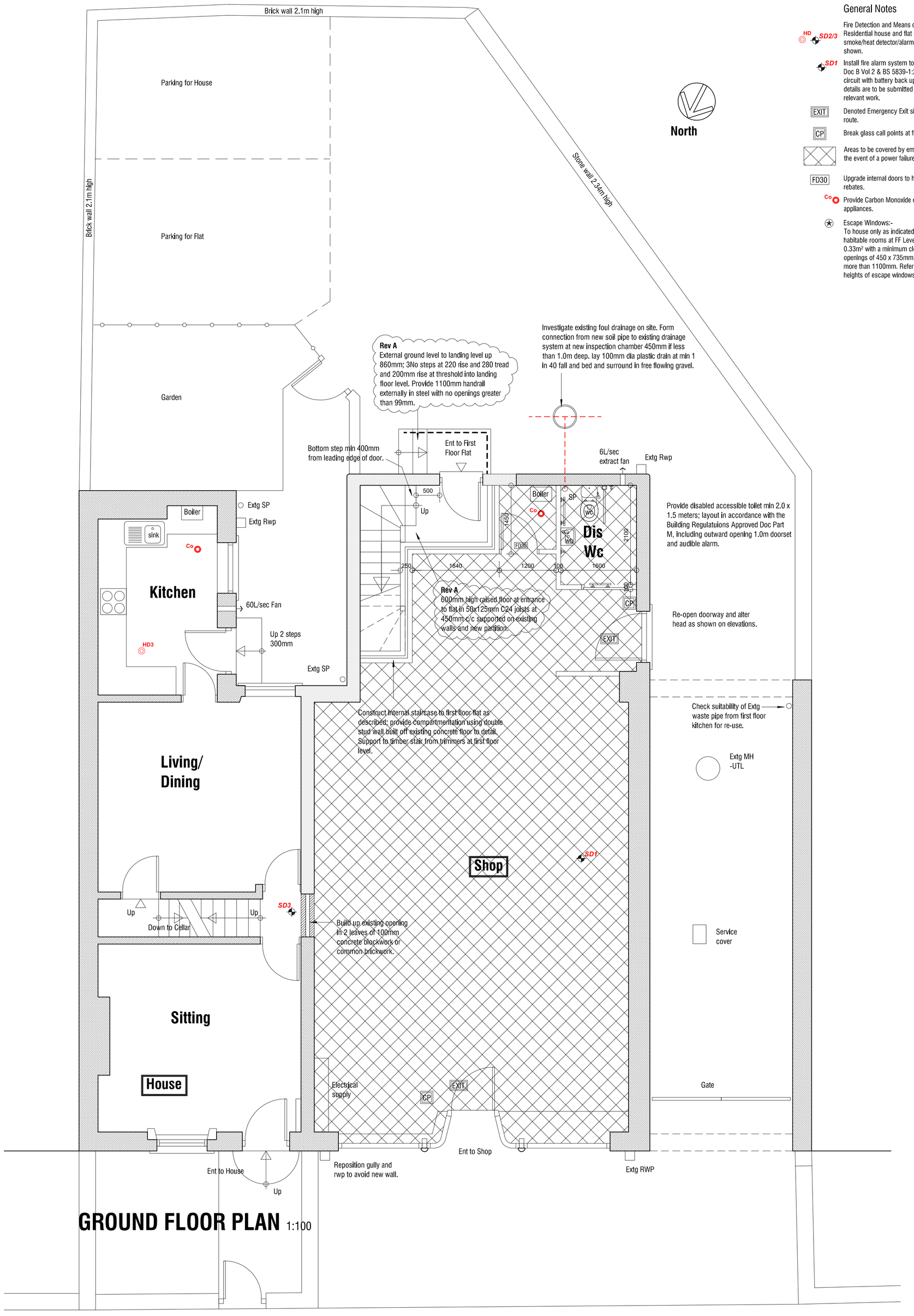
