

Ground Floor Plan Proposed - Sheet 2

Scale: 1:50

Approved Document E: Sound Insulation

Purpose Built Dwelling :
Separating walls between each separate dwelling or room utilized for residential purposes to achieve a minimum of 45 DnT,w + Ctr dB airborne sound insulation. Separating floor between each separate apartment, dwelling or room utilized for residential purposes to achieve a minimum of 45 DnT,w + Ctr dB airborne sound insulation and 52 DnT,w + Ctr dB impact sound insulation. Refer to section Approved Document A for wall constructions.

Walls and Floors Within a Dwellinghouse :
Internal walls between a bedroom or a room containing a water closet, and any other room to achieve a minimum of 40 Rw dB airborne sound insulation. All internal floors within any single dwelling unit to achieve a minimum of 40 Rw dB airborne sound insulation.

General Acoustic Requirements:
To give a min sound reduction of 45dB. All bed and perpendicular joints to be fully filled with mortar and finished both sides with 13mm dense plaster. (All partitions to critical rooms to achieve min. 45dB sound reduction. To be site tested).

Partitions Between Clinical Rooms & Any other Adjoining Spaces

Soil Pipes:
To be surrounded in 25mm mineral fibre and encased in two layers 12.5mm plasterboard with skim finish.

Substrates: All to be sealed with British Gypsum or similar approved gun applied acoustic mastic.

Approved Document G: Sanitary Facilities Cold Water Supply:

The water supplied is to be wholesome (as defined in Approved Document G, 1.1 - 1.5), the pressure and flow rate is sufficient to supply all sanitary appliances within the building, is reliable and the installation conveys wholesome or softened wholesome water to the sanitary appliances and locations without waste, misuse, undue consumption or contamination of the water. The water is deemed wholesome in compliance with Approved Document G, 1.1

Hot Water Supply:
Wholesome heated water must be supplied to any washbasin, bidet, fixed bath, shower and sink in any area where food is being prepared.

The hot water system shall be designed, constructed and installed so as to resist the effects of temperature and pressure that may occur during normal use or in the event of a malfunction. The hot water system must be adequately supported.

The hot water storage vessel must be supplied with a safety device to prevent any hot water stored exceeding a temperature of 100°C. Any discharge from installed safety devices should be safely conveyed to a point where it is visible but will not cause a danger to persons in or about the building.

The hot water supply to any fixed bath must incorporate measures to prevent the water temperature from exceeding 48°C.

All in accordance with Approved Document G3.

Sanitary Conveniences and Washing Facilities:

Adequate hand washing facilities must be provided in room containing sanitary conveniences or rooms or spaces adjacent to rooms containing sanitary conveniences. Any room containing a sanitary convenience, bidet or any facility for washing hands provided with a sanitary convenience must be separated from any kitchen or any area where food is prepared.

All in accordance with Approved Document G4.

Internal Drainage:
100mm diameter soil and vent pipe with collection manifold in uPVC to terminate with vent a minimum of 900mm above any external opening within 3,000mm, or proprietary air admittance valve. 100mm diameter wastes to WCs, 40mm diameter wastes to baths, sinks, washing machines and showers and 20mm diameter wastes to basins. All baths, showers and WCs to be fitted with 50mm deep seal traps. All other appliances to be fitted with 75mm deep seal trap. Access plugs to be provided at all 90o changes in direction.

Drains Under Buildings:
To be adequately protected, on bed and surround of granular material with linteled opening to give 50mm clearance all round drains passing through or over footings. Voids around pipes to be filled with mineral fibre and cloaked both sides with rigid sheet material to prevent ingress of backfill and vermin. All in accordance with local Water Authority details and specifications.

Special Protection:
Concrete slabs over trench to drains with less than 600mm cover, for drains under pedestrian traffic areas, 100mm reinforced concrete bridging over trench to drains with less than 900mm cover.

