

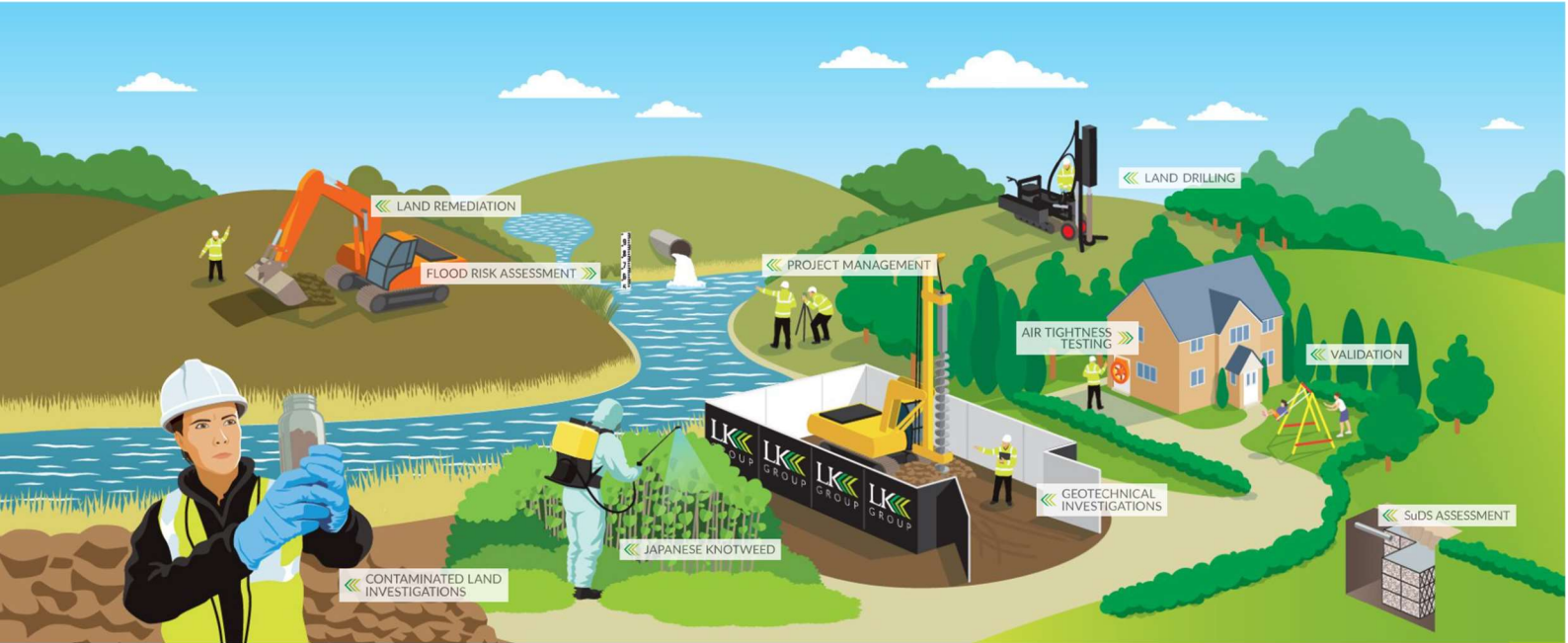
Hollins Vale Works
Bury
Site Completion Report

Job Number: LKC241711
Date: January 2025
Client: Carvansons Ltd



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Site Address	Hollins Vale Works, The Hags, Bury, OL9 8AS
Report Title	Site Completion Report
Job Number	LKC241711
Client	Carvansons Ltd

Revision	0	Date of Issue	15/01/2025
Document Ref:	LKC241711-D1- SCR-Hollins Vale Works		
Status	Final		
Written By	Colin Crompton		
Approved By	Paul Quimby		

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However, to the extent that the report is based or relies upon information contained in records, reports or other materials provided to LKC, which have not been independently produced or verified, LKC gives no warranty, representation, or assurance as to the accuracy or completeness of such information.

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1. Introduction

LK Consult Ltd (LKC) has been commissioned to provide a Site Completion Report for the recent extension constructed at Hollins Vale Works, Bury.

The aim of the Site Completion Report will be to demonstrate to the Local Authority that the site has been suitably remediated in line with the Remediation Statement and in accordance with the National Planning Policy Framework (NPPF)¹, where the site is 'suitable for use' for the proposed development.

The Site Completion Report should be sufficient to satisfy Contaminated Land Condition 5 on Planning Permission ref. 60350. Details are provided in the following Sections.

A summary of the site details is presented in Table 1-1. Site plans are provided in Appendix A.

Location	South of Borden Way, to the east of Croft Lane Industrial Estate, Bury. Centred at approximate National Grid Reference 381450E 408480N.
Area	c. 200m ² .
Topography	c. 71 metres above ordnance datum (AOD). The area of the extension and immediate surround areas is level. To the south the east the site slopes upwards to meet a boundary footpath.
Current Site Use	Recently constructed portal framed extension to the existing office and former works. The site is currently unused.

Table 1-1: Summary of site details.

1.1. Summary of Previous Work

The following reports have been undertaken for the site by LKC:

- Preliminary Risk Assessment (PRA), ref. CL1318-01, dated August 2014.
- Geo-Environmental Investigation and Risk Assessment, ref. LKC 15 1231-02, dated October 2015.

The risk assessment included an updated contamination conceptual model which concluded that no specific build phase remediation for the site was required.

Recommendations were presented for a watching brief for unexpected contamination and a possible hydrogeological risk assessment if piling was carried out. Any works were to be detailed in a Site Completion Report.

1.2. Regulatory Review

Bury Council provided a consultation response based upon a review of the above report and a copy of their response is provided in Appendix B.

The Council summarised the following measures were to be implemented:

1. *Good environmental management and standard health and safety precautions to be adopted.*
2. *Due to the presence of asbestos containing materials additional precautions will be required in this area of the site. It is therefore recommended that an appropriate Asbestos Management Strategy is developed and adopted for all intrusive works.*

3. *If any unusual ground conditions and/or visual or olfactory evidence of contamination are encountered on site, LKC and the Authority should be informed and further assessment may be required.*
4. *If piling is to be carried out good practice (Environment Agency) for the drilling of piles of contaminated sites should be adhered to.*
5. *A Site Completion Report to be prepared to include as a minimum: confirmation on the absence of unexpected contamination; photographs and information on any waste disposal undertaken.*

The Council also noted that to formally discharge Condition 5 the following was required:

- *After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.*

For the purposes of this assessment we propose that this report shall also comprise a Verification Report.

The development has been completed and LKC were not retained during the scope of the development works to address the above recommendations.

Therefore, this report has been produced based upon a review of available documentary evidence provided by *inter alia* the client, the structural engineer, the contractor and Bury Council Building Control and Environment Section. In addition a contemporary site walkover has been carried out.

2. Pre-Construction, On Construction & Contemporary Information

2.1. Site Walkover 2014

Photographs were taken by LKC in 2014 (site walkover for Phase 1 PRA) and 2015 (during the intrusive siteworks). These show the presence of a perimeter bund of material facing Hollins Brook which appeared to be generated by some low level site clearance and level reduction. The material included demolition rubble and made ground. Photographs are provided in Table 2-1 below:



Table 2-1: LKC site photographs 2015.

2.2. Structural Engineer

The appointed Structural Engineer (Partington & Associates) carried out further trial pitting to assist in their foundation design works and for their Building Regulations application for the foundation and slab. Photographs are provided in Table 2-2 below and a copy of their report on proposed foundations is provided in Appendix C.





Table 2-2: Photographs of site works by the Structural Engineer.

The Building Regulations application, documentation as provided by Bury Council, is also provided in Appendix D and confirms the foundation solution of pads and ground beam and a slab sat on compacted hardcore.

2.3. Client information

The client provided LKC with photographs taken through the construction works and photographs are provided in Table 2-3 below:





Table 2-2: Photographs provided by the client of construction works.

On the ring beam excavation, the soil “bund / stockpile” facing Hollins Brook remains extant.

2.4. Contractor

The contractor for the building was G&W Building Services of Radcliffe. LKC contacted this company who are still trading and they confirmed verbally that the soil removed as part of the enabling works (including the former bund) and from the foundation excavations was disposed of by a suitably licenced contractor; however, given the length of time elapsed from completion of their involvement in the project (2016) they had not retained any site specific contractual or financial information.

2.5. Contemporary Site Visit

LKC carried out a site visit on 16th October 2024. It was noted that the site was unoccupied. The external area to the extension was overgrown and stone was visible. Internally the floor of the new extension appeared to be intact and there was no evidence of surface staining.

Externally and facing Hollins Brook no evidence of the former bund or surplus site clearance material was observed. An annotated photograph looking west along the northern boundary of the extension is provided as Plate 2-1 below.



Plate 2-1: Site Visit 16th October 2024.

2.6. Summary of Available Information

The available information indicates that a pad and ring beam foundation solution was adopted with the made ground compacted to facilitate the ground slab.

The soil bund / low level stockpile facing Hollins Brook appeared to comprise demolition materials and made ground – initially from site level reduction / vegetation clearance and enabling works.

This was still extant on site during the foundation works (as can be seen in Table 2-3), however a contemporary site visit (Plate 2-1) indicates this bund / low level stockpile has been removed.

This would appear to corroborate the statement made by the contractor that surplus soil was removed from site by a suitably licenced waste disposal contractor following the enabling works and foundation excavations.

Notwithstanding this, LKC recognise that given the passing of time the contractor has not retained any waste disposal tickets or waste transfer notes and the lines of evidence apart from visual evidence remain anecdotal.

3. Assessment of Available Information

The information presented in Section 2 may be considered against the measures which were to be implemented and documented as summarised in Section 1.2. These are repeated below:

1. *Good environmental management and standard health and safety precautions to be adopted.*
2. *Due to the presence of asbestos containing materials additional precautions will be required in this area of the site. It is therefore recommended that an appropriate Asbestos Management Strategy is developed and adopted for all intrusive works.*
3. *If any unusual ground conditions and/or visual or olfactory evidence of contamination are encountered on site, LKC and the Authority should be informed and further assessment may be required.*
4. *If piling is to be carried out good practice (Environment Agency) for the drilling of piles of contaminated sites should be adhered to.*
5. *A Site Completion Report to be prepared to include as a minimum: confirmation on the absence of unexpected contamination; photographs and information on any waste disposal undertaken.*

For Item 1, no Construction Health and Safety Plan specific to the build has been retained by the contractor; however, given the anecdotal evidence provided by the contractor LKC understand that one would have been in place for the works. This will have included control measures against dust and fibre release.

For Item 2, LKC are not aware of any specific asbestos management plan being implemented. LKC are assured by the contractor that the control measures outlined above against dust and fibre release would have been maintained.

Notwithstanding this, LKC have considered guidance in CIRIA C733² regarding the potential for airborne asbestos fibre release.

Swartjes and Tromp (2008)³ based on work by Addison *et al.*⁴ noted that the addition of 10% water to soil decreases the risk of potential fibre release by a factor of between 2 and 10. The moisture content of the soil from the impacted location (WS101) was 29% with the other soil data ranging between 9.5% and 25%, making fibre release unlikely.

Data from Addison *et al.* shows that a sandy soil with Chrysotile fibre concentrations of 0.01%w/w (0.019% was recorded in WS101) when agitated in a moderately aggressive way, produced between 0.01fibres/ml and no recordable fibres at moisture contents of 5% and above.

Therefore, even without control measures as would be expected within the Construction Health and Safety Plan fibre release would be considered unlikely.

For Item 3, no such evidence of contamination or unusual ground conditions was reported by all those parties canvassed by LKC. From an examination of photographs provided during additional trial pitting by the structural engineer and during the build programme by the client the made ground appears to be similar in composition to that encountered during the LKC site investigation. There does not appear to be any visual

evidence of hydrocarbon contamination nor any colouring or staining which may indicate organic contamination.

Item 4 is not considered applicable as a pad foundation was adopted.

Item 5 is considered to comprise this report. Unfortunately given the time elapsed from the building works to the time of writing this report no documentary evidence on waste transfer notes has been retained by the contractor. LKC only have anecdotal evidence that the waste soil was removed by the suitably licensed contractor. A site visit corroborates the material has been removed from site.

4. Conclusions

LKC note that the development did not require specific remedial works to ensure safe development following completion of LKC Phase 2 report; moreover, it was required to demonstrate to the council that there was no unexpected contamination present and that suitable construction practices have been carried out in accordance with appropriate environmental control measures and waste disposal requirements.

In considering the planning approval from the site LKC note that this should consider the completed development. LKC consider that no unexpected or additional contamination was discovered during the site works and this corroborates the pre-construction recommendation that no specific remedial works were required. In addition, despite the absence of an Asbestos Management Plan LKC have considered available research which suggests fibre release at the moisture contents present would be unlikely. LKC are assured by the contractor that a Construction Health and Safety Plan would have been in place which would include control measures against dust and fibre release.

It would appear following a site inspection by LKC in October 2024 that the low level bund / stockpile of site arisings formerly present on site has been removed as per the contractors anecdotal evidence. Unfortunately, no waste transfer notes are available, however, LKC note the verbal assertion by the contractor that they disposed of soil by using a suitable waste disposal contractor.

LKC are therefore satisfied that the extension comprises a safe development, is suitable for its proposed use and that the extension and adjacent area would not be capable of being determined as Contaminated Land under Part 2a of the Environmental Protection Act.

On this basis, but notwithstanding we have been unable to obtain waste transfer notes, LKC consider the information in this report is sufficient to support an application to discharge Condition 5 of planning approval 58002.

