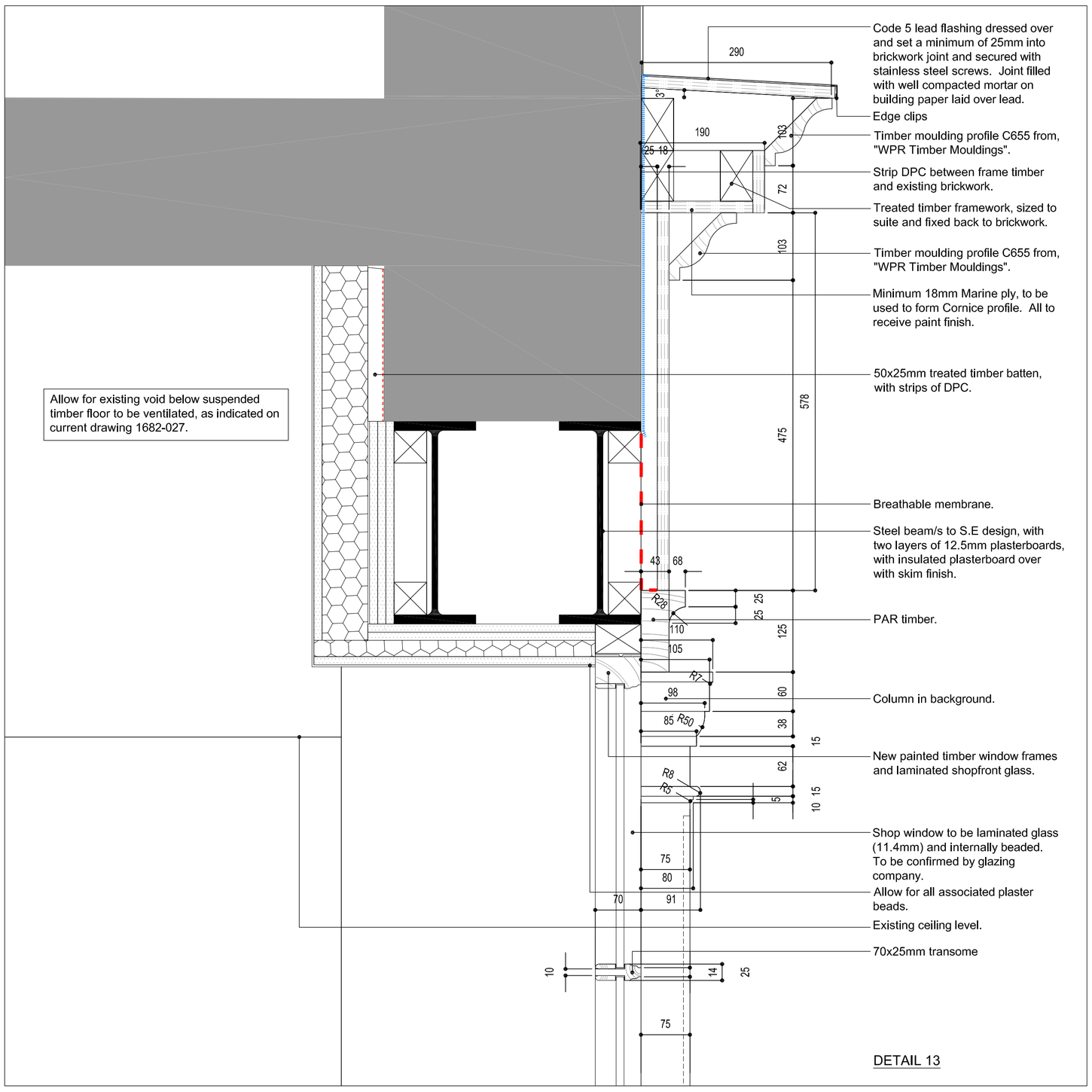
PLANNING DRAWING
THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION

BUILDING REGULATIONS DRAWING
THIS DRAWING IS FOR BUILDING REGULATIONS PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION

DO NOT SCALE FROM THIS DRAWING

TENDER NOTE
DO NOT SCALE FROM THIS DRAWING



DETAIL 13

BUILDING CONTROL NOTES:

PART A
GENERALLY:
All structural s.w. to be double vacuum treated, or similar approved. Structural timber is to conform to B.S.5268, 1984. All timbers are to be preservative treated, including all cut ends. All work is to be carried out in accordance with The Building Regulations latest amendments. All materials must be of an approved quality. All work must be carried out to the satisfaction of The Area Building Control Officer (B.C.O.) All structural steel work is to comply with B.S.449 part 1 & 2, 1985, and to be all in accordance with The Structural Engineers design and calculations. All structural work to be to S.E design.
All lead work to be laid in accordance with BS250 and BS229. Lead work to receive patination treatment as soon as practical after fixing, usually by the end of the day's work.
Contractor to ensure min. weather laps are achieved for the installation of breathable membranes, as specified by the manufacture for the pitch of roofs constructed on site.

