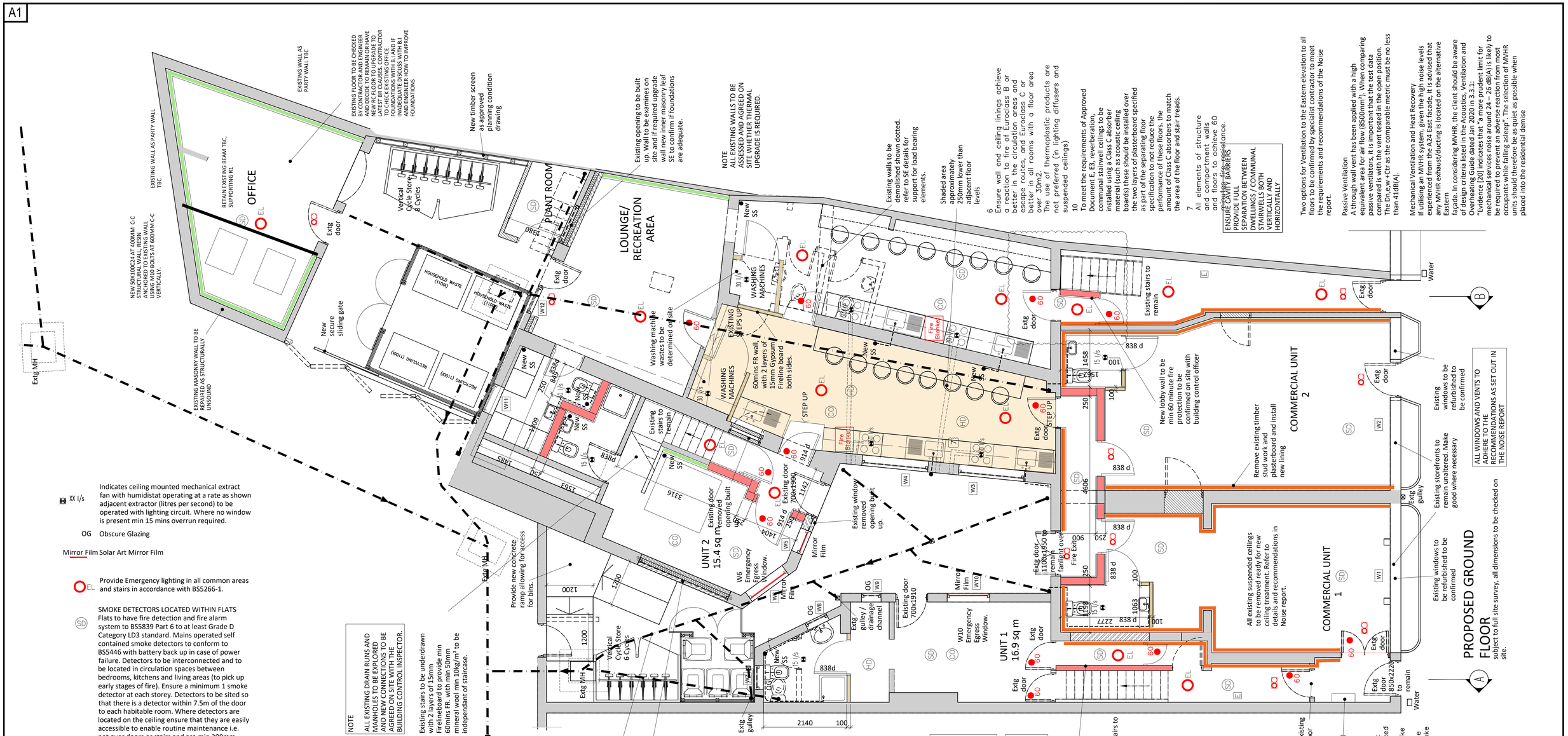
A1


OFFICE
PLANT ROOM
LOUNGE/ RECREATION AREA
UNIT 2 15.4 sq m
UNIT 1 16.9 sq m
COMMERCIAL UNIT 1
COMMERCIAL UNIT 2
EXISTING WALL AS PARTY WALL TBC
RETAIN EXISTING BEAM TBC, SUPPORTING R1
NEW 50X100C24 AT 400MM C-C STRUCTURAL WALL, RESIN ANCHORED TO EXISTING WALL USING M10 BOLTS AT 600MM C-C VERTICALLY
EXISTING WALL AS PARTY WALL TBC
EXISTING FLOOR TO BE CHECKED BY CONTRACTOR AND ENGINEER AND DECIDE TO REMAIN OR HAVE NEW RAFT FOUNDATIONS ADDED TO LATEST BR CLAUSES. CONTRACTOR TO CHECK EXISTING OFFICE FOUNDATIONS WITH B.I AND INFORM CLIENT'S COST PLAN IF B.I AND ENGINEER HOW TO IMPROVE FOUNDATIONS
New timber screen as approved planning condition drawing
Existing opening to be built up. Wall to be examines on site and if required upgrade wall new inner masonry leaf SE to confirm if foundations are adequate.
