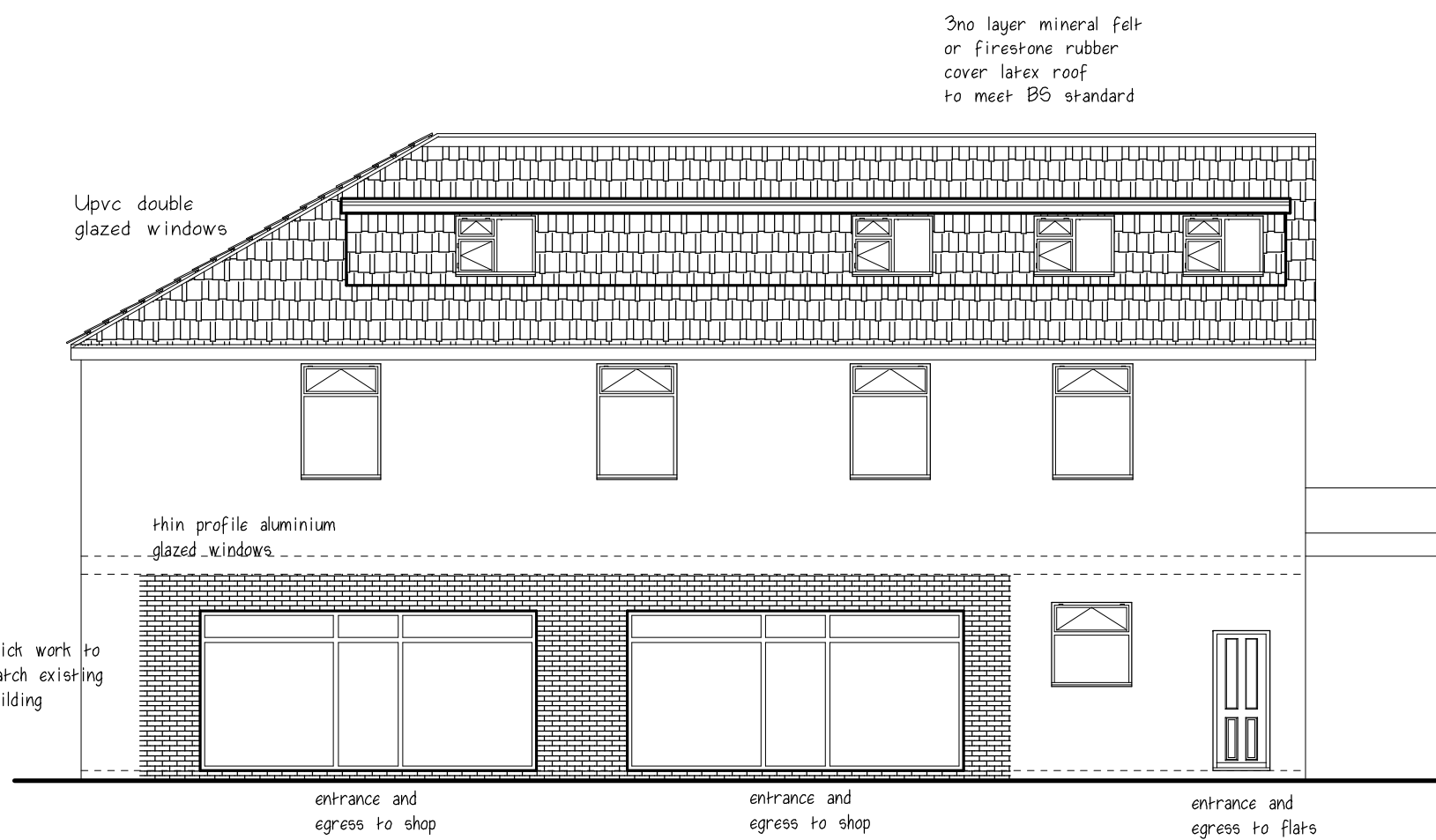