PART B
FIRE SPREAD:
Elements of structure to have 1 hr F.R. All compartment walls and floors to be firestopped. All common circulation areas to have Class O surface spread of flame finishes.

Steel beams encased to give 1 hr F.R. as follows:- 1 layers of 15mm Glasroc F Firecase fixed together with Glasroc F Firecase screws at 150mm C/C'c, with the use of Gypframe FEA1 Steel Angles suitably fixed to the beam flange at 600mm C/C's. Board joints staggered by minimum 600mm between C/C's, with min. 60mm wide Glasroc F Firecase backing strip (for single layer system only) coving joint within web of steelwork. Where possible the top of the beam is to be covered with a single layer Glasroc F Firecase board. Refer to British Gypsum document, "C03. S02. P02 - P20 - FireCase. Steel encasements introductions".

Or Structural steelwork to be coated with proprietary intumescent paint system, all in accordance with manufacturers instructions to give 1hr F.R.

PART C
Existing structures and redundant services shall be broken up & removed from site where they would have a detrimental effect on the new development, as advised by the Structural Engineer.

Damp proof courses to walls to BS 743 and BS 6398 shall be installed in accordance with BS 8000 part 3 section 3.3. All horizontal DPCs to be laid on mortar bed. Laps to be minimum 100mm generally, full laps at angles. DPC's to be a minimum of 150mm above finished external floor level.

Hidden gutters, roof penetrations etc to include for proprietary formers and flashings as recommended by manufacturer. Code 5 stepped lead flashings.

All leadwork to be carried out in accordance with The Lead Development Association details, and to be coated with patination oil to prevent staining.

PART H
RAINWATER GOODS:
All new rainwater goods to be in cast iron and fixed in accordance with manufacturers instructions.

PART K
GLAZING, WINDOWS:
All glazing in critical locations to be safety glass in accordance with Part K. ie, between f.f.l. and 800mm in walls and partitions and between f.f.l. and 1500mm in doors and side panels within 300mm either side of doors.

A glazing material would be suitable for a critical location if it complies with one of the following:-

A.It satisfies the requirements of Class 3 of BS EN 12600 or Class C of BS 6206.

B.It is installed in a door or in a door side panel and has a pane width exceeding 900mm and it satisfies the requirements of Class 2 of BS EN 12600 or Class B of BS 6206.

Laminated glass to be used to the shop front windows and any door fanlights (thickness to specialist design).

Glazing to shop front doors to be toughened glass.

PART L1
CONSTRUCTION TO STALLRISER WALL (NO 5. ECCLESTON STREET):
Raised and fielded panels, on vertical 50x50mm treated battens forming min. 50mm ventilated cavity (vented at the top and bottom of the wall), on breathable membrane, on 140mm blockwork, on DPC strips, on on 25 x 50 vertical treated timber battens, on 82.5mm insulated backed plasterboard, with skim finish. **All to give a min. U-Value of 0.24W/m2K.**

PART L1
CONSTRUCTION TO DOORWAY SOFFIT (NO 5. ECCLESTON STREET):
From the cold side up, 25mm marine ply with paint finish, on treated timber frame to S.E design, with 3No. layers of Rockwool roll over (crossed laid), with Vapour control layer laid over the top (warm side), on non vent void, with existing1st floor lath plaster ceiling over (retained). **All to give a min. U-Value of 0.14W/m2K.**

PART L1
CONSTRUCTION TO STALLRISER WALL (NO 7. ECCLESTON STREET):
15mm marine ply, on vertical 50x50mm treated battens forming min. 50mm ventilated cavity (vented at the top and bottom of the wall), on breathable membrane, on 140mm blockwork, on DPC strips, on on 25 x 50 vertical treated timber battens, on 82.5mm insulated backed plasterboard, with skim finish. **All to give a min. U-Value of 0.24W/m2K.**

PART L1
GLAZING TO NO 5 AND 7. ECCLESTON STREET, SLIDING SASH WINDOWS:
Sliding sash windows to match existing with factory sprayed paint finished.
Installed with double glazed units, draft seals and hardwood timber cill. To be weighted and corded sashes, and not spiral balanced. Sealed with burnt sand mastic. Paint to be linseed oil paint - Brown & Co. (or equal), 'Whiteley' off white. Glazing to be Putty sealed and pin fixed.

Glazing be from SashGlass Ltd or similar approved. Panels of glass to be "Slimlite Ultra clear, self cleaning slimlite double glazed units" (4mm low E/4mm cavity, gas/ 4mm clear, light transmission 85 percent, solar gain 79 percent).
For detailing of sliding sash windows, refer to current drawings 1682-050, 051, 052 and 053.
All to give a min. U-Value of 0.19W/m2K.

