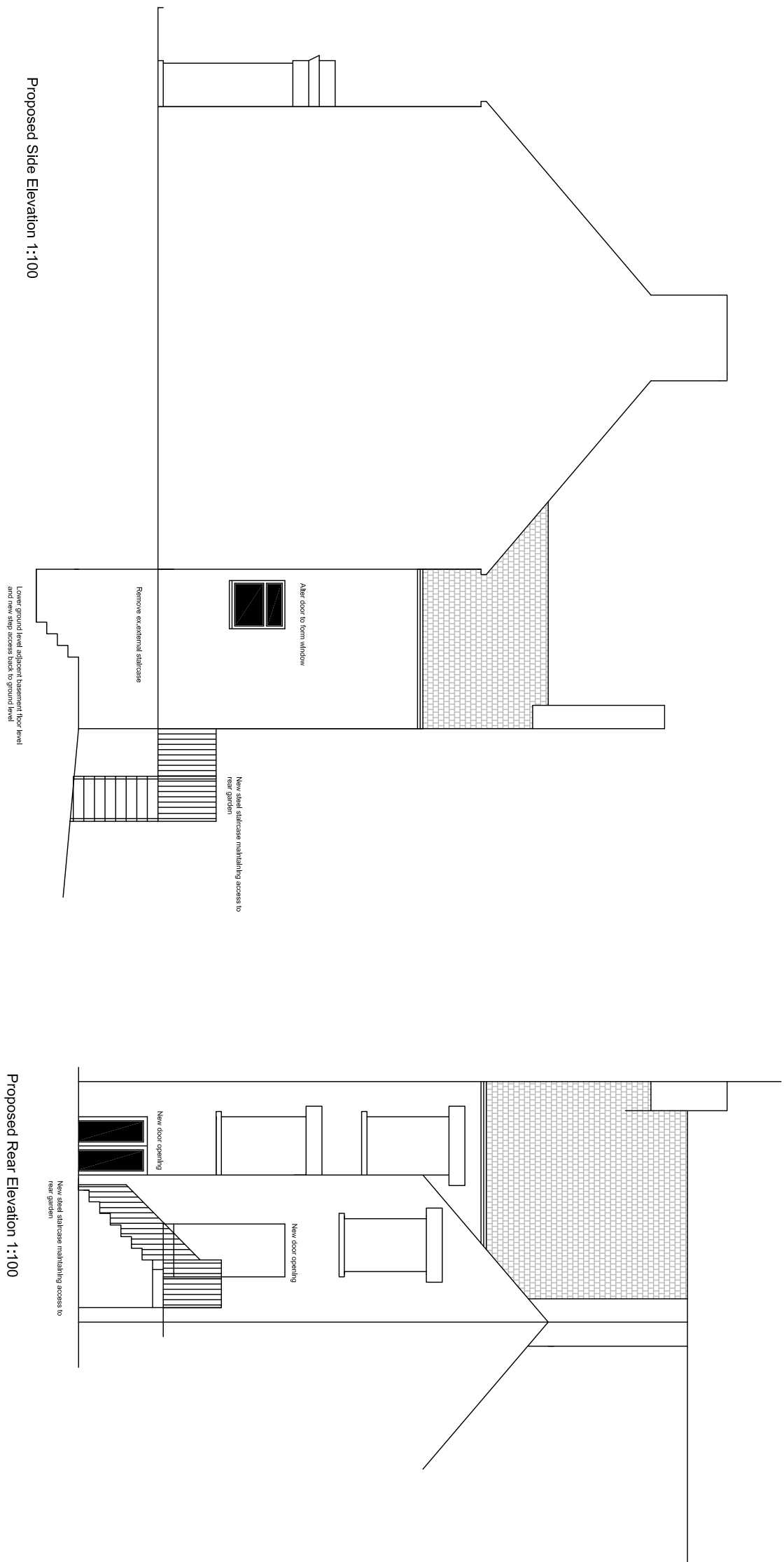




Site Plan 1:500

1.0 Preliminaries

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1.1 Internal stud walls

Stud to consist of 75mm x38mm s.w thick timbers @ 600mm centres vertically with sole and header plates finished either side with 15mm thick Knauf Soundblock plasterboard and skim. Stud to be insulated with 75mm thick Earthwool/ Isowool acoustic insulation. All joints to be adequately sealed with acoustic sealant.

