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

Provide wetroom connect to ex 100 doa svp and below ground combined drainage system using existing runs
Separate system to be maintained.Drainage to be in approved plastics system 100mm dia laid to suitable falls with 350 dia ic at junction/change of direction of drain run if applicable. Foul drainage to connect into public sewer. Head of drain run to be vented to open air.
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 dark grey aluminium windows

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.

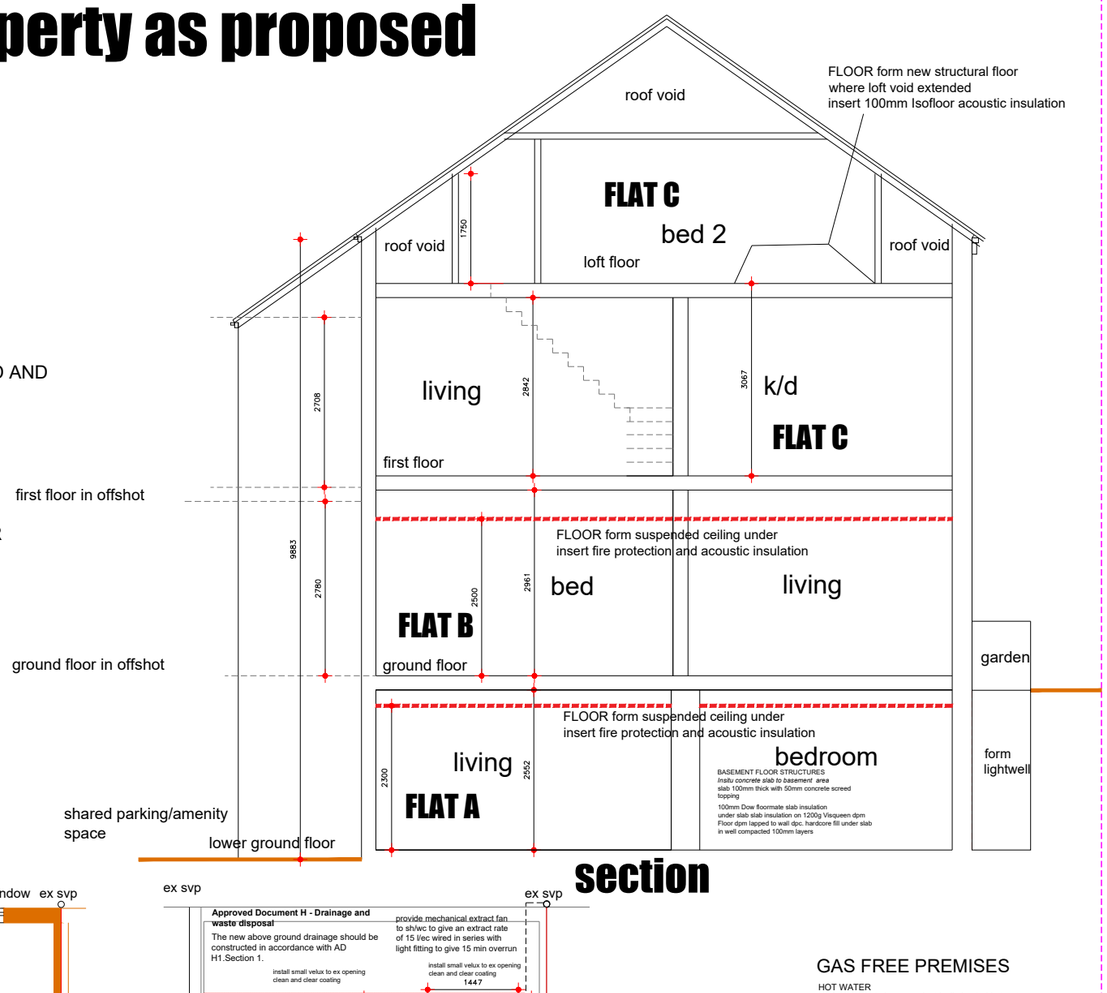
amenity

NEW CEILING THROUGHOUT TO GROUND AND LOWER GROUNDFLOOR

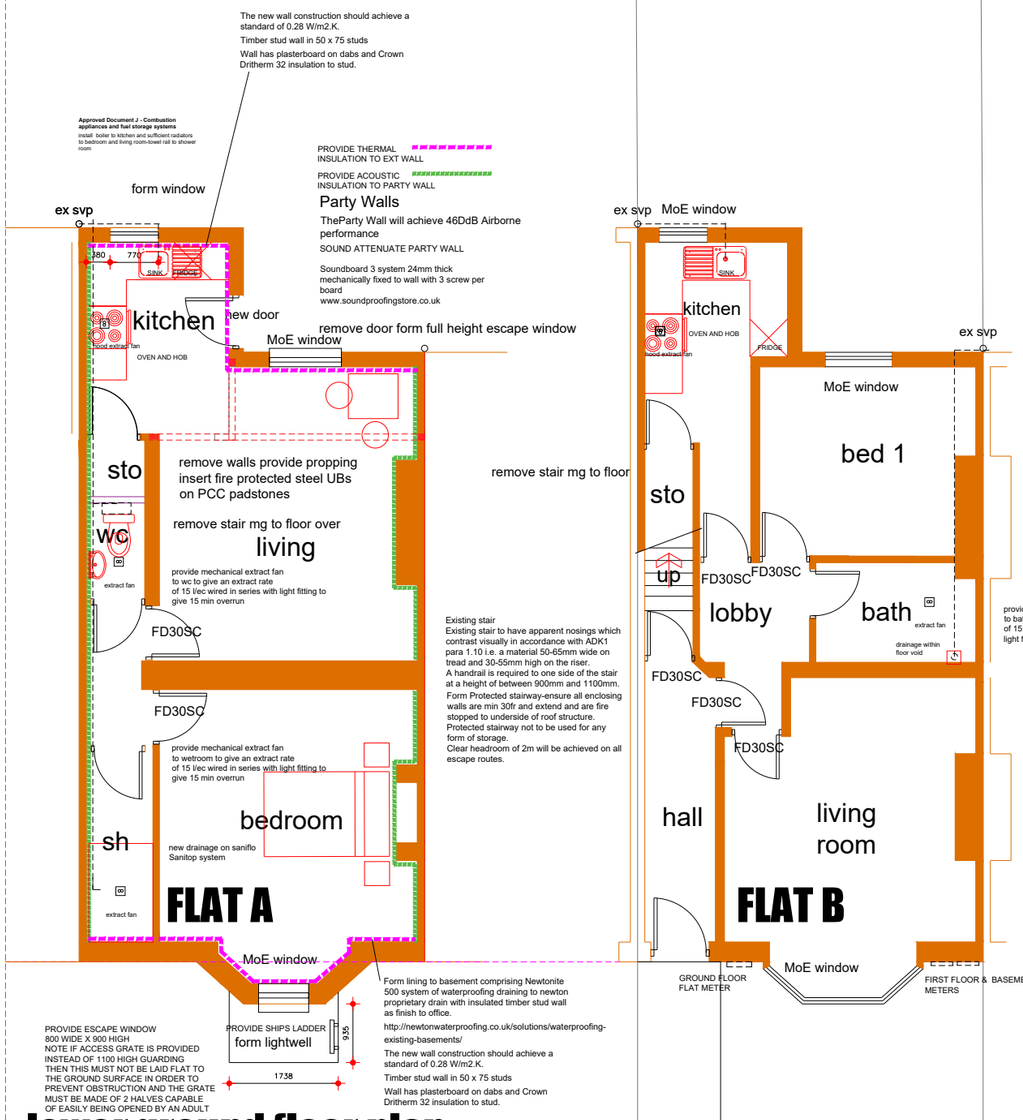
MF suspended ceiling with 15mm Fireline board and 300mm mineral wool quilt thermal insulation over

ACOUSTIC UPGRADE TO GROUND FLOOR

Approved Doc E Resistance to the passage of sound-floors to be agreed suitable for additional load by structural engineer
Floors to be made good and overlaid with floating floor the deck panel of which must not be mechanically fixed in any way. Galaxy RESIDeck which is 28mm thick in its entirity and comprises 18mm P% chipboard with Galaxy RESI-foam 10mm closed cell cross linked acoustic foam laid on top of the existing deck. Joints on chipboard must be glued with a suitable adhesive such as D4 wood glue. Where panel meets perimeter wall and internal walls these will need isolating using a flanking band. RESI foam can be run p the wall to wrap round and create a full perimiter seal.

