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Only figured dimensions should be used.
Scaled dimensions should be checked with the Designer.

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GENERAL NOTES:
All work to be in accordance with the Building Regulations 2010 and subsequent amendments and to be to the satisfaction of the Local Authority Building Control Officer.
Where materials are not fully specified they are to be of a suitable standard for the purpose intended. All works to be in accordance with the Good Building Practice and BS8000 Workmanship on Building Sites to the extent that recommendations define the quality of finished works.
All products to be handled, stored, prepared, used or fixed in strict instructions and accordance with manufacturers recommendations.
All works to be constructed in strict accordance with the latest requirements of Building Regs and relevant Codes of Practice.
Any new gas works including new heating systems or extension of existing heating system MUST be carried out by a qualified GAS SAFE registered engineer.
All timbers to be treated with preservative prior to delivery on site.
Storage of materials beyond the boundary of the site include temporary storage and off loading will not be permitted.
All structural calculations for the beam sizes are to be submitted and approved by the Local Authority Building control prior to commencement of works on site.
Any discrepancies are to be reported to the Client/Architect for clarification.
Materials used are to be the best of their respective kind and fit for purpose.
All materials to be used and fixed strictly in accordance with manufacturers recommendations and method statement.
ALL DIMENSIONS are to be checked on site and any discrepancies verified prior to commencement. Do not scale from this drawing.

MAKING GOOD:
Existing walls to be retained are to be repaired and re-pointed, as necessary.
All disturbed surfaces to be made good with materials to match existing detail. Any closed off openings in brick/block walls are to be built in masonry, loathed into alternative courses of the existing structure. If this is not practical, proprietary starter strips to be used. Plaster is to be made good with a reinforcing mesh inserted over the joint if deemed necessary.
Openings in plasterboard walls are to be infilled with matching thickness plasterboard, on metal or timber studs. Joints between old and new plasterboard are to have reinforcing tape applied. The skim finish, if required, is to be carried over the joint and to be feathered into the existing skim.

NEW AND ENLARGED OPENINGS:
All new or enlarged openings are to have the adjacent structure suitably propped and supported, prior to commencing the work. Beam and lintel sizes and specifications are to be confirmed by the Structural Engineer.
Where new external openings are created a cavity tray should be provided, and perp end weep vents built into the first course of masonry above the lintel. Weep vents should be fitted at 450mm centres, with a minimum of 2 for any opening.
Where a new cavity wall abuts an existing cavity wall, a 25mm minimum vertical gap is to be cut in the existing wall, from the top of the DPC level to the top of the new masonry, to prevent the cavity being bridged. Cavity trays should be fitted across the top of the gap.

EXISTING EXTERNAL WALL:
Existing walls taken back to brick.
Walls to be lined with 72.5mm Kooltherm K118 insulated plasterboard with 3mm plaster skim on 25mm metal studs at 600mm centres fixed to wall to achieve a min. U value 0.26 W/m²K.

NEW STUD PARTITION:
New stud partition with 12.5mm thick Gyproc WallBoard to each side of new 75 x 38mm SW studs spaced at 600mm centres. Cavity void with 25mm Isover Acoustic Partition Roll (APR 1200). Finish with 3mm plaster skim to both sides. Where applicable, Gyproc moisture resistant board to bathrooms and kitchens to be used.

NEW STUD PARTITION: (30 MINS)
New stud partition to provide a minimum 30 minutes fire resistance. Provide 15mm thick Gyproc WallBoard to each side of new 63 x 38mm SW studs spaced at 600mm centres. Cavity void with 50mm Isover Acoustic Partition Roll (APR 1200). Finish with 3mm plaster skim to both sides. Where applicable, Gyproc moisture resistant board to bathrooms and kitchens to be used.

NEW STUD PARTITION: (60 MINS)
New stud partition to provide a minimum 60 minutes fire resistance to maintain the protected routes and compartment walls. Provide 15mm thick Gyproc FireLine Board and 12mm plywood to each side of new 100 x 38mm SW studs spaced at 600mm centres. Cavity void with 50mm Isover Acoustic Partition Roll (APR 1200). Finish with 3mm plaster skim to both sides. Where applicable, Gyproc moisture resistance board to toilets and kitchens to be used.

