general arrangement of property as proposed

NOTES
All structural timber to be strength graded
VENTILATION
All habitable rooms to have opening lights with aggregate area equal to not less than 1/20th floor area of respective room. 8000mm2 trickle vents to be provided to each habitable room

INSULATION
all to be lapped as recommended in DLTR guidance for ensuring robustness of construction-no gaps or thermal bridges

UNDERGROUND DRAINAGE
No changes
No changes to surface water

FINISHING JOINERY
Skirtings and architraves
Skirtings and architraves to be softwood torus moulded unless noted otherwise the following are assumed:-
Windows
provide new white upvc windows Means of Escape pattern apertures where indicated

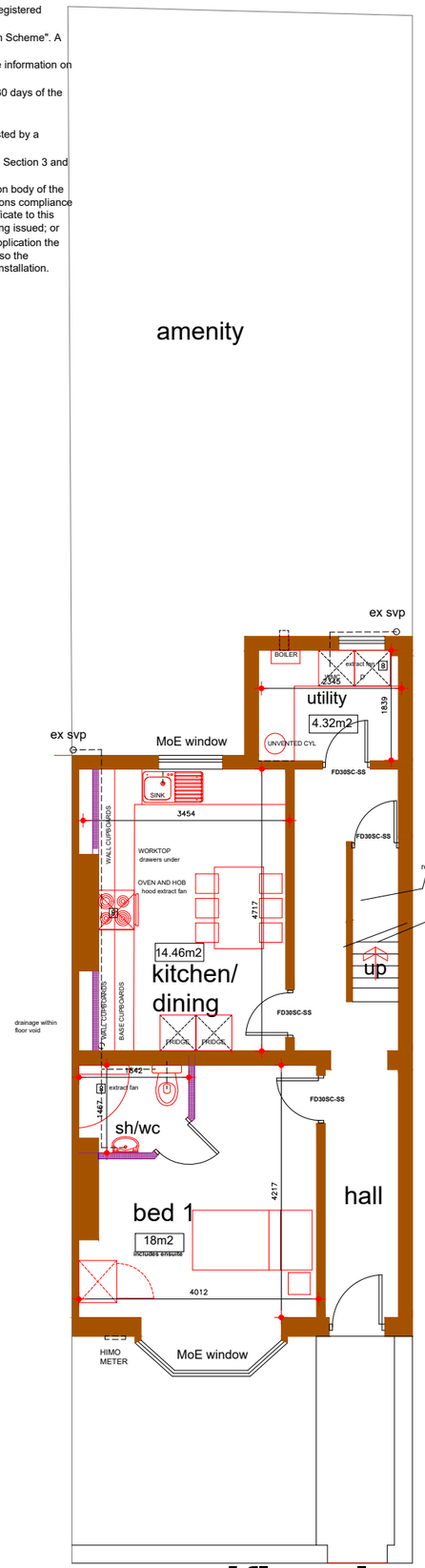
Part M - Access to and use of buildings
Electrical sockets/switches to be located between 450 - 1200mm from floor level
ELECTRICAL INSTALLATION
All to be carried out in accordance with Approved document P all to be carried out by competent person and design, installation, inspection and test certificate under BS7671 to be produced

for light switches allow for 2 no ceiling mounted moisture resistant fittings per room
provide 4 double SSOs to each room
provide suitable space heating

Approved Document P Electrical safety – Dwellings
Electrical Safety. Prior to completion of the work the District Surveyor is to be
provided with evidence to demonstrate that either:
a). The electrical work has been carried out by a registered competent person
who is a member of a relevant "Competent Person Scheme". A Building
Regulations compliance certificate or a copy of the information on the
certificate should be given to this authority within 30 days of the work being
completed; or
b). The electrical work has been inspected and tested by a registered thirdparty
certifier in accordance with Approved Document P Section 3 and a
satisfactory condition report issued. The registration body of the third-party certifier should give a Building Regulations compliance certificate or a copy of the information on the certificate to this authority within 30 days of the condition report being issued; or
c). If the Part P electrical work forms part of this application the Authority is to be notified at the appropriate stage so the departments electrical contractor can inspect the installation.

