

Legend

- 149mm overall width party walls consisting of single skin 70mm stud system incorporating 50mm Rocksil RS45 within stud void, 19mm plank and 12.5mm soundshield boards either side , resilient bars to be fitted to common parts side of the stud @ 600mm c/c's isolating the boards from the frame, care to be taken when fixing boards to the resilient bars not to hit the studs with the fixing, floor and ceiling channels and any wall abutments to be isolated from structure with high density isolation tape providing 30 mins fire protection
- Internal walls to be 125mm overall timber stud partitions consisting of 12.5mm fireline board to each face, 100 x 50mm timber studs at 600mm c/c's and 25mm Isowool insulation between studs

For details of the building repairs please refer to elevation drawings 205 - 207

Existing external walls, internal partitions, windows, doors, piers and staircases to be carefully removed (all shown dotted), existing walls, floor and ceilings to be made good including finishes

Works To Shop Frontage - all existing shop frontage doors & windows to be carefully removed and replaced with new painted timber frontage including stailriser (masonry), glazed windows, recessed entrance door and fanlight over, security gates, decorative pilasters, capitals, consoles, fascia, awnings and cornice, existing internal floor and external paving to be made good to match existing, all glazing to be single pane 10mm toughened float glass and to be safety glazing to window areas below 800mm above the internal finished floor level or 1500mm above internal finished floor level where adjacent to a door opening

Works To Upper Level Windows - all existing first and second floor level windows to be carefully overhauled and retained and redecorated. New and re-opened openings to receive new painted timber vertical sliding sash windows as shown, frames to be made from FSC treated European Redwood, sills to be FSC Sapele and all finished in spray applied, water based, microporous paint, colour to be off-white, casement profile to be Ovolo profile beading, glazing to be 6mm float glass. Safety glass to be fitted where necessary

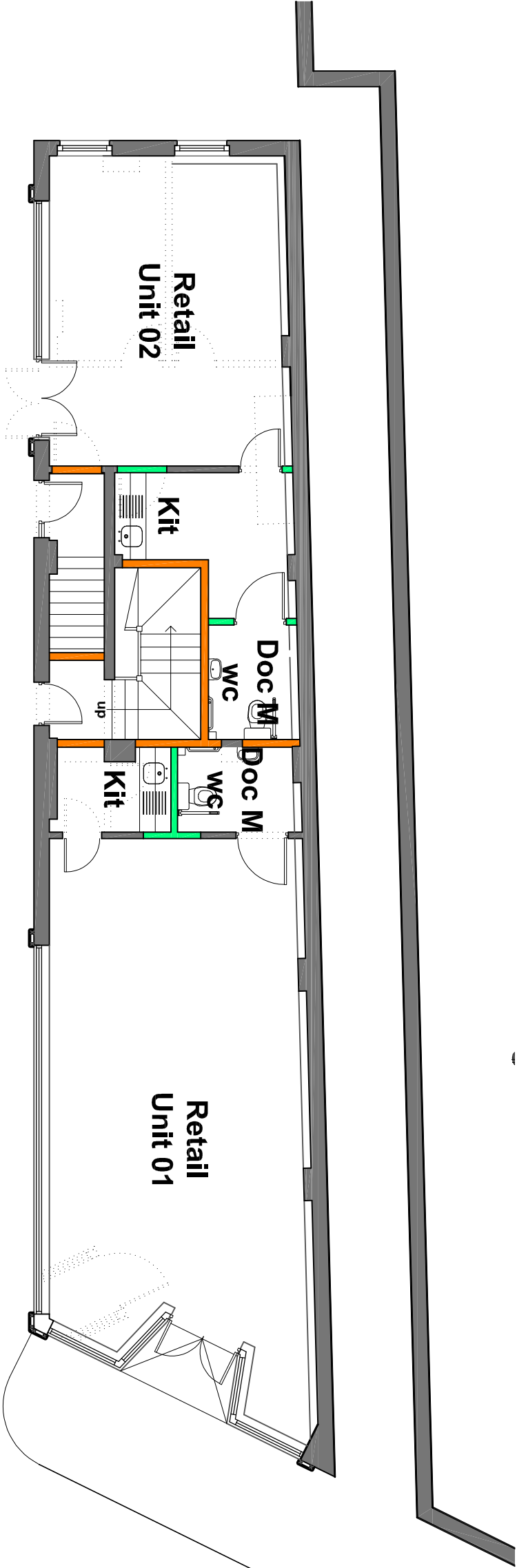
Draught Sealing - lime mortar to be provided to all doors and windows

Form new entrance door opening within the new shop frontage with played reveals and as shown, for details of the new door refer to drawing 211

Form new 1:12 external ramped access to the building within the reveal to consist of traditional 180mm x 104mm diamon 'St Andrews' Victorian external grade ceramic tiles by Original Style Ltd, Falcon Road, Sowton Industrial Estate, Exeter, EX2 7LB, www.originalstyle.com/victorian-floor-tiles/patterns/st-andrews, laid on 22mm external grade plywood boards on sw timber battens built of existing floor structure

Existing staircase from basement to ground floor level to be retained as shown, existing staircases from ground floor to first floor and first floor to second floor to be removed, walls and floor made good, and replaced with new sw timber staircase to consist of 21No risers ground floor to first floor and 17 No risers first floor to second floor, treads to be 250mm, risers to be max 190mm and with bullnose nosing, include for 48mm diameter sw timber handrail fixed to adjacent wall on wall brackets and on balustrading all at 900mm above the rake of the stair and 1100mm height above the landing area. Include for new Acom 180 Curved Stairlift for disabled access by Acom Mobility Services Ltd, Telecom House, Millenium Business Park, Steeton, West Yorkshire, BD20 6RB www.acomstairlifts.co.uk tel 08000169732 or eual approved to be installed to all manufacturers specification and requirements

New structural openings and support to the design and specification of the S, Eng. NOTE S, Eng to inspect the existing structure to the existing shop frontage on Eldon Street and to the side alleyway opening



Ground Floor Plan As Proposed

Scale 1:100@A3

Existing ground floor, all upper floors and existing internal wall partitions and doors to be upgraded to provide fire compartmentation to meet the Building Regulations Approved Document B Volume 2.

New above ground drainage runs to be new UPVc waste pipes laid to min 1:80 falls, 50mm diameter generally, 100mm diameter to all WCs, include for boxing out including low level pipework and connected into existing soil and vent pipes

All new light fittings to be low energy units, type, number and locations all to be confirmed by the client on site, new light switches to be stainless steel domestic style, switch locations to be confirmed by the client on site.

All new electrical sockets etc to be stainless steel domestic style number of and locations all to be confirmed by the client on site and installed 450mm above FFL or min 150mm above Kitchen work surface.

All electric works to be carried out by a member of an appropriate competent persons scheme

New Kitchen units and appliances all to be supplied and installed by the client and to include domestic style 30l/s mechanical extract vent within cooker hood connected to the outside through the external wall

All bathroom suites to be agreed and to include wcs, basins, hand driers and doc M wc packs, include for domestic style 15l/s Bathroom mechanical extract vent connected to the outside through the external wall with 15min overrun and connected to the light switch

ISSUED FOR PLANNING

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	SCALE	DATE
CLIENT						
MIR PAUL BICKNELL					1:100@A3	JUL Y 2020
PROJECT					DRAWN	CHECKED
60 ELIDON STREET, BARNSELY					ML	
DRAWING TITLE					JOB NUMBER	DRAWING NO.
GROUND FLOOR PLAN AS PROPOSED					2027	201

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