

Allow for alterations to the shop front to create a new shop front with two entrances. One to the flats at ground and first floor and the other into the ground floor retail shop. Demolish the existing bank vault and some internal partitions and the old staircase to the rear. Erect a new staircase to the first floor.

Allow for new UPVC Windows and doors to all the proposed flats.

Bedroom and lounge windows to be designated as means of escape. To have a min. unobstructed openable area of 0.33m². Min. width/height 450mm x 780mm. Cill height between 900/1100m. To be fitted with fire escape hinges.

New internal partitions to be 100x50 stud partition 12.5 mm plasterboard either side. 5mm skim filled 100 with Isover sound insulation

Supply and fit internal new door sets, including architraves and 200x19 skirting. Allow them to be paint finished with one undercoat and two top coats gloss.

All new fire rated door sets and non fire rated doors to be 30min Fire doors

Supply and install acoustic door seals, smoke seals and intumescent strips to all doors including fronting the circulation areas

Typical edge Detail where new partition meets existing wall or ceiling, joints to be sealed with tape and skimmed to facilitate sound proofing.

There is a sound insulation requirement between the floor separating the shops and the flats. Insulate as detailed

Allow for sound insulation within party walls separating the flats and between the flats and also the circulation areas as specified.

SVP to be 100 mm diameter Boxed in above ground to run within the shop ceiling void where possible and connect to existing drains.

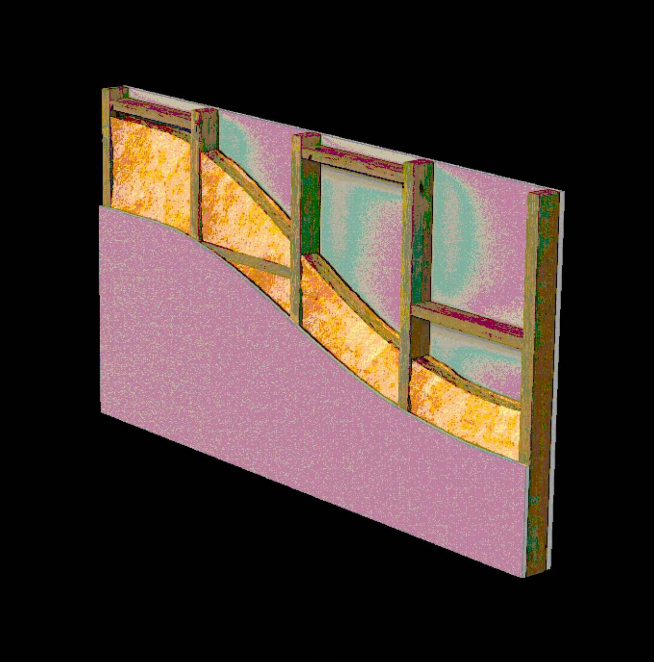
Bathroom and Kitchen extract ducts to be vented to the rear external walls.

Connect new foul drains and waste drains to existing soil and waste pipes.

