D.P.C.'s to heads; sills and jambs of all external openings.

D.P.C. to external wall minimum 150mm above finished ground level.

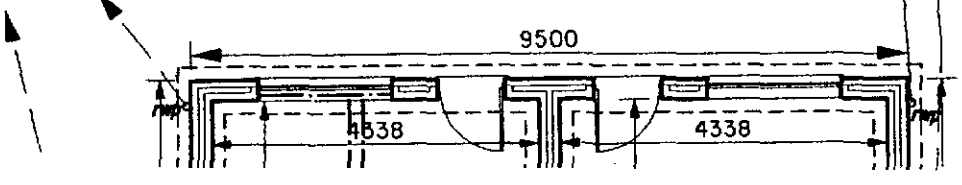
Gutter and rainwater pipes to be U.P.V.C.
Gutter to be 125mm ø.
Downpipes to be 75mm ø.



FRONT ELEVATION

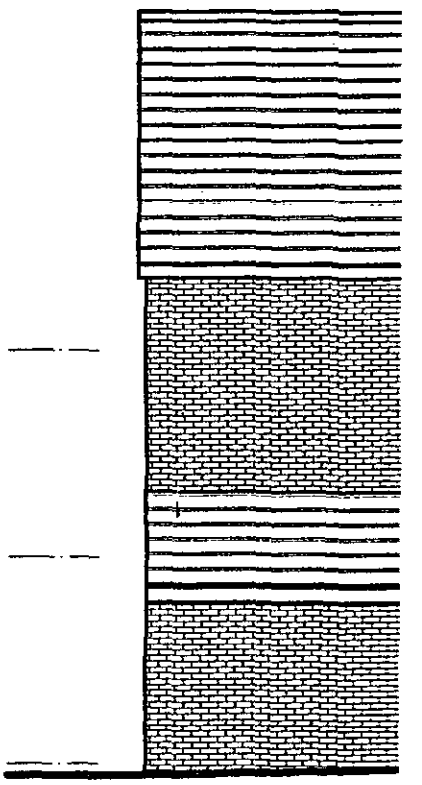
Switches and socket outlets for lighting and other equipment in all habitable rooms are to be positioned between 450mm & 1200mm from finished floor level in accordance with Section 8 of Part M of current Building Regulations.

* *All rainwater pipes to approved soakaways minimum 5 metres from any building subject to a satisfactory percolation test*

