

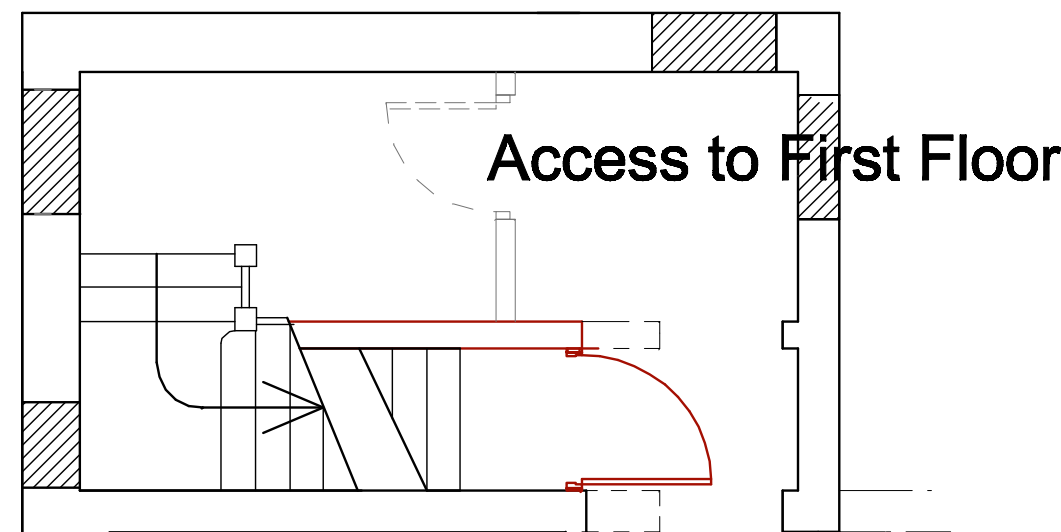


NORTH ELEVATION
AS PROPOSED



NORTH ELEVATION
AS EXISTING

WORKS TO REMAINDER OF GROUND FLOOR BY OTHERS



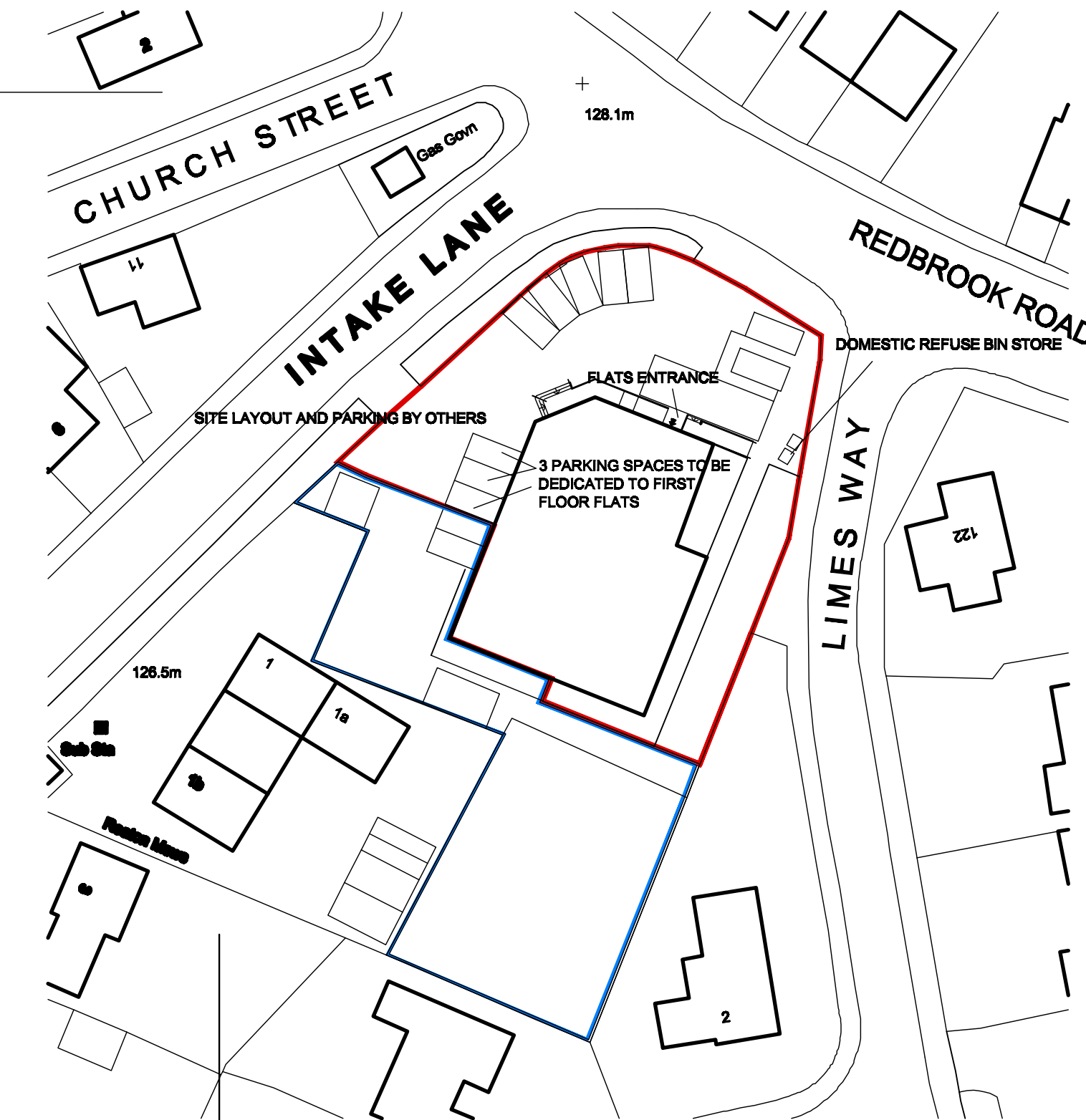
Access to First Floor

FULL DETAILS OF AUTOMATIC FIRE DETECTION AND EMERGENCY LIGHTING ARE TO BE SUBMITTED TO THE BUILDING CONTROL OFFICER FOR APPROVAL A MINIMUM OF 28 DAYS BEFORE INSTALLATION COMMENCES ON SITE. AUTO DETECTION AND ALARMS WITHIN SHOPS AND FLATS ARE TO BE INTERLINKED TO ENSURE OCCUPANTS OF FLATS ARE AWARE OF ALARM ACTIVATION IN SHOPS. HOWEVER ACTIVATION OF ALARM IN FLATS IS NOT TO SOUND IN THE SHOPS.

WALLS SHOWN WITH BROKEN LINES ARE TO BE REMOVED

FLATS ENTRANCE

GROUND FLOOR PLAN
AS PROPOSED



SITE PLAN

COLD WATER SUPPLY There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply is to be provided to washbasins, bidets, baths, WCs, showers, any place where drinking water is drawn off and to any sink provided in areas where food is prepared. Supply of cold water to comply with section 67 of the Water Industry act 1991 and the Water Supply Regulations 2000. **CONTROL OF WATER TEMPERATURE** The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an in-line thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C. **SOLID WASTE STORAGE (REFUSE)** Adequate provision shall be made for the collection of waste as required by the Waste Collection Authority. The new dwelling is to be provided with an area of 1.2m x 1.2m for refuse storage containers. Separate containers are to be provided for recycling and non recycling household waste. Waste collections that are less than weekly may require increased capacity as agreed with the Waste Collection Authority. If