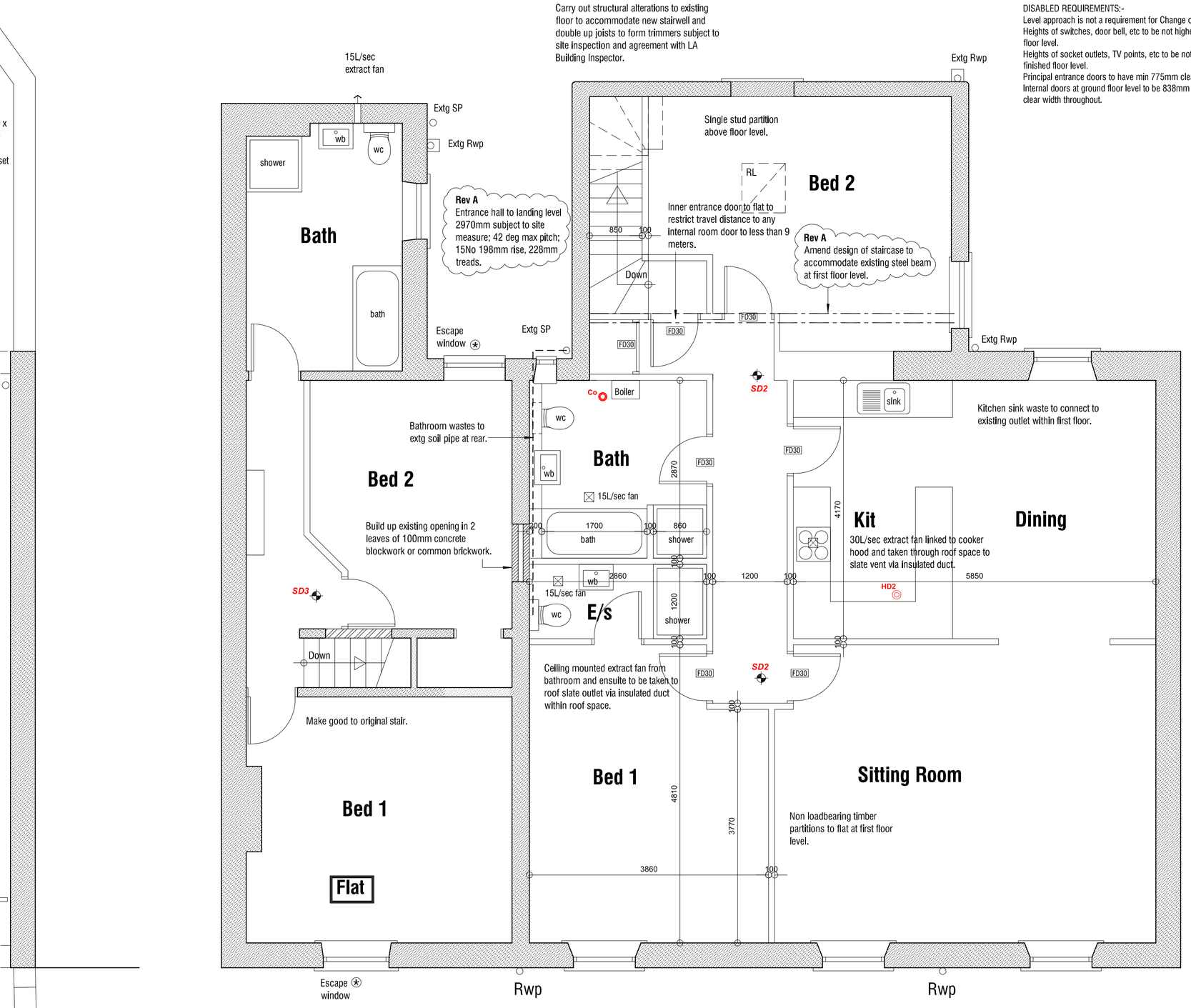


GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100

General Notes

Fire Detection and Means of Escape:-
Residential house and flat - Each to have independent mains wired smoke/heat detector/alarm system to BS 5839 with battery back up where shown.

Install fire alarm system to commercial areas In accordance with Approved Doc B Vol 2 & BS 5839-1:2002. System to be hard wired on separately fused circuit with battery back up and designed and installed by specialist whose details are to be submitted to and approved by building control prior to the relevant work.

Denoted Emergency Exit sign above door at final exit and on means of escape route.

Break glass call points at final exist as shown.

Areas to be covered by emergency lighting with battery backup to operate in the event of a power failure.

Upgrade internal doors to have hour fire doors and frames with 25mm rebates.

Provide Carbon Monoxide detector to rooms with gas and solid fuel appliances.

Escape Windows:-
To house only as indicated to windows to ground floor inner room and habitable rooms at FF Level to be provided with escape windows of min area 0.33m² with a minimum clear opening height or width of 450mm (ie min clear openings of 450 x 735mm or 735 x 450mm) and a maximum cill height of not more than 1100mm. Refer to elevations for details of restrictors due to low cill heights of escape windows.

INTERNAL WALLS:-
Non-loadbearing partitions walls in 75x50mm SW studs with head and sole plates and intermediate studs to facilitate sanitary appliance installation with 12.5mm wallboard to both sides with skim finish & min 10kg/m³density. Provide insulation infill to all partitions for sound reduction in mineral fibre of min 10kg/m³ density.

COMPARTMENT WALL:-
Internal separating wall between Shop and stair to Flat in accordance with the Building Regulations Approved Doc Part E Sound; to be wall Type 4.1 -
- 2 leaves of 75x50sw framing
- 50mm cavity
- 2 layers of 12mm plasterboard to outer faces. (min mass per unit area 10kg/m².
- Insulate one leaf with 50mm Rockwool.

LINTELS:-
All lintels to inner leaf of external solid and cavity walls to be Naylor pc concrete and appropriate for the spans and loads supported with minimum 150mm end bearings In accordance with chosen Manufacturers schedule, Natural stone lintels to outer leaf including Naylor L-Strip stainless steel lintels to provide additional support to stone lintels where spans exceed 600mm.
Provide tray DPC over all lintels with stop-ends & perpend weepholes at 450mm c/c and vertical dpcs to rear.

WINDOWS AND DOORS:-
New windows where required to be in white Upvc high performance section, double glazed with hermetically sealed units incorporating 16/20mm cavity & Low-E glass to ensure max 1.6w/m²c U-value to windows and 1.8W/m²K to doors; fully draft sealed. Replacement windows to habitable rooms to have two stage lockable casement fasteners in lieu of trickle vents.
All new doors and windows to comply with the security requirements of the Building Regulations Approved Document Part Q.

GLAZING:-
All glazing to comply with Approved Document N of Building Regs and to BS 5713:1979.
Obscure glazing to all bathrooms and WC`s.
All glazing to critical areas to be Kitemarked safety glass as follows:-
Windows with cill height less than 800mm from internal floor level.
In doors and adjacent side screens to all areas below 1500mm from finished floor level.

STAIRCASE:-
New timber staircase to flat to comply with Approved Document K of Building Regs. Refer to drawings for specific details regarding number of rises and goings.
Max pitch to be 42°.
Max individual rise to be 220mm; Treads to be 240mm and all equal length; tapered treads min 50mm; handrail height 900mm above pitch line of stair.
Guarding to landing to be 900mm high above floor level. Max clear gap between vertical balusters to be 99mm. Clear headroom to be 2m above pitch line of stairs.

MECHANICAL VENTILATION:-
Provide the following extract rates:-
Kitchen - 60 L/sec if located in external wall or 30 litres/sec in conjunction with hob extractor; WC - 6 litres per sec; Bathroom and Ensuite - 15 litres / sec manually activated. In windowless accomodation where automatic activation is required extractors to be wired into lighting circuit and have at least 15 min over-run following de-activation and ensure 10mm air gap to bottom of doors for fresh air supply.

