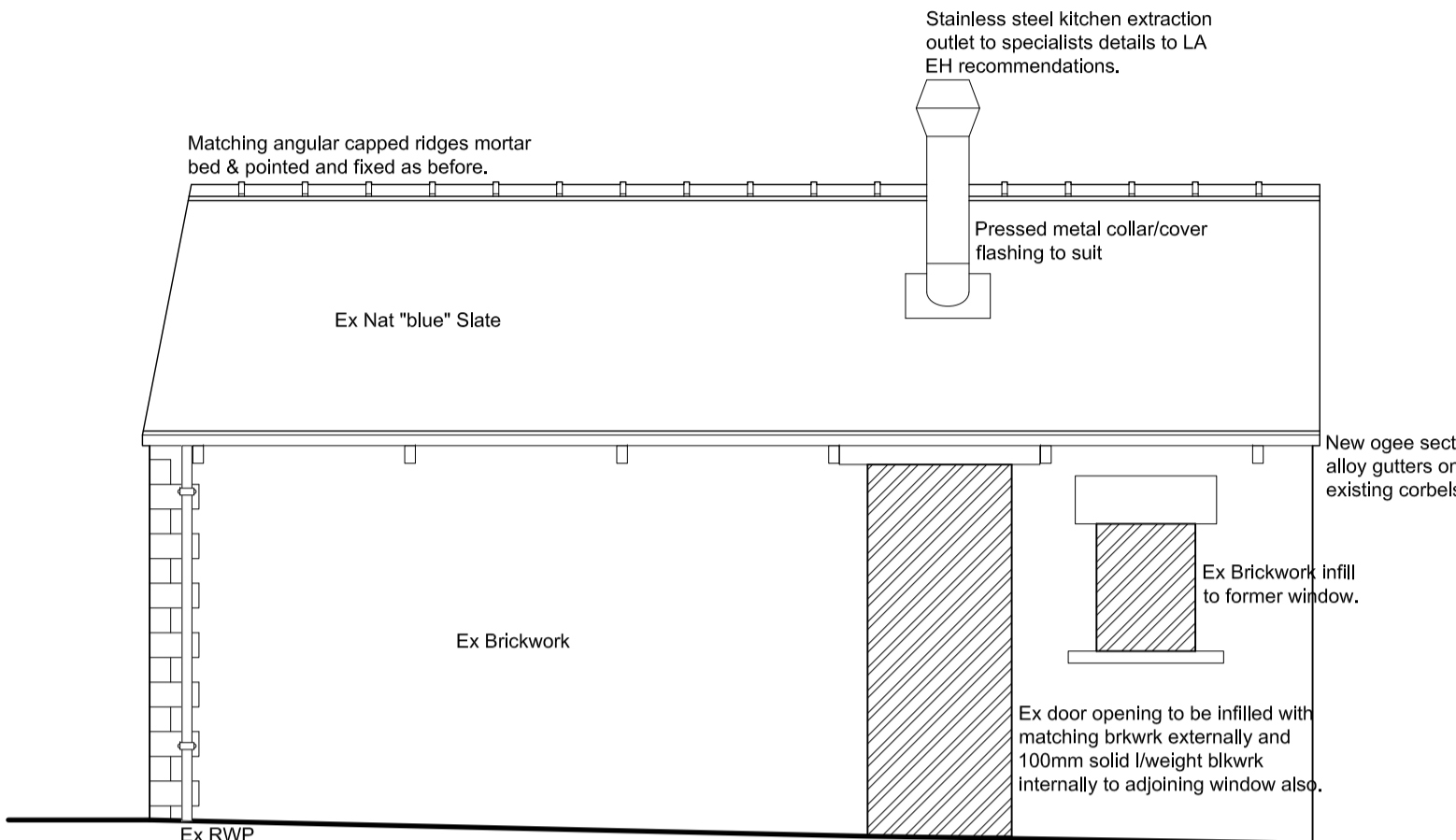
