

CDM REGULATIONS

BEFORE COMMENCEMENT OF WORK, THE CLIENT TO APPOINT A PRINCIPLE DESIGNER, A PRINCIPLE CONTRACTOR AND OTHER RELEVANT PARTIES IN CONECTION WITH THE PROPOSED CONTRACT. RELEVANT SURVEYS, RISK ASSESSMENTS ETC SHOULD BE CARRIED OUT PRIOR TO COMMENCEMENT OF THE PROJECT TO GIVE ALL PARTIES THE RELEVANT INFORMATION TO CARRYOUT THE WORK IN A SAFE MANOR. THE CONTRACTOR TO PUT IN PLACE ALL RELEVANT WELFARE FACILITIES, AND PREPARE THE HEALTH & SAFETY FILE.

DEMOLITIONS

ANY EXISTING SERVICES IN THE AREAS TO BE DEMOLISHED OR BLOCKED UP OR OPENED UP ARE TO BE CAREFULLY DISCONNECTED PRIOR TO COMMENCEMENT OF THE WORK. ALL DEMOLITIONS TO BE EITHER HAND OR MECHANICAL MEANS. ALL DEMOLITION WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF B.S. 6187, 1982. ANY NECESSARY SCAFFOLDING, SHORING, NEEDLING AND PROPPING UP TO THE WORK TO BE DEMOLISHED OR ALTERED IS TO BE PROVIDED BY THE CONTRACTOR, AND TO BE IN ACCORDANCE WITH ALL RELEVANT CODES OF PRACTICE AND SAFETY RECOMMENDATIONS. ALL DEMOLITION WORK IS TO BE CARRIED OUT IN SUCH A MANNER THAT NO PART OF THE BUILDING IS LEFT IN AN UNSAFE CONDITION ANY TIME DURING THE COURSE OF THE WORKS.

WORKMANSHIP AND MATERIALS

TO COMPLY WITH THE BUILDING REGULATIONS, BRITISH STANDARDS CODES OF PRACTICE AND N.H.B.C. REQUIREMENTS. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND SPECIFICATION. ALL MATERIALS SHALL BE SUITABLE FOR THE PURPOSE THEY ARE USED. THE CONTRACTOR SHALL TAKE INTO ACCOUNT EVERYTHING NECESSARY FOR THE PROPER EXECUTION OF THE WORKS, WHETHER OR NOT INDICATED ON THE DRAWINGS OR IN THIS SPECIFICATION. CONTRACTORS SHOULD REFER TO DEFV/DTLR PUBLICATION 'ROBUST CONSTRUCTION DETAILS FOR DWELLINGS AND SIMILAR BUILDINGS' FOR GUIDANCE ON LIMITING THERMAL BRIDGING AND AIR PERMEABILITY.

INTERNAL SOUNDPROOF STUD PARTITIONS

FORM NEW STUD PARTITIONS FROM 100 x 50mm SW STUD, HEAD AND SOLE PLATES, STUDS AT MAX 450mm CENTRES, WITH 2 ROWS OF NOSSINS STAGGERED WITH 2 LAYERS 15mm 'SOUNDBLOC' PLASTERBOARD AND SKIM TO BOTH SIDES, 20kg/m<sup>3</sup> MASS. PROVIDE 100mm 'ROCKWOOL SOUNDBLOCKER' 45kg/m<sup>3</sup> MASS INSULATION BETWEEN STUDS. STUDS RUNNING IN LINE WITH FLOOR JOISTS TO BE BUILT OFF 2 JOISTS BOLTED TOGETHER.

