APPENDIX “A”

CONTRACT DRAWINGS

Drawing Register

Client	**Property**
Thanet District Council	**40-46 Sweyn Road**
Project Name	
Sweyn Road	
Project Number	
B7341	

Date of Issue										
Day	**2**									
Month	**12**									
Year	**15**									

No	Drawing Title	Scale	Size	Revision									
C.1.01	Existing Floor Plans	100	A1	**B**									
C.1.02	Demolition Plans	100	A1	**B**									
C.1.03	Proposed Floor Plans	100	A1	**E**									
C.1.04	Proposed Floor/Ceiling Construction Plans	100	A1	**C**									
C.1.05	Section Details and Notes	20	A1	**B**									
C.1.06	Existing and Proposed Elevations	100	A1	**C**									
C.1.07	Window and Door Schedule	50	A3	**C**									

Purpose of Issue

Tender

Draft										
Comment										
Information										
Tender	**x**									
Construction										
Variation										
As-built										
Conveyance										
Other										

Format and Method of Issue

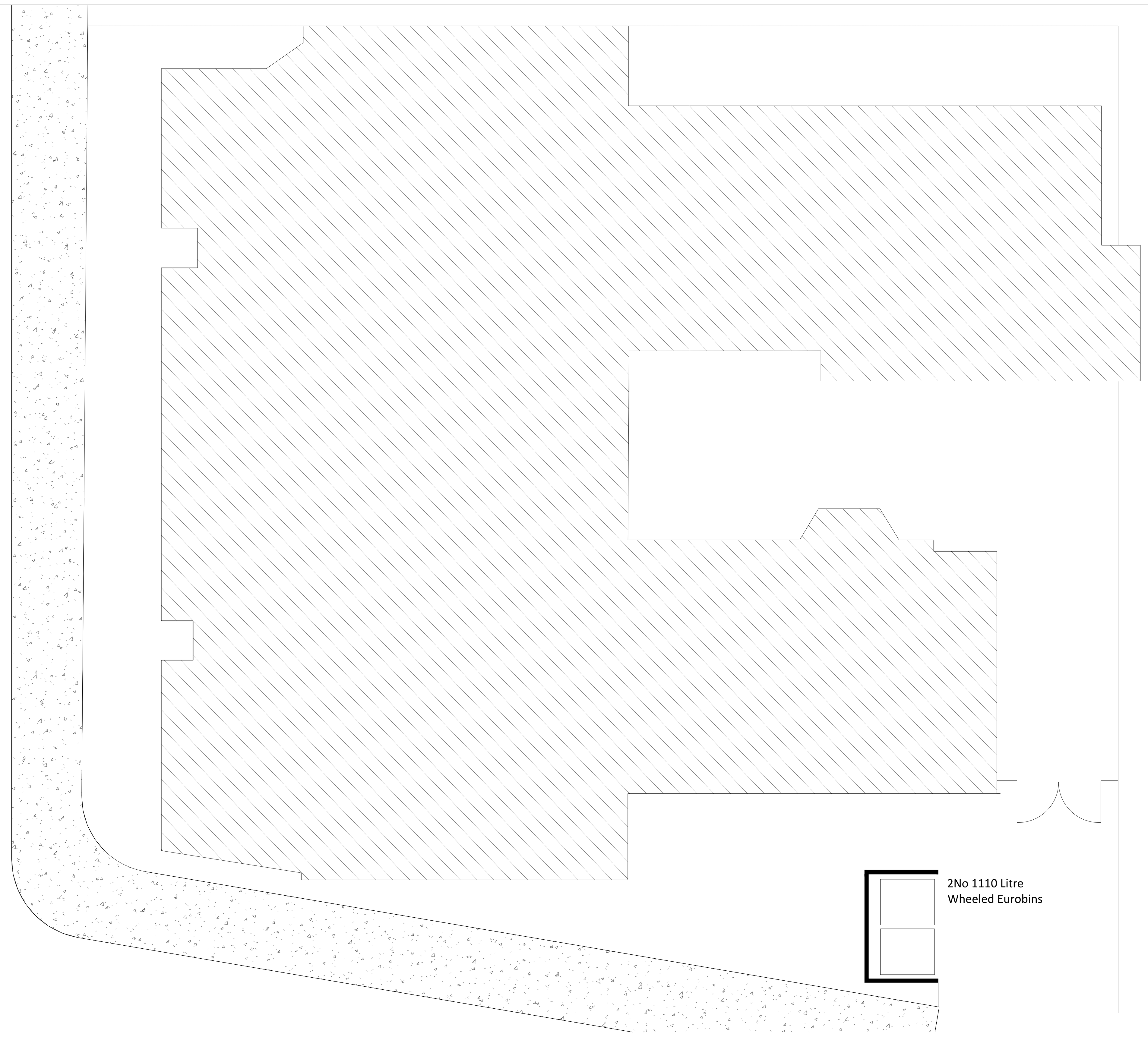
PDF	**x**									
DWG										
DWFx										
Email										
CD										
Hard Copy Full Size										
Hard Copy Reduction										

