

Notes

Do not scale from drawing, use figured dimensions only.
All dimensions must be checked and verified on site prior to commencement of work and architect to be notified of any discrepancies.
This drawing is intended to permit overall scheme proposals only and cannot be used for construction purposes without further information.

Rev	Drawn	Checked	Date
A	MH		05.08.21

Building Regs Notes:

- Part A**
Refer to Structural Engineer's details.
- Part B**
Means of Escape via first floor door, and second floor MOE window.
Window to provide unobstructed clear openable area of 0.33m² (no clear dimension less than 450mm wide/450mm high)
- Part F**
Purge ventilation provided to WCs, as indicated on the drawings.
Background ventilation provided by operable trickle vents to all windows.
- Part G**
Exact specification of fittings TBC in due course, to ensure compliance with Water Efficiency requirements.
- Part H**
Refer to drawings for drainage layouts.
- Part K**
Refer to drawings for proposed stair layouts. Staircase and balustrade to be designed in accordance with approved document Part K of the current Building Regulations and appropriate British Standards.
All glazing within critical locations to be toughened.

Part L
WALLS:
Minimum target U-value requirement (upgrading retained thermal element, as Table 3, Part L1B).
Overall construction to achieve a U-value of 0.55 W/m²K.
Design U-value for Ground and First floor walls to be approx. 0.33 W/m²K.
(52.5mm insulated plasterboard with a thermal conductivity of 0.018W/mK, >450mm solid stone).
Design U-value for Second floor walls to be approx. 0.33 W/m²K.
(52.5mm insulated plasterboard with a thermal conductivity of 0.018W/mK, >15mm solid masonry).

GROUND FLOOR:
Minimum target U-value requirement (new thermal element, as Table 2, Part L1B).
Overall construction to achieve a U-value of 0.22 W/m²K.
Design U-value for Ground Floor (P/A ratio 0.8) to be approx 0.18 W/m²K. (Floor finish on underfloor heating system on reinforced concrete slab to Structural Engineers specification, on 100mm phenolic insulation with a thermal conductivity of 0.018W/mK).

ROOF:
Minimum target U-value requirement (upgrading retained thermal element, as Table 3, Part L1B).
Overall construction to a U-value of 0.18 W/m²K (upgrading retained thermal element, as Table 3, Part L1B).
Design U-value for Roof to be approx. 0.16 W/m²K.
(Stone slates, on 50x32 battens, breather membranes, 200x50mm rafters at 400mm ctrs, with 150mm thick rigid phenolic insulation between rafters, underdrawn with 32.5mm insulated plasterboard with 3mm skim finish).

Part M
All practical measures have been taken to make the building as accessible as possible, in the context of listed building conservation and the limited building footprint.

Planning Notes:
In association with Planning Condition 3, the development shall only take place in accordance with the approved Archaeological WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Watching brief: An archaeologist should be in attendance when any significant deep excavations are undertaken in or around the dovecot. Principally this will involve the monitoring of the trench for the new sewer vent pipe (SVP) that is to run north-south to the west of the building. It is anticipated that excavations for the SVP will be undertaken by a machine, which must be equipped with a smooth-bladed bucket.

The development shall be undertaken in accordance with the recommendations (specifically on pages 19 and 20 of this document) and specifications within the Bat Survey Report (Ref. 2020201/1) carried out by Whitcher Wildlife Ltd. dated 27th July 2019.

External materials shall match the existing or historic materials in every respect and no construction work will commence until a representative sample of all new external materials has been submitted to, and approved in writing by, the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.

The facing stone to areas of repair (external stair) shall be natural sandstone, matching the existing in terms of colour, general grain size, type of face dressing, and method of coursing.

The mortar mix for works to "make good" alterations (including dressing new openings, small scale infill etc) must be 1:3 (1 part NHL3.5 lime: 3 parts washed river or well graded grit sand), this should be flush pointed than stippled back to reveal the texture of the aggregate and the arses of the stone blocks and aid curing.