Plumb in new hot and cold water supplies to kitchen shower rooms

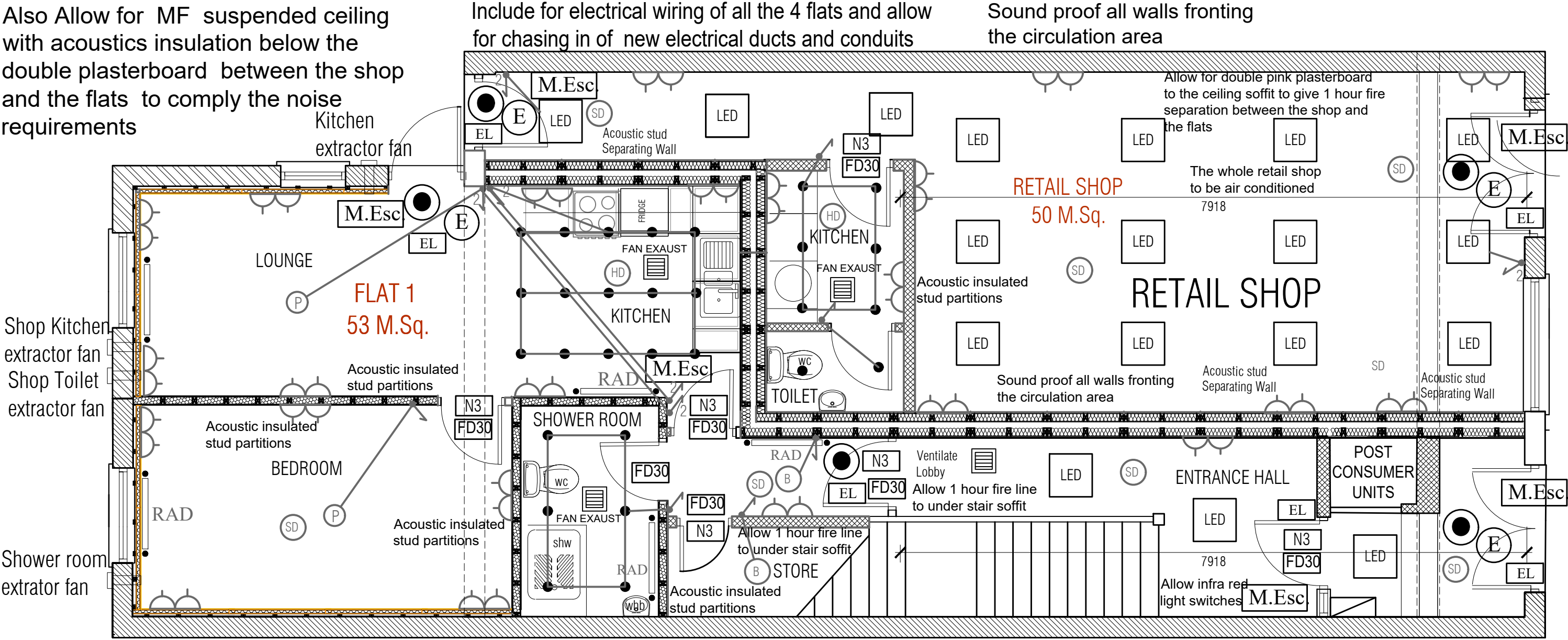
Include for the supply and installation of new kitchen units, hob, oven, and fridge fittings in 3 flats.

Install new drains and connect to existing drains. To all 3 flats, plumb in and connect new kitchen sink, shower tray, toilet pan, water closet, wash hand basin, and soil waste to discharge to the existing combined drains. Plumb in and connect new fresh water supply to the proposed kitchen and shower room.



Insulated Internal Timber Stud Wall Detail

Also Allow for MF suspended ceiling with acoustics insulation below the double plasterboard between the shop and the flats to comply with the noise requirements



Remove redundant wiring, ducts, conduits, wall fixtures and fittings and dispose off. Make good any damage caused by the removal.

Demolish unwanted walls, Make good all remaining clean walls, apply unibond. Allow for 5mm skimming allow for painting to all flats' walls and ceilings apply one undercoat and two coats Vinyl emulsion

Remove existing carpentry including timber work items existing doors, skirtings, architraves and dispose off site.

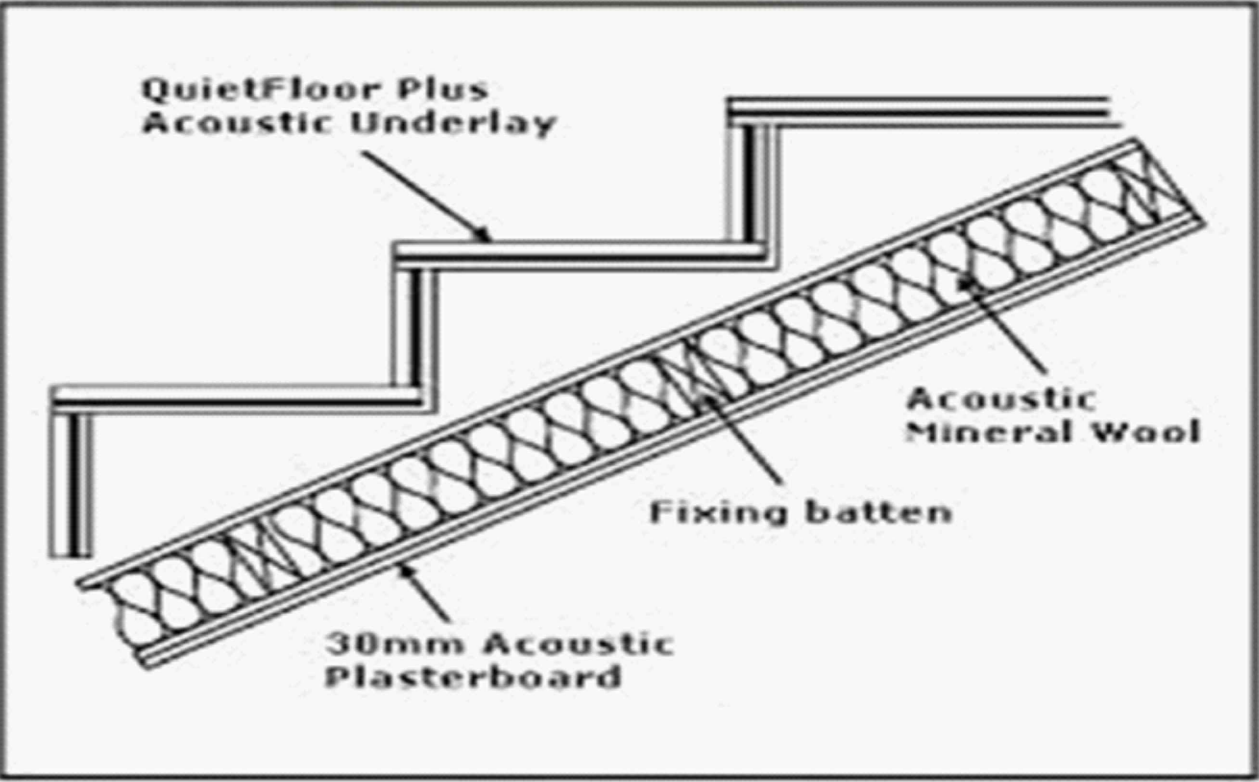
The existing staircase will be stripped out and disposed to create more room for the ground floor flat. Make good the remaining walls and structures, re-plaster and skim then allow for paint finishing with one undercoat and two top coats gloss.