Issued to

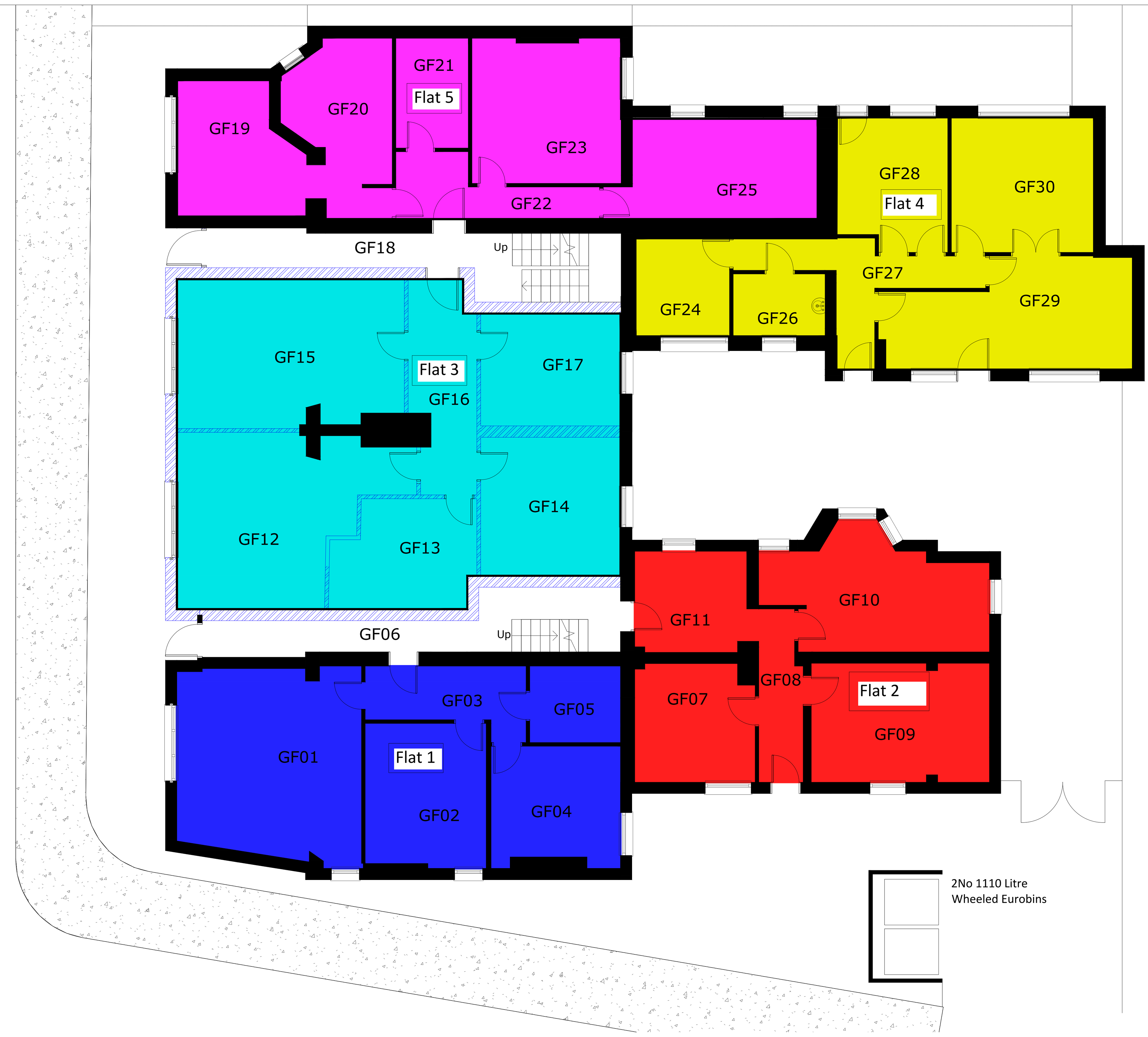
Tendering contractors		

Legend

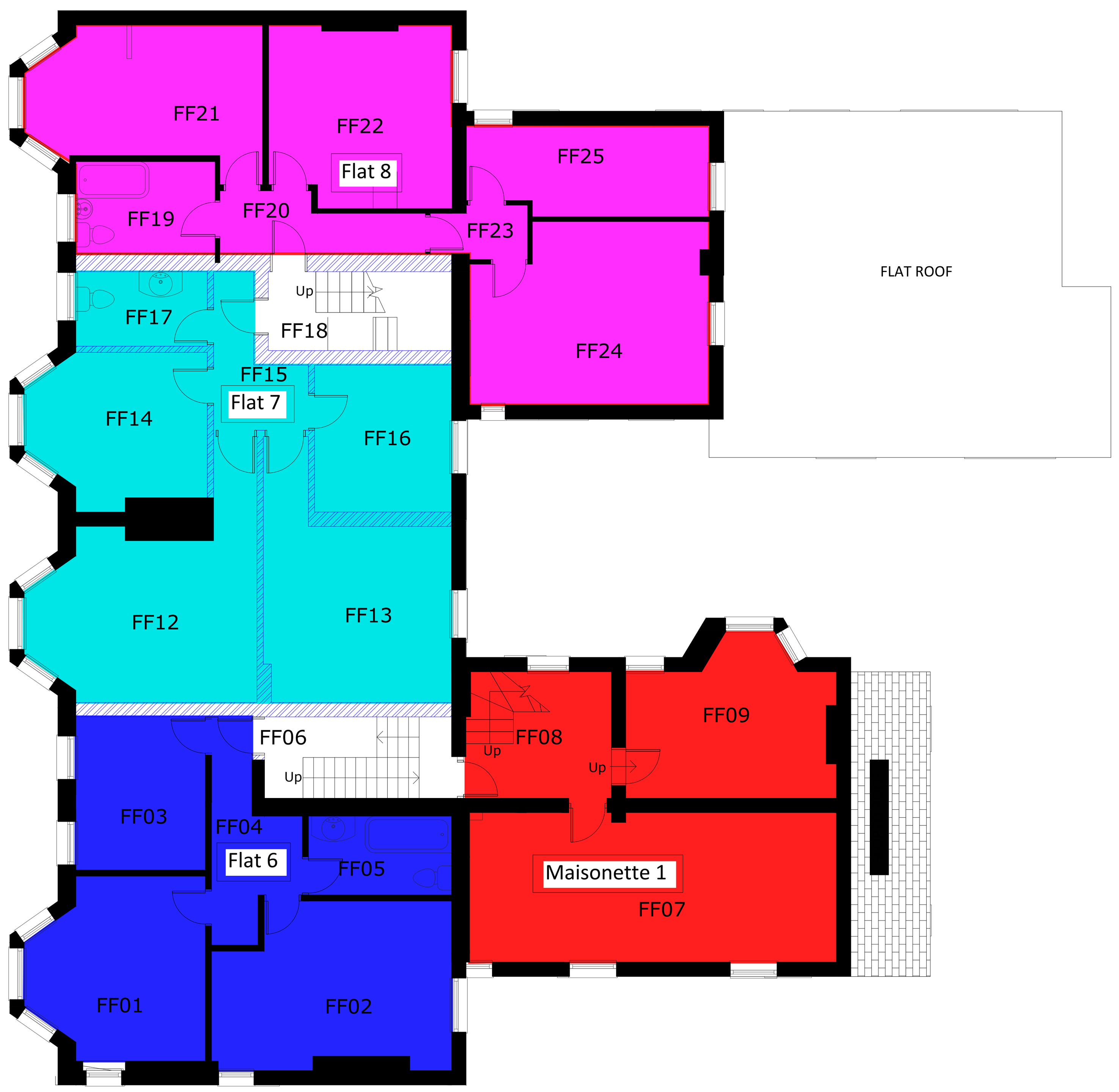
Fire Damaged Walls



Existing Site Plan
(Scale 1:100)



Existing Ground Floor Plan
(Scale 1:100)



Existing First Floor Plan
(Scale 1:100)

Existing Second Floor Plan
(Scale 1:100)

Rev	Description	Date
B	Tender Issue	15/10/15
A	Planning Issue	29/10/14

Client
THANET DISTRICT COUNCIL

Project Location
40 - 46 Sweyn Road
Cliftonville
Kent

Project Status
Tender Issue

Project Name
Conversion Works

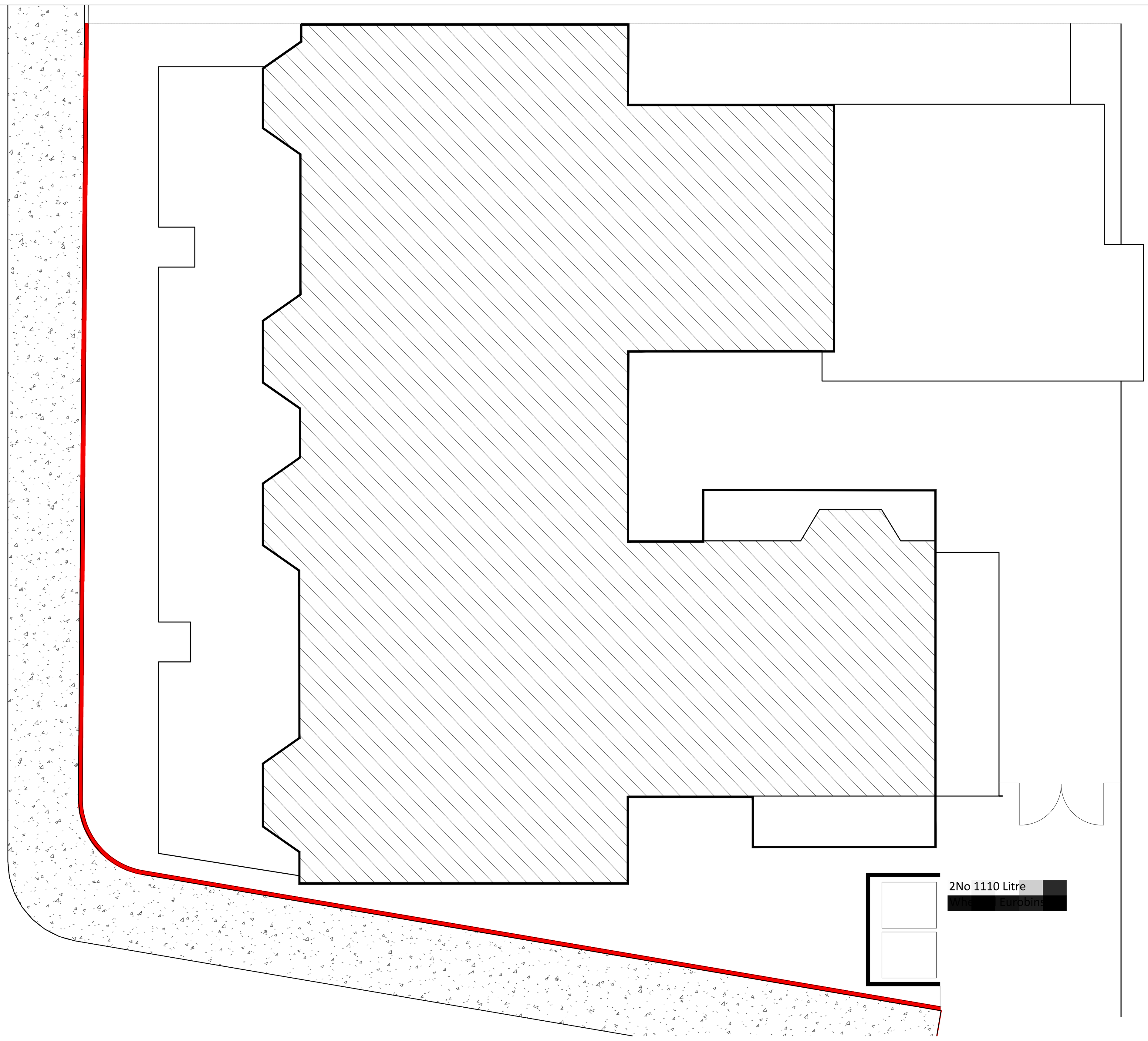
Sheet Size: ISO full bleed A1 (841.00 x 594.00 MM)
Scale: 1:100

Sheet Name
Existing Floor Plans

B7341 C.1.01

POTTER RAPER PARTNERSHIP

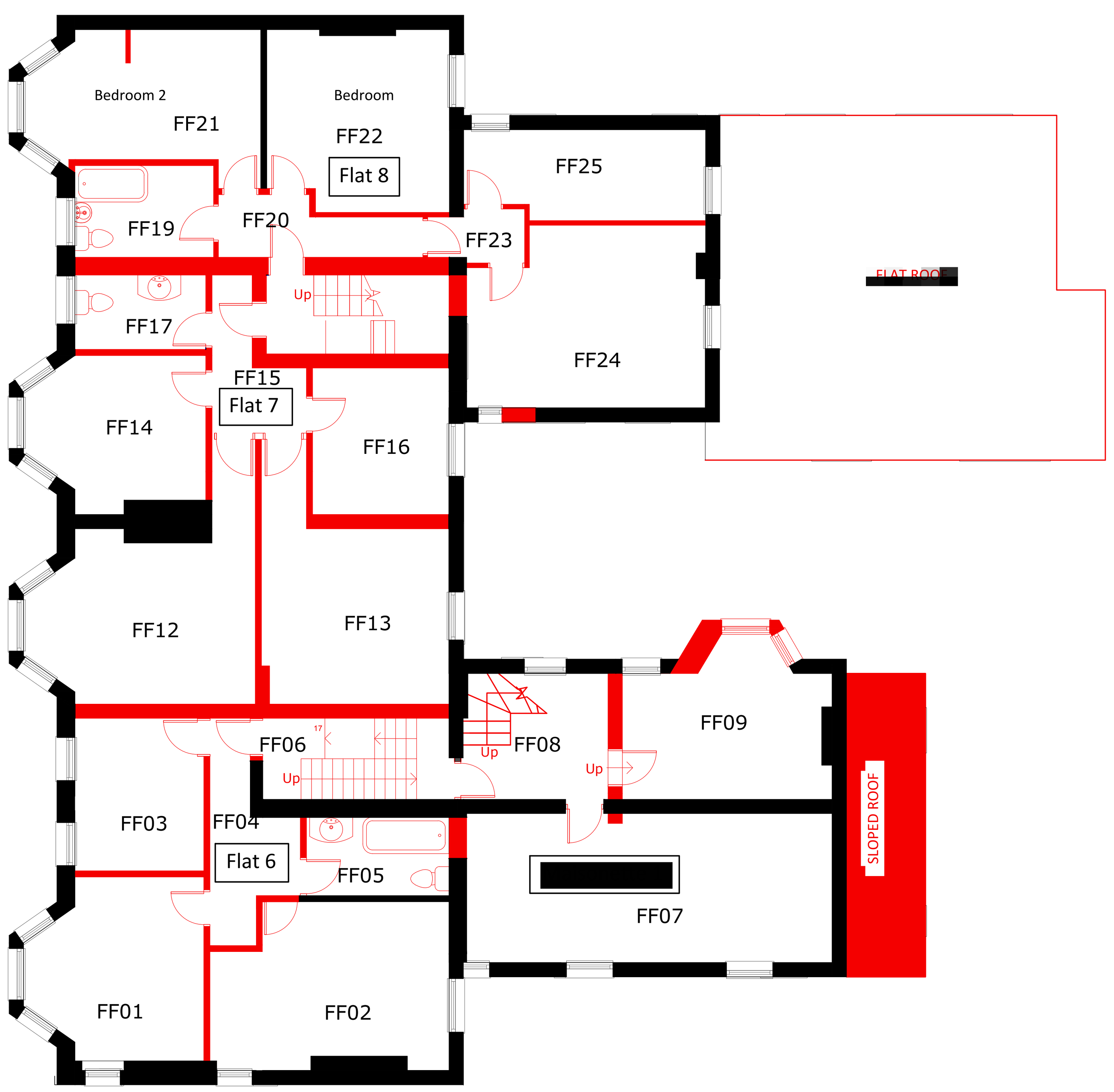
Duncan House, Burnhill Road, Beckenham, Kent, BR3 3LA
Tel: 020 8658 3538



Demolition Site Plan
(Scale 1:100)

Ground Floor Demolition Plan
(Scale 1:100)

Legend
Existing Walls
Demolished Walls



First Floor Demolition Plan
(Scale 1:100)

Second Floor Demolition Plan
(Scale 1:100)

