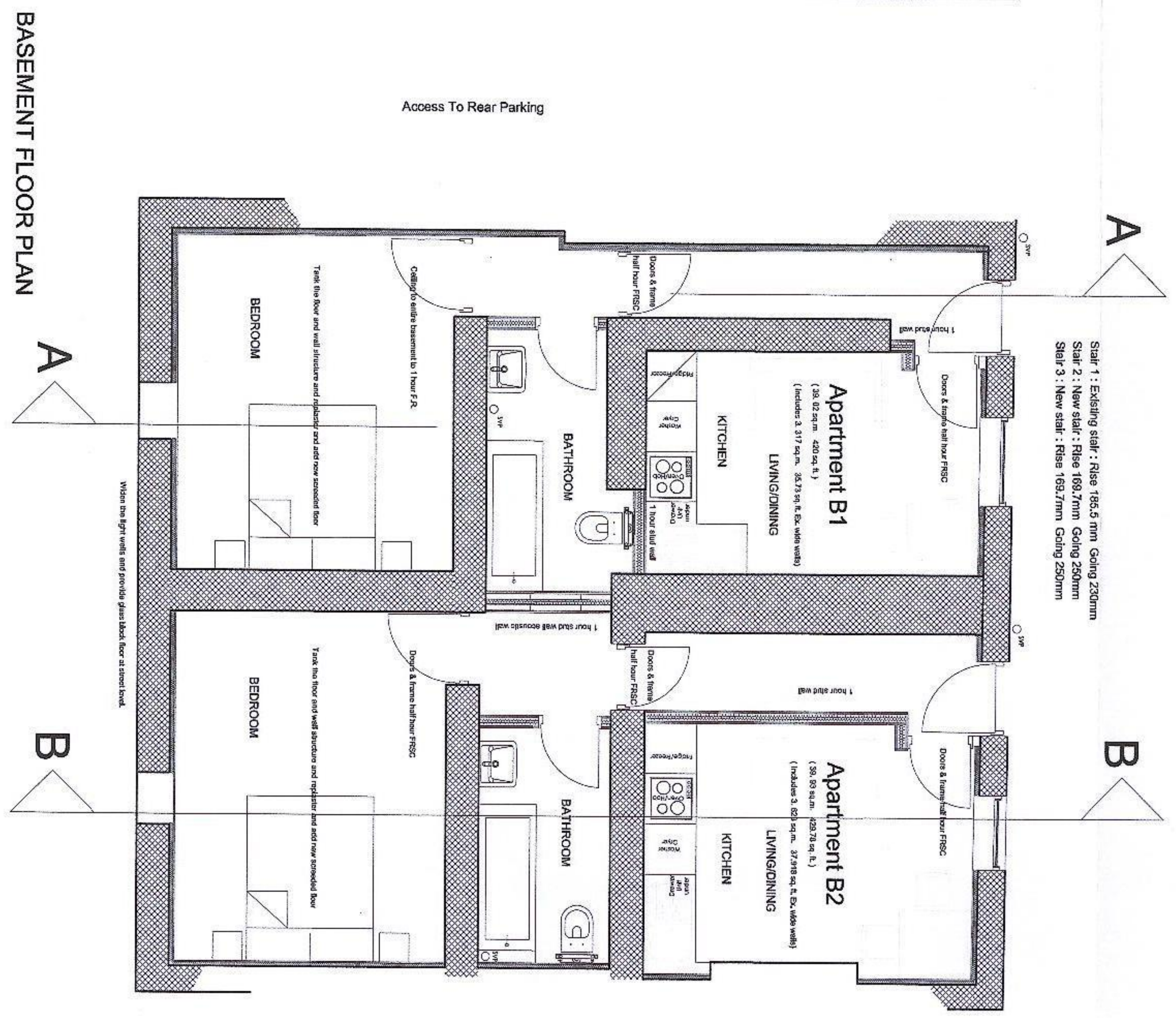
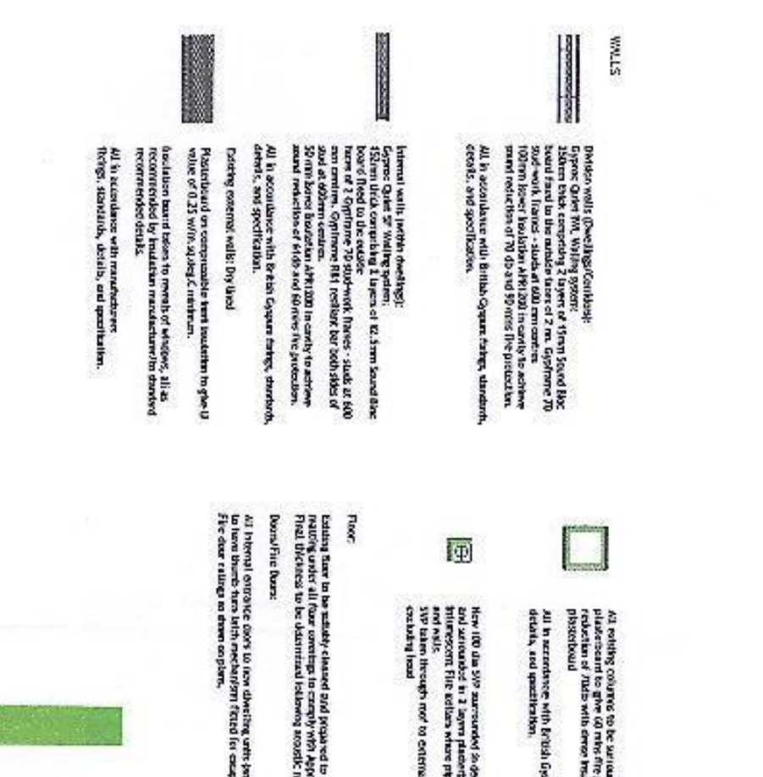