NEW SOUNDPROOF CEILING

CONSTRUCT INDEPENDANT CEILING TO GROUND FLOOR COMPLETE TO SOUND PROOF EXISTING CEILING / FLOOR CONSTRUCTION. PROVIDE NEW 15mm 'SOUNDBLOCK PLASTERBOARD' FINISH TO EXISTING CEILING CONSTRUCTION. PROVIDE NEW 175x50mm SW JOISTS AT MAX 400mm CENTRES, MIN 25mm FROM EXISTING CEILING FIXED TO WALL AND CEILING VIA RESILIENT BARS, OR USE A GALVANISED STEEL PROPRIETARY HANGER SYSTEM, FIXED TO CEILING WITH RESILIENT PADS, WITH 2 LAYERS 15mm 'SOUNDBLOCK PLASTERBOARD' AND SKIM FINISH TO GIVE 1 HR FIRE PROTECTION. PROVIDE SOUND PROOF SEALANT JOINT TO PERIMETER EDGE OF BOARDING. PROVIDE 100mm ROCKWOOL SOUNDBLOCKER 45 kg/m<sup>3</sup> INSULATION BETWEEN NEW JOISTS.

INTERNAL STUD PARTITIONS

FORM NEW STUD PARTITIONS FROM 75 x 50mm SW STUD, HEAD AND SOLE PLATES, STUDS AT MAX 450mm CENTRES, WITH 2 ROWS OF NOSSINS STAGGERED WITH 2 LAYERS 15mm 'SOUNDBLOC' PLASTERBOARD AND SKIM TO BOTH SIDES, 20kg/m<sup>3</sup> MASS. PROVIDE 75mm FIBREGLASS INSULATION BETWEEN STUDS. STUDS RUNNING IN LINE WITH FLOOR JOISTS TO BE BUILT OFF 2 JOISTS BOLTED TOGETHER.

EXTERNAL THERMAL ELEMENT UP GRADE

UP GRADE EXISTING BUILDING ELEMENT FROM NEW STUD FRAMEWORK, PROVIDE TREATED 50 x 50mm SW STUDS FIXED TO EXISTING EXTERNAL WALLS, STUDS AT MAX 450mm CENTRES, PROVIDE 50mm 'CELOTEX CG 4000' INSULATION BATTIS OR SIMILAR APPROVED BETWEEN STUDS. WITH 12.5mm 'GYPROC 10' FOIL BACKED PLASTERBOARD AND SKIM. MAKE GOOD INTO EXISTING DOOR AND WINDOW REVEALS.

VENTILATION

ARTIFICIAL VENTILATION TO BE PROVIDED AS FOLLOWS :-  
UTILITIES : EXTRACT CAPABLE OF 30 LITRES / SECOND INTERMITTANTLY.  
KITCHENS : EXTRACT CAPABLE OF 60 LITRES / SECOND INTERMITTANTLY.  
BATHROOMS : EXTRACT CAPABLE OF 15 LITRES / SECOND INTERMITTANTLY.  
BATHROOMS / TOILETS WITHOUT NATURAL VENTILATION ARE TO HAVE EXTRACT SYSTEM OPERATING WITH LIGHT SWITCH, CAPABLE OF PROVIDING 3 AC / HR WITH 15 MINUTE OVER-RUN.

STEEL BEAMS

NEW STEELWORK TO BE INSTALLED STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS. STEEL BEAMS TO BE ENCASED IN 2NO. LAYERS OF 12.5mm GYPROC FIRELINE AND SKIM, TO GIVE 1 HOUR FIRE PROTECTION. 2 COURSE P.C. CONC PADSTONES UNDER STEEL AS DETAILED BY ENGINEER, SUPPORTED ON MIN 7N BLOCKWORK TO ENGINEERS DETAILS. PIERS AND LARGER PADSTONES SPECIFIED BY ENGINEER ON DRAWINGS WHERE APPLICABLE.