Rev	Description	Date
B	Tender Issue	15/10/15
A	Planning Issue	29/10/14

Client
THANET DISTRICT COUNCIL

Project Location
40 - 46 Sweyn Road
Cliftonville
Kent

Project Status
Tender Issue

Project Name
Conversion Works

Sheet Size: ISO full bleed A1 (841.00 x 594.00 MM)
Scale: 1:100

Sheet Name
Demolition Plans

B7341 C.1.02

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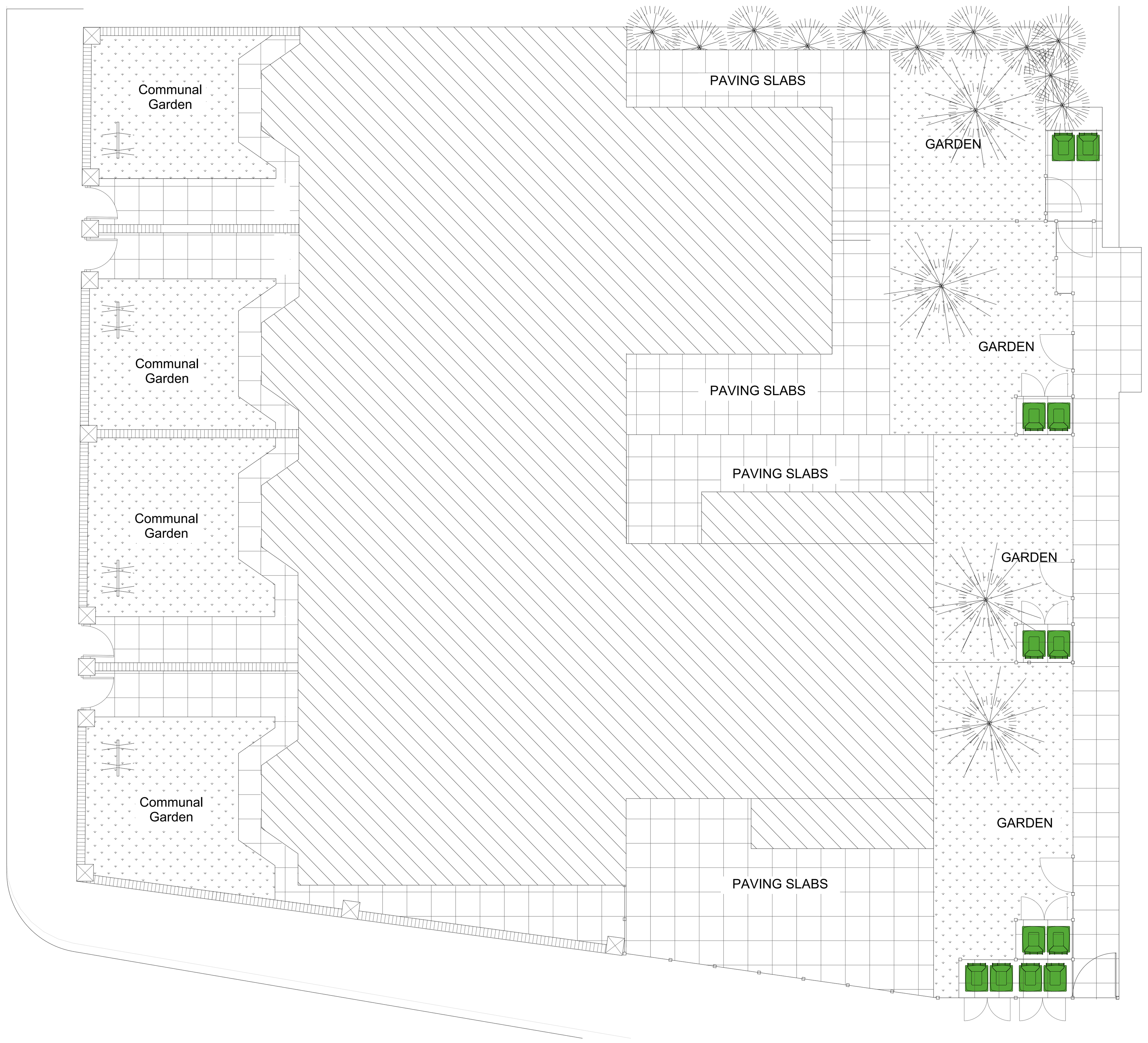
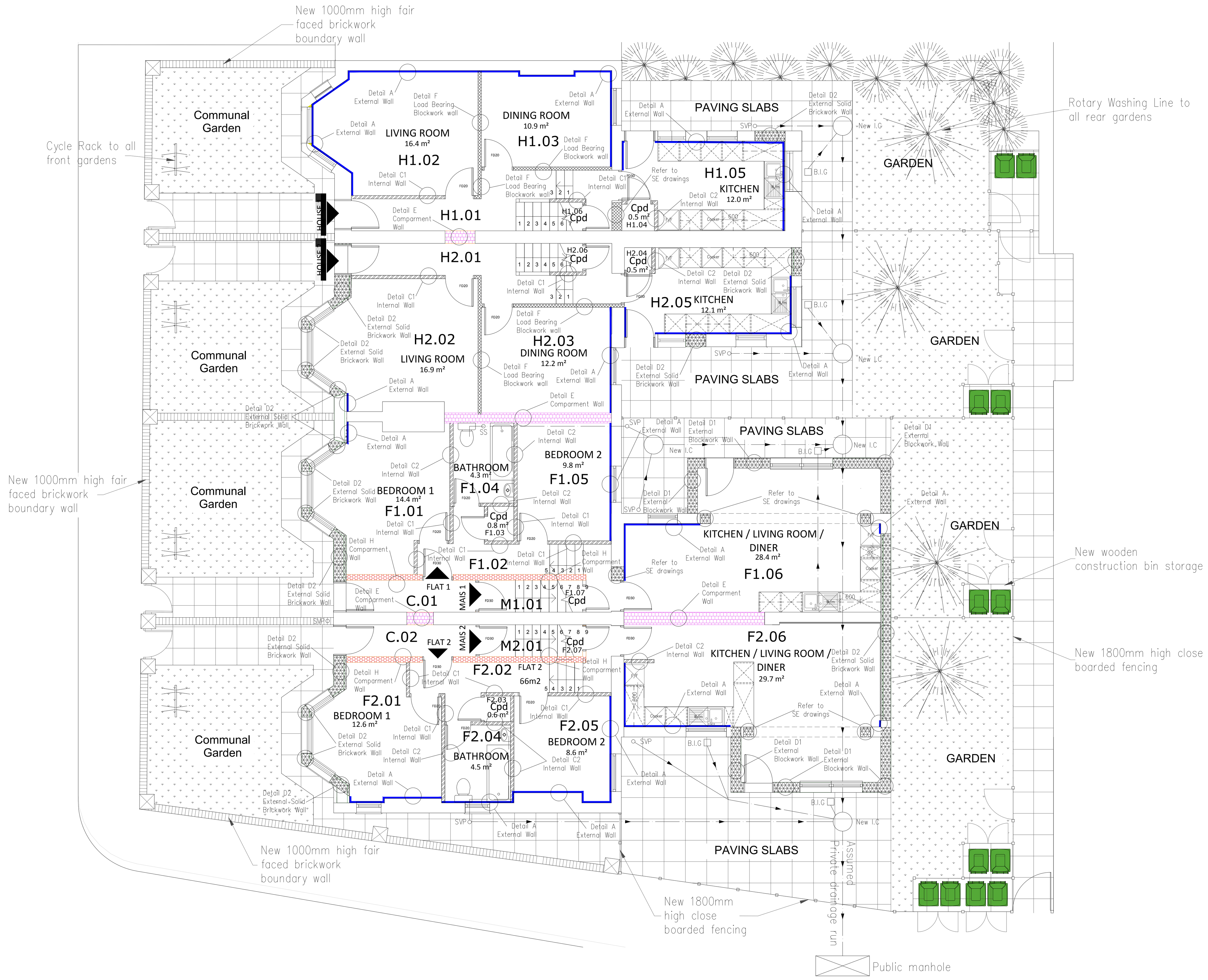
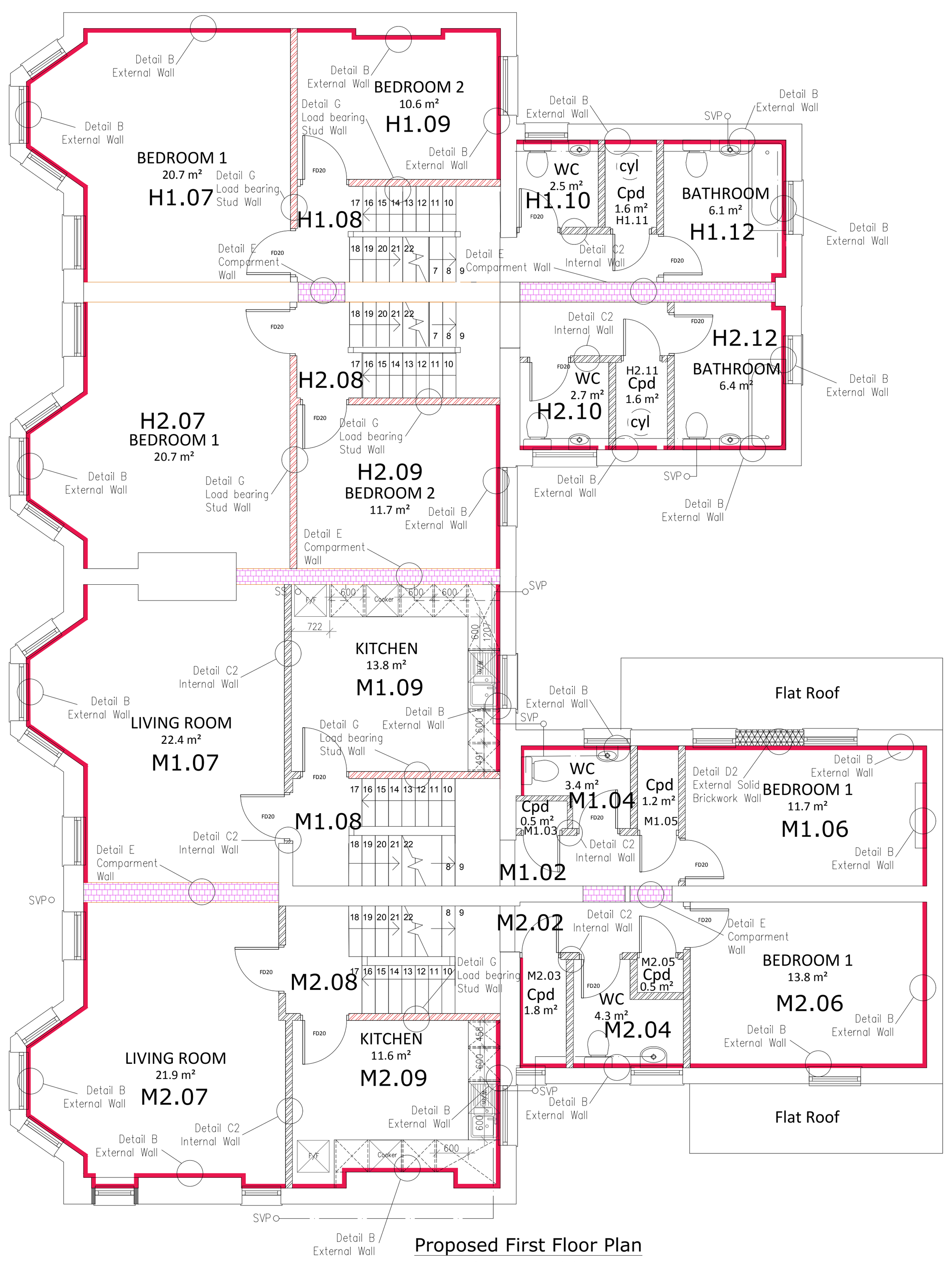


