

For details of the works to the external areas and landscaping, refer to drawing 201

For details of the building repairs please refer to elevation drawings 207 - 210

New structural openings and support to the design and specification of the S. Eng.

Existing external walls, internal partitions, windows, doors, piers and staircases to be carefully removed (all shown dotted), existing walls, floor and ceilings to be made good including finishes

Floors

Existing ground and upper floors to be retained, new surface finish to be luxury vinyl, type and style to be confirmed by the client

Works To Shop Frontage

All existing shop frontage doors & windows to be carefully removed and replaced with new painted timber frontage including stalfirser (masonry), glazed windows, recessed entrance door and fanlight over security gates, decorative pilasters, capitals, consoles, fascia and cornice, existing internal floor and external paving to be made good to match existing, all glazing to be slim (14mm depth) double glazing and to be safely glazing to window areas below 800mm above the internal finished floor level or 1500mm above internal finished floor level where adjacent to a door opening

Entrance Doors

Form new entrance door opening within the new shop frontage with splayed reveals and as shown, for details of the new door refer to drawing 215

Ventilation - all windows (excluding shop frontage) to be openable to achieve purge and background ventilation to each room

Works To Upper Level Windows

all existing first and second floor level windows to be carefully overhauled and retained and redecorated. New and re-opened openings to receive new painted timber vertical sliding sash windows as shown, frames to be made from FSC treated European Redwood, sills to be FSC Sapelle and all finished in spray applied, water based, microporous paint, colour to be off-white, casement profile to be Ovalo profile beading, glazing to be 6mm float glass. Safety glass to be fitted where necessary. All windows to receive new additional powder coated aluminium secondary glazing by Clearview Secondary Glazing, Cedar House, 63 Napier Street, Sheffield, S11 8HA, www.clearviewsg.co.uk, tel 0114 294 5018, or equal approved, installed to the inside of each window reveal

Lintels - over new masonry openings to the design and spec of the S. Eng

Staircases

Existing staircases from basement to ground floor level and first floor level to second floor level to be retained as shown, existing staircase from ground floor to first floor to be overlaid with new timber staircase treads and risers to 1500mm width (wider than the existing staircase), allow for timber partition wall support beneath with storage shelves, bullnose nosing, include for 48mm diameter sw timber handrail fixed on balustrading all at 900mm above the rake of the stair and 1100mm height above the landing area, design to be agreed with the client

Fire

Existing staircase to be upgraded to meet the requirements of the building regulations approved document part B2 including existing stair nosings to be painted with non slip tread paint to min 55mm on tread and riser in contrasting colour to the staircase, staircase to be underdrawn with 2 No layers 15mm Gyproc Fireline board to achieve fire resistance of 60 mins, all surfaces to be checked and confirmed to be of spread of flame rating class 0 - where found to not be the case to be overpainted with Envirograf Product 42, all commercial areas to be fitted with mains operated smoke alarms linked to the fire alarm, emergency lighting and signage to include final exit sign

Internal Partitions

Internal partitions to be 125mm overall timber stud partitions consisting of 12.5mm fireline board to each face, 100 x 50mm timber studs at 600mm c/c's and 25mm Iso wool insulation between studs

Electrics

All new light fittings to be low energy units, type, number and locations all to be confirmed by the client on site, retain all existing light switches and sockets where possible, all new light switches and sockets to match existing, locations to be confirmed by the client on site. All new electrical sockets etc to be installed 450mm above FFL or min 150mm above kitchen work surface. All electric works to be carried out by a member of an appropriate competent persons scheme