WINDOW FRAMES

STANDARD UPVC FRAMES WITH 150mm WIDE D.P.C. TO B.S.743 TO REVEALS, RETURNED TO OUTSIDE OF FRAME. ALL WINDOWS TO BE DOUBLE GLAZED WITH 'K' GLASS TO PROVIDE A U-VALUE NOT EXCEEDING 1.40W/m<sup>2</sup>K. ALL WINDOWS TO BE FITTED WITH TRICKLE VENTS PROVIDING NOT LESS THAN 8000mm<sup>3</sup> VENTILATION TO HABITABLE ROOMS, AND 4000mm<sup>3</sup> TO WET ROOMS. AND TO GIVE AN OVERALL MINIMUM TOTAL AS CALCULATED BASED ON PART F1 OF THE BUILDING REGS. ALL WINDOWS TO HAVE OPENING LIGHTS EQUAL TO 5% OF RELEVANT ROOM AREA, UNLESS INDICATED OTHERWISE. ALL WINDOWS TO BEDROOMS TO HAVE OPENING LIGHTS SUITABLE FOR USE AS 'ESCAPE WINDOWS', WITH A MIN. CLEAR OPENING AREA OF 0.33m<sup>2</sup> AND A 450mm OPENING IN EITHER THE HORIZONTAL OR VERTICAL DIRECTION, WITH BOTTOM MAX. 1100mm ABOVE F.F.L.L.

ELECTRICAL CONTRACTOR

THE ELECTRICAL CONTRACTOR SHALL BE A MEMBER OF THE ELECTRICAL CONTRACTORS ASSOCIATION, AND APPEAR ON THE ROLL OF APPROVED ELECTRICAL INSTALLATION CONTRACTORS, ISSUED BY THE NATIONAL INSPECTION COUNCIL FOR ELECTRICAL INSTALLATION CONTRACTING. TO PART P QUALIFICATIONS.

STANDARDS

THE WHOLE OF THE ELECTRICAL WORK SHALL COMPLY WITH THE 'REGULATIONS FOR THE ELECTRICAL EQUIPMENT OF BUILDINGS', CURRENT EDITION AND AMENDMENTS, AS ISSUED BY THE INSTITUTE OF ELECTRICAL ENGINEERS (I.E.E.), SAVOY PLACE, LONDON.

TESTING AND INSPECTION CERTIFICATES

ON COMPLETION OF THE ELECTRICAL INSALLATION IT SHALL BE TESTED IN THE MANNER PRESCRIBED BY THE I.E.E. REGULATIONS. TO PART P STANDARDS. FOLLOWING THE INSPECTION AND SUCCESSFUL TESTING OF THE INSTALLATION, A COMPLETION CERTIFICATE AND AN INSPECTION CERTIFICATE SHALL BE PROVIDED BY THE INSTALLATION CONTRACTOR GIVING DETAILS OF THE TEST RESULTS AND FORWARDED TO BUILDING CONTROL AND THE CLIENT / ARCHITECT.

ELECTRICAL INSTALATIONS

ALL INSTALLATIONS TO COMPLY WITH I.E.E. REGULATIONS. ALL FITTINGS TO COMPLY WITH BRITISH STANDARDS. QUANTITY, QUALITY AND POSITION OF FITTINGS AS PER CLIENTS SPECIFICATION, AND IN ACCORDANCE WITH N.H.B.C. REQUIREMENTS.

SWITCHES / SOCKET OUTLETS

ALL SWITCHES AND SOCKET OUTLETS FOR LIGHTING AND ALL OTHER ELECTRICAL EQUIPMENT ARE TO BE PROVIDED AT APPROPRIATE HEIGHTS BETWEEN 450mm AND 1200mm ABOVE FINISHED FLOOR LEVEL, ALL TO SUIT THE REQUIREMENTS OF PART M2 OF THE BUILDING REGULATIONS.

FIRE ALARM SYSTEM

PROVIDE A FIRE ALARM SYSTEM, IN ACCORDANCE WITH B.S.5839, CONSISTING OF MINIMUM SMOKE DETECTORS TO EACH LOCATION AS PER DRAWINGS, TYPE 'M' WITH AFD TO ESCAPE ROUTES. ALARM SYSTEM TO BE DESIGNED TO SPECIALIST ELECTRICAL CONTRACTORS DESIGN & SPECIFICATION.

FIRE EXIT SIGNS

FIRE EXIT SIGNS ARE TO BE PROVIDED TO FIRE EXIT ROUTES WITH SYMBOLS AND PICTOGRAMS, IN ACCORDANCE WITH B.S. 5499 : PART 1 : 2002

FIRE DOORS

FIRE DOORS TO BE MIN FD 30S SC (OR FD 60S SC AS INDICATED) WITH OVERHEAD DOOR CLOSURES FITTED, WITH INTUMESCENT STRIPS AND SMOKE SEALS FITTED TO DOORS OR FRAMES.