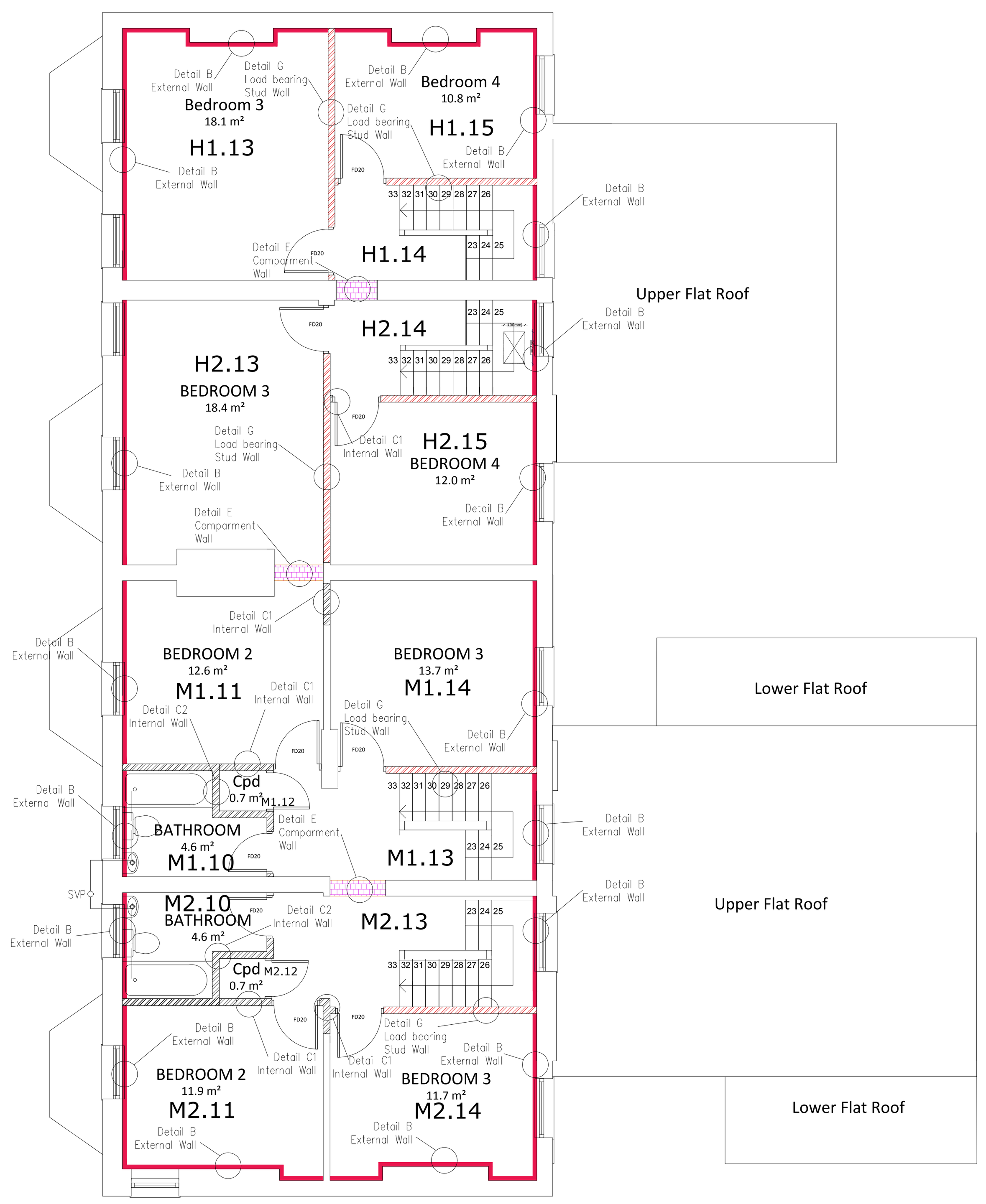
Proposed Site Plan
(Scale 1:100)



Proposed Ground Floor Plan
(Scale 1:100)



Proposed First Floor Plan
(Scale 1:100)



Proposed Second Floor Plan
(Scale 1:100)

Legend

- Detail A - External Wall Insulation
- Detail B - External Wall Insulation
- Detail C1/C2 - Internal Wall - Bathroom / Kitchen
- Detail D - External Blockwork Wall / Detail D2 - External Solid Brickwork Wall
- Detail E - Comparment Wall
- Detail F - Load bearing blockwork Wall
- Detail G - Load bearing Stud Wall

Rev	Description	Date
E	Tender Revision	13/11/15
D	Tender Revision	06/11/15
C	Tender Issue	15/10/15
B	Planning Amendments	14/04/15
A	Planning Issue	29/10/14

Client
THANET DISTRICT COUNCIL

Project Location
40 - 46 Sweyn Road
Cliftonville
Kent

Project Status
Tender Issue

Project Name
Conversion Works

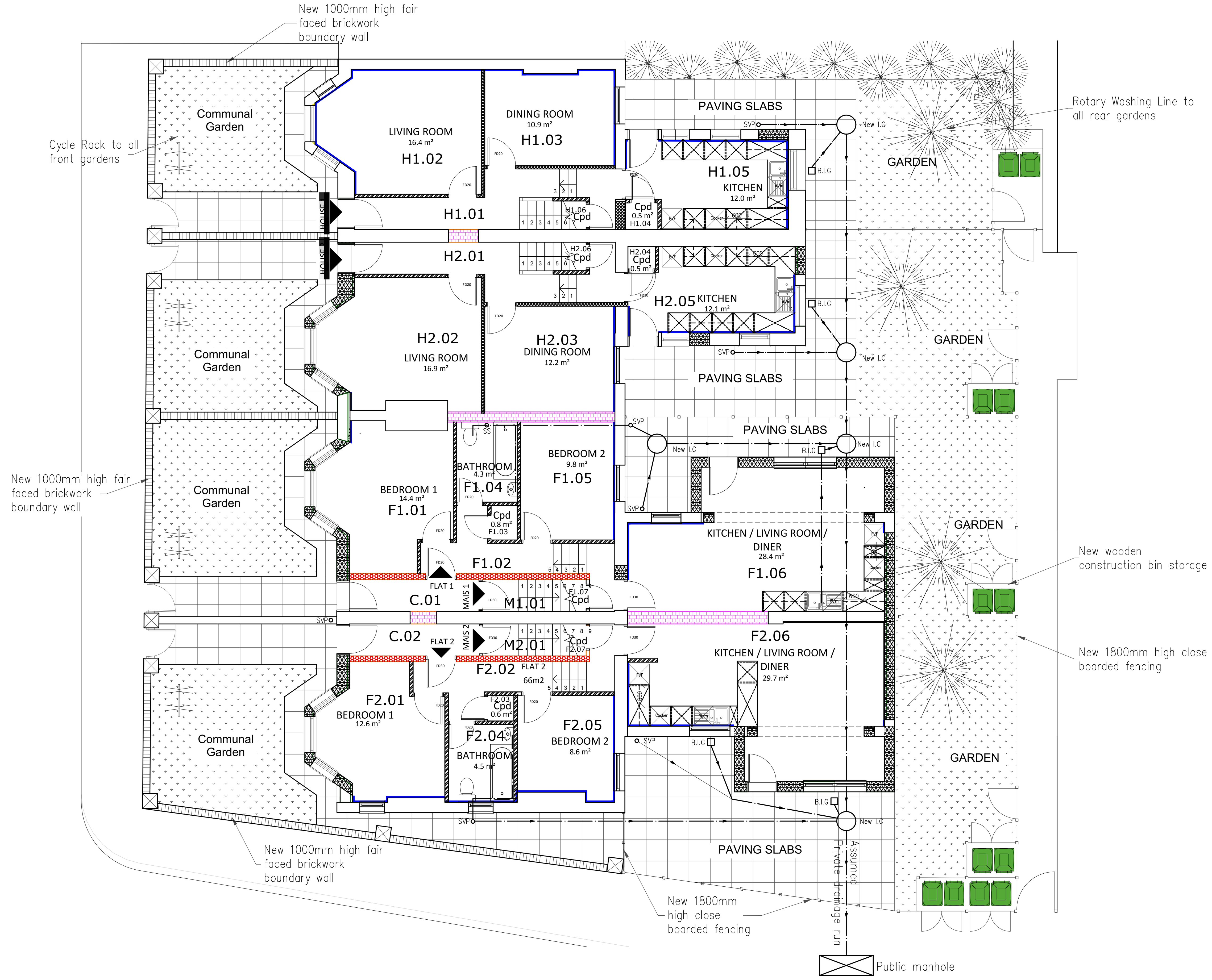
Sheet Size: ISO full bleed A1 (841.00 x 594.00 MM)
Scale: 1:100

