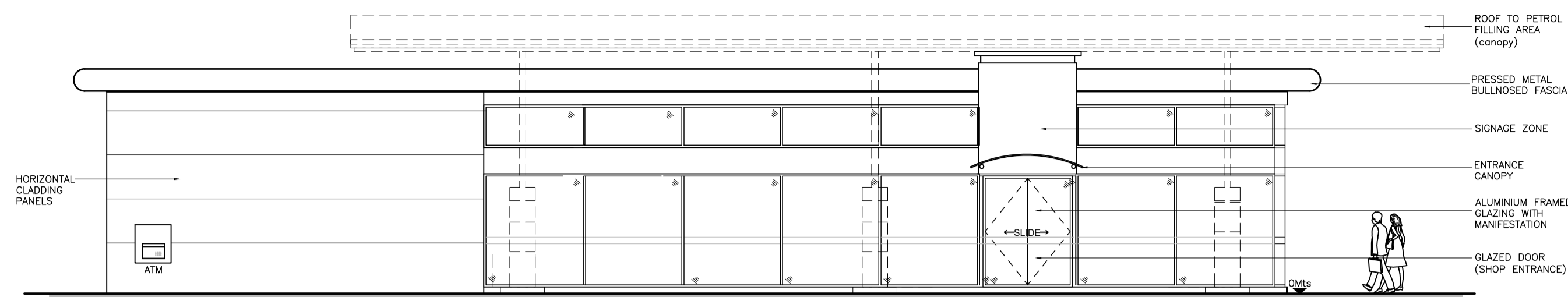
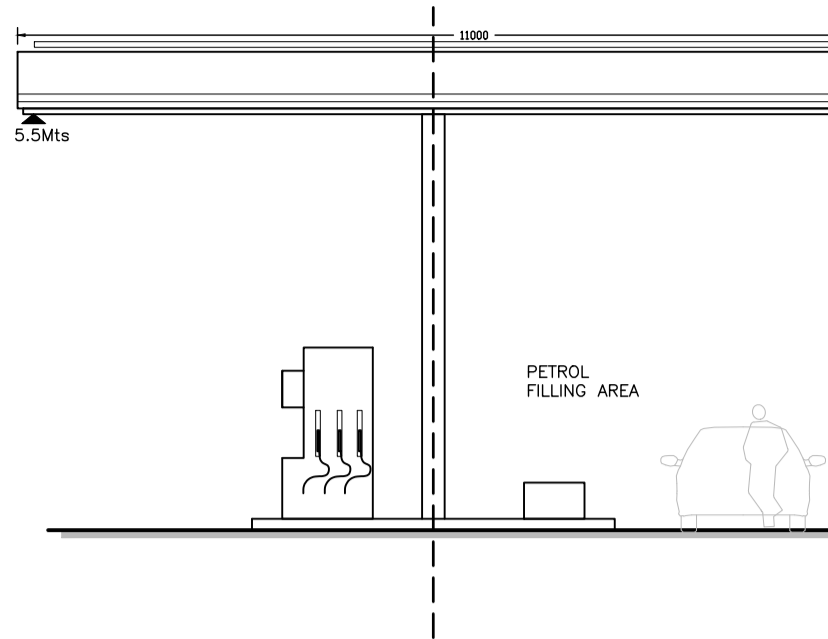


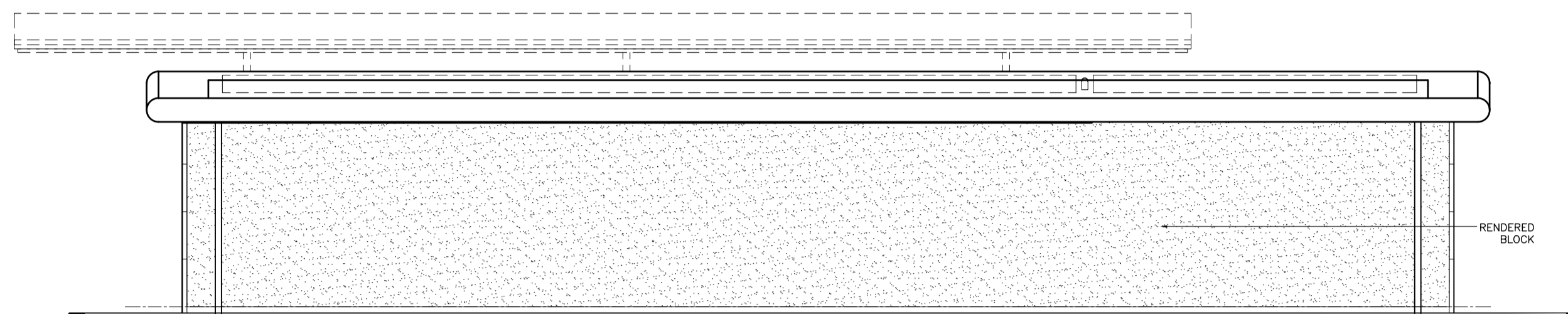
ALL COLOURS TO BE AGREED WITH PLANNING DEPARTMENT