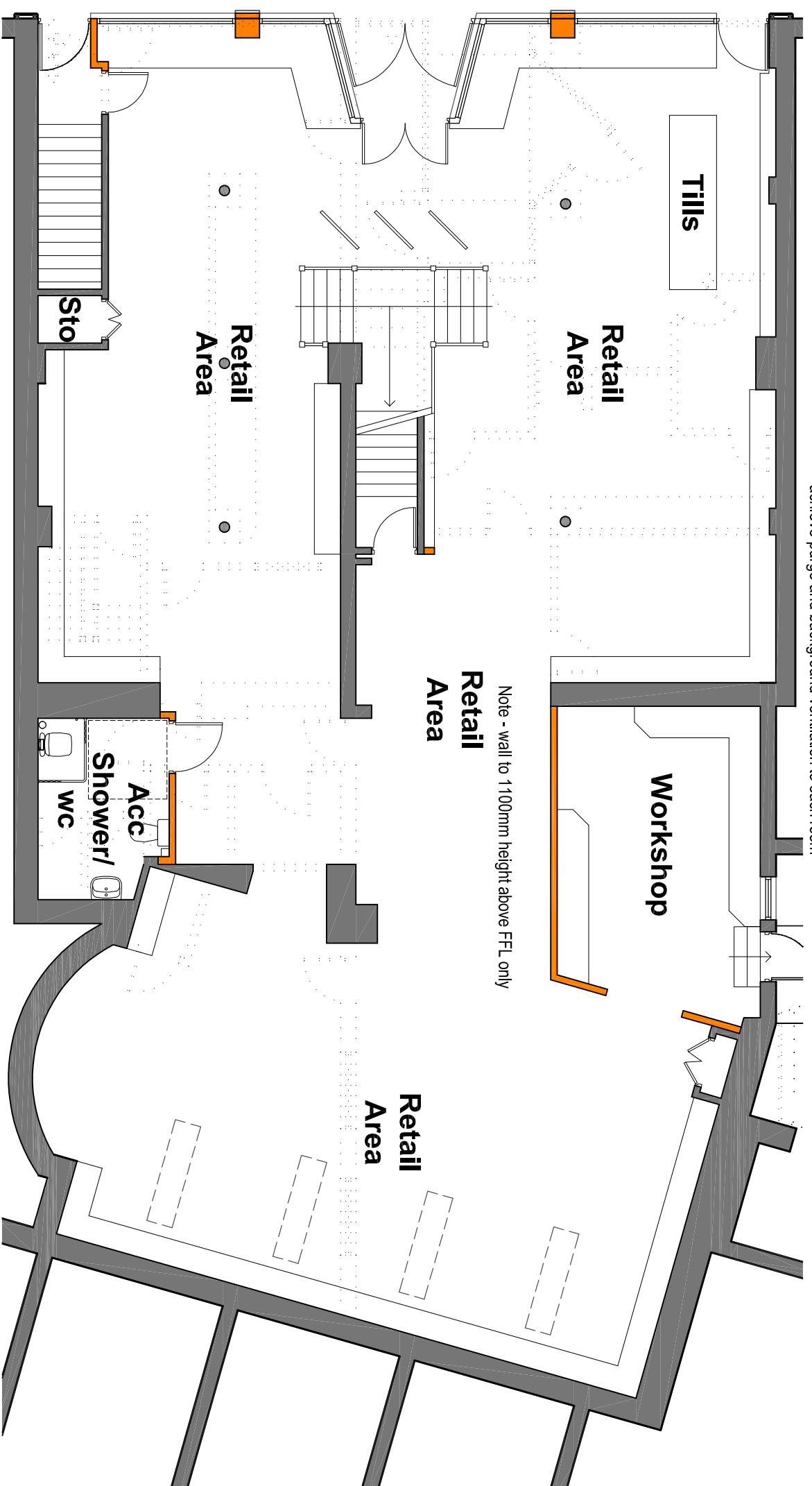
Kitchen Units

New Kitchen units and appliances all to be supplied and installed by the client and to include domestic style 30l/s mechanical extract vent within cooker hood connected to the outside through the external wall

Sanitaryware

All bathroom suites to be agreed and to include w.c.s, basins, hand driers and doc. M w/c shower room packs, include for domestic style 15l/s Bathroom mechanical extract vent connected to the outside through the external wall with 15min overrun and connected to the light switch

ISSUED FOR PLANNING



Heating

Install new MVHR system by Envirovent Ltd, Envirovent House, Hornbeam Business Park, Harrogate, HG2 8PA, www.envirovent.com tel 01423 810810 or equal approved

Wall and Ceiling Finishes

Finishes to all rooms to be 3mm skim finish on plasterboard/partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoats and finishing coats to all manufacturers recommendations

Draught Sealing

Lime mortar to be provided to all doors and windows

Shutters

Install new Centravision 800 Internal electrically operated Transparent Galvanised Steel Security Roller Shutters to the inner face of the main street facing shop windows and doors by Cetra Leeds Security Shutters Ltd, www.cetrashutters.co.uk tel. 0113 880 0878 or equal approved, install new painted timber shutters to the inner face of the existing first floor windows as shown

Internal Doors

Internal doors to be 830 x 2100mm FD30 doors, style to be confirmed by the client

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	
CLIENT					
J E JAMES CYCLES					
PROJECT	12 - 18 ELDON STREET, BARNESLEY	DRAWN	1:100@A3	CHECKED	APR 2022
DRAWING TITLE	GROUND FLOOR PLAN AS PROPOSED	ML			
JOB NUMBER	2209	DRAWING NO.			
REVISION					203

TIMEARCHITECTS

Creative Conservation - Inspiring Design, Time Architects 226-228 Holme Lane, Sheffield, S64JZ
Registered Company Number in England and Wales: 8033393, Director: Michael Lagn
W: www.timearchitects.co.uk E: info@timearchitects.co.uk T: 0114 430 0114
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Ground Floor Plan As Proposed

Scale 1:100@A3