Appendix A – Site Plans

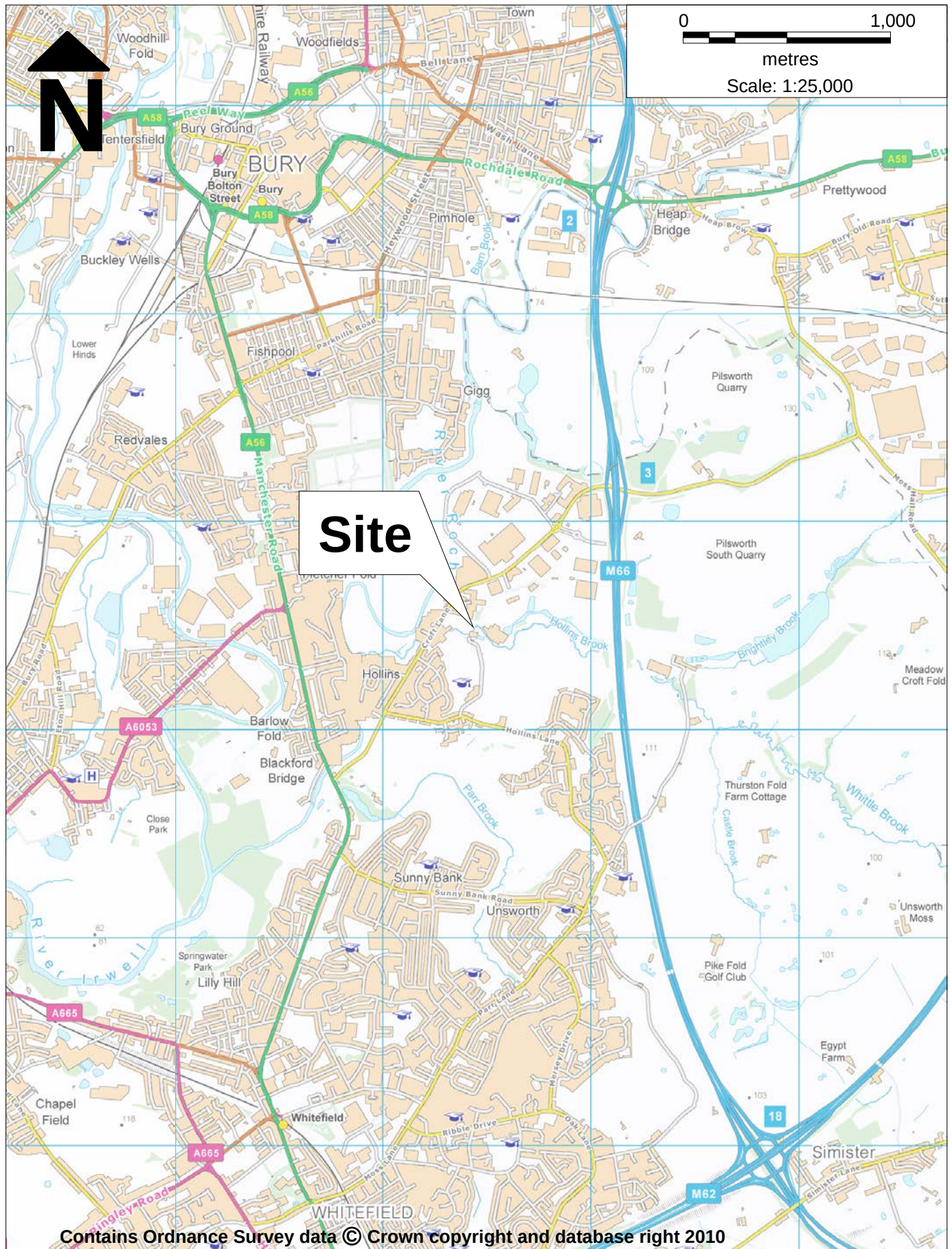
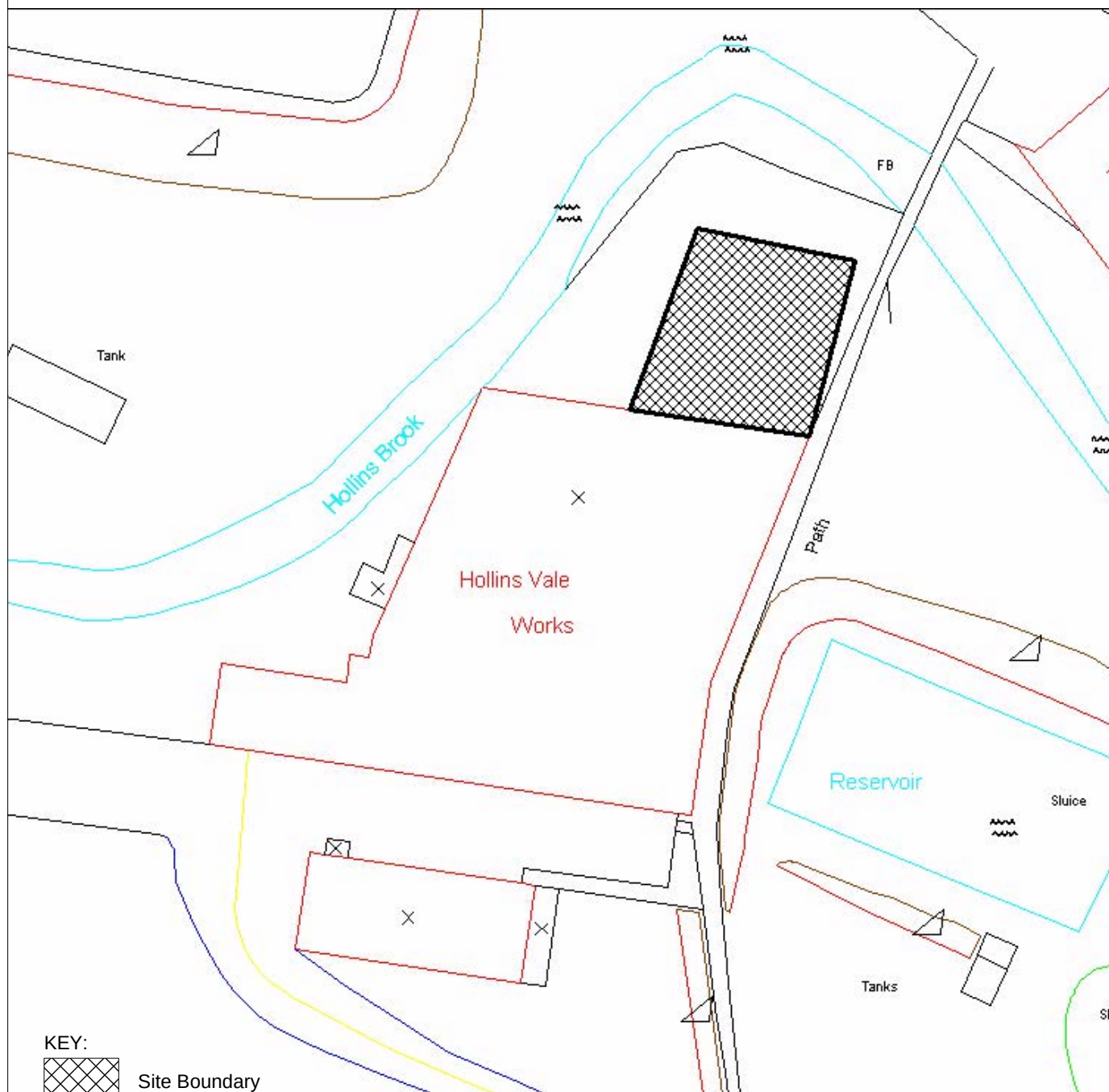


Figure 1: Location Plan, Hollins Vale Works, Bury

Drawn: September 2015 Scale: 1:25,000 @ A4 (see scale bar)



0 20.00
metres
Scale: 1:500.0



KEY:
 Site Boundary

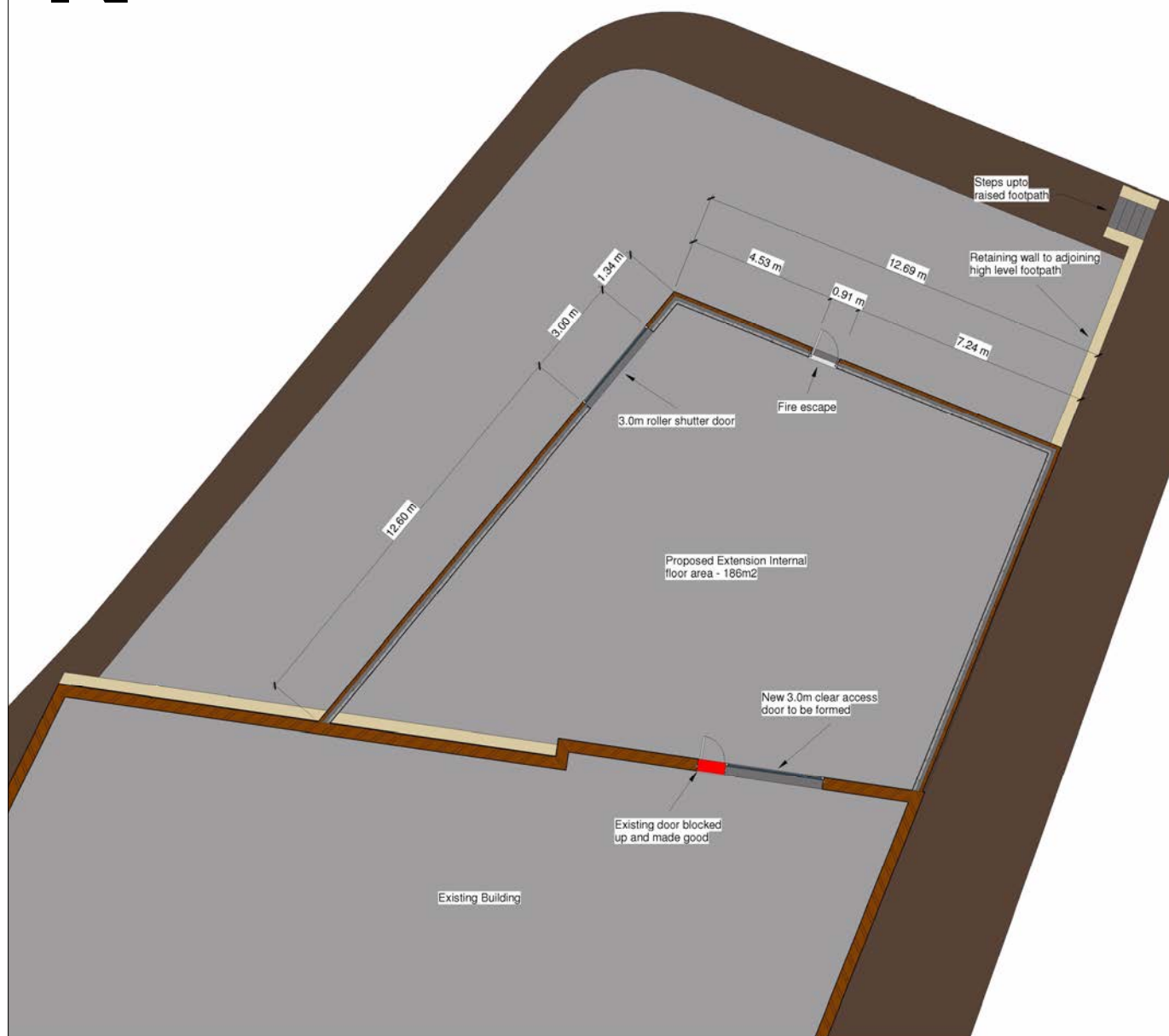
Plan provided by client

Figure 2: Site Boundary Plan, Hollins Vale Works, Bury

Drawn: September 2015 Scale: 1:500 @ A4 (see scale bar)



0 10.00
metres
Scale: 1:200.0



Adapted from drawing by Rutter Johnson No: 14044 / 105 Aug 2014

Figure 3: Proposed Site Plan, Hollins Vale Works, Bury

Drawn: September 2015 Scale: 1:200 @ A4 (see scale bar)



Appendix B – Bury Council Review

Pat Jones-Greenhalgh CSS, MSc in Management
Executive Director of Communities and Wellbeing

Our ref CL781.030216.1
Your ref 58002
Date 3 February 2016
Please ask for Judith Scott
Direct line 0161 253 5581
Direct fax 0161 253 5563
E-mail j.scott@bury.gov.uk

Department for
Communities and Wellbeing

Lesley Jones
Director of Public Health

John Whowell
Carvansons
Hollins Vale
Croft Industrial Estate
Bury
BL9 8QG

Dear John

Carvansons LLP, Hollins Vale Works, The Hags, off Hollins Vale, BL9 8QG
Planning Application: 58002 – Contaminated Land

The Environment Section has received a copy of the following report:

- Geo-Environmental Investigation and Risk Assessment, Hollins Vale Works, Bury, LK Consult Ltd, Ref: LKC 15 1231, October 2016.

The Environment Section has reviewed the above information in order to assess the following points:

1. The adequacy of the desk study information available for this site.
2. The adequacy of the site investigation.
3. The adequacy of the final risk assessment.
4. The acceptability of the proposed remediation strategy.
5. Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment.

The site has formerly been in use as a bleach and dye works with associated reservoirs followed by a perfume works. Surrounding historical landuses have included bleach works, reservoirs, tanks, filled ground, glue and gelatin works and settling tanks. The site is not within 250m of any registered landfills although there are to likely to be areas of infilled land in the vicinity. The site is situated above the Trencherbone Rock Sandstone and the Lower Coal Measures Secondary A Aquifer which is overlain by Glacial Till. Hollins Brook is situated adjacent to the north of the site.

The proposed development comprises a portal frame extension and a first floor extension.

1. The adequacy of the desk study information available for this site

The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues,



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Email: legal.services@bury.gov.uk
Fax: 0161 253 5119

Environmental Protection
3 Knowsley Place
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and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages.

A site walkover and hand dug trial holes were carried out at the site to confirm the shallow ground conditions. Made ground was identified which contained brick, glass and ash. Piles of demolition rubble were found on site containing glass, ash and possible asbestos containing materials.

Several areas of potentially infilled ground have been identified in the vicinity of the site along with organic material from the nearby watercourse, both of which are considered sources of ground gas.

The report concludes that further investigation is required due to the potential for the presence of contamination and ground gas. A Phase 2 intrusive survey should be carried out to investigate the potential pollutant linkages identified in this report. It is also recommended that the scope of works is submitted to the Council for approval.

The desk study information provided has been previously assessed and agreed by this Section.

2. The adequacy of the site investigation.

The site investigation comprised the following:

Technique	No.	Comments
Window Sample Boreholes	3	WS101 - WS103 to maximum depth of 5.45mbgl. All installed with gas and groundwater wells.
Trial pits	2	TP201 - TP202 to depth of existing buildings, to a maximum depth of 1.20mbgl.

Site Ground Conditions: Ground conditions comprise of made ground to depths of 1.50mbg consisting of brick fragments, metal and ash, underlain by Organic Silt which is underlain by Sandy Clayey Silt. Two samples were taken for a full suite of analysis including metals, TPH and PAHs. Four samples were taken for metals only and one sample was taken for asbestos. A PID was used on selected soil strata to screen for TVOCs.

No visible/olfactory evidence of significant contamination was identified and very low concentrations of volatiles.

Site Water Conditions: One groundwater sample and two surface water samples from Hollins Brook were taken (upstream and downstream). Groundwater monitoring was undertaken on six occasions. An oil-water interface probe was used to detect the presence of free product. No free product was noted in any of the water samples. Two soil samples were also taken for leachate sampling

Site Ground Gas Conditions: Gas monitoring has been carried out on six occasions from three locations over a two month period.

3. The adequacy of the final risk assessment

Ground Assessment: Soils results were compared to Screening Levels (SLs) for commercial end use (C4SLs, LQM/CIEH S4ULs and ATRISK SSVs).

Elevated levels of lead were found to a maximum value of 69,000 mg/kg. However, it is considered that this presents a Low Risk due the proposed site layout which is to be covered completely by hard standing.

Asbestos (chrysotile) fibres were identified in one sample. This area of the site is proposed to be beneath the extension. However it has been advised that an Asbestos Management Plan should be implemented to protect site workers.

All other contaminants were found to be below SLs.

Controlled Waters Assessment: The adjacent Hollins Brook has been identified as the Primary Receptor for controlled waters. Surface water sample results have been compared to River Basin District Maximum Allowable Concentrations (MAC) and Environment Agency Values for freshwater Environmental Quality Standards (EQS) for coarse fishing. Groundwater results have been compared to River Basin District Groundwater Impacts on Surface Water Max Thresholds Values (Max TV). No elevated results were found.