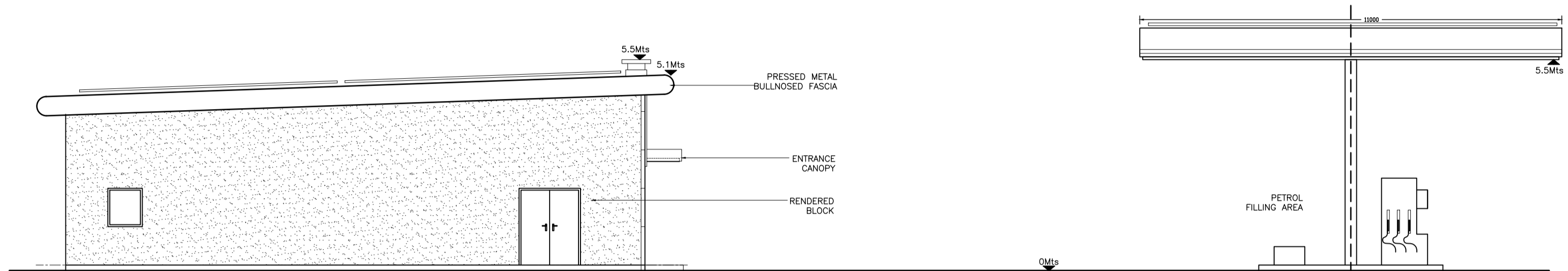
Proposed Front Elevation (East), Scale 1:100



