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NORTH

| Rev: | Description: | Date: |
|---|---|---|
| A | Revised Client Feedback | 11/12/2022 |
| B | Updated for Building Regs | 31/01/2023 |
| C | Revised for Tender & updated Building Regs | Feb 2023 |

GW06
New painted hardwood timber double-glazed fixed window to match existing, with slimline double glazing.

Sink drainage to connect into existing drainage run.

See drawing 98218/04 for ramp and external works detail

New through wall secure letterbox with fire-proof guard.

GD01
New painted timber door with glazing panel and emergency escape gear. Dormakaba BTS 80 F Floor Spring to be installed.

New post with disabled push to open (automated door) button.

Existing RWP downpipe relocated to East end

150 mm outer leaf of coursed natural stone to match existing. Concrete block inner leaf with 100mm cavity containing 75mm Kingspan Kooltherm K108 insulated cavity board. Cavity trays and weep holes to be provided.

Investigate lintels over bay and seek Structural Engineer's advice before demolition.

Gravel strip against building

Existing RWP taken vertically to ground with new gulley, connected to ACO drain and perforated pipe against building. Sink wastes connected into downpipe.

Existing SVP

Existing boiler and flue to remain as existing; position to be confirmed on site.

Fridge

Heavy iron safe to be removed at commencement of works.

Kitchen

**New kitchen specified by Howdens. Greenwich range in colour Dove Gray.**

**Polyflor Expona Commercial Wood vinyl sheet flooring to kitchen.**

Existing downstand beam

Cooker Extractor

Reported asbestos, bitumen adhesive to floor beneath carpet to be removed.

GD10
New flush beech veneer glazed fire FD30 doors with vision panels and brushed stainless steel ironmongery and door closer.

GD13

FD30 Alliance Door, 1 Hour "Phoenix" power operated, single phase fire roller shutter, 1411mm x 1000mm. Power coated to RAL.

Servery

1500 mm turning circle

Reported asbestos, bitumen adhesive to floor beneath carpet to be removed.

**Polyflor Expona Commercial Wood vinyl sheet flooring to corridor.**

775

GW05
New painted hardwood timber double-glazed sash window to match existing, with slimline double glazing. Fitted with safety glazing to lower half of window.

GD11
New flush beech veneer glazed fire FD30 door with brushed stainless steel ironmongery and door closer.

Reported asbestos, bitumen adhesive to landing area to be remove.

Reported asbestos, bitumen adhesive to floor beneath carpet to be remove.

Entrance

Up

1570

**New entrance carpet to COBA Pathmaster Duo polypropylene needle punch. Colour: Charcoal.**

New 25 mm x 600mm notice boards

Existing downstand beam

New Stelrad Softline Compact K3 Radiator 500 mm x 180 mm x 600.

Reported asbestos on existing stair nosing's to be removed.

Up

GD12
New 900mm wide glass panel fire FD30 door , fitted with a lock and door closer. Attached, a fixed glass panel to the side. Automatic opener connected to fire alarm.

855

1060

440x100x215 concrete padstones

900

GD09
New flush beech veneer glazed fire FD30 doors with vision panels and brushed stainless steel ironmongery and door closer.

GD08
New flush beech veneer glazed fire FD30 door with vision panel and brushed stainless steel ironmongery and door closer.

768

GD02
New flush beech veneer door with brushed stainless steel ironmongery

A

Provisionally Taylor S5 concrete lintel over where wall is removed.

New Unisex Wc
(with Baby Change)

New Magrini Horizontal Baby Changer, White, 750mm (W), 585mm (H), 145mm (D)

**New slip resistant vinyl flooring, Polyflor Polysafe Quattro Pur, 5765. Colour; Midnight Blue. Cap and cove, Polyflor CS-NC 9530.**

AAV

Existing masonry pier retained to support existing downstand beam

Lift

1240 (+10)

New Stannah Midilift SL enclosed platform lift within a structure clad with powder coated steel panels on all 4 sides and fire door. Floor space 1240mm x 1560mm (+10mm). Lift Pit 1240mm x 1560mm x 70mm.

New Unisex W/c

1460

1094

GD03
New flush beech veneer door with brushed stainless steel ironmongery

Taylor R6 concrete lintel over

GD14

75 x 100 C16 timber wallplate bolted to masonry with M10 anchors at 400mm centres, to support cut floor joists.

Reported asbestos, bitumen adhesive to floor/carpet tiles to be removed.

Taylor R6 concrete lintel over

1500 mm turning circle

Existing downstand beam

A

Ceiling hatch

Existing downstand beam

600x100x222 concrete padstones

Vertical grab rail

Alarm pull card

Boiler

Waste

Ceiling hatch

**New slip resistant vinyl flooring, Polyflor Polysafe Quattro Pur, 5765. Colour; Midnight Blue. Cap and cove, Polyflor CS-NC 9530.**

Height adjustable wash basin

Wall mounted folding privacy screen

Waste drop from sink above boxed in - intumescent collar around pipe at ceiling penetration.

Manually operated hand dryer

Charging station for ceiling track hoist

Accessible W/c
(Not full Changing Places compliant)

3340

12.5 mm Aquapanel cement board indoor, interior wall with Q4 finish

Shower unit with detachable shower head and 1500mm² shower tray set into floor

100mm blockwork partitions.

Height adjustable changing bench wall mounted

1886

Alarm pull card

950

2102

GD04
New flush beech veneer door with brushed stainless steel ironmongery - min. 900mm clear opening.

**Polyflor Expona Commercial Wood vinyl sheet flooring to corridor.**

1500 mm turning circle

GD05
New flush beech veneer glazed fire FD30 door with vision panel and brushed stainless steel ironmongery and door closer.

775

Link to museum

GD06

New flush beech veneer glazed double fire FD60 doors with brushed stainless steel ironmongery and door closers.

GW04
New painted hardwood timber double-glazed fixed window to match existing, with slimline double glazing.

11374

65" wall mounted TV.

Existing downstand beam

Town Council Meeting Room

4619

Beam 1 - New 245 x 146 x 31 UB as per Structural Engineer's Details

Beam 2 - New 365 x 171 x 45 UB as per Structural Engineer's Details

Reported asbestos, bitumen adhesive to floor beneath carpet to be removed.

Liaise with Structural Engineer of Temporary Works for supporting structure above, during removal of walls and installation of new beams, including consideration of vaulted cellar beneath

Existing downstand beam

Existing downstand beam

GW03
New painted hardwood timber double-glazed fixed window to match existing, with slimline double glazing.

Nib removed

New 300mm (w) x 600mm (d) gravel filled strip perimeter drain across the front of the building with perforated land-drain in the base, discharging through garden wall and into existing downpipe.

RWP

Existing timber shutters refurbished

GW02

Reported asbestos, bitumen adhesive to floor/carpet tiles to be removed.

440x100x215 concrete padstones

GW01

600x100x222 concrete padstones

RWP

New painted hardwood timber double-glazed sash window to match existing, with slimline double glazing. Fitted with safety glazing to lower half of window.

Broken stone lintel pinned and strengthened in accordance with Structural Engineer's design

GD07

Existing door refurbished and new timber frame installed and door adapted to open out with escape hardware.

New painted hardwood timber double-glazed sash window to match existing, with slimline double glazing. Fitted with safety glazing to lower half of window.

