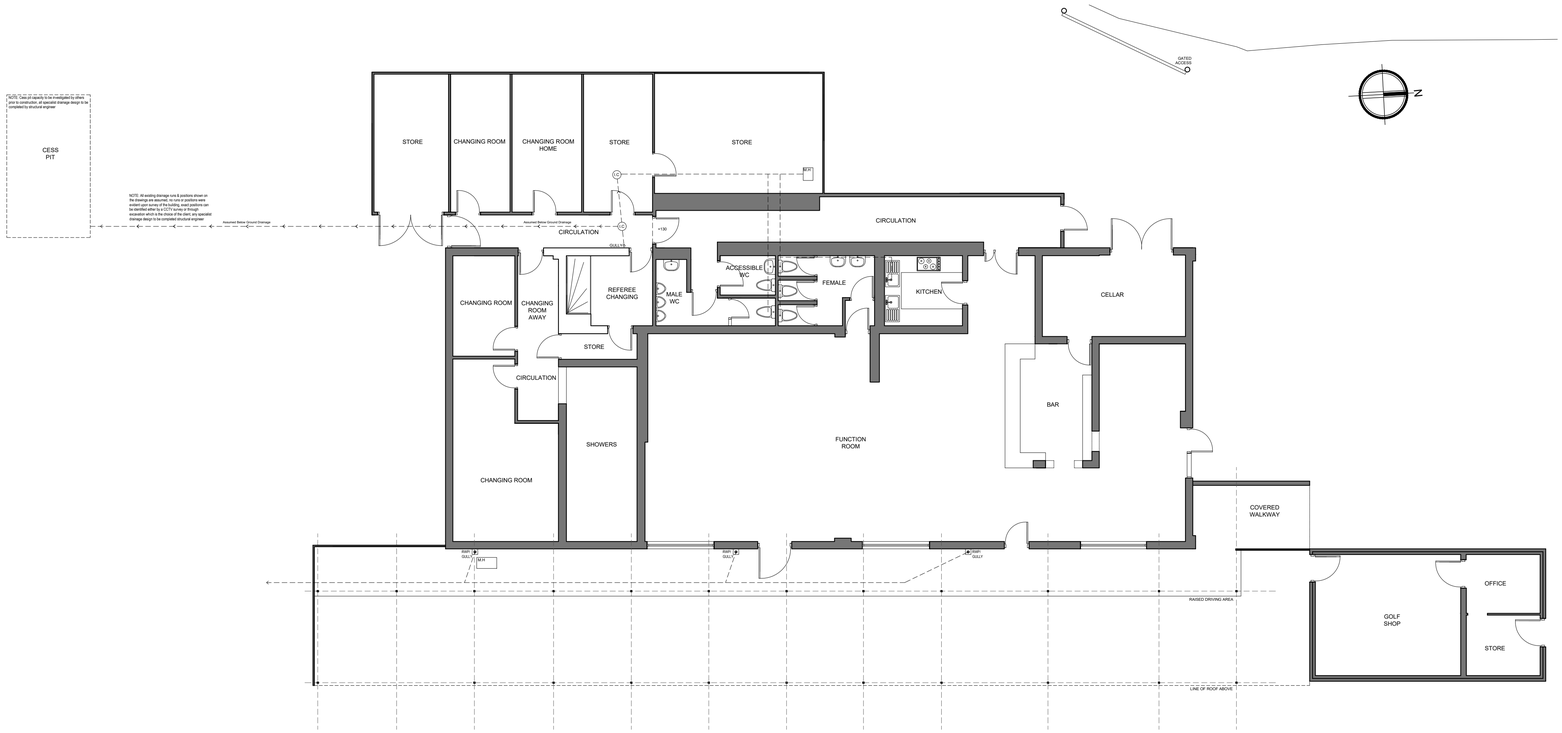
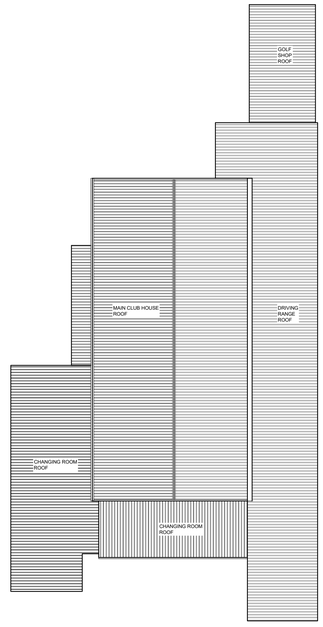


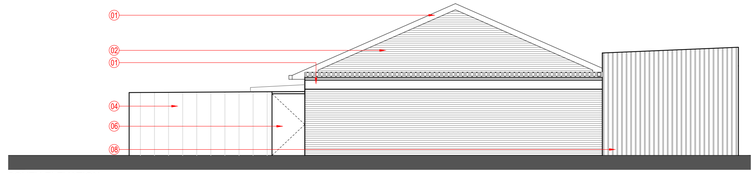
EXISTING GROUND FLOOR PLAN 1:100

EXISTING SITE PLAN/OS PLAN 1:1250

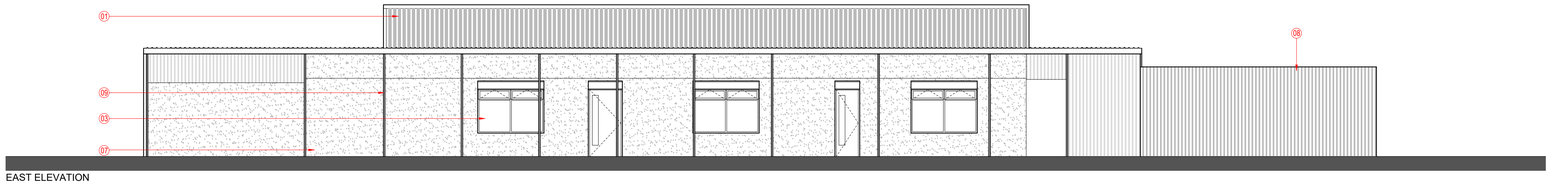


EXISTING ROOF PLAN 1:200

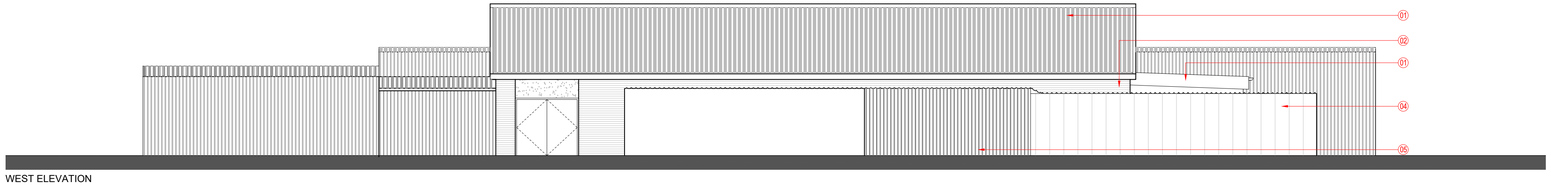
NORTH ELEVATION 1:100



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

1:100
2m 0 2m 4m 6m 8m 10m

Existing Elevation Material Key

01 Pitched roof with polyester coated standing seam aluminium roof finish with aluminium guttering, soffits & fascias

02 Facing brickwork

03 UPVC Double Glazed window/door units

04 Prefabricated concrete wall cladding panels with profiled aluminium roof sheeting

05 Aluminium profiled sheet wall cladding

06 Steel Doorsets

07 Masonry with sand/cement finish

08 Wall cladding; polyester coated standing seam/corrugated aluminium cladding with aluminium trims/flashings

01	Issued for Approval	31-03-2025

REVISION DETAILS **Date / By**

- ○ Draft
- ○ Preliminary
- ○ For Approval
- ○ Planning
- ◉ Building Regulations
- ○ Tender
- ○ Contract
- ○ Construction
- ○ As Built

EVOLVE ARCHITECTS

CLIENT

Mr G Knapman

PROJECT

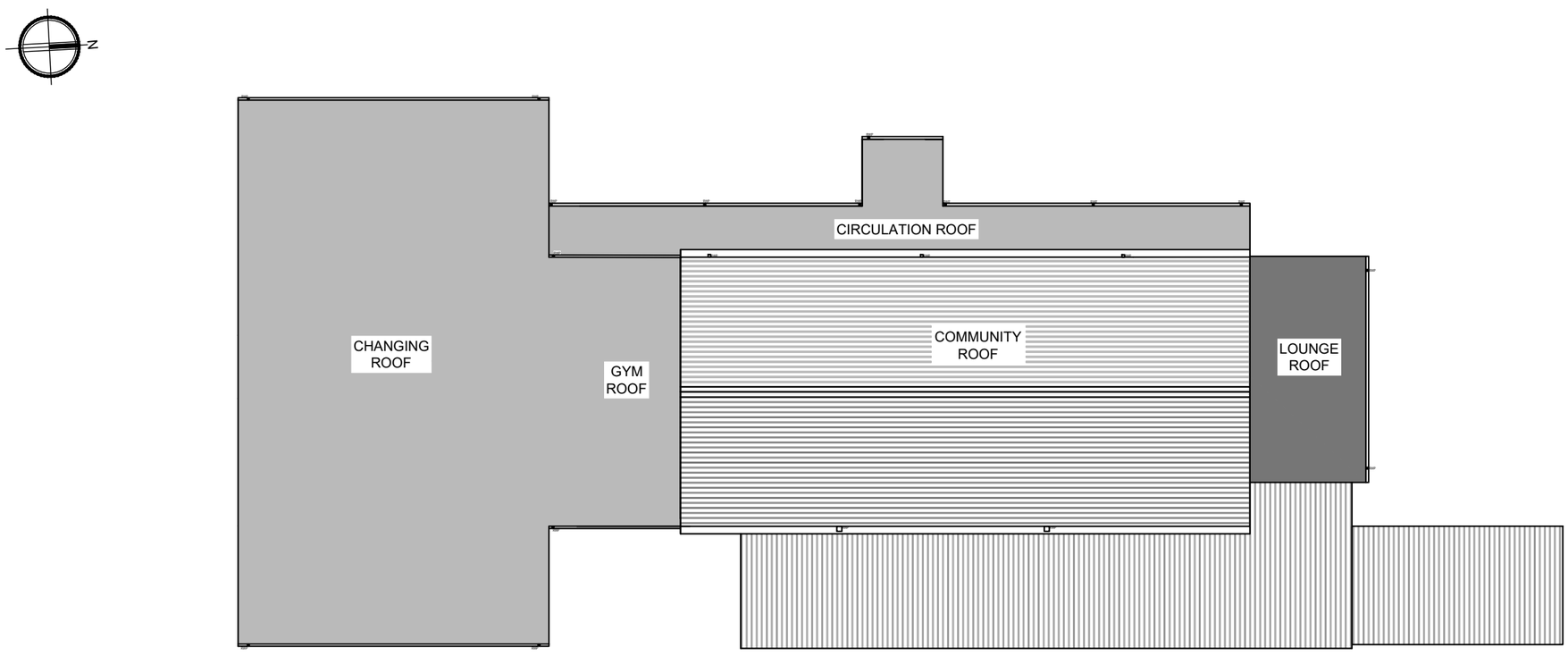
Erection of single storey extensions to the existing clubhouse at;
Prenton Rugby Club
Prenton Dell Road
Prenton, Birkenhead, Wirral
CH43 3BS

DRAWING TITLE

Existing Floor Plan, Roof Plan,
Site Plan & Elevations

Scale @ A1:	Date:
1:100 / 200 / 1250	21.02.2025

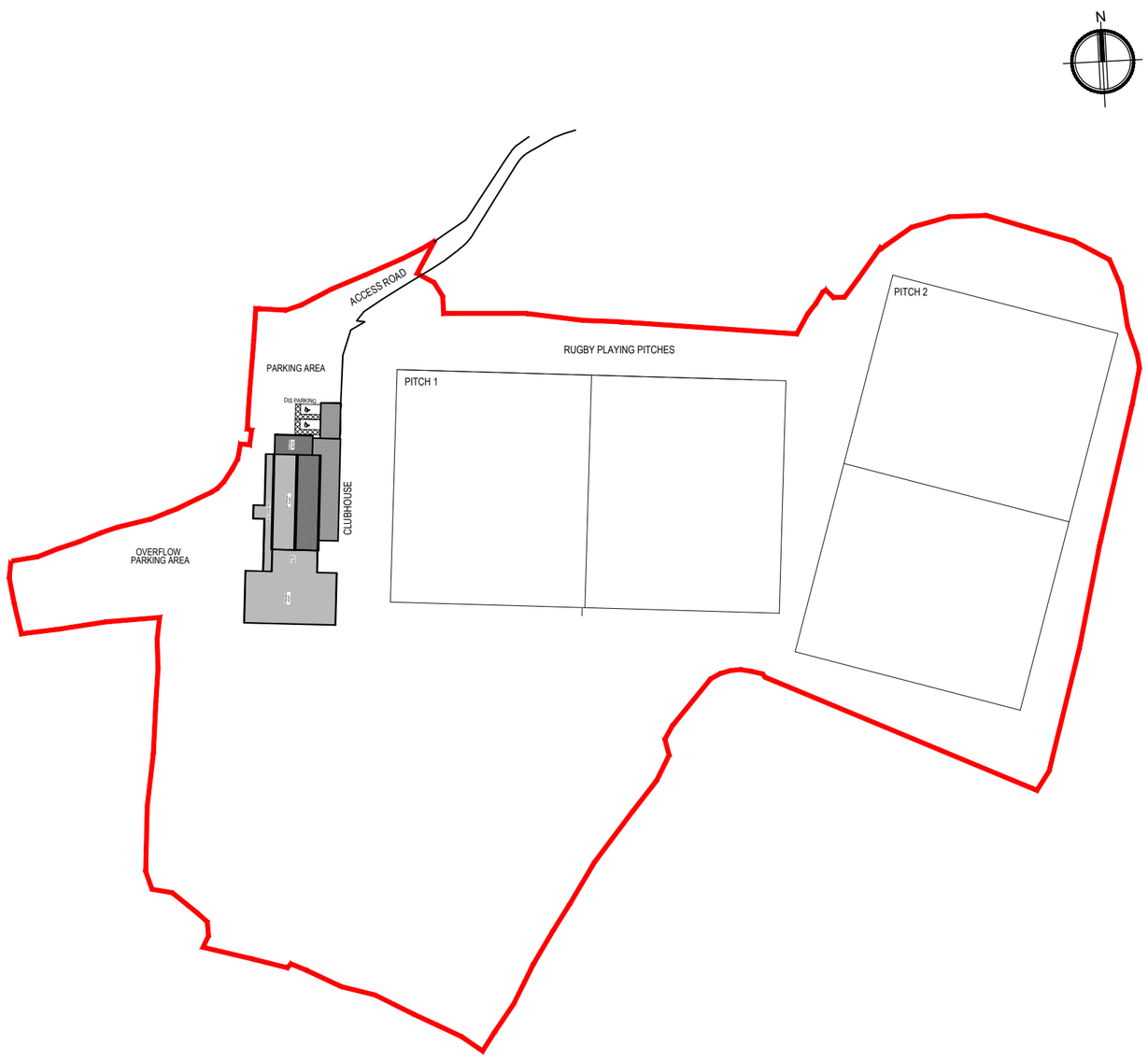
DRAWING NO:	Revision:
2025 007 300 001	01



