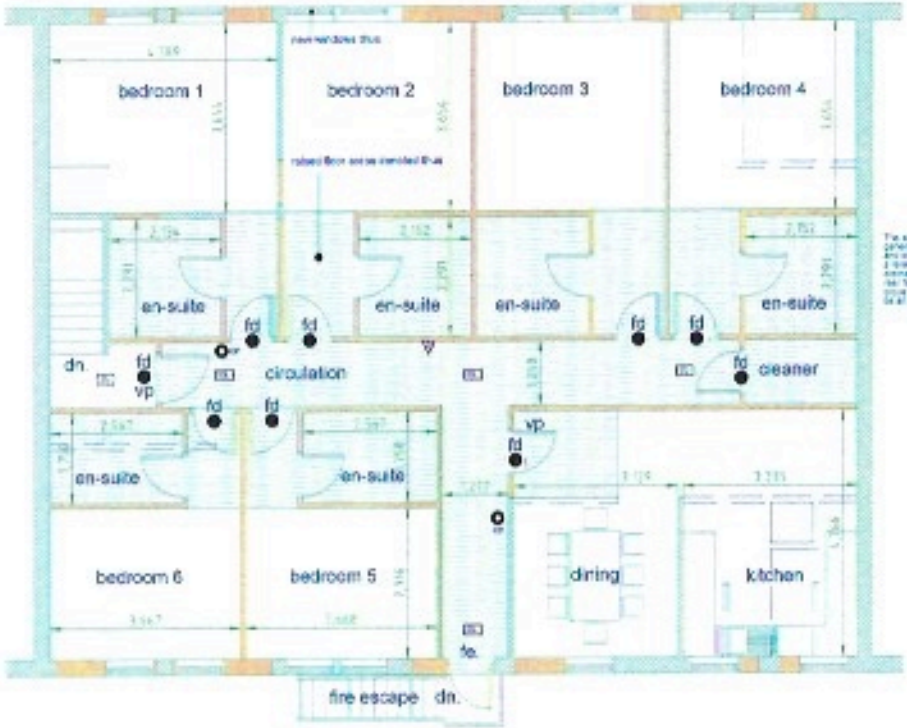
existing first floor plan of offices

existing ground floor plan of stairwell

proposed first floor plan of residential accommodation



existing ground floor plan of stairwell to remain

fire precautions

fd — This symbol denotes half hour fire resistant door and frame complete with intumescent strips, smoke seals and overhead door closer

vp — This symbol denotes half hour fire resistant vision panel in door

Existing first floor structure to be of the fire resistant construction to ensure the fire separation between ground floor commercial and first floor residential accommodation

A fire alarm system complete with call points and sounders will be required within accordance with BS [illegible]

This symbol denotes fire alarm call point

This symbol denotes an emergency lighting unit complete with battery

This symbol denotes sounder

sound insulation and thermal requirements

As building regulations describe the project as "rooms for residential purposes" and the fact that the original building is not a dwelling, then sound insulation measures and thermal measures will have to be taken into account.

SOUND
All walls separating the individual bedrooms from each other and from general circulation and stairwell areas will need to achieve an 'airborne' sound insulation of min 43dB.
Similarly, all floors and walls separating the accommodation from ground floor commercial will need to achieve an 'airborne' sound insulation of min 43dB and an 'impact' sound insulation of min 64dB.
All 'separating' walls should extend up to the underside of the concrete roof deck and also be fire stopped.

THERMAL
As the work involves the conversion of an existing building then the relevant elements, external walls and roof will need to be assessed to see if they meet the "threshold u values" as stated in the 'Retained thermal elements' table of the approved document. Basically, 0.7 for external wall and 0.35 for the flat roof.
If the existing structure does not meet these standards then the possibility of upgrading the thermal quality will need to investigated and a new u value target agreed with building control.

New double glazed window units should achieve a min U value of 1.6

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CLIENT
Sue and David Wright

PROJECT
Proposed conversion of existing offices to create student accommodation

LOCATION
First floor: 344, Wellington Street, Barnsley S70 6ES

DRAWING
Existing and proposed floor plans

SCALE 1:50 DATE Nov '13

DRWG no. 2013/025/01 DRAWN by PD

REV.