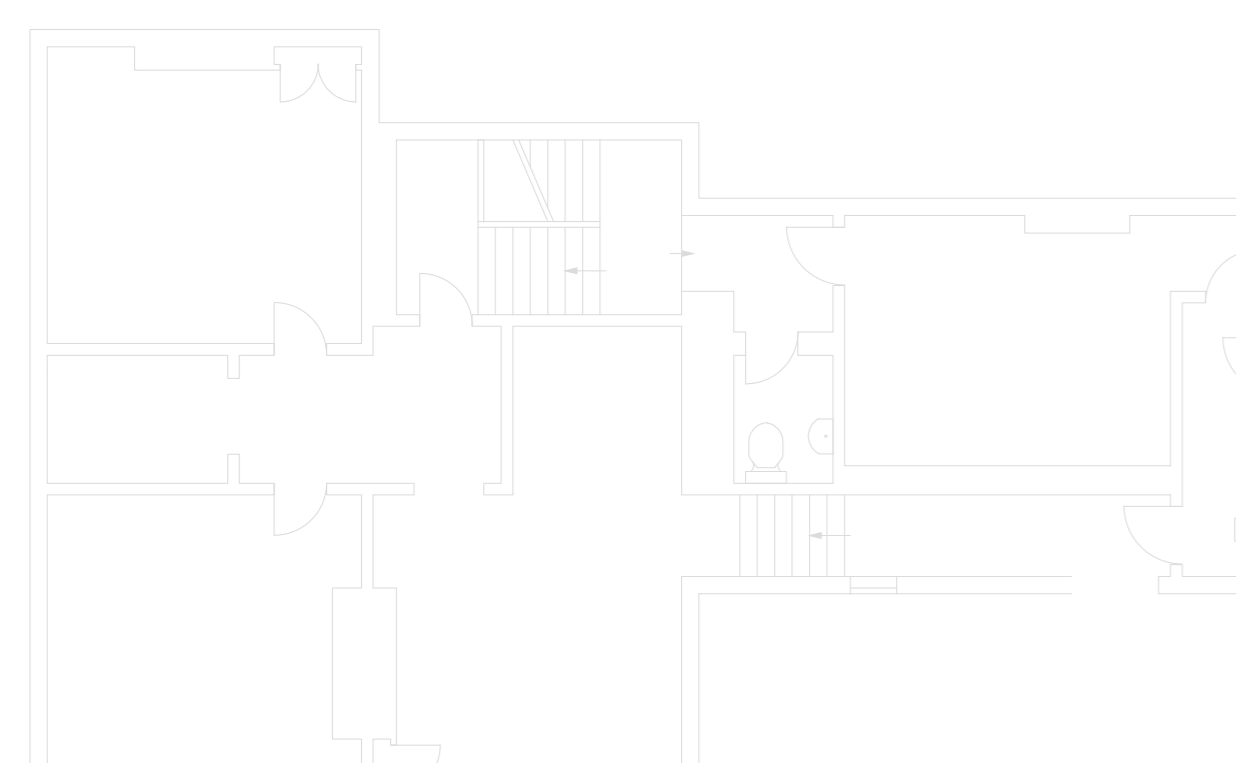
UPGRADE EXISTING PARTITION:
Fix 12.5mm thick Gyproc FireLine to each side of existing stud partitions and finish with 3mm skim to both sides. Partition to achieve a minimum 60 minutes fire resistance.

TIMBER GROUND FLOOR CONSTRUCTION:
Lift existing floor boarding and pack up existing floor joists to level floor. Insulate with 100mm thick Kingspan Kooltherm K103 floor board between joists. Relay existing or new 22mm floor boards as required over 500gauge polythene separation layer. Joists underdrain with 2 layers 15mm Gyproc FireLine board to provide min. 60 mins fire protection to structure. Min U value of 0.25 W/m²K, to be achieved.