Leaching results on the other hand did find elevated lead (110ug/l). However LKC do not consider this marginal exceedence to be impacting the Brook.

Ground Gas Assessment: No methane was detected and carbon dioxide to a maximum of 7.8% v/v was recorded. Maximum flow was 0.7 l/h. A worst case scenario Gas Screening Values have been calculated which would place the gas risk within Characteristic Situation 1. However, CIRIA C665 states that if methane and carbon dioxide concentrations are above 1% v/v and 5% v/v respectively then it should be considered to upgrade protection levels to CS2.

As the extension is to be a large open plan building with no enclosed spaces, and will be accessed by a 3m wide door to the existing building and a 3m wide external roller shutter door, LKC consider that this will provide adequate ventilation and that no remedial measures are required.

LKC consider that no specific remediation is required for the site.

4. The acceptability of the proposed remediation strategy

The following measures are proposed so that the contamination identified on site no longer presents a risk:

- Good environmental management and standard health and safety precautions to be adopted.
- Due to the presence of asbestos containing materials additional precautions will be required in this area of the site. It is therefore recommended that an appropriate Asbestos Management Strategy is developed and adopted for all intrusive works.

- If any unusual ground conditions and/or visual or olfactory evidence of contamination are encountered on site, LKC and the Authority should be informed and further assessment may be required.
- If piling is to be carried out good practice (Environment Agency) for the drilling of piles of contaminated sites should be adhered to.
- A Site Completion Report to be prepared to include as a minimum: confirmation on the absence of unexpected contamination; photographs and information on any waste disposal undertaken.

The above proposals are acceptable to this Section.

5. Whether the information submitted is sufficient to determine that site presents a low risk to human health and the environment

In order for this Section to be satisfied that this development does not pose a risk to human health or the environment, the following information needs to be submitted to the Council for approval:

- (i) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

This Section can recommend discharge of Condition 4. Condition 5 requires the submission of item (i) above. Please contact the Planning Department to request discharge of planning conditions.

Please do not hesitate to contact me if you require any clarification of the above.

Yours sincerely



Judith Scott
Environmental Protection Officer

c.c	Helen Longworth	Bury Council Planning Division
c.c	Paul Quimby	LK Consult Ltd

Please Note:

The Environmental Services Division has used all reasonable endeavours to determine the risk from contaminated land and ground gas based upon the information available to it. However, the comments made above should not be taken to imply that the land is safe or otherwise suitable for this or any other development. The responsibility for safe development rests with the developer.

Appendix C – Partington & Associates Report on Foundations

 Partington & Associates Limited 13 Gillibrand Street Chorley 01257 249863	Project				Job Ref.	
	Hollins Vale Work				2725-16	
	Section				Sheet no./rev.	
	Trial Pits				1	
	Calc. by	Date	Chk'd by	Date	App'd by	Date
	DT					

Additional Trial Pit Information

Project:

Proposed Extension Hollins Vale Works

Client:

Carvansons

Job No.

2723-16

Issue Date.

March 2016

 Partington & Associates Limited 13 Gillibrand Street Chorley 01257 249863	Project				Job Ref.	
	Hollins Vale Work				2725-16	
	Section				Sheet no./rev.	
	Trial Pits				2	
	Calc. by	Date	Chk'd by	Date	App'd by	Date
	DT					

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 Partington & Associates Limited 13 Gillibrand Street Chorley 01257 249863	Project				Job Ref.	
	Hollins Vale Work				2725-16	
	Section				Sheet no./rev.	
Trial Pits				4		
Calc. by	Date	Chk'd by	Date	App'd by	Date	
DT						

TRIAL PIT AND BOREHOLE LOGGING (BS5930)

TRIAL PIT LOG

Trial pit reference TP1				Sheet 1 of 1
Water	Reduced Level (m)	Legend	Depth (m)	Description
	0.00			
	-1.50	X X X X X X X X X X X X X X	(1.50) 1.50	MADE GROUND
	-3.00	- x - x - x - x - x - x - x - x - x - x - x - x - x - x - x - x - x - x - x - x	(1.50) 3.00	Firm to stiff CLAY/SILT
				Trial pit ends
Not shown to scale Additional notes: Trial pit dry				

 Partington & Associates Limited 13 Gillibrand Street Chorley 01257 249863	Project				Job Ref.	
	Hollins Vale Work				2725-16	
	Section				Sheet no./rev.	
Trial Pits				5		
Calc. by	Date	Chk'd by	Date	App'd by	Date	
DT						

TRIAL PIT LOG				
Trial pit reference TP2				Sheet 1 of 1
Water	Reduced Level (m)	Legend	Depth (m)	Description
	0.00			
	-0.50	X X X X X X	(0.50) 0.50	MADE GROUND BRICK RUBBLE STONE TREE ROOTS
	-1.50	- - - - - - - - - - - -	(1.00) 1.50	CLAY SANDY/CLAY
	-2.50	x x x x x x x x x x x x x	(1.00) 2.50	SILT SILT
				Trial pit ends
Not shown to scale Additional notes: Trial Pit Dry				

 Partington & Associates Limited 13 Gillibrand Street Chorley 01257 249863	Project				Job Ref.	
	Hollins Vale Work				2725-16	
	Section				Sheet no./rev.	
Trial Pits				6		
Calc. by	Date	Chk'd by	Date	App'd by	Date	
DT						

TRIAL PIT LOG				
Trial pit reference TP3				Sheet 1 of 1
Water	Reduced Level (m)	Legend	Depth (m)	Description
	0.00			
	-0.30	o o o o o	(0.30) 0.30	Compact GRAVEL MOT STONE
	-1.50	X X X X X X X X X X	(1.20) 1.50	MADE GROUND Trial Pit Dry
	-3.10	- x - x - x - x - x - x - x - x - x - x - x - x - x - x - x - x - x - x - x - x	(1.60) 3.10	Firm to stiff CLAY/SILT Trial Pit Dry
				Trial pit ends
Not shown to scale				
Additional notes: Trial Pit Dry				

 Partington & Associates Limited 13 Gillibrand Street Chorley 01257 249863	Project				Job Ref.	
	Hollins Vale Work				2725-16	
	Section				Sheet no./rev.	
	Trial Pits				7	
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 Partington & Associates Limited 13 Gillibrand Street Chorley 01257 249863	Project				Job Ref.	
	Hollins Vale Work				2725-16	
	Section				Sheet no./rev.	
	Trial Pits				8	
	Calc. by	Date	Chk'd by	Date	App'd by	Date
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	Hollins Vale Work				2725-16	
	Section				Sheet no./rev.	
	Trial Pits				9	
	Calc. by	Date	Chk'd by	Date	App'd by	Date
	DT					

Foundation Recommendations

From the exiting grounding ground investigation and our more recent trial holes we are proposing that deep pad foundations are used taking them down the stiff slits/clays at approximately 2.0-2.5 m below ground level with ground beams spanning between pad foundations to carry low level walls.

The existing made ground underneath the area of the proposed slab is to be compacted and brought up in max 150mm compacted stone.

Compaction to be carried out using 1000kg vibrating roller min 8No. passes

Ground bearing slab is to be 200mm thick and designed to span 2m void

Appendix D – Building Regulations Application and Drawings

Our Ref: FP/16/20448
Date: 11 January 2017
Please ask for: John Crompton
Direct Line: 0161 253 5330
Direct Fax: 0161 253 5290
E-Mail: John.Crompton@bury.gov.uk

Department for Resources &
Regulation

David Fowler BA (Hons)
Assistant Director
(Localities)

Mr James Turnbull
James Partington Assoc
13 Gillibrand Street
Chorley
Lancs
PR7 2EJ

Building Act 1984
Building Regulations
CONDITIONAL NOTICE OF PASSING OF PLANS

In pursuance of Section 16 of the Building Act 1984, the Council have **CONDITIONALLY APPROVED** your plans under the reference number FP/16/20448 on behalf of:

Applicant: Carvanson's LLP
Location: Hollins Vale Works, The Hags, Bury, BL9 8EU
Proposal: Proposed Extension

subject to all the works being carried out in accordance with the relevant Acts of Parliament, the Building Regulations and the requirements of the Council.

The passing of the plans operates only as an approval for the purpose of the requirements of the Building Regulations and, where appropriate, the provisions of Sections 18, 19, 21, 24, and 25 of the Building Act 1984. It does not operate as an approval for the purposes of any other statutory provisions whatsoever. In particular, **THIS APPROVAL DOES NOT OPERATE AS PLANNING PERMISSION** and the work should not be started before such permission, if necessary, has been obtained.

This CONDITIONAL APPROVAL is subject to the following Conditions:

- 1 Subject to the receipt of further information and details to demonstrate compliance with Approved Document A Paragraph A1, Loading A design for the proposed foundations .
- 2 Constructional details of the 'link' between the existing and proposed extension to be deposited prior to work starting on this aspect.
- 3 Subject to the receipt of further information, plans and specifications to show compliance with Approved Document B, Paragraph B1 Means of warning and escape. ie Details and plans of the Escape lighting arrangements showing compliance with BS5266 and details of the Fire Alarm system showing compliance with BS5839 .
- 4 Subject to the receipt of further details and specifications to show compliance with Approved Document F, Paragraph F1, Means of ventilation.



INVESTORS
IN PEOPLE

Electronic service of legal
documents accepted only at:
Email: legal.services@bury.gov.uk
Fax: 0161 253 5119

Planning Services
3 Knowsley Place
Duke Street, Bury, BL9 0EJ
www.bury.gov.uk

NOTE:

Where appropriate, the above conditions must be met prior to these areas of work being carried out on site. Failure to do so may lead to difficulties or delays on site and/or lead to possible enforcement action.

You should also note that this approval and the deposit of plans shall cease to be of effect, under Section 32 of the Building Act 1984, on 16 September, 2019, if the work associated with this Notice is not started within three years of the date of deposit of the plans, 16 September, 2016.

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. H. Kenyon', with a long horizontal flourish extending to the right.

**STEVE KENYON
INTERIM EXECUTIVE DIRECTOR OF RESOURCES AND REGULATION**

Department for Communities and Local Government (DCLG)

Buildings Division

Appeals and Determinations

The Building Act 1984 contains two provisions - determinations and appeals - for the First Secretary of State to adjudicate between people carrying out building control work and their Local Authority Building Control Department or Approved Inspector.

The **determination procedure** is appropriate to circumstances where a person wanting to carry out building control work accepts that the Building Regulations apply to their work, and believes that their proposals fully comply with the regulations whereas the local authority or approved inspector does not. In these circumstances an application can be made under section 16(10)(a) of the 1984 Act to determine whether the work does or does not comply. The legislation is intended to deal with 'proposed work' and it is therefore important that applications for determinations are made before any work starts.

Appeals to the First Secretary of State can be lodged under section 39 of the 1984 Act in respect of a refusal by the local authority to grant a relaxation or dispensation to one or more of the requirements in Schedule 1 to the Building Regulations. An appeal therefore represents a second stage in a procedure to obtain a relaxation or dispensation.

Applications to the local authority to relax or dispense with a requirement can be made in circumstances where the person carrying out the work accepts that the requirement applies but cannot, or does not wish to, make their work fully comply or comply at all. Applications may be made at any time from the design stage onwards. These applications, and any subsequent appeal, must be substantiated by the person proposing to carry out the work with a full justification.

A free ODPM publication - "Building Regulations: Explanatory Booklet" gives further details about determinations and appeals, together with the procedures to follow. Copies are available from: DTLR free literature, PO Box 236, Wetherby, West Yorkshire, LS23 7NB (Tel: 0870-1226 236).

Applications for determination, and appeals to the First Secretary of State against refusal by a Local Authority to relax or dispense with a requirement in Schedule 1 of the Building Regulations 2000 (as amended) should be addressed to:

**The Department for Communities and Local Government
Building Division
Zone 4/B6
Eland House
Bressenden Place
London
SW1E 5DU
Tel: 020 7944 5747 or 5742
Fax: 020 7944 5719
E-mail: enquires.br@communities.gsi.gov.uk**

Your attention is drawn to the following matters:

- (1) **PLANNING PERMISSION MAY ALSO BE REQUIRED, PLEASE CHECK BEFORE COMMENCING WORK.** Telephone the Development Control helpline on 0161 253 5432.
- (2) The applicant is advised that this Building Regulation Approval does NOT apply to any proposed public roads or sewers which are the subject of separate legislation. Roads and sewer details are dealt with by the Engineering Division, Environment and Development Services, 3 Knowsley Place, Duke Street, Bury, BL9 0EJ. Telephone customer services on 0161 253 5353.
- (3) This notice does not constitute an approval to make connection to private drains or sewers. Permission should be obtained from the owner of any drain or private sewer.
- (4) No building materials may be deposited or mixed on or any excavations made or any projection or hoarding or scaffolding erected in street without the prior permission, in writing, of the Council. Telephone customer services on 0161 253 5353.

STAGE NOTICES TO BE GIVEN TO THE BUILDING CONTROL SECTION

- (5) The Building Regulations require that the Council shall be notified upon the following:-
 - (a) A person who proposes to carry out building work shall not commence that work unless-
 - (i) he has given the local authority notice that he intends to commence work; and
 - (ii) at least two days have elapsed since the end of the day on which he gave the notice.
 - (b) A person carrying out building work shall not-
 - (i) cover up any excavation for a foundation, any foundation, any damp-proof course or any concrete or other material laid over a site; or
 - (ii) cover up in any way any drain or sewer to which these Regulations apply, unless he has given the local authority notice that he intends to commence that work, and at least one day has elapsed since the end of the day on which he gave the notice.
 - (c) A person who has laid, haunched or covered any drain or sewer in respect of which Part H of Schedule 1 (drainage and waste disposal) imposes a requirement shall give notice to that effect to the local authority not more than five days after completion of the work.
 - (d) A person carrying out building work shall, not more than five days after that work has been completed, give the local authority notice to that effect.
 - (e) Where a building is being erected, and that building (or any part of it) is to be occupied before completion, the person carrying out the work shall give the local authority at least five days notice before the building or any part of it is occupied.
 - (f) Where a person fails to comply with paragraphs (1) to (3), he shall comply within a reasonable time with any notice given to the local authority requiring him to cut into, lay open or pull down so much of the work as prevents them from ascertaining whether these Regulations have been complied with.

Cont'd....

- (g) If the local authority have given notice specifying the manner in which any work contravenes the requirements in these Regulations, a person who has carried out any further work to secure compliance with these Regulations within a reasonable time after completion of such further work give notice to the local authority of its completion.

BUILDING CONTROL INSPECTION FEES

- (6) A fee may be payable for the inspection of work. If an inspection fee is applicable an invoice will be sent to you after the first inspection has been carried out. This is for all inspections.

IMPORTANT NOTES

- (7) A completion certificate will be issued in most cases following a satisfactory final inspection by the Local Authority Building Control Officer. Please ensure, either yourself or your builders have arranged for this to be carried out when work is completed.
- (8) Your approval may be conditional under the Building Regulations. Check conditions on approval notice before any work is carried out.
- (9) Please keep these documents in a safe place, as they will be required for future use if you wish to sell your property/land, or carry out any extensions.