**TENDER DRAWING**

N

Ground Floor Plan as Proposed

(Scale 1:20)

0 5m

**Richard Crooks Partnership**
Chartered Architects
14 Calverley Lane, Horsforth
Leeds, LS18 4DZ
Telephone: 0113 281 8080
Fax: 0113 258 4070

Client
**Horsforth Town Council**

Project
**Proposed Refurbishment of No. 3 The Green, Horsforth**

Drawing
**Detailed Ground Floor Plan as Proposed**

| Scale: | Date: |
|---|---|
| 1:20@A1 | Sept 2022 |

| Drawing No. | Revision | Checked |
|---|---|---|
| 98218/02 | C | |

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NORTH

| Rev: | Description: | Date: |
|---|---|---|
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| B | Updated for Building Regs | 31/01/2023 |
| C | Revised for Tender & updated Building Regs | Feb 2023 |

New painted hardwood timber double-glazed sash window to match existing, with slimline double glazing. Fitted with safety glazing to lower half of window.

New painted hardwood timber double-glazed fixed window to match existing, with slimline double glazing.

New painted hardwood timber double-glazed sash window to match existing, with slimline double glazing. Fitted with safety glazing to lower half of window.

Existing SVP

Existing soil connection re-used.

Existing low-level RWP relocated

New painted hardwood timber double-glazed sash window to match existing, with slimline double glazing. Fitted with safety glazing to lower half of window.

New painted hardwood timber double-glazed sash window to match existing, with slimline double glazing. Fitted with safety glazing to lower half of window.

RWP taken vertically to ground

FW09

FW01

FW02

FW03

FW04

FW08

New painted hardwood timber double-glazed sash window to match existing, with slimline double glazing. Fitted with safety glazing to lower half of window.

FW07

FW06

FW05

New painted hardwood timber double-glazed sash window to match existing, with slimline double glazing. Fitted with safety glazing to lower half of window.

New painted hardwood timber double-glazed sash window to match existing, with slimline double glazing. Fitted with safety glazing to lower half of window.

New painted hardwood timber double-glazed sash window to match existing, with slimline double glazing. Fitted with safety glazing to lower half of window.

RWP

RWP

FD10

Reported asbestos, cement panels lining ceiling and walls to cupboard, with associated debris to shelf top to be removed.

Office

3720

4596

New carpet tile floor to Paragon LRV Vapour Thermos 500x500 mm

Reported asbestos on existing stair nosing's to be removed.

Polyflor Expona Commercial Wood vinyl sheet flooring to steps.

Up

New 50mm timber handrail on s/s brackets set 50mm away from wall.

Reported asbestos on existing stair nosing's to be removed.

Up

Up

New gate over stairs to upper floor with no entry sign

Stair enclosure & fire escape

FD01

New flush beech veneer glazed fire FD30 doors with vision panels and brushed stainless steel ironmongery and door closer.

730

New flush beech veneer glazed fire FD30 doors with vision panels and brushed stainless steel ironmongery and door closer.

730

FD09

New carpet tile floor to Paragon LRV Vapour Haze 500x500 mm

4619

Alarm pull card

2423

1742

Accessible W/C

New slip resistant vinyl flooring, Polyflor Polysafe Quattro Pur, 5765. Colour; Midnight Blue. Cap and cove, Polyflor CS-NC 9530.

Full Length Mirror with bottom edge 600 above floor level

900

FD04

New flush beech veneer door with brushed stainless steel ironmongery.

Visual alarm

New flush beech veneer glazed double fire FD30 door, fitted with a lock and door closer.

750

FD03

Polyflor Expona Commercial Wood vinyl sheet flooring to corridor.

Bulkhead above

FD08

New flush beech veneer glazed fire FD30 doors with vision panels and brushed stainless steel ironmongery and door closer.

730

New Building Additions floor mounted bi-folding doors (3660mm x 2235mm) with melamine finish. Panel elements; 4.5 panels. Stack size; approximately 794mm x 410 mm. Weight; 344kgs approximately.

FD09

Town Council Chamber & Meeting Rooms

6366

2362

Install new 75x50mm studwork frame over opening. Timber lintel (size tbc) fixed to masonry columns with joist hangers. 100mm compressed mineral fibre wool quilt between framing timbers. 12.5mm plasterboard and skim.

Office

4334

10841

FD02

New flush beech veneer door with brushed stainless steel ironmongery.

Kitchen

2103

FD05

Lift Control Equipment

Cleaner's Store

New studwork partitions to comprise 75 x 50mm tanalised softwood timber stud framework with 100mm non-combustible mineral wool insulation between, with 12.5 plasterboard over.

100mm blockwork partitions.

Lift

New Stannah Midilift SL enclosed platform lift within a structure clad with powder coated steel panels on all 4 sides and fire door. Floor space 1240mm x 1560mm (+10mm). Lift Pit 1240mm x 1560mm x 70mm.

3347

New slip resistant vinyl flooring, Polyflor Polysafe Quattro Pur, 5765. Colour; Midnight Blue. Cap and cove, Polyflor CS-NC 9530.

FD09

FD06

Fridge

New flush beech veneer glazed fire FD30 door with vision panel and brushed stainless steel ironmongery and door closer, all in new opening with concrete lintel over.

Existing doorway blocked in with 150mm concrete blockwork.

Link to museum

Step removed

FD07

New alarmed flush beech veneer glazed fire FD60 doors with brushed stainless steel ironmongery and door closer.

# TENDER DRAWING

## First Floor Plan as Proposed

(Scale 1:20)

0 5m

**Richard Crooks Partnership**

**Chartered Architects**

**14 Calverley Lane, Horsforth**
**Leeds, LS18 4DZ**

**Telephone:** 0113 281 8080
**Fax:** 0113 258 4070

**Client**

**Horsforth Town Council**

**Project**

**Proposed Refurbishment of No. 3 The Green, Horsforth**

**Drawing**

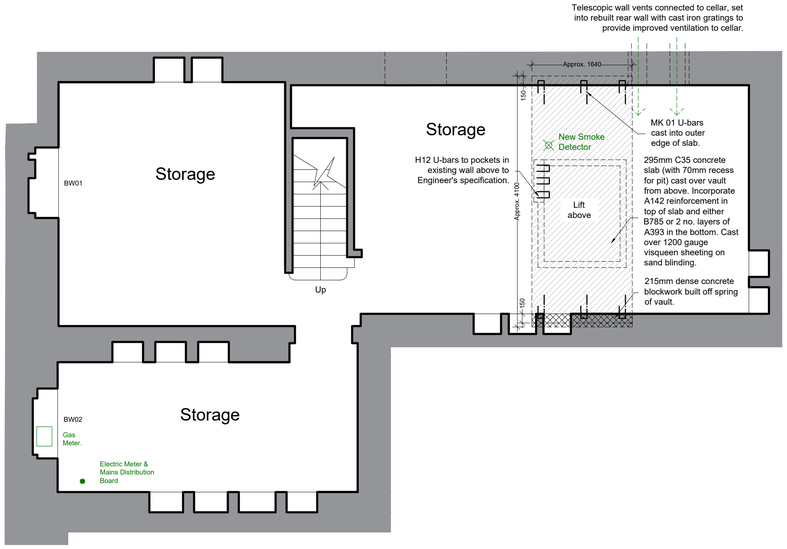
**Detailed First Floor Plan as Proposed**