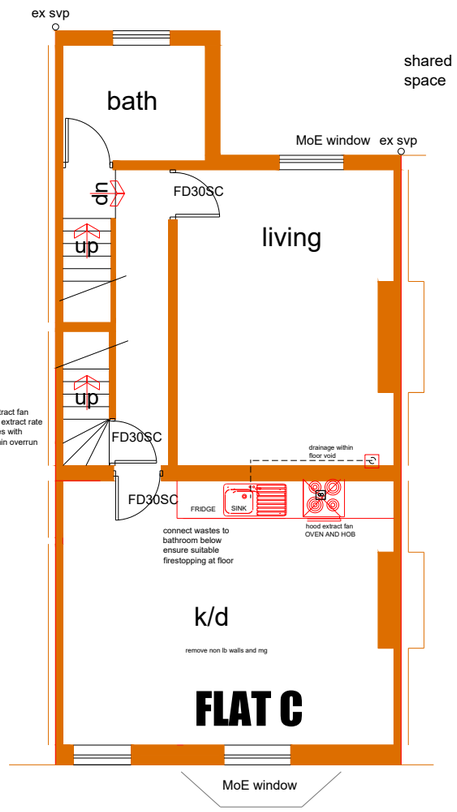


section

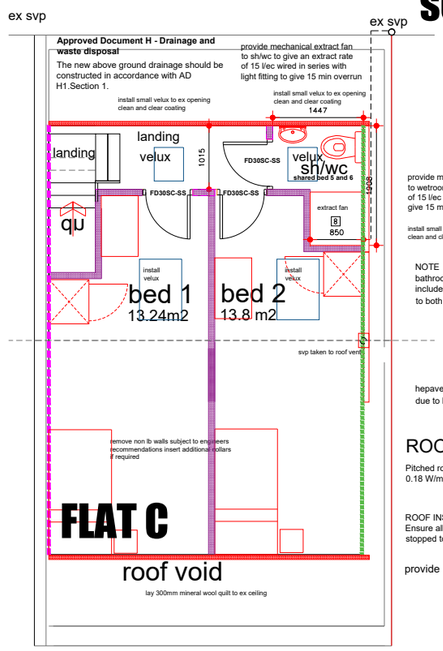


lower ground floor plan

ground floor plan



first floor plan 1 duplex flat



loft plan

ROOF INSULATION

Pitched roof insulation at rafter level should achieve a U-value of 0.18 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

provide insulated loft enclosure wall

LEGEND
- existing structure
- PROVIDE ACOUSTIC INSULATION TO PARTY WALL
- 100 o/all sound insulated timber or metal stud partition
- dormer or loft enclosure wall timber framing 100mm integral mineral wool quilt insulation

GAS FREE PREMISES

HOT WATER
each property to have an electrically heated hot water storage vessel
CENTRAL HEATING
each property to have electric radiators
SHOWERS
each shower to be fed from the storage tank in the hot water system and to have a pump and mixer valve
ELECTRICITY METER POSITION
each property to have its own meter in a position agreed with the owner and co-located with the incoming supply from Dodworth Road

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 lower ground floor shower room and wc to Flat 1
and to the first floor bath room of flat 2 and the ensuite in bed 2 of flat 3should be fitted and installed to British Standard 5266 Part 1 2016.

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

TITLE
internal alts to existing HMO
creation of basement flat
171 Dodworth Road Barnsley
S70 6HW
CLIENT 7 IN A ROW Ltd

Plans as proposed

DATE 17/12/2019 SCALE 1:100 @A3 1:100 and 1:50@A1

DRAWING No.
171DR/19/02

REVISION a