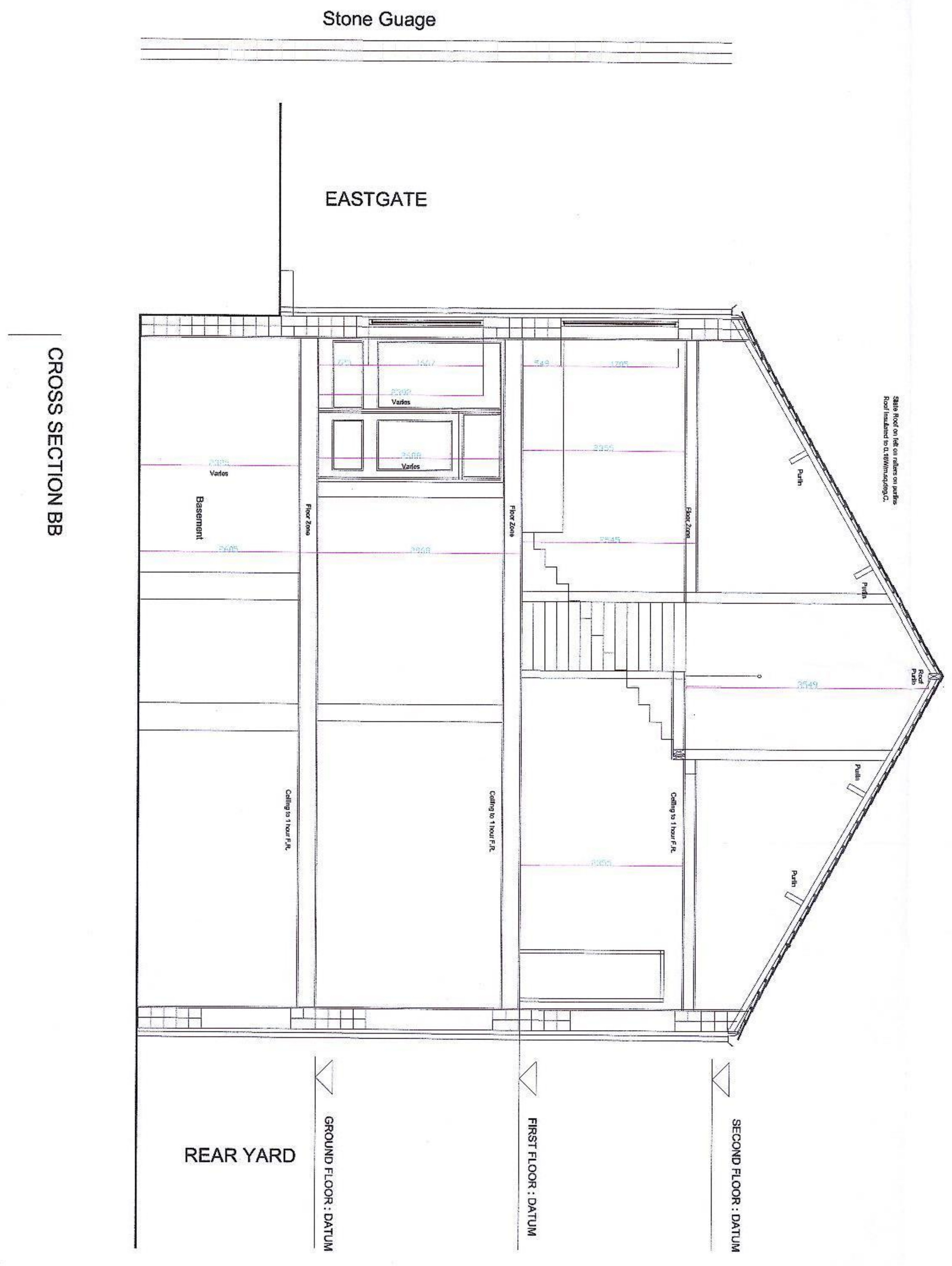
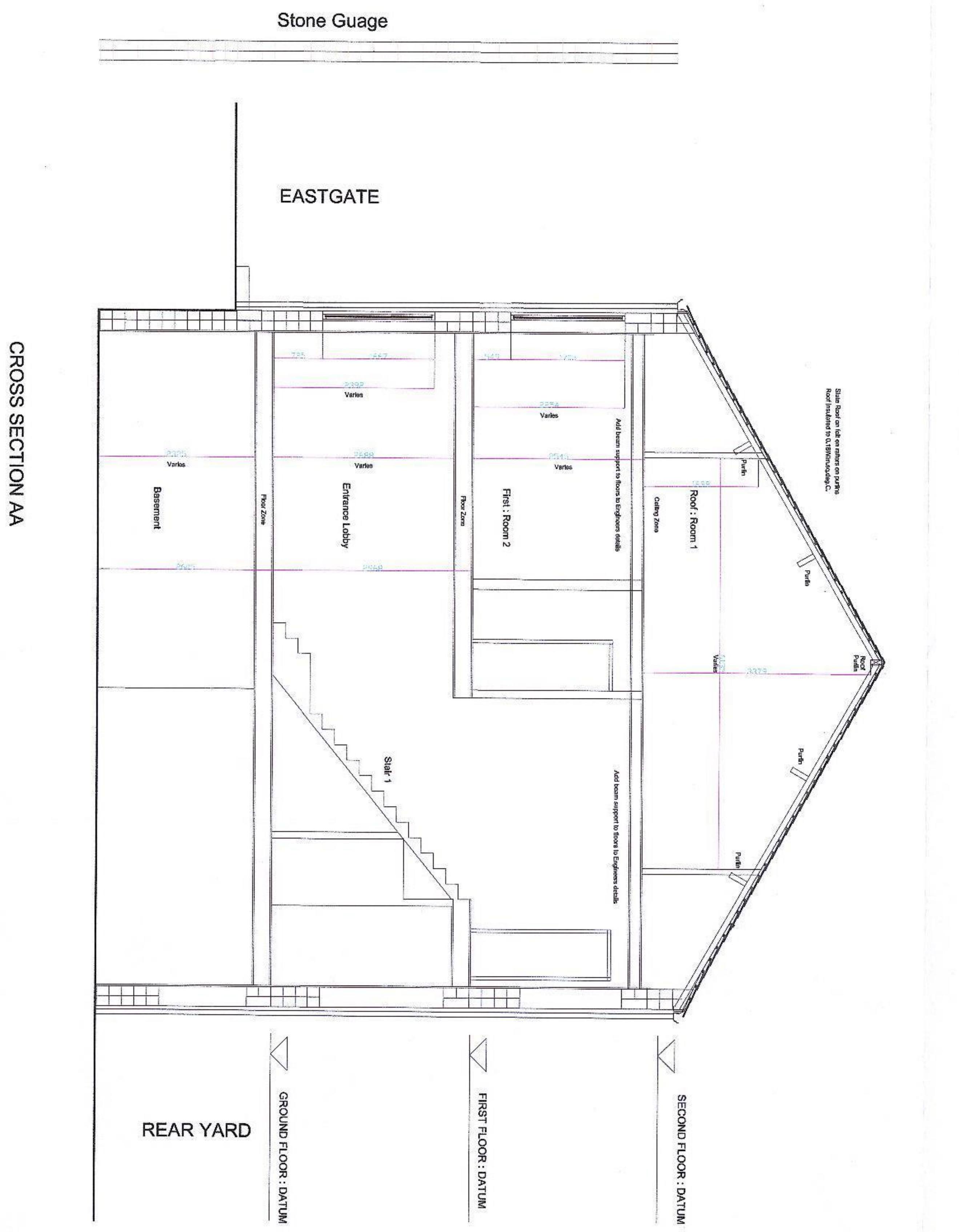