1.2 New basement floorconstruction

Remove existing floor. Lower existing floor finish by 600mm if possible. Provide new floor construction, tanking 40mm insulations and structural floor slab as per structural engineer and Newton Tanking details as indicated as per agreement certificate design. Floor construction to give a maximum u value of 0.22W/m²msk. (Where basic Radon protection is required, replace 1200g d.p.m. with radon barrier carried through wall to external with cavity tray placed above. If full protection required, form sump under barrier and pipe externally and cap off above ground with ventilated capping. Allow for mechanical fan to be fitted (if required).

1.3 Existing Ground floor construction above basement

Floor to be 22mm moisture resistant floor boards, screw fixed to floor joists member as specified by structural engineer. Provide one layer of 15mm thick plasterboard and skim finish to underside of floor. Insulate floor void with 100mm thick Rockwool density of 10Kg/m³msk.

1.4 Steelwork

Structural engineer to design steelwork/ supports where required. New steel beams inserted for support. Steelwork to have 30 minutes fire protection using 12.5mm Fireline plasterboard and 5mm Gypsum skim finish.

1.5 Door and Rooflights

Provide minimum 30 minute fire doors with smoke seal and self closing device to all doors leading off staircase to ensure protected fire escape route from top floor to final exit. Provide 60 minute fire door with smoke seal and self closing device to basement. Windows 4-20-4 sealed unit's glass to have a soft low E coating and Argon fill to achieve minimum 1.6 W/m²sq. K. U value. Provide trickle vents 5000mm to windows as background ventilation. Opening lights to provide minimum 5% floor area rapid ventilation. All openings to be draught proofed.

1.6 Heating

Extend existing gas fired central heating. Gas safe registered plumber to check satisfactory capacity. Allow for new system if required. TRV's to radiators. All heating and hot water systems are to be fully commissioned to ensure they are operating at a maximum efficiency and that all controls work as intended. The person who carries out the commissioning must provide a certificate confirming that it has been carried out properly to both the client and Building Control. Also operational and maintenance manuals to be provided on completion. The heating and hot water system should be commissioned so that at completion the systems and their controls are left in the intended working order to be commissioned by a person registered as listed under Schedule 2A of Approved document L1A. Cage to balanced flue outlet.

1.7 Mechanical Ventilation

60 1/8 wall mounted fan or 300's cooker hood to kitchen, 150's fan to en suite. Where no opening window provided to room, then 15 minute overrun to fan is to be provided, and a minimum 10mm air gap beneath entrance door to that room. All fans ducted to external air and fitted with grill. All fans to be low energy type.

1.8 Plumbing and Drainage

100mm-diameter waste pipe to w.c., 40mm diameter waste pipe to sink, bath, shower and 32mm waste to basin with 75mm deep resealing trap. Waste runs over 3m to be 50mm diameter and fitted with anti vee traps. All waste pipes to be connected to external soil and vent pipe to terminate a minimum 900mm above any opening into the building. If within 3 metres of an opening. Alternatively fit Floplast AX110 air admittance valve suitable for external use and complies with BSEN 12380. S&V.P. to be fitted with a cage. All new below ground drains to be 100mm diameter upeve pipe had to fall (1:40 minimum) with flexible joints bedded and surrounded in 150mm pea gravel. Provide proprietary gyp manholes to a depth of 900mm with light duty covers in garden areas and heavy duty in drives. Drains to discharge to mains drains. Prior to commencement of works contractor to check foul water disposal from all new connections. Provide gravity fed system where possible. Allow for Saniflow or equivalent pumped system where fall cannot be achieved.

1.8 Access and Disabled facilities

All new switches and sockets to be installed between 450mm and 1200mm above finished floor level.

