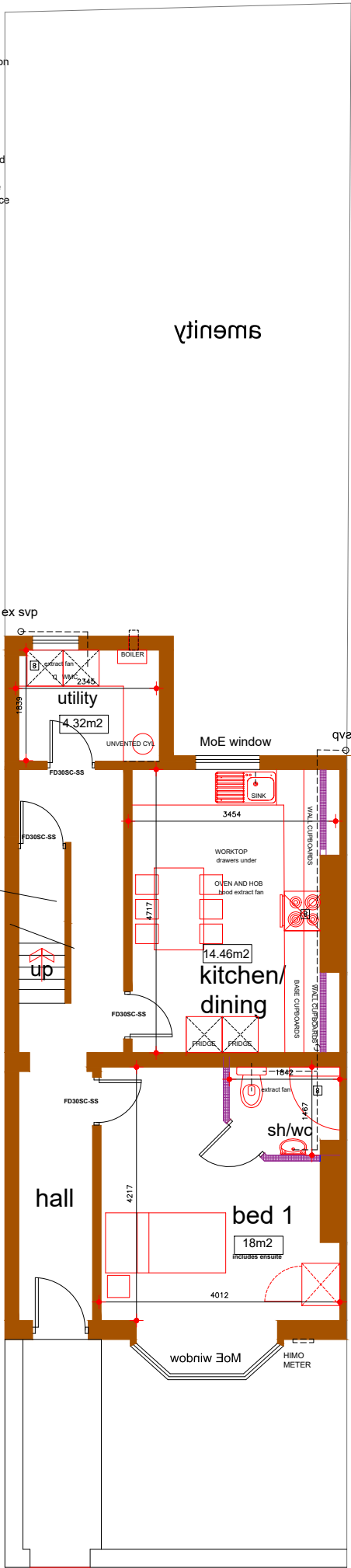


general arrangement of property as proposed

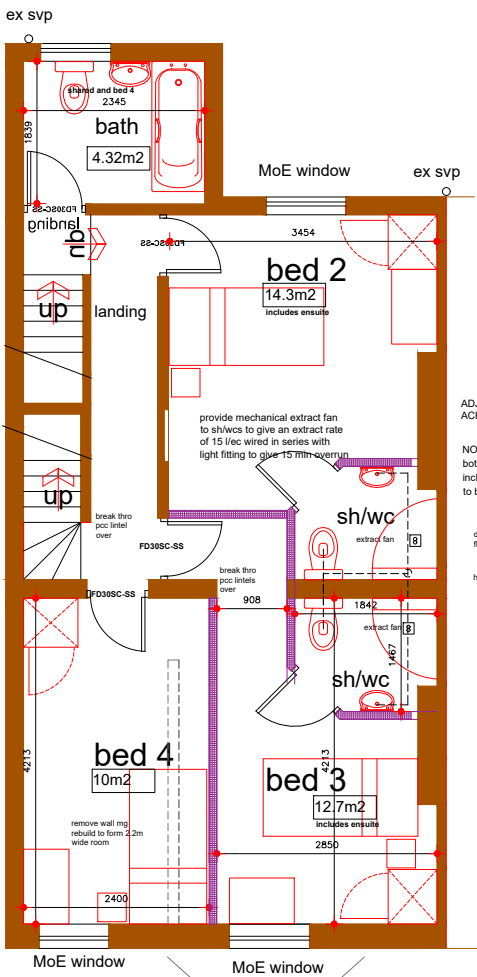
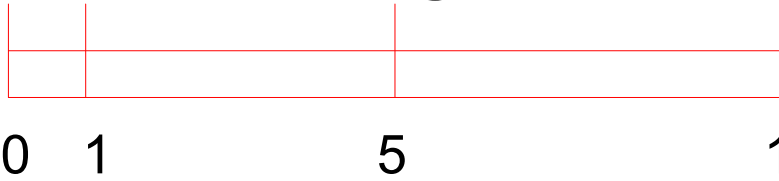
NOTES
All structural timber to be strength graded
VENTILATION
All habitable rooms to have opening lights with aggregate area equal to not less than 1/20th floor area of respective room. 8000mm2 trickle vents to be provided to each habitable room
INSULATION
all to be lapped as recommended in DLTR guidance for ensuring robustness of construction-no gaps or thermal bridges
UNDERGROUND DRAINAGE
No changes
No changes to surface water
FINISHING JOINERY
Skirtings and architraves
Skirtings and architraves to be softwood torus moulded unless noted otherwise the following are assumed:-
Windows
provide new white upvc windows Means of Escape pattern apertures where indicated