In the event of any documents being lost, the Council can provide a copy/or copies but there will be a charge.

MEANS OF ESCAPE

- (10) Approval as to the provision of means of escape in case of fire may also be required under The Regulatory Reform (Fire Safety) Order 2005. The Fire Service are responsible for this legislation. Please contact Bury Fire Station on 0161 909 0311.

PARTY WALL ACT

- (11) Note that any work that involves building on or excavating near a boundary and work on an existing wall shared with a neighbouring property may require permission under 'The Party Wall Act 1996'. This is a separate piece of legislation that is not administered or enforced by the Local Authority and therefore must be resolved privately with all relevant parties concerned. An explanatory booklet is accessible on the Communities and Local Government website link for further information:

<http://www.communities.gov.uk/publications/planningandbuilding/partywall>

OFFENCES

- (12) Every person who shall offend against any of the regulations shall be liable for such offence to a penalty of upto Scale 5 (currently £5000) on the standard scale and in the case of a continuing offence to a further penalty of fifty pounds for each day after written notice of the offence from the Local Authority.

Your Reference

Our Reference GH/CRB
FS/ENF/LIA/2 H3700241
Contact WM GARY HODSON
07583 219375

John Crompton
Bury MBC

building.control@bury.gov.uk

Date 19 October 2016

Dear Sir/Madam

RE: BUILDING REGULATIONS CONSULTATION FORM

BUILDING REGULATION APPLICATION NUMBER:

EP/16/20448

ADDRESS: Carvansons
Hollins Vale Works
Hollins Village
Bury
BL9 8QG

PREMISES ID: H3700241

PROPOSAL: Proposed extension

DRAWING NO'S: ST-02 Rev A, F-01 Rev A

DOCUMENTATION IN SUPPORT OF APPLICATION: Supporting Letter

DOCUMENT USED TO CHECK APPLICATION: ADB

The above application has been examined on behalf of the Greater Manchester Fire and Rescue Authority and the following matters should be considered before the application is approved:

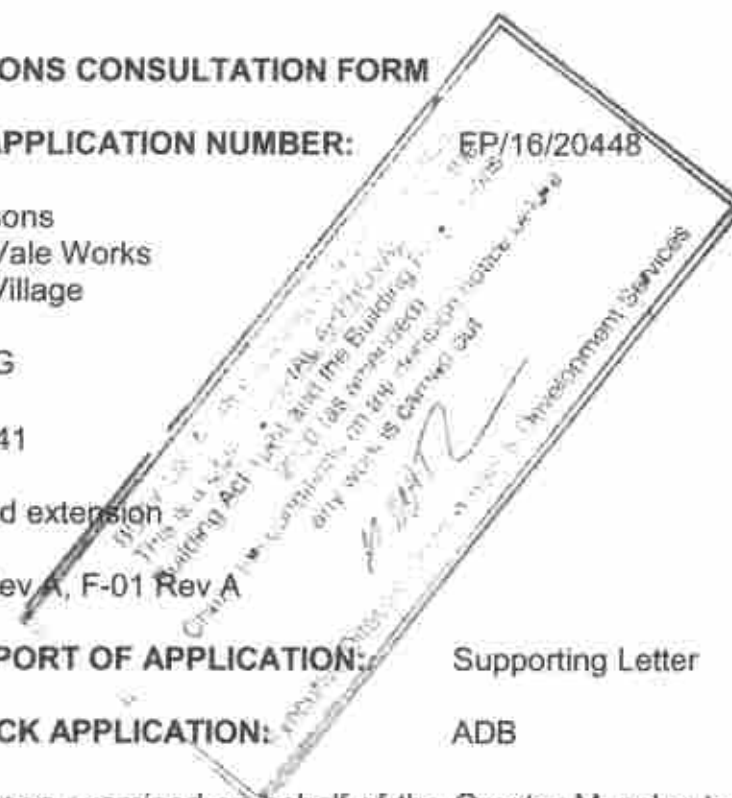


**GREATER MANCHESTER
FIRE AND RESCUE SERVICE**

County Fire Officer & Chief Executive Pete
O'Reilly Area Commander

Prevention and Protection
Greater Manchester Fire and Rescue
Service
146 Bolton Road
Swinton
Manchester M27 8US

Telephone: 0161 909 0313
www.manchesterfire.gov.uk



(a) Matters which will have to be complied with under the Regulatory Reform (Fire Safety) Order 2005

Responsibility for complying with the Fire Safety Order rests with the "Responsible Person". In a workplace, this is the employer and any other person who may have control over any part of the premises, e.g. the manager or owner. In all other premises, the person or people in control of the premises will be responsible. If there is more than one "Responsible Person" in any type of premises e.g. a complex, all must take all reasonable steps to cooperate and coordinate with each other. Areas to be considered are:

- Control of combustibles and ignition sources
- Provision of protective and preventative measures
- Emergency exits and routes (including signs and lighting)
- Fire warning and detection
- Fire fighting equipment
- Emergency plans in case of fire
- Staff training
- Maintenance of the above provisions, etc.,

Providing premises are built and maintained in accordance with Building Regulations and are low or normal risk this should be a simple matter and not incur any significant work or expenditure.

The enclosed leaflet on A Short Guide to Making Your Premises Safe from Fire provides general information as to what is required. More detailed guidance is available from a suite of publications available on the DCLG website www.firesafetyguides.communities.gov.uk

In all cases, the "Responsible person" has a duty to carry out a suitable and sufficient Risk Assessment.

(b) Matters which are enforceable under other legislation

Construction Site Legislation

Each year a significant number of fires occur during building or refurbishment works. Construction site legislation details the requirements that duty holders must address. Attention is drawn to the Greater Manchester Fire and Rescue Service Fire Safety Information Sheet No 1 - "Construction Fire Safety" available at <http://www.manchesterfire.gov.uk/media/27984/firesafetyinformationsheets.pdf> which summarises the requirements and gives details of how to comply with the legislation.

The CDM co-ordinator has duties along with the client to ensure that project specific, suitable management arrangements for health and safety are in place. This will include ensuring that a suitable health and safety construction phase plan is produced. This construction phase plan should include a fire safety plan within it.

It should also include a method statement as to how the fire alarm, emergency lighting and means of escape will be maintained for both the construction site and surrounding area that will still remain in operation during the works.

Further guidance is available in the publication Construction Confederation Fire Prevention on Construction Sites 7th edition May 2009, published by the Construction Confederation and the Fire Protection Association.

Construction (Health, Safety and Welfare) Regulations, 1996

Each year around 4000 fires occur during building construction or refurbishment. Recent construction site legislation details the fire safety requirements that duty holders must address.

Each year a significant number of fires occur during building or refurbishment works. Construction site legislation details the requirements that duty holders must address. Attention is drawn to the Health and Safety Executives information sheet No. 51- "Construction Fire Safety" which summarises the requirements and gives details of how to comply with the legislation. Contractors should provide a method statement indicating how the work will be scheduled to minimise the danger to the occupants of the building.

(c) Matters which are only advisory and not enforceable under legislation

Sprinklers

The provision of a sprinkler fire suppression system would have significant benefits for the development. It would ensure that any fire would be quickly controlled and would significantly reduce any fire damage to the building. This is particularly important as business continuity following a fire is an important factor in the ongoing viability of an organisation.

Sprinklers can also contribute towards the lowering of fire resistance requirements, increases in travel distances and in the width of stairways. The provision of a sprinkler system may also result in long term savings on insurance premiums.

It is strongly advised that you consult your insurance company to discuss the advantages of installing a sprinkler protection.

Arson Prevention

It is important that premises effectively protect themselves from arson attacks. Waste materials within a building should be kept to a minimum. Accumulations of combustible materials near the building will form a danger. In particular, bins need to be in a secure area away from the building. If skips will be used as part of the refurbishment they should be located away from any building.

In the event of a fire or similar emergency, an immediate '999' telephone call should be made to summon the fire service; this process should be implemented even if a remote call centre handles the routing of the alarm signal to the fire service.

The attached Automatic Fire Alarms information (FS/GEN/UWFS/4) regarding the management of unwanted fire signals is included for the attention of the Responsible Person and the Fire Alarm Systems Designer.

In addition to the above comments, the Fire Authority wishes to make the following observations in relation to the Building Regulations:

(d) Matters in relation to the Building Regulations

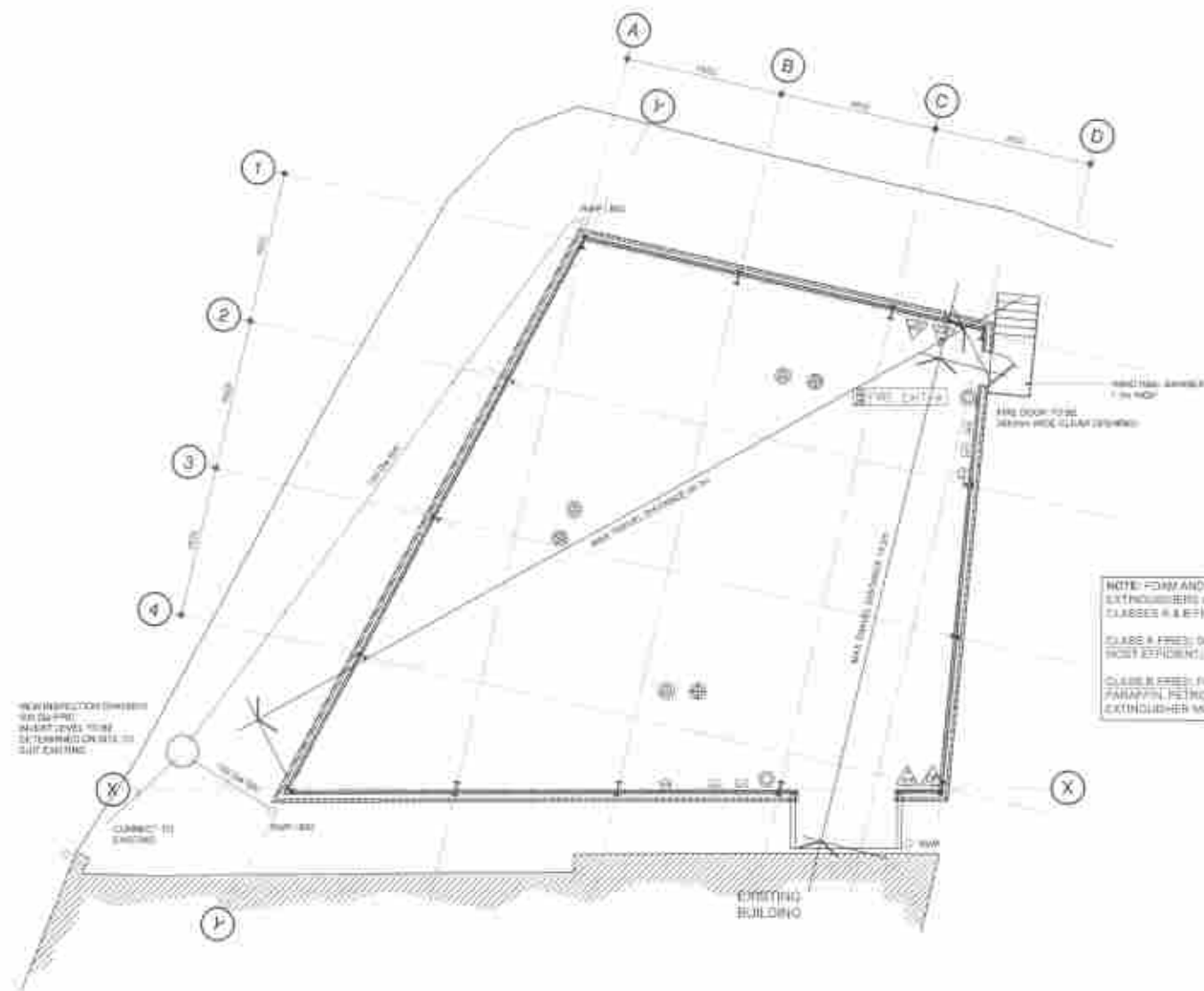
The Fire Authority is in agreement with the comments already made by the Building Control Officer.

Should you require any further assistance please contact the Fire Safety Officer on the above telephone number.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'G. Hudson'.

On behalf of the
Greater Manchester Fire and Rescue Authority



FIRE STRATEGY PLAN
(SCALE 1:50)

FIRE DETECTION	FIRE COMPARTMENTATION
- Smoke Detector - Heat Detector - Scander - Call Point / Break Glass Point	- Half Hour Fire Compartmentation - One Hour Fire Compartmentation
FIRE EXTINGUISHERS	FIRE DOORS
- Carbon Dioxide Fire Extinguisher - Foam Fire Extinguisher - Water Fire Extinguisher - Dry Powder Fire Extinguisher - Fire Blanket	- Duration of Fire Resistance (1 hour or 1/2 hour) - SC - Self Closer - SCL - Self Closer, Lockable - L - Lockable - A - Automatic Closer
Emergency Lighting DEXTRA MOOR L35 CB4 ES 3600 LUMEN RECESSED 600x600 LED EMERGENCY LUMINAIRE	

FIRE SYMBOL KEY
(SCALE 1:50)

WORDING FOR FIRE ACTION NOTICES:

FIRE ACTION
By: [Name] [Signature]

1. Sound the alarm.
2. Stop work.
3. Evacuate the building using the appropriate procedure.

On hearing the Fire Alarm:

1. Leave the building.
2. Close all doors behind you.
3. Proceed to assembly point.

Do not take lifts.
Do not return to the building for any reason until authorised to do so.
Do not use lifts.

FIRE ACTION NOTICE

IN CASE OF FIRE:

1. Sound the alarm.
2. Stop work.
3. Evacuate the building using the appropriate procedure.

On hearing the Fire Alarm:

1. Leave the building.
2. Close all doors behind you.
3. Proceed to assembly point.

Do not take lifts.
Do not return to the building for any reason until authorised to do so.
Do not use lifts.

NOTE

WATER EXTINGUISHERS TO BE PLACED ON WALL BRACKETS SO THAT THE TOP OF THE EXTINGUISHER IS 1000mm ABOVE GROUND LEVEL.

CARBON DIOXIDE AND DRY POWDER EXTINGUISHERS TO BE PLACED ON WALL BRACKETS AT 1500mm ABOVE FLOOR FLOOR LEVEL.

ALL SIGNS TO BE MANUFACTURED IN HARD PLASTIC TO SIZES AND S.S. INDICATED. SIGNS FIXED TO DOORS TO BE ADHESIVE FIXED. SIGNS FIXED TO WALLS TO BE SCREWED TO MASONRY.

ALL SIGNS TO BE MANUFACTURED IN HARD PLASTIC TO SIZES.

GENERAL NOTES:

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT PARTINGTON & ASSOCIATES, ARCHITECTS, SERVICE ENGINEERS AND SUBCONTRACTOR DRAWINGS.