Sheet Name
Proposed Floor Plans

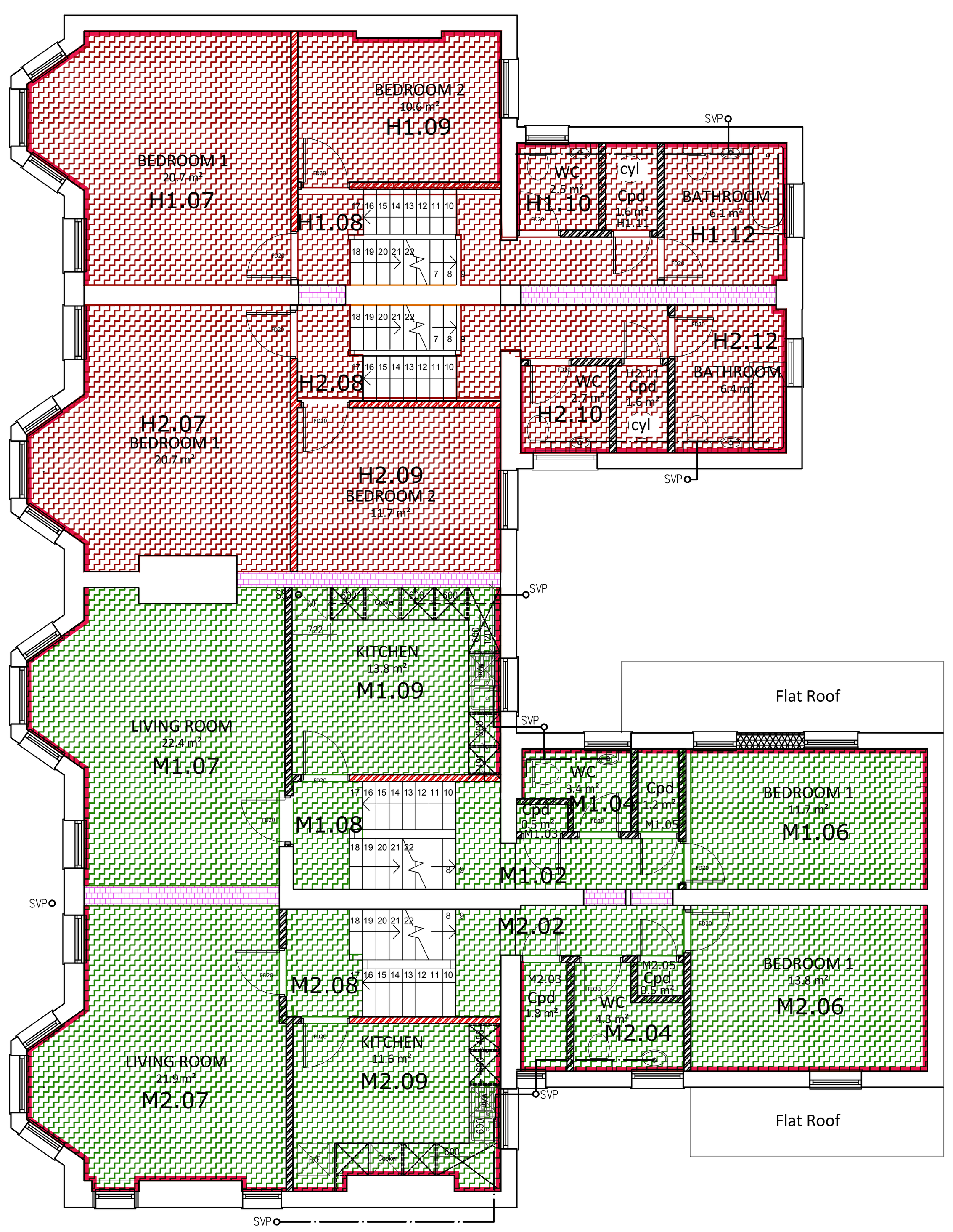
B7341 C.1.03

POTTER RAPER PARTNERSHIP
Duncan House, Burnhill Road, Beckenham, Kent, BR3 3LA
Tel: 020 8658 3538

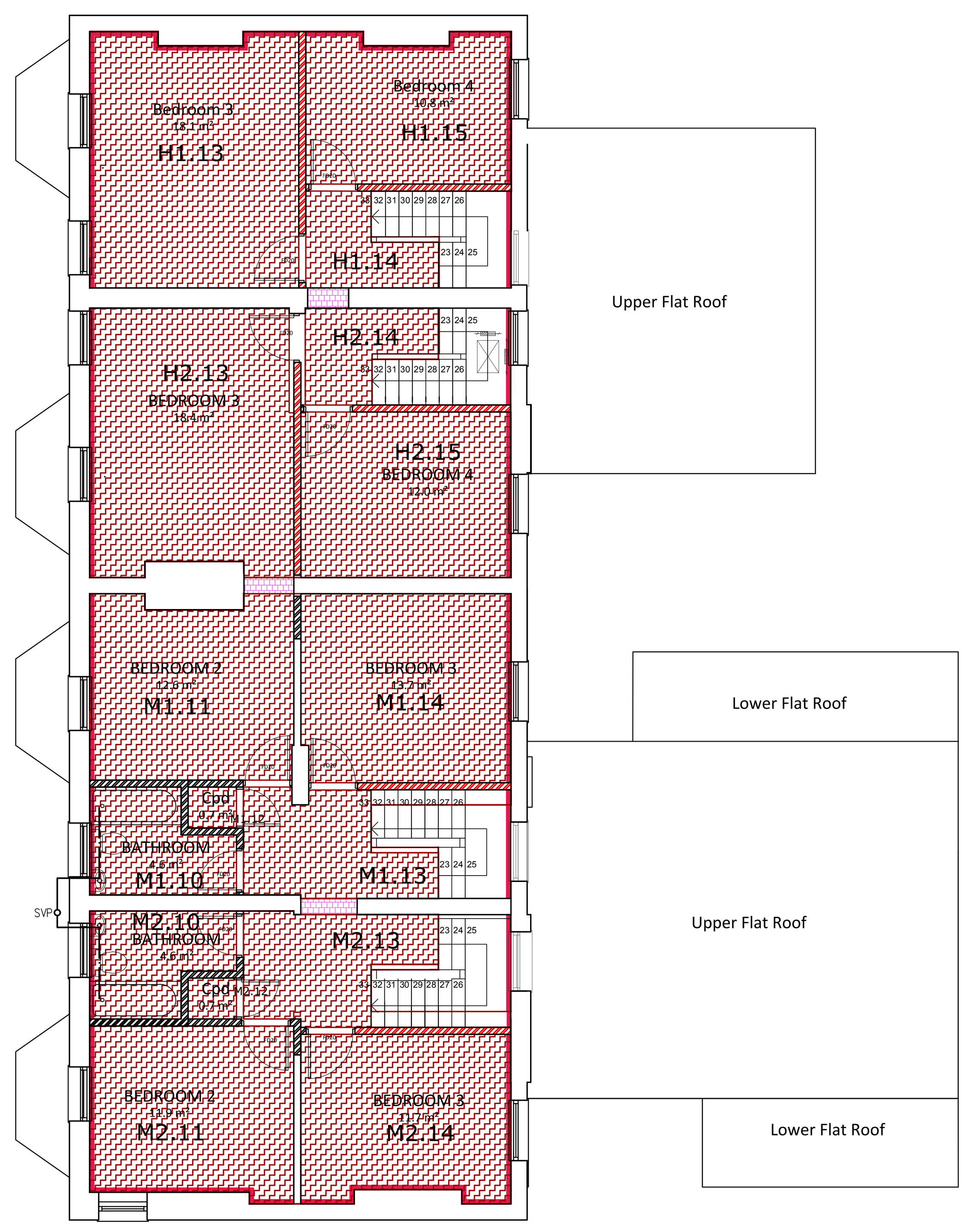
Proposed Site Plan
(Scale 1:100)



Proposed Ground Floor Plan
(Scale 1:100)



Proposed First Floor Plan
(Scale 1:100)



Proposed Second Floor Plan
(Scale 1:100)

Legend

- Detail A - External Wall Insulation
- Detail B - External Wall Insulation
- Detail C1/C2 - Internal Wall - Bathroom / I
- Detail D - External Blockwork Wall / Detail D2 - External Solid Brickwork Wall
- Detail E - Comparment Wall
- Detail F - Load bearing blockwork Wall
- Detail G - Load bearing Stud Wall
- Detail H - Comparment Wall
- Floor Detail I
- Floor Detail J

Rev	Description	Date
C	Tender Revision	06/11/15
B	Tender Issue	15/10/15
A	Tender Issue	02/06/15

Client
THANET DISTRICT COUNCIL

Project Location
40 - 46 Sweyn Road
Cliftonville
Kent

Project Status
Tender Issue

Project Name
Conversion Works

Sheet Size: ISO full bleed A1 (841.00 x 594.00 MM)
Scale: 1:100

Sheet Name
Proposed Floor/Ceiling construction Plans

B7341 C.1.04

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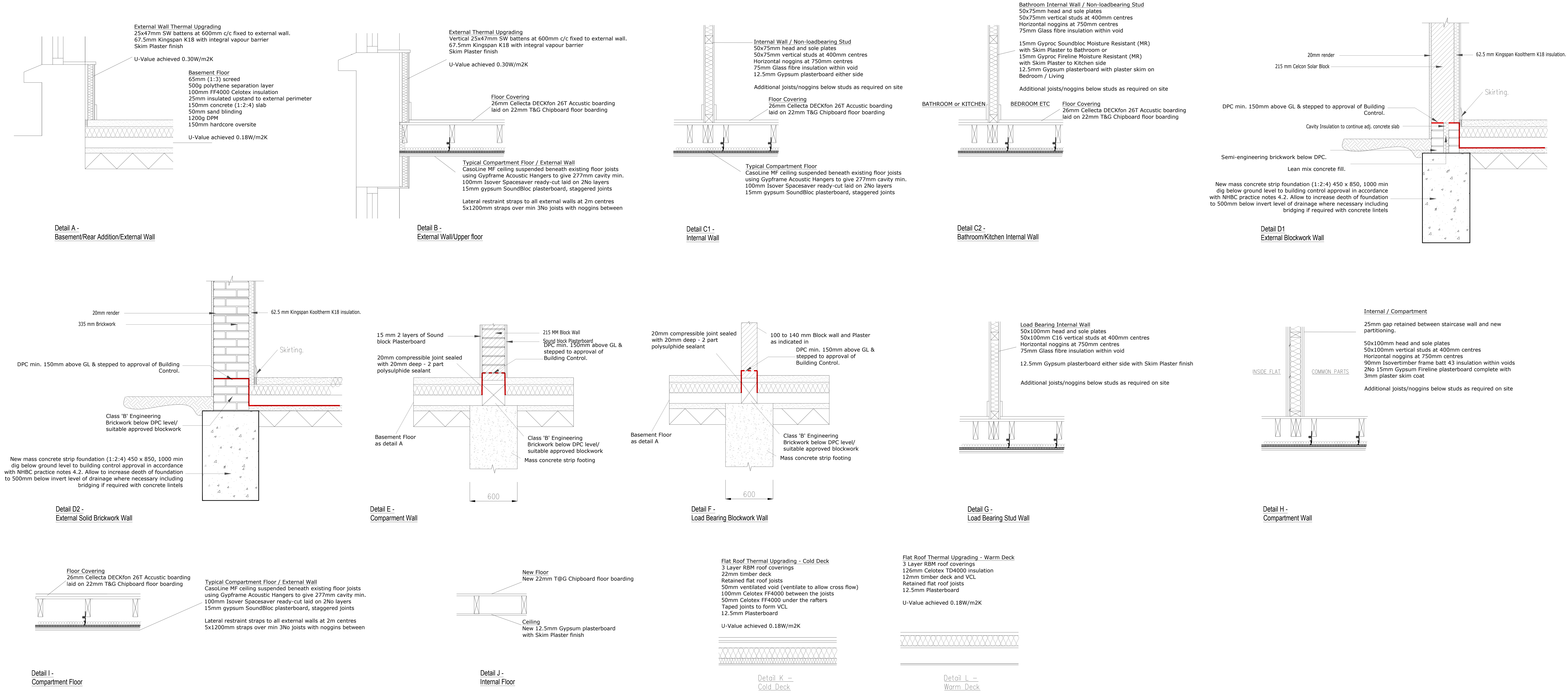


INTRODUCTION
The following specification must be read in conjunction with all relevant project drawings, Structural Engineers details, Planning Officers recommendation, schedules etc. and is applicable whether specifically referred to or not. It is the responsibility of the Contractor to ensure that all their work is in compliance with the appropriate requirements of the relevant Building Regulations and other allied legislation.

