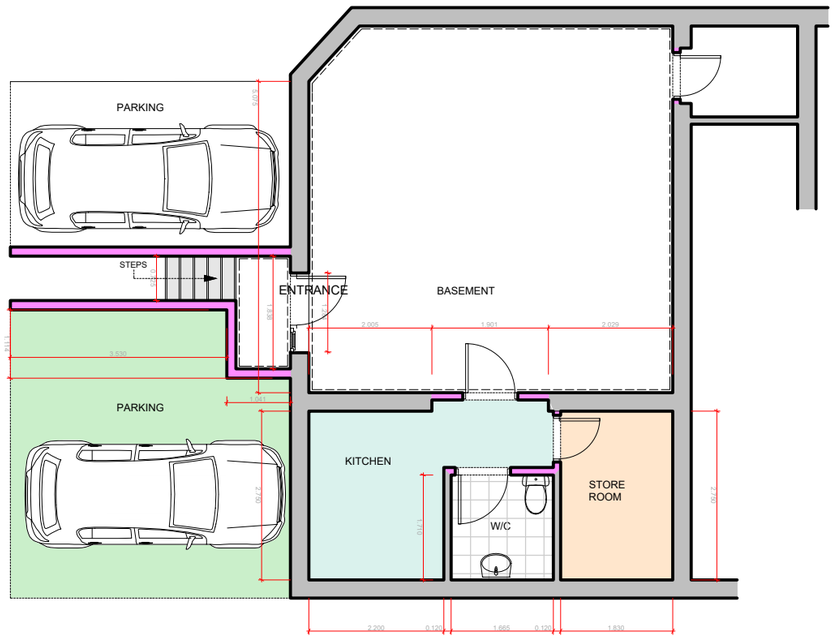
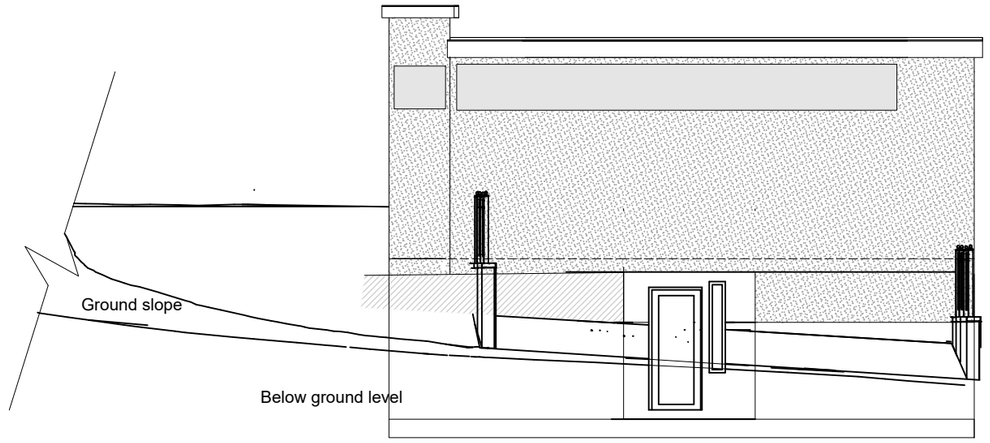
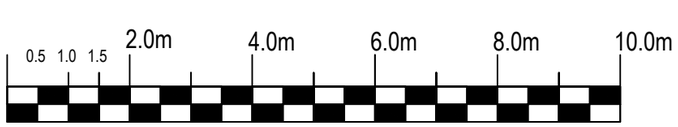


Proposed Lower Ground floor plan



Proposed Side Elevation



Architectural Considerations:
- Structural Reinforcement: The existing footings will be assessed and reinforced as necessary to support the new excavation.
- New Floor Level: The design will ensure the new floor follows the gradient of the side road to create a seamless entry point.
- Internal Layout: The introduction of new partition walls will use fire-rated materials to comply with building safety codes.
- Ceiling Height: The post-excavation ceiling height will meet local commercial building regulations.
- Lighting Strategy: Plans include the integration of artificial and natural lighting where feasible to optimize the space.

Structural and Safety Details:
- Retaining Structures: Reinforced retaining walls will be constructed to maintain stability during and post-excavation.
- Load-Bearing Checks: Comprehensive analysis to ensure the structure above remains stable during and after modifications.
- Support Systems: Placement of steel beams or columns where necessary to maintain structural integrity.
- Waterproofing Measures: The installation of a waterproofing membrane beneath the new slab will prevent water ingress.
- Drainage System: Provisions for appropriate drainage, including sump pumps if required, to manage any potential groundwater concerns.

Construction and Materials:
- Slab Composition: Reinforced concrete slab with a damp-proofing layer for durability and moisture control.
- Insulation: The plan includes thermal and acoustic insulation for the walls and ceiling to comply with commercial standards.
- Access Details: Design considerations for an internal or external stairway, meeting fire safety and accessibility regulations.
- Ventilation Systems: Mechanical ventilation provisions to meet enclosed commercial space requirements.
- Facade Consistency: Any exterior adjustments will be designed to match the existing building's appearance to preserve architectural coherence.

Steps to be constructed to meet the new lower ground level floor demand

A Designs LTD

Revision	Date	Description

Name
Mr Navinth Ravikumar

Site
49 & 49A Rowland Road,
Barnsley
S75 2PF

Title
Proposed plans and Elevations

Scale
1:100 on A3 paper

Date
Nov 2024

Drg.No.
202410047/4

Rev.
1

The architectural drawings presented above are exclusively intended for the facilitation of Planning Permission and Building Control procedures. This collection of drawings serves as a preliminary conceptualization, offering a foundational depiction of proposed developments, encompassing essential design elements such as appearances, fundamental measurements, and technical specifications. It's crucial to note that all dimensional data provided herein must undergo thorough verification by the Contractor. Any inconsistencies or discrepancies should be resolved and clarified with the Client before commencing construction activities.

It is imperative that the entirety of the project aligns with and complies meticulously with the prevailing Building Regulations. Commencement of any work is strictly prohibited until comprehensive approval has been granted by the relevant Building Regulations authority.

For further consultation and guidance tailored to your specific project, we strongly recommend seeking advice and direction from your Local Council.