ABOVE GROUND DRAINAGE:-
All sanitary fittings to have PVC-U wastes to BS EN 1329 of the following sizes:
SVPs & WCs - 100mm dia.
WC wastes from appliance to SVP to be laid at min 1in56 fall (18mm fall per meter run).
Basins - 32mm dia or 40mm if greater than 1.7m away from SVP.
Baths, showers & slnks - 40mm dia.
All wastes to have 75mm deep resealing (Anti-Vac) traps.
SVP's and wastes to WC's to be in black PVC-U so that no light is visible through the pipe walls thereby discouraging access by rodents.
All fittings to connect to SVP above or min 200mm below WC entry.
Soil pipes to be 100mm dia and where running to external air to terminate min 900mm above any opening light within 3m of the discharge point and finished with a vermin proof cage which does not restrict the flow of air.
Where SVP terminates inside building an air admittance valve to be fitted BBA certified.
Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
A branch pipe discharging to a gulley to terminate below grate level but above water level.

ELECTRICS:-
Electrical system to be designed installed and tested in accordance with latest edition "wiring" regulations (BS7671) by a contractor registered under an approved competent persons scheme or registered by an approved trade body such as the NICEIC and including the following requirements:-

Electrical Test Certificate:-
Design, installation and commissioning certificate to be provided to LABC upon completion of the electrical work.

Lighting:-
Internal Lighting:
Provide 100 of all new light fittings as Low Energy Lighting by providing fixed lighting that only take lamps having a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings.

HEATING AND HOT WATER:-
Gas fired central heating and hot water systems with room-sealed fan assisted balanced flue condensing combination boilers of min **92% SEDBUK** located where shown.
Space heating using radiators throughout with overall and individual thermostatic valves to radiatiors. All primary pipework to be insulated in accordance with current regulations.
Boiler to be wall mounted in accordance with gas appliance regulations.
Space heating control system to comply with regulation G3, British Standards and Codes of Practice and give both thermostatic and timed control.
Gas appliances to be compliant with The Gas Appliances (Safety) Regulations 1995 and The Gas Safety (Installations & Use) Regulations 1998.
Balanced flue to boiler to be located on external wall as detailed in Diagram 3.4, Section 3, Approved document J of the current Building Regulations.
No combustable material to be installed within 40mm of any flue.
Design Installation and commisioning certificate to be completed by registered installer and a copy provided to LABC following completion of the installation.

HOT WATER & WATER EFFICIENCY:-
Wholesome water supplies to be provided by local water supply undertaker.
All baths to be fitted with a suitable thermostatic device to limit hot water tpeerature to not more than 48 degrees C.
All hot water taps to be fitted on left hand side of relevant sanitary appliances.
Hot water system to be designed supplied and installed by specialist generally in accordance with BS 6700 and is to be provided with the relevant notices/ warnings described in para's 3.23 & 3.24 AD G; B.Regs 2000; 2010 edition.
Water efficiency to be assured to ensure max wholesome water use of 125 litres per person per day in accordance with Governments national calculation methodology.

DISABLED REQUIREMENTS:-
Level approach is not a requirement for Change of Use.
Heights of switches, door bell, etc to be not higher than 1200mm above finished floor level.
Heights of socket outlets, TV points, etc to be not lower than 450mm above finished floor level.
Principal entrance doors to have min 775mm clear width.
Internal doors at ground floor level to be 838mm wide to ensure min 750mm clear width throughout.

Rev A 14.04.2017 - Amended stair layout and access to flat and omit Kitchen area to Shop.

THE OLD CO-OP BUILDING
28 CHURCH STREET
DARTON
BARNSLEY S75 5HG

DETAILED PROPOSALS

PLANS

mbooth design
architectural design and building consultants
Fairfield House
Berneslai Close Barnsley
S70 2FL
T: 01226 286256
M: 07881898300
E: mboothdesign@btconnect.com

Scale	AS SHOWN @ A1	Drawn	MJB
Date	NOV 2016	Ref.	16.37
Dwg No.	**WD01**	Rev.	**A**

0cm 2cm 4cm 6cm

Copyright mboothdesign. All dimensions in millimeters unless otherwise stated. Dimensions for setting out in existing buildings are to be checked and verified on site.