PROPOSED ROOF PLAN 1:200

1:200

4m 0 4m 8m 12m 16m 20m



PROPOSED SITE PLAN 1:1250

1:1250

25m 0 25m 50m 75m 100m 125m

02	Issued for Approval	26-04-2025
01	Issued for Approval	31-03-2025

REVISION DETAILS **Date / By**

- ○ Draft
- ○ Preliminary
- ○ For Approval
- ◉ Planning
- ○ Building Regulations
- ○ Tender
- ○ Contract
- ○ Construction
- ○ As Built

EVOLVE ARCHITECTS

CLIENT

Mr G Knapman

PROJECT

Erection of single storey extensions to the existing clubhouse at;
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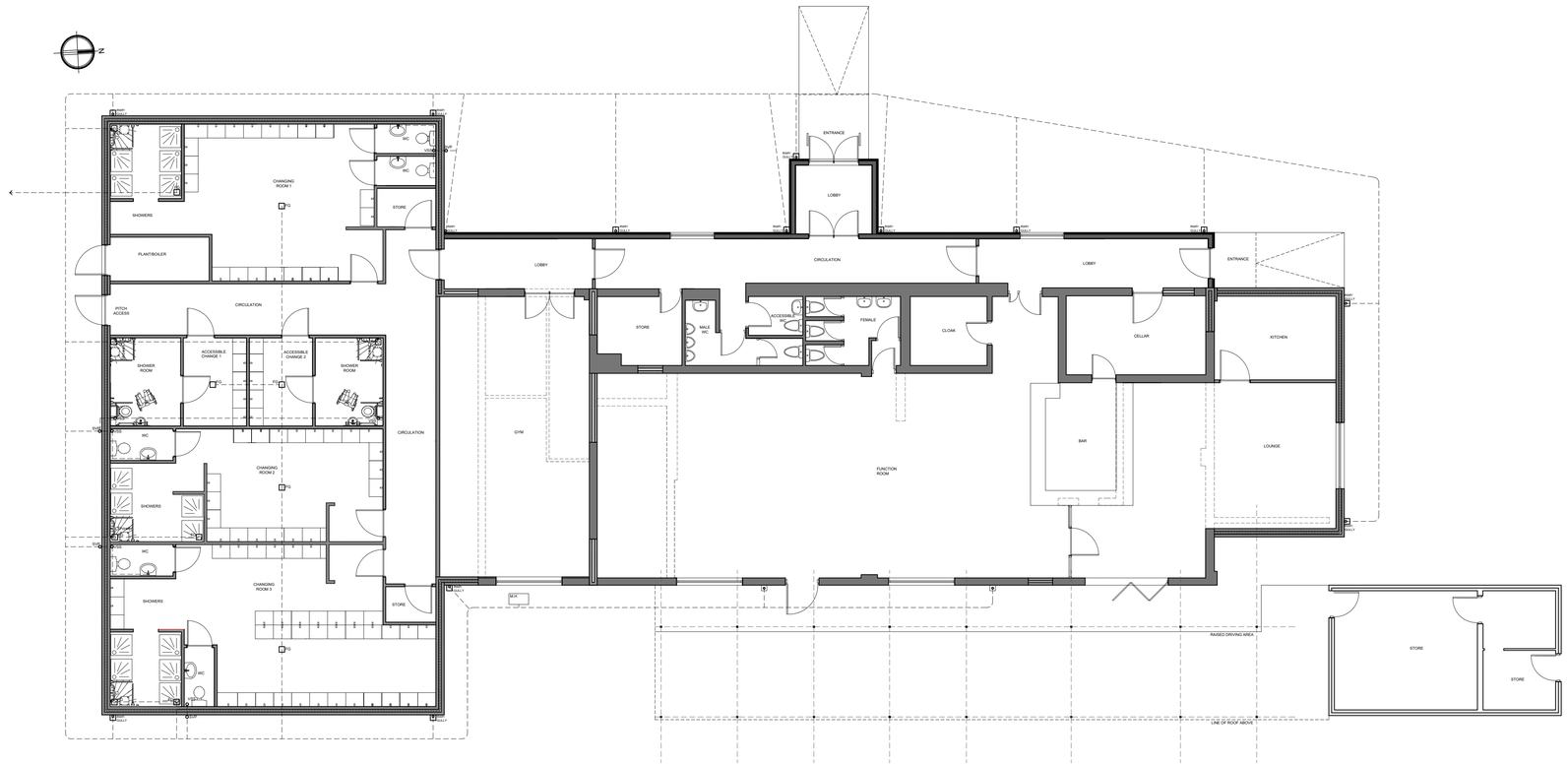
Prenton Dell Road
Prenton, Birkenhead, Wirral
CH43 3BS

DRAWING TITLE

Proposed Site Plan &
Roof Plan

Scale @ A2:	Date:
1:200 / 1:1250	07.02.2025

DRAWING NO:	Revision:
2025 007 300 000	02



PROPOSED GROUND FLOOR PLAN 1:100

1:100

2m 0 2m 4m 6m 8m 10m

02	Issued for Approval	26-04-2025
01	Issued for Approval	31-03-2025

REVISION DETAILS **Date / By**

- ○ Draft
- ○ Preliminary
- ○ For Approval
- ◉ Planning
- ○ Building Regulations
- ○ Tender
- ○ Contract
- ○ Construction
- ○ As Built

EVOLVE ARCHITECTS

CLIENT

Mr G Knapman

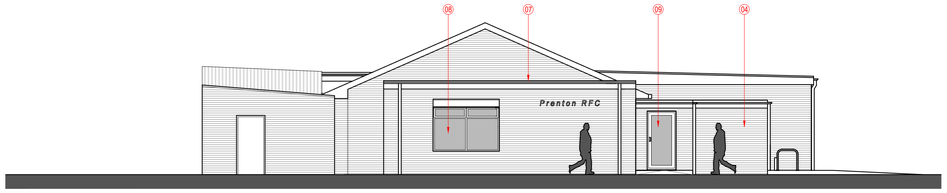
PROJECT

Erection of single storey extensions to the existing clubhouse at;
Prenton Rugby Club
Prenton Dell Road
Prenton, Birkenhead, Wirral
CH43 3BS

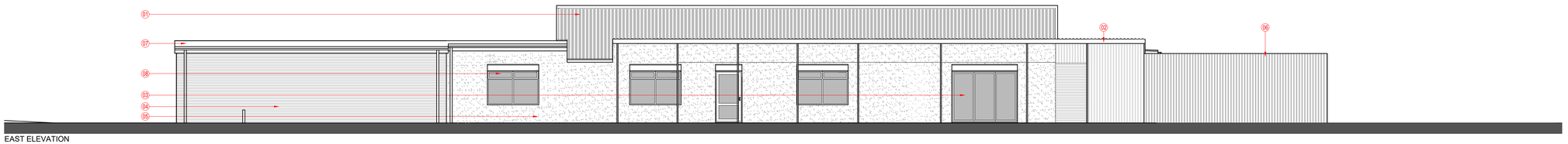
DRAWING TITLE

Proposed Ground Floor Plan

Scale @ A1:	Date:
1:100	31.01.2025
DRAWING NO:	**Revision:**
2025 007 300 002	01



NORTH ELEVATION 1:100



EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

1:100

2m 0 2m 4m 6m 8m 10m

Proposed Elevation Material Key

01 Existing Pitched roof with polyester coated standing seam aluminium roof finish with aluminium guttering, soffits & fascias

02 Existing Canopy structure: polyester coated standing seam aluminium roof

03 Aluminium Double Glazed folding door units, colour tbc

04 Facing brickwork, colour to match existing brickwork

05 Through colour render, colour tbc

06 Existing corrugated aluminium cladding

07 Single Ply flat/pitched membrane roof with UPVC fascias/Soffits with UPVC rainwater goods, colour tbc

08 UPVC Double Glazed window units colour tbc

09 Aluminium/Steel external doorsets

02	Issued for Approval	26-04-2025
01	Issued for Approval	31-03-2025

REVISION DETAILS **Date / By**

- ○ Draft
- ○ Preliminary
- ○ For Approval
- ◉ Planning
- ○ Building Regulations
- ○ Tender
- ○ Contract
- ○ Construction
- ○ As Built

EVOLVE ARCHITECTS

CLIENT

Mr G Knapman

PROJECT

Erection of single storey extensions to the existing clubhouse at;
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Prenton Dell Road
Prenton, Birkenhead, Wirral
CH43 3BS

DRAWING TITLE

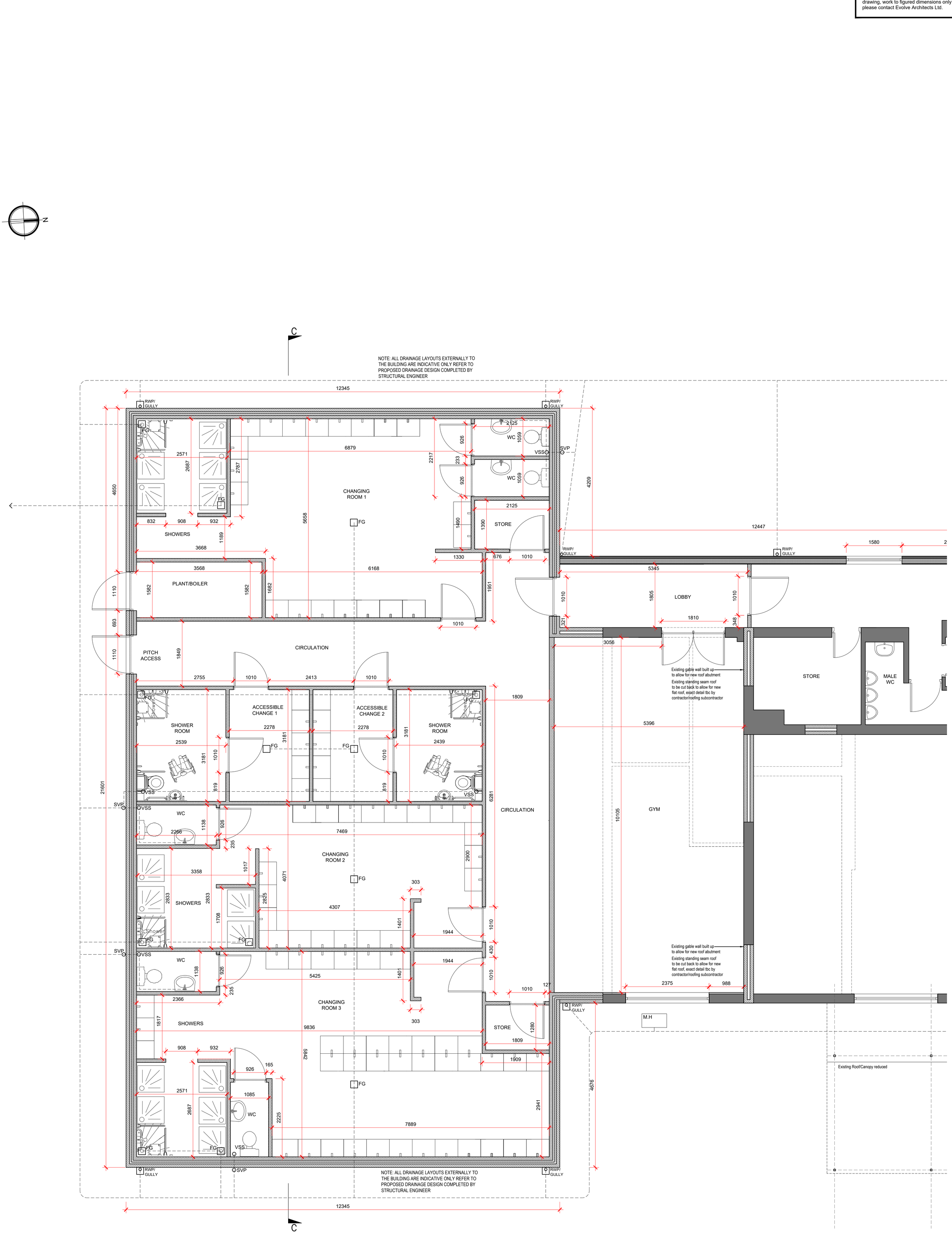
Proposed Elevations

Scale @ A1:	Date:
1:100	31.01.2025

DRAWING NO:	Revision:
2025 007 300 002	02

N

NOTE: ALL DRAINAGE LAYOUTS EXTERNALLY TO THE BUILDING ARE INDICATIVE ONLY REFER TO PROPOSED DRAINAGE DESIGN COMPLETED BY STRUCTURAL ENGINEER