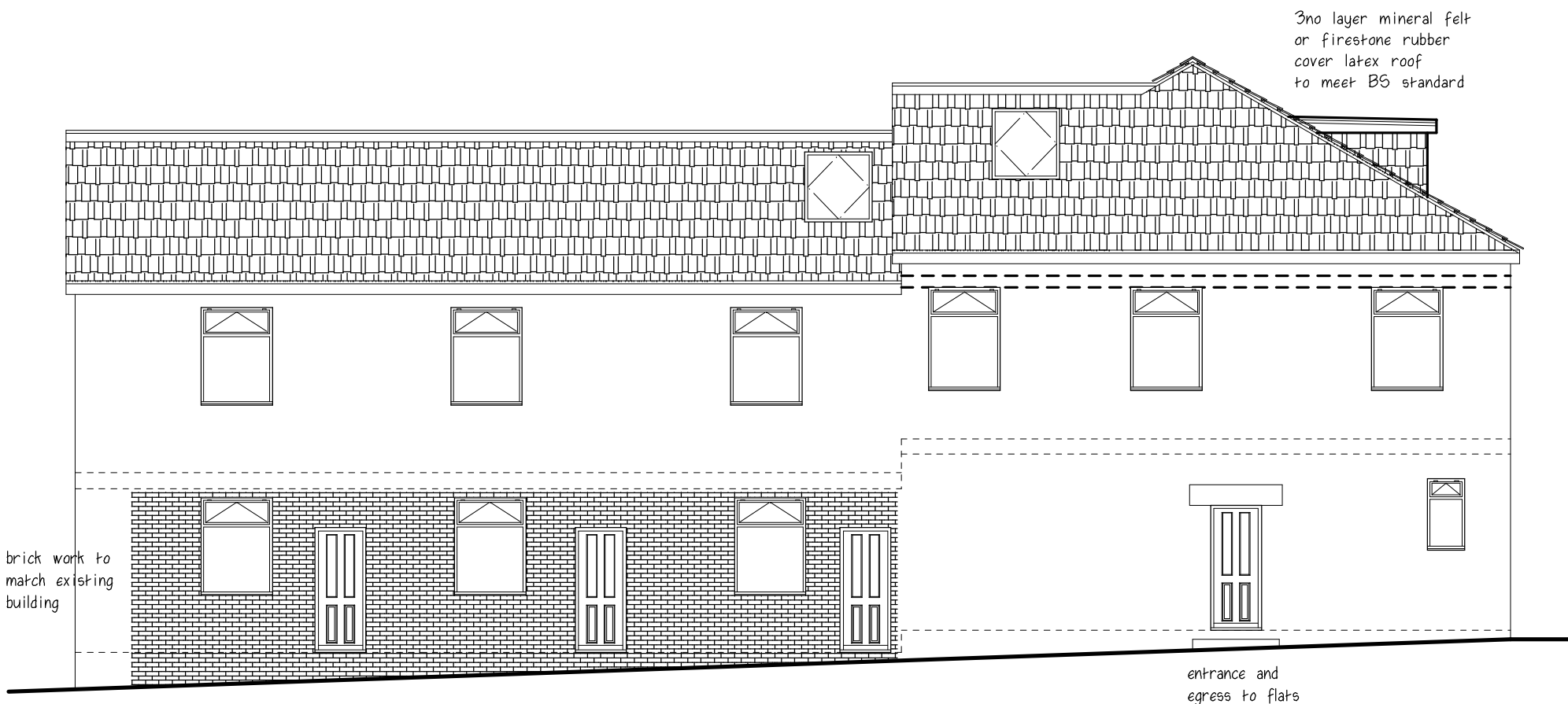