Strip out all disused pipes wiring, ducts, brackets drainage fixtures and fittings.

To the lounge and bedrooms provide 1 No. pendant fitting to the stores and internal flat lobbies provide bulk fittings to the kitchen and bathroom, spot lights and LED to circulation areas. All switch positions to suit client or disabilities as required 25 percent of all new light fittings to be energy saving.

All heat detectors to be interconnected to fire sounders and smoke detectors. Allow for wiring to meet fire officer's requirements.

There will be an all out policy on the fire alarm for the building. When the communal alarm is activated every body is aware and they should make their way out.



Proposed staircase soffits to be fire lined with double 12.5mm pink plasterboard to achieve 1 hour fire resistance. Acoustic insulation may not be required. Consult the Building Inspector for further clarification.

PROPOSED GROUND FLOOR PLAN

Smoke alarms where indicated are to be interconnected and mains wired with emergency battery back up supply. All to be a minimum 300mm from the electrical fittings and a maximum 7.5 meters from any adjacent habitable room door. All to comply with BS5839. Allow for heat detector to the kitchen as necessary or as indicated on drawings. The smoke detector and fire alarm call point in each flat will need to be interconnected to the fire alarm system of all the flats and the entrance doors to the flats.

Include for a new upvc laminates to bedrooms and living areas, plus vinyl safety flooring to the wet and circulation areas, entrance lobbies, and staircase and landing areas