MATERIALS
All materials are to be used and installed in accordance with the relevant manufacturer's instructions and recommendations. The quality of any material shall not be lower than that defined in the relevant British Standard, or that the material has been satisfactorily assessed by an appropriate independent authority. Materials and methods for construction are also to be carried out to the approval of the Conservation Officer.

TIMBER TREATMENT
All softwood timbers to be adequately treated to prevent infestation by the house longhorn beetle in accordance with current Building Regulations if required. An independent specialist shall be contracted to treat all exposed timbers to prevent infestation of all wood boring insects. A guarantee for all treatment works shall be issued to the building once works have been completed. All structural timbers, external frames, window & softwood cladding shall be treated against fungal attack if required.

EXISTING STRUCTURE
The entirety of the existing structure shall be exposed as and where required to justify its structural condition and viewed by the Building Control Inspector and Structural Engineer on site to assess their suitability.

WINDOWS AND EXTERNAL DOORS
New openings in existing external walls to have PC concrete lintels or Catnic solid wall lintels installed over
Timber frames to the front elevation and PVCu to the side and rear elevations
Windows, roof windows or roof lights – WER Band C or better or U–Value 1.6W/m2K
Doors with >50% internal glazing – U–Value 1.8W/m2K
Other doors – U–Value 1.8W/m2K

All glass shall be in accordance with BS 6262:1978. Obscure glazing is to be provided to all bathrooms and cloakrooms if applicable.

Safety glazing in accordance with B.S 6206:1981 shall be fitted in the following critical locations:

(1) All glazed doors
(2) All full height sidelights
(3) Any window within 300mm from a door opening up to a height of 1500mm
(4) Any window between finished floor level and 800mm above that level.

INTERNAL FIRE DOORS/MEANS OF ESCAPE
Doors referenced FD30 to be min 30 minute fire resistant doors complete with instumescent strips (if required by door manufacturer) and 12.5mm stops and fire rated hinges (3No per door)

Means of escape to be via protected stair routes to a final exit at ground level, in addition to this, egress windows to comply with Part B shall be installed to 1st floor habitable rooms with a floor level less than 4.5m from external ground level, 30 minutes fire protection to be maintained between the protected route and all habitable rooms leading from the halls and landings. 60 minutes fire protection to be maintained between apartments and between apartments and communal areas in accordance with detail B.

FIRE PROTECTION TO STRUCTURAL STEEL WORK
Any existing or new steelwork to be lined with 2 layers of 12.5mm fire–line plasterboard with all joints staggered, sealed and taped. Where it is not possible to encase steelwork with plasterboard they should be coated with intumescent paint to achieve 30 minutes fire resistance.

INTERNAL WALLS – NON Load bearing Stud Wall WORK
50x100mm softwood framing comprising sole and head plates, uprights at 450mm centers and noggins staggered at mid–height. Walls to be lined each side with 12.5mm plasterboard, taped, skimmed and set finished. Plasterboard to be plaster skimmed ready for decoration. All stud work walls to be supported on double floor joists or noggins. Water resistant plaster board to be used in all wet rooms.

All voids within internal stud work walls to be filled with mineral wool insulation.

EXTERNAL WALLS
Thermal upgrading works to be undertaken to all existing external walls. Consisting of 67.5mm kingspan K18 insulation fixed to existing walls, 25x47mm battens at 600mm c/c and skim finish. U–Value achieved 0.30W/m2K.

Insulated plasterboard of 25mm into all external reveals.

GROUND FLOOR CONSTRUCTION
Thermal upgrading works to consist of 150mm minimum compacted hardcore with a sand blinding 50mm, 1200g DPM, 100mm concrete slab, 70mm Celotex FF4000 insulation with a 25mm perimeter upstand, 500g VCL, 65mm sand/cement screed. U–Value achieved – 0.23W/m2K

STAIRS
Proposed stairs throughout the property are designed as Private Stair with Max rise of 220mm and minumum going of 220mm, balustrade to have max gaps of 99mm, handrail positioned between 900mm and 1000mm from the pitch line of the stair.

GUARDING TO EXTERNAL AREAS
Guarding to external areas with an adjacent fall of greater than 600mm shall have vertical rails to a height of 1100mm with max gaps of 99mm.

ROOF CONSTRUCTION
Existing roof coverings to be removed. New breathable membrane (Tyvek or similar and approved) installed over existing rafters with 10mm sag between, 37x25mm SW battens and artificial slates.
Roof insulated at ceiling level using minimum 270mm mineral wool insulation installed as between and over the ceiling joists with 12.5mm standard plasterboard below. U–Value achieved 0.16W/m2K.

Central valley between the two main London roof pitches is to be renewed in IKO mech one system felt with appropriate falls and 12mm decking and lay boards. Coverings to be taken 300mm vertically up the main roof coverings to provide a sufficient upstand.

Ventilation provision to the roof structure to be assessed on site. Breathable membrane is likely to be sufficient.

Structural works to roof timbers to be undertaken to SE details and and under the direction of same.

FLOORS
Ground floor as aforementioned detail.

Existing first floors to be exposed and upgraded to provide suitable sound and fire resistance between dwellings. Existing floor boards to be removed and 22mm T & G boarding with 26mm cellecta Deckfon 26T acoustic boarding installed over existing joists as detail C. Works to existing floor joists shall be completed as per the SE details. Trimmers installed to allow for new stair positions in accordance with the SE details. Existing ceilings to be upgraded with 2No 12.5mm plasterboard with staggered joints.

Sound testing to be completed at pre completion stage under the direction of the Building Control officer.

RAINWATER GOODS
Existing goods and arrangement to be retained where possible. Replacement of guttering and downpipes to be in PVCu if required. Replacement soffits and fascia to the front elevation to be in timber and to the side and rear to be in PVCu if required, Existing arrangement and discharge to be exposed on site for suitability for reconnection.

PLUMBING INSTALLATION
Complete installations to be subject to and capable of withstanding testing in accordance with BS 5572 :1978. Above ground foul drainage pipe work shall be PVC–u to BS 4514.

Pipe work must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing crossflow, backfall, leakage or blockage. No air from the drainage system shall enter the building. Provide adequate support to lengths of pipework and at junctions and changes in direction. No branch connection to be within 450 mm above foot of soil pipe. All PVC–u pipe work to be to BS 4514. Minimum pipe sizes for sanitary plumbing to be :

WC's, soil pipes	100 mm dia nom. size
Common pipe wastes	50 mm dia nom. size
Bath, sink	50mm dia nom. size
Handbasin	32 mm dia nom. size
Shower	40 mm dia. nom. size
Overflow	19 mm dia. nom. size

New SVP's to the rear of the property is to be connected to new inspector chambers and connected into existing drainage run.
All fittings are to have 75mm deep sealed anti–syphonage traps to prevent length induced syphonage . Provide waste for washing machine and dishwashers where applicable. All waste pipes shall be laid to falls (25mm per metre run). All plumbing shall be installed in accordance with manufacturer's instructions.

Baths to be fitted with in–line bleeding valves to prevent temperatures exceeding 48 deg C.

The maximum lengths of waste pipes shall be as follows:

32mm pipe 1.7m maximum length
40mm pipe 3.0m maximum length
50mm pipe 4.0m maximum length
100mm pipe 6.0m maximum length

Soil and ventilating stacks at ' head ' of drain run to be ventilated to the external air or via rigid ducting within roof space to terminate via tile or ridge tile ventilator (minimum 900 mm above any window head within 3 metres horizontally).

Soil pipes passing through habitable rooms (including kitchens) to be lagged with minimum 50mm sound deadening quilt and with 2 no. layers of 12.5mm plasterboard in 38 x 38mm softwood framing. Access and rodding eye fittings to be provided to ensure all pipework is accessible as required. Pipework laid between joists to be adequately supported. Underground pipes with less than 750mm ground cover shall be insulated. All rising mains to be insulated.

Each apartment to have a single stub stack with AAV and access panel as positioned on the layout drawings.

VENTILATION
All habitable rooms to have rapid ventilation via windows/doors of an openable area at least 1/20th of the floor area, part of the ventilation opening must be 1.7m above floor level.

Kitchens:
All kitchens (including kitchen/dining rooms) shall be mechanically ventilated by an extracting cooker hood, extracting to external air at a rate of 30 litres per second, operated intermittently. Or 60 litres per second is located elsewhere within the room.

Bathrooms:
All bathrooms to incorporate a recessed mechanical extract fan (extracting at a rate of 15 litres per second) located in the ceiling or wall, which will be operated intermittently linked to room lighting (in rooms without natural light). Switching to be by means of light switch with isolator switch external to room. Rooms without windows to additionally have 15 minutes over–run.

SMOKE ALARMS AND HEAT DETECTORS
Smoke alarms and an appropriate sounder are to be installed in circulation areas with additional heat detectors installed within the area immediately adjacent to the kitchen installation, as positioned on the drawings. Smoke alarm unit to BS5446: Pt 1: 1990 & is to fitted min. 300mm from light fittings and walls. Alarms must be connected to a separately fused mains electricity supply with a transformer (if needed) and where more than one unit is fitted within a dwelling they must be interconnected. The installation must comply with the current IEE regulations.

ELECTRICAL INSTALLATION
All electrical installation to be in full accordance BS 7671 : 2001 and with the latest edition of the IEE wiring regulations, and should be carried out in accordance with current installation techniques applicable to the material and equipment being used. All electrical works shall also comply with the Building Regulations Part P.

Provision of additional light fittings, switches and power sockets to be determined on site.

Electrical installations should be inspected and tested during at the end of installation, before they are taken into service to verify that they are safe and that they comply with BS7671 : 2001. This report shall be signed by a competent person who should be a Corporate Member of the Institution of Electrical Engineers (IEE) or enrolled with the National Inspection Council for Electrical Installation Contracting or Electrical Contractors Association.

Energy efficient light fittings installed throughout.

EFFICIENCY LIGHT FITTINGS
Low energy light fittings are to be provided to all light fittings. Low energy light fittings should have lamps with a luminous efficiency greater than 45 lamp lumens per circuit–watt and a total output greater than 400 lamp lumens.

Internal Glazing
All internal glazing is to comply with Part N. Below 800mm to all windows and below 1500mm to all doors and side panels.

SPACE HEATING
New central heating systems to cover all rooms in accordance with BS5449. All new radiators to be fitted with thermostatic valves. New gas fired boiler to have a SEDBUK rating of 90% or better. Gas Safe certificated installer to issue certificate upon completion, a copy of which shall be provided to the Building Control provided.