REVIEW ALL DRAWINGS AND REPORT ANY DISCREPANCIES TO PARTINGTON & ASSOCIATES PRIOR TO COMMENCEMENT.

ALL WORK IS TO COMPLY WITH ALL RELEVANT HEALTH AND SAFETY LEGISLATION AND REGULATIONS.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS AND LEVELS INCLUDING ANY ADJUSTMENT TO EXISTING STRUCTURES TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT.

WORK FROM FIGURED DIMENSIONS ONLY.

NO DEVIATION FROM DETAILS SHOWN ON THIS DRAWING IS ALLOWED WITHOUT PARTINGTON & ASSOCIATES PRIOR PERMISSION IN WRITING.

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT SPECIFICATIONS ISSUED BY PARTINGTON & ASSOCIATES, BRITISH STANDARD CODES OF PRACTICE, STATUTORY REQUIREMENTS AND THE CONTRACT DOCUMENTS.

GROUND FLOOR SLAB CONSTRUCTION:

REINFORCED ON SOLID CONCRETE GROUND FLOOR SLAB WITH POWER FISCAL FINISH.

NOTE: SLAB TO BE LAID ON 125kg VISQUEEN DPM (ALL JOINTS TO BE TAPED AND LAPPED) ON NOMINAL MINIMAL 150mm LAYER WELL ROLLED & COMPACTED BLINDED HARDSCAPE - NOT TYPE (B).

EXTERNAL WALLS (MASONRY):

150mm EXT. FACING BWM/ CONCRETE COMMONS BELOW G.L.
100mm INT. BLOCK WORK (3.5 N/mm² COMPRESSIVE STRENGTH)

TAKEN TO NOMINAL HEIGHT 2.4m ABOVE F.F.L.

NOTE: INT. BLOCK WORK TO BE TIED TO SIDE RAILS AT 750mm CTR'S USING G.M.S. TIES.

EXTERNAL WALLS (CLADDING):

TO BE KINGSPAN K51000 RW COMPOSITE PANELS (NOMINAL 40mm THK) FIXED TO PROPRIETARY DESIGN COLD ROLLED SIDE RAILS. SIDE RAILS TO BE PROVIDED WITH SAG RODS/ DIAGONAL TIES ETC. IN ACCORDANCE WITH SPECIALIST MANUFACTURERS DESIGN AND DETAIL.

ROOF CLADDING:

TO BE KINGSPAN K51000 RW COMPOSITE PANELS (NOMINAL 40mm THK) FIXED TO COLD ROLLED ROOF PURLINS WITH ALLOWANCE FOR 10% OF THE ROOF AREA TO BE DPM ROOFLIGHTS.

NOTE: ALL CLADDING TO HAVE SEALED JOINTS & BE IMPERVIOUS TO MOISTURE.

STEELWORK NOTES:

ALL STEELWORK TO BE MANUFACTURED BY A CE MARKED STEELWORK FABRICATOR WHO HAS OBTAINED A MINIMUM EXECUTION CLASS EQUAL TO THAT REQUIRED FOR THE PROJECT. ALL SUPPORTING QUALIFICATIONS TO BE PROVIDED PRIOR TO FABRICATION.

ALL STEELWORK TO BE CE MARKED PRIOR TO DELIVERY AND SHOULD MEET THE FOLLOWING EXECUTION CLASS IN ACCORDANCE WITH BS EN 1090-2 EXECUTION CLASS = EXC2

ALL STEELWORK TO BE GRADE S235 TO BE EN 10335 UNLESS NOTED OTHERWISE

ALL COLUMNS TO BE FIRE PROTECTED TO PROVIDE 1 HR FIRE PROTECTION USING EITHER INTUMESCENT PAINT OR BLOCK EMCAEMENT. (ALL 2 LAYERS)

ELECTRICAL NOTES:

ALL ELECTRICAL WORK INCLUDING LIGHTING, POWER, MECHANICAL EXTRACT AND SMOKE / FIRE DETECTION IS TO MEET CURRENT IEE REGULATIONS AND BUILDING REGULATION REQUIREMENTS. THE DESIGN, INSTALLATION AND INSPECTION OF THE INSTALLATION IS TO BE CARRIED OUT BY A "PRESCRIBED COMPETENT CONTRACTOR" REGISTERED WITH AN AUTHORISED ELECTRICAL SELF CERTIFICATION SCHEME. PRIOR TO COMMENCEMENT OF THE INSTALLATIONS, DETAILS OF THE REGISTERED ELECTRICAL CONTRACTOR ARE TO BE SUBMITTED TO THE LOCAL AUTHORITY. ON COMPLETION OF THE TESTING OF THE INSTALLATIONS, THE ELECTRICAL CONTRACTOR IS TO ISSUE THE APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATES ALONG WITH A CLIENT MAINTENANCE AND / USER MANUAL FOR ALL FITTINGS, SUPPLY, FIX AND WIRE UP ALL INTERNAL LIGHT SWITCHES, POWER SOCKETS, FUSED SPURS AND LIGHT FITTINGS. ALL CABLE RUNS ARE TO BE CONCEALED INTO WALLS AND CAPED FOR PLASTERING.

ALL FITTINGS TO BE FROM THE CLICK DEFINE RANGE OR SIMILAR APPROVED MANUFACTURER, SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO PROVIDE SOCH AND SWITCH PLATE SAMPLES FOR CLIENT APPROVAL. POSITIONS OF ALL ELECTRICAL FITTINGS ARE TO BE AGREED WITH THE CLIENT.

CONTRACTOR TO ALLOW FOR RUNNING / BONDING OF NEW EARTH CABLES TO ALL NEW APPLIANCES, SANITARYWARE, PIPEWORK AND SINKS. ALL AS REQUIRED TO MEET THE CURRENT IEE WIRING REGULATIONS.

DRAINAGE NOTES:

THE PRINCIPAL CONTRACTOR WILL BE RESPONSIBLE AND INCLUDE FOR CARRYING OUT THE FOLLOWING:

- CARRY OUT ALL NECESSARY PRELIMINARY INVESTIGATIVE WORK TO ASCERTAIN THE EXISTENCE AND POSITION OF EXISTING SERVICES RUNNING ABOVE OR BELOW THE SITE AREA, PRIOR TO COMMENCING ANY WORKS.
- CAREFULLY RE-DIRECT / PROTECT ANY EXISTING UNDERGROUND SERVICES DURING THE COURSE OF WORKS ENSURING THAT THEIR EXISTENCE AND POSITION ARE CLEARLY MARKED AT ALL TIMES.
- PROMPTLY INFORM THE PROJECT ARCHITECT OF ANY UNKNOWN LIVE SERVICES FOUND.

NOTE: EXACT DRAINAGE RUNS TO BE DETERMINED AND AGREED ON SITE BETWEEN BUILDING CONTROL OFFICER AND ARCHITECT PRIOR TO DRAINAGE WORKS COMMENCING.

ALLOW FOR EXCAVATING AND FORMING NEW SURFACE WATER DRAINAGE RUNS WITH MANHOLES ALL TO BE CONNECTED TO EXISTING SURFACE WATER DRAINAGE SYSTEM.

NEW PIPES AND FITTINGS TO BE LAID IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. ALL DRAINS PASSING THROUGH WALLS ARE TO BE ABOVE FOUNDATION LEVEL WITH CONCRETE UNTELS OVER THEM AND FLEXIBLE JOINTS BOTH SIDES. ANY DRAINS PASSING UNDER BUILDING ARE TO BE BEDDED AND SURROUNDED AS RECOMMENDED BY MANUFACTURER. ANY DRAINS FOUND TO BE NO LONGER IN USE ARE TO BE TAKEN UP OR FILLED WITH CONCRETE TO THE SATISFACTION OF THE LOCAL AUTHORITY. NEW MANHOLES ON CONCRETE BASES AT ALL CONNECTIONS. FINISHED HEIGHT FOR MANHOLES TO BE CHECKED ON SITE INSTALLATION. ALL PIPES TO BE SURROUNDED WITH GRADED 10MM TO 20MM GRANULAR CLEAN STONE INFILL WITH MIN 250MM ABOVE TOP OF PIPE AND MIN 150MM BELOW LOWEST POINT OF PIPE. RAINWATER GOODS TO DISCHARGE VIA TRAPPED ACCESS GULLIES INTO 100MM UPVC PIPES AND INTO EXISTING SURFACE WATER SYSTEM. ALL DRAINAGE RUNS TO BE AGREED WITH BUILDING INSPECTOR ON SITE.

SUPPLY AND FIX PROPOSED HEPWORTH POLYPROPYLENE MANHOLES ON 150MM CONCRETE BASES COMPLETE WITH MEDIUM DUTY FRAMES AND SQUARE

DUCTILE IRON COVERS TO CONNECT UP TO PROPOSED SURFACE WATER DRAINAGE SYSTEM VIA PROPOSED 100MM UPVC DRAINAGE PIPES. ALL DRAIN RUNS

TO HAVE MIN FALLS AS STATED IN BS EN 752 AND CODES OF PRACTICE WITH A MINIMUM OF 1:80 FALL. ALL DRAINAGE ITEMS BY HEPWORTHS OR SIMILAR.

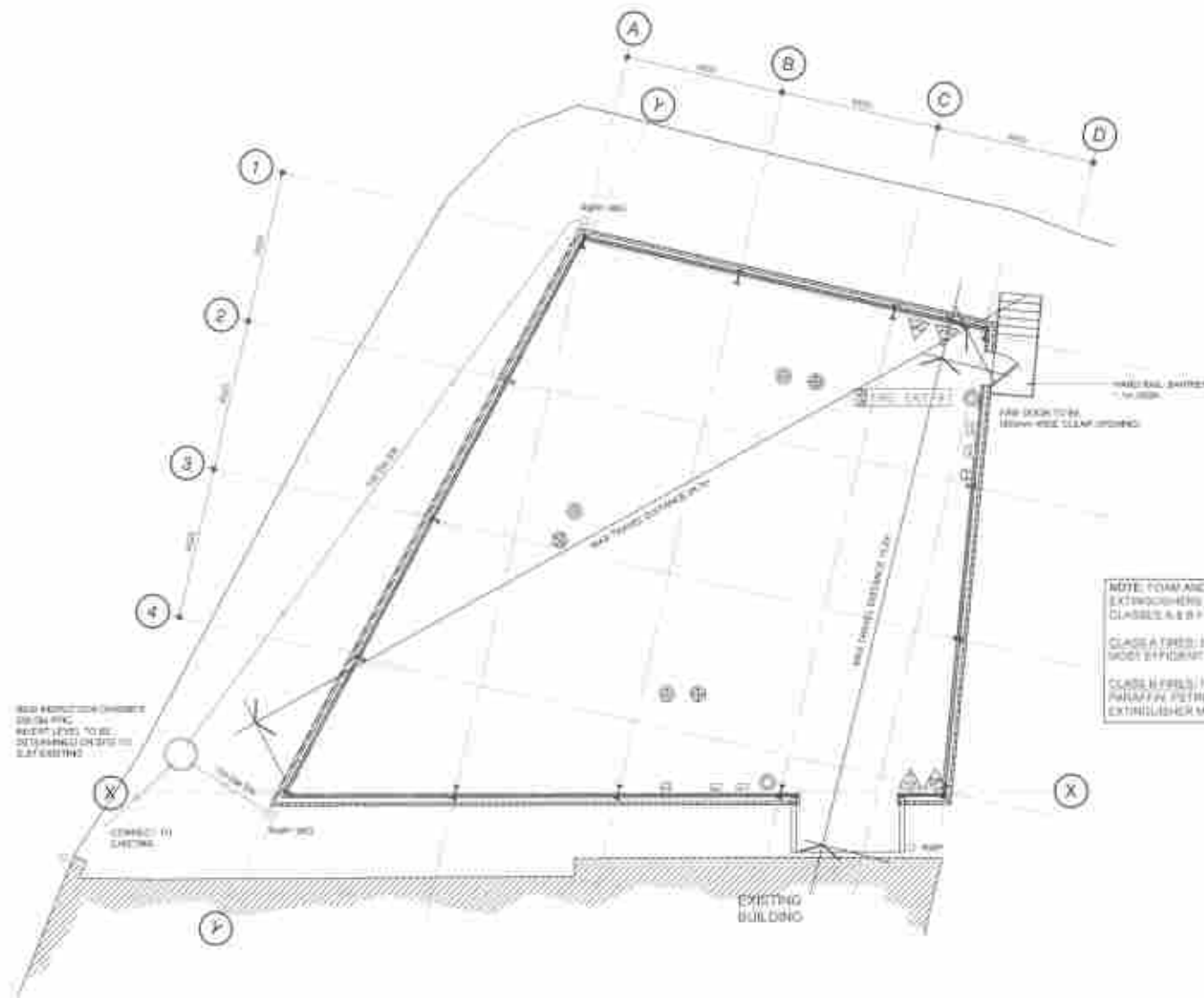
APPROVED MANUFACTURER, FIT AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS GUIDANCE

NOTE: ACCESS IS REQUIRED TO DRAINS AND SEWER SYSTEMS FOR TESTING, INSPECTION, MAINTENANCE AND REMOVAL OF DEBRIS AND IS COVERED BY APPROVED DOCUMENT H 2002 AND BS EN 752-2: 1996. (SUITABLE AND SUFFICIENT ACCESS POINTS) SHOULD BE PROVIDED FOR CLEARING BLOCKAGES FROM DRAIN RUNS WHICH CANNOT BE REACHED BY ANY OTHER MEANS. ACCESS SHOULD BE BUILT INTO DRAINS AND SEWERS AT EVERY HEAD OF RUN, CHANGE OF ALIGNMENT OR GRADIENT, MAJOR JUNCTION OR CHANGE IN SIZE.

FIRE SAFETY:

SMOKE ALARMS TO BE SELF CONTAINED & MANUS OPERATED WITH A SECONDARY BATTERY POWER SUPPLY & TO BE INTERCONNECTED / PERMANENTLY WIRED TO A SEPARATE FIXED CIRCUIT CONFORMING TO I.E.E. WIRING REGULATIONS. ALL EXTG SIGNS POSITIONED ABOVE DOORS ARE TO BE ILLUMINATED WITH SECONDARY BACK UP FACILITY IN THE EVENT OF POWER FAILURE.