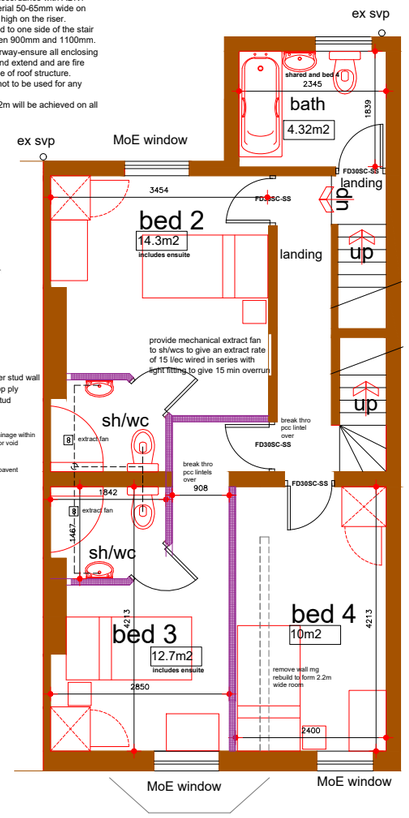
Scale 1 to 100 @A1

0 1 5 10



ground floor plan

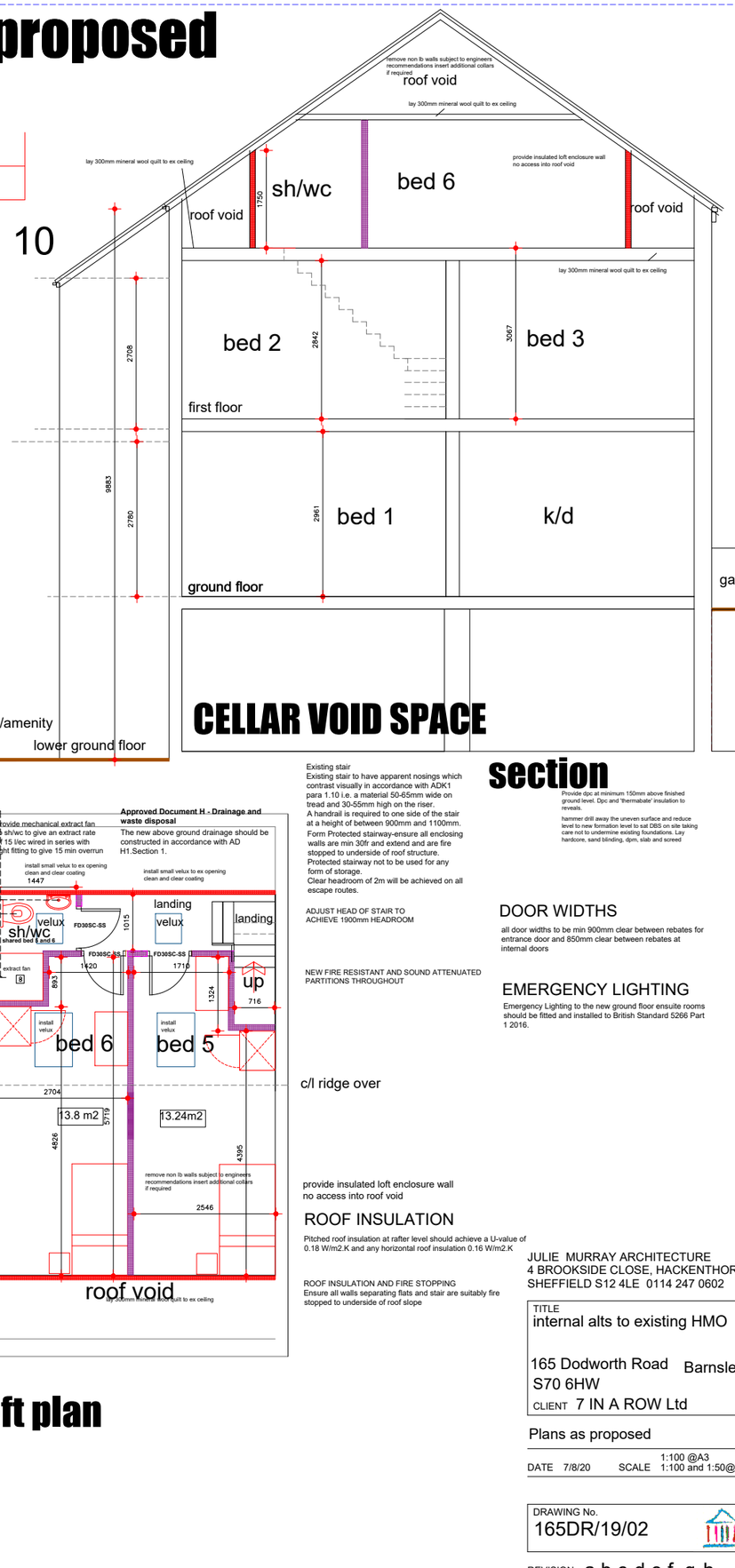
Existing stair
Existing stair to have apparent nosings which contrast visually in accordance with ADK1 para 1.10 i.e. a material 50-65mm wide on tread and 30-55mm high on the riser.
A handrail is required to one side of the stair at a height of between 900mm and 1100mm.
Form Protected stairway-ensure all enclosing walls are min 30fr and extend and are fire stopped to underside of roof structure.
Protected stairway not to be used for any form of storage.
Clear headroom of 2m will be achieved on all escape routes.