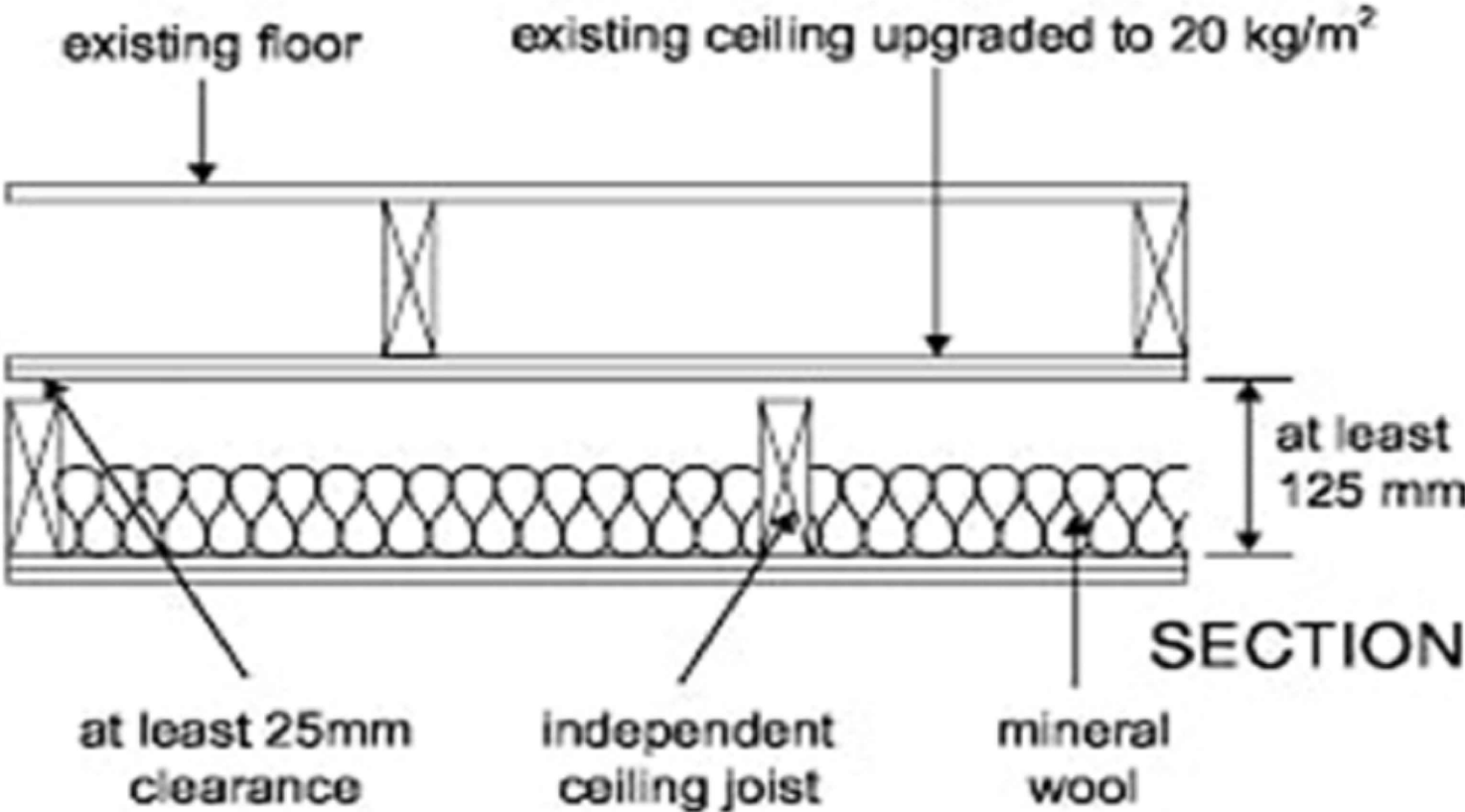
Supply and install 5 consumer units for electricity (inclusive of land lord supply)

Gas Safe and electric certificates to be provided on completion

As built energy performance certificates to be provided on completion

Completion sound test certificates to be provided on completion

Provide 2 No 150mm splash courses ceramic tiles above the sinks, wash hand basin and work tops. Paint finish to the plastered walls to be 2 No. coats vinyl emulsion generally or 2 No. coats vinyl silk emulsion to bathrooms and kitchen areas. Timber work to be paint finished with 1 No. undercoat and 2 No. top coats gloss, from the Dulux Gloss Trade range.



Existing ceiling soffits to be fire lined with double 12.5mm pink plasterboard to achieve 1 hour fire resistance.

- External Walls upgraded.
80 mm Gyproc Thermaline Super With Skim finish on 38x50sw battens mechanically fixed to external wall.
u=0.26W w/m²k
- Timber Separating Wall
2 layers 12.5 Soundblock plasterboard 100x50 sw studs framing @ max 400c/c, 100mm mineral wool suspended between studs. Min density 10kg/m³ 39mm ply fixed to inner face of stud
- Internal Partition
100x50 sw studs @ max 600c/c 12.5 plasterboard cavity to be insulated with 25mm mineral wool where walls separate a bedroom or wall containing W/C from another rooms.
- Velux SK06 AOV system to provide ventilation to protected stairwell in accordance with BS EN12101-2 and AD B, F & L.

BT
TV

Double switched socket outlet 600 mm AFFL

P

B

Light switch

2 Way Light switch

Flat Roof Mushroom Vent

Telephone point

Television Point

Pendant light fitting

Bulkhead light fitting

Light switch

2 Way Light switch

Smoke Detector with to BS5446:1990 Pt.1

Heat Detector

Florescent light

Radiator

Emergency lighting

Man escaping sign

Extractor fan exhaust

FIRE PROTECTION OF STEELWORKS
All steel beams to be fire lined using 15mm Gyproc fireline Boards to achieve 60min fire resistance