Proposed Right Elevation (North), Scale 1:100

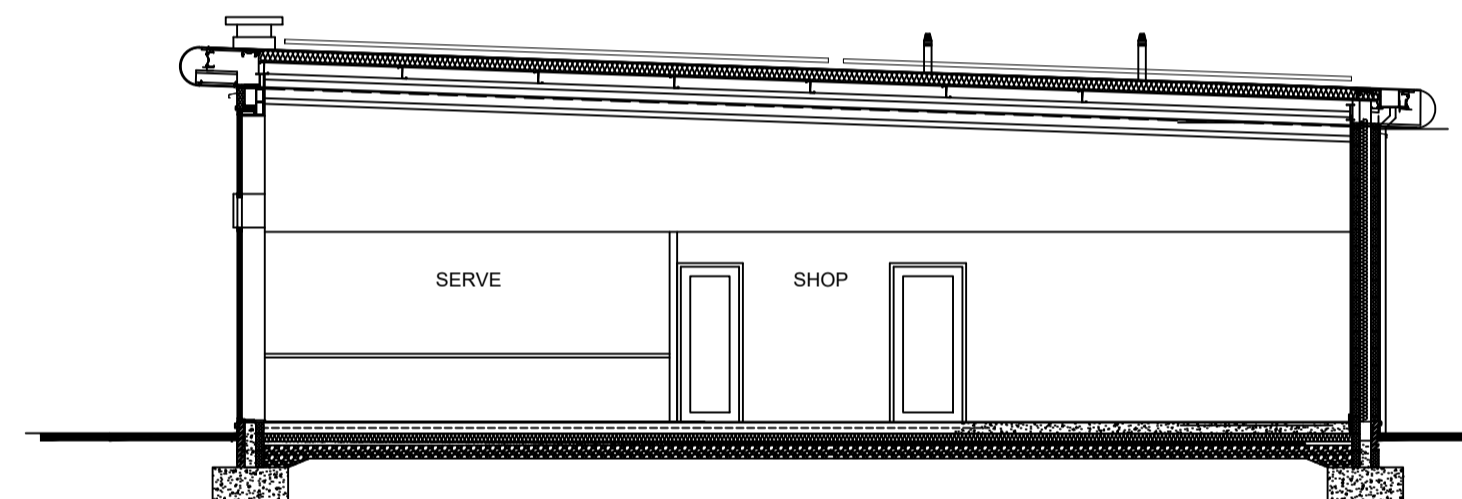


Proposed Rear Elevation (West), Scale 1:100



Proposed Left Elevation (South), Scale 1:100

- 1) GENERAL NOTES**
- a) All works after Planning Permission is Approved are to be in accordance with **BUILDING REGULATIONS 2010**, current editions and amendments and to the satisfaction of the Local Authority Building Inspector.
 - b) **THE CONTRACTOR MUST ENSURE AND WILL BE HELD RESPONSIBLE FOR THE STABILITY OF THE BUILDING STRUCTURE AT ALL STAGES OF THE CONTRACT**
 - c) **APPROVED DOCUMENT .A. STRUCTURE.**
 - a) All Structural Details and Calculations to be submitted for approval by the Local Authority at Building Regulations Stage.
 - b) All underground pipework passing through a masonry wall is to have a suitable lintel or arch constructed over the pipe to provide a minimum of 50mm clearance around the pipe or to have flexible rocker pipes either side of the wall and the pipe solid bedded.
 - c) New roof drainage designed to cater for a flow capacity with a downfall intensity of 75mm per hour, and connected into existing system to Local Authority approval.
 - d) All masonry to be in accordance with BS 5628 part 3, 1983. All masonry supports & stainless steel ties to Local Authority approval.
 - e) All masonry to be in accordance with BS 5628 part 3, 1983. All masonry supports & stainless steel ties to Local Authority approval.
 - f) **APPROVED DOCUMENT .B. FIRE SAFETY.**
 - a) All cavities are to be closed with Lamatherm / Thermastrate closers.
 - b) Means of escape is to be in accordance with current building regulations / Local Authority approval.
 - g) **APPROVED DOCUMENT .C. SITE PREPARATION AND RESISTANCE TO MOISTURE.**
 - a) All glazed screens in the external walls are to be impervious to moisture.
 - b) Any new below ground drainage to remain connected into existing sewer.
 - c) Any new below ground drainage to be vitrified clay with flexible joints, ie Hepworths, Naylors, or similar approved, suitably encased to suit location.
 - h) **APPROVED DOCUMENT .D. VENTILATION.**
 - a) WC accommodation to be mechanically vented @ 15 l/s per second to provide a minimum of 3 air changes per hour with a 15 minute over run controlled automatically. 60 L/s per second ventilation @ Kitchen
 - b) Hot water to be provided by existing combination gas fired boiler (any new boiler to have sedbuk rating of 86 percent class A or B).
 - c) All internal drainage to be vented at the head of the system with approved cage or perforated cover. All utility sinks to have 75mm deep, deepseal re-sealing traps with a minimum 40m dia. waste pipe. Sizes of all waste pipes designed to suit number of connections. All drainage runs to be roddable. Rodding access to be provided on all bends, ends of runs and changes of direction.
 - i) **APPROVED DOCUMENT .E. HYGIENE**
 - j) **APPROVED DOCUMENT .F. VENTILATION.**
 - k) **APPROVED DOCUMENT .G. HEAT PRODUCING APPLIANCES** To M & E Consultant's details if applicable.
 - l) **APPROVED DOCUMENT .H. -DRAINAGE AND WASTE DISPOSAL.**
 - m) **APPROVED DOCUMENT .I. CONSERVATION OF FUEL AND POWER.**
 - a) Any new masonry openings to have proprietary thermal closers to prevent any thermal bridging.
 - n) **APPROVED DOCUMENT .J. GLAZING - SAFETY IN RELATION TO IMPACT, OPENING AND CLEANING.**
 - a) New windows to achieve 20th floor area ventilation with multi-point locking mechanism. The double glazed units are internally glazed with Low E glass as standard in a 4-20-4 build up, argon filled cavity, to achieve minimum U-value = 1.6W/m2
 - b) All glass to comply with BS6206, 1981 and BS 6262 Class C in doors. All glass to be toughened if less than 800mm above floor level and doors and side panels 1.500mm high.
 - c) **-ALL ELECTRICAL DESIGN & WORK TO MEET THE REQUIREMENTS OF PART P, BS 7671 (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY PERSON COMPETENT TO DO SO (NICEIC).**
 - d) **ALL MECHANICAL DESIGN & WORKS BY SPECIALIST TO L.A. INSPECTOR APPROVAL.**



Typical Cross section, Scale 1:100

NOTES

A1

BUILDER/CONTRACTOR SHOULD NOT SCALE FROM THIS DRAWING-SHOULD USE FIGURED DIMENSIONS ONLY. BUILDER/CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE WORKS-ANY DISCREPANCY FOUND TO BE REPORTED TO AN DESIGNS LTD AS SOON AS POSSIBLE. THIS DRAWING OR ANY PORTION OF IT MAY NOT BE REPRODUCED.