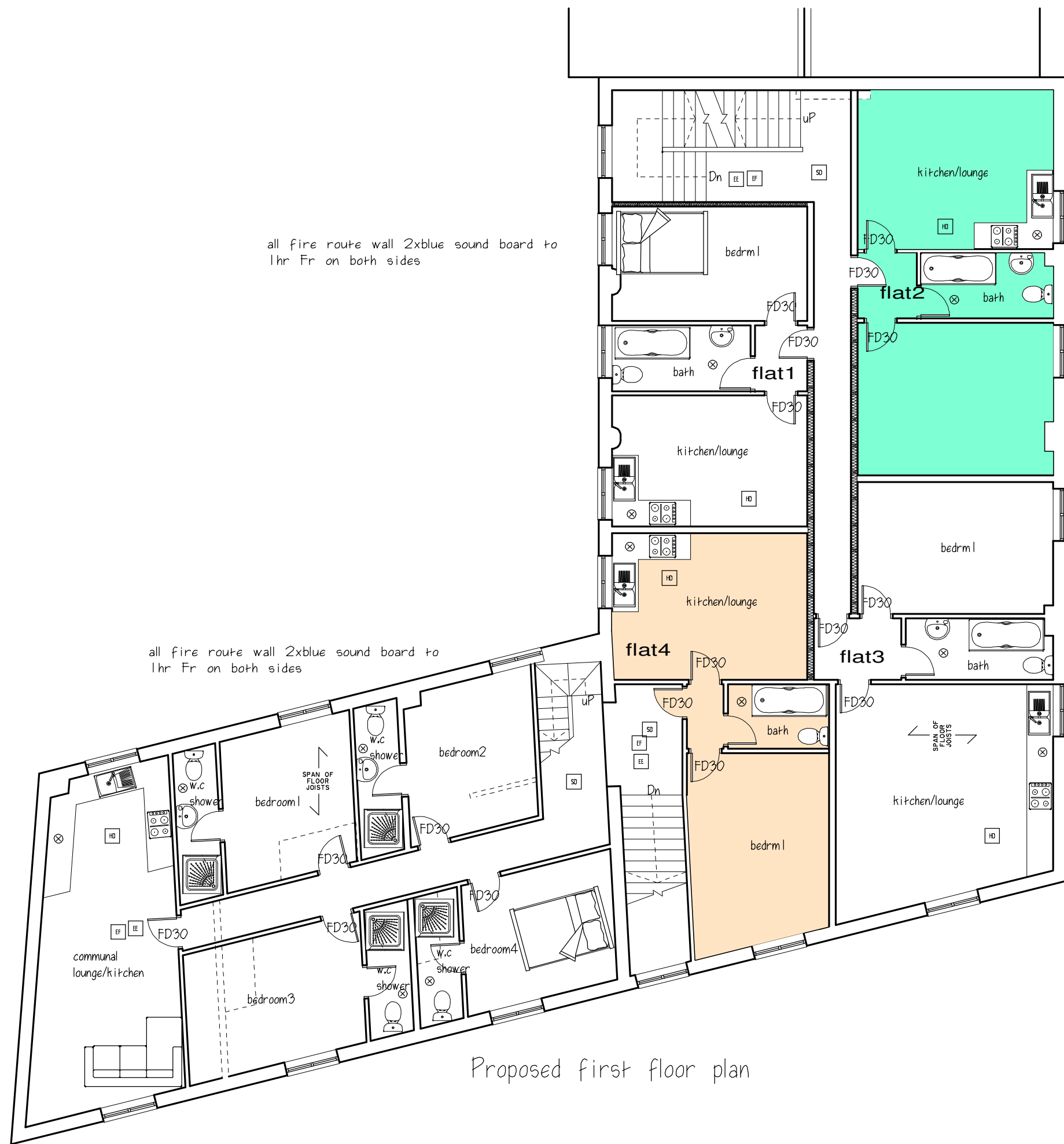