Part M - Access to and use of buildings
Electrical sockets/switches to be located between 450 - 1200mm from floor level
ELECTRICAL INSTALLATION
All to be carried out in accordance with Approved document P all to be carried out by competent person and design, installation, inspection and test certificate under BS7671 to be produced
for light switches allow for 2 no ceiling mounted moisture resistant fittings per room
provide 4 double SSOs to each room
provide suitable space heating

Approved Document P Electrical safety – Dwellings
Electrical Safety. Prior to completion of the work the District Surveyor is to be provided with evidence to demonstrate that either:
a). The electrical work has been carried out by a registered competent person
who is a member of a relevant "Competent Person Scheme". A Building Regulations compliance certificate or a copy of the information on the certificate should be given to this authority within 30 days of the work being completed; or
b). The electrical work has been inspected and tested by a registered thirdparty certifier in accordance with Approved Document P Section 3 and a satisfactory condition report issued. The registration body of the third-party certifier should give a Building Regulations compliance certificate or a copy of the information on the certificate to this authority within 30 days of the condition report being issued; or
c). If the Part P electrical work forms part of this application the Authority is to be notified at the appropriate stage so the departments electrical contractor can inspect the installation.



Scale 1 to 100 @A1

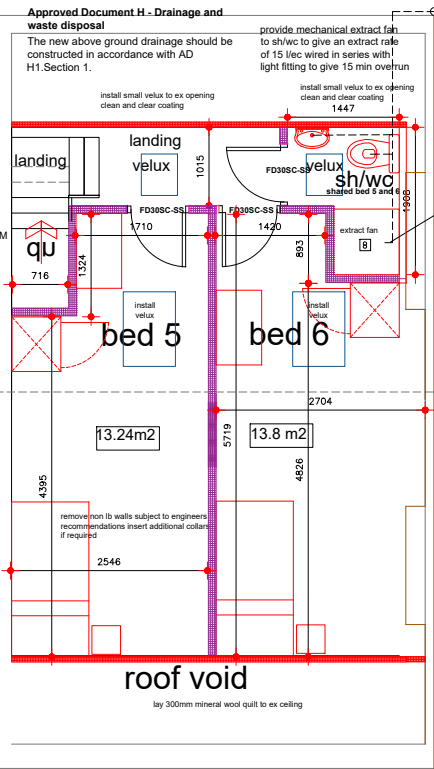
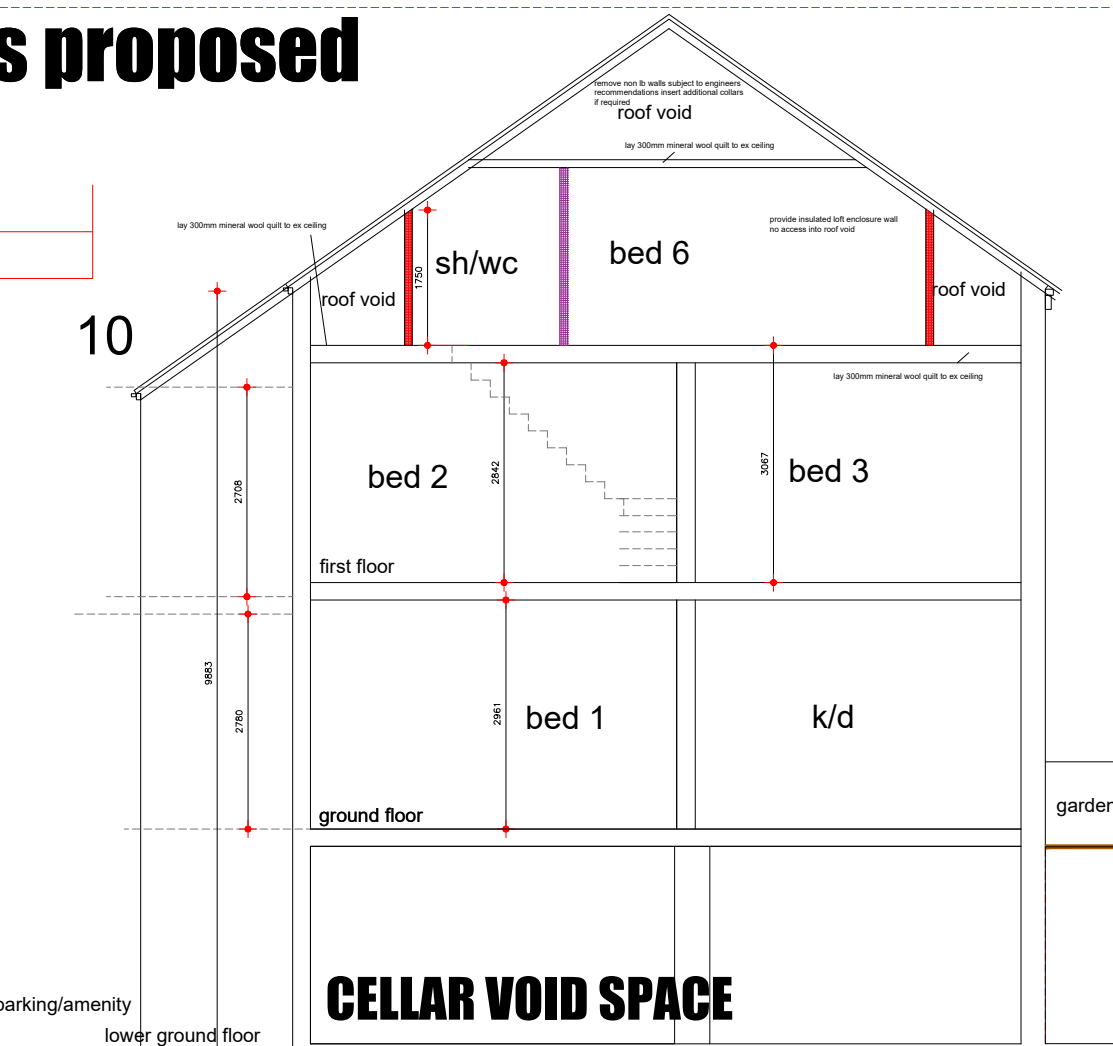