| Scale: | Date: |
|---|---|
| 1:20@A1 | Sept 2022 |

| Drawing No. | Revision | Checked |
|---|---|---|
| 98218/03 | C | |

NORTH

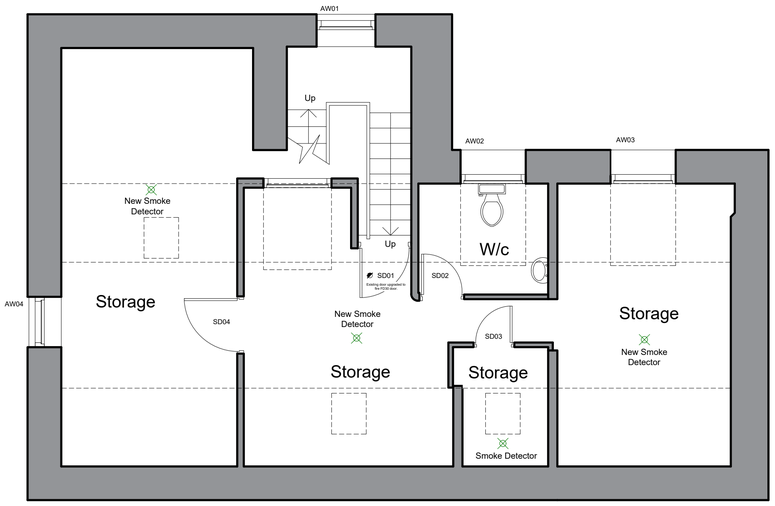
| Rev: | Description: | Date: |
|---|---|---|
| A | Revised Client Feedback | 11/12/2022 |
| B | Updated for Building Regs | 31/01/2023 |
| C | Updated for Tender | 01/02/2023 |
| D | Revised for Tender & updated Building Regs | Feb 2023 |




## Basement Floor Plan as Proposed

(Scale 1:50)

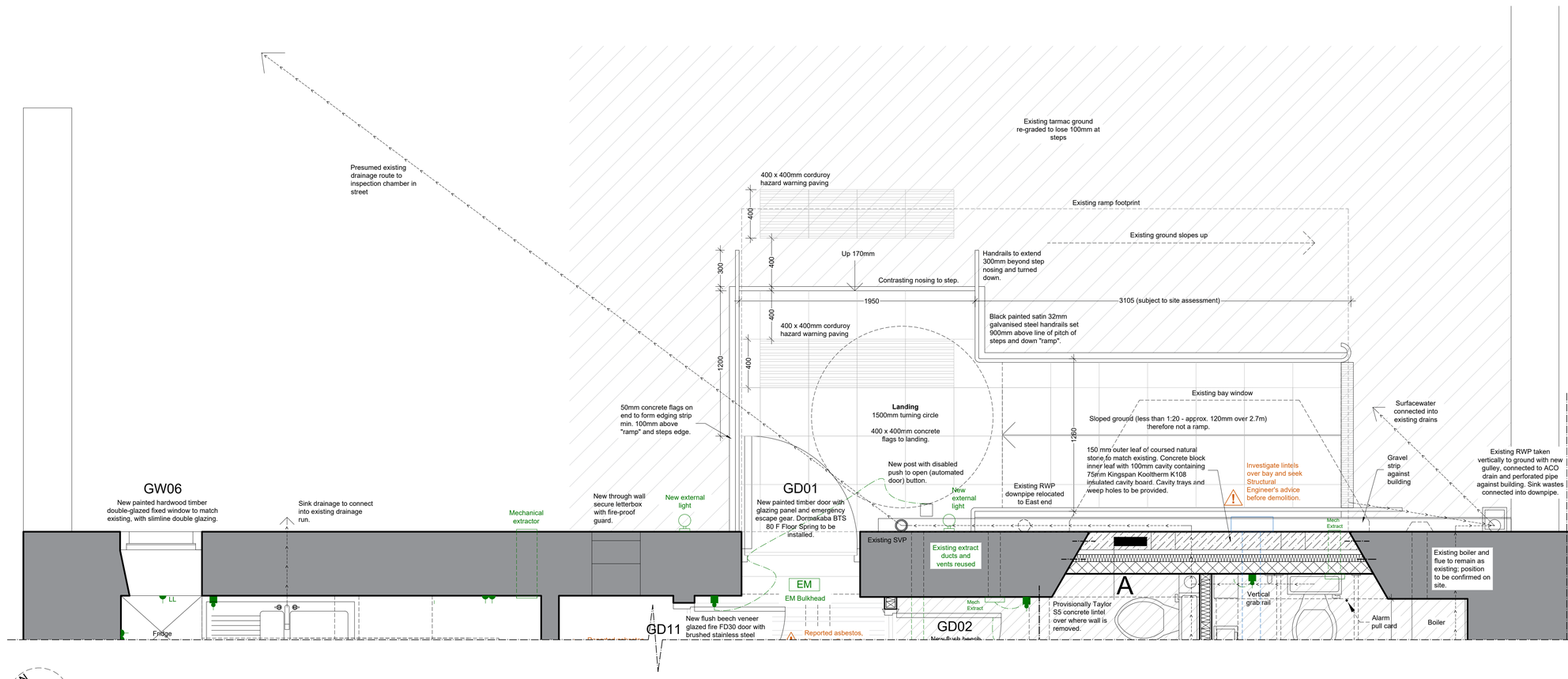
0 5m




## Attic Floor Plan as Proposed

(Scale 1:50)

0 5m




## Proposed New Ramp

(Scale 1:20)

0 5m

# TENDER DRAWING

**Richard Crooks Partnership**
Chartered Architects
14 Calverley Lane, Horsforth
Leeds, LS18 4DZ
Telephone: 0113 281 8080
Fax: 0113 258 4070

**Client**
Horsforth Town Council

**Project**
Proposed Refurbishment of No. 3 The Green, Horsforth

**Drawing**
Basement Floor Plan, Attic Floor Plan AND New Rampe as Proposed

| Scale: | Date: |
|---|---|
| 1:50@A1 | Sept 2022 |

| Drawing No. | Revision | Checked |
|---|---|---|
| 98218/04 | D | |

NORTH

| Rev: | Description: | Date: |
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Proposed Site Block Plan
(Scale 1:100)
0 10m




Site Location Plan
(Scale 1:100)

**TENDER DRAWING**

**Richard Crooks Partnership**
Chartered Architects
14 Calverley Lane, Horsforth
Leeds, LS18 4DZ
Telephone: 0113 281 8080
Fax: 0113 258 4070

