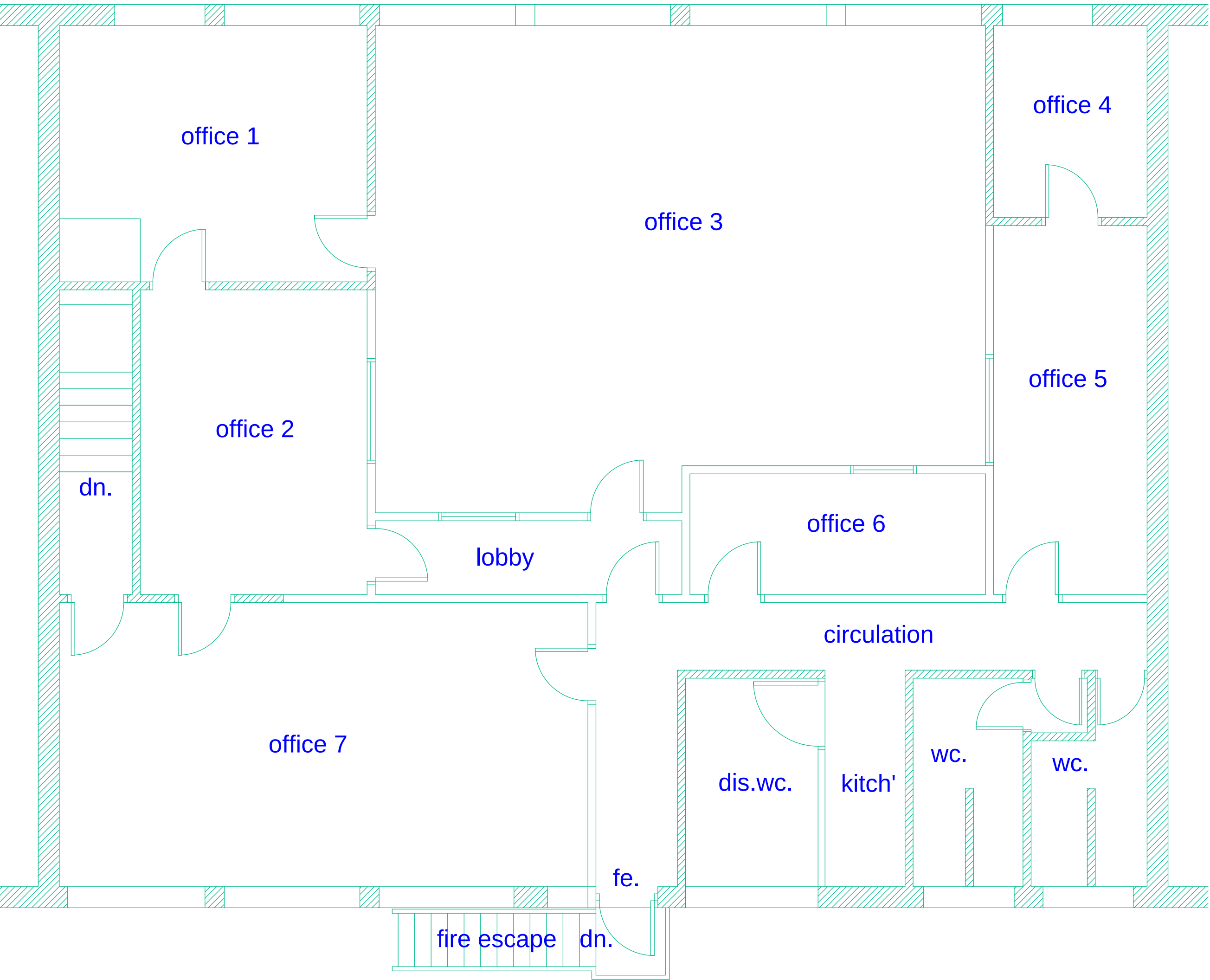