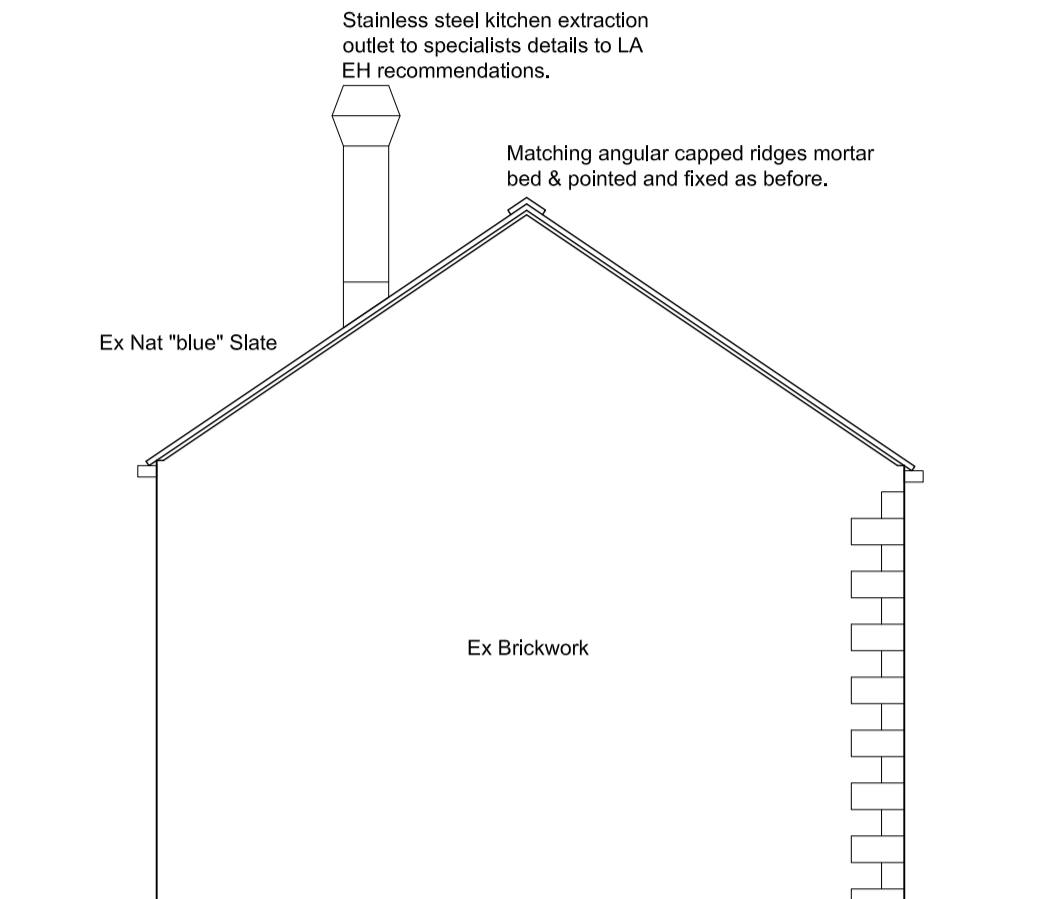