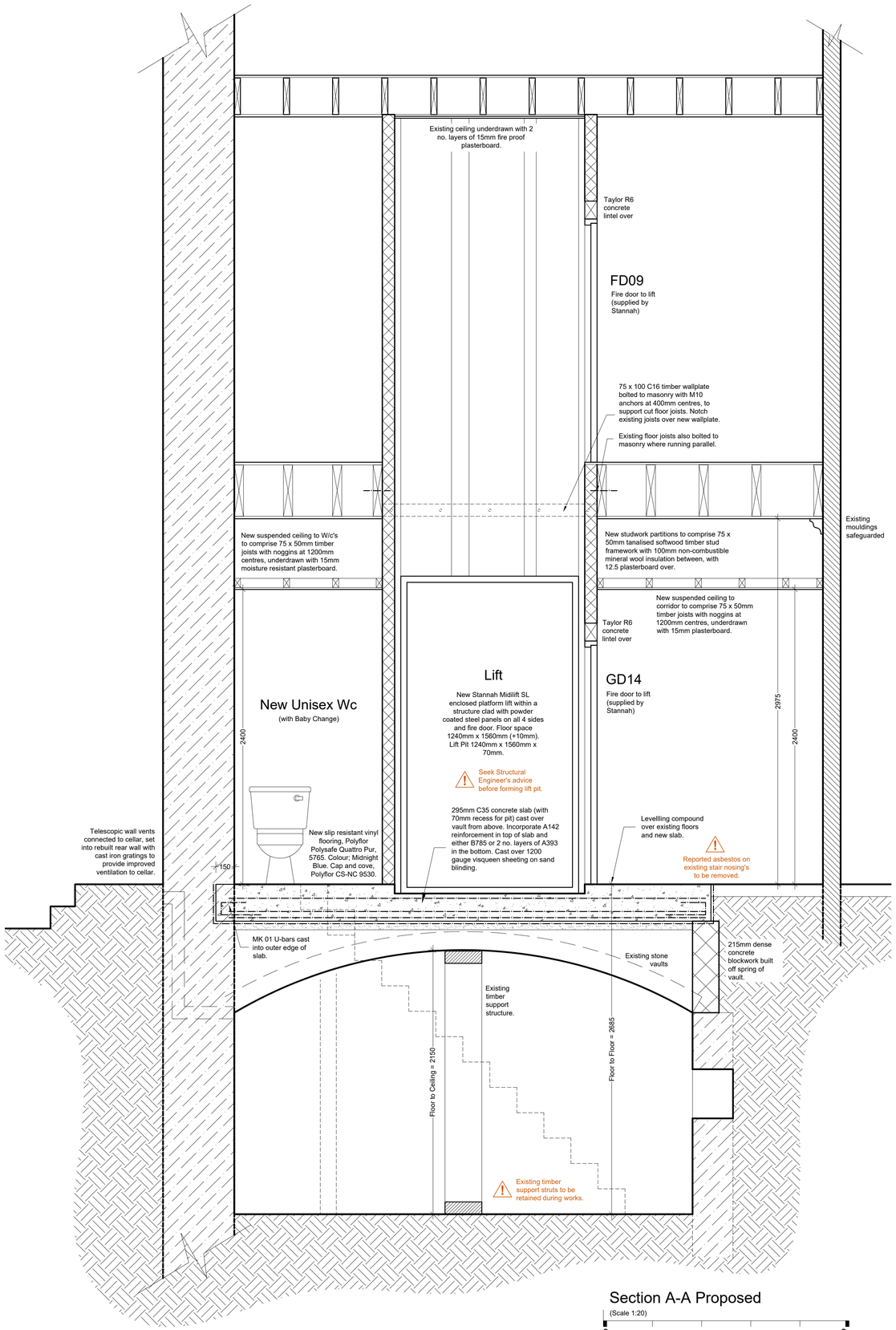
Client
**Horsforth Town Council**

Project
**Proposed Refurbishment of No. 3 The Green, Horsforth**

Drawing
**Site Block and Site Location Plans**

| Scale: | Date: |
|---|---|
| 1:100 & 1:1000@A1 | Sept 2022 |

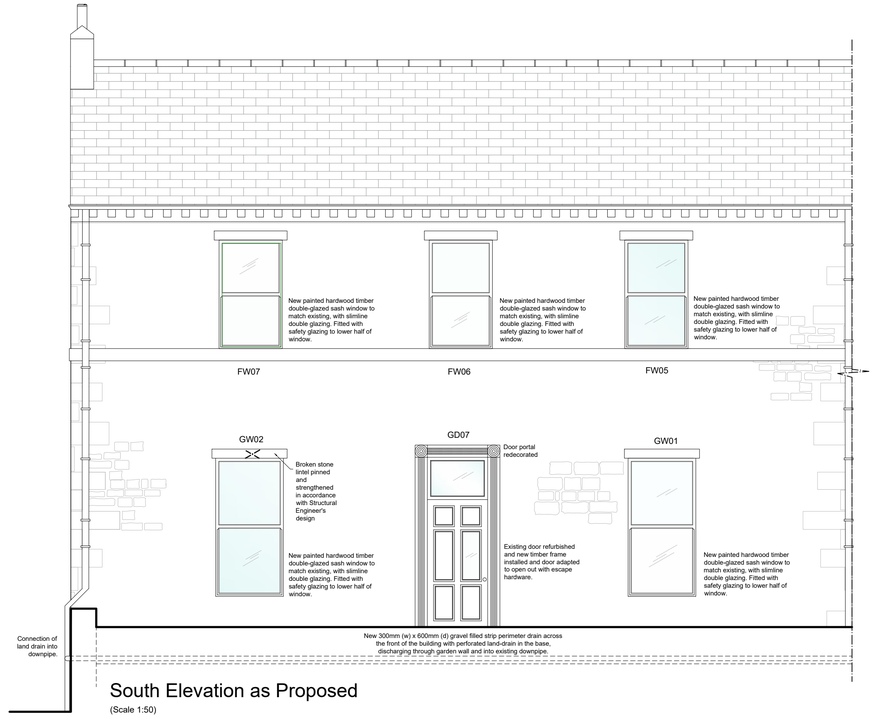
| Drawing No. | Revision | Checked |
|---|---|---|
| 98218/05 | C | |




## Section A-A Proposed

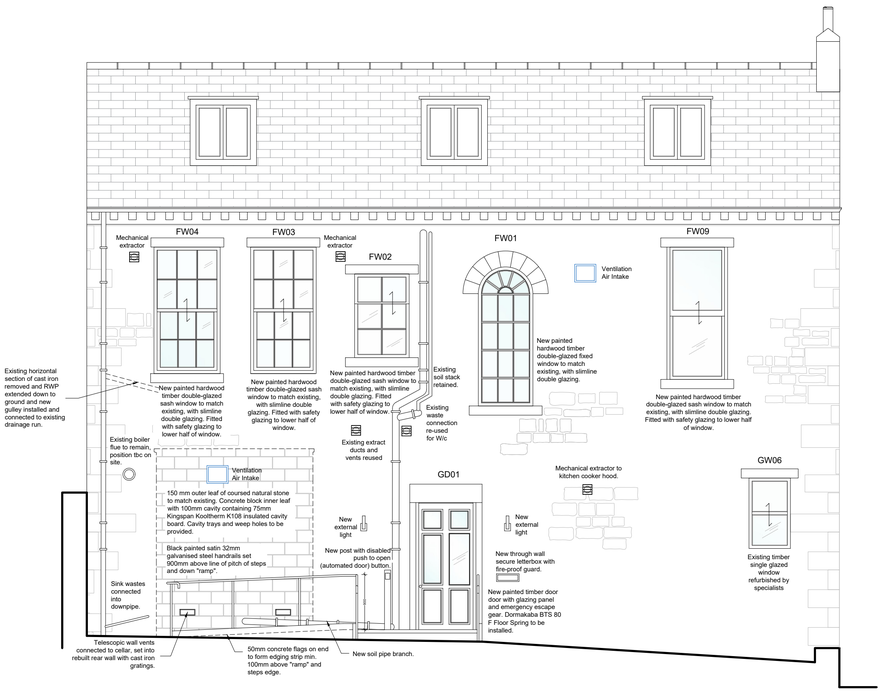
(Scale 1:20)