NOTE ALL EXISTING WALLS TO BE ASSESSED AND AGREED ON SITE WHETHER THERMAL UPGRADE IS REQUIRED.
Existing walls to be demolished shown dotted. refer to SE details for support for load bearing elements.
Shaded area approximately 250mm lower than adjacent floor levels
6 Ensure wall and ceiling linings achieve a reaction to fire of Euroclass B or better in the circulation areas and escape routes, and Euroclass C or better in all rooms with a floor area over 30m2. The use of thermoplastic products are not preferred (in lighting diffusers and suspended ceilings)
10 To meet the requirements of Approved Document E, E3, reverberation, communal stairwell ceilings to be installed using a Class C absorber material (such as acoustic ceiling boards) these should be installed over the two layers of plasterboard specified as part of the separating floor specification to not reduce the performance of these floors. the amount of Class C absorbers to match the area of the floor and stair treads.
7 All elements of structure and compartment walls and floors to achieve 60 minutes fire resistance.
ENSURE CAVITY FIRE BARRIERS PROVIDE FULL SEPARATION BETWEEN DWELLINGS / COMMUNAL STAIRWELLS BOTH VERTICALLY AND HORIZONTALLY
Two options for Ventilation to the Eastern elevation to all floors to be confirmed by specialist contractor to meet the requirements and recommendations of the Noise report.
Passive Ventilation
A through wall vent has been applied with a high equivalent resistance of 41dB(DnT,w+Ctr) When comparing this to the noise report it is noted that the test data compared is with the vent tested in the open position. The Dn,e,w +Ctr as the comparable metric must be no less than 41dB(A).
Mechanical Ventilation and Heat Recovery
If utilising an MVHR system, given the high noise levels experienced from the A24 East facade, it is advised that any MVHR exhaust/ducting is located on the alternative Eastern façade. In considering MVHR, the client should be aware of design criteria listed in the Acoustics, Ventilation and Overheating Guide dated Jan 2020 in 3.3.1: "Evidence [20] indicates that "a more prudent limit for mechanical services noise around 24 – 26 dB(A) is likely to be required to prevent an adverse reaction from most occupants while falling asleep". The selection of MVHR units should therefore be as quiet as possible when placed into the residential demise
Existing stairs to remain
Existing windows to be refurbished to be confirmed
Existing storefronts to remain unaltered. Make good where necessary
ALL WINDOWS AND VENTS TO ADHERE TO THE RECOMMENDATIONS AS SET OUT IN THE NOISE REPORT
New lobby wall to be min 60 minute fire protection to be confirmed on site with building control officer
Remove existing timber stud work and plasterboard and install new lining
All existing suspended ceilings to be removed ready for new ceiling treatment. Refer to details and recommendations in Noise report.
Existing windows to be refurbished to be confirmed
PROPOSED GROUND FLOOR
subject to full site survey, all dimensions to be checked on site.
Existing gulley
Existing gully / drainage channel
Existing door 700x1910
Existing door 700x1142
Existing door removed opening built up
Existing window removed opening built up.
Existing door 1100x1950 to remain
Existing door 850x2220 to remain
Existing door 1100x1950 to remain
Existing door 1100x1950 to remain
Existing door 1100x1950