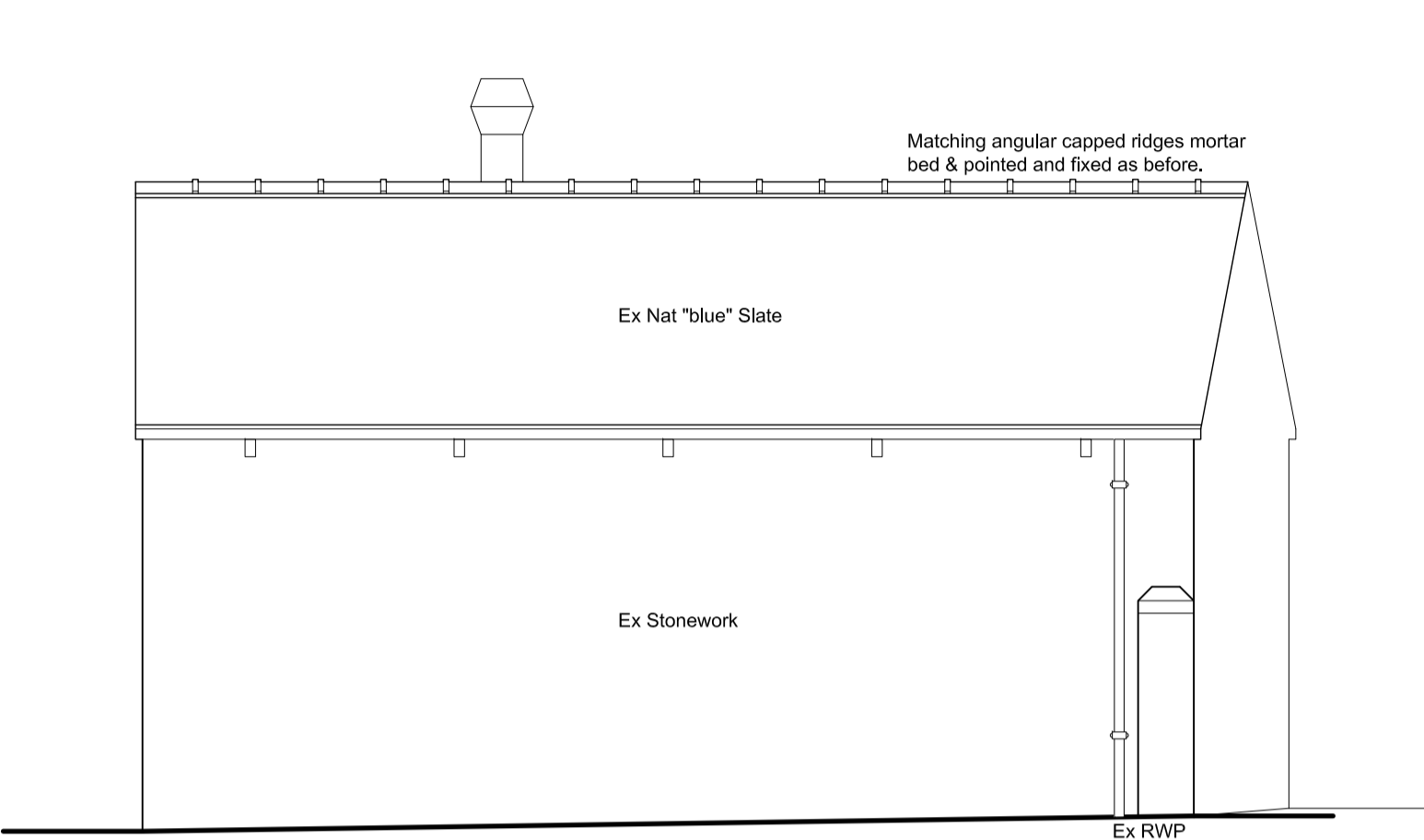
FRONT (EAST) ELEVATION



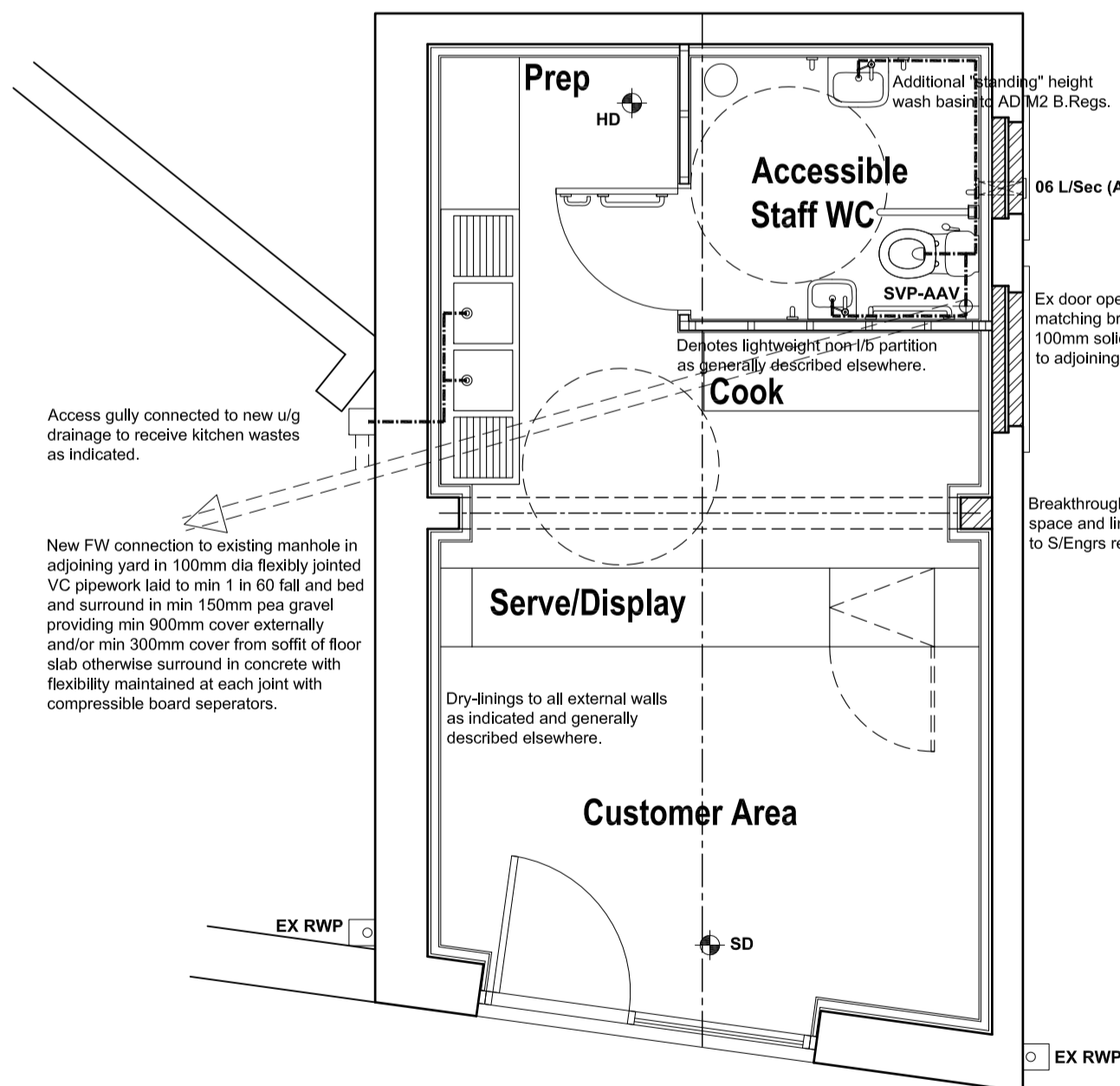
SIDE (NORTH) ELEVATION



REAR (WEST) ELEVATION



SIDE (SOUTH) ELEVATION



FLOOR PLAN

GENERAL NOTES:-

INTERNAL WALLS:-
Generally internal walls to be non-loadbearing to be constructed timber framed partitions in 75x50mm sw framing with all necessary studs, noggins and head and sole plates, 15mm dense p/b and skim facings and insulation infill in mineral fibre of min 10kg/m³ density.

INTERNAL LININGS:-
All existing walls to be dry-lined internally with galv ms firings bonded to Ex masonry in accordance with chosen mfrs instructions and finished with 72.5mm Kingspan Kooltherm K118 Insulated p/b and skim (60mm insulation + 12.5mm plasterboard) or an equivalent to achieve o/a u-value of max 0.30W/M²K.

FIRE PRECAUTIONS:-
New Fire Alarm system to be designed and installed by specialist subcontractor as necessary with smoke/heat detector alarm to positions indicated on an exclusive mains circuit with battery back-up designed in accordance with BS5839-1.

Internal Surfaces (Linings):-
Wall and ceiling linings generally to be CLASS 1 rated for surface spread of flame tested in accordance with relevant requirements of BS476.

SERVICES:-
Change of use to be wired by "competent" electricians generally in accordance with latest edition BS7371 - "Wiring Regulations" from existing supply adapted as necessary to suit and to incorporate suitable sub-meter for monitoring usage and apportioning costs. Electrical design/ test certificate(s) to be copied to LABC at completion.
Building to have new plumbing services from existing water supply designed and installed by Registered mechanical subcontractor including instantaneous electric calorifier in Accessible WC for HW supply to sink and basins in Kitchen and WC.

HEATING AND HOT WATER:-
Shop to be heated by electrical curtain heating over entrance door in accordance with specialists/mfr's recommendations and to incorporate combined timer and thermostat controls to suit to operate system as efficiently as possible.
Hot water to be provided by mains fed instantaneous electric calorifier located in WC and suitably sized for the hot water demands of the Kitchen and adjacent WC.
Full details to be subject to Electrical Eng'r's calculations and recommendations to be confirmed prior to relevant work proceeding.