PROPOSED PART GROUND FLOOR PLAN 1:50

1:50

1m 0 1m 2m 3m 4m 5m

02	Issued for Approval	26-04-2025
01	Issued for Approval	31-03-2025

REVISION DETAILS **Date / By**

- ○ Draft
- ○ Preliminary
- ○ For Approval
- ○ Planning
- ◉ Building Regulations
- ○ Tender
- ○ Contract
- ○ Construction
- ○ As Built

EVOLVE ARCHITECTS

CLIENT

Mr G Knapman

PROJECT

Erection of single storey extensions to the existing clubhouse at;
Prenton Rugby Club
Prenton Dell Road
Prenton, Birkenhead, Wirral
CH43 3BS

DRAWING TITLE

Proposed Part Ground Floor Plan
Sheet 1

Scale @ A1:	Date:
1:50	19.03.2025

DRAWING NO:	Revision:
2025 007 300 003	02

N

2510

Level Access Required to entrance.
To have an unobstructed entrance platt, measuring at least 1.5m by 1.5m, with a rise of not more than 1 in 15 and to have an accessible threshold and a door leaf which provides a clear opening width of at least 800mm.Unobstructed space to the opening face of the door, next to the leading edge, of at least 300mm. Edge kerb to ramp to be provided

B

1500 Min Clear

ENTRANCE

Door Barriers

Door Barriers

Door barriers:
Height: Minimum of 900mm
Material: Steel or stainless steel
Finish: Powder coated
Placement: Installed parallel to the door opening, with a suitable gap between the barrier and the fully open door electronic accessible push pad mounted on barrier or part of barrier system which activates doors

NOTE: ALL DRAINAGE LAYOUTS EXTERNALLY TO THE BUILDING ARE INDICATIVE ONLY REFER TO PROPOSED DRAINAGE DESIGN COMPLETED BY STRUCTURAL ENGINEER

RWP/ GULLY

VSS

SVP

4209

12447

2650

1638

696

1810

696

LOBBY

2751

2475

1580

2709

5117

1580

1010

5345

1810

1810

8267

1010

1805

LOBBY

1010

CIRCULATION

1600

1010

LOBBY

1770

321

1810

348

245

1045

1010

3056

Existing gable wall built up to allow for new roof abutment
Existing standing seam roof to be cut back to allow for new flat roof, exact detail tbc by contractor/roofing subcontractor

STORE

MALE WC

ACCESSIBLE WC

FEMALE

CLOAK

CELLAR

5396

B

BAR

.TION

GYM

10105

FUNCTION ROOM

Existing gable wall built up to allow for new roof abutment
Existing standing seam roof to be cut back to allow for new flat roof, exact detail tbc by contractor/roofing subcontractor

802

1010

802

3000

1010

2375

988

M.H

RWP/ GULLY

RWP/ GULLY

RWP/ GULLY

NOTE: ALL DRAINAGE LAYOUTS EXTERNALLY TO THE BUILDING ARE INDICATIVE ONLY REFER TO PROPOSED DRAINAGE DESIGN COMPLETED BY STRUCTURAL ENGINEER

1280

2941

4676

Existing Roof/Canopy reduced

RWP/ GULLY

PROPOSED PART GROUND FLOOR PLAN 1:50

1:50

1m 0 1m 2m 3m 4m 5m

02	Issued for Approval	26-04-2025
01	Issued for Approval	31-03-2025

REVISION DETAILS **Date / By**

- ○ Draft
- ○ Preliminary
- ○ For Approval
- ○ Planning
- ◉ Building Regulations
- ○ Tender
- ○ Contract
- ○ Construction
- ○ As Built

EVOLVE ARCHITECTS

CLIENT

Mr G Knapman

PROJECT

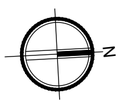
Erection of single storey extensions to the existing clubhouse at;
Prenton Rugby Club
Prenton Dell Road
Prenton, Birkenhead, Wirral
CH43 3BS

DRAWING TITLE

Proposed Part Ground Floor Plan
Sheet 2

Scale @ A1:	Date:
1:50	19.03.2025

DRAWING NO:	Revision:
2025 007 300 004	02



2510

Level Access Required to entrance.
To have an unobstructed entrance platt, measuring at least 1.5m by 1.5m, with a rise of not more than 1 in 15 and to have an accessible threshold and a door leaf which provides a clear opening width of at least 800mm.Unobstructed space to the opening face of the door, next to the leading edge, of at least 300mm. Edge kerb to ramp to be provided

B

ENTRANCE

Door Barriers

Door barriers:
Height: Minimum of 900mm
Material: Steel or stainless steel
Finish: Powder coated
Placement: Installed parallel to the door opening, with a suitable gap between the barrier and the fully open door
electronic accessible push pad mounted on barrier or part of barrier system which activates doors

NOTE: ALL DRAINAGE LAYOUTS EXTERNALLY TO THE BUILDING ARE INDICATIVE ONLY REFER TO PROPOSED DRAINAGE DESIGN COMPLETED BY STRUCTURAL ENGINEER

1810
696
LOBBY
2751
2475
1810
CIRCULATION
1600
5117
1580
RWP/ GULLY
RWP/ GULLY
RWP/ GULLY
8267
1010
245
1045
LOBBY
1770
1010
1542
1500 Min Clear
Level Access Required to entrance.
To have an unobstructed entrance platt, measuring at least 1.5m by 1.5m, with a rise of not more than 1 in 15 and to have an accessible threshold and a door leaf which provides a clear opening width of at least 800mm.Unobstructed space to the opening face of the door, next to the leading edge, of at least 300mm. Edge kerb to ramp to be provided
Electronic accessible push pad mounted on external wall adjacent to door which activates door
ENTRANCE
1010
331
4685
1995
RWP/ GULLY
Existing gable wall built up to allow for new roof abutment
4385
KITCHEN
3019
4854
FEMALE
CLOAK
CELLAR
1010
3088
8979
B
BAR
LOUNGE
5260
2390
A
A
FUNCTION ROOM
802
1010
802
3000
1347
RWP/ GULLY
4685
NOTE: ALL DRAINAGE LAYOUTS EXTERNALLY TO THE BUILDING ARE INDICATIVE ONLY REFER TO PROPOSED DRAINAGE DESIGN COMPLETED BY STRUCTURAL ENGINEER
RAISED DRIVING AREA
STORE
LINE OF ROOF ABOVE

PROPOSED PART GROUND FLOOR PLAN 1:50

1:50
1m 0 1m 2m 3m 4m 5m

02	Issued for Approval	26-04-2025
01	Issued for Approval	31-03-2025

REVISION DETAILS **Date / By**

- ○ Draft
- ○ Preliminary
- ○ For Approval
- ○ Planning
- ◉ Building Regulations
- ○ Tender
- ○ Contract
- ○ Construction
- ○ As Built

EVOLVE ARCHITECTS

CLIENT

Mr G Knapman

PROJECT

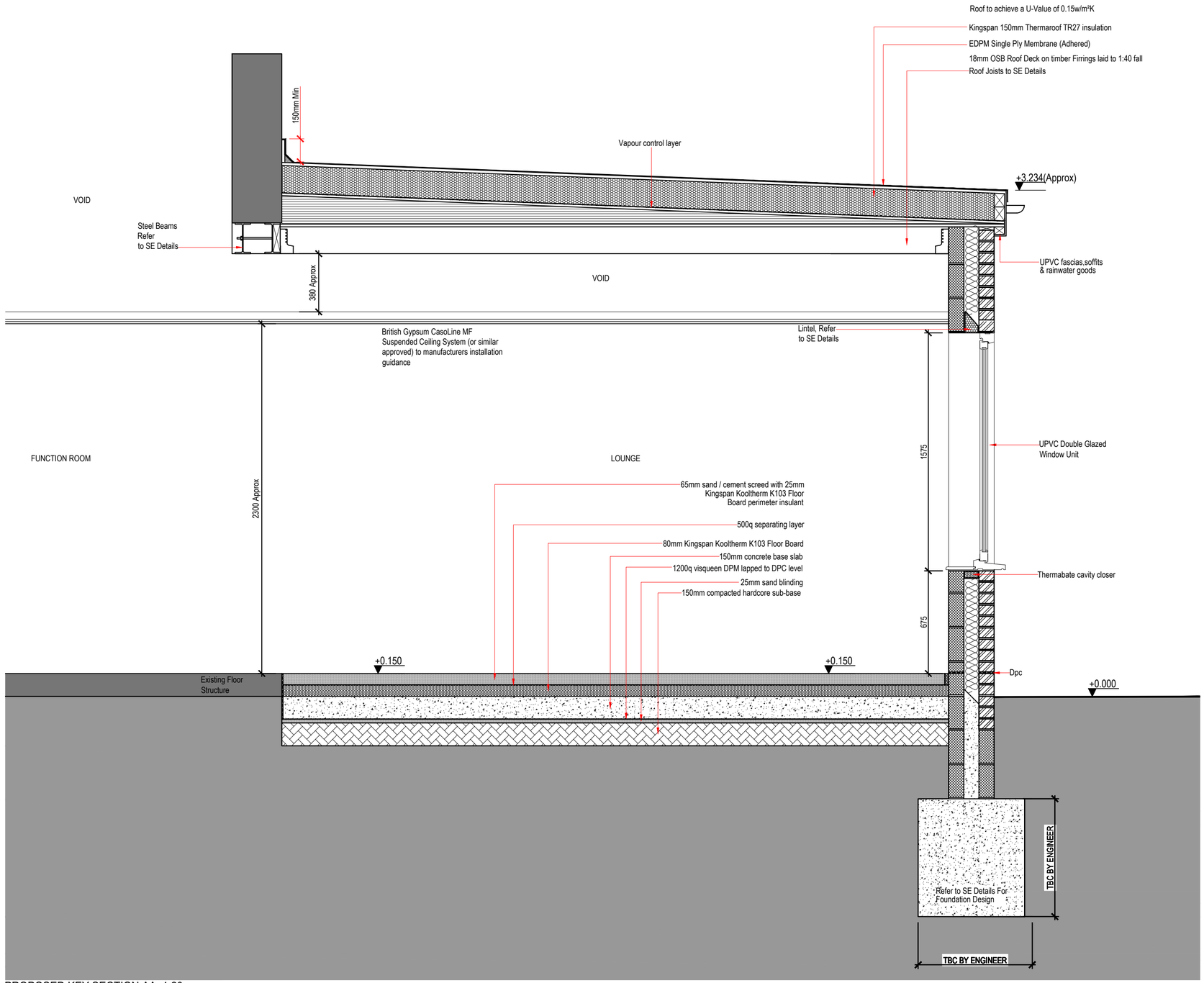
Erection of single storey extensions to the existing clubhouse at;
Prenton Rugby Club
Prenton Dell Road
Prenton, Birkenhead, Wirral
CH43 3BS

DRAWING TITLE

Proposed Part Ground Floor Plan
Sheet 3

Scale @ A1:	Date:
1:50	19.03.2025

DRAWING NO:	Revision:
2025 007 300 005	02



PROPOSED KEY SECTION AA 1:20

02	Issued for Approval	26-04-2025
01	Issued for Approval	31-03-2025

REVISION DETAILS **Date / By**

- ○ Draft
- ○ Preliminary
- ○ For Approval
- ○ Planning
- ◉ Building Regulations
- ○ Tender
- ○ Contract
- ○ Construction
- ○ As Built