first floor plan

Approved Document H - Drainage and waste disposal
The new above ground drainage should be constructed in accordance with AD H1: Section 1.

LEGEND

- existing structure
- 100 o/all sound insulated timber or metal stud partition
- dormer or loft enclosure wall timber framing
100mm integral mineral wool quilt insulation



loft plan

section

Provide dpc at minimum 150mm above finished ground level. Dpc and 'thermabate' insulation to be installed.
hammer drill away the uneven surface and reduce level to new formation level to sat DGS on site taking care not to undermine existing foundations. Lay hardcore, sand blinding, dpm, slab and screed

DOOR WIDTHS

all door widths to be min 900mm clear between rebates for entrance door and 850mm clear between rebates at internal doors

EMERGENCY LIGHTING

Emergency Lighting to the new ground floor ensuite rooms should be fitted and installed to British Standard S266 Part 1 2016.

Existing stair
Existing stair to have apparent nosings which contrast visually in accordance with ADK1 para 1.10 i.e. a material 50-65mm wide on tread and 30-55mm high on the riser.
A handrail is required to one side of the stair at a height of between 900mm and 1100mm.
Form Protected stairway-ensure all enclosing walls are min 30fr and extend and are fire stopped to underside of roof structure.
Protected stairway not to be used for any form of storage.
Clear headroom of 2m will be achieved on all escape routes.

NEW FIRE RESISTANT AND SOUND ATTENUATED PARTITIONS THROUGHOUT

NOTE
sh/wc timber stud wall include 12mm wbp ply to both sides of stud

c/l ridge over

provide insulated loft enclosure wall no access into roof void

ROOF INSULATION

Pitched roof insulation at rafter level should achieve a U-value of 0.16 W/m2.K and any horizontal roof insulation 0.16 W/m2.K

ROOF INSULATION AND FIRE STOPPING
Ensure all walls separating flats and stair are suitably fire stopped to underside of roof slope

JULIE MURRAY ARCHITECTURE
4 BROOKSIDE CLOSE, HACKENTHORPE
SHEFFIELD S12 4LE 0114 247 0602

TITLE
internal alts to existing HMO
163 Dodworth Road Barnsley
S70 6HW
CLIENT 7 IN A ROW Ltd

Plans as proposed

DATE 7/8/20 SCALE 1:100 and 1:50 @A1

DRAWING No.
163DR/19/02

REVISION a b c d e f g h i