LIGHTING:-
Generally lighting to be low energy operating via local switched circuits in accordance with relevant requirements of Approved Document L Vol 2 Building Regulations 2010, 2021 Edition.

ABOVE GROUND DRAINAGE:-
All sanitary fittings to have pvc wastes of the following sizes:
WC & SVP - 100mm dia in black pvc.
Basin - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Sink(s) - 40mm dia.
All wastes to have 75mm deep resealing traps.
All fittings to connect to SVP above or min 200mm below any WC connection.
Rodding 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 gully to terminate below grate level but above water level.

ACCESSIBILITY:-
Building to have "level" approach from from adjoining footway via new 1.0m clear width accessible manual entrance door with low level accessible threshold and max opening force to AD M2 building regs.
Fully accessible WC compartment at position shown with all necessary fixtures fittings and appliances including additional "standing" whb and recommended alarm call system generally in accordance with relevant requirements of Approved Document M2.

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

General ventilation to shop and kitchen to be designed and installed by specialist in accordance with CIBSE recommendations and any relevant guidance of Local Authority Env Health Dept.

SHOPFRONT:-
New Shopfront to be proprietary PPC Aluminium system such as SD/SFG System from Senior Architectural Systems or an equivalent with extruded aluminium sections to BS EN 755-9 and 12020-2 with BS ISO 3302-1 gaskets and PPC coatings to BS EN 12206-1 and stainless steel fixings throughout with laminated safety/security glass generally to suit max pane size and generally tested to relevant requirements of PAS24 and BS 6375. New ent door to ensure min 1.0M wide clear opening manually operated with max recommended opening force etc.

UPDATED BUILDING REGS (BUILDING SAFETY ACT) & CDM:-
New guidance applies to Building Regulations in relation to the Building Safety Act and Clients are required to verify the associated Building Reg's application and to engage a Principal Contractor and a Principal Designer(s) to oversee building regs' compliance and the health and safety implications of the works and coordinate any constructional changes during the works.

Conditional Approval requested for the following:-

*** Structural calc's & details for:- Steel beam to internal cross wall in accordance with Structural Engineers Details.**

All details to be submitted to and approved by Building Control Authority Prior to commencing on site with the relevant section of work.

Re-roof outbuilding with matching natural blue/grey slate reclaimed from site and off-site to replenish any damaged/ defective slates on 38x25mm tan sw battens on Procter Roofshield breathable roofing membrane on Ex rafters and purlins made good as necessary and treated against rot and insect attack by an approved specialist offering min 30yr bonded warranty.

Insulate between and over new ceiling joists with 200mm mineral fibre (0.044k) and 100mm respectively to ensure max 0.16W/M²K o/a U-value to roof.

125x75mm black pvc moulded aluminium gutters with 63mm dia downpipes to positions indicated on elevations with eared sockets.

Horiz chemical injection dpc at GF level as indicated by specialist offering min 30yr bonded warranty.

Matching Angular capped ridges mortar bed and pointed and secured with Redland Mortar Bedded Fixing Kit

Ex 50x80mm rafters.

Ex 80x230mm purlins


Ex Nat "blue" slate roof coverings.

12.5mm Duplex PIB & Skim ceiling finish on 50x200mm C24 ceiling joists at Ex rafter centres.

Dry-linings to all external walls as indicated and generally described elsewhere.

Ground floor Construction: 125mm conc slab with nominal layer A142 mesh reinforcement in base with 50mm cover and powerfloat finish on 500G vapour barrier with all joints lapped and taped on 60mm Kingspan K103 or an equivalent floor insulation to ensure max 0.25w/m²k o/a u-value on min 1200G radon barrier dpm with all joints lapped and taped and linked to dpc's at perimeters on min 150mm well blinded and compacted hardcore sub-base.

TYPICAL SECTION



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Building Design Services

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Scale: 1:50 @ A1	Date: FEB 2024
Ref: 202307	Drwg No: 02

0 cm

2 cm

4 cm

6 cm

Revision	Date	Description
OUTBUILDING TO REAR OF 1 SIDCOP RD, CUDWORTH, BARNSELY, S72 8TG.		
DETAILED PROPOSALS		
PLANS, ELEVATIONS & SECTION		
Mr A Baby.		