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

DRAWING STATUS: **PLANNING APPROVAL**

AN Architectural Design and Structural Engineers Ltd
 CONTACT ASIF NEKI
 MOB: 07970 020 028
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 61 MEADOW STREET, PRESTON, PR1 1TS

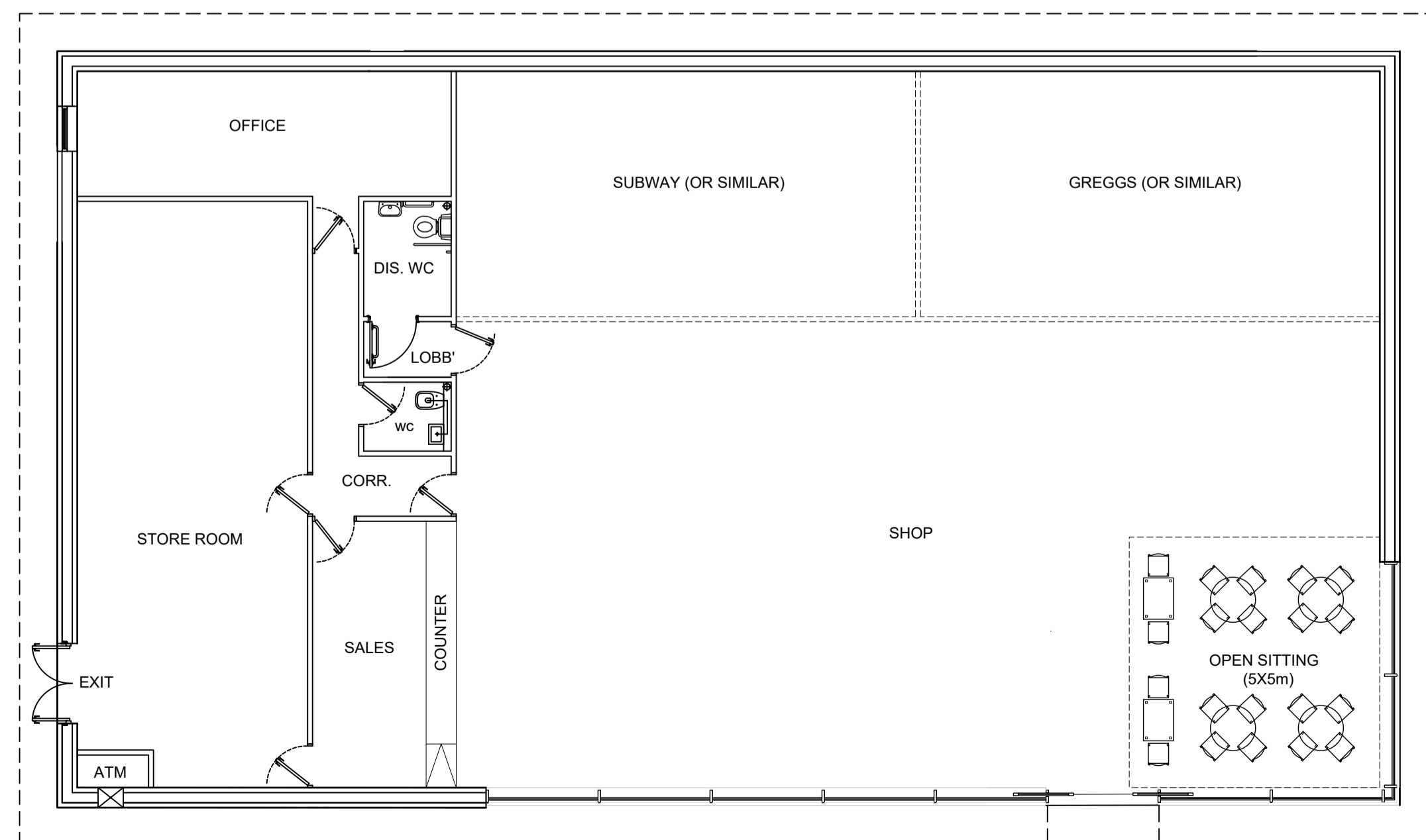
CLIENT: **DARWEN INVESTMENTS LTD**

PROJECT: **EXISTING PUB/HOTEL DEMOLITION FOR NEW PETROL FILLING STATION & SHOPPING UNIT AT HOUGHTON ROAD, ROTHERHAM SOUTH YORKSHIRE. S63 0JX**