PART L1
CONSERVATION ROOF WINDOWS / HERITAGE CONSERVATION ROOF WINDOWS FROM VELUX:

Roof lights suitable for roof pitches 20 deg to 65 deg (to be confirmed on site)
Top hung.
Easy clean coating.
UV filter coating.
Size: CC04 550 x 980mm (sized to be confirmed on site).
All to give a min. U-Value of 1.3W/m2K.

https://www.velux.co.uk/products/roof-windows/conservation-roof-windows/heritage-conservation-roof-windows or similar approved.

PART L1
AIRTIGHTNESS:
All windows/doors; openings/penetrations within the building envelope to be fully sealed around interior perimeter using flexible mastic seal. Polysulphide mastic to be used to seal all such exterior perimeters.
All casement window ironmongery to include night latch settings.

PART M VOLUME 1
Inline with Part M volume 1, Material Alterations point 0.11 the existing, "building should be no less compliant with requirement M4(1) than it was prior to the building work taking place".

REGULATION 7 - MATERIALS AND WORKMANSHIP:
Materials should comply with appropriate British Standards or Agrement Certificates. Alternatively, the materials should be marked, stamped, independently certified or otherwise justified by test or calculation to show suitability.

GENERAL CONSTRUCTION NOTES:
New foundations:
New foundations are to be designed by the structural engineer (S.E).

Masonry:
New walls to be tied in with the existing, with the use of crocodile starter ties (or similar approved) or toothed in when stated on the drawings (to S.E design).

Allow for all pad stones as described by the S.E.

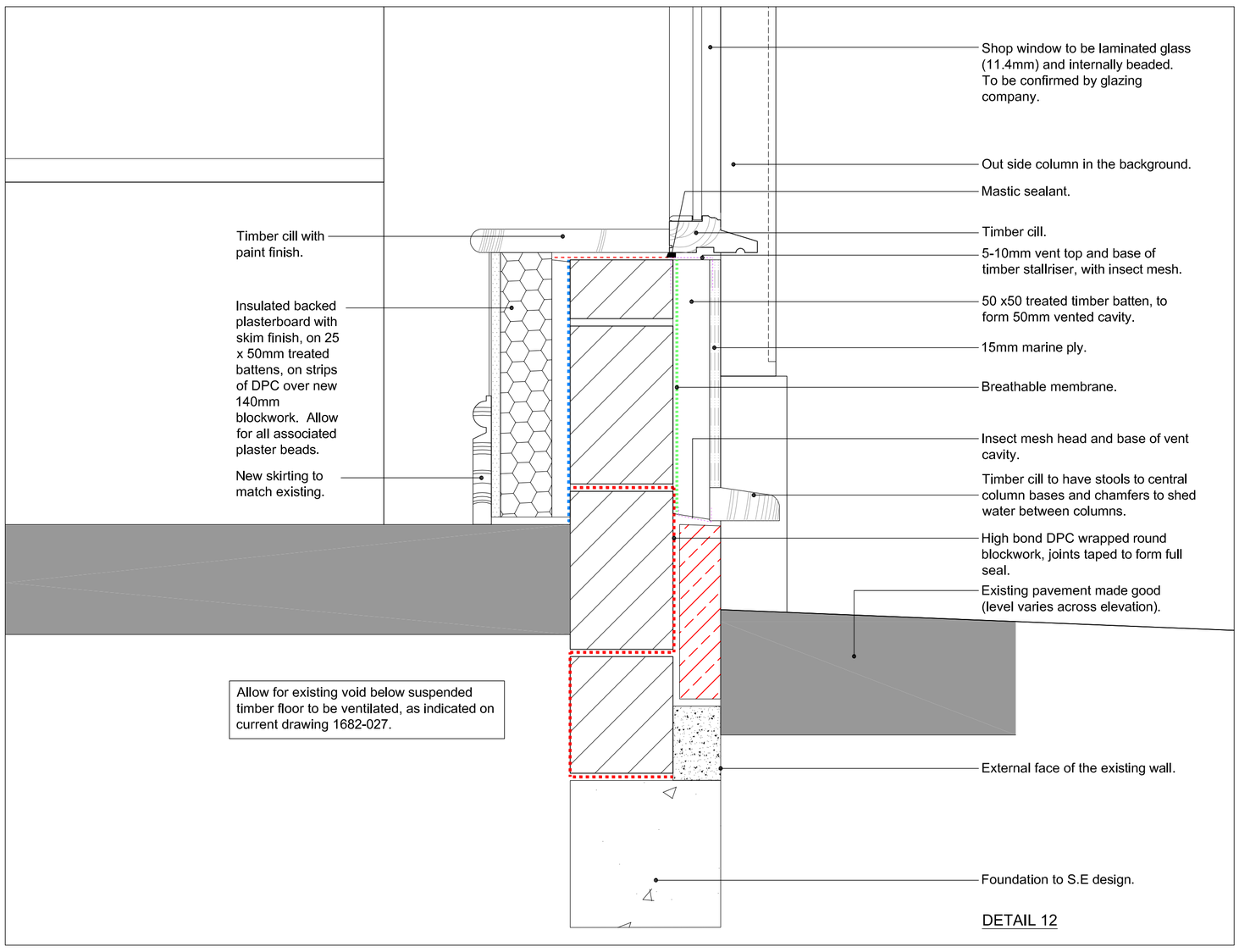
Allow for all wall plate straps as required by the structural engineer.