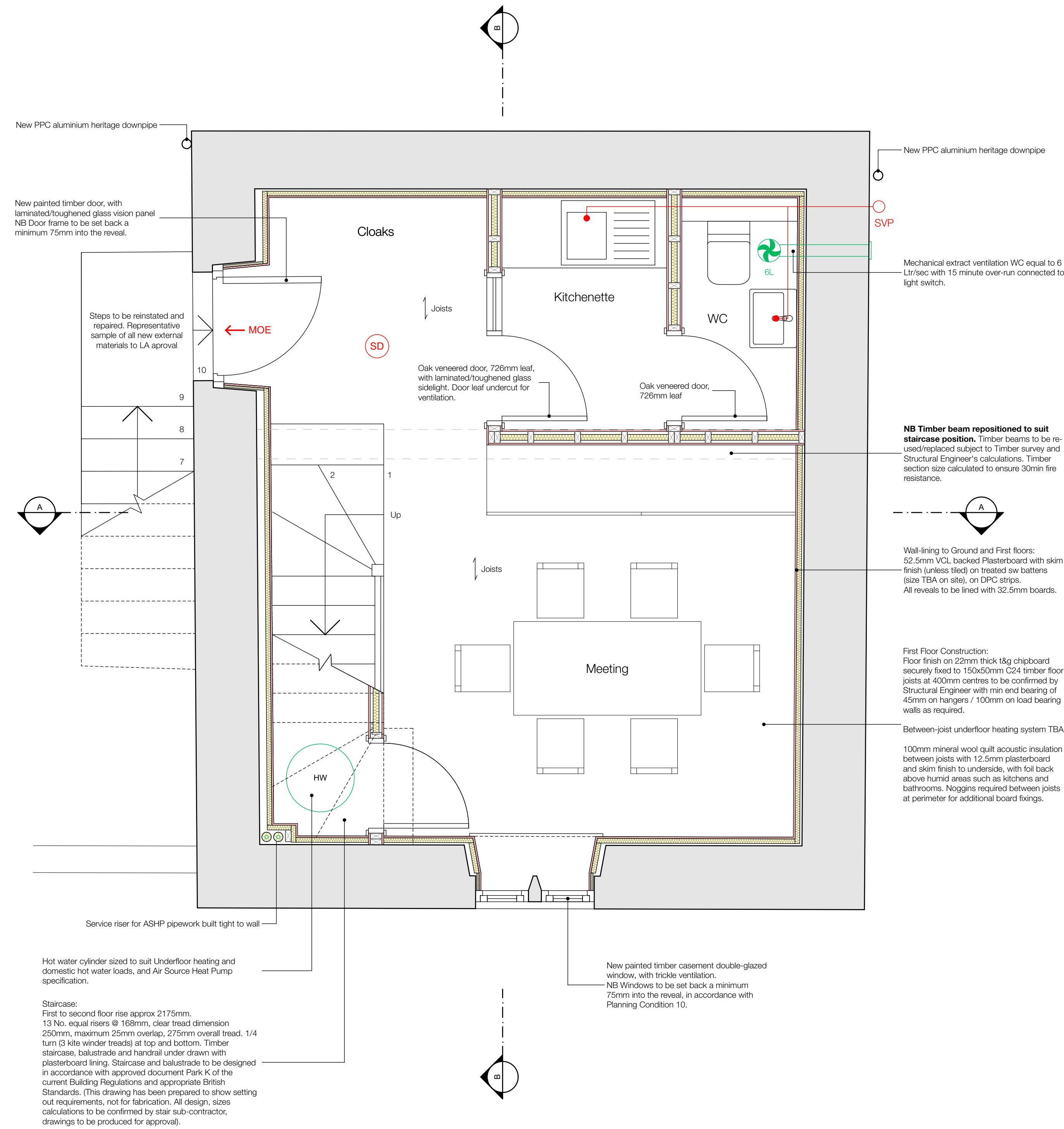
Job Title	
The Dovecot, Jowett House Farm, Cawthorne, Barnsley, S75 4AS	
Client	
Jowett House Farms Ltd	
Status	Company
Building Regulations	AD
Drawing	Scale @ A1
First & Second Floors - Proposed	1:25
Date	Drawn
Dec 2020	MH
Checked	
Drawing No.	Revision
3357 (0-) 06	A

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Proposed - First Floor



Proposed - Second Floor