- E

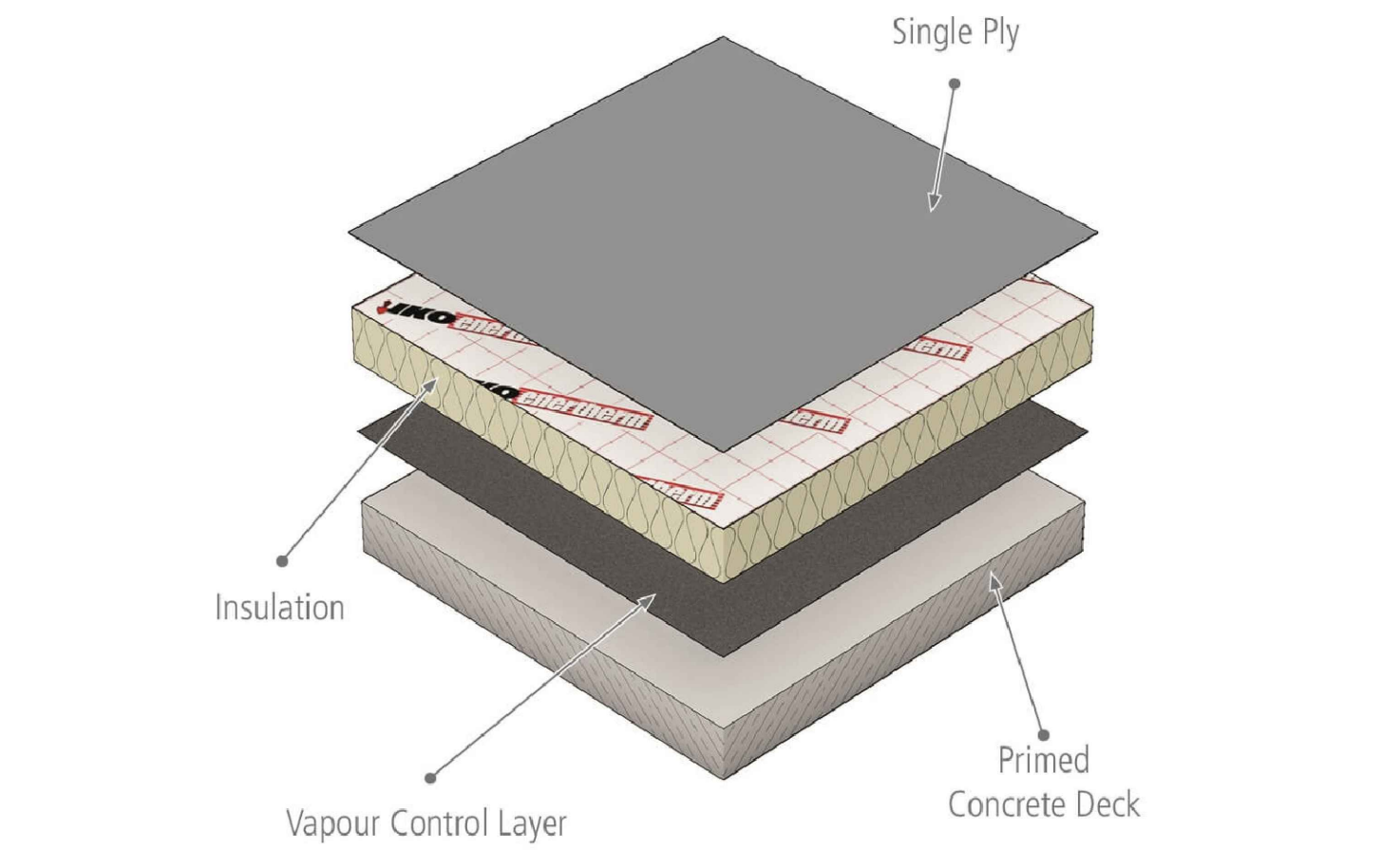
FD30
- Emergency exit sign
- Fire Door with self closer and intumescent strips & smoke seals and a vision panel if required.

- N3

Break glass call point
- Notices on the door
- Consumer unit
- Foul Drains
- Rodding Eye

All common areas to be unheated
Fresh air ventilation supplies and foul air is to be supplied and exhaust via ducts on the roof and to the rear of the property all by Polypipe

Velux SK06 AOV system to provide ventilation to protected stairwell in accordance with BS EN12101-2 and AD B, F & L.



Prime existing roof. Supply and install 120mm dense Kingspan insulation overlay to the existing roof to create warm roof decking and finish with a single ply membrane by IKO Polymeric or similar approved.

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PROJECT		PROPOSED FLAT CONVERSIONS AND A RETAIL SHOP				CLIENT		DRAWN	B.T.
TITLE 22 WOOD STREET,EARL SHILTON, LEICS.								CHKD	B.T.
								DATE	24/07/2023
								SCALE @ A1	SCALE@ 1:50
								REV.	REV
Rev	Date	Amendment		Auth.					

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