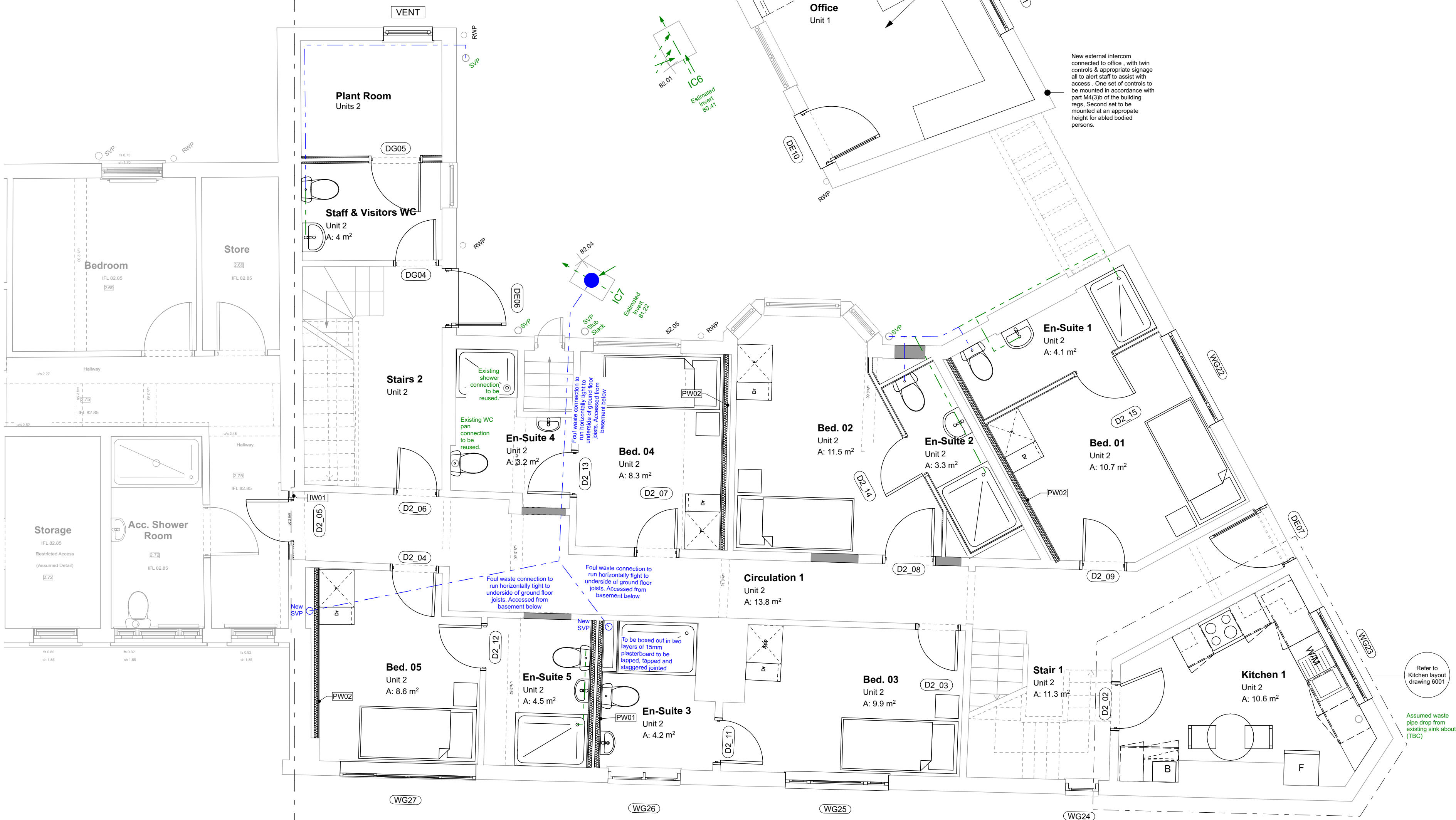
Access fittings, inspection chambers, manholes and covers to civil engineers and local Water Authority design and specification.

Manhole and inspection chamber covers within paved areas to be recessed to receive pavement surface.

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Existing
This section is excluded from the works and will remain under use and occupation throughout the works.

Proposed



Wall Legend

Existing Walls
Existing wall to remain. Exact construction to be confirmed on site where necessary

PW01 - Party Walls
Two layers of 12.5mm plasterboard, to be staggered jointed and lapped, 63x38mm timber stud (with 65mm Isover acoustic partition roll), 50mm clear cavity, 63x38mm timber stud (with 65mm Isover acoustic partition roll), two layers of 12.5mm plasterboard, to be staggered jointed and lapped.

PW02 - Party Walls
Two layers of 12.5mm plasterboard, to be staggered jointed and lapped, 63x38mm timber stud (with 65mm Isover acoustic partition roll), 50mm clear cavity, 63x38mm timber stud (with 65mm Isover acoustic partition roll), two layers of 12.5mm plasterboard, to be staggered jointed and lapped.

IW01 - Internal Stud Wall
63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms) and skim finish to both sides. Where tiled stud centres to be reduced to 300mm centres

IW02 - Internal Stud Boxing
63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms), Where tiled stud centres to be reduced to 300mm

Drainage Key

Existing foul drain

Existing foul drain

RISKS FOR BUILDING ELEMENTS:

Windows:
Risk of falling from window opening appropriate safety measures to be implemented;
Lifting hazard of plasterboard, lintels and windows appropriate lifting equipment to be used;
Stair Opening:
Risk of falling appropriate safety gear and method of access to be used;
Roof:
Risk of falling appropriate safety gear and method of access to be used; Risk of collapse from roof trusses

TEMPORARY WORKS
Read in conjunction with Engineers Designs / Details for temporary propping and buttressing during construction

NOTE: Ensure a full block is used under the lintel bearing in accordance with the NHBC guidelines (Clause 6.1.12) along with a minimum bearing for the lintel of 100mm up to 1.2m spans and 150mm over 1.2m spans



Floor Plan Layout - Key
Scale: NTS

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Source File:
A77-6 26 Action Homeless Leicester 20231017 Onwards.pln

Rev	Date	Drawn	Note
P02	01/04/2022	KRJ	Updated to included replacement of windows to street elevations
P03	30/09/2022	KRJ	Plant room wall to be replaced and existing window changed to an opening vent Unit 1 Kitchen and Bed 1 swapped
P04	03/05/2023	KRJ	Measured room areas added (excluding en-suites)
P05	09/05/2023	KRJ	Remaining measured areas added
P06	18/10/2023	KRJ	Updated to show two phases (phase 1 the Cottage & End of Terrace) (phase 2 refurbishment of the remainder) . Omit the kitchen in terraced unit and adjacent en-suites to be moved into the vacant space. Increase the kitchen(s) worktop
T01	02/07/2024	KRJ	Drawing updated to "Tender" status



brp architects

1 Millers Yard
Roman Way
Market Harborough
Leicestershire
LE16 7PW

1: 01858 464986
brp-architects.com

Client
Action Homeless

Project Title
**Proposed Alterations
Mayfield House, St James Terrace /
Mayfield Road,
Leicester**

Drawing Title
Ground Floor Plan Proposed 2 of 2

Drawing Status
Tender

Scales: 1:50	Original Paper Size: A1
Drawn By KRJ	Date 23.11.2021

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