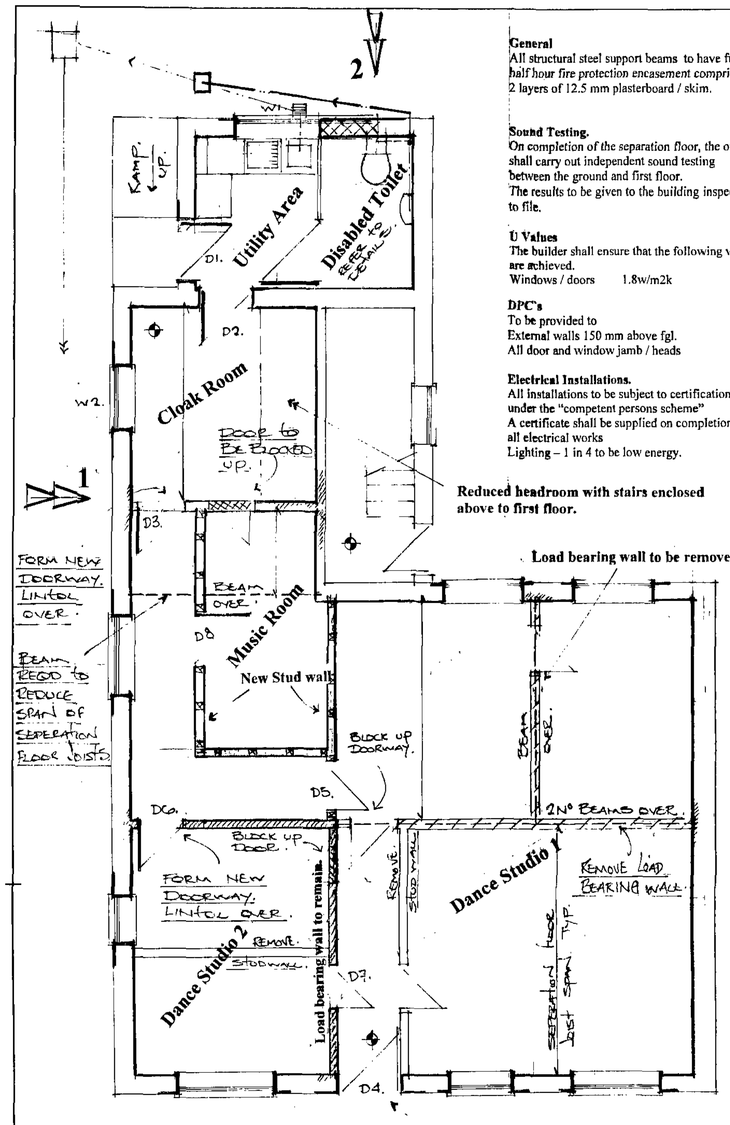


Door D4 to have a yale lock and must be able to be opened from inside without a key.

~ Shrewsbury Road ~

Existing / Proposed Ground Floor Layout

Ground Floor Flat *to be converted into* Dance School

Note
To Ground Floor
Internal walls to be removed as indicated on the drawing to finally provide:
Entrance lobby are with disabled toilet facilities.
Cloak Room.
Music Room.
Dance studio 1
Dance studio 2.
The window in the entrance lobby to be reduced in size to facilitate the construction of the toilet facility.
Glazing to Cloakroom to be obscure glass.
Main entrance Door D1 to be 775mm clear opening.
Threshold to be ramped flush to allow wheel chair access

Mechanical air extraction.
Toilet area to be 15 l/sec min.wired to light pull cord with min 15 minute over run.
All mechanical ventilators to be ducted to outside air.

Walls
Load Bearing walls indicated thus: ////////
to remain
Load bearing walls indicated thus : - - - -
to be removed and structural steel beams inserted to support first floor joists.
Stud walls indicated : ———— REMOVE.
Refer to beam calculations for details.
All other walls to be removed are timber stud, non load bearing walls. The builder shall satisfy himself that these walls are indeed non load bearing during pricing. Any discrepancies to be *reported in writing to the client.*

New Internal walls
To be timber studding 100 mm x 50 mm with 12 mm plaster board and skim. Studs @ 450 c/c horiz and noggins at 900 vert c/c
A minimum of 100 mm insulation (min 10kg/m2 density) to be provided to all walls. All walls to be *double skin plasterboarded . Double* skin plasterboard to toilet to be on the inside face.
Ceilings to be finished with 12 mm plasterboard / skim