EVOLVE ARCHITECTS

CLIENT

Mr G Knapman

PROJECT

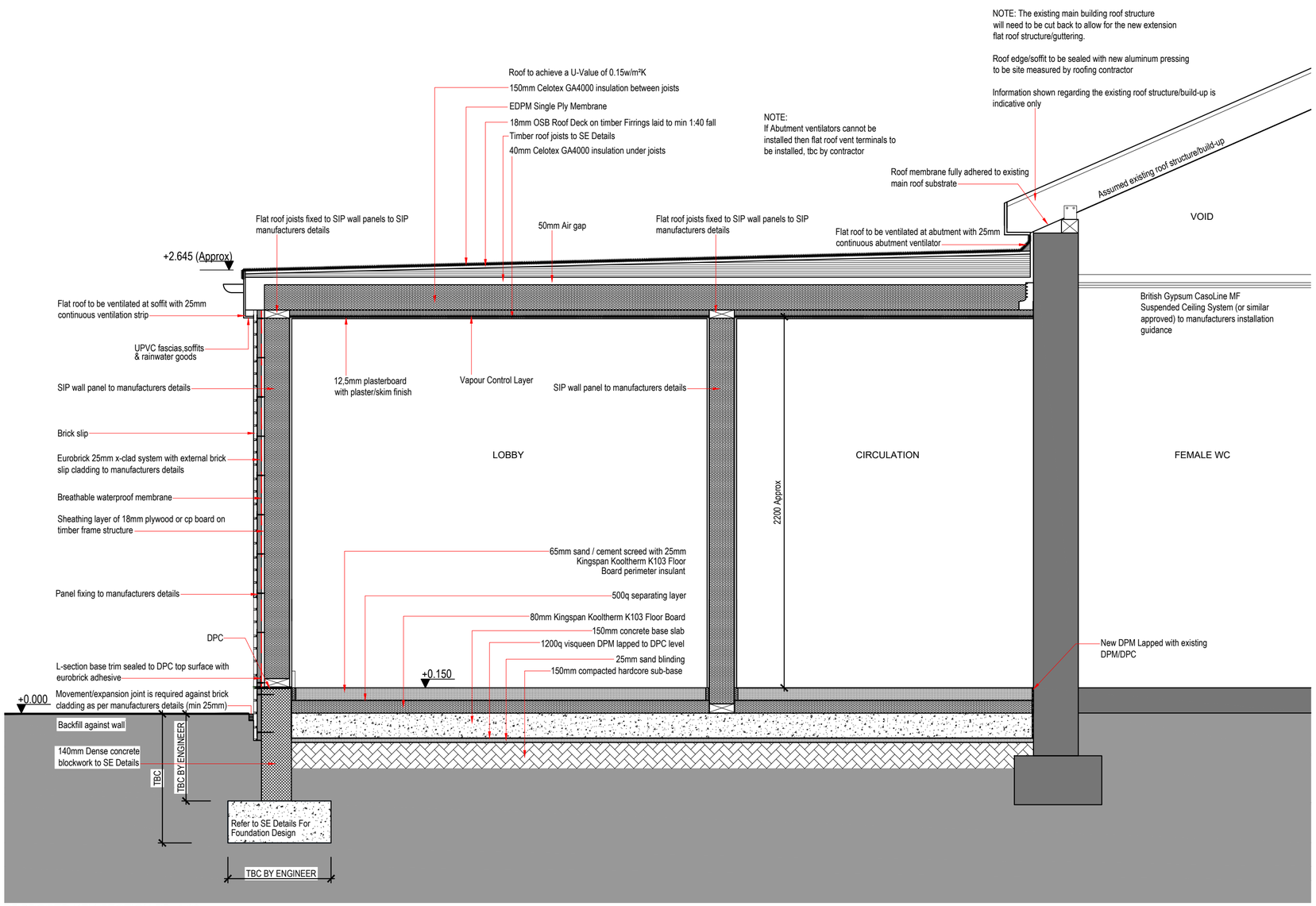
Erection of single storey extensions to the existing clubhouse at;
Prenton Rugby Club
Prenton Dell Road
Prenton, Birkenhead, Wirral
CH43 3BS

DRAWING TITLE

Proposed Key Section AA

Scale @ A2:	Date:
1:20	07.02.2025

DRAWING NO:	Revision:
2025 007 300 007	02



PROPOSED KEY SECTION BB 1:20

02	Issued for Approval	26-04-2025
01	Issued for Approval	31-03-2025

REVISION DETAILS **Date / By**

- ○ Draft
- ○ Preliminary
- ○ For Approval
- ○ Planning
- ◉ Building Regulations
- ○ Tender
- ○ Contract
- ○ Construction
- ○ As Built

EVOLVE ARCHITECTS

CLIENT

Mr G Knapman

PROJECT

Erection of single storey extensions to the existing clubhouse at;
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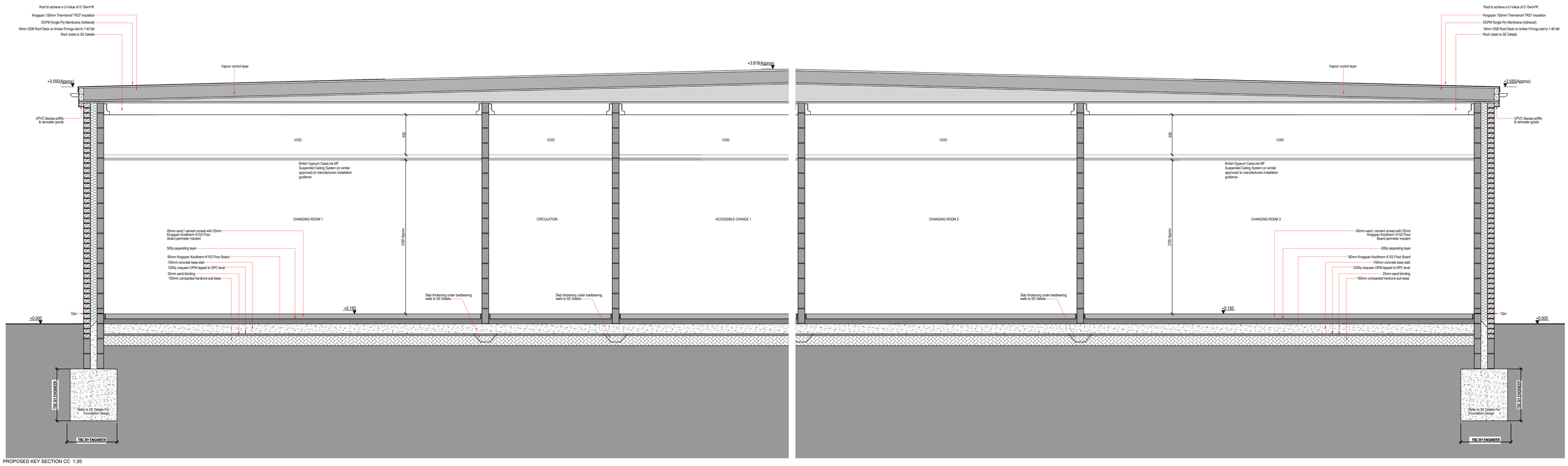
Prenton Dell Road
Prenton, Birkenhead, Wirral
CH43 3BS

DRAWING TITLE

Proposed Key Section BB

Scale @ A1:	Date:
1:20	07.02.2025

DRAWING NO:	Revision:
2025 007 300 008	02



PROPOSED KEY SECTION CC 1:20

02	Issued for Approval	26-04-2025
01	Issued for Approval	31-03-2025

REVISION DETAILS **Date / By**

- ○ Draft
- ○ Preliminary
- ○ For Approval
- ○ Planning
- ◉ Building Regulations
- ○ Tender
- ○ Contract
- ○ Construction
- ○ As Built

EVOLVE ARCHITECTS

CLIENT

Mr G Knapman

PROJECT

Erection of single storey extensions to the existing clubhouse at;
Prenton Rugby Club
Prenton Dell Road
Prenton, Birkenhead, Wirral
CH43 3BS

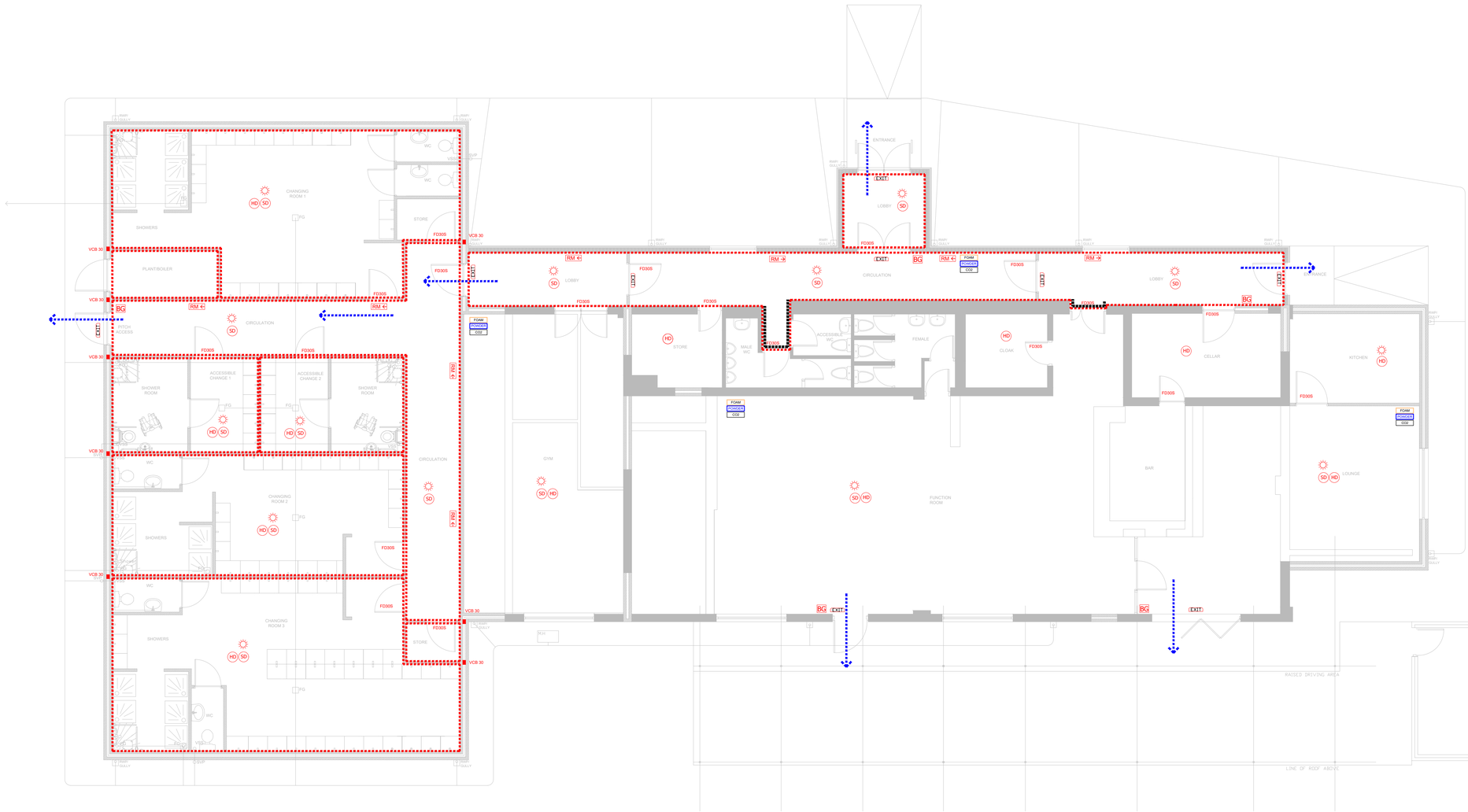
DRAWING TITLE

Proposed Key Section CC

Scale @ A0:	Date:
1:20	07.02.2025

DRAWING NO: 2025 007 300 013

Revision: 02



PROPOSED FIRE STRATEGY 1:75

Fire Safety Key

- VCB 30 — Vertical cavity barrier - 30mins Fire Rated
- Cavity barrier to ceiling cavity above fire resisting sub-division - 30mins Fire Rated
- Denotes Escape Direction
- Denotes 30mins Fire Rated Construction
- FD30s — 30mins Fire Rated Doors
- HD — Heat Detector
- SD — Smoke Detector
- BG — Break Glass Activation Point
- Fire Alarm Sounder
- EXIT — illuminated Fire Door Signage
- RM ← — Fluorescent Fire Exit sign: Man running left
- RM → — Fluorescent Fire Exit sign: Man running right
- FOAM / POWDER / CO2 — Fire Extinguisher locations to be confirmed by Building Control/Fire Officer

All Penetrations into spaces designated with fire resistance to be fire stopped to acheive equal fire resistance

Surfaces to achieve Class '0' rating as required by Approved Document B

Emergency Lighting system for entire building to conform to BS5266:Part 1: 2005 and EN 1838, to be provided on main escape routes, including the vicinity of external exits, open plan area over 60m2 and any windowless accommodation.

Break glass sounder activation points to be provided in accordance with BS 5839 Fire Alarm to be provided.

Fire alarm sounders to be provided in all areas in accordance with BS 5839.

Mains operated and interlinked detection to be installed in accordance with BS 5839-1.

Portable firefighting equipment to be provided as appropriate in accordance with the requirements of BS 5306-Part 8, 2000. illuminated fire exit signage above fire doors to BS5499 2002

Note: Refer to M&E subcontractors drawings/specification for final locations of break glass points, smoke & heat detectors, illuminated signage, fire alarm specification and other electrical item specifications.

30mins Fire Barrier system installed above head of compartment partitions;
Rockwool Fire Barrier System; 2 layers of 50mm back to back butt jointed with staggered vertical joints between the back to back layers. Installed as per manufacturers installation details.

30mins Vertical Cavity Fire Barrier system installed within cavities on compartment lines;
ROCKWOOL SCB Installed as per manufacturers installation details.

Compartment walls to continue to underside of roof structure. Fire stopping to meet compartment rating to be installed where required.