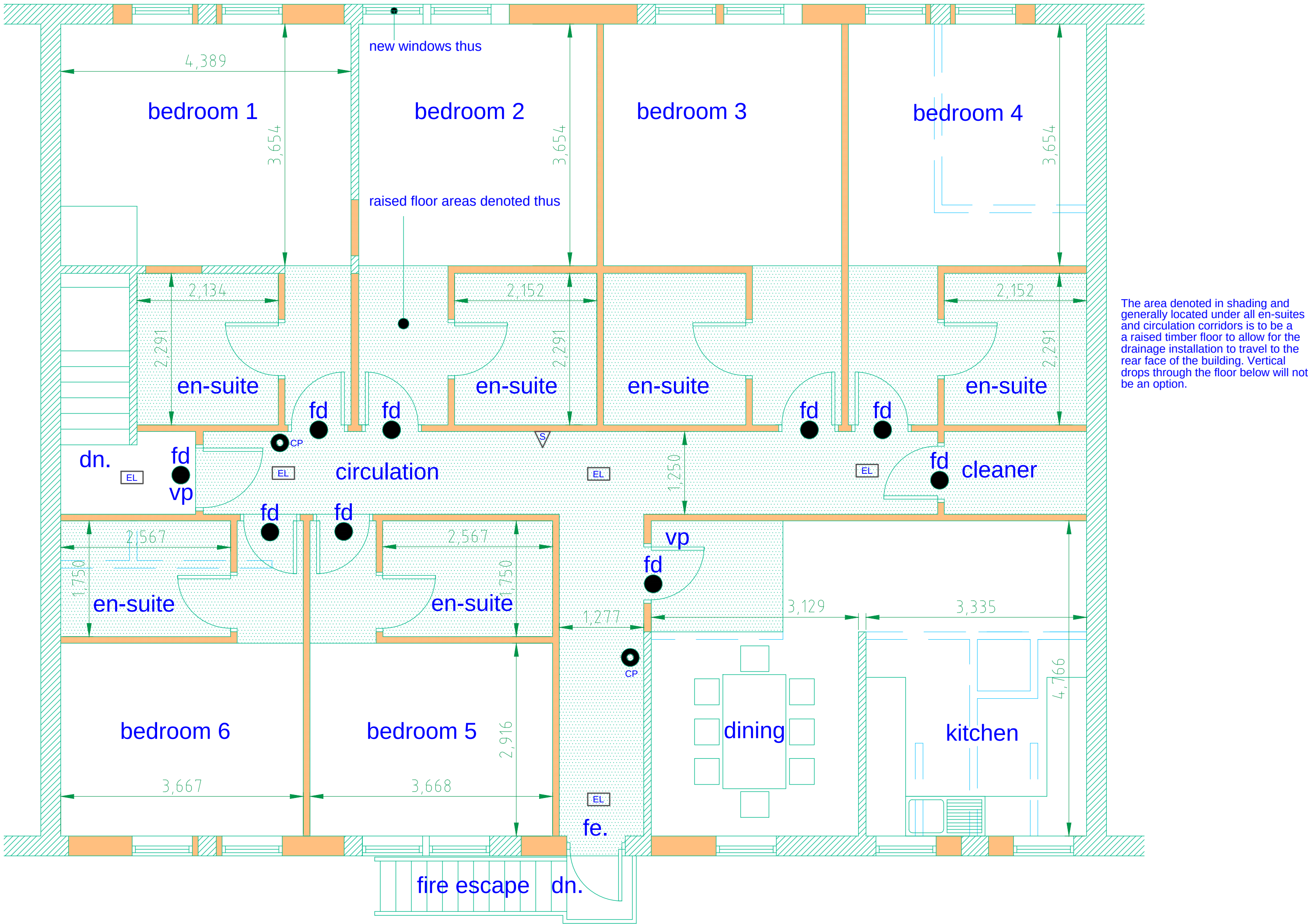