Rev	By	Check	Date	Description
1	JP	OT	11/10/18	UPDATE - PART OF BUILDING CONTROL SUBMITTAL
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53	JP	OT	11/10/18	UPDATE - BUILDING CONTROL SUBMITTAL
54	JP	OT	11/10/18	UPDATE - BUILDING CONTROL SUBMITTAL
55	JP	OT	11/10/18	UPDATE - BUILDING CONTROL SUBMITTAL
56	JP	OT	11/10/18	UPDATE - BUILDING CONTROL SUBMITTAL
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85	JP	OT	11/10/18	UPDATE - BUILDING CONTROL SUBMITTAL
86	JP	OT	11/10/18	UPDATE - BUILDING CONTROL SUBMITTAL
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91	JP	OT	11/10/18	UPDATE - BUILDING CONTROL SUBMITTAL
92	JP	OT	11/10/18	UPDATE - BUILDING CONTROL SUBMITTAL
93	JP	OT	11/10/18	UPDATE - BUILDING CONTROL SUBMITTAL
94	JP	OT	11/10/18	UPDATE - BUILDING CONTROL SUBMITTAL
95	JP	OT	11/10/18	UPDATE - BUILDING CONTROL SUBMITTAL
96	JP	OT	11/10/18	UPDATE - BUILDING CONTROL SUBMITTAL
97	JP	OT	11/10/18	UPDATE - BUILDING CONTROL SUBMITTAL
98	JP	OT	11/10/18	UPDATE - BUILDING CONTROL SUBMITTAL
99	JP	OT	11/10/18	UPDATE - BUILDING CONTROL SUBMITTAL
100	JP	OT	11/10/18	UPDATE - BUILDING CONTROL SUBMITTAL



FIRE STRATEGY PLAN
(SCALE 1:50)

FIRE DETECTION

- Smoke Detector
- Heat Detector
- Sounder
- Call Point / Break Glass Point

FIRE EXTINGUISHERS

- Carbon Dioxide Fire Extinguisher
- Foam Fire Extinguisher
- Water Fire Extinguisher
- Dry Powder Fire Extinguisher
- Fire Blanket

Emergency Lighting

- DEXTRA MODR L35 CB4 E3 3500 LUMEN RECESSED 800MHZ LED EMERGENCY LUMINAIRE

FIRE COMPARTMENTATION

- Half Hour Fire Compartmentation
- One Hour Fire Compartmentation

FIRE DOORS

- Duration of Fire Resistance (1 hour or 1/2 hour)
- SC - Self Closer
- SCL - Self Closer, Lockable
- L - Lockable
- A - Automatic Closer

WORDING FOR FIRE ACTION NOTICES

FIRE ACTION
Any Person Discovering a Fire

1. Sound the alarm.
2. Call the fire service.
3. Advise the fire service using the emergency number.

On hearing the Fire Alarm

1. Leave the building by the nearest exit.
2. Close all doors, locked and unlocked.
3. Report to assembly point.

Do not take lifts.
Do not return to the building for any reason until advised to do so.
Do not use lifts.

FIRE ACTION NOTICE

1. Sound the alarm.
2. Call the fire service.
3. Advise the fire service using the emergency number.

On hearing the Fire Alarm

1. Leave the building by the nearest exit.
2. Close all doors, locked and unlocked.
3. Report to assembly point.

Do not take lifts.
Do not return to the building for any reason until advised to do so.
Do not use lifts.

NOTE:
WATER EXTINGUISHERS TO BE PLACED ON WALL BRACKETS SO THAT THE TOP OF THE EXTINGUISHER IS 1000mm ABOVE GROUND LEVEL.
CARBON DIOXIDE AND DRY POWDER EXTINGUISHERS TO BE PLACED ON WALL BRACKETS AT 1500mm ABOVE FLOOR FLOOR LEVEL.
ALL SIGNS TO BE MANUFACTURED IN HARD PLASTIC TO SIZES AND B.S. INDICATED. SIGNS FIXED TO DOORS TO BE ADHESIVE FIXED. SIGNS FIXED TO WALLS TO BE SCREWED TO MASONRY.
ALL SIGNS TO BE MANUFACTURED IN HARD PLASTIC TO SIZES.

FIRE SYMBOL KEY
(SCALE 1:50)

GENERAL NOTES:

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT PARTINGTON & ASSOCIATES' ARCHITECTS' SERVICE ENGINEERS AND SUBCONTRACTOR DRAWINGS.

REVIEW ALL DRAWINGS AND REPORT ANY DISCREPANCIES TO PARTINGTON & ASSOCIATES PRIOR TO COMMENCEMENT.

ALL WORK IS TO COMPLY WITH ALL RELEVANT HEALTH AND SAFETY LEGISLATION AND REGULATIONS.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS AND LEVELS INCLUDING ANY ADJUSTMENT TO EXISTING STRUCTURES TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT.

WORK FROM FIGURED DIMENSIONS ONLY.

NO DEVIATION FROM DETAILS SHOWN ON THIS DRAWING IS ALLOWED WITHOUT PARTINGTON & ASSOCIATES' PRIOR PERMISSION IN WRITING.

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT SPECIFICATIONS ISSUED BY PARTINGTON & ASSOCIATES' BRITISH STANDARD CODES OF PRACTICE, STATUTORY REQUIREMENTS AND THE CONTRACT DOCUMENTS.

GROUND FLOOR SLAB CONSTRUCTION:

REINFORCED ON SOLID CONCRETE GROUND FLOOR SLAB WITH POWER FISCAL FINISH.

NOTE: SLAB TO BE LAID ON 1200g VISQUEEN DPM (ALL JOINTS TO BE TAPED AND LAPPED) ON NOMINAL MINIMAL 150mm LAYER WELL ROLLED & COMPACTED BLINDED HARDCORE - MOT TYPE (II).

EXTERNAL WALLS (MASONRY):

100mm EXT. FACING 8WV CONCRETE COMMONS BELOW G.L. 100mm INT. BLOCK WORK (3.5 N/mm² COMPRESSIVE STRENGTH) TAKEN TO NOMINAL HEIGHT 2.4m ABOVE F.F.L.

NOTE: INT. BLOCK WORK TO BE TIED TO SIDE RAILS AT 750 Hc CTRS USING Q.M.S. TIES.

EXTERNAL WALLS (CLADDING):

TO BE KINGSPAN K51000 RW COMPOSITE PANELS (NOMINAL 40mm THK) FIXED TO PROPRIETARY DESIGN COLD ROLLED SIDE RAILS. SIDE RAILS TO BE PROVIDED WITH S&Q RODS/DIAGONAL TIES ETC. IN ACCORDANCE WITH SPECIALIST MANUFACTURERS DESIGN AND DETAIL.

ROOF CLADDING:

TO BE KINGSPAN K51000 RW COMPOSITE PANELS (NOMINAL 40mm THK) FIXED TO COLD ROLLED ROOF FURLINS WITH ALLOWANCE FOR 10% OF THE ROOF AREA TO BE GRP ROOFLIGHTS.

NOTE: ALL CLADDING TO HAVE SEALED JOINTS & BE IMPERVIOUS TO MOISTURE.

STEELWORK NOTES:

ALL STEELWORK TO BE MANUFACTURED BY A CE MARKED STEELWORK FABRICATOR WHO HAS OBTAINED A MINIMUM EXECUTION CLASS EQUAL TO THAT REQUIRED FOR THE PROJECT. ALL SUPPORTING QUALIFICATIONS TO BE PROVIDED PRIOR TO FABRICATION.

ALL STEELWORK TO BE CE MARKED PRIOR TO DELIVERY AND SHOULD MEET THE FOLLOWING EXECUTION CLASS IN ACCORDANCE WITH BS EN 1090-2 EXECUTION CLASS = EXC2.

ALL STEELWORK TO BE GRADE S355 TO BS EN 10025, UNLESS NOTED OTHERWISE.

ALL COLUMNS TO BE FIRE PROTECTED TO PROVIDE 1 HR FIRE PROTECTION USING EITHER INTUMESCENT PAINT OR BLOCK ENCASEMENT. (ALL 2 LAYERS).

ELECTRICAL NOTES:

ALL ELECTRICAL WORK INCLUDING LIGHTING, POWER, MECHANICAL EXTRACT AND SMOKE / FIRE DETECTION IS TO MEET CURRENT IEE REGULATIONS AND BUILDING REGULATION REQUIREMENTS. THE DESIGN, INSTALLATION AND INSPECTION OF THE INSTALLATION IS TO BE CARRIED OUT BY A 'PRESCRIBED' COMPETENT CONTRACTOR REGISTERED WITH AN AUTHORISED ELECTRICAL SELF CERTIFICATION SCHEME PRIOR TO COMMENCEMENT OF THE INSTALLATION. DETAILS OF THE REGISTERED ELECTRICAL CONTRACTOR ARE TO BE SUBMITTED TO THE LOCAL AUTHORITY. ON COMPLETION OF THE TESTING OF THE INSTALLATION, THE ELECTRICAL CONTRACTOR IS TO ISSUE THE APPROPRIATE EIC. ELECTRICAL INSTALLATION CERTIFICATES ALONG WITH A CLIENT MAINTENANCE AND / USER MANUAL FOR ALL FITTINGS. SUPPLY FIX AND WIRE UP ALL INTERNAL LIGHT SWITCHES, POWER SOCKETS, FUSED SPURS AND LIGHT FITTINGS. ALL CABLE RUNS ARE TO BE CONCEALED INTO WALLS AND CAPPED FOR PLASTERING.

ALL FITTINGS TO BE FROM THE CICK DEFINE RANGE OR SIMILAR APPROVED MANUFACTURER. SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO PROVIDE BOOK AND SWITCH PLATE SAMPLES FOR CLIENT APPROVAL. POSITIONS OF ALL ELECTRICAL FITTINGS ARE TO BE AGREED WITH THE CLIENT.

CONTRACTOR TO ALLOW FOR RUNNING / BONDING OF NEW EARTH CABLES TO ALL NEW APPLIANCES, SANITARYWARE, PIPEWORK AND SINKS. ALL AS REQUIRED TO MEET THE CURRENT IEE WIRING REGULATIONS.

DRAINAGE NOTES:

THE PRINCIPAL CONTRACTOR WILL BE RESPONSIBLE AND INCLUDE FOR CARRYING OUT THE FOLLOWING:

- CARRY OUT ALL NECESSARY PRELIMINARY INVESTIGATIVE WORK TO ASCERTAIN THE EXISTENCE AND POSITION OF EXISTING SERVICES RUNNING ABOVE OR BELOW THE SITE AREA, PRIOR TO COMMENCING ANY WORKS.
- CAREFULLY RE-DIRECT / PROTECT ANY EXISTING UNDERGROUND SERVICES DURING THE COURSE OF WORKS ENSURING THAT THEIR EXISTENCE AND POSITION ARE CLEARLY MARKED AT ALL TIMES.
- PROMPTLY INFORM THE PROJECT ARCHITECT OF ANY UNKNOWN LIVE SERVICES FOUND.

NOTE: EXACT DRAINAGE RUNS TO BE DETERMINED AND AGREED ON SITE BETWEEN BUILDING CONTROL OFFICER AND ARCHITECT PRIOR TO DRAINAGE WORKS COMMENCING.

ALLOW FOR EXCAVATING AND FORMING NEW SURFACE WATER DRAINAGE RUNS WITH MANHOLES ALL TO BE CONNECTED TO EXISTING SURFACE WATER DRAINAGE SYSTEM.

NEW PIPES AND FITTINGS TO BE LAID IN STRICT ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS. ALL DRAINS PASSING THROUGH WALLS ARE TO BE ABOVE FOUNDATION LEVEL, WITH CONCRETE UNITS OVER THEN AND FLEXIBLE JOINTS BOTH SIDES. ANY DRAINS PASSING UNDER BUILDING ARE TO BE BEDDED AND SURROUNDED AS RECOMMENDED BY MANUFACTURER. ANY DRAINS FOUND TO BE NO LONGER IN USE ARE TO BE TAKEN UP OR FILLED WITH CONCRETE TO THE SATISFACTION OF THE LOCAL AUTHORITY. NEW MANHOLES ON CONCRETE BASES AT ALL CONNECTIONS. FINISHED HEIGHT FOR MANHOLE TO BE CHECKED ON SITE INSTALLATION. ALL PIPES TO BE SURROUNDED WITH GRADED 10MM TO 20MM GRANULAR CLEAN STONE INFILL WITH MIN 350MM ABOVE TOP OF PIPE AND MIN 150MM BELOW LOWEST POINT OF PIPE. RAINWATER GOODS TO DISCHARGE VIA TRAPPED ACCESS GULLIES INTO 100MM UPVC PIPES AND INTO EXISTING SURFACE WATER SYSTEM. ALL DRAINAGE RUNS TO BE AGREED WITH BUILDING INSPECTOR ON SITE.

SUPPLY AND FIX PROPOSED HEPWORTH POLYPROPYLENE MANHOLES ON 150MM CONCRETE BASES COMPLETE WITH MEDIUM DUTY FRAMES AND SQUARE.

DUCTILE IRON COVERS TO CONNECT UP TO PROPOSED SURFACE WATER DRAINAGE SYSTEM VIA PROPOSED 100MM UPVC DRAINAGE PIPES. ALL DRAIN RUNS.

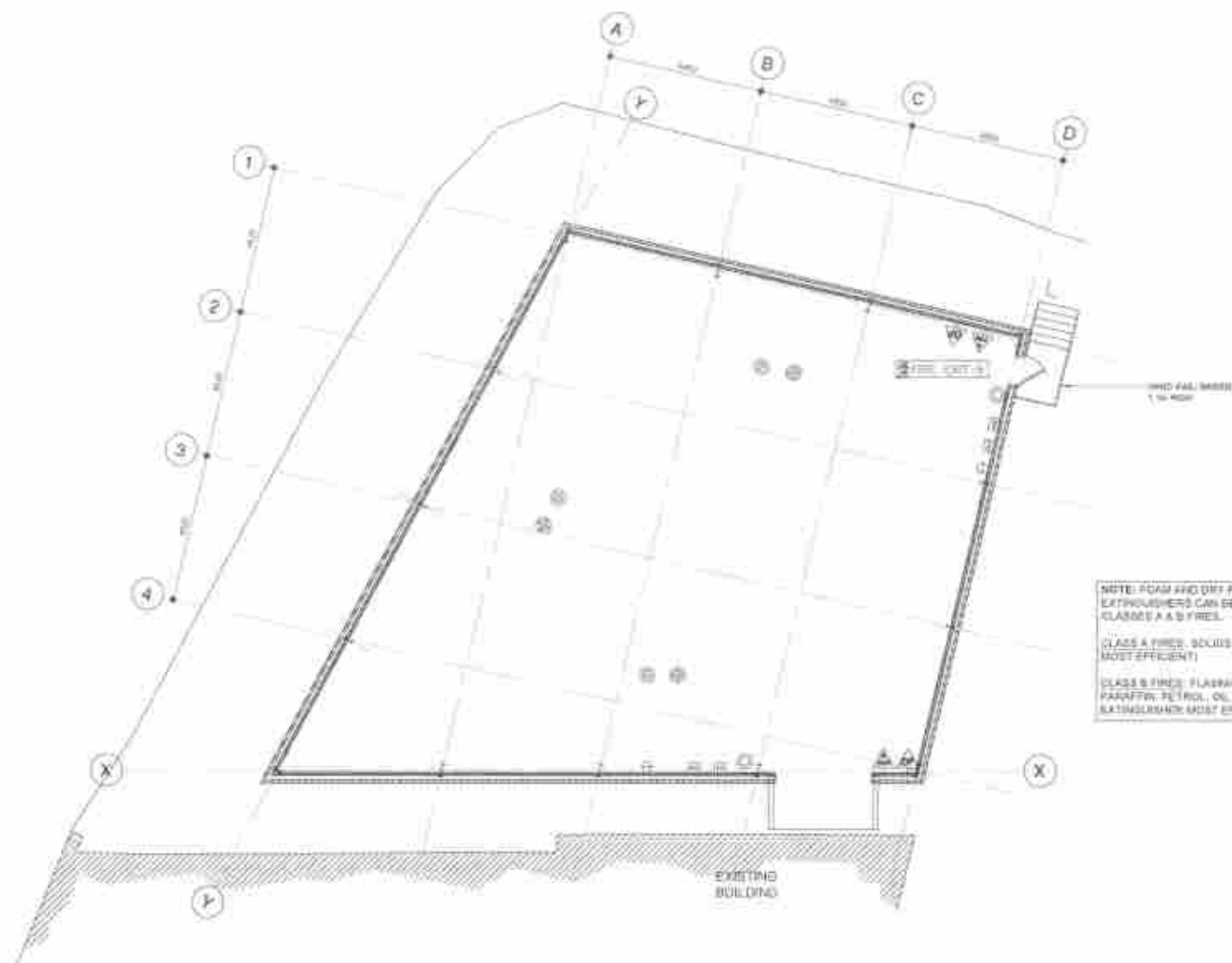
TO HAVE MIN FALLS AS STATED IN BS EN 752 AND CODES OF PRACTICE WITH A MINIMUM OF 1:80 FALL. ALL DRAINAGE ITEMS BY HEPWORTH OR SIMILAR APPROVED MANUFACTURER, FIT AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS GUIDANCE.