0 2m




## South Elevation as Proposed

(Scale 1:50)




## North Elevation as Proposed

(Scale 1:50)

0 5m

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**TENDER DRAWING**

**Richard Crooks Partnership**
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Leeds, LS18 4DZ
Telephone: 0113 281 8080
Fax: 0113 258 4070

Client
**Horsforth Town Council**

Project
**Proposed Refurbishment of No. 3 The Green, Horsforth**

Drawing
**South/North Elevations and Section A-A**

| Scale: | Date: |
|---|---|
| 1:50/1:20@A1 | Sept 2022 |

| Drawing No. | Revision | Checked |
|---|---|---|
| 98218/06 | C | |

**BUILDING REGULATIONS NOTES:**

To be read in conjunction with drawings:

98218/01 Survey Drawings
98218/02 Detailed Ground Floor Plan as Proposed
98218/03 Detailed First Floor Plan as Proposed
98218/04 Basement Floor Plan and Attic Floor Plan as Proposed
98218/05 Site Location Plan and Site Block Plan as Proposed
98218/06 South/North Elevations and Section A-A
98218/07 Building Regulations Notes 1 of 2
98218/08 Building Regulations Notes 2 of 2
98218/09 Ground Floor Plan - Proposed Services
98218/10 First Floor Plan - Proposed Services

Structural Engineer's details and calculations.

*The abbreviation AD refers to the "Approved Document".*

**1.0 External Walls**

1.2 150 mm outer leaf of coursed natural stone to match existing. Concrete block inner leaf to back of stone with 100mm cavity containing cavity tray with weep holes. Cavity lined internally with 75mm Kingspan Kooltherm K108 insulated cavity board. All to be installed in accordance with manufacturer's instructions.

All to achieve U-value of 0.18 W/m² K.

All blockwork to comply with BS EN 771-3:2011+A1:2015.

1.2 New masonry infill to be tied to existing structure with Catnic 'Stronghold' or similar approved wall connectors fixed with stainless steel coach screws in accordance with manufacturer's instructions. The vertical joint between the existing and new walling shall be sealed with 10mm wide x 20mm deep two-part polysulphide sealant on BRC Ltd Miothene closed cell polyethylene foam strip.

1.3 Integrate horizontal dpc into new structure, set 150mm above external ground level and lay with cavity tray.

**2.0 INTERNAL WALLS**

2.1 Steel support beams installed to support new open floor plan within Town Council Meeting Room on the ground floor and carry the exposed ends of the existing downstand beams.

Beam 1 to be 245 x 146 x 31 mm UB supported by 440 x 100 x 215 concrete padstones on existing internal wall.

Beam 2 to be 245 x 146 x 31 mm UB supported by 600 x 100 x 222 concrete padstones.

Structural Engineer's calculations for supporting steelwork and padstones to be submitted to the Building Control Body prior to commencement of work. All sizes, specifications and details to be taken from Structural Engineer's details and calculations. Fire protection will be as Note 11.8.

2.2 Non-loadbearing partitions/walls to comprise 75 x 50mm softwood framing at 400 mm centres vertically with horizontal noggins at maximum 1200 mm centres with 12.5mm plasterboard and 3mm skim to both sides and voids packed with compressed 100mm insulation quilt to achieve minimum 30 minutes fire resistance.

Plasterboard to be 12.5mm moisture resistant plasterboard to W/c's and Kitchens. 18mm WPD plywood to be integrated into Accessible W/c walls where shown.

2.3 Existing internal walls (scheduled for retention) are either masonry (min. 100mm thick) or plaster lath. These are to be upgraded (as note 11.1) where forming part of a fire proof enclosure.

**3.0 FLOOR CONSTRUCTION**

3.1 Existing (assumed solid) ground floor to be cut into by 1240mm (w) x 1560mm (l) x 200mm (d) and new 130mm concrete slab installed over damp proof membrane, to form new lift shaft pit. Structural Engineer to advise on floor structure and support of vaulted ceilings in cellar below before commencing work.

3.2 Existing ceilings are either plasterboard (of unknown specification) or plaster lath on timber joists. These are to be upgraded (as note 11.1) where forming part of a fire proof enclosure.

**4.0 WINDOWS AND DOORS**

Window sizes are indicative only and exact dimensions are to be taken on site prior to fabrication.

4.1 Existing single glazed timber sash and fixed windows all to be replaced with new painted hardwood double-glazed timber windows to match existing historic windows, to achieve a U-value of 1.9W/m2K (lower than the recommended 1.6W/m2K due to limitations on replicating historic fenestration).

4.2 All glazing below 800mm above finished floor level to be safety glazing in accordance with Class 3 of BS EN 12600 or Class C of BS 6206:1981.

Glazing fitted in doors or adjacent windows within 300mm of the door below 1500mm above floor level to be fitted with toughened safety glass to comply with Class 2 of BS EN 12600 or Class B of BS 6206:1981.

All to comply with Part K of Building Regulations.

4.3 All new external doors are to achieve a 'U' Value of 1.6 W/m² K.

4.4 All doors onto the stairwell are to be half hour fire resistant, as set out in Part B1 Volume 2 of the Building Regulations (see drawings P01 and P02). Those doors that are existing, are to be upgraded to this if not already 30-minute fire resistant all as noted in section 11.

**5.0 FINISHES**

5.1 Provisionally, now 175 x 25 mm Torus moulded softwood skirtings and 75 x 25 mm moulded softwood architraves to match existing, all with satin paint finish.

5.2 Tiled/PVC splashbacks to sinks, basins and kitchen worktops.

5.3 Wet room floor finishes (for instance, those within WCs) are to be slip resistant with a rating no less than R12.

5.4 Existing construction, where forming a fire separating element or protected enclosure to be treated with intumescent paint as note 11.1.

**6.0 STAIRS/STEPS/RAMPS**

6.1 Stairs to remain as existing with the exception of replacement of the nosings with 55mm contrasting strip nosings (to tread and riser) projecting no greater than 25mm over step below in accordance with ADK.

6.2 New timber handrails to outer staircase walls, set at 900mm above line of steps. Handrails to be 50mm diameter, set 50mm away from the wall and terminate (where the existing structure permits) 300mm beyond the top/bottom riser. To be finished in a contrasting colour.

6.3 The external ground is to be re-graded to minimise the difference between the internal floor level and external ground level. The resultant is that the new "ramp" into the building falls below the 1:20 gradient to constitute a ramp. Therefore the provisions of AD Parts M & K do not apply as a ramp.

Regardless, the re-graded ground will be fitted with handrails and 1500mm turning circles provided at the head and foot of the sloped access. Due to the limited parking provisions on the site, a 1.5m wide ramp, as recommended in ADM cannot be achieved. A 1.2m wide access is provided instead.

Stepped access to be provided to that same door, to fully comply with Parks K & M of the Building Regulations, including maintaining 1.2m between door swings and any risers. Hazard warning paving is provided 400mm away from the step.

Handrails to be as 6.2 but 32mm diameter.

**7.0 ELECTRICAL & MECHANICAL**

7.1 Existing electrical installation/fuse boards to be examined to determine whether they are fit for use and adequate to receive the additional loading from the altered lighting and power circuits.