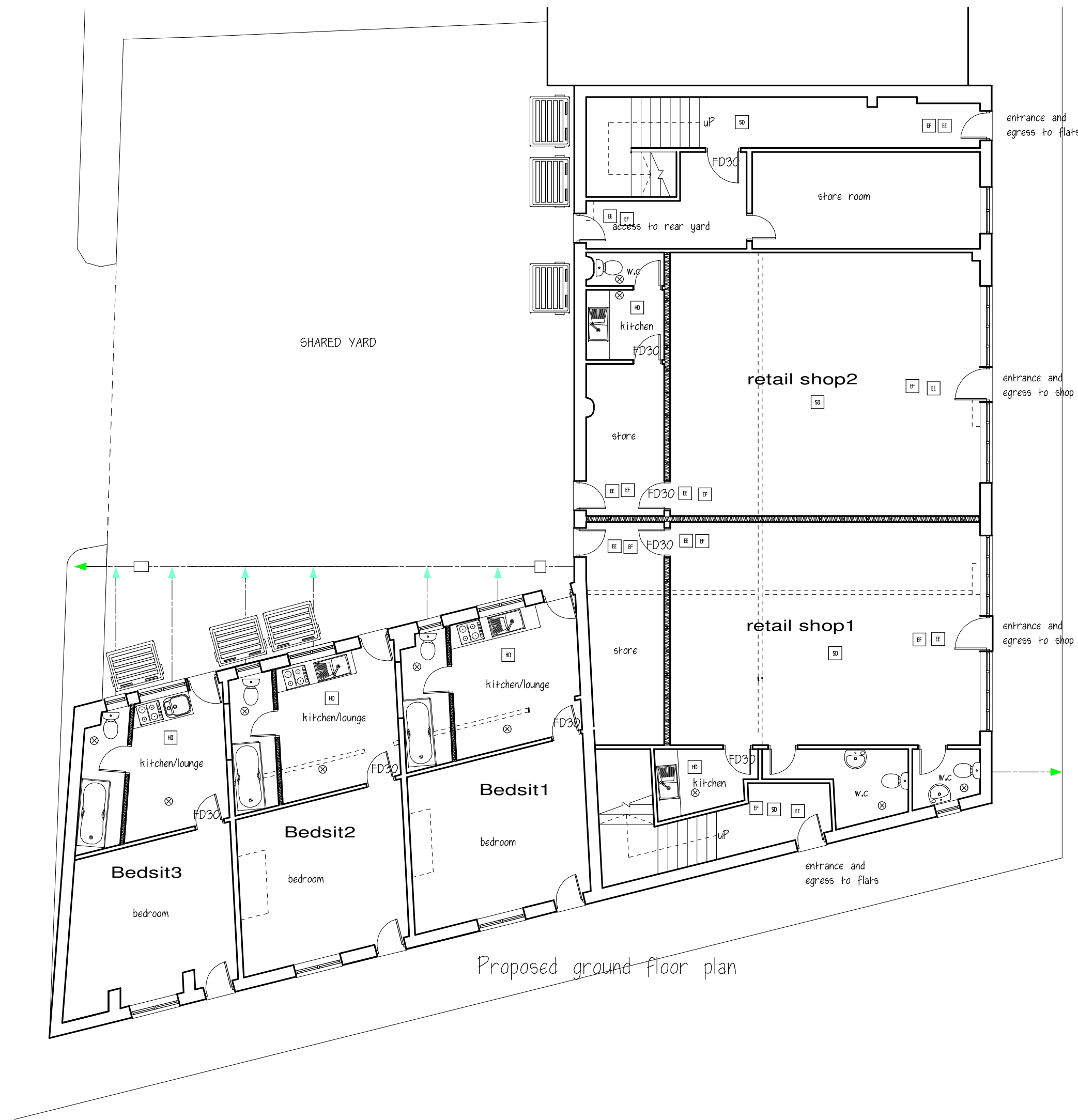