New or refurbished Brickwork, allow line mortar mix.

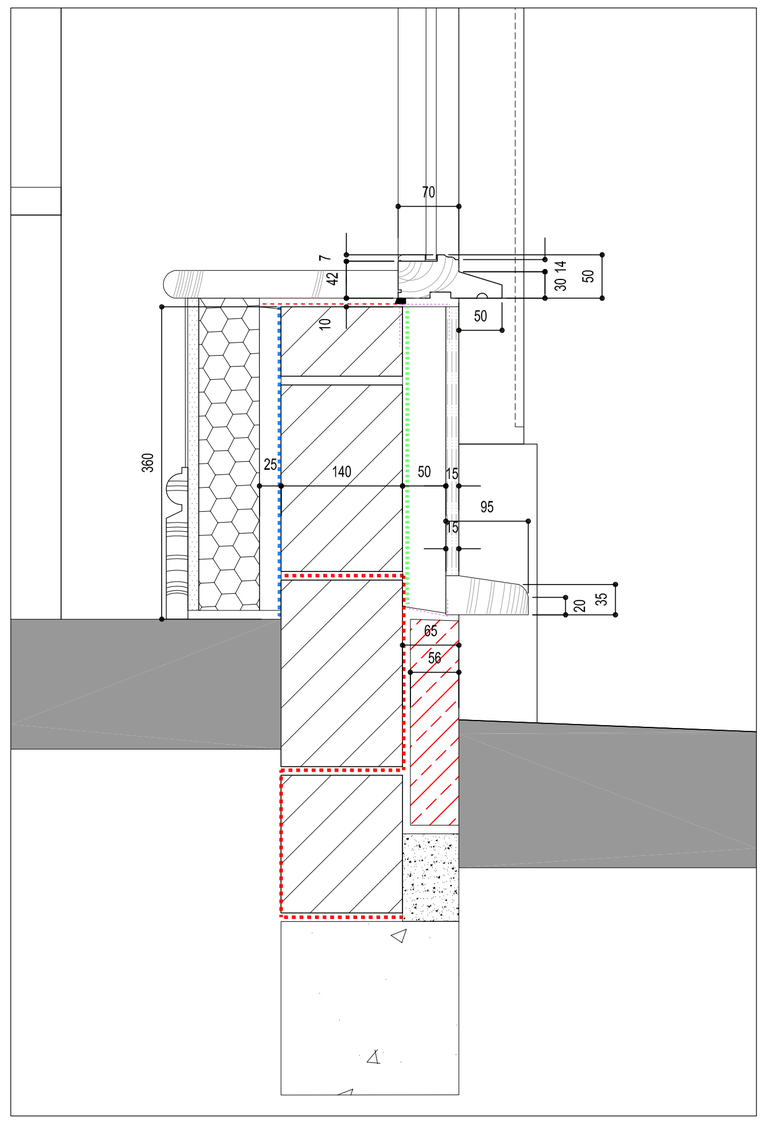
Ground and floor structures above ground level:
Any new solid ground floor construction to be S.E design.

Any new timber floors are to be to S.E design.

Existing timber suspended floors:
Existing timber suspended floors are to retain perimeter ventilation, when covered over by new structures. Allow for vents to be located to new locations, with heritage style cast iron covers.



DETAIL 12



REVISIONS				
Rev.	Description	Date	By	Chk'd
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1:20

cass
architecture masterplanning landscape conservation sustainability
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purpose
BUILDING CONTR. /TENDER

drawing title
DETAIL 12 AND 13
GENERAL BUILDING CONTROL NOTES

client
KNOWSLEY MBC
project
5-7 ECCLESTON STREET, PRESCOT. L34 5QA

scale @ A1 1:50
date 20-11-23
drn TOC chk'd AW

1682-028

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Original paper size (A1) 841x 594mm

CAD FILE NAME:S:\JOB FILES 1400 ONWARDS\1682 5-7 Eccleston St\Drawings (DMS to be used)\AutoCad\Current\1682-ALL PLANNING.dwg