1.9 Electrical

Sockets and light fittings to client's requirements with all wiring, sockets, light fittings and units to conform to the latest I.E.E. regulations. Sockets and switches to be placed minimum 450mm and maximum 1.2m from floor level. All light fittings are to be a type, which will only take lamps having luminous efficiency greater than 40 lumens per circuit-watt. If external lighting to be fitted, it should automatically extinguish when there is enough day light (or when they are not needed at night) and have sockets that can only be used with lamps as previously described. Lamp capacity not to exceed 150W per light fitting. Provide mains wired interconnected smoke detectors with battery back up as described in BS 5839 and B.S. 5446. Detectors to be situated on each storey, a maximum of 7.5metres away from all doors. ALL ELECTRICAL WORK required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so, and in accordance with BS 7671. Prior to completion the inspecting Authority should be satisfied that Part P has been complied with. Emergency escape lighting to B.S. 5266 Part 1.

1.10 Stairs and guarding

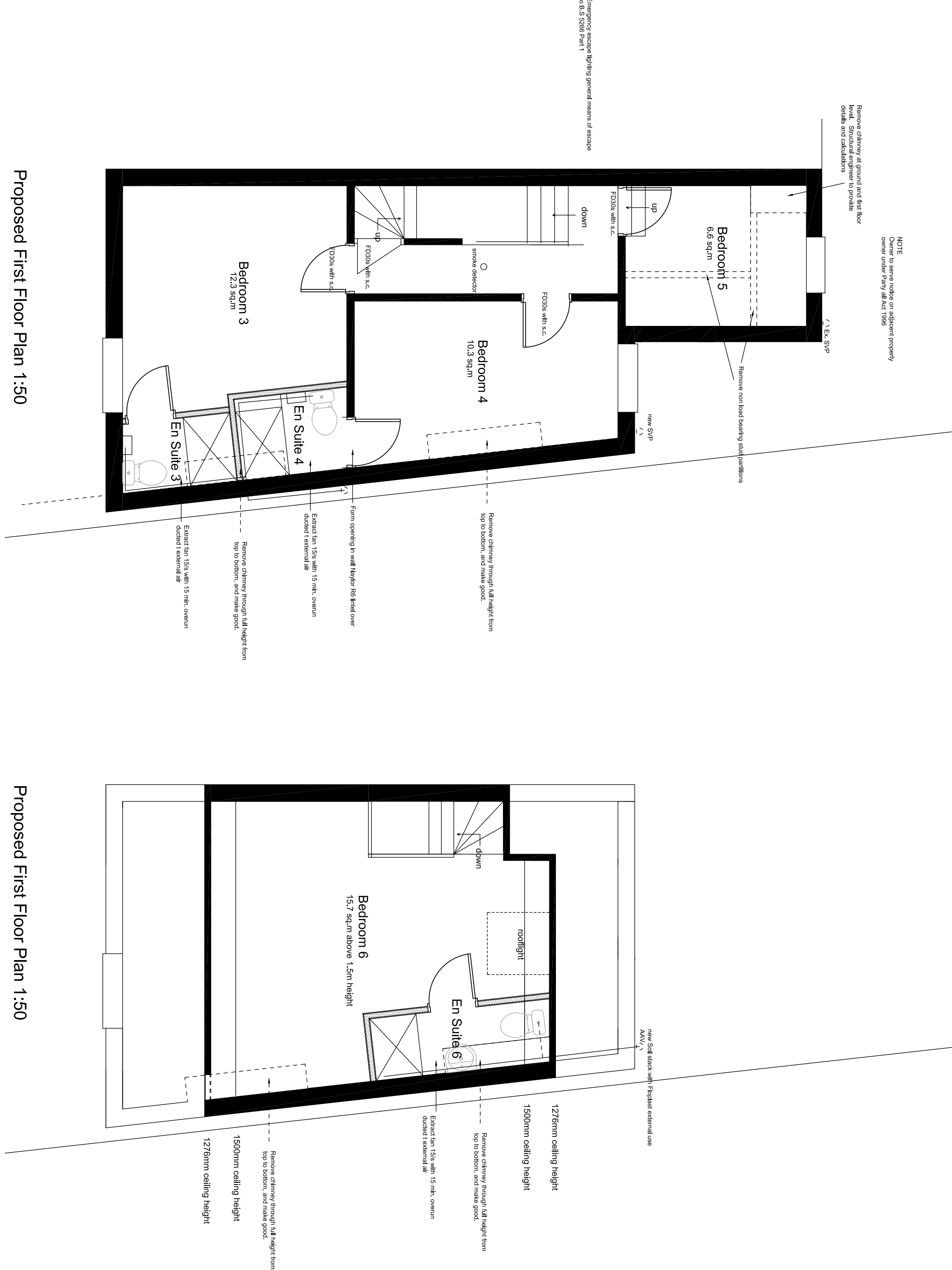
Maximum 42 degree pitch, with exact dimensions to be checked on site prior to ordering staircase. Staircase 800mm wide staircase with maximum 200mm rise, and minimum 220mm going. Maximum 99mm sphere to pass through open tread. Uniform rise and going Provide minimum 800mm clear landing to top and bottom of staircase. 900mm high handrail and balustrade to side of staircase and landing. Minimum 2 metre headroom to be provided to flights and landings. Maximum 99mm sphere to pass through non climbable vertical guarding.