NOTE: ACCESS IS REQUIRED TO DRAINS AND SEWER SYSTEMS FOR TESTING, INSPECTION, MAINTENANCE AND REMOVAL OF DEBRIS AND IS COVERED BY APPROVED DOCUMENT H 2002 AND BS EN 752-3:1998. SUITABLE AND SUFFICIENT ACCESS POINTS SHOULD BE PROVIDED FOR CLEARING BLOCKAGES FROM CHAIN RUNS WHICH CANNOT BE REACHED BY ANY OTHER MEANS. ACCESS SHOULD BE BUILT INTO DRAINS AND SEWERS AT EVERY HEAD OF RUN, CHANGE OF ALIGNMENT OR GRADIENT, MAJOR JUNCTION OR CHANGE IN SIZE.

FIRE SAFETY:

SMOKE ALARMS TO BE SELF CONTAINED & MANIP OPERATED WITH A SECONDARY BATTERY POWER SUPPLY & TO BE INTERCONNECTED / PERMANENTLY WIRED TO A SEPARATE FIXED CIRCUIT CONFORMING TO I.E.E. WIRING REGULATIONS. ALL EXTG SIGNS POSITIONED ABOVE DOORS ARE TO BE ILLUMINATED WITH SECONDARY BACK UP FACILITY IN THE EVENT OF POWER FAILURE.

Revision	By	Check	Date	Description
1	Partington & Associates			
Partington & Associates Limited Structural Design Consultants 13 Oldfield Street, Chelmsley, Leicestershire LE1 1JG Tel: 01533 418881 / 01533 418882 Email: info@partington-associates.com Website: www.partington-associates.com				
Client	CARRIVECH LLP			Scale
Project	PROPOSED EXTENSION POLYMER FARMING BUILDING			Date
Drawn	JRM			Check
Rev	BULKY REGULATORY NOTES			Approved
Job No.	2743-B	Drawn	Rev.	Approved



FIRE STRATEGY PLAN
(SCALE 1:50)

FIRE DETECTION

- Smoke Detector
- Heat Detector
- Sounder
- Call Point / Break Glass Point

FIRE EXTINGUISHERS

- Carbon Dioxide Fire Extinguisher
- Foam Fire Extinguisher
- Water Fire Extinguisher
- Dry Powder Fire Extinguisher
- Fire Blanket

Emergency Lighting

- DEXTRA MOD L36 C84 E3 3500 LUMEN RECESSED 600/600 LED EMERGENCY LUMINAIRE

FIRE COMPARTMENTATION

- Half Hour Fire Compartmentation
- One Hour Fire Compartmentation

FIRE DOORS

- Duration of Fire Resistance (1 hour or 1/2 hour)
- SC - Self Closer
- SCL - Self Closer, Lockable
- L - Lockable
- A - Automatic Closer

WORDING FOR FIRE ACTION NOTICES

The Action Notice Type 30

FIRE ACTION

Any Person Discovering a Fire

- Sound the alarm
- Call 999
- Attempt to use the fire extinguisher using the instructions provided
- Do everything else that is safe
- Leave the building by the nearest exit
- Report to assembly point

DO NOT RE-ENTER THE BUILDING UNTIL THE FIRE OFFICER HAS GIVEN THE ALL CLEAR

DO NOT USE LIFT

The Action Notice Type 10

FIRE ACTION NOTICE

IN CASE OF FIRE

- DO NOT USE LIFT
- DO NOT RE-ENTER THE BUILDING UNTIL THE FIRE OFFICER HAS GIVEN THE ALL CLEAR
- DO NOT USE LIFT
- DO NOT RE-ENTER THE BUILDING UNTIL THE FIRE OFFICER HAS GIVEN THE ALL CLEAR

DO NOT RE-ENTER THE BUILDING UNTIL THE FIRE OFFICER HAS GIVEN THE ALL CLEAR

NOTE

WATER EXTINGUISHERS TO BE PLACED ON WALL BRACKETS SUCH THAT THE TOP OF THE EXTINGUISHER IS 1000mm ABOVE GROUND LEVEL.

CARBON DIOXIDE AND DRY POWDER EXTINGUISHERS TO BE PLACED ON WALL BRACKETS AT 1500mm ABOVE FLOOR FLOOR LEVEL.

ALL SIGNS TO BE MANUFACTURED IN HARD PLASTIC TO SIZES AND B.S. INDICATED. SIGNS FIXED TO DOORS TO BE ADHESIVE FIXED. SIGNS FIXED TO WALLS TO BE SCREWED TO MASONRY.

ALL SIGNS TO BE MANUFACTURED IN HARD PLASTIC TO SIZES

FIRE SYMBOL KEY
(SCALE 1:50)

GENERAL NOTES:

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT PARTINGTON & ASSOCIATES ARCHITECTS SERVICE ENGINEERS AND SUBCONTRACTOR DRAWINGS

REVIEW ALL DRAWINGS AND REPORT ANY DISCREPANCIES TO PARTINGTON & ASSOCIATES PRIOR TO COMMENCEMENT

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WORK FROM FIGURED DIMENSIONS ONLY

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GROUND FLOOR SLAB CONSTRUCTION:

REINFORCED ON SOLID CONCRETE GROUND FLOOR SLAB WITH POWER FISCAL FINISH

NOTE: SLAB TO BE LAID ON 1200g VISQUEEN DPM (ALL JOINTS TO BE TAPED AND LAPPED) ON NOMINAL MINIMAL 150mm LAYER WELL ROLLED & COMPACTED BLINDED HARDCORE - MOT TYPE (I)

EXTERNAL WALLS (MASONRY):

102mm EXT. FACING BWM CONCRETE COMMONS BELOW D.L. 100mm INT. BLOCK WORK (2.5 N/mm² COMPRESSIVE STRENGTH)

TAKEN TO NOMINAL HEIGHT 2.4m ABOVE F.F.L.

NOTE: INT. BLOCK WORK TO BE TIED TO SIDE RAILS AT 700 Hz CTRS USING G.M.S. TIES

EXTERNAL WALLS (CLADDING):

TO BE KINGSPAN KS1000 RW COMPOSITE PANELS (NOMINAL 40mm THK) FIXED TO PROPRIETARY DESIGN COLD ROLLED SIDE RAIL. SIDE RAILS TO BE PROVIDED WITH BAG RODS/DIAGONAL TIES ETC. IN ACCORDANCE WITH SPECIALIST MANUFACTURERS DESIGN AND DETAIL

ROOF CLADDING:

TO BE KINGSPAN KS1000 RW COMPOSITE PANELS (NOMINAL 40mm THK) FIXED TO COLD ROLLED ROOF PURLINS WITH ALLOWANCE FOR 10% OF THE ROOF AREA TO BE GRP ROOFLIGHTS

NOTE: ALL CLADDING TO HAVE SEALED JOINTS & BE IMPERVIOUS TO MOISTURE

STEELWORK NOTES:

ALL STEELWORK TO BE MANUFACTURED BY A CE MARKED STEELWORK FABRICATOR WHO HAS OBTAINED A MINIMUM EXECUTION CLASS EQUAL TO THAT REQUIRED FOR THE PROJECT. ALL SUPPORTING QUALIFICATIONS TO BE PROVIDED PRIOR TO FABRICATION

ALL STEELWORK TO BE CE MARKED PRIOR TO DELIVERY AND SHOULD MEET THE FOLLOWING EXECUTION CLASS IN ACCORDANCE WITH BS EN 1090-2 EXECUTION CLASS = EXC2

ALL STEELWORK TO BE GRADE S355 TO BS EN 10025 UNLESS NOTED OTHERWISE

ALL COLUMNS TO BE FIRE PROTECTED TO PROVIDE 1 HR FIRE PROTECTION USING EITHER INTUMESCENT PAINT OR BLOCK ENCASEMENT. ALL 2 LAYERS

ELECTRICAL NOTES:

ALL ELECTRICAL WORK INCLUDING LIGHTING POWER MECHANICAL EXTRACT AN SMOKE / FIRE DETECTION IS TO MEET CURRENT IEE REGULATIONS AND BUILDING REGULATION REQUIREMENTS. THE DESIGN, INSTALLATION AND INSPECTION OF THE INSTALLATION IS TO BE CARRIED OUT BY A 'PRESCRIBED COMPETENT CONTRACTOR' REGISTERED WITH AN AUTHORISED ELECTRICAL SELF CERTIFICATION SCHEME. PRIOR TO COMMENCEMENT OF THE INSTALLATIONS, DETAILS OF THE REGISTERED ELECTRICAL CONTRACTOR ARE TO BE SUBMITTED TO THE LOCAL AUTHORITY. ON COMPLETION OF THE TESTING OF THE INSTALLATIONS, THE ELECTRICAL CONTRACTOR IS TO ISSUE THE APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATES ALONG WITH A CLIENT MAINTENANCE AND / USER MANUAL FOR ALL FITTINGS, SUPPLY, FIX AND WIRE UP ALL INTERNAL LIGHT SWITCHES, POWER SOCKETS, FLUED SPURS AND LIGHT FITTINGS. ALL CABLE RUNS ARE TO BE CONCEALED INTO WALLS AND CARPED FOR PLASTERING

ALL FITTINGS TO BE FROM THE CUBIC DEFINE RANGE OR SIMILAR APPROVED MANUFACTURER, SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO PROVIDE SOCK AND SWITCH PLATE SAMPLES FOR CLIENT APPROVAL. POSITIONS OF ALL ELECTRICAL FITTINGS ARE TO BE AGREED WITH THE CLIENT

CONTRACTOR TO ALLOW FOR RUNNING / BONDING OF NEW EARTH CABLES TO ALL NEW APPLIANCES, SANITARYWARE, PIPEWORK AND SINKS. ALL ARE REQUIRED TO MEET THE CURRENT IEE WIRING REGULATIONS

DRAINAGE NOTES:

THE PRINCIPAL CONTRACTOR WILL BE RESPONSIBLE AND INCLUDE FOR CARRYING OUT THE FOLLOWING

- CARRY OUT ALL NECESSARY PRELIMINARY INVESTIGATIVE WORK TO ASCERTAIN THE EXISTENCE AND POSITION OF EXISTING SERVICES RUNNING ABOVE OR BELOW THE SITE AREA, PRIOR TO COMMENCING ANY WORKS
- CAREFULLY RE-DIRECT / PROTECT ANY EXISTING UNDERGROUND SERVICES DURING THE COURSE OF WORKS ENSURING THAT THEIR EXISTENCE AND POSITION ARE CLEARLY MARKED AT ALL TIMES
- PROMPTLY INFORM THE PROJECT ARCHITECT OF ANY UNKNOWN LIVE SERVICES FOUND

NOTE: EXACT DRAINAGE RUNS TO BE DETERMINED AND AGREED ON SITE BETWEEN BUILDING CONTROL OFFICER AND ARCHITECT PRIOR TO DRAINAGE WORKS COMMENCING

ALLOW FOR EXCAVATING AND FORMING NEW SURFACE WATER DRAINAGE RUNS WITH MANHOLES ALL TO BE CONNECTED TO EXISTING SURFACE WATER DRAINAGE SYSTEM

NEW PIPES AND FITTINGS TO BE LAID IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. ALL DRAINS PASSING THROUGH WALLS ARE TO BE ABOVE FOUNDATION LEVEL WITH CONCRETE LINTELS OVER THEM AND FLEXIBLE JOINTS BOTH SIDES. ANY DRAINS PASSING UNDER BUILDING ARE TO BE BEDDED AND SURROUNDED AS RECOMMENDED BY MANUFACTURER. ANY DRAINS FOUND TO BE NO LONGER IN USE ARE TO BE TAKEN UP OR FILLED WITH CONCRETE TO THE SATISFACTION OF THE LOCAL AUTHORITY. NEW MANHOLES ON CONCRETE BASES AT ALL CONNECTIONS. FINISHED HEIGHT FOR MANHOLES TO BE CHECKED ON SITE INSTALLATION. ALL PIPES TO BE SURROUNDED WITH GRADED 10mm TO 20mm GRANULAR CLEAN STONE INFILL WITH MIN 250mm ABOVE TOP OF PIPE AND MIN 150mm BELOW LOWEST POINT OF PIPE. RAINWATER GOODS TO DISCHARGE VIA TRAPPED ACCESS GULLIES INTO 100mm UPVC PIPES AND INTO EXISTING SURFACE WATER SYSTEM. ALL DRAINAGE RUNS TO BE AGREED WITH BUILDING INSPECTOR ON SITE

SUPPLY AND FIX PROPOSED HEPWORTH POLYPROPYLENE MANHOLES ON 150mm CONCRETE BASES COMPLETE WITH MEDIUM DUTY FRAMES AND SQUARE

DUCTILE IRON COVERS TO CONNECT UP TO PROPOSED SURFACE WATER DRAINAGE SYSTEM VIA PROPOSED 100mm UPVC DRAINAGE PIPES. ALL DRAIN RUNS

TO HAVE MIN FALL AS STATED IN BS EN 752 AND CODES OF PRACTICE, WITH A MINIMUM OF 1:80 FALL. ALL DRAINAGE ITEMS BY HEPWORTH OR SIMILAR

APPROVED MANUFACTURER, FIT AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS GUIDANCE

NOTE: ACCESS IS REQUIRED TO DRAINS AND SEWER SYSTEMS FOR TESTING, INSPECTION, MAINTENANCE AND REMOVAL OF DEBRIS AND IS COVERED BY APPROVED DOCUMENT H 2032 AND BS EN 752-3: 1996. SUITABLE AND SUFFICIENT ACCESS POINTS SHOULD BE PROVIDED FOR CLEARING BLOCKAGES FROM DRAIN RUNS WHICH CANNOT BE REACHED BY ANY OTHER MEANS. ACCESS SHOULD BE BUILT INTO DRAINS AND SEWERS AT EVERY HEAD OF RUN, CHANGE OF ALIGNMENT OR GRADIENT, MAJOR JUNCTION OR CHANGE IN SIZE

FIRE SAFETY:

SMOKE ALARMS TO BE SELF CONTAINED & MAINS OPERATED WITH A SECONDARY BATTERY POWER SUPPLY & TO BE INTERCONNECTED / PERMANENTLY WIRED TO A SEPARATE FIRED CIRCUIT CONFORMING TO I.E.E. WIRING REGULATIONS. ALL EXTS SIGNS POSITIONED ABOVE DOORS ARE TO BE ILLUMINATED WITH SECONDARY BACK UP FACILITY IN THE EVENT OF POWER FAILURE

Revision	By	Check	Date	Description
1				
Partington & Associates Limited Structural Design Consultants				
13 Gland Street, Chelmsford, Essex, CM1 1LH Tel: 0201 238880 / 238881 Fax: 0201 238882 Email: info@partington-associates.com www.partington-associates.com				
Client	CARRINGTON LLP			Scale
Project	BROOKFIELD EXTENSION HOLLAND VILLAGE BURY, LANCASH			Date
Title	BUILDING REGULATIONS NOTES			Drawn
Job No.	2720-16	Drawn	9/2/16	Check
Rev.	1	Rev.	1	Approved

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL
RELEVANT PARTS OF THE SPECIFICATIONS, CONDITIONS, PROJECTS
STANDARD CONDITIONS AND SUPPLEMENTARY DRAWINGS.