7.2 Prior to completion of work the Building Control Body is to be provided with evidence to demonstrate that either:

A. The electrical work has been carried out by a person who is a member of a relevant industry certification organisation such as NICEIC; or
B. That an appropriate electrical installation certificate has been issued by a person competent to do so.

7.3 New/modified electrical installation to be designed, installed, inspected and tested by a person competent to do so in accordance with the requirements of IET Wiring Regulations (18th Edition with all current amendments) to BS7671: 2018.

7.4 All LED efficient light fittings to be installed.

**8.0 VENTILATION**

8.1 Mechanical ventilation to be provided to W/c's of minimum 6 litres per second, by extractor fan into existing extract ducts to the outside. Extractors must be capable of continuous operation if/when required.

Accessible W/c with shower to have extractor to achieve minimum 15 litres per second.

Extractors to have overrun of 15 minutes operated from light switch.

Ground floor Kitchen to be ventilated at a rate of 60 litres/sec. via intermittent fan.

8.2 Common spaces such as the corridors, lobby areas, stairwells, will receive air intake using a mechanical ventilation system installed into a suspended ceiling to provide 0.5 litres per second per m² of floor area.

8.3 Office rooms and meeting rooms to be ventilated to supply outdoor air at a rate of the higher of 10 litres per second per person, or 1 litre per second per m² of floor area.

8.4 All ventilation to be designed by HVAC specialist.

8.5 Replacing the windows is likely to increase the airtightness of the building. Mechanical ventilation systems are provided to ensure ventilation within the building is not reduced. Additionally, ventilation provisions will be provided through trickle vents being installed within the new sash windows.

8.6 Controls will be provided for ventilators so that the ventilation in each room can be adjusted. For mechanical supply and extract ventilation, either manual controls or automatic controls will be provided.

8.7 Each office will provide purge ventilation, to reduce pollutants before the office space is occupied or after activities such as painting, through opening the windows to take air directly outside and preventing it from being re-circulated to any other part of the building.

8.8 The existing cellars are under-ventilated. It is proposed to reopen one of the former (presumed) coal chutes from below the existing bay window to create a ventilation well.

**9.0 HEATING & HOT WATER**

9.1 Existing gas fired heating/boiler system and flue on the ground floor, within the (now) Accessible W/c, to remain in the same location within a secure lockable cupboard. Modifications to the boiler to be undertaken by a Gas Safe Engineer.

**10.0 DRAINAGE & WATER**

10.1 All drainage works are to be to the satisfaction of the Building Inspector to comply with Part H of the Building Regulations, and to be in accordance with BS EN 752-1. The Main Contractor is to liaise with the Building Inspector and agree the exact scope, size and routing of all drainage runs, falls and invert levels on site, prior to any drainage works being carried out.

10.2 All surface water RWP's to be connected into existing public surface water sewer.

10.3 Pipework to be vitrified clayware to BS 65:1991 or BSI Kitemark plastic pipe installed strictly in accordance with manufacturers recommendations.

All drainage below building to be encased in 150 mm concrete with pre-cast concrete bridging lintel provided where drain passes through external walls.

Sanitary pipework to conform to BS EN 12056-2:2000

10.4 Waste pipes to washbasins to be 32 mm diameter and to kitchen sinks to have 38 mm diameter all with 75 mm deep seal traps.

Waste pipes from WC's to be 100 mm diameter.

10.5 Internal exposed waste pipes to be given 30mins fire resistance by 2 no. layers of 12.5mm fire proof plasterboard with staggered joists and finished with plaster skim (or equivalent) and fire-stopped as 11.6.

**11.0 FIRE SAFETY**

**Walls & Ceilings:**

11.1 All rooms open onto a fire protected stairwell and corridors/lobbies, as required under 3.34 (a) of ADB2, achieving at least 30 minutes fire resistance, leading to a fire escape or directly outside. Paragraph 5.2 of ADB2 states that REI 30 is sufficient to protect a means of escape.

The existing internal partitions are either plaster-lath partitions, modern studwork partitions or masonry and their performance in fire situations unknown. It is therefore proposed to apply 2 no. coats of Envirograph EP/CP Intumescent Coating to both sides of all existing (retained) internal walls to fire separating elements, to achieve a resistance to the spread of fire rating of A1-B/s1/d0 to EN13505. This excludes those items listed at 6.3 in the AD.

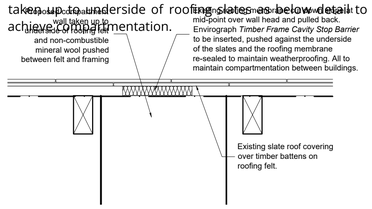
New studwork partitions will comprise plasterboard finishes and masonry will receive either dot and dab plasterboard or plaster finish, all of which is to achieve a rating of A2-s1/d0, which is in excess of the required performance set out in Table 6.1 of ADB2.

11.2 To the areas shown hatched on the plans (P/02 & P/03), a suspended ceiling is to be installed to house the ventilation system. It is not proposed that this forms a part of the fire proof enclosure. The existing (upgraded ceiling above) will provide this separation between floors.

11.3 Lift to be enclosed within 30 minutes fire resisting construction and fitted with a 30 minutes fire resistant door to allow operation during a fire (as noted at 12.2 - 12.7)

11.4 The single wall adjoining the Museum is to remain as existing, as one continuous plane of masonry with the exception of the new/replacement doors (as note 11.14), achieving a fire resistance of 60 minutes, in accordance with Table B3/B4 of ADB2. It is not believed that there are any penetrations to this dividing wall and that they are continuous in accordance with Paragraph 8.18 of ADB2. Any found during the works will be remedied to maintain that same resistance.

11.5 Compartment wall between the two properties is to be taken up to underside of roofing slates as below detail to achieve continuity of compartmentation.




Existing roofing membrane cut down slope at mid-point of masonry wall head and pulled back. 150mm of the roofing battens is to be cut out on the centre line above the compartment wall head and Envirograph Timber Frame Cavity Stop Barrier to be inserted, pushed against the underside of the slates and then the roofing membrane is re-sealed to maintain weatherproofing. All to maintain compartmentation between buildings.

11.6 All joints between fire separating elements need to be fire stopped in addition to: openings for pipes and ducts, conduits and cables. Fire stops should be selected to allow a provision for thermal movement where differential movement may occur between two different materials. Fire stopping can be as follows:-

- Gypsum plaster
- Cement mortar
- Intumescent mastic
- Glass fibre
- Gypsum based vermiculite/perlite mixtures.

Fire stopping to service penetrations to be alternatives A, B or C according to Section 10 of ADB2. Any fire resisting collars of a matching performance to the wall of which they form a part. Seal any voids to completely close structure with fire resisting sealant. Maximum internal dimensions for non-combustible sleeving to be 160mm.

11.7 Where ventilation ducts pass through fire-separating structure (provisionally blue on plan drawings S/01 & S/02), performance of that enclosure is to be maintained through the use of automatically activated fire and smoke dampers triggered by smoke detectors (Method 4) and conform to BS EN 15650 and have a minimum E classification of 60 minutes.

11.8 New supporting steelwork beams are to be clad in 2 no. layers of 15mm fireproof plasterboard, secured using plasterboard manufacturer's recommended proprietary system clips, and plaster skimmed. All to achieve a fire resistance of at least 60 minutes in accordance with Tables B3/B3 of ADB2.

