

Sheet Issue Transmittal							
Project Name	Project Number	Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description	Current Revision Issued To
Meadowhead	10267	BA_DR_Zz_00_00_001	Sheet Issue Transmittal	9	21-08-2026	Planning amendment	LPA
Meadowhead	10267	BA_DR_Zz_70_30_010	Proposed GA Building Elevations	8	21-08-2026	Planning amendment	LPA
Meadowhead	10267	BA_DR_Zz_70_90_091	Visualisation	6	21-08-2026	Planning amendment	LPA



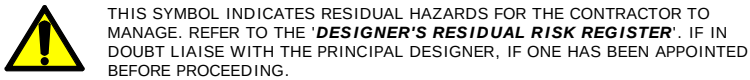
W | www.bloomarchitects.com

E | info@bloomarchitects.com

T | 0161 672 7415

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NOTES



THIS SYMBOL INDICATES RESIDUAL HAZARDS FOR THE CONTRACTOR TO MANAGE. REFER TO THE **DESIGNER'S RESIDUAL RISK REGISTER**. IF IN DOUBT LIAISE WITH THE PRINCIPAL DESIGNER. IF ONE HAS BEEN APPOINTED BEFORE PROCEEDING.

Carry out the works in accordance with the Building Regulations Approved Documents, specifications, British Standards, NHBC Standards and statutory requirements.

Carry out the duties of Principal Contractor (PC) in accordance with The Construction (Design and Management) Regulations 2015. Refer to the Health and Safety Executive's website for further details and information <http://www.hse.gov.uk>.

The Client shall refer to the HSE's CDM 2015 guidance for 'Domestic clients: roles and responsibilities' and undertake their responsibilities accordingly. <https://www.hse.gov.uk/construction/cdm/2015/domestic-clients.htm>

Construct the works in accordance with design information approved by the Local Planning Authority and Building Control department.

Contact the Building Inspector and arrange inspections in accordance with the proposed inspection regime interval.

Make photographic records using geo-tagged images prior to covering up any aspect of finished work. Submit the geo-tagged photographic record to the Building Inspector for their approval. Examples include, but are not limited to: insulation, cavities, waterproofing, membranes, vapour control layers, structure, foundations etc.

Refer to the Structural Engineer's drawings and calculation report for details of structural steelwork, ground floor slabs, floor joists, wall plates, ancillaries, foundations etc. Notify the Architect immediately, if the works require structural alterations in addition to the works indicated within the Structural Engineer's documentation.

The Design of temporary works (including propping and shoring) is the responsibility of the Contractor. Design temporary works in accordance with BS 5975. Submit design information and calculations to the Building Inspector for approval as required.

Unless otherwise indicated construct ground floor slabs to a minimum thickness of 150mm and foundations to a minimum depth of 900mm. The foundations shall project a minimum of 150mm either side of masonry. The type and depth of foundations shall be subject to ground conditions and the Building Inspector's approval. Refer to the structural engineer's documentation for detailed requirements.

The PC shall secure the site for the duration of the works. The PC shall prevent unauthorised access on to the site for the duration of the works. The Contractor shall seek the Employer's consent prior to giving permission to any other personnel on to the site for the duration of the works.

Where applicable, install the works in accordance with manufacturer's recommendations and installation instructions. Works which are below the standard required by the manufacturer or Architect shall be repaired, removed and/ or replaced by the PC as determined by the Architect.

Acceptable equivalent systems may be used as alternatives to systems specified on this drawing. Acceptable equivalent systems shall be equal in performance to those originally specified on this drawing and to the acceptance of the Employer and Architect.

Undertake electrical installations in accordance with Approved Document P (Electrical Safety) and BS 7671. Issue an electrical installation certificate under a Competent Person Scheme, or, Submit certificates in accordance with BS 7671 confirming the work has been inspected and tested by a Competent Person. A Competent Person is someone with sound knowledge and experience, relevant to the nature of the work undertaken to the standard required by BS 7671 and with inspection and testing procedures contained within the regulations with suitable testing equipment.

Undertake plumbing, drainage and ventilation in accordance with Approved Documents F and H. Use surface mounted IP5 rated lighting (minimum IP5 44) in wet areas such as utility rooms, WCs, bathrooms and en-suites.

Install DPC's 150mm above ground level to form a consistent, water-tight barrier and seal with interfacing DPM's. Provide a minimum cavity depth of 225mm from the lowest DPC. Seal cavities at interfaces with windows and doors with Kingspan's Thermabate cavity closer, or acceptable equivalent.

Incorporate safety glazes within sliding doors in accordance with BS 6206 at critical locations. Critical locations are: below 800mm from floor level, below 1500mm from floor level to any door opening and below 1500mm from floor level within 300mm of any door opening.

Fire detection shall be in accordance with the relevant recommendations of BS 5839-6:2004 to at least a Grade D Category LD3 standard. Interlinked, mains powered smoke detectors shall be installed to all levels of the property. Smoke detectors shall be provided with battery backup, conforming to BS EN 14684:2005 or BS 5446-2:2003. Unless otherwise indicated smoke detectors shall be positioned over the head of stairs, on each landing with no more than 7.5m between detector and habitable room.

Doorsets facing off the protected escape route (staircase and landings) shall be provided to achieve a minimum fire resistance of FD30 with intumescent strips, fixed into suitable fire resistant frames. Existing doors shall be replaced to meet the required specification or performance upgrades to existing doors shall be agreed with the Local Authority Building Control department prior to installation. Unless otherwise indicated, wireways and cabling shall be concealed.

8000mm² background ventilation shall be provided in each habitable room including kitchens where windows are replaced as part of the works. Provide extract ventilation to kitchens, utility rooms, bathrooms and sanitary accommodation. Extraction rates shall be in accordance with Approved Document F, table 1.1.

Refer to sheet BA_DR_Ac_10_10_25_001 'Demolition specification' for demolition works as indicated on the Design Drawings.

Refer to sheet BA_DR_Ac_05_40_97_001 'Technical Specifications' for detailed system descriptions and build-ups.

Glazed elements (glass margin/ fixed glass windows, glass sliding doors) shall achieve the thermal performance stated in the SAP calculation report. The minimum stipulated performance is 1.0 W/m²K. The principal contractor shall take full design responsibility for the design of the glazed elements including, but not limited to the glass build-up and mode of drainage.

'Making good' shall include board lining and skim finish to structural openings and remedial works to flooring substrates adjacent to the areas incorporating the main works.

Fixings shall be concealed, unless accepted otherwise by the employer. The PC shall be responsible for specifying the type, size and position of mechanical fixings.

BA	21-08-2026	9	Planning amendment
BA	10-08-2026	8	Planning amendment - client approval
BA	02-06-2026	7	BR submission
BA	28-05-2026	6	DRAFT BR submission
BA	22-05-2026	5	DRAFT BR submission
BA	15-05-2026	4	BAUDER
BA	28-04-2026	3	SAP for information
BA	09-03-2026	2	PLANNING
BA	24-02-2026	1	PLANNING
BY	REV DATE	REV NO.	DESCRIPTION

PROJECT NAME Meadowhead

PROJECT STATUS BUILDING REGULATIONS

DRAWING TITLE Sheet Issue Transmittal

PROJECT NO. 10267

SHEET NO. BA_DR_Zz_00_00_001

REVISION 9

SCALE @ A1