a communal solid waste storage facility is used, storage to have a combined capacity of 0.25m³ per dwelling or as agreed with the Waste Collection Authority. Refuse storage areas to be sited within 25m of the waste collection point or as specified by the Waste Collection Authority, and placed so that the householder does not need to carry refuse more than 30m. Refuse storage areas are to be positioned away from any windows and ventilators and are not to impede access into the dwelling.

NOT SURVEYED. PLANS PREPARED FROM DETAILS PROVIDED BY OTHERS. ALL DIMENSIONS AND DETAILS TO BE CHECKED ON SITE

CDM REGULATIONS The owner, should they need to do so, must abide by the Construction Design and Management Regulations 1994 which relate to any building works involving more than 600 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM Regulations.

EXISTING STRUCTURE
Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

UPGRADE OF EXISTING FLOOR WITH AN INDEPENDENT CEILING
(As detailed in Approved Document E1)
The existing floor between the ground floor areas and new flats should be assessed to ensure any additional loads imposed on it can be carried safely or be strengthened where necessary. Any required remedial works to be undertaken before the floor treatment is provided. If the floor boards are considered unsuitable for upgrade the floor boards are to be replaced with boarding of a minimum thickness of 12mm. Gaps in the timber boarding should be sealed by overlaying with hardboard or filled with sealant.
Upgrade existing ceiling by providing 2 layers of plasterboard under existing ceiling with a total mass per unit area 20kg/m² with staggered joints.