WATER SUPPLY & EFFICIENCY

A WHOLESOME SUPPLY OF COLD WATER, AND A SUPPLY OF HOT WATER IS TO BE SUPPLIED TO ALL SINKS, BATHS, BASINS & SHOWERS. THE HOT WATER TO BATHS IS TO BE THERMOSTATICALLY CONTROLLED, TO A MAXIMUM TEMPERATURE OF 48 DEGREES C. THE SANITARY FITTINGS TO BE FITTED TO THE DWELLING ARE TO BE OF SUFFICIENT EFFICIENCY TO ENSURE THAT THE TOTAL POTENTIAL CONSUMPTION OF WATER DOES NOT EXCEED 125 LITRES PER PERSON PER DAY. A 'RESPONSIBLE PERSON' ON SITE WILL BE REQUIRED TO PROVIDE THE BUILDING CONTROL BODY WITH A NOTICE, ON COMPLETION OF THE WORKS, SPECIFYING THE POTENTIAL WATER CONSUMPTION PER PERSON PER DAY.

General Notes :

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Do not scale off this drawing, all dimensions to be checked on site by the Contractor and any discrepancies to be referred back to the Architect / Technologist before proceeding with any work.

All Levels to be checked on site by the Contractor and any discrepancies to be referred back to the Architect / Technologist before proceeding with any work.

All component sizes and references to be checked with the manufacturer prior to ordering any materials.

The positions and designation of any Manholes for Foul, Surface Water or Combined Drainage runs on site to be checked and traced by the Contractor, and confirmed prior to commencement of any new Drainage Works. Any existing drainage runs to which additional connections are to be made, to be checked as necessary to ensure they are suitable to accommodate any additional capacity and the type of effluent being connected.

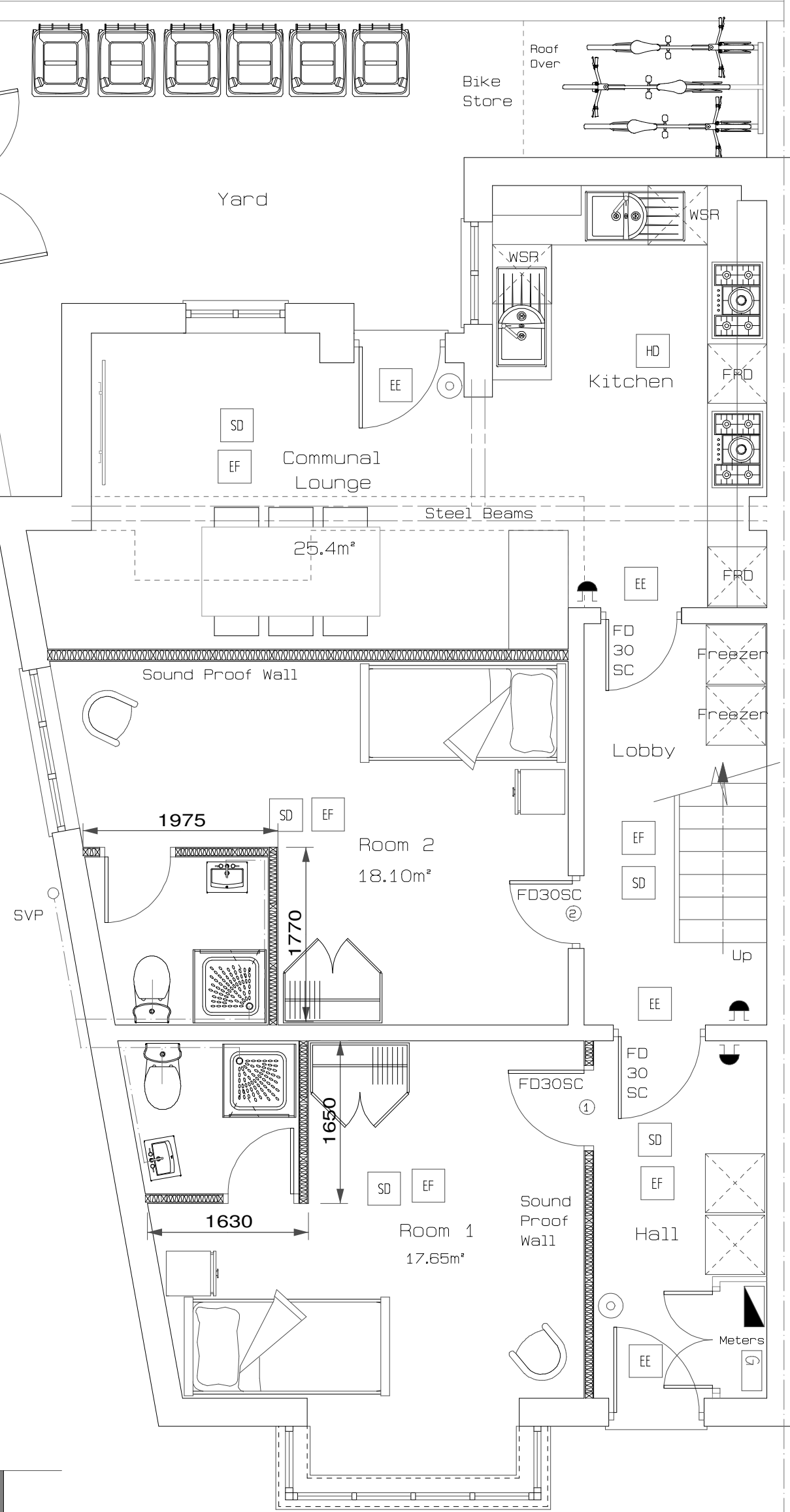
All relevant Boundary positions to be checked prior to proceeding with any Building Works, and all necessary Party Wall agreements entered into prior to the commencement of any Construction.