02	Issued for Approval	02-05-2025
01	Issued for Approval	31-03-2025

REVISION DETAILS **Date / By**

- ○ Draft
- ○ Preliminary
- ○ For Approval
- ○ Planning
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- ○ Contract
- ○ Construction
- ○ As Built

EVOLVE ARCHITECTS

CLIENT

Mr G Knapman

PROJECT

Erection of single storey extensions to the existing clubhouse at;
Prenton Rugby Club
Prenton Dell Road
Prenton, Birkenhead, Wirral
CH43 3BS

DRAWING TITLE

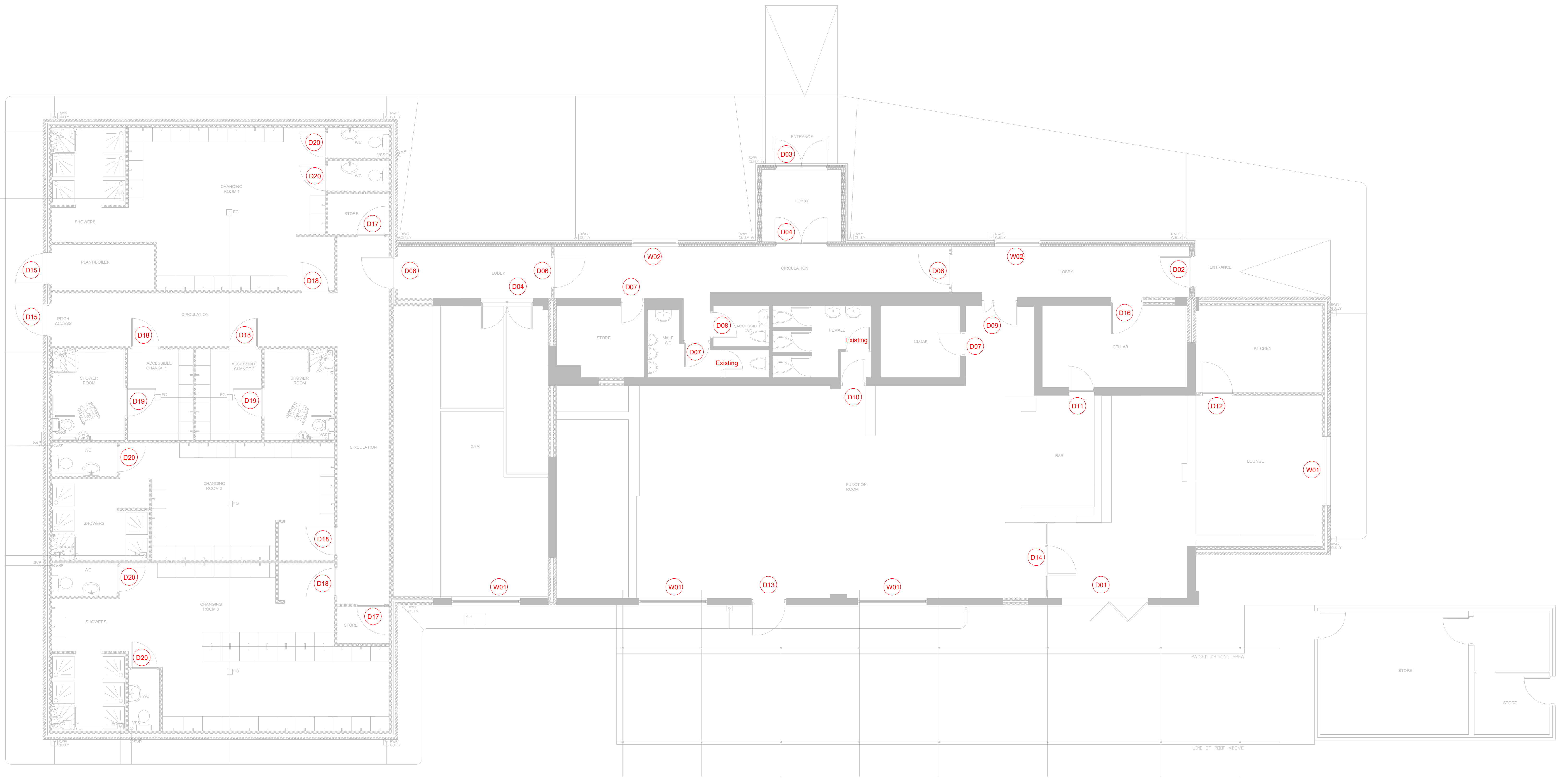
Proposed Fire Strategy

Scale @ A1:	Date:
1:75	07.02.2025

DRAWING NO: 2025 007 300 009

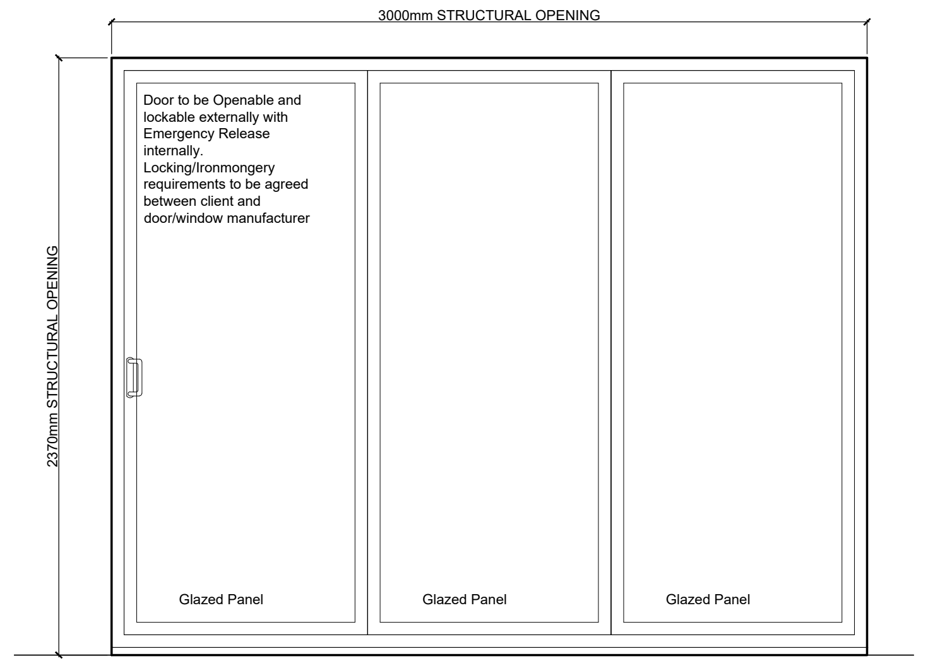
Revision: 02

All dimensions are to be checked on site. Do not scale from this drawing, work to figured dimensions only. Any errors or queries please contact Evolve Architects Ltd.

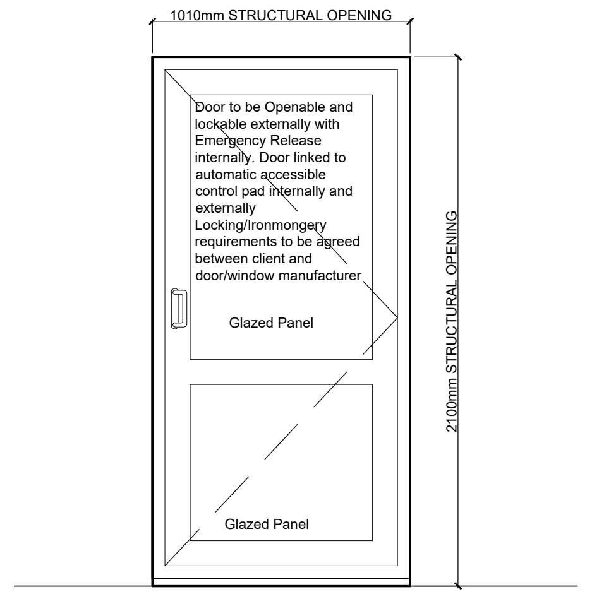


KEY FLOOR PLAN NTS

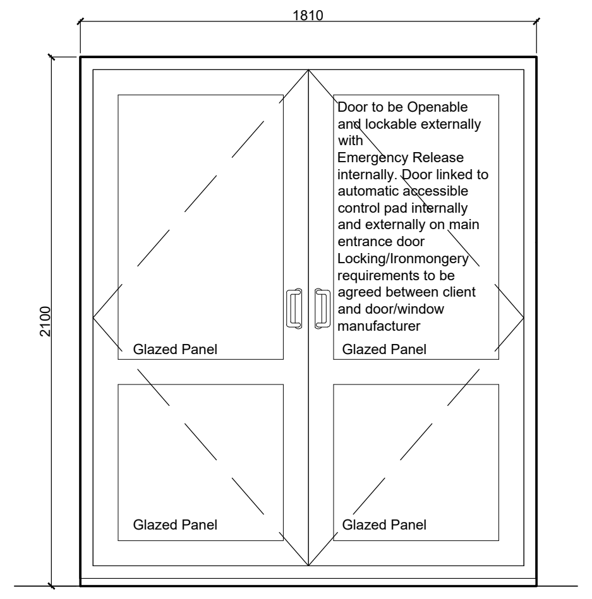
DOOR TYPES NTS



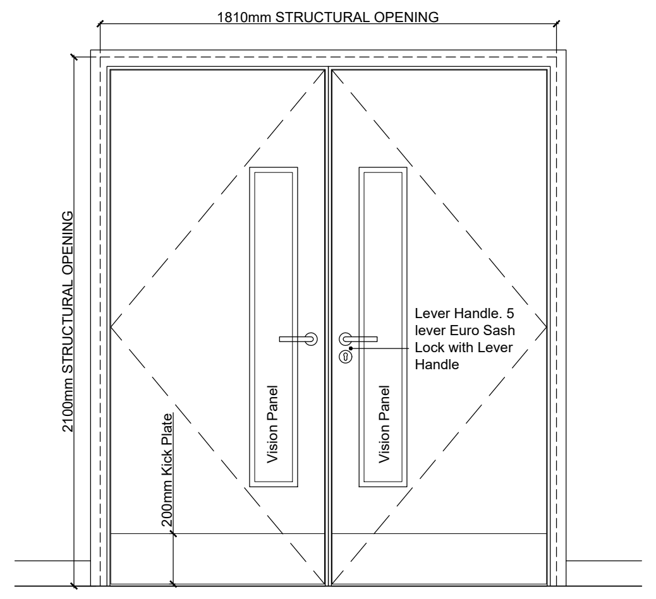
D01 (Aluminium Doorset)
Aluminium Folding Doorset With RAL Coloured
Finish tbc



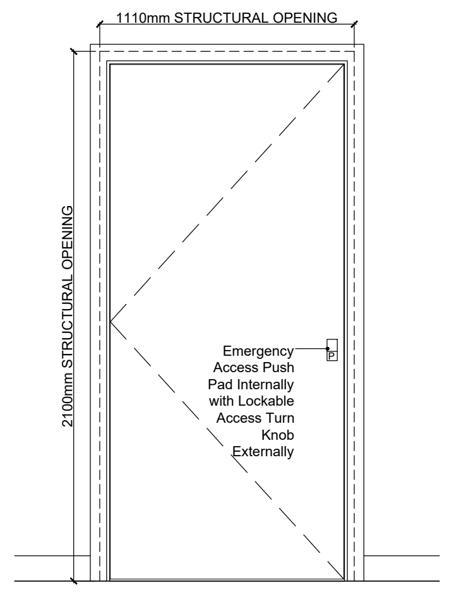
D02 (Aluminium Doorset)
Aluminium Doorset With RAL Coloured
Finish tbc



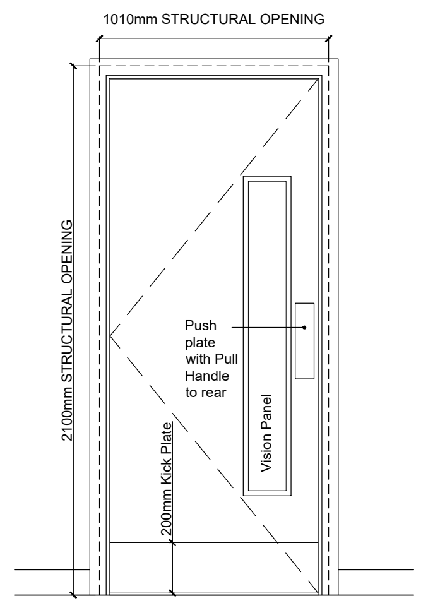
D03 (Aluminium Doorset)
Aluminium Doorset With RAL Coloured
Finish tbc



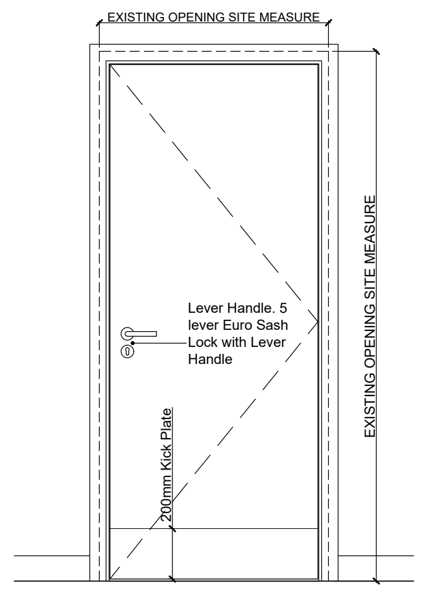
D04 (FD30S)
Solid Core, full factory paint finish with Vision
Panel Door



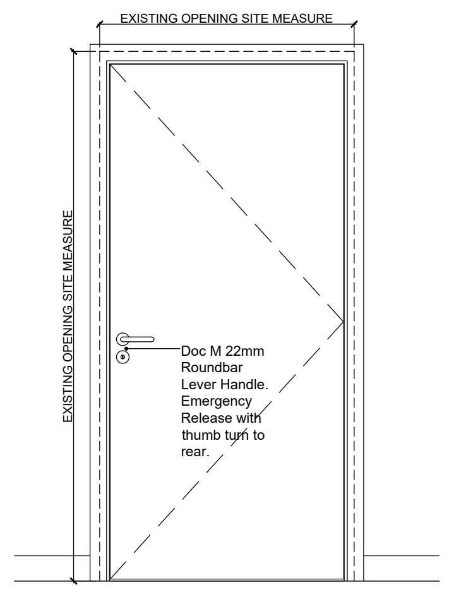
D05 (Steel Doorset)
Solid Steel Doorset With RAL Coloured
Finish tbc