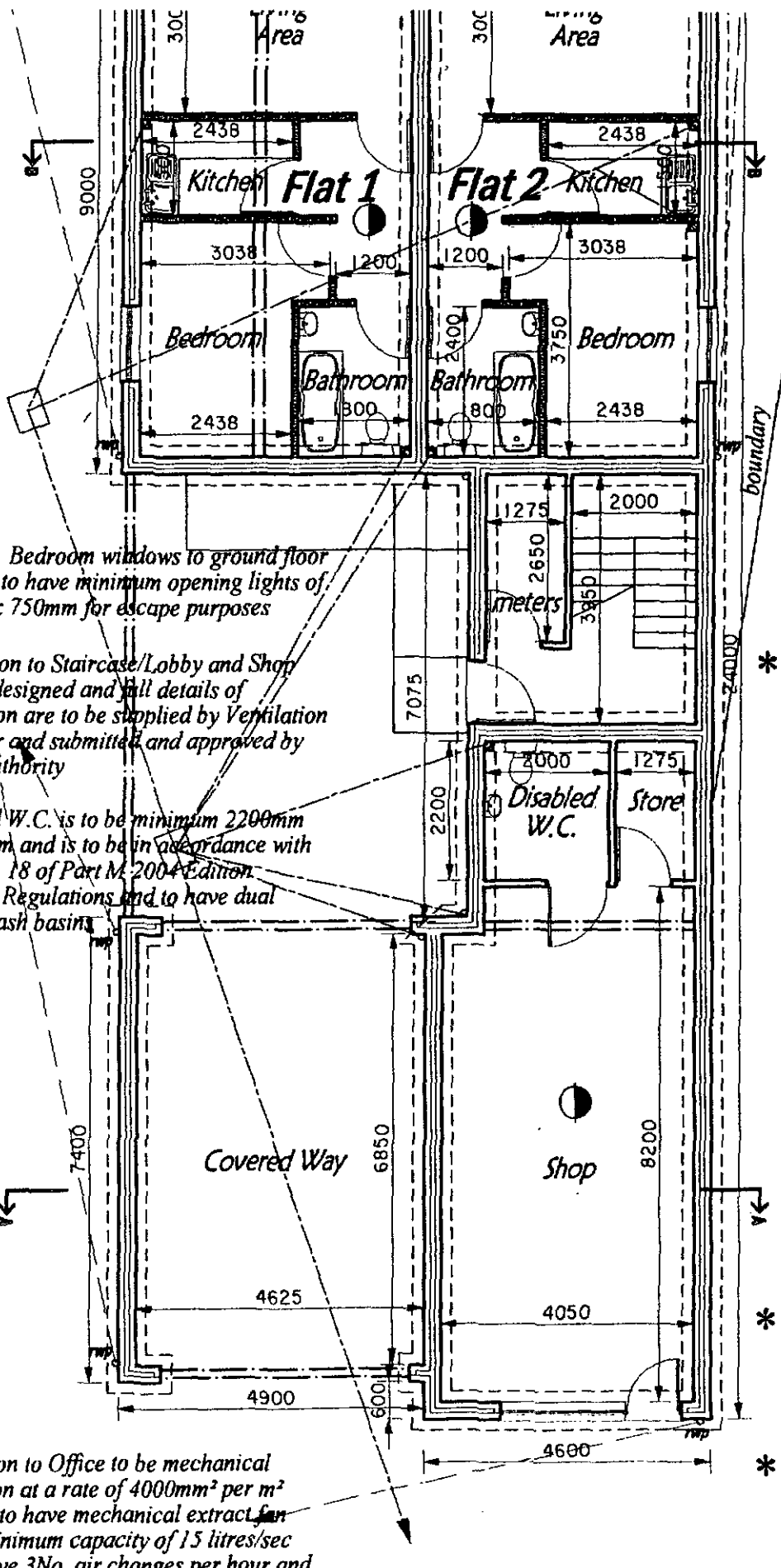


* *All joists are to be taken o*

Manifestation of glazing i
to large uninterrupted are
glazing and is to take the f
solid lines, patterns or co
* *Other methods of manifes*
transoms, door framing o
handles.
Manifestation of glazing i
with Part N of current Bui
and to satisfaction of Dist



DRAINAGE
All drainage to be 1(
similar approved wit
surrounded in granu
minimum fall 1:40.
Any drains passing u
in minimum 150mm
where passing throu
Inspection chambers
Engineering brick o
on 150mm concrete
than 1 metre are to h
and internal sizes of
B.S. 8301.
All drainage is to be
approval of the Distr
* *Calculations for dra*
Engineer and submit
Local Authority
All drains are to con



NOTE: Bedroom windows to ground floor flats are to have minimum opening lights of 450mm x 750mm for escape purposes

Ventilation to Staircase/Lobby and Shop is to be designed and full details of ventilation are to be supplied by Ventilation Engineer and submitted and approved by Local Authority

Disabled W.C. is to be minimum 2200mm x 2000mm and is to be in accordance with Diagram 18 of Part M 2004 Edition Building Regulations and to have dual height wash basins

Ventilation to Office to be mechanical ventilation at a rate of 4000mm² per m² and w.c. to have mechanical extract fan with a minimum capacity of 15 litres/sec and to give 3No. air changes per hour and with minimum 15minute over run facility operated by light switch

GROUND FLOOR LAYOUT

contacted prior to

INTERNAL WALL
Load bearing wal
Aircrete" blockwo
of 450Kg/m³ with
plasterboard on d
Non-load bearing
timber studding w
laid between and
skim to both sides
walls where runni

HEATING
Central Heating b
combi boiler with
positioned minim
external opening.
Any gas fire fitted
above floor level.

