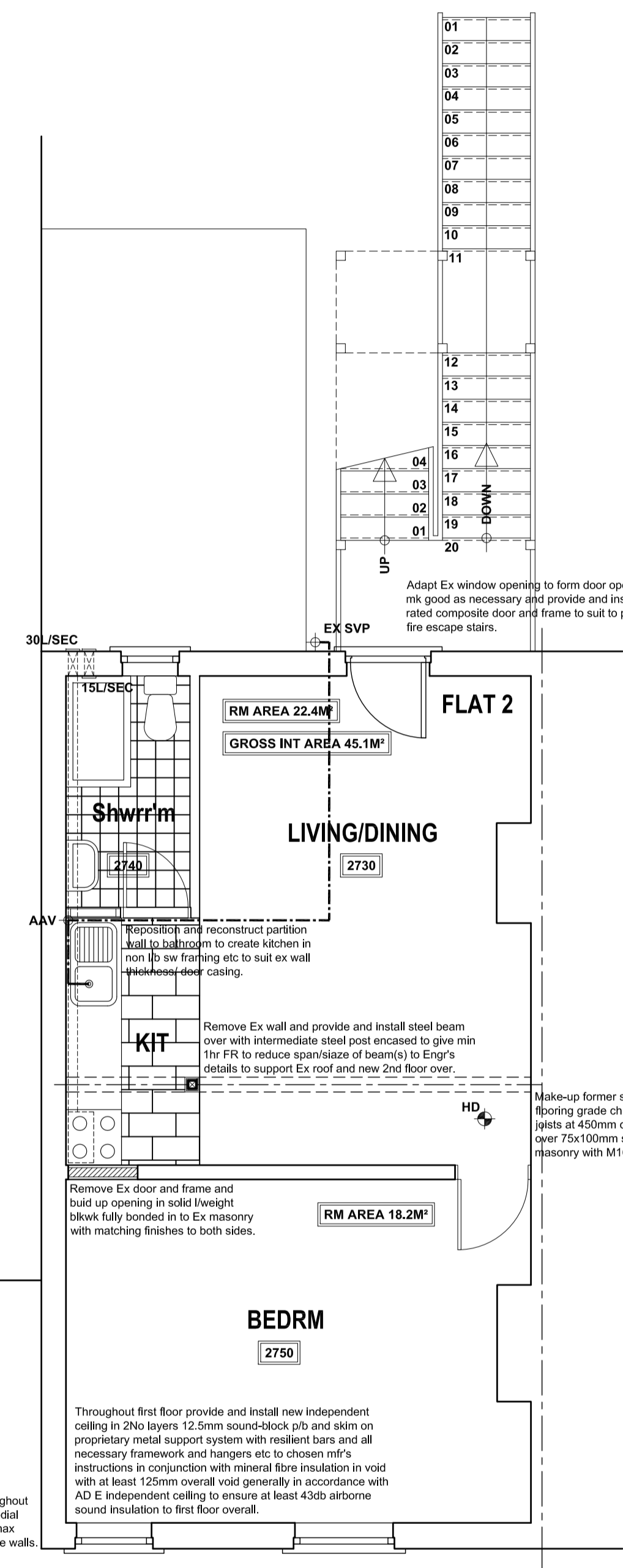


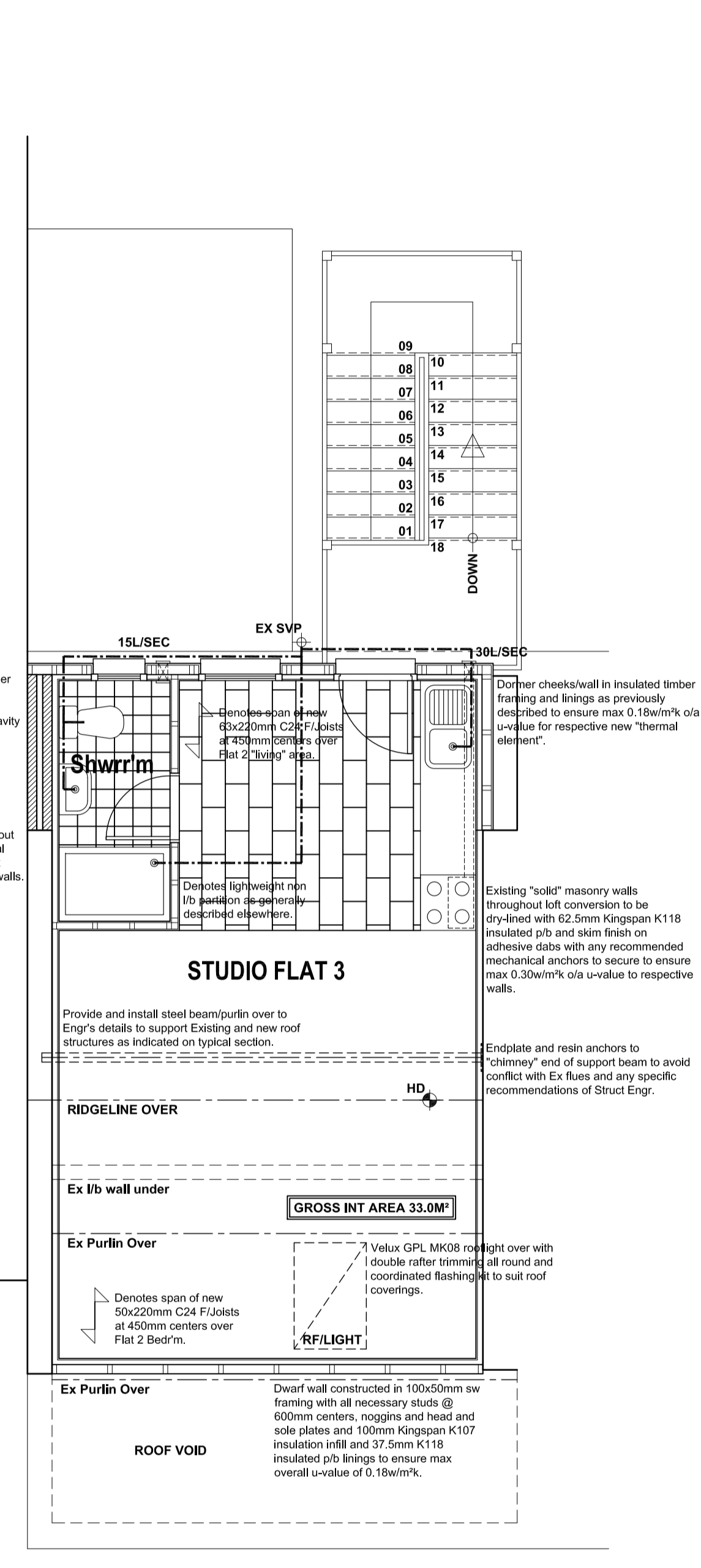
**GROUND FLOOR PLAN**

PRE-COMPLETION FLATS TO BE SOUND TESTED TO ENSURE REQUIRED LEVELS OF SOUND INSULATION HAVE BEEN ATTAINED AND REPORTS/ CERTS TO BE COPIED TO BUILDING CONTROL FOR THEIR RECORDS.



**FIRST FLOOR PLAN**

PRE-COMPLETION FLATS TO BE SOUND TESTED TO ENSURE REQUIRED LEVELS OF SOUND INSULATION HAVE BEEN ATTAINED AND REPORTS/ CERTS TO BE COPIED TO BUILDING CONTROL FOR THEIR RECORDS.



**SECOND FLOOR PLAN**

PRE-COMPLETION FLATS TO BE SOUND TESTED TO ENSURE REQUIRED LEVELS OF SOUND INSULATION HAVE BEEN ATTAINED AND REPORTS/ CERTS TO BE COPIED TO BUILDING CONTROL FOR THEIR RECORDS.

**INTERNAL WALLS:-**  
Generally internal walls to flats to be non-loadbearing & constructed in timber framed partitions in 75x50mm sw framing with all necessary studs, nogginns and head and sole plates, 12.5mm freline p/b and skim facings and insulation infill in mineral fibre of min 10kg/m<sup>2</sup> density.

**ABOVE GROUND DRAINAGE:-**  
All sanitary fittings to have PVC-U wastes to BS EN 1329 of the following sizes:  
SVP's & WC's - 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.  
Sinks & Appliances - 40mm dia.  
All wastes to have 75mm deep resealing traps.  
SVP's and waste to WC to be in black PVC-U so that no light is visible through the pipe walls thereby discouraging damage by rodents.  
All fittings to connect to SVP above or min 200mm below WC entry.  
Soil pipe to be 100mm dia and terminate inside building in an approved air admittance valve BBA certified.  
Rooding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.  
Any branch pipe discharging to a gulley to terminate below grade level but above water level.