Proposed front elevation (Taylor St)

Proposed side elevation (Topping St)

Provision of Emergency lighting to BS 5266-1:2011 Code of practice for Emergency Escape Lighting of premises to extended shop and stair escape.

All inner rooms should have a suitably sited vision panel in the door/wall or the access room should be fitted with suitable automatic fire detection and fire alarm system

INTERNAL FIRE SPREAD (Livings) The surface linings of walls and ceilings should meet a class O surface spread of flame rating to escape routes and circulation areas.

INTERNAL FIRE SPREAD (Structure) All elements of structure (in buildings which have a top floor not more than 5mtrs above ground level) will have a minimum period of 30minutes fire resistance

All internal compartment and /or separating walls/floors must be constructed to achieve the appropriate period of 60minutes fire resistance

All pipework and ducting which passes through compartment walls and floors should have appropriate measures incorporated - to ensure the fire integrity of the element is maintained.

Proprietary fire-stopping and sealing systems should be used to maintain the fire resistance of wall/floor or other element

All cavities and concealed spaces/voids will incorporate cavity barriers to sub-divide any cavity/void exceeding 20mm in any direction.

ACCESS & FACILITIES FOR THE FIRE SERVICE The vehicle access route is 3.7m between kerbs and should be capable of carrying a pump appliance (12.5 tonnes) or high reach appliance (17.0 tonnes)

FOR BUILDINGS NOT FITTED FIRE MAINS: There should be vehicle access for pump appliance to small buildings either 1/5th of the perimeter or within 45m of every point on the projected plan area (footprint of the building).

There should be access for a pump appliance to within 18m of each fire main inlet connection point.

Floors over 18m require firefighting shaft (BS 5588 Part 5)

Private fire hydrants should be provided on all newly erected buildings which are more than 100m from an existing fire hydrant and have compartments greater than 280m2 in area

Electrical: All electrical taken of existing mains supply by qualified registered electrician to IEE regulations current 17th edition & meets the requirements of part P (Electrical Safety) by member of the Governments Competent person scheme, AND The competent person is to send to the local Authority a 'self-certification certificates' with in 30days of the work completion.Client must receive bothcopy of 'Self certification-certificate' and Bs 7671 Electrical Installation Test Certificate. sockets and switches to be located within 450 and 1200mm.

Heating: Heating and hot water to be taken of existing system. Work to be carried out corgi registered engineer to client's request.

Plumbing: Soil pipes and accessories to BS4514, 110mm diameter soil & vent pipe positioned externally with mesh cover outlet. Positioned 900mm above any window head. To discharge directly into existing system via 110mm diameter rest. 100mm diameter waste connected to sink. 76mm deep seal traps 38mm waste pipes LB 76mm deep seal traps 32 mm waste pipes provide any syphonic traps, where 50mm diameter common waste pipe is used for one or more appliance. All pipe works in roof space to be insulated in accordance to BS, 54221/1977

Drains: All new connections into the existing system via a new inspection chamber. Inspection chamber constructed using 225mm engineering bricks, built on a 100mm thick concrete base. Single seal galvanised mild steel cover and frame fix 100mm diameter vitrified clay channel or similar and bench in 1:3 cement mortar. Drain connections to be determined on site to the complete satisfaction of the building inspector to be self cleansing min 140 Fall.

Disclaimer: Syed Helal Uddin Architectural Services does not accept any liability of positions or depths of the drains. This is to be investigated by the contractor prior to commencing work.

All workmanship and materials used must comply with current regulations. All materials shall be fixed, applied or mixed in accordance manufacturer's specification.

The contractor must take into account everything necessary for proper execution of the works to the complete satisfaction of the building inspector whether or not indicated on the drawing.

Fire Alarm : The fire alarm system will be extended into the new build storage extension in accordance with BS5824 P1 L2. It will consist of smoke detectors, sounders/ strobes and manual call points at the final exit doors. The fire alarm will be commissioned on completion by a competent fire alarm engineer and a certificate of compliance will be issued.

Frame & Glazing: All (critical zones) side window and door glass to be toughened safety glazing to BS, 6202, 1982. Exterior Upvc frame with one part opening and trickle vents with no less than 8000sq mm in area. Measures to be taken to deal with thermal bridging install draught seals to inspector's satisfaction. Note glazing to be 'H' Pilkington glass fitted with 22mm air gap and soft low e coating to achieve a U value of 1.6w/m2k. filled with argon gas.

Ventilations: Mechanical ventilation operated intermittently to kitchen to extract minimum 60litres per second or 30 litres if operated via cooker extraction hood. Kitchen to have an opening window to have background ventilation of 4000mm2. All occupiable rooms to have openings to the outside to provide 1/20th of the floor area. To have background ventilation equivalent to 4000mm2 to have no extract ventilation.

Bathrooms: Minimum 15litres of extraction per second connected via light switch with a 15minute over run facility.