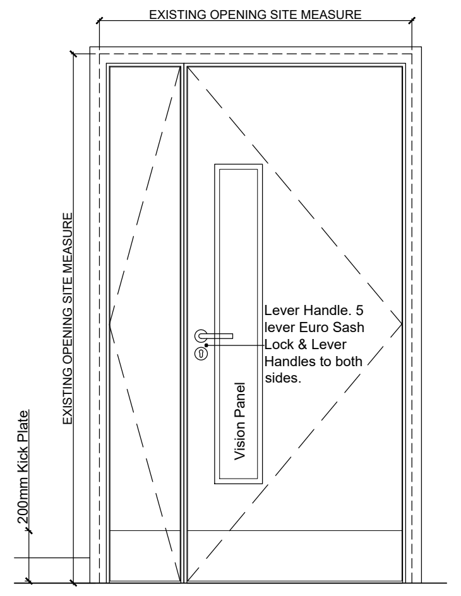
D06 (FD30S)
Solid Core, full factory paint finish with Vision
Panel Door



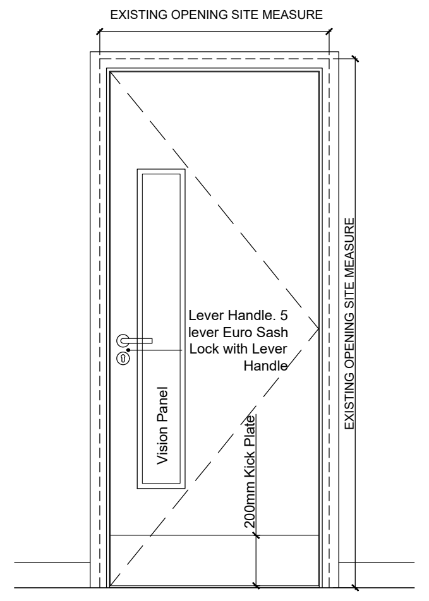
D07 (FD30S)
Solid Core, full factory paint finish doors



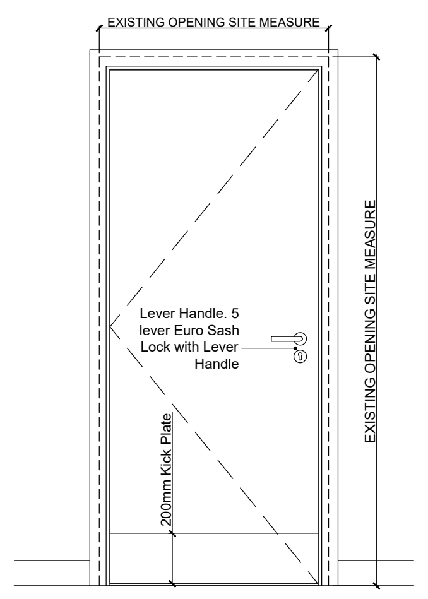
D08
Solid Core, full factory paint finish doors



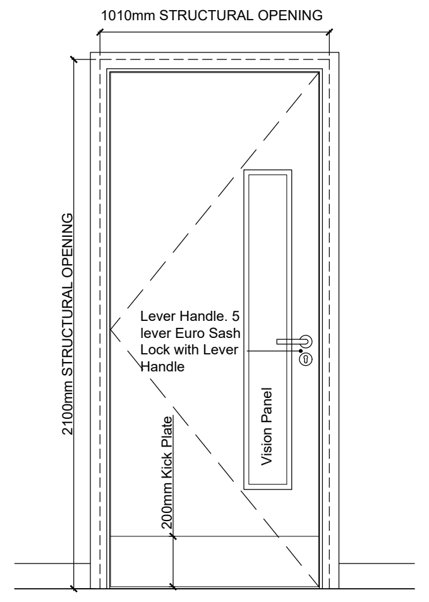
D09 (FD30S)
Solid Core, full factory paint finish with Vision
Panel Door



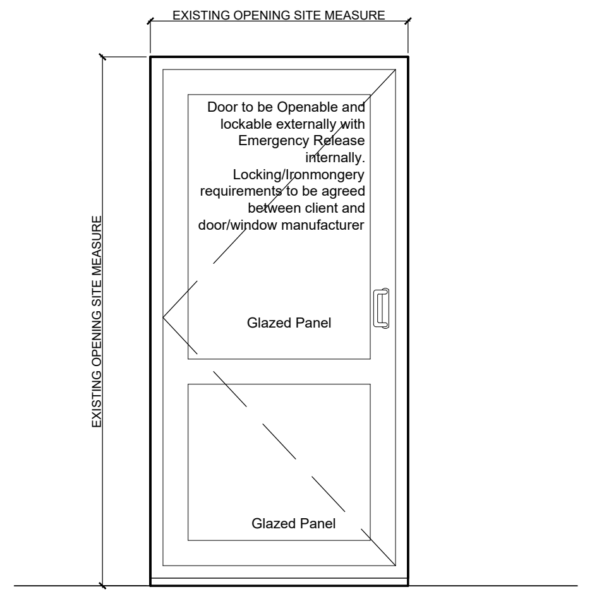
D10
Solid Core, full factory paint finish with Vision
Panel Door



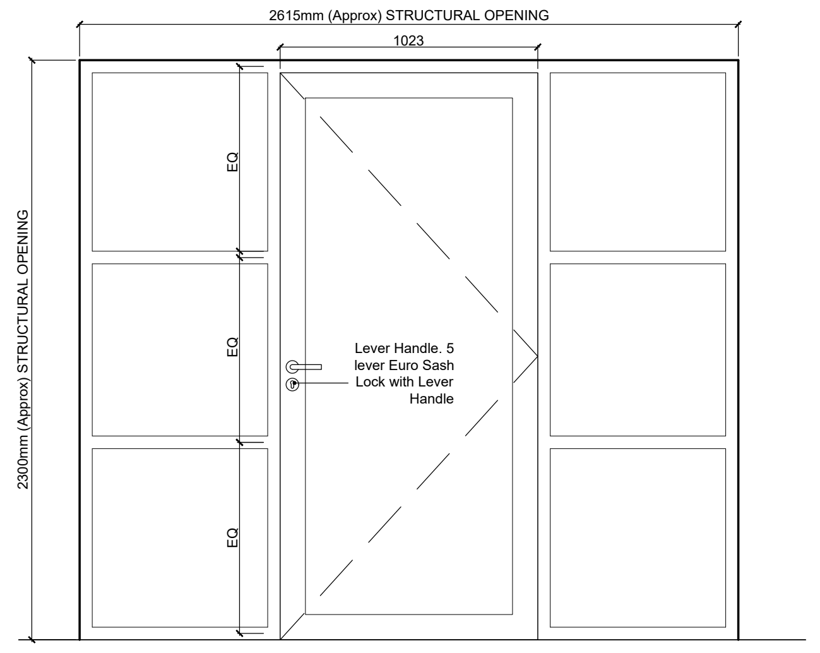
D11 (FD30S)
Solid Core, full factory paint finish doors



D12 (FD30S)
Solid Core, full factory paint finish with Vision
Panel Door



D13 (Aluminium Doorset)
Aluminium Doorset With RAL Coloured
Finish tbc

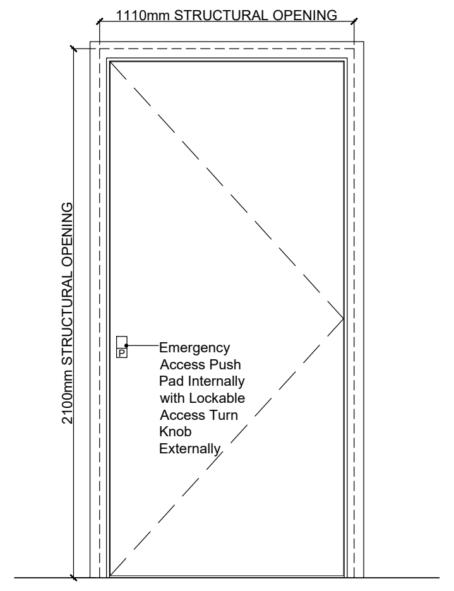


D14 (Aluminium Doorset with glazed side panels)
Aluminium Doorset With RAL Coloured
Finish tbc

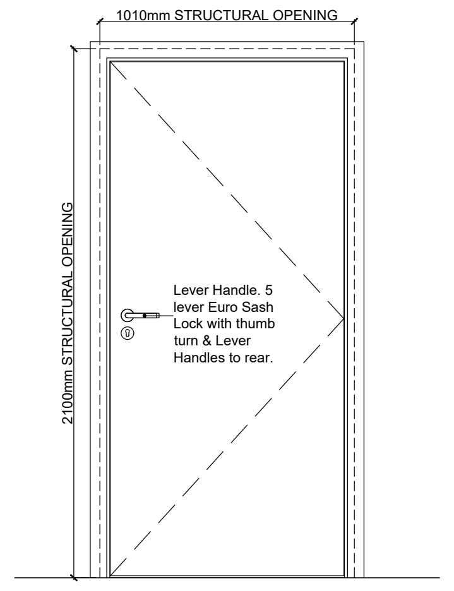
NOTE:
All existing window & door openings to be site measured prior to manufacturer of windows/doors.
Locking/Ironmongery requirements to be agreed between client and door/window manufacturer prior to construction.
Refer to building regulations notes for U-Value and safety glass requirements.

Door fixings along escape route to have push bar or thumb turn controls.
All fire doors to be fitted with intumescent smoke strips.

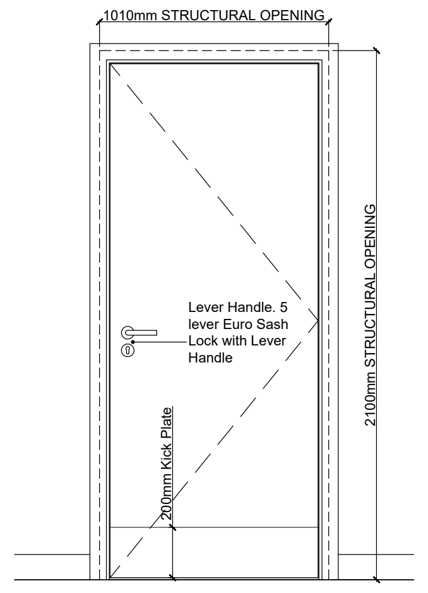
Refer to floor plans for handing of doors



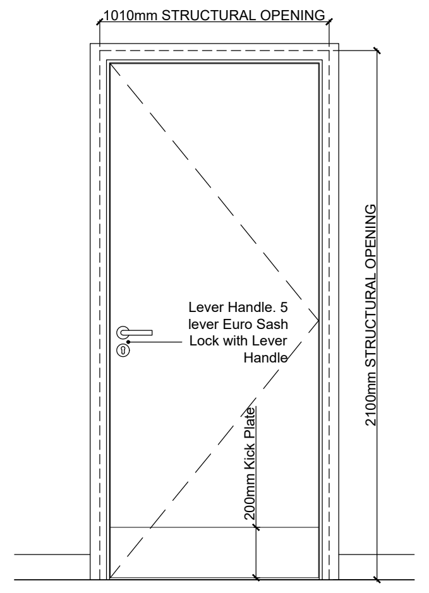
D15 (Steel Doorset)
Solid Steel Doorset With RAL Coloured
Finish tbc



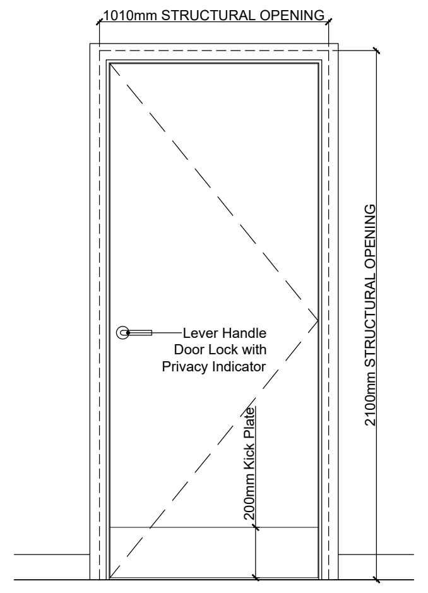
D16 (Steel Doorset)
Solid Steel Doorset With RAL Coloured
Finish tbc



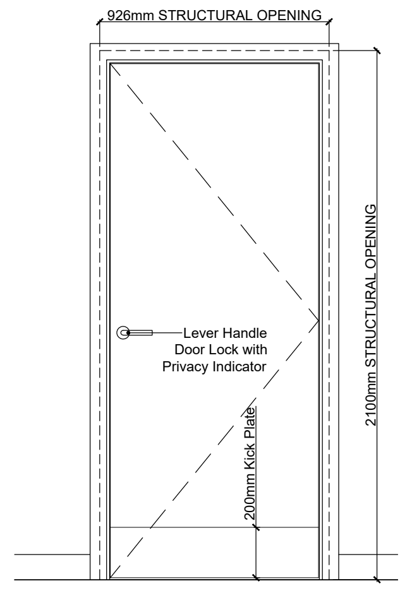
D17 (FD30S)
Solid Core, full factory paint finish doors