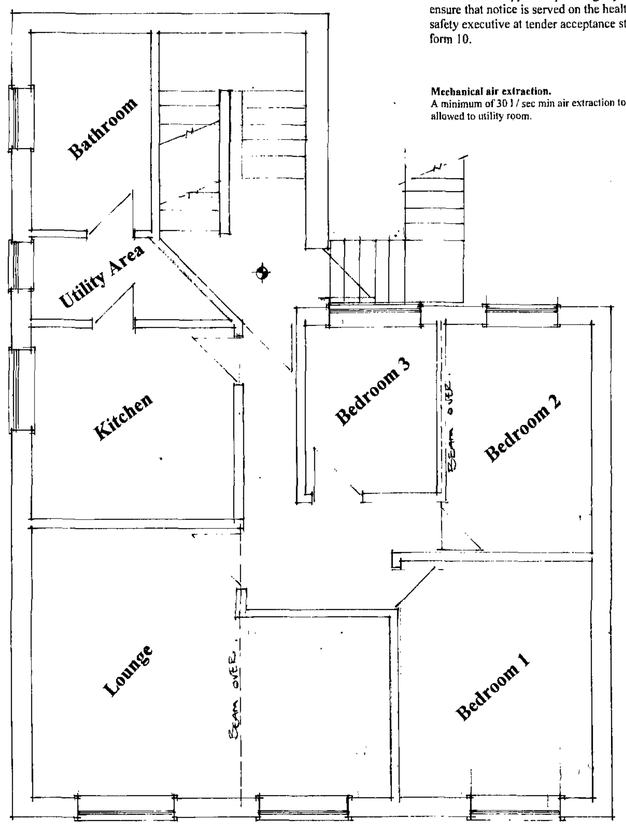
Means of escape.
1 No self contained operated smoke alarm to BS 5446 Part 1to be installed on each storey smoke detectors as indicated on the drawing.
All detectors to be a min of 300 mm from any wall.
Interconnected & wired to a separated fused circuit. Battery back up required.
Emergency exit signs interconnected and wired to separate fused circuit with battery back up to be located at door locations W1, and W4

Heating.
All rooms to have a suitably sizes radiator extended from the existing system.
Existing radiators to be moved where required to suit new room layouts.
All installations to be by a gas safe installer.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe.
Radiators to have thermostatic valves.

Lintols
All door/ openings / window lintols to be "Catnic" .
Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.

Construction (Design and Management) Regulations 1994
Applicable to all projects except work to a persons own house other than that carried out by the developer.
The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulation.
The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.
If the project is subject to the above regulation the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.

Mechanical air extraction.
A minimum of 30 l / sec min air extraction to be allowed to utility room.



Existing First Floor Layout Flat 2

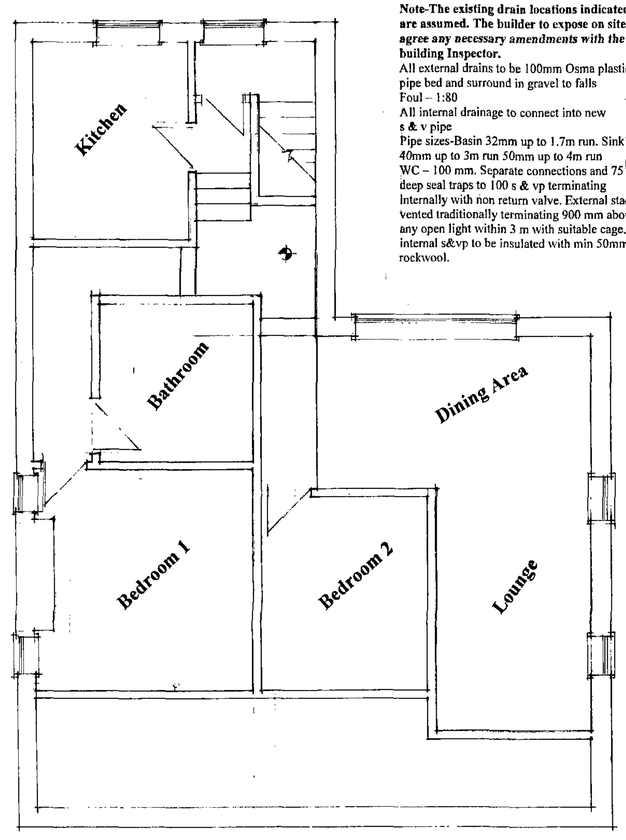
Prior to conversion into flats this floor was used as a Dance School.