Access to all new
with Part M of cu
to consist of either
is to be incorpora
dwelling and is to
obstructions and
top and bottom la
1200mm, exclusiv
opening onto it an
of minimum 100m
Note : Where ram
is to be incorpora
d.p.c. from the inn
leaf d.p.c.
2) If the entranc
gradient exceedin
used if the flights
900mm and a fligh
1800mm.
Top and bottom la
intermediate landi
minimum length o
The going of each
rise to be between
If the flight compr
a continuous hana
side of the flight a
1000mm above the
beyond top and bo

Entrance door to
1 metre clear

PARTY WALLS
2no. skins 100mm
blockwork with mi
strength of 7N/mm
1600Kg/m³ .75mm
13mm lightweight
Party walls to be t
roof decking and f
of District Buildin
Junction of party
fire stopped with n
approved to satisfy
Surveyor.

FLAT LAYOUT TO STAY THE SAME WITH BEDROOMS AND ROOM TO BE USED AS BEAUTY TREATMENT ROOMS. BATHROOM AND KITCHEN TO STAY AS THEY ARE USED FOR STAFF FACILITIES

structed widths of
landings not exceeding

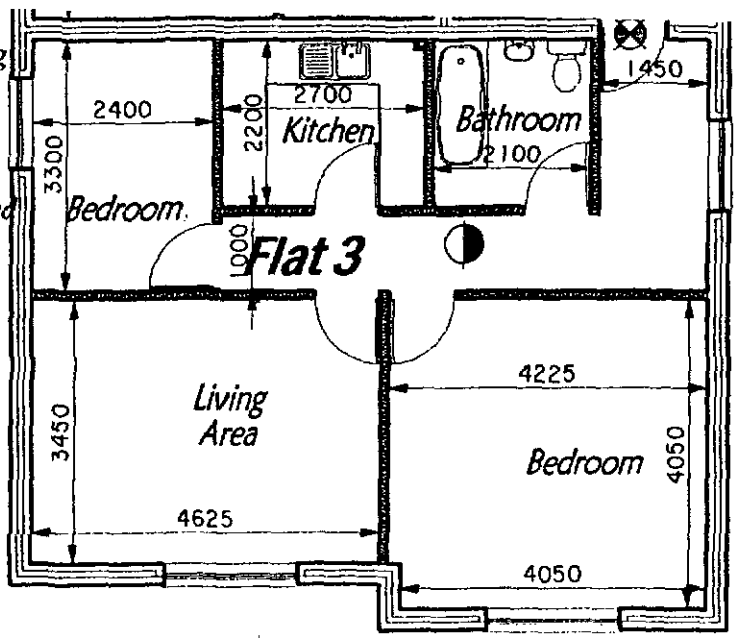
cluding any
essary, are to have a

be minimum 280mm and
150mm.
ee or more risers,
be provided on one
etween 850mm &
e and extend 300mm
ngs.

