

Design And Access Statement

**For
Planning Permission to
Convert 1No Dwelling back into the originally built 2 No terrace houses.
126/128 Sackup Lane
Darton
Barnsley
S75 5AR**

Companion information.—Refer to companion drg Nos DT/01—02 –03

Proposed Development— The property in question has been converted from 2 terrace houses into 1 No dwelling. {date unknown}

This application is to convert back this property back into 2 No terrace houses 126 / 128 Sackup lane.

Proposed design

Reinstatement shall be as close the original design as possible all as per attached drawings.

External impact on the existing building.

Creation of new front door to No 126

Creation of rear door to No 126

Reinstatement of soil and vent pipe to rear of No 126

Amended rear window size to no 126

Parking

To be divided between the two properties as per original and adjacent properties.

Refuge.

Bin store / Re cycling area to be provided to both properties.

Scope of Works

General.

Conversion of single dwelling back into the originally built 2 No terrace properties

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

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.

Where external skin is stone any galv lintols to sit on dpc to avoid corrosion.(ext skin only)

Mechanical air extraction.

Bathrooms to be 15 l/sec min.wired to light pull cord with min 15 minute over run.

Kitchens to have 3 air changes / hr and 60 L / sec min.

All mechanical ventilators to be ducted to outside air.

Walls {blocking up}

Internal skins

100 mm aircrete block or similar blockwork

Cavity

Full filled with dry therm insulation

External skin

Rendered brickwork 100 mm to match existing
Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c , every block depth to reveals.

Internal walls

To be from timber studding 75 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 50 mm insulation to be provided to bathroom walls, with double skin of plasterboard to inside face of en suite.
Ceilings to be finished with 12 mm plasterboard / skim

Bathroom wall to have a min of 10 kg /m2 density mineral felt insulation.

Timber First Floors.

Existing joists to be checked for size and condition, the building inspector to inspect and agree any additional works required to accommodate re sited bathroom.

Roof Insulation.

Above ceiling joists/ roof voids.-A min of 300 mm rockwool to be provided within the roof space. 150 between joists and 150 mm over joists at 90 degree.

Min 50 mm min air flow required between insulation and roof covering.

Plumbing and Drainage.

Foul water drainage

The existing drain locations 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. This to be located to match the original location. Existing drain condition to be determined prior to connection.

Pipe sizes-Basin 32mm up to 1.7m run. Sink bath / shower 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.

Shower trays to have access panel to trap. All joints push fitted & access panels provided at all changes in direction.

All internal s&vp to be insulated with min 50mm rockwool.

Saniflow pumped system - On no account shall a connection be made between the new drain and s&v within the roof space.

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.

Trickle vents to be provided to all new windows 8000 mm2 min.

DPC's

To be provided to

All door and window jamb / heads

Under lintols

Water supply

Hot water taps to be installed on the left.

A notice confirming that the hot water system has been properly commissioned, and issued by a person competent to do so, is to be provided on completion

Electrical Installations.

New Fuse board required to 126 Sackup lane property

All installations to be subject to certification under the "competent persons scheme"

A certificate shall be supplied on completion of all electrical works

Lighting – 75% to be low energy.

Means of escape.

1 No self contained operated smoke alarm to BS 5446 Part 1 to be installed on each storey smoke detectors interlinked and located 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.

Heating.

No 126 to be isolated from the existing system. New balanced flue gas fired condensing combi boiler to be provided.

All habitable rooms to have a suitably sized radiator extended from the new system

All installed by a corrgi registered competent contractor.

All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe.

Radiators to have thermostatic valves.

If multi fuel stove is to be used – a chimney flue shall be fitted in accordance with the suppliers requirements.

An air vent to outside air shall be fitted to provide combustion air supply.

An information plate containing all relevant information shall be fitted.

General

All existing service branch feeds from 128 to 126 to be disconnected.

New independent services ie gas, electric and water to be reconnected.

All works to be carried out by a competent qualified contractors

Gas supply to be supplied by a gas safe contractor.

Internal gas systems to be carried out by a corrgi registered contractor

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.