BS 5499. FIRE DETECTION AND ALARM SYSTEM:

DESIGN CERTIFICATE TO BE PROVIDED BY DESIGNER. INSTALLATION CERTIFICATE TO BE PROVIDED BY INSTALLER.

COMMISSIONING CERTIFICATE TO BE PROVIDED BY ENGINEER. UPON COMPLETION BUILDING OWNER/ OCCUPIER TO COMPLETE

ACCEPTANCE CERTIFICATE.

**DISABLED PERSONS ACCESS:** 

**REGULATIONS 2004 IF PRACTICAL.** 

DOORS OF 750mm.

# FIRE EXITS:

TO OPEN OUTWARDS AND PROVIDED WITH DOOR FASTENINGS TO BE OPERATED WITHOUT KEY OPERATION.

#### **GENERAL:**

UNLESS OTHERWISE INDICATED. SITE.

# DO NOT SCALE.

COMMENCING WORK ON SITE. OF WORK ON SITE. AND CODES OF PRACTICE.

Purpose of Issue	status	Drawn By	Date	Scales @ A3	Project No.	Originator	Project	Client	Layout Title
Proposed		Checked By	Date		1041	alan wahlers ba (hons) dip arch (sheff) architect	9 Toothill Lane,	R and E Aliaj	Construction Notes
Fioposed		Approved By	Date		1841	t: 01623 882715 e: alan@wahlers.co.uk	MANSFIELD, Notts		Construction Notes

#### EXISTING LEAD FLASHINGS TO BE CHECKED AND REPAIRED WHERE

TO BE CARRIED OUT TO THE RECOMMENDATIONS OF THE LEAD SHEET ASSOCIATION, AS INCLUDED IN THE LEAD SHEET MANUAL

TO BE DESIGNED TO BS5839 BY AN ACCREDITED DESIGNER. DESIGN TO BE BASED UPON THE EVALUATION OF A FIRE RISK

ASSESSMENT CARRIED OUT BY THE BUILDING OWNER/OCCUPIER.

LEVEL ACCESS TO BE PROVIDED AT ENTRANCE DOOR IN

ACCORDANCE WITH DIAGRAM 18. PART M OF THE BUILDING

EXISTING UNOBSTRUCTED WIDTH AT ENTRANCE DOORS TO BE MAINTAINED. MIN. CLEAR UNOBSTRUCTED WIDTH AT INTERNAL

ADJACENT PROPERTIES AND BOUNDARIES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND HAVE NOT BEEN SURVEYED

CLIENT AND/OR CONTRACTOR TO CONFIRM THAT ANY WORKS ARE SET OUT AND CONSTRUCTED WHOLLY UPON LAND WITHIN THE TENANCY OF THE CLIENT, BEFORE WORKS ARE COMMENCED ON

ALL DIMENSIONS MUST BE CHECKED BY A CONTRACTOR BEFORE ALL DISCREPANCIES TO BE REPORTED PRIOR TO COMMENCEMENT

ALL WORK TO BE CARRIED OUT TO CURRENT BRITISH STANDARDS

## A.updated, details added......24.02.24

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