

PLANNING REPORT

Client(s): Limerick City & County Council Housing Department

Site: 58 Mayorstone Drive, Limerick

Existing/Proposed Layout

The subject unit is a detached 2 storey unit comprising of a stand alone dwelling, and we are proposing to subdivide to form a two-bed apartment on ground floor and a one bed apartment on first floor. There is a single storey annex to the side and a 2 storey and single storey annex to the rear, the single storey will be extended up to form a 2-storey annex.

Structural alterations

The extended rear annex will undergo partial demolition with the removal of the roof structure and any closing block detail. The chimney stack will also be removed entirely. The roof will be replaced with a floor joist structure, and the walls will be extended up to match the height of the main building roof line. A new roof will be constructed above the new annex with a hipped roof with finishes to match. There are a number of internal partitions which shall be removed, with any load bearing partitions shall be replaced with steel elements to pick up floor/ceiling joist loading. Some existing timber elements may need to be replaced, and will undergo inspection during demolition and stripping.

TGD B Compliance Structure

Existing side stairwell will remain untouched, but the layout will be altered to a stand alone first floor access. Existing block surrounds will provide 60min vertical protection, and any ground floor opes shall be blocked up to match surrounding construction. Any first-floor surround will be constructed of blockwork or timber/steel stud partitions with double slabbing to provide 60min protection. This vertical construction will extend to the underside of the roofline. The main other compartment element is the 60min separation between floors. This will be formed with a continuous double slab to the underside of the existing floor joist structure, penetrations not permitted (See the White Book by Gyproc, for particulars) any wiring penetrations will be concentrated to ducting at one corner and packed with intumescent cushions, any pipe penetrations will have intumescent collars.

TGD B Compliance M&E

The proposed multi occupancy development will require a complete Mechanical and Electrical refit with stand alone systems for each unit. All wiring will be run below the 60min partition with a tertiary slab below the wiring zone. All plumbing on first floor will

be boxed off surface and will be discharged to a stack which will have a double slab surround and vented out through a vented tile. Each unit will have a separate metered supply and a separate heating system.

GENERAL NOTES

All works to be carried out in accordance with current building regulations Technical Guidance Documents A -M and NHBGS HOUSE BUILDING MANUAL (Available from NHBGSN Federation house, Canal Road, Dublin 6.)

HEALTH & SAFETY:

Provide for all costs in respect of complying fully with the current safety, health & welfare at work (construction) regulations. Provide for carrying out functions of project supervisor, construction stage, to satisfy current statutory reqs and ensure that on site activities are executed in accordance therewith. Procure and maintain insurance cover and provide indemnity in respect of any claim incurred by reason of the performance of functions and duties of the project supervisor for the construction stage of the project.

SITE INVESTIGATION:

Contractors are to visit the site and satisfy themselves as to the working conditions.

GENERAL:

All dimensions to be checked on site. Main Contractor to allow for attendance on all subcontractors. Ensure that no damage beyond fair wear and tear is caused by site traffic to roads outside the site boundaries and adequately maintain approaches to site and keep clear of debris, especially in such an urban setting.

(No excessive dust or dirt is anticipated in these works)

INTERNAL WALL FINISHES:

All floors and walls to bathrooms & En-suite to be prepared for tiling with a tanking application.

WINDOWS & DOORS:

Safety glass to be used in all instances below 800mm and carried up to the lowest transom level above 800mm where no transom occurs at 800mm. All glazing to BS6262.

ROOM VENTILATION: (If heat recovery unit is not adopted)

225x225mm standard wall vents with 150mm pvc grill sleeve, external galvanised grill with fly screen to all habitable rooms. Alternatively, MHRV system.

INTERNAL JOINERY:

Install all doors and frames. All internal doors to be selected by client and to be fire rated, if necessary. 2no steel butt hinges to all SW doors & 3no Brass butt hinges to all HW doors. Install all Ironmongery to be selected by client.

Fit all Architraves and skirting, and plugging all fixings. Skirting to be 6" Double rounded type & Architraves to be 3" Double rounded

All finishes to skirting & Architraves by client.

KITCHEN:

Allow for all builders work & attendances to fitted kitchen. Fitted kitchen to be selected and supplied by client.

SANITARY WARE:

Provide and fit all sanitary ware, to be selected by client for installing.

PLUMBING & ELECTRICAL:

Allow for builders work and attendances to all plumbing and electrical works to be carried out by nominated subcontractors as per layouts.

Plumbing Subcontractor to provide for the following: to provide for all the mechanical systems, including water storage, hot water cylinder, drinking water systems, wastes etc. all in accordance with relevant regulations and codes of practise. To provide all sanitary fittings (Armitage shanks or ideal standard type) client to approve all fittings, to provide & plumb selected showers. To plumb only all dishwasher, washing machine's etc.

To provide boiler and heating system consisting of underfloor heating throughout to be installed as per layout (required boiler output to be size and radiator output for each room to be sized by plumber to normal heating standards and agreed with client) also to insert a full heat recovery system.

Electrical subcontractor to provide for the following:

Provide for all time switches and other electrical works for mechanical items.

CLEANING:

Upon completion ensure that all spots and blemishes have been removed from glass, sanitary fittings, light fittings, tiles, flooring and other surfaces and remove from site all debris.