STRUCTURAL ENGINEER DETAILS
Additional information may be provided once on site exposure works have been undertaken and the site assessed by an approved Engineer.

Rev	Description	Date
B	Tender Issue	15/10/15
A	Tender Issue	02/06/15

Client
THANET DISTRICT COUNCIL

Project Location
40 - 46 Sweyn Road
Cliftonville
Kent

Project Status
Tender Issue

Project Name
Conversion Works

Sheet Size: ISO full bleed A1 (841.00 x 594.00 MM)
Scale: 1:20

Sheet Name
Section Details and Notes

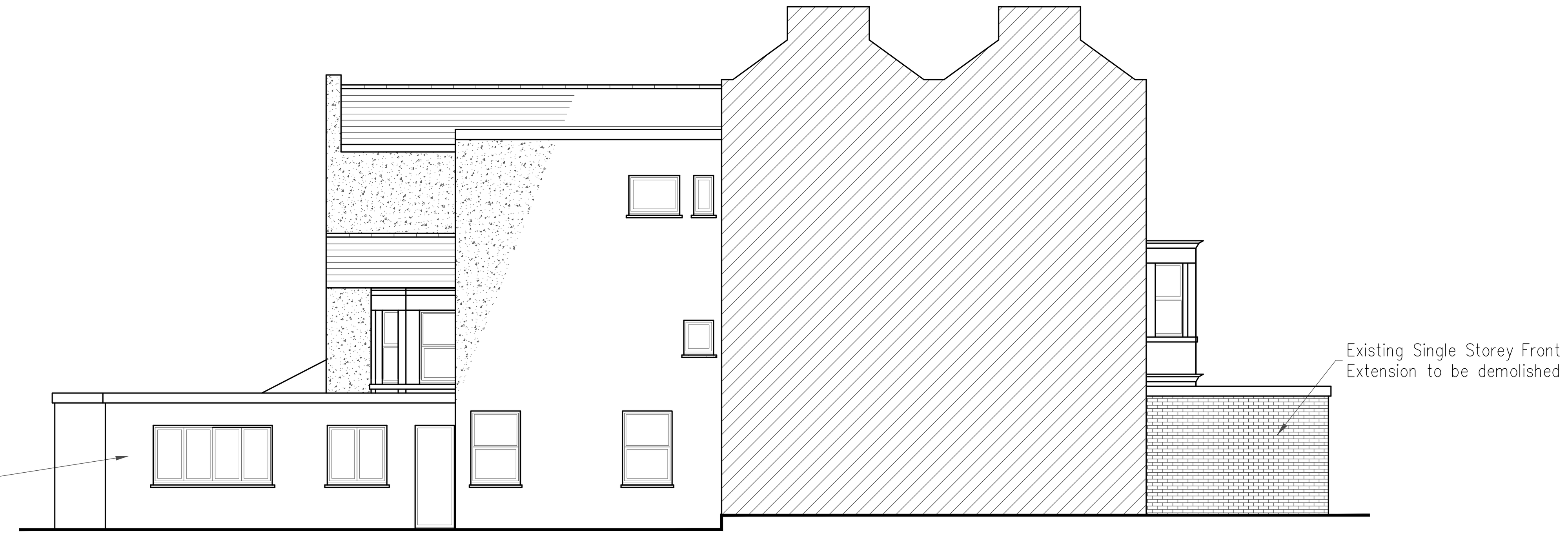
B7341 C.1.05

POTTER RAPER PARTNERSHIP
Duncan House, Burnhill Road, Beckenham, Kent, BR3 3LA
Tel: 020 8658 3538

Existing Front Elevation
(Scale 1:100)

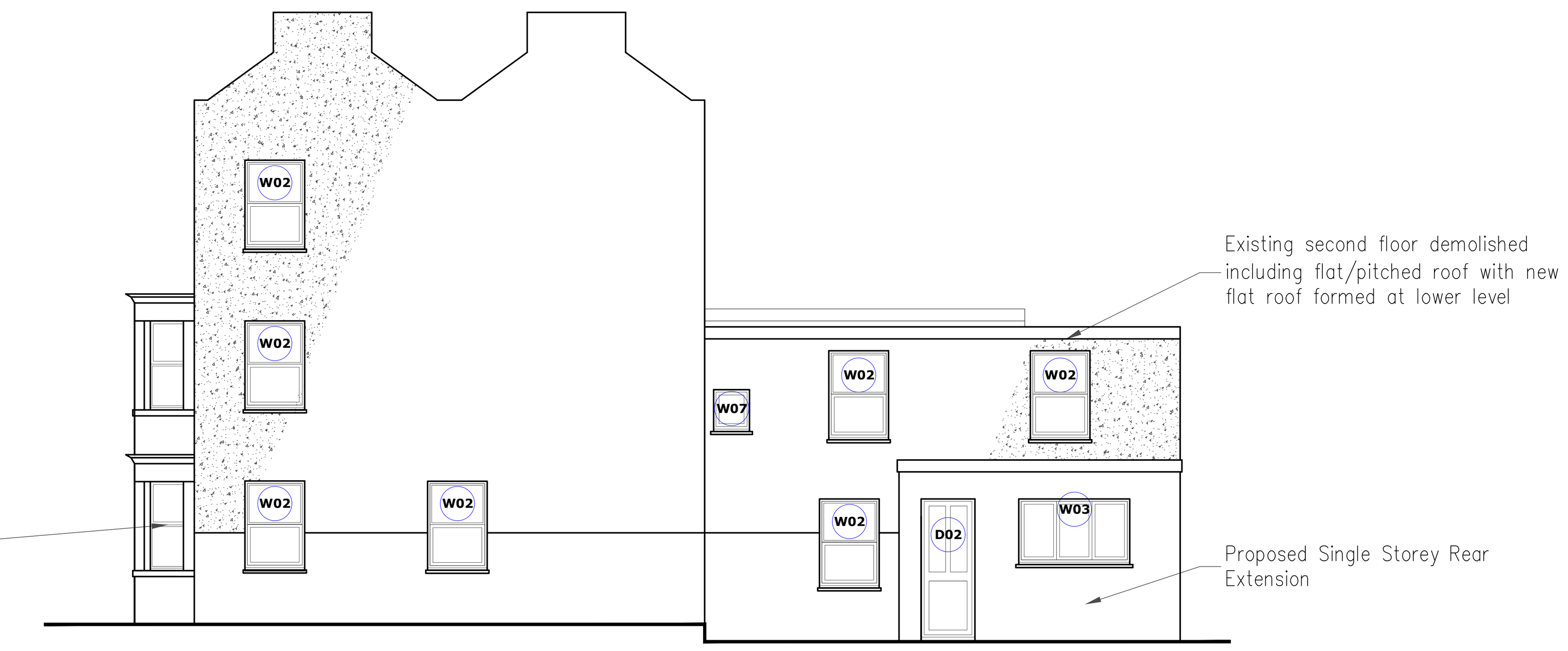
Existing Right Hand Side Elevation
(Scale 1:100)

Existing Rear Elevation
(Scale 1:100)

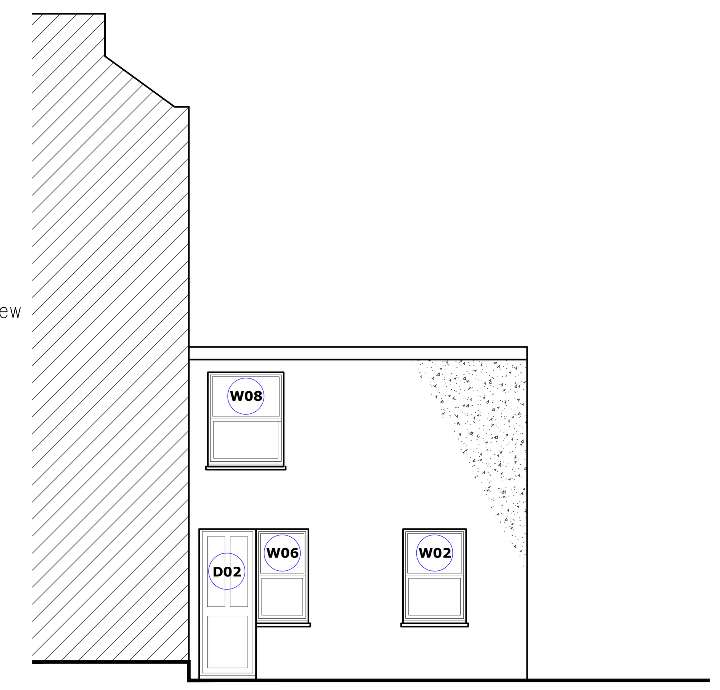


Existing Left Hand Side Elevation
(Scale 1:100)

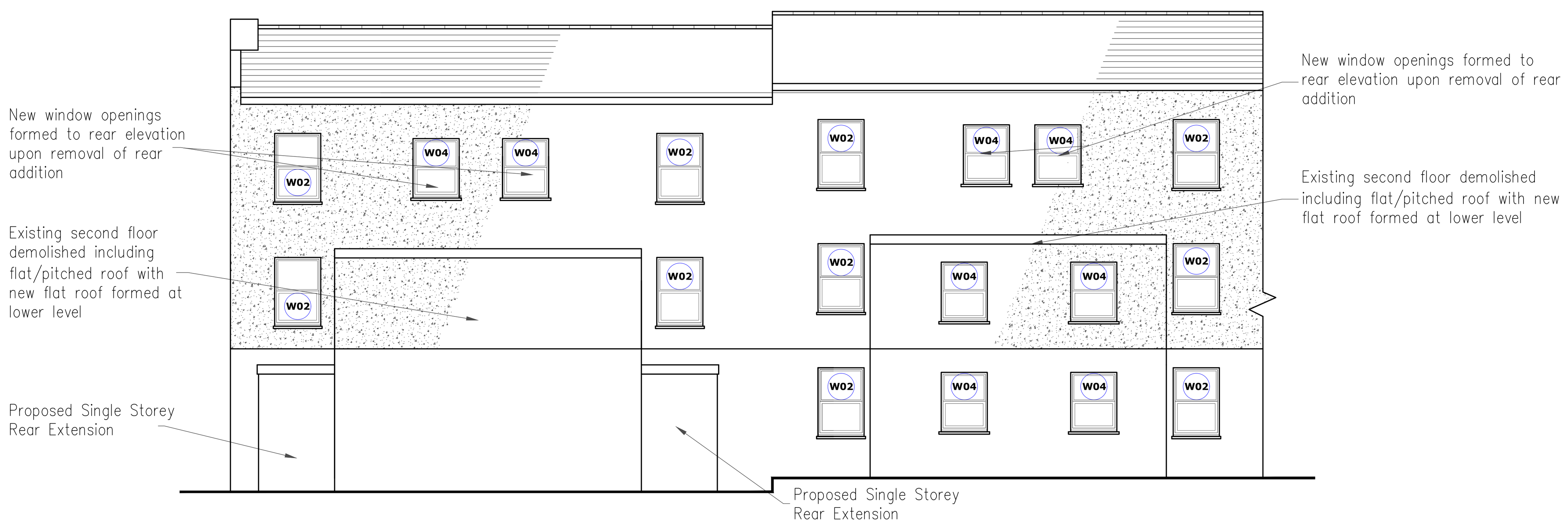
Proposed Front Elevation
(Scale 1:100)