ALL WORK IS TO COMPLY WITH ALL RELEVANT HEALTH AND SAFETY LEGISLATION AND REGULATIONS.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS AND LEVELS INCLUDING ANY ADJUSTMENT TO EXISTING STRUCTURES TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT.

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ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT SPECIFICATIONS ISSUED BY HARTMANN & ASSOCIATES, BROTHER'S STANDARD CODES OF PRACTICE STATUTORY REQUIREMENTS AND THE CONTRACT CONDITIONS.

ALL STEELWORK TO BE MANUFACTURED IN A CE
MANAGED STEELWORK FABRICATOR APPROVED ON BEHALF
A WAREHOUSE EXISTING CLOSE BY TO THAT
REQUIRED FOR THE PROJECT. ALL SUPPLYING
SUPPLIERS ARE TO BE PROVIDED PROTECTIVE
FACILITIES

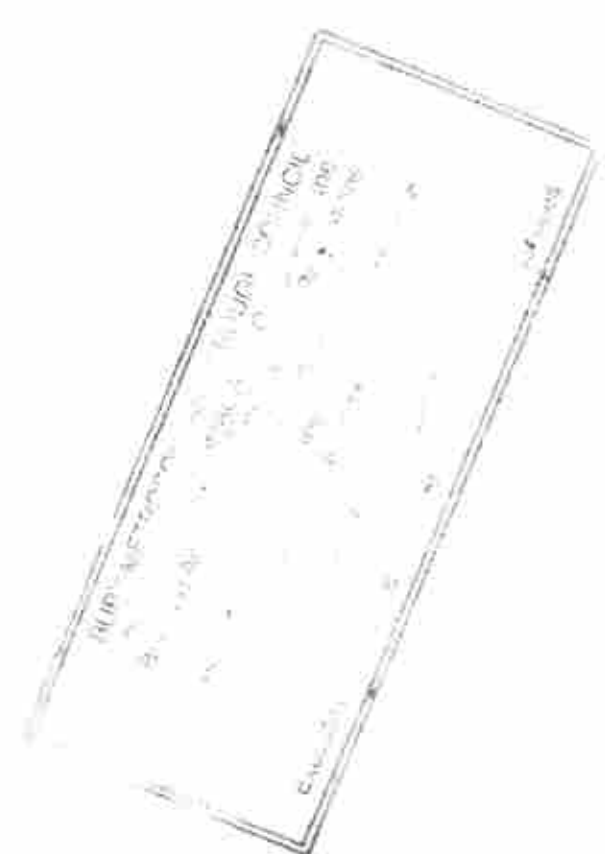
ALL STEELWORK TO BE SHIPPED FROM THE DELIVERY AND SHEDS MEET THE FOLLOWING REQUIREMENTS IN ACCORDANCE WITH BS 5951:1982
 STRUCTURAL CLASS - S275

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 05-10-2011 BY 60322 UCBAW/SAB

ALL THINGS TO BE BELIEVED



PROPOSED FOUNDATION PLAN
(SCALE 1:50)



A	JT	001	000002	BLUE PRINT REGULATIONS
Revision	By	Check	Date	Description
 Partington & Associates Limited Structural Design Consultants 73 GERRARD STREET E. TORONTO, ONT. M5C 1A7 TEL: (416) 593-2462 FAX: (416) 593-2463 E-MAIL: info@partington-associates.com WWW: www.partington-associates.com				
Client: CARBONITE LTD.				Scale: 1:50
Project: PROPOSED EXTENSION HOLLAND VILLAGE HOLLAND VILLAGE SUITE 100-100				Date: 2007-10
Title: PROPOSED FOUNDATION LAYOUT				Drawn: wj
				Check:
Job No.	Drawn	Drawn By	Rev.	Approved

GENERAL NOTES:

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT PARTITION & ASSOCIATED ARCHITECTS' SPECIFIC CHANGES TO THE CONTRACTOR'S DRAWINGS.

REVIEW ALL DRAWINGS AND REPORT ANY DISCREPANCIES TO PARTITION & ASSOCIATED ARCHITECTS AS SOON AS POSSIBLE.

ALL WORK IS TO COMPLY WITH ALL RELEVANT HEALTH AND SAFETY (CONSTRUCTION AND QUALITY).

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS AND LEVELS INCLUDING ANY ADJUSTMENT TO EXISTING STRUCTURES TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT.

WORK FROM HIGHER DIMENSIONS ONLY.

NO DIMENSION PRIOR DETAILS SHOWN ON THIS DRAWING IS ALLOWED WITHOUT PARTITION & ASSOCIATED ARCHITECTS' PERMISSION IN WRITING.

ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE RELEVANT SPECIFICATIONS ISSUED BY PARTITION & ASSOCIATED ARCHITECTS' (CONTRACT DOCUMENTS, SPECIFICATIONS, STANDARDS AND THE CONTRACT DOCUMENTS).

ALL STEELWORK TO BE MANUFACTURED BY A CE MARKED STEELWORK MANUFACTURER WHO HAS OBTAINED A MINIMUM ECTION CLASS 2 QUALITY TO PART 10 REQUIRED FOR THE PROJECT. ALL SUPPORTING STRUCTURES TO BE PROVIDED FROM THE MANUFACTURER.

ALL STEELWORK TO BE CE MARKED PRIOR TO DELIVERY AND SHOULD BECE THE FULLY CE MARKED CLASS 2 QUALITY TO PART 10 REQUIRED FOR THE PROJECT.

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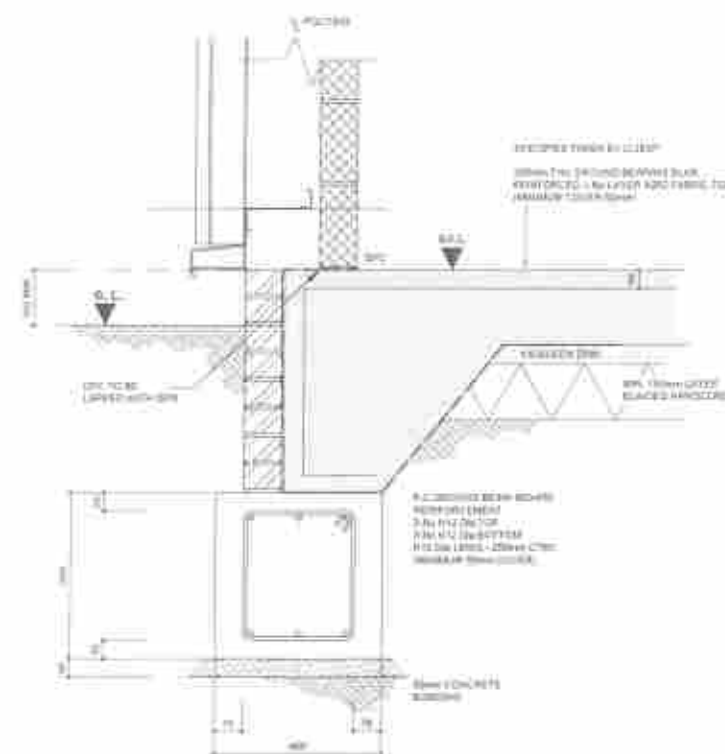
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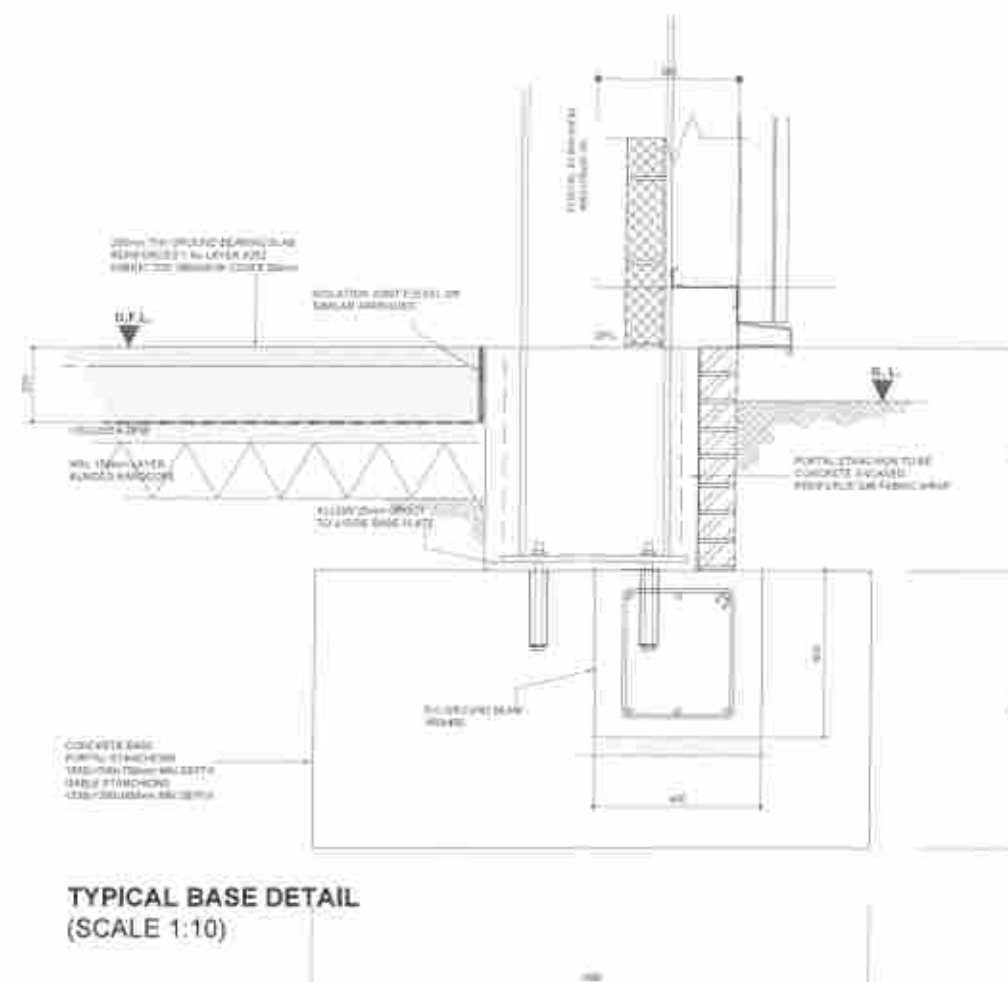
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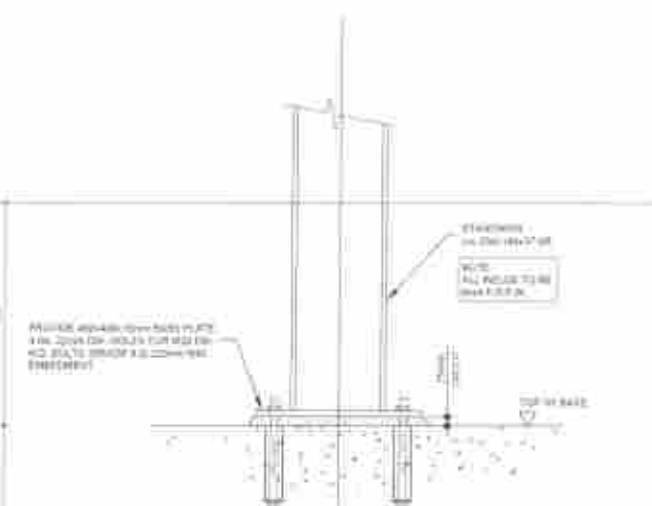
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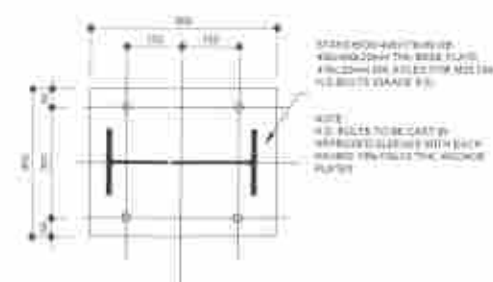
TYPICAL WALL FOUNDATION DETAIL
(SCALE 1:10)



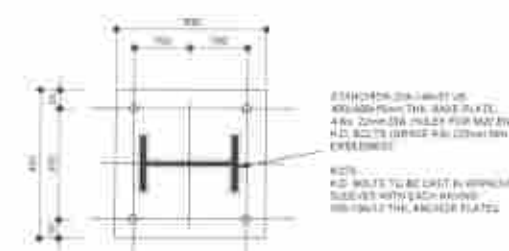
TYPICAL BASE DETAIL
(SCALE 1:10)



TYPICAL H.D. BOLT DETAIL
(SCALE 1:10)



BASE PLATE DETAIL
(PORTAL STANCHION)
(SCALE 1:10)



BASE PLATE DETAIL
(GABLE STANCHION)
(SCALE 1:10)

Rev.	By	Check	Date	Description
1	1	1	1	1
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Client	CARRINGTON LLP			Scale
Project	PACIFIC EXTENSION HOLLINGDALE WORKS HOLLINGDALE BLISS			Drawn
Title	PROPOSED FOUNDATION DETAILS			Check
Job No.	2125-10	Draw No.	100	Rev. 1
Approved				

Appendix E - References

¹ DCL (2024). "National Planning Policy Framework." Department of Communities and Local Government.

² CIRIA (2014). "Asbestos in Soil and Made Ground: A Guide to Understanding and Managing Risks". C733.

³ Swartjes, F.A. and Tromp, P.C. (2008). "A tiered approach for the assessment of the human health risks of asbestos in soils". Soil and Sediment Contamination, 17: 137-149.

⁴ Addison, J. *et al.* (1988). "The release of dispersed asbestos fibres from soils." Research Report TM/88/14. Institute of Occupational Medicine.

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