11.9 Remaining supporting structure is either masonry or concrete lintels and therefore able to achieve the required minimum 60 minutes fire resistance.

**Doors**

11.10 All new doors opening onto the protected stairwell should offer 30 min fire resistance (integrity) or FD30 (under BS 476-22). All existing doors are to be replaced with fully tested doorsets, complying with BS 476-22. The only exceptions being the door at the top of the steps to the second floor, which is to be upgraded to achieve 30 minutes fire resistance with the application of intumescent seals and painted in intumescent paint.

Table B5 does not impose any restrictions on the use of glazing in doors onto the stairwell, except that it must be 100mm or more above the floor. Glazing will only be able to to achieve the integrity performance requirements, which is to match the surrounding doorset.

11.11 Where practicable, doors are to be hung to swing in the direction of escape. Due to the limitations of the existing building, this is not possible in all cases, particularly in order to comply with paragraph 5.13 of ADB2.

All doors on escape routes will contain vision panels complying with ADM.

11.12 The door between the foot of the steps at ground level and the entrance lobby (GD12) is not proposed to be fire resistant. It allows the building to be securely segregated at ground floor from the lift and w/c's when they are in use by the Museum, out of hours, without compromising the security of the offices.

The door will be fitted with a key operated thumb turn (key lock on the lobby side and thumb turn on the stair side), so that if the door is inadvertently locked while people remain in the building, easy escape can be achieved. As no means of escape is required from the lobby towards the stair, this meets the requirements of paragraph 5.7 of ADB2.

Door FD03 will not be fitted with a lock due to its remote location from the front door.

11.13 Due to security and confidentiality reasons, First and Ground Floor office/assembly room doors must be lockable. All such rooms will be fitted with locks as described at 11.12 and locked only if those rooms are not in use.

11.14 The interconnecting door between the Museum and the Council Offices is to be a fully certified 60 min fire resistant doorset, consistent with the remaining separating wall as noted at 11.4.

**Floors:**

11.15 Floor finishes to stairs and escape routes are all specified to reduce slipperiness, including nosings to the steps (as noted at 6.1).

11.16 The first floor and second floor structures are to have their undersides upgraded to provide 60 minutes fire resistance, using the Envirograph paint, as per item 11.4.

**Vertical & Horizontal Escape:**

11.17 The **Cellar** is storage and plant only. Therefore, Paragraph 3.3 b) of ADB2 allows for a single escape stair as the Cellar will never contain more than 60 people and no single point is more than 18m (Table 2.1) from the fire protected escape route (in this case the ground floor lobby).

11.18 To the **First** and **Second (Attic) Floors**, the same principle applies. Paragraph 3.3 (d) states that a single escape stair is acceptable for a building with a storey no higher than 11m and in accordance with Table 2.1, which states that Office and/or Assembly (c) must have a max. 18m single direction escape to the protected stairwell/escape route; both criteria are met.

On occasions, the First Floor Council Room and Office may be combined into a single space. A second means of escape is provided from that room/storey by way of the interconnecting door from the adjacent Museum, accessed via an (alarmed) door off a fire protected corridor, separated from the main escape stair by fire resistant construction (as paragraph 2.10 of ADB2). Therefore affording a separate, second means of escape if the capacity of the first floor room is to exceed 60 persons.

11.19 The **Ground Floor Meeting Room** has two means of escape; one into the fire protected stairwell and one directly to the outside. As this space may be subject to an occupation of more than 60 people, two means of escape must be maintained to comply with Table 2.2 of ADB2.

The Building Management Plan must ensure the occupation of the first floor, plus half of the ground floor (which can reasonably be assumed to use the escape lobby from the Council Meeting Room) does not exceed 110 as the final exit to the North elevation is 860mm wide and therefore limited to use by 110 people for escape.

11.20 The width of the existing escape staircase is 900mm. That within the adjacent Museum is unknown. The staircase is existing and cannot be replaced, therefore full compliance with Table 3.1 cannot be achieved. However the 1100mm given in Table 3.1, translates to a capacity of 260 people across two storeys in Table 3.2, which also suggests that a 1000mm wide stair is accessible for up to 150 people. As it is established that capacity will be far less than this, it seems reasonable that a 900mm stair would be adequate, particularly as final exits are only 850mm wide.

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NORTH

| Rev: | Description: | Date: |
|---|---|---|
| A | Revised notes to reflect external ramp | Feb 2023 |
| B | Revised for Tender & updated Building Regs | Feb 2023 |

**TENDER DRAWING**


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Client
**Horsforth Town Council**

Project
**Proposed Refurbishment of No. 3 The Green, Horsforth**

Drawing
**Building Regulations Notes 1 of 2**

| Scale: | Date: |
|---|---|
| NTS@A1 | Jan 2023 |

| Drawing No. | Revision | Checked |
|---|---|---|
| 98218/07 | B | |

**BUILDING REGULATIONS NOTES Cont:**

**Smoke Detection & Lighting**

11.21 An automatic fire detection and alarm system is to be provided, including to where a fire could break out in an unoccupied part of the premises (e.g. a storage area or a part of the building that is not visited on a regular basis) and prejudice the means of escape from occupied part(s) of the premises.

Smoke detection (and automatic release mechanisms for fire and smoke dampers) must conform to BS EN 54-7 and BS 5839-3.

Design and specification of the fire detection safety signage and lighting, to be specified and designed by fire specialist subcontractor.

The alarm system is to comply with BS 5839-1.

11.22 Emergency lighting is to be provided to all rooms and escape routes (including stairs) to conform to BS 5266-1. Lighting to be on a separate circuit to the main lighting circuits.

11.23 Emergency exit signs to be positioned above every door on an exit route in accordance with BS ISO 3864-1 and BS 5499-4.

11.24 There is very little proposed change to the exterior of the building and nothing which would affect the spread of fire externally.

**12.0 ACCESS**

12.1 Minimum effective clear width of doors to be 750mm minimum or no smaller than existing for straight on approaches and right-angle approaches. Minimum clear widths of right-angle approaches to an access route of at least 1200mm wide and external doors to be 775mm.

**Passenger Lifts:**

12.2 Passenger lift must comply with Lift Regulations 1997, S1 1997/831.

12.3 Lift car must have minimum dimensions of 1100mm x 1400mm to comply with 'Approved Documents - Part M' for a lift with an entry and exit from the same direction.

Mirror to be provided in lift for wheelchair users to see the space behind them while reversing.

12.4 Lift door to have a minimum of 800mm width at all levels. Moreover, doors to be fitted with timing devices and re-opening activators to allow people and assistant dogs to leave within an adequate allotted time. Lift landing car doors are to contrast visually with adjoining walls.

12.6 Landing call buttons to be 900 - 1100mm from floor and 500mm away from wall returns. Audible and visual indication of lift arrival and location provided inside lift car and lift lobby.

12.7 Lift to be used for the evacuation of the disabled in the event of a fire and therefore must conform to relevant recommendations of BS 5588-8.

**Sanitary**

12.8 Accessible WCs to have automatic sensor taps.

12.9 Doors to have lever handle contrasting visually with the surface of the door.

12.10 Doors to Accessible WCs
- should not obstruct emergency escape routes
- to have emergency release mechanism.
- to be fitted with light action privacy bolts
- are outward opening and are fitted with a horizontal closing bar fixed to the inside face.