New independent ceiling
New independent Specialist ceiling to be installed below new flats to ground floor areas to ensure that separating floor complies with Part E of the Building Regulations.

Pre completion sound testing to be carried out to new floor by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme).

TIMBER FRAMED SEPARATING WALL
Approved Document E Wall Type 4.1
Construct two parallel timber frames using 100mm x 50mm head & sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details & calculations, ensuring a minimum distance of 200mm is provided between inside faces of the two frames. Provide two layers of plasterboard with staggered joints each side of frame, each sheet to have a minimum mass per unit area 10kg/m² (for example Gyproc Soundbloc). Provide 50mm of mineral wool bats, Crown Acoustic Partition Roll or Isover AP1200, with a minimum density 10kg/m² between the studs of the frames.
Stagger all sockets on opposite sides of the separating wall by a min of 150mm.
Care to be taken at junctions to block air paths using timber blocking or joists as detailed in Approved Document E.

INTERNAL STUD PARTITIONS (within flat)
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm ctrs. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isover mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built of double up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm Gyproc FireLine board with skim plaster finish. Taped and jointed complete with beads and stops.

PIPES PASSING THROUGH SEPARATING WALLS
Provide adequate fire stopping where pipes pass through walls using proprietary systems including acoustic intumescent sealant, intumescent collars and fire sleeves to ensure the appropriate level of fire and sound resistance is maintained.

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INSULATION AT CEILING LEVEL
To achieve U value of 0.16 W/m²K
Insulation at ceiling level to be 100mm Rockwool insulation laid between ceiling joists with a further 170mm layer over joists (cross direction).
Where required construct new ceiling using av joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross ventilation. Allow for all structure as designed by a Structural Engineer.

FLAT ENTRANCE DOORS
Flat entrance doors to be a FD30 hung with 3 steel hinges with a melting point of at least 800°C and fitted with a self closing device and intumescent strips. All fire doors to be tested in accordance with BS 476.

ELECTRICAL WORKS
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BS, NICEIC Certification Services or Zedra Ltd. An appropriate BS5711 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of the certificate to be given to Building Control on completion of the work.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the dwelling spaces to comply with Part L of the current Building Regulations.

HEATING
Provide new gas fired heating and hot water services and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

EXTRACT TO BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermit extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to be provided to new habitable rooms at a rate of min 6000mm², and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - Windows/rooftops to have operable area in excess of 1/20th of the floor area, if the window opens more than 20° or 1/10th of the floor area if the window opens less than 20°
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic ventilation compliance guide.

FOUL DRAINAGE
All existing foul water drainage to be tested for leakage, exposed for inspection (as required by BCO) and repaired or replaced where necessary.

All new above ground drainage and plumbing to comply with BS.5572.1978 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (If max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
WC - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with prEN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206 and Part N of the current building regulation, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

SOUND PROTECTION AND TESTING
Separating walls, floors, stairs and party walls to achieve a performance standard of 43 dB (minimum values for airborne sound insulation) and 54 dB to floors and stairs (medium values for impact sound insulation) to demonstrate compliance with Approved Document E1.
Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting and a copy of the test results given to Building Control.
If any elements were to fail the sound test, remedial works must be undertaken before retesting to the satisfaction of the Building Control Surveyor.
Where flanking walls or floors are continuous across separating walls specialist advice is to be sought to ensure additional treatments are provided to control flanking transmission.

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CHARTERED SURVEYORS AND BUILDING DESIGN CONSULTANTS											
Project.						Client.					
PROPOSED FLATS AT FORMER 'FRIENDSHIP INN' REDBROOK ROAD, BARNSELEY						MR G. CEN					
Drawing Title.						Date.		Scale.			
ELEVATIONS AND GROUND FLOOR PLAN AS PROPOSED						JUNE 2012		1:50 @ A1			
						Ref.		Dwg. No.		Rev.	
						12-018		03		B	
Date		Suffix		Description		Date		Suffix		Description	
25-07-12		A		PARKING AND BIN STORAGE REVISED							
09-08-12		B		PARKING LAYOUT REVISED							