first floor plan

Approved Document H - Drainage and waste disposal
The new above ground drainage should be constructed in accordance with AD H1.Section 1.

LEGEND
existing structure
100 o/all sound insulated timber or metal stud partition
dormer or loft enclosure wall timber framing 100mm integral mineral wool quilt insulation



section

Provide dpc at minimum 150mm above finished ground level. Dpc and 'thermabate' insulation to reveals.

hammer drill away the uneven surface and reduce level to new formation level to sat DBS on site taking care not to undermine existing foundations. Lay hardcore, sand blinding, dpm, slab and screed

loft plan

Approved Document H - Drainage and waste disposal
The new above ground drainage should be constructed in accordance with AD H1.Section 1.

Existing stair
Existing stair to have apparent nosings which contrast visually in accordance with ADK1 para 1.10 i.e. a material 50-65mm wide on tread and 30-55mm high on the riser.
A handrail is required to one side of the stair at a height of between 900mm and 1100mm.
Form Protected stairway-ensure all enclosing walls are min 30fr and extend and are fire stopped to underside of roof structure.
Protected stairway not to be used for any form of storage.
Clear headroom of 2m will be achieved on all escape routes.

ADJUST HEAD OF STAIR TO ACHIEVE 1900mm HEADROOM

NEW FIRE RESISTANT AND SOUND ATTENUATED PARTITIONS THROUGHOUT

c/l ridge over

provide insulated loft enclosure wall no access into roof void

DOOR WIDTHS
all door widths to be min 900mm clear between rebates for entrance door and 850mm clear between rebates at internal doors

EMERGENCY LIGHTING
Emergency Lighting to the new ground floor ensuite rooms should be fitted and installed to British Standard 5266 Part 1 2016.

ROOF INSULATION
Pitched roof insulation at rafter level should achieve a U-value of 0.18 W/m2.K and any horizontal roof insulation 0.16 W/m2.K

ROOF INSULATION AND FIRE STOPPING
Ensure all walls separating flats and stair are suitably fire stopped to underside of roof slope

JULIE MURRAY ARCHITECTURE
4 BROOKSIDE CLOSE, HACKENTHORPE
SHEFFIELD S12 4LE 0114 247 0602

TITLE
internal alts to existing HMO

165 Dodworth Road Barnsley
S70 6HW
CLIENT 7 IN A ROW Ltd

Plans as proposed

DATE 7/8/20 SCALE 1:100 @A3 1:100 and 1:50@A1

DRAWING No.
165DR/19/02

REVISION a b c d e f g h