An electrical certificate will be required for works to ground floor and submitted to the local authority for file.

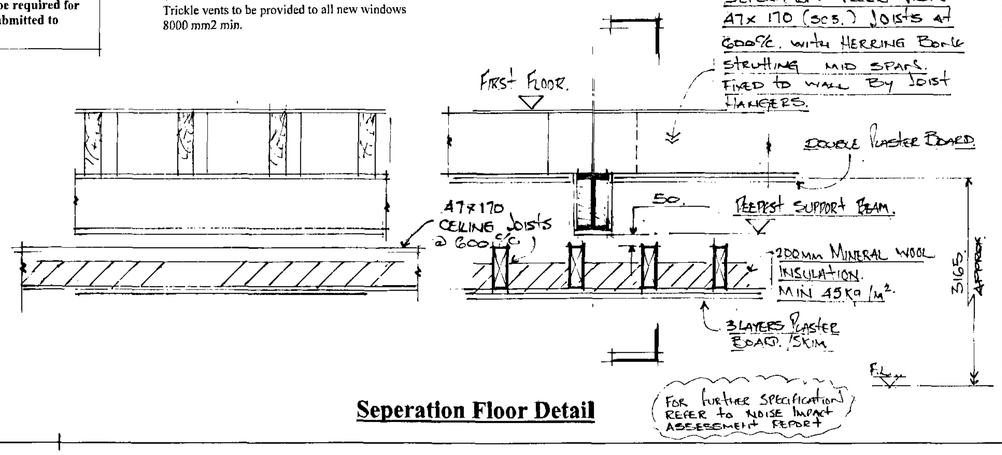
Doors / windows.
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating .
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open light.
Safety glass(stamped accordingly) to be provided *to all critical areas.- Door and panels 1.5 m from* ffl. Or windows within 800 mm from ffl.
Obscure glass to be fitted to Cloakroom window W2
Trickle vents to be provided to all new windows 8000 mm2 min.

New separation floor.
A new floor to be installed under the existing, to provide sound insulation between the Dance Studio and the fist floor flat.
Refer to sketch for details

Plumbing and Drainage.
The existing kitchen to be converted into a reception area with access to disabled toilet facilities.
The existing foul drain run to be located and examined to determine suitability for connection of the toilet. A manhole suitably located on this run shall be constructed.
Any redundant drain runs to be blocked off at the drain connection or manhole location with concrete.
Note-The existing drain locations indicated are assumed. The builder to expose on site and *agree any necessary amendments with the* building Inspector.
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls
Foul – 1:80
All internal drainage to connect into new s & v pipe
Pipe sizes-Basin 32mm up to 1.7m run. Sink 40mm up to 3m run 50mm up to 4m run
WC – 100 mm. Separate connections and 75 mm deep seal traps to 100 s & vp terminating internally with non return valve. External stacks vented traditionally terminating 900 mm above any open light within 3 m with suitable cage. All internal s&vp to be insulated with min 50mm rockwool.



Existing Second Floor Layout. Flat 3



Seperation Floor Detail

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Scope of Works

General.
Conversion of Ground Floor Flat to form Dance School.

Notes.
General
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement, the builder shall satisfy himself that all details and dimensions are correct.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
His price shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be required..
Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996 . The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

E		
D		
C		
B	29.6.10	SEPERATION FLOOR AMENDED
A	2.2.10	INTERNAL LAYOUT CHANGED.
	Date	Revisions

© copyright

SDC Projects
Northern House
51 Clarel Street
Penistone
Sheffield
S36 6AU
Tel
01226 762484
07970 291539

Ground Floor
23 Shrewsbury Road
Penistone
Sheffield
S36 6DY

Client
Shani Mitchell

Job Title
Change of use of Ground Floor Flat to Dance School

Received Barnsley Council
01 JUL 2010

Drawing Title
General Floor Layouts.

Scale **1 : 50**

Date **20.1.10** | Drawn by **Steve Camps**

Drg. No. **SM / 01** | Rev. **B.**

594 x 841mm A1