Legend

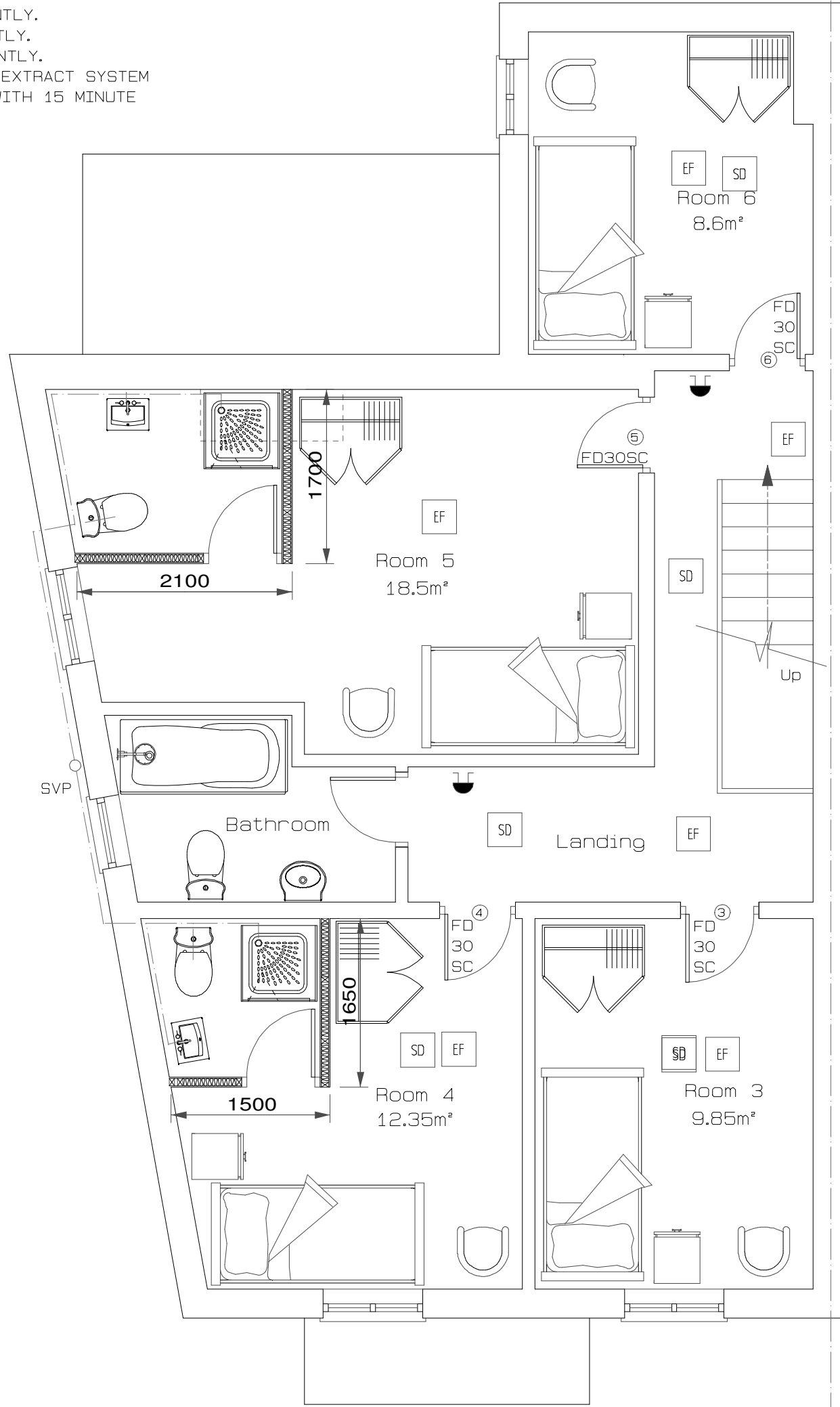
- |    |                         |
|----|-------------------------|
| EF | Emergency Fitting       |
| EE | Emergency Exit Bulkhead |
| SD | Smoke Detector          |
| HD | Heat Detector           |
| 🔔  | Sounder                 |
| ⊙  | Break Glass Point       |