Boiler: Old boiler to be upgraded to suit. Details to be submitted by client before installation. to comply with SEDBUK 86% efficiency rating. installed by a corgi registered contractor.

Lightings: Minimum 1 in 4 lights to be energy efficient.

Dormers: Roof construction. Flat roof constructed of 3no layers of mineral bitumen roofing felt no bedded on 12mm pre felted plywood on top 96mm kingspan decking vapour barrier on 75x25 x 50mm firings on 75x100 s/wood timber joists @400 centres. 100x75mm wall plate with catnic anchor straps. 12.5mm fire-line board and skim.Code 4 lead flashing and soakers with cavity tray at abutment.

INTERNAL WALLS: Where shown on plans stud walls 75x30mm s/wood shudding. 100mm rockwool insulation. 12.5 fire line board and skim both sides.Internal load bearing walls to be high strength 7k or celcon block. Double up floor joists bolted together to be provided under stud walls and bath hubs - timber bolted together using 51mm diameter double sided round toothed plate connectors and M12 grade 4.6 bolts at 600mm centres.

HEATING: Heating and hot water taken of existing system. Boiler location to be provided ensuring compliance with approved document J. any new boiler min 90% GEDBUK Condensing boiler wall mounted with balance flue/stainless steel gaud to boiler. Flues discharge in accordance with manufacturers instruction and to meet Building Regulation approved Document J. Completion Certificate-Copy of boilers Building Regulation Compliance Certificate from Gas Safe or OFTEC or HETAS registered installer to be provided to Building Control and Householder as evidence of Compliance All radiators to be fitted with thermostatic valves and all pipe work to be insulated in accordance with Building Services Compliance Guide.

HEAT DETECTOR: HD Fit one mains wired heat detector to kitchen to BS5834 Part 1.

SMOKE DETECTORSD Install automatic smoke detector to mains powered and battery backup and interlinked smoke detectors to all common areas at each floor level in accordance with BS5446-1:2000 or BS5446-2:2000.wired to separate sub circuit on mains dib board. Smoke alarms to be within 3.0m of bedroom doors.

Frame & Glazing: (more than 50% glazed) , fully draught proofed and double glazed in low emissivity 'K' glass with 16mm argon filled gap to give a U-value: 1.8W/m2K- Certificates of compliance to be provided to the Building Control on completion)

(Less than 50% glazed and solid doors) Fully draught proofed and double glazed in low emissivity 'K' glass with 16mm argon filled gap to give a U-value: 1.8W/m2K- Certificates of compliance to be provided to the Building Control on completion)

Safety Glass: Windows and doors to be glazed in toughened or laminated safety glass to the following locations: a) glass below 800mm above floor level; b) to doors and side panels adjacent doors within 300mm of doors edges below 1500mm.

All New Windows & Roof Lights: Note glazing to be fully double glazed with Optiwhite (outer panes). 16mm glays low emissivity 'K' glass fitted with 22mm air gap and soft low e coating to achieve a U value of 1.6w/m2k. filled with argon gas. (Window energy ratingbanding C - Certificates of compliance to be provided to Building Control Completion).

Plumbing: Soil pipes and accessories to BS4514, 110mm diameter soil & vent pipe positioned externally with mesh cover outlet. Positioned 900mm above any window head, to discharge directly into existing system via 110mm diameter rest bend.

- EMERGENCY CALL POINT
- EMERGENCY LIGHT FITTING
- EMERGENCY EXIT
- FIRE BELL
- SMOKE DETECTOR

- 30 MINUTE FIRE RESISTING DOOR
- VISION PANEL
- SELF CLOSING DEVICE



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Scale:1:100 Page 2/3 (A1)

Drawing no: 1979

Proposed layout

Location:1-7 Taylor Street, Bury, BL9 6DT

Prop: 7no. room HMO, 3no. flats on ground floor, 4no flats on first & second floor with front and rear dormers and 2no. Retail shops on ground floor

Client: MR. SALAH AL OBAIDI

Date: June 2023

please do not scale drawing