1) This drawing and the design and details depicted thereon are the copyright of Peter Dimberline Chartered Architect.
2) All dimensions on this drawing are to be checked by the Contractor and any discrepancies are to be reported to the Architect.
3) Do not scale critical dimensions off this drawing.
4) Contractor to ensure that all Health & Safety requirements (CDM Regulations) in relation to this project will be complied with.

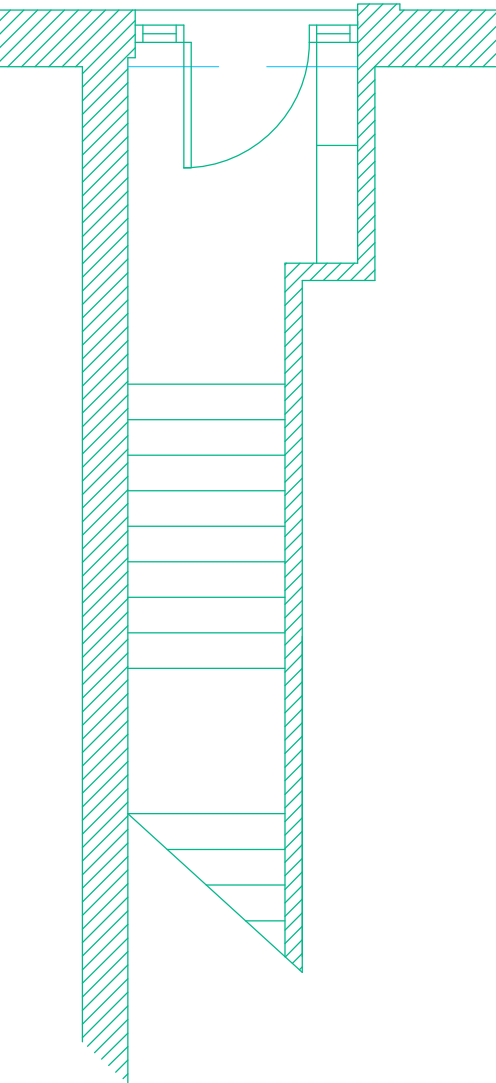
existing first floor plan of offices



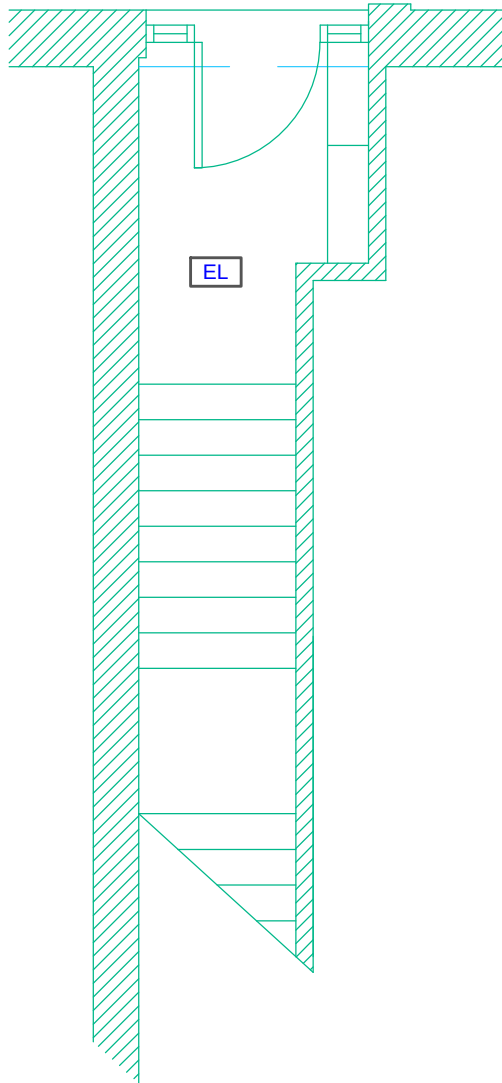
proposed first floor plan of residential accommodation



existing ground floor plan of stairwell



existing ground floor plan of stairwell to remain



fire precautions

- fd** This symbol denotes half hour fire resistant door and frame complete with intumescent strips, smoke seals and overhead door closer
- vp** This symbol denotes half hour fire resistant vision panel within door
- Existing first floor structure to be of 1hr fire resistant construction to ensure 1hr fire separation between ground floor commercial and first floor residential accommodation
- A fire alarm system complete with call points and sounder/s will be required all in accordance with BS 5592-1:2002
- cp** This symbol denotes fire alarm call point
- EL** This symbol denotes an emergency lighting unit complete with battery
- △** This symbol denotes sounder

sound insulation and thermal requirements

As building regulations describe this project as 'rooms for residential purposes' and the fact that the original building is not a dwelling, then sound insulation measures and thermal measures will have to be taken into account.

sound
All walls separating the individual bedrooms from each other and from general circulation and stairwell areas will need to achieve an 'airborne' sound insulation of min 43dB. Similarly, all floors and stairs separating this accommodation from ground floor commercial will need to achieve an 'airborne' sound insulation of min 43dB and an 'impact' sound insulation of min 64dB. All 'separating' walls should extend up to the underside of the concrete roof slab and also be fire stopped.

thermal
As the work involves the conversion of an existing building then the relevant elements, (external walls and roof) need to be assessed to see if they meet the 'threshold U values' depicted in the 'Retained thermal elements' table of the approved document. Namely, 0.7 for external wall and 0.35 for the flat roof. If the existing structure does not meet these standards, then the possibility of upgrading the thermal quality will need to be investigated and a min U value target agreed with building control.

New double glazed window units should achieve a min U value of 1.6

REVISIONS

PETER DIMBERLINE Dip Arch, RIBA CHARTERED ARCHITECT	
2 TIPSEY COURT, STAINCROSS BARNSELEY, S75 6FZ	
tel/fax (01226) 390947 email: pdimberline@tiscali.co.uk	
CLIENT Sue and David Wright	
PROJECT Proposed conversion of existing offices to create student accommodation	
LOCATION First floor: 24A Wellington Street, Barnsley	
DRAWING Existing and proposed floor plans	
SCALES 1:50	DATE Nov' 13
DRWG No. 2013/025/01	DRAWN BY PD
REV.	