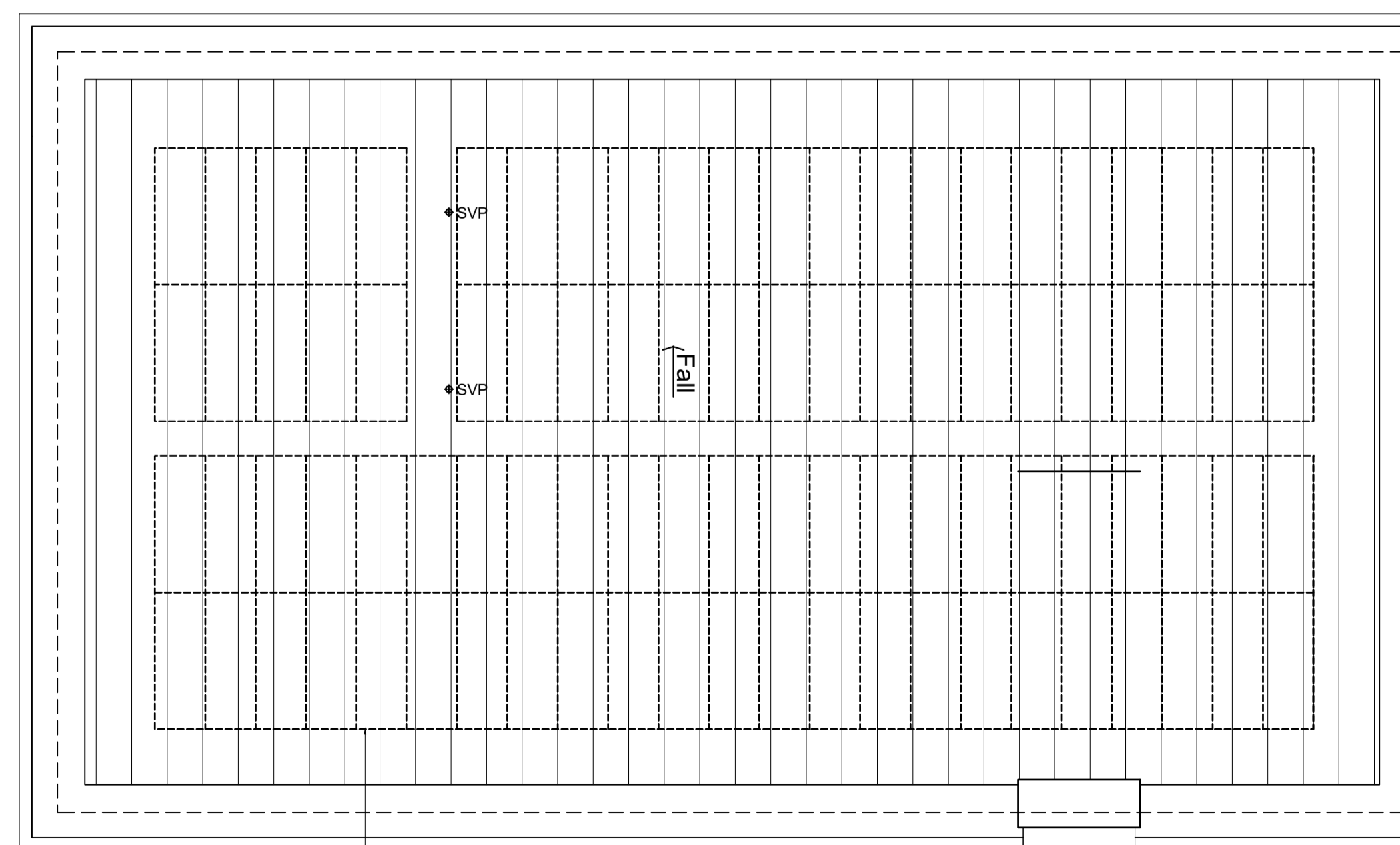
TITLE: **PROPOSED FLOOR PLAN, ELEVATIONS & ROOF PLAN**

SCALE @ SIZE: **1: 100mm @ A1** DATE: **DEC. 2020**

PROJECT No: **YASIN-109** DRAWING No: **PL-02** REV: **-**



GROUND FLOOR PLAN, 1:100



ROOF PLAN, 1:100

SOLAR PANELS OVER FULL ROOF