

The floor plan illustrates the layout of a two-bedroom flat, divided into Studio One (38m²) and Studio Two (46m²), with a Shared Lobby. The plan includes the following rooms and features:

- Studio One (38m²):** Includes a Sitting area, a Bedroom, a Shower room, and a Kitchen. The Kitchen is circled with a dashed line and labeled with a radius of R/1800. The Shower room is labeled with a radius of R/1000. The Bedroom is labeled with a radius of R/2480. The Sitting area is labeled with a radius of R/8.2M. The Studio One area is circled with a dashed line and labeled with a radius of R/1800.
- Studio Two (46m²):** Includes a Sitting area, a Bedroom, a Shower room, and a Kitchen. The Kitchen is circled with a dashed line and labeled with a radius of R/1800. The Shower room is labeled with a radius of R/1800. The Bedroom is labeled with a radius of R/2700. The Sitting area is labeled with a radius of R/8.6M. The Studio Two area is circled with a dashed line and labeled with a radius of R/1800.
- Shared Lobby:** Located between Studio One and Studio Two, featuring a staircase with 'UP' and 'DOWN' directions, a fire door (FD 30), and a fire alarm (FA).
- Fire Safety:** Fire doors (FD 30) are marked with red circles. The escape route from any point in the flat is indicated by a dashed line.
- Dimensions:** Various dimensions are provided, including room widths (e.g., 2480, 2700, 1500, 1800, 3077MM) and radii (e.g., R/8.2M, R/1000, R/1800, R/2480, R/2700, R/8.6M).

Floor plan of the first floor showing the layout of Store 1, Store 2, Store 3, Kitchen, and W/C. The plan includes fire door (FD 30) locations, staircase directions (UP), and dimensions (587MM, 698MM, 2360MM).

The floor plan illustrates the layout of the first floor, which includes two studios, a central lobby, and several support rooms. Studio Three (42m²) and Studio Four (43m²) are highlighted with dashed circles. The central area contains a staircase with 'UP' and 'DOWN' directions, a lobby, and a sitting area. Support rooms include bedrooms, shower rooms, and kitchens. Safety features such as fire doors (FD 30), fire extinguishers (E), and fire alarm call points (A) are indicated throughout the plan. Dimensions and door swing indicators are provided for various rooms and corridors.

The floor plan illustrates the 3rd floor layout, including a Bin Store, multiple Lobbies, an Office, and a Laundrette. A central staircase is labeled 'DOWN' and 'UP 3595MM'. Fire doors are marked with 'FD 30' and fire-rated walls with 'F30'. Dimensions for the Bin Store are 2500 and 2945. A note specifies: 'LOBBY TO BE PROVIDED WITH MINIMUM 0.4M² PERMANENT FREE-AREA VENTILATION DIRECT TO EXTERNAL AIR, IN ACCORDANCE WITH THE FIRE ENGINEER'S REQUIREMENTS. VENTILATION TO BE VERMIN-PROOFED AND WEATHER-PROTECTED. FINAL LOUVER/GRILLE SIZE TO BE INCREASED AS NECESSARY TO ACHIEVE THE STATED FREE AREA AFTER ALLOWANCE FOR MANUFACTURER'S LOUVER FREE-AREA PERCENTAGE'. Staircase widths are noted as 'UP 475MM AT' and 'UP 400MM AT'.

Proposed Front Elevation

Location Plan
scale 1:1250

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Project. PROPOSED OFFICE & STUDIOS 8 REGENT STREET, BARNSLY S70 2EJ				Client. Y&B Property Ltd				
Drawing Title. PROPOSED PLANS				Date. JUNE 2026		Scale. 1:50 & 1:100 @ A1		
				Ref. 25-225		Dwg. No. 01		
						Rev. D		
Date	Suffix	Description	Date	Suffix	Description			
12/06/2026	A	LAYOUT REVISED						
19/06/2026	B	PLAN UPDATED						
24/06/2026	C	USBY VENTILATION ADDED						
15/07/2026	D	ENTRANCES ALTERED						