FD30SC Fire Door Min 30 / 60 Mins as Shown

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Proposed Ground Floor



Proposed First Floor

E	Building Regs Requirements Added	08.03.25	J. C.
D	Amended to Suit Clients Requirements	06.03.25	J. C.
C	Amended to Suit Clients Requirements	04.03.25	J. C.
B	Amended to Suit Clients Requirements	03.03.25	J. C.
A	Amended to Suit Clients Requirements	03.03.25	J. C.

Rev	Comments	Date	Initials
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## BUILDING DESIGN SERVICES

Chartered Architectural Technologist

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Client : Northside Property Solutions.

Project : 21 Yarrow Road, Chorley.

Drawing :  
Proposed Plans.

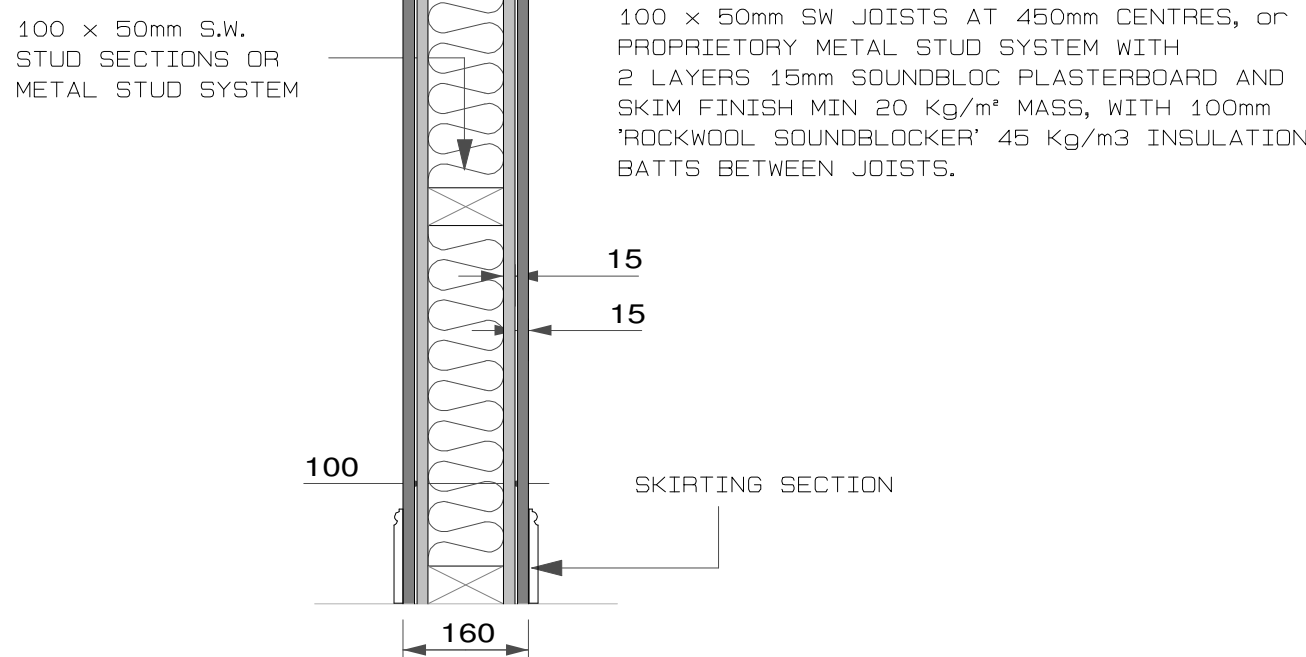
Drawn : J. C.

Date : 27.02.2025.

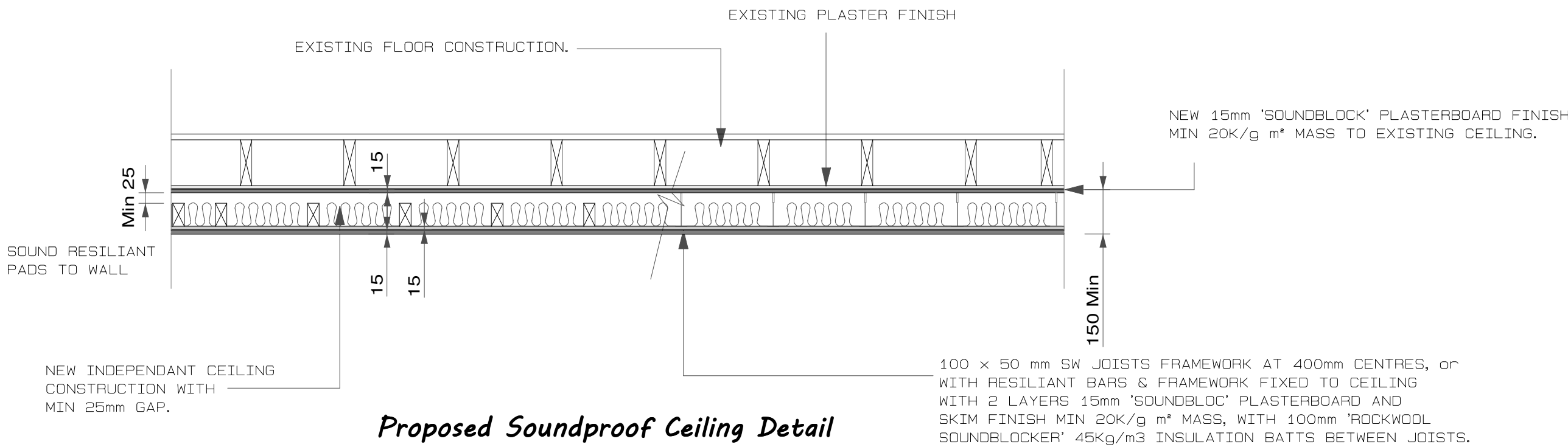
Job Number : 66225

Scale : 1:50 @ A1 - 1:100 @ A3

Drawing Number : 02 Rev : E



Proposed Soundproof  
Stud Wall Detail (1:10)



Proposed Soundproof Ceiling Detail