EXISTING TIMBER UPPER FLOORS:
Lift existing floor boarding and pack up existing floor joists to level floor. Install 150mm Rockwool acoustic mineral wool or similar to meet with the sound insulation requirements, to have min. density of 10kg/m³. Relay existing or new 22mm floor boards as required.
Joists underdrain via 3mm plaster skim finish on 2 layers 15mm Gyproc FireLine board fixed with drywall screws @ 150mm cts, on GypCeiling MF suspended ceiling installed below joists to manufacturers recommendations to provide min. 60 mins fire protection to structure.

EXISTING PITCHED ROOF:
Roof to be insulated with 2 layers of Rockwool mineral wool laid as follows: Firstly a layer 150mm thick is laid between joists then a second layer 150mm thick is laid perpendicular to the first over the joists to give a min U value of 0.16 W/m²K.
Joists underdrain via 3mm plaster skim finish on 2 layers 15mm Gyproc FireLine board fixed with drywall screws @ 150mm cts, on GypCeiling MF suspended ceiling installed below joists to manufacturers recommendations to provide min. 60 mins fire protection to structure.

STAIRCASE:
Staircases to be retained. Existing finishes removed and strings and underside painted. Existing handrails and balustrade to be prepared and repainted in light grey. Treads to be finished with non slip vinyl flooring with contrasting nosings.



ACCOMMODATION SCHEDULE

UNIT	Internal Area (Square meters)	Internal Area (Square feet)
UNIT 01	34.16 m ²	368 ft ²
UNIT 02	21.04 m ²	226 ft ²
UNIT 03	23.37 m ²	252 ft ²
UNIT 04	45.96 m ²	495 ft ²
UNIT 05	42.61 m ²	459 ft ²
UNIT 06	43.98 m ²	473 ft ²
UNIT 07	22.62 m ²	243 ft ²
UNIT 08	55.69 m ²	599 ft ²
UNIT 09 (Kiosk)	23.67 m ²	255 ft ²
UNIT 10	41.85 m ²	450 ft ²
UNIT 11	49.85 m ²	537 ft ²
UNIT 12 (Kiosk)	13.35 m ²	144 ft ²
UNIT 13	17.74 m ²	191 ft ²
UNIT 14	17.84 m ²	192 ft ²
UNIT 15	6.63 m ²	71 ft ²
UNIT 16	15.00 m ²	161 ft ²
UNIT 17	16.24 m ²	175 ft ²
UNIT 18	16.09 m ²	173 ft ²
UNIT 19	16.61 m ²	179 ft ²
UNIT 20	23.01 m ²	248 ft ²
UNIT 21	21.13 m ²	227 ft ²
UNIT 22	21.25 m ²	229 ft ²
UNIT 23	22.52 m ²	242 ft ²
UNIT 24	47.54 m ²	512 ft ²
TOTAL	662.69 m ²	7,131 ft ²

WHITELEYEAVES
PROPERTY & CONSTRUCTION CONSULTANTS

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CLIENT NMT ENTERTAINMENT LTD

JOB NUMBER 373 **DATE** 10.04.2022

DRAWING NAME GROUND FLOOR PLAN AS PROPOSED

SCALE DRAWN: 1:100 **PAGE SIZE** A1

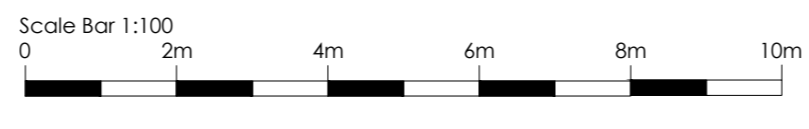
REVISION - **DRAWING NUMBER** Br 101

ADDRESS 27-31 SANKEY STREET WARRINGTON, WA1 1XG

NOTES

DRAWN BY: ARC **CHECKED BY:** ...

Rev.	Notes.	Date.	By.



COMPARTMENT WALL:
Wall between the adjacent unit and the ground floor. Indicated blue, to be inspected to confirm wall type for underside of floor structure and provided to achieve 60m fire resistance.

No Change

No Change

Indicative location of refuse and secure bike storage

Pendergast Steakhouse

EGYPT STREET

SANKEY STREET

CAIRO STREET