12.11 Emergency assistance alarm system to have:
- visual and audible indicators to confirm that an emergency call has been received
- reset control reachable from a wheelchair and WC
- a signal distinguishable visually and audibly from a fire alarm

12.12 Switches and outlets of WC to comply with *'Approved Documents Part M - 4.30'* and to be designed following M&E specification.

12.13 Surface finishes of sanitary fittings and grab bars to contrast visually with the background of walls and floor finishes.

12.14 The floor of the Wc is to be slip resistant when dry and wet to archive an R value of at least R12.

12.15 An emergency assistance pull-cord is easily identifiable and reachable even from the floor and comply with '*Approved Documents Part M - 4.30E'.*

**13.0 SOLID WASTE DISPOSAL**

13.1 Refuse collection. To remain as existing

13.2 Solid waste and recycling storage provisions are to be made adjacent to the entrance of the site to allow for easy movement of the bins to their collection point.

**14.0 HEALTH & SAFETY**

14.1 These notes are to read in conjunction with the pre-construction Health and Safety Plan prepared by the contractor.

14.2 The Contractor must locate all existing services which are covered/buried prior to commencement of the works and isolated where possible/practical.

14.3 Contractor must provide safe and secure working platform to execute high level works. Platform/scaffold to incorporate kicker boards etc. and safety barriers are to be positioned at ground level around working area.

14.4 Contractor is to design and install all necessary temporary support work to ensure stability of adjoining and new structures and individual structural elements during the course of the works.

14.5 The works are to be executed in accordance with the Construction (Design & Management) Regulations 2015. The Client is to ensure that they and all parties are familiar with their duties under those Regulations and capable of complying with them.

Commencement of the works and isolated where possible/practical.



NORTH

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|---|---|---|
| A | Revised notes to reflect external ramp | Feb 2023 |
| B | Revised for Tender & updated Building Regs | Feb 2023 |

**TENDER DRAWING**

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Project
**Proposed Refurbishment of No. 3 The Green, Horsforth**

Drawing
**Building Regulations Notes 2 of 2**

| Scale: | Date: |
|---|---|
| NTS@A1 | Jan 2023 |

| Drawing No. | Revision | Checked |
|---|---|---|
| 98218/08 | B | |

NORTH

| Rev: | Description: | Date: |
|---|---|---|
| A | Revised Client Feedback | 11/12/2022 |
| B | Revised for Tender & updated Building Regs | Feb 2023 |

**Electrical Symbols Key**

- 13 Amp Socket
- Switch
- 2 (or 3) Way Switch
- PIR Passive Infra-Red Detector
- Fused Spur Outlet
- Pull Cord Light Switch
- 30 mins Fire Door
- 60 mins Fire Door
- Tungsten Light Fitting
- Thermostat
- Switched Fused Spur Outlet
- P Heating Programmer
- Immersion Heater
- Electricity Meter
- Telephone Point
- Smoke or Heat Detector
- Emergency Light Fitting
- FE Fire Exit Sign
- Ansell Eclipse
- Directional Light
- LED Downlight (fire rated) (Contractor's choice)
- Ansell Millau LED CCT Suspended Linear
- E Emergency Light Fitting
- CAT 6 Datapoint (wall mounted)
- CAT 6 Datapoint (Ceiling)
- CAT 6 Datapoint (Floor mounted)
- Motion Sensor Security (Prov. location)
- Visual Alarm (to W/c's)
- External Light
- Ventilation Ducting
- Ventilation duct (fire & smoke) dampers

Kitchen
Servery
Entrance
Lift
New Unisex Wc
(with Baby Change)
New Unisex W/c
Accessible W/c
(Not full Changing Places compliant)
Town Council Meeting Room
Boiler
Existing SVP
Existing extract ducts and vents reused
Mechanical extractor
New external light
EM Bulkhead
Smoke Detector
Mech Extract
AAV
Alarm pull card
Visual alarm
2102
Heavy iron safe to be removed at commencement of works.
Heat Detector
New black Ansell Millau LED CCT Suspended Linear.
New Stelrad Vertical Line K1 Radiator 400mm (w) x 600mm (h) x 85mm (d)
New Stelrad Vertical Line K1 Radiator 500mm (w) x 500mm (h) x 85mm (d) above waste boxing.
New Ansell Eclipse light (PIR)
New Ansell Eclipse light
Reported asbestos, bitumen adhesive to floor beneath carpet to be removed.
Reported asbestos, bitumen adhesive to landing area to be remove.
Reported asbestos on existing stair nosing's to be removed.
Reported asbestos, bitumen adhesive to floor/carpet tiles to be removed.
Investigate lintels over bay and seek Structural Engineer's advice before demolition.
Security alarm panel to be specified by security specialist
Fire alarm panel to be specified by specialist
Liaise with Structural Engineer of Temporary Works for supporting structure above, during removal of walls and installation of new beams, including consideration of vaulted cellar beneath
New Stelrad Vertical Line K1 Radiator 900mm (w) x 600mm (h) x 85mm (d)
New Stelrad Vertical Line K1 Radiator 1200mm (w) x 600mm (h) x 85mm (d)
New Stelrad Vertical Line K1 Radiator 1200mm (w) x 300mm (h) x 85mm (d)
New black Ansell Millau LED CCT Suspended Linear.
Up

N

**TENDER DRAWING**

Ground Floor Plan - Services as Proposed

(Scale 1:20)

0 5m

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Project
**Proposed Refurbishment of No. 3 The Green, Horsforth**

Drawing
**Ground Floor Plan - Proposed Services**

| Scale: | Date: | |
|---|---|---|
| 1:20@A1 | Sept 2022 | |
| **Drawing No.** | **Revision** | **Checked** |
| 98218/09 | B | |


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NORTH

| Rev: | Description: | Date: |
|---|---|---|
| A | Revised Client Feedback | 11/12/2022 |
| B | Updated for Building Regs | 31/01/2023 |
| C | Revised for Tender & updated Building Regs | Feb 2023 |

**Electrical Symbols Key**

- 13 Amp Socket
- Switch
- 2 (or 3) Way Switch
- PIR Passive Infra-Red Detector
- Fused Spur Outlet
- Pull Cord Light Switch
- 30 mins Fire Door
- 60 mins Fire Door
- Tungsten Light Fitting
- Thermostat
- Switched Fused Spur Outlet
- P Heating Programmer
- Immersion Heater
- Electricity Meter
- Telephone Point
- Smoke or Heat Detector
- Emergency Light Fitting
- FE Fire Exit Sign
- Ansell Eclipse
- Directional Light
- LED Downlight (fire rated) (Contractor's choice)
- Ansell Millau LED CCT Suspended Linear
- E Emergency Light Fitting
- CAT 6 Datapoint (wall mounted)
- CAT 6 Datapoint (Ceiling)
- CAT 6 Datapoint (Floor mounted)
- Motion Sensor Security (Prov. location)
- Visual Alarm (to W/c's)
- External Light
- Ventilation Ducting
- Ventilation duct (fire & smoke) dampers

**TENDER DRAWING**

# First Floor Plan - Services as Proposed

(Scale 1:20)

0 5m

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Project
**Proposed Refurbishment of No. 3 The Green, Horsforth**

Drawing
**First Floor Plan - Services as Proposed**

| Scale: | Date: |
|---|---|
| 1:20@A1 | Sept 2022 |

| Drawing No. | Revision | Checked |
|---|---|---|
| 98218/10 | C | |