D18 (FD30S)
Solid Core, full factory paint finish

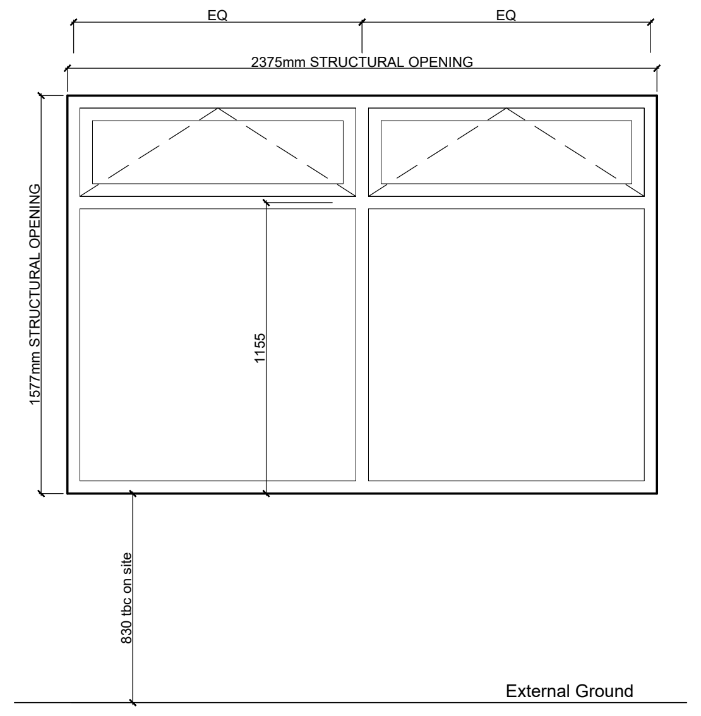


D19
Solid Core, full factory paint finish

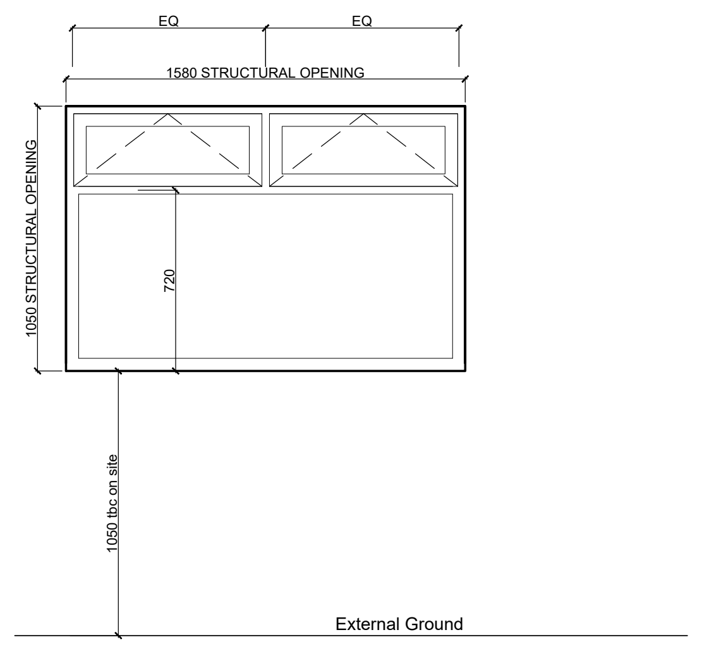


D20
Solid Core, full factory paint finish

WINDOW TYPES NTS



W01 (Aluminium Windows)
Aluminium Windows, Colour tbc



W02 (Aluminium Windows)
Aluminium Windows, Colour tbc

02	Issued for Approval	02-05-2025
01	Issued for Approval	31-03-2025

REVISION DETAILS **Date / By**

- ○ Draft
- ○ Preliminary
- ○ For Approval
- ○ Planning
- ● Building Regulations
- ○ Tender
- ○ Contract
- ○ Construction
- ○ As Built

EVOLVE
ARCHITECTS

CLIENT

Mr G Knapman

PROJECT

Erection of single storey extensions to the existing clubhouse at;
Prenton Rugby Club
Prenton Dell Road
Prenton, Birkenhead, Wirral
CH43 3BS

DRAWING TITLE

Door & Window Schedule

	Scale @ A1:	**Date:**
	NTS	07.02.2025

DRAWING NO:	**Revision:**
2025 007 300 010	02

BUILDING REGULATION SPECIFICATION NOTES:

01. Preliminaries
The contractor is to be familiar with all relevant codes of practice and current Building Regulations. Do not scale off the drawings, all dimensions and calculations to be checked on site. All materials and products are to be installed to manufacturers specification and recommendations. All materials must be fit for their intended use and comply with the relevant British Standards.

02. General
All work carried out to comply with the current Building Regulations, Town and Country Planning Act 1990, and all the relevant codes of practice, British and European standards. Compliance with the Party Wall Act 1996 is required within at or within 3m of the party wall or fence. If required, insertion of steelwork into any party walls will require Party Wall consent.

03. Building Regulations Procedure
The architect is required to obtain building regulations approval via the Full Plans procedure. It is the building contractors responsibility to ensure that the building work is carried out in accordance with the current Building Regulations Approved Documents and Building Control approved plans. It is also the contractors responsibility to ensure that the Building Inspector is contacted at the relevant key stages of work in order to prevent the possibility of abortive work. Any abortive work due to insufficient notice to the Building Inspector is the responsibility of the contractor and not the client. The Architect is to obtain a building regulations full plans approval notice for the clients retention and the contractor is to obtain a 'Completion Certificate' from the Building Inspector following completion of the works.

04. Protection to Existing Structure
Before any work commences, the contractor is to discuss with the client any temporary protection works required during construction.

05. Demolition / Strip Out
Contractor to strip out and remove all redundant fixtures and fittings, redundant structures, partitions, joinery, pipework and electrical wiring and cart away. Any existing services/wires/pipes etc are to be relocated to suit as part of the works. Strip out to be done with care to minimise the making good. Contractor to remove and clear all rubbish generated by the works.

06. Existing & Proposed Heating System
Please refer to the sub-contractors specification for details and specification of the new heating system and locations.

07. Electrical Works - Smoke/Heat Protection & Fire Safety
All electrical works to be designed by a specialist consultant or a sub-contractor in accordance with the relevant regulations.
The electrical sub-contractor is to be an approved member of the NICEIC or ECA, and it is the Contractors responsibility to ensure that Building Control & the client is provided with an installation test and completion certificate upon completion of the electrical installation works. All electrical works to be carried out by a suitably qualified competent person as required under the current building regulations.

-Escape Lighting to be provided in accordance with BS 5266 to cover all areas
-New fire exits to be provided to final exit doors with fire exit sign above door with internal push bar to BS5499 Part1 2002
-Break glass sounder activation points to be provided adjacent to final exit doors in accordance with BS 5839
-Fire Alarm to be provided (Refer To M&E Consultants Design)
-New fire alarm sounders to be provided in areas in accordance with BS 5839
-New smoke detectors to be to be provided in areas in accordance with BS 5839

Refer to M&E Consultants Designs for specification and final locations of the above.

08. Water Services:
The Contractor is to locate and protect the existing incoming water main during the course of the works. If lead main exists then contractor is to discuss replacement with client.

09. Existing & Proposed Drainage
Refer to structural engineers information for all drainage locations.
All drainage runs & positions shown on Architects drawings are assumed.
Refer to drainage consultants information for full design of drainage.

All new drainage is to be tested in the presence of the building Inspector and subsequently approved by the building Inspector prior to encasement.
If any underground drainage passes under the proposed building then the pipework is to be encased by 150mm mass concrete. Any pipework which passes through walls use suitable R.C. concrete lintels to BCO's satisfaction.

New WC's to have new 100mm dia waste pipe laid @1:40 fall, to be connected to existing/proposed drainage system using the appropriate drain adaptors and rest bends. (Hepsleve or similar approved) WC's to have Durgo ventilated short stacks. Sink wastes to be 38mm diameter upvc connected to new 100mm dia waste pipe connected to Durgo ventilated short stacks.

Shower wastes to be 38mm diameter upvc pipe connected to recessed linear drainage channel connected to new 100mm dia waste pipe laid @1:40 fall, to be connected to existing/proposed drainage system using the appropriate drain adaptors and rest bends. Showers and sinks to be fitted with 75mm trapped gullies. Traps to be re-sealing types where length exceeds 1.7m. Refer to Part M building regulations Diagram 18 for exact locations of all sanitary items within new Accessible Shower Rooms/WC. client to decide on style of fittings prior to construction.

Aco Drains to be installed adjacent to entrance doors where there are level thresholds or where the external ground level is level with the internal finished floor level connected to main drainage system.

Refer to Structural & Civil's engineers information for proposals for Septic Tank. and all external drainage design.

10. Foundations
Foundation design to be determined by local ground conditions.
Refer to Structural Engineers details & specification for full details of foundation design. All foundations to be inspected and approved by the Building Inspector prior to masonry work starting.

11. New External Walls (Front Lounge Extension & Changing Room Block)
External walls designed to achieve a minimum U-Value of 0.18W/m²K. Below damp proof course level 100mm dense concrete block and 100mm wide engineering brick to be used. Damp proof course level to be a minimum of 150mm above external ground level. External walls above DPC to be constructed from 102.5mm wide facing brickwork to match existing. Blockwork/Brickwork interface with existing walls to be formed by stainless steel anchor ties. Cavity trays to be installed over all wall interruptions including ducts, vents, etc... Cavity trays shall be stepped up a minimum of 150mm to inner leaf to provide suitable drainage fall. Cavity to be 100mm wide with 90mm Kingspan Kooltherm K106 Cavity Board leaving 10mm residual cavity. Insulation to be inserted on to top of wall ties and butt jointed at corners. Insulation to be taken up to top of brickwork in all situations. Inner leaf to be constructed from 100mm wide thermal insulation block (thermalite shield 2000 or similar). Cavity walls to be restrained by approved wall ties complying with BS5626 : Pt 3 : 1985 and spaced at 6 courses vertically and 750mm horizontally. Additional wall ties are to be installed at all wall openings for stability. Lintels to have a minimum of 200mm end bearing.
Expansion joints to be provided at 6m crs for brickwork / 8m crs for blockwork.

Existing function room building walls, floor & roof to remain as existing.Existing standing seam rood to be adjusted to rear to allow for new flat roof extension. Roof to be cut back with new guttering installed. To be specified by roofing subcontractor.

11A. New External Walls (Circulation Extension)
(Refer to SIP manufacturers details for exact specification of walls)

External walls designed to achieve a minimum U-Value of 0.18W/m²K. Below damp proof course level 140mm wide dense concrete block to SE details. Damp proof course level to be a minimum of 150mm above external ground level. External walls above DPC to be constructed from 150mm wide SIP panels to SIP panel manufacturers details. Brick Slip cladding to be applied to external face of SIP panels in accordance with manufacturers details;

Sheathing layer of 18mm plywood or cp board on timber frame SIP panel structure,
Breathable waterproof membrane,
Eurobrick 25mm x-clad systemz with external brick slip cladding to manufacturers details

Internal face of SIP panel to be lined with 12.5mm plasterboard with plaster/skim finish.

11B. New External Walls (Gym)

Existing masonry walls to be built up to allow for ceiling void required and also to allow for roof structure to clear the circulation roof level. Exact level tbc by contractor.

11C. New External Walls (Changing Rooms)

External walls designed to achieve a minimum U-Value of 0.18W/m²K.
Refer to SIP Panel manufacturers details for full specification.

Movement Joints
Movement joints to be provided at 12m intervals in continuous brickwork.
Movement joints should be provided in the following positions:

* Intersecting walls, piers, floors etc.

* Window and door openings;

* Changes in height or thickness of walls;

* Chases in the wall;

* At the location of other movement joints in the building or floor slab.

The width of the joint in millimetres should be approx 30% more than the distance between joints in metres i.e.; movement joints at 12m centres will need to be approx 16mm wide.
Wall ties should be provided at 300mm vertical spacings, on either side of the joint.

Movement joints to be provided in blockwork at 6.0m to 9.0m intervals, with a 10mm wide joint.

Seals
Materials for joints to BS6213

1. 2-part Polysulphide BS5212

2. 2-part Polyurethane BS5212

3. Bitumen Rubber type A1/A2 of BS2499

4. Flexible Epoxide

The depth of the seal should be at least between 2 x width and 1 x width of the joint.

12. New Internal Walls & Joinery
Internal walls to be 100mm concrete blockwork.
All skirting and architrave to be clients choice.
Wall finishes to be clients choice.

13.New Ground Floor Slab - U-Value min 0.18W/m2K
Insulated floor slab to achieve a minimum U-Value of 0.13w/m²K. Ground excavated and cleared of all vegetation and organic material. 150mm minimum compacted limestone hardcore sub-base with sand blinding.150mm minimum concrete base of C20 grade. Aggregates to comply with BS882.1200q visqueen damp proof membrane. Damp proof membrane to be lapped by minimum 150mm at joins and taken up to and overlapped with damp proof course. 80mm Kingspan Kooltherm K103 Floor Board laid over concrete. 25mm Kingspan Kooltherm K103 insulation to perimeter of slab. Finished floor slab to be no lower than damp proof course level. 75mm thick sand and cement screed applied to slab Ground Floor To Be Level With Connecting Floor Level.

Shower dry-off areas and changing rooms are to be laid to falls towards gullies and drainage channels. Falls to be formed using screed.

14.Flat Roof Construction (Circulation Extension)
To achieve a minimum U-Value of 0.15W/m²K.
Joists sizes as per SE details.
EDPM Single Ply Membrane (Adhered) on
18mm OSB Roof Deck on timber Firrings laid to min 1:40 fall
on Timber roof joists to SE Details
150mm Celotex GA4000 insulation between joists
40mm Celotex GA4000 insulation under joists
Vapour control layer
12.5mm plasterboard with plaster/skim finish.