Proposed Change of use to 6 bed/11

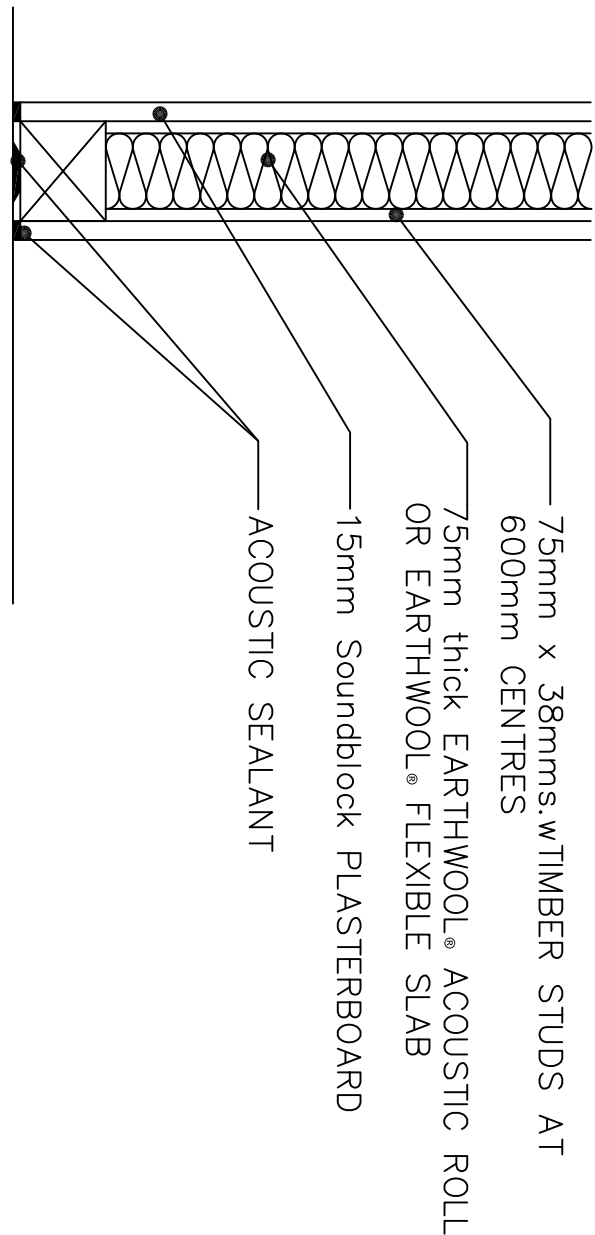
person HMO and Alterations
@ 248 Sheffield Road, Barnsley
For Dunne Property Ltd
Proposed Plan Dwg 1
Prints to scale on A1 paper

Proposed First Floor Plan 1:50

Proposed First Floor Plan 1:50



TIMBER STUD TYPICAL SECTION 1:5



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