**MECHANICAL VENTILATION:-**  
Mechanical ventilation to be provided to sanitary accommodation as shown on plans at extract rate indicated with ventilation to windless accommodation wired thru lighting circuit for auto-activation with 15 minute overrun in conjunction with 10mm air gap under doors for replacement air.

**SERVICES:-**  
All necessary electrical work to be undertaken by "competent" electricians generally in accordance with latest edition BS7671 - "Wiring Regulations" from new dedicated supplies to flats. Electrical design/ test certificate(s) to be copied to LABS at completion.  
Flats to be provided with infrastructure suitable for connection to local high speed electronic communication networks common access point from service providers infrastructure.  
Building to have new plumbing services from existing water supply designed and installed by Registered mechanical subcontractor and including water efficiency calculation for each flat for chosen fittings/ appliances.

**LIGHTING:-**  
Generally lighting to be low energy operating via local switched circuits in accordance with relevant requirements of Approved Document L1 Building Regulations 2010, 2021 Edition.

**WINDOWS AND DOORS:-**  
Any new or replacement windows to be high performance white pvc, double glazed with HP DG units incorporating 16mm gas filled cavities, "warm" spacers & low-E glass to ensure max 1.4 W/m<sup>2</sup>C U-Value, fully draft sealed, with opening lights as indicated giving min 1/20th floor area natural ventilation. Trickle vents to be provided to give min 8,000mm<sup>2</sup> to habitable rooms and 4,000mm<sup>2</sup> to all other rooms, except in open-plan living, dining kitchens where min 24,000mm<sup>2</sup> required.

**GLAZING:-**  
All glazing to comply with Approved Document K of Building Regs and to BS 5713:1979 and BS EN 1279.  
Obscure glazing to all bathrooms and WC's.  
All glazing to critical areas to be Kitemarked safety glass as follows:-  
Windows with sill height less than 900mm from internal floor level.  
In doors and adjacent side screens to all areas below 1500mm from finished floor level.  
All windows and doors to be fully draft sealed.

**FIRE PRECAUTIONS:-**  
Provide and install Fire Alarm system with smoke/ heat detector alarms to BS EN 14604 with batteries indicated, interconnected on an exclusive mains circuit with battery back-up generally designed in accordance with BS5839-6 by contractor's specialist.

**HEATING AND HOT WATER:-**  
Flats to incorporate new separate central heating systems in each unit with convector radiators with TRV's operating from a high efficiency electric combi-boiler in accordance with chosen mfr's recommendations. Space heating control system to comply with regulation G3, British Standards and Codes of Practice and give both thermostatic and timed control via recommended programmable control unit and room stat in suitable position.  
Full details to be subject to Mechanical Engr's calculations and recommendations to be confirmed prior to relevant work proceeding.

**STAIRCASES:-**  
Purpose made galvanized steel external staircase to chosen mfr's recommendations to comply generally with Approved Document K of Building Regs - General Access Stair. Refer to plans for specific details regarding number of risers and goings. Max pitch equivalent to approx 34°. Stairs to incorporate 20No equal risers of approx 158mm (GF-F1) and 18No @ 187.5mm (F1-SF) with 250mm goings (All subject to site measure prior to manufacture). Handrail height 900mm above pitch line of stair. Guardings to landings and any open sides of flights to be 1100mm high above floor level with vert balusters with no gap between greater than 90mm. Clear headroom to be 2m above pitch line of stairs generally, 900mm min clear width. Contrasting nosing's to all treads of suitable profile.

Revision	Date	Description
A	08/08/2023	FINAL PREP'S FOR SUBMISSION.

**212 HOUGH LANE, WOMBWELL, BARNSELY, S73 0EX.**

**DETAILED PROPOSALS 1**

FLOOR PLANS

Mrs Arnold.

**JE**  
Building Design Services

**JE Architectural Ltd**  
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Barnsley, S73 3PW.  
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Email: jeald@btconnect.com

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Scale: 1:50 @ A1 Date: JUNE 2023  
Ref: 202216 Dwg No: 02

0cm 1cm 2cm 3cm 4cm 5cm