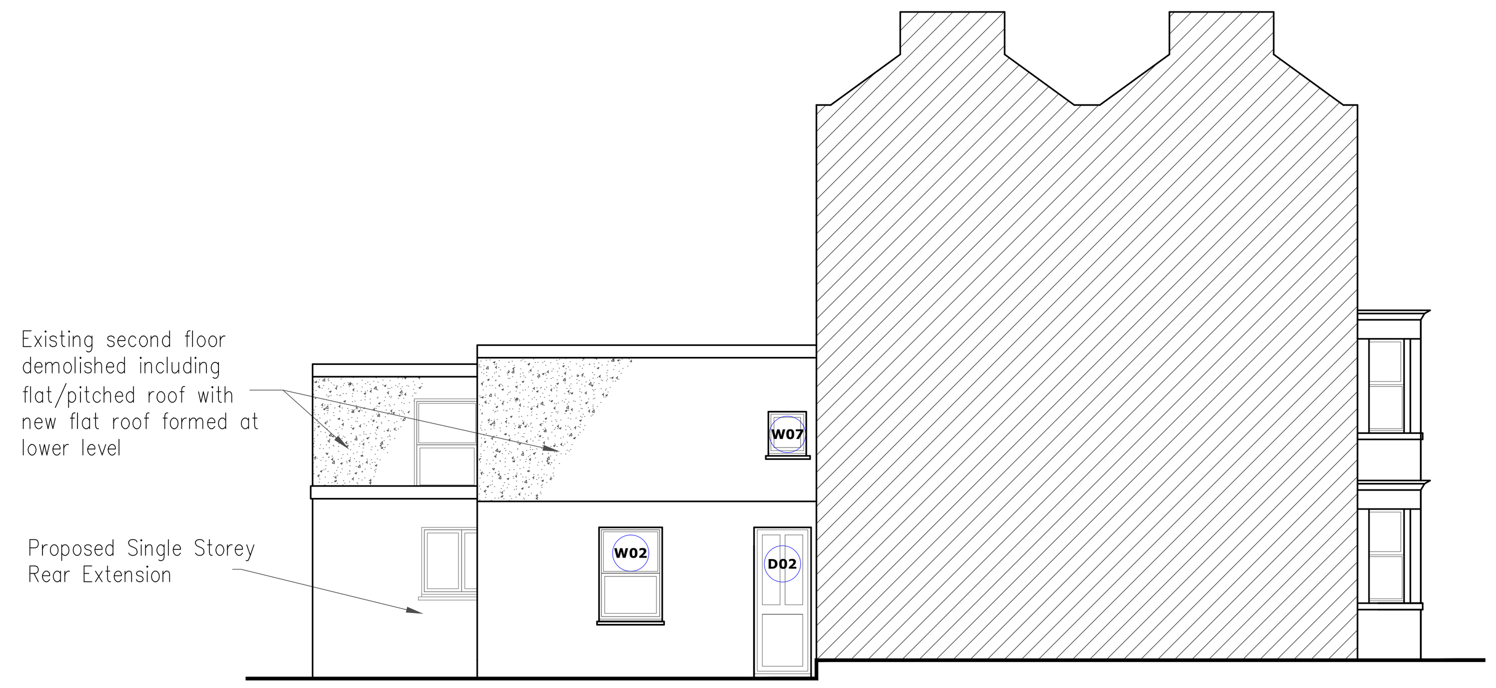
Proposed Right Hand Side Elevation
(Scale 1:100)



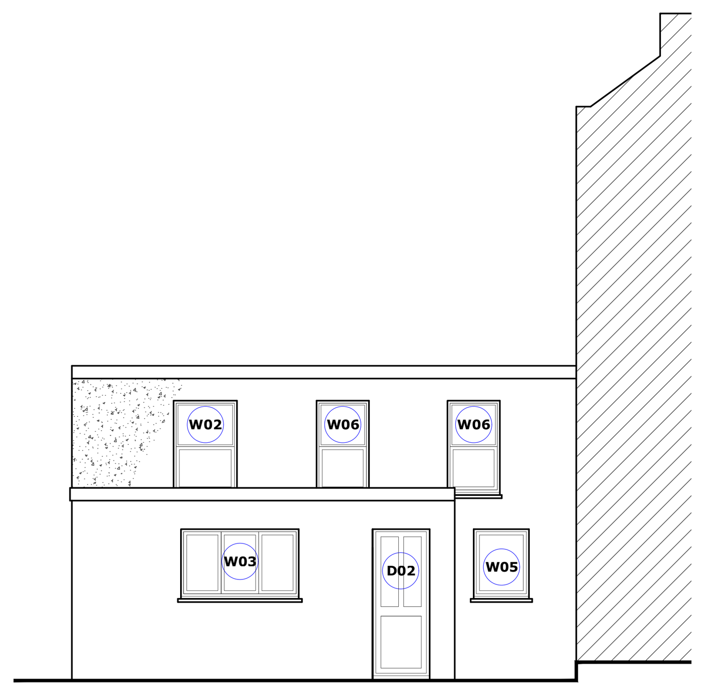
Proposed Inward Facing Elevation 2
(Scale 1:100)



Proposed Rear Elevation
(Scale 1:100)



Proposed Left Hand Side Elevation
(Scale 1:100)



Proposed Inward Facing Elevation 1
(Scale 1:100)

Rev	Description	Date
C	Tender Issue	15/10/15
B	Planning Issue	31/03/15
A	Planning Issue	29/10/14

Client
THANET DISTRICT COUNCIL

Project Location
40 - 46 Sweyn Road
Cliftonville
Kent

Project Status
Tender Issue

Project Name
Conversion Works

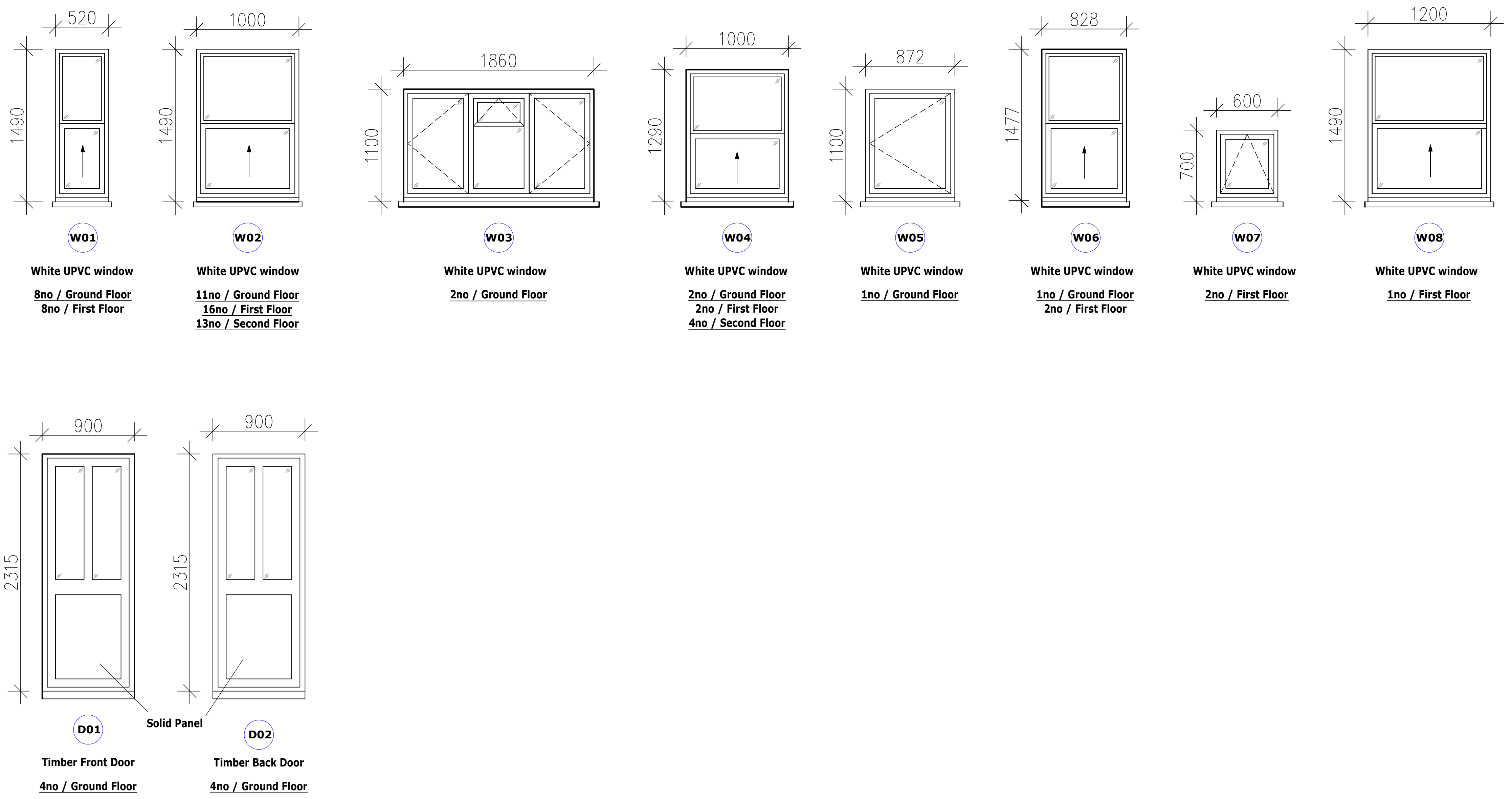
Sheet Size: ISO full bleed A1 (841.00 x 594.00 MM)
Scale: 1:100

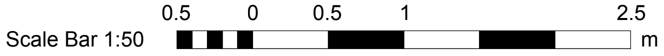
Sheet Name
Existing and Proposed Elevations

B7341 C.1.06

POTTER RAPER PARTNERSHIP

Duncan House, Burnhill Road, Beckenham, Kent, BR3 3LA
Tel: 020 8658 3538





*All dimensions to be checked on site and approved prior to manufacture

Rev	Description	Date
C	Tender Issue	15/10/15
B	Planning Issue	31/03/15
A	Planning Issue	29/10/14

Client
THANET DISTRICT COUNCIL

Project Location
40 - 46 Sweyn Road
Cliftonville
Kent

Project Status
Tender Issue

Project Name
Conversion Works

Sheet Size: ISO full bleed A3 (420.00 x 297.00 MM)
Scale: 1:50

Sheet Name
Window and Door Schedule

B7341 C.1.07

POTTER RAPER PARTNERSHIP

Duncan House, Burnhill Road, Beckenham, Kent, BR3 3LA
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