be minimum

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mpressive
sity of

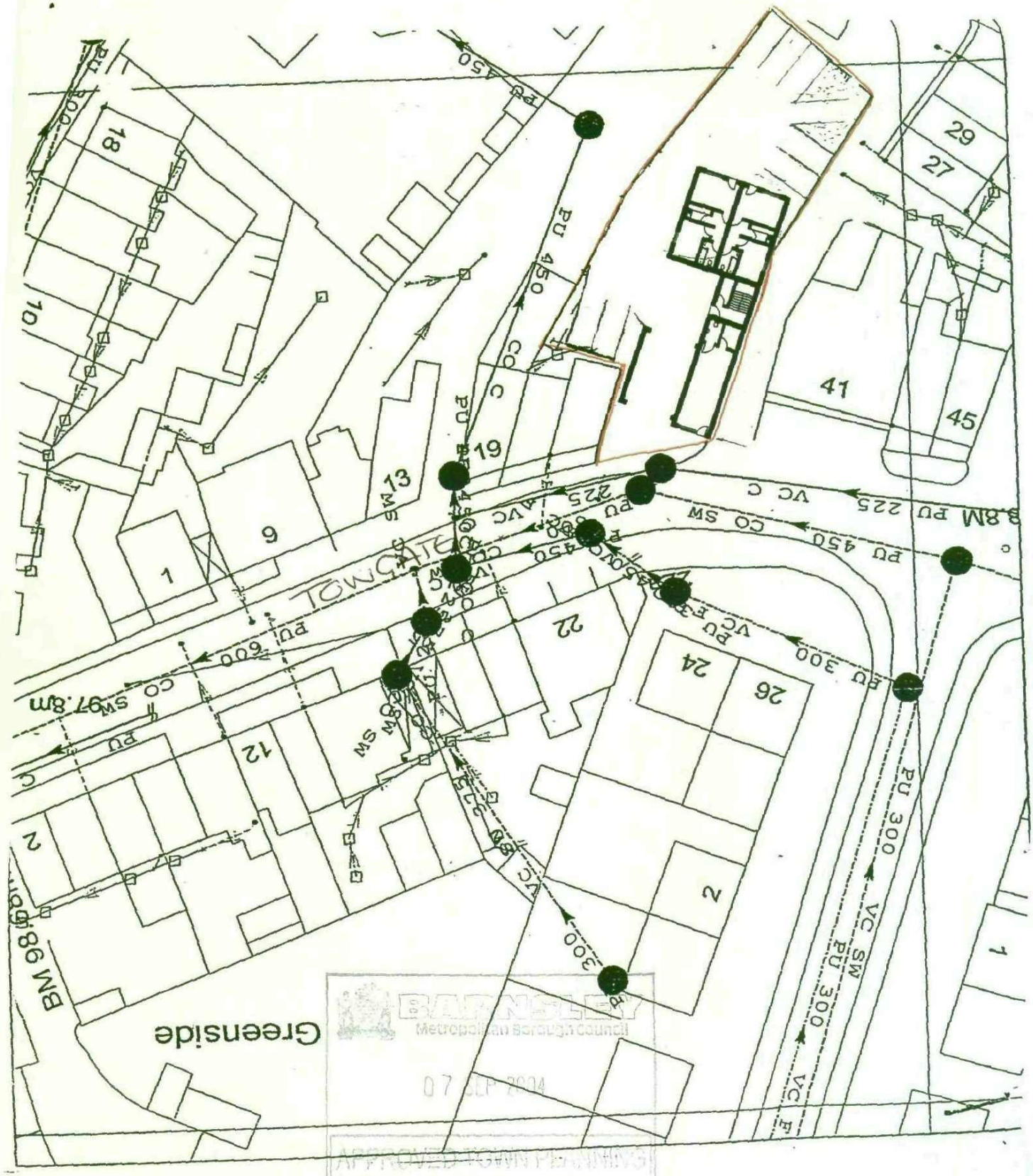
d skim.
underside of
d to satisfaction
r.
ain wall to be
ol or similar
District Building



FIRST FLOOR LAYOUT

with Part L of current Building Regulati
to satisfaction of District Building Surve
are to comprise of either zone controls c
controls to regulate the amount of heat
produced by the radiators.
Hot water storage system is to be contro
either a thermostat to shut off the supply
heat when the temperature is reached o
control provided to enable the supply of
be shut off when water heating is not re
All pipework is to be insulated in accor
with Part L of current Building Regulati
if passing through floors are to have int
collars provided and to be wrapped and
with mineral wool for sound insulation.
The gas boiler is to have a 78% SEDBU
efficiency rating.
Once the heating and hot water systems
fitted a certificate is to be submitted and
approved by Local Authority and full in
are to be provided to the owners inform
how to operate the system efficiently

SMOKE DETECTION
Smoke detectors shown thus ⊕ *to*
incorporated and interconnected and w
to a separate fuse at the distribution bo
They are to be positioned minimum 300
from any ceiling lighting point and max
3 metres from bedroom doors.



BARNSLEY
Metropolitan Borough Council
07 SEP 2004
APPROVED TOWN PLANNING

1:500 - SCHEME B

AMENDED PLANS
11 AUG 2004
BARNSLEY