Flat roof to be ventilated at soffit & abutment with 25mm continuous ventilators.

All dimensions and pitches for setting out are to be taken from site.

14A.Flat Roof Construction (Lounge Extension,Changing Block & Gym Roof)
To achieve a minimum U-Value of 0.15W/m²K.
Joists sizes as per SE details.
EDPM Single Ply Membrane (Adhered) on
Kingspan 150mm Thermaroof TR27 Insulation
Vapour control layer
18mm OSB Roof Deck on timber Firrings laid to min 1:40 fall
on timber roof joists to SE details
12.5mm plasterboard with plaster/skim finish

All dimensions and pitches for setting out are to be taken from site.

15. Structural Timber
All structural timber to be machine graded to C16/C24 as specified. Timber to comply with BS4978, BS EN 519.

16. Windows/Doors & Glazing
External Windows/Doors
New Aluminium windows (Client to decide on colour) Trickle ventilation incorporated into head of windows to habitable rooms to achieve ventilation rates described in separate section. 28mm low emissivity glazed units and to achieve a minimum u-value of 1.2w/m²K. Toughened safety glass in accordance with BS6206 to be provided to all areas in doors and side screens below 1500mm above finished floor level and below 800mm in windows. Frames should be fixed in accordance with the manufacturers recommendations. Frames should be fixed either by galvanized steel cramps or by non-corrodible screw fixings to the surrounding walls/lintel.

Internal Doors
Refer to door schedule.

Fire Doors
Refer to door schedule.
Refer to Fire Strategy Drawings for identification of Door Fire Ratings
Door fixings along escape route to have push bar or thumb turn controls.
All fire doors to be fitted with intumescent smoke strips.

External Doors
Lounge Doors
New Aluminium doors (Client to decide on colour) Trickle ventilation incorporated into head of doors to habitable rooms to achieve ventilation rates described in separate section. 28mm low emissivity glazed units and to achieve a minimum u-value of 1.2w/m²K. Toughened safety glass in accordance with BS6206 to be provided to all areas below 1500mm above finished floor level. Frames should be fixed in accordance with the manufacturers recommendations. Frames should be fixed either by galvanized steel cramps or by non-corrodible screw fixings to the surrounding walls/lintel.

Main Entrance Doors
Aluminium doors. (Client to decide on colour) 28mm low emissivity glazed units and to achieve a minimum u-value of 1.2w/m²K. Toughened safety glass in accordance with BS6206 to be provided to all areas below 1500mm above finished floor level.
Frames should be fixed in accordance with the manufacturers recommendations. Frames should be fixed either by galvanized steel cramps or by non-corrodible screw fixings to the surrounding walls/lintel Locking system to be insurance rated and to relevant BS standards.

Doors (both entrance doors) to be linked to an electronic accessible push pad. Stainless steel protective hoops to be fitted alongside doors to provide protection from opening doors; Broxap Door Barriers, BX14/DB or similar approved. (to doors that open outwards)

External Fire Doors
Refer to door schedule. (Client to decide on colour)

17. Ventilation
Purge Ventilation to habitable rooms using opening windows/doors with a combined area min. 1/20th floor area of the room. Background ventilation is to be provided in all new habitable rooms with controllable trickle ventilation in the head of the window. Trickle ventilation to be provided a minimum of 1700mm above finished floor level to avoid cold draughts. Minimum of 5000mm2 equivalent area in all habitable rooms with an external wall. Mechanical extract fans to be provided within changing rooms, shower areas and new WC's in accordance with M&E consultant/subcontractor. design.Ductwork for kitchen extract system to either be concealed within cooker hood housing or within new suspended plasterboard ceiling, extract systems to be specified by M&E consultant/subcontractor.

18. Lighting
Specification of light fittings to be agreed with client. All new lighting is to be low energy efficient type fittings. All downlighters to have intumescent hoods.
Lighting systems, including external lighting to be specified by M&E consultant/subcontractor.

19. New Ceilings
Ceilings to be a mixture of suspended gridded ceilings or suspended plasterboard ceilings. Refer to ceiling layout drawings for locations.

Suspended Gridded Ceilings
Armstrong PRELUDE 24 suspended ceiling system (or similar approved) to manufacturers installation guidance.

Armstrong CERAMAGUARD (or similar approved) 600x600mm ceiling tiles to be used in Function Room, Kitchen & Gym areas.

Armstrong Hydroboard (or similar approved) 600x600mm ceiling tiles to be used within shower areas.

Suspended Plasterboard Ceilings
British Gypsum CasoLine MF Suspended Ceiling System (or similar approved) to manufacturers installation guidance. 12.5mm Moisture Resistant plasterboard to be used.
Compartment walls to continue to underside of roof structure. Fire stopping to meet compartment rating to be installed where required.
Access hatches for M&E access to be confirmed by M&E subcontractor.

20. Finishes
Ceilings
Generally all MF ceilings and walls are to receive a painted finish. 1No. mist-costs of matt white emulsion to be applied to all new plasterwork, with 1No. under-coats and 1No. finish coats to all new painted areas. All new finishes that are applied are to in accordance with the relevant British Standard and current codes of practice.

Floors
All floor finishes to be confirmed by Client prior to construction.

All external door lobby areas to have barrier matting; Gradus Esplanade 9000 barrier matting or similar approved.

Floor finishes to comply with the following slip resistances;

-Showers, Changing Rooms, WC's, Gym, Medical &
Cellar Rating R13 Slip Resistance

-Circulation Spaces, Reception Area, Corridors & Storage Areas
Rating R10 Slip Resistance

21. Toilets/Changing Rooms
New Accessible Washrooms/WC's to be provided. New DOC M pack to be installed.

All Sanitary fittings to be chosen by client. All showers and sinks to be fitted with 75mm deep seal bottle traps. All fittings for trench showers to be chosen by client, showers to have trapped gullies as identified on drawings (TG) Traps to be re-sealing types where length exceeds 1.7m. All new drainage to be connected to existing/proposed drainage system using the appropriate drain adaptors and rest bends. (Hepsleve or similar approved) WC and sinks to have Durgo ventilated short stack as identified on drawings (VSS)

22. Fire Protection

-Steelwork
New steel work to be 60mins fire protected, Steel beams to be encased with British Gypsum Firecase D120001 Firecase system to achieve a minimum of 60mins fire resistance. (One layer of 15mm Glasroc F FireCase)

-Fire Protected Doors
Doors within corridors/circulation to have 30mins fire resistance and to be fitted with self closing devices. Refer to fire strategy drawing and door schedule.
All Doors in public areas to also be fitted with finger-guard devices.

-Fire Stopping
30mins Fire Barrier system installed above head of compartment partitions; Rockwool Fire Barrier System; 2 layers of 50mm back to back butt jointed with staggered vertical joints between the back to back layers. Installed as per manufacturers installation details.

30mins Vertical Cavity Fire Barrier system installed within cavities on compartment lines; ROCKWOOL SCB Installed as per manufacturers installation details.

Compartment walls to continue to underside of roof structure. Fire stopping to meet compartment rating to be installed where required.

Intumescent sealant to be used to seal any gaps within compartments to achieve the resistance required by that compartment.

23.Other
Shutters
External roller shutters to be provided to all windows/doors.
Shutters to be provided to main entrance door.
Shutter specification to be selected by client prior to construction.
Design and fixing method to be decided by shutter manufacturer.

Level Access
Level access to be formed with hard landscaping to main entrance doors.
To have an unobstructed entrance platt, measuring at least 1.5m by 1.5m, with a rise of not more than 1 in 15 and to have an accessible threshold and a door leaf which provides a clear opening width of at least 800mm.Unobstructed space to the opening face of the door, next to the leading edge, of at least 300mm. Edge kerb to ramp to be provided.

02	Issued for Approval	02-05-2025
01	Issued for Approval	31-03-2025

REVISION DETAILS **Date / By**

- ○ Draft
- ○ Preliminary
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- ◉ Building Regulations
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- ○ As Built

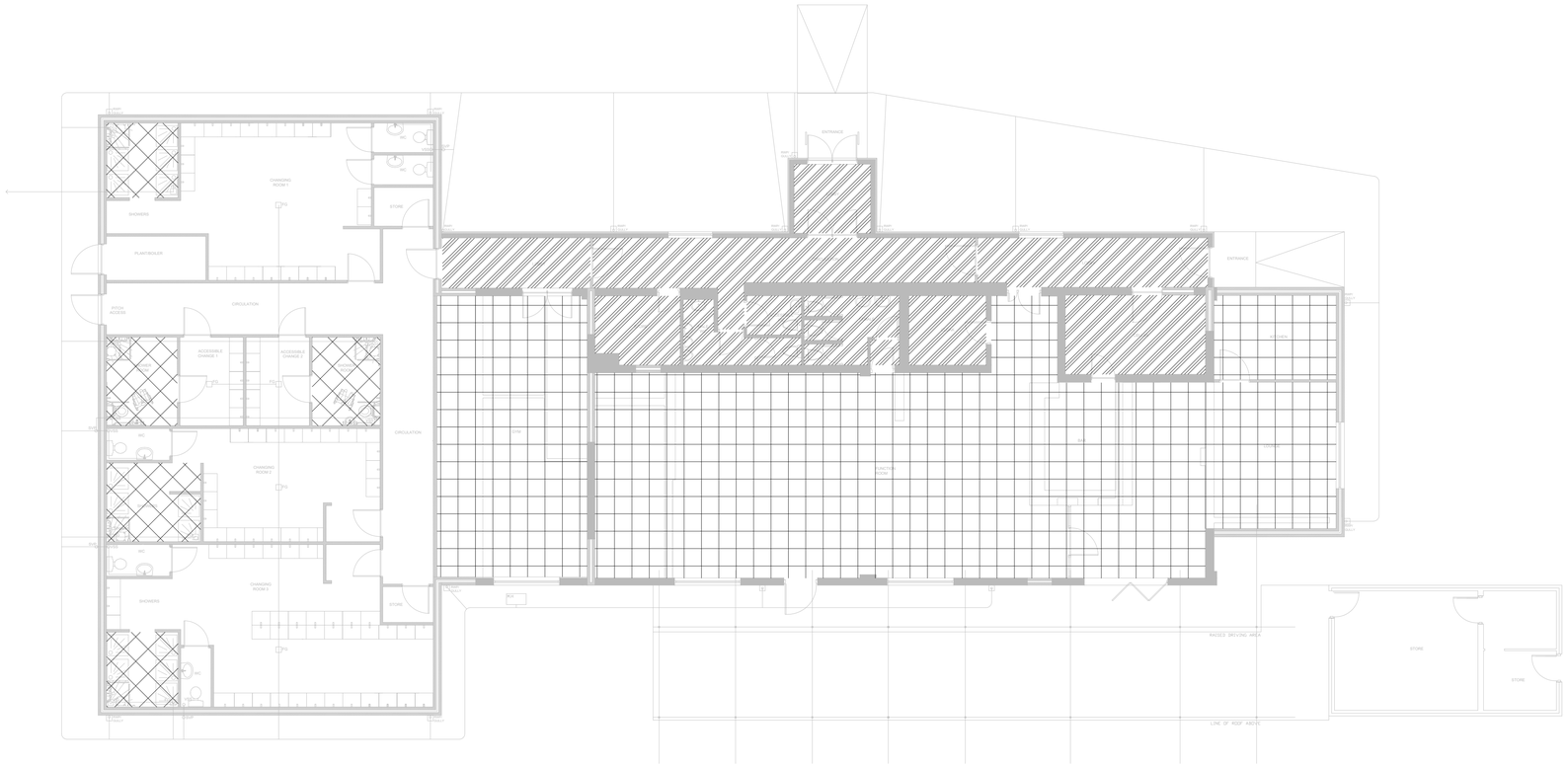
EVOLVE ARCHITECTS

CLIENT
Mr G Knapman

PROJECT
Erection of single storey extensions to the existing clubhouse at;
Prenton Rugby Club
Prenton Dell Road
Prenton, Birkenhead, Wirral
CH43 3BS

DRAWING TITLE
Building Regulations Specification

Scale @ A2:	Date:
NTS	07.02.2025
DRAWING NO:	**Revision:**
2025 007 300 011	02



PROPOSED CEILING LAYOUTS

1:100

2m 0 2m 4m 6m 8m 10m

CEILING KEY

Suspended Gridded Ceilings
Armstrong PRELUDE 24 suspended ceiling system (or similar approved) to manufacturers installation guidance.
Armstrong CERAMAGUARD (or similar approved) 600x600mm ceiling tiles

Suspended Gridded Ceilings
Armstrong PRELUDE 24 suspended ceiling system (or similar approved) to manufacturers installation guidance.
Armstrong Hydroboard (or similar approved) 600x600mm ceiling tiles

Suspended Plasterboard Ceilings
British Gypsum CasoLine MF Suspended Ceiling System (or similar approved) to manufacturers installation guidance. 12.5mm Moisture Resistant plasterboard to be used.
Compartment walls to continue to underside of roof structure. Fire stopping to meet compartment rating to be installed where required.
Access hatches for M&E access to be confirmed by M&E subcontractor.

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Prenton Rugby Club
Prenton Dell Road
Prenton, Birkenhead, Wirral
CH43 3BS

DRAWING TITLE

Proposed Ceiling Layouts

Scale @ A1:	Date:
1:100	07.02.2025

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2025 007 300 012	02