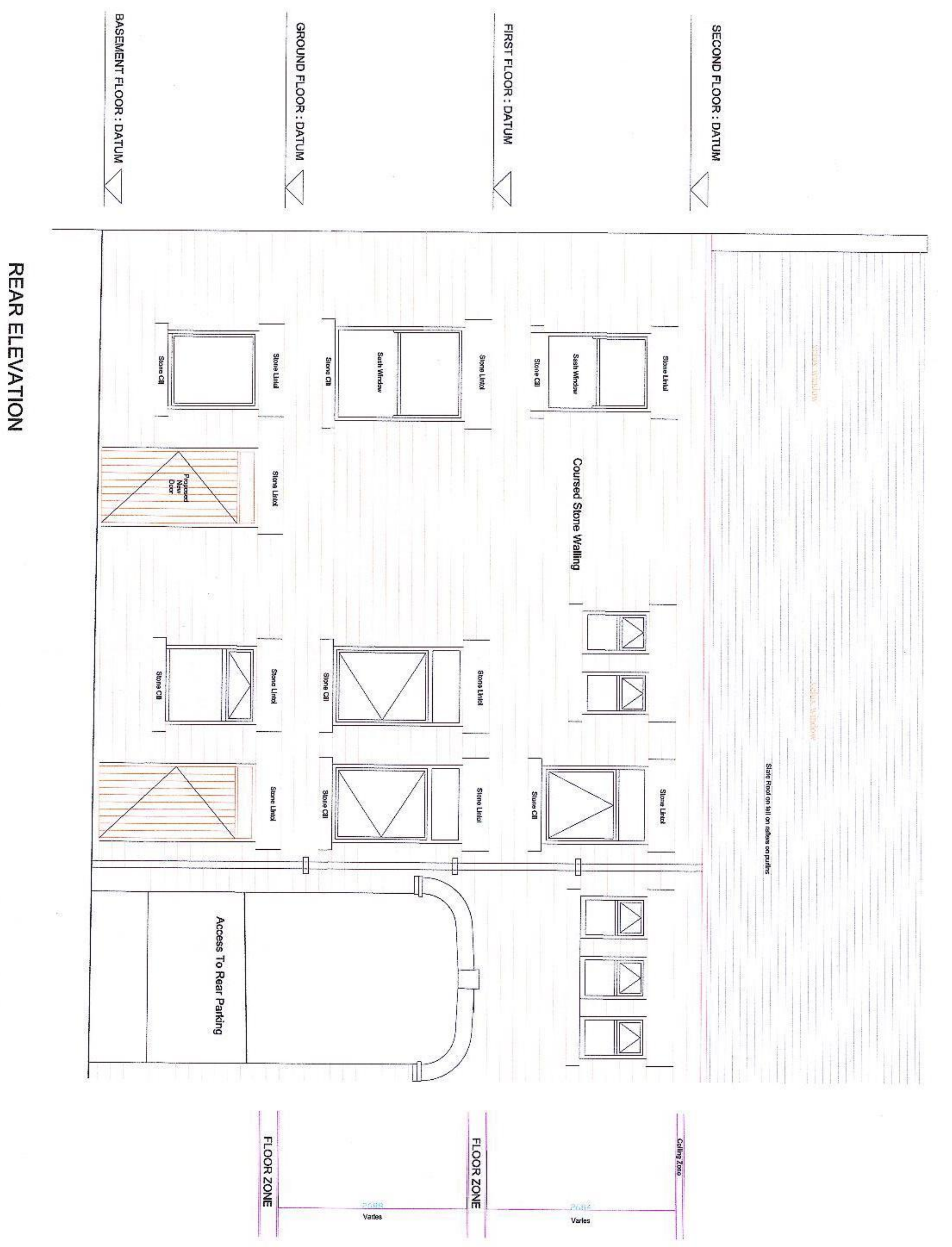
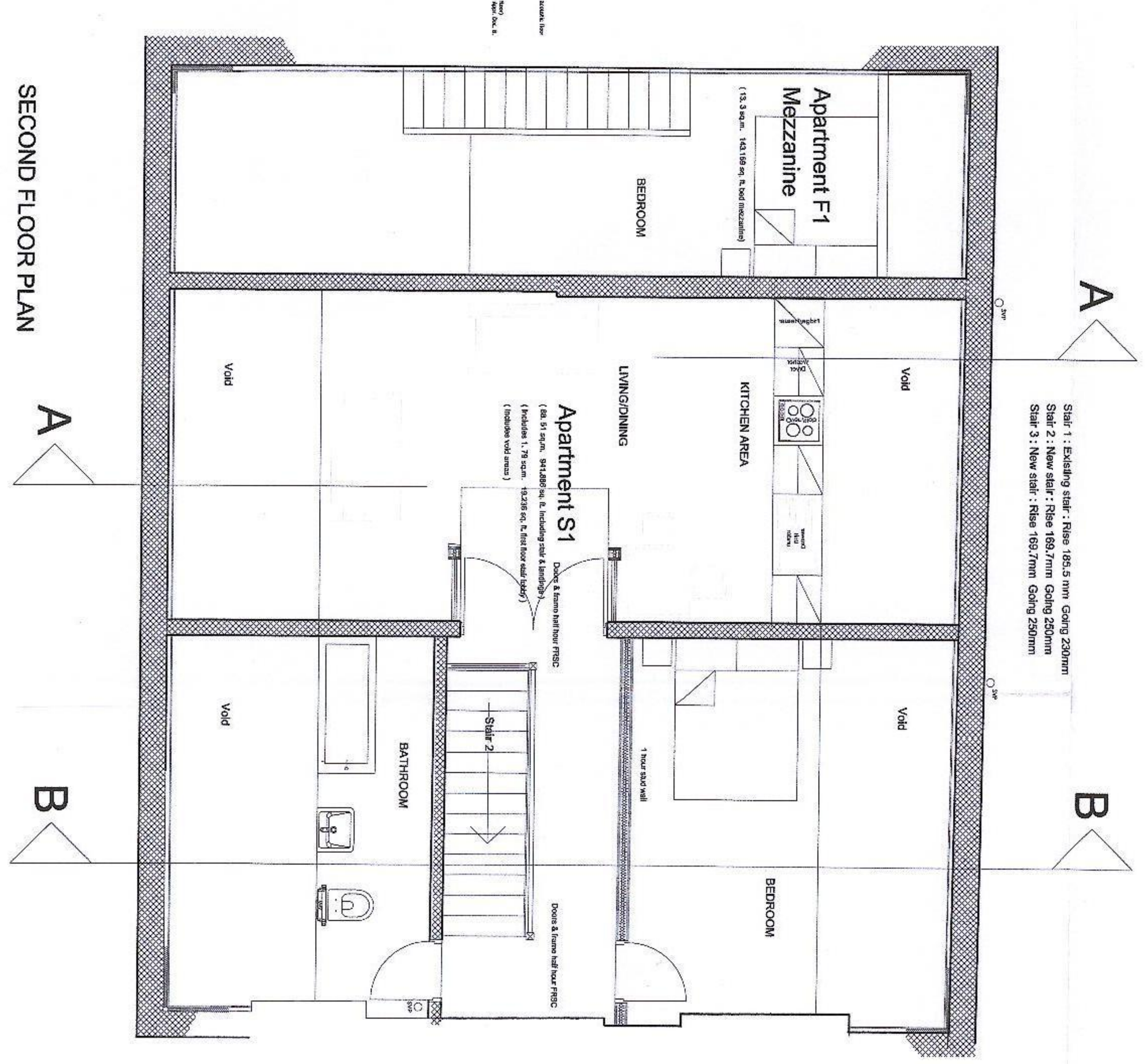

BASEMENT FLOOR PLAN
Access To Rear Parking
Apartment B1
Apartment B2
BEDROOM
BATHROOM
KITCHEN
LIVING/DINING
A
B
Stair 1 : Existing stair : Rise 185.5 mm Going 230mm
Stair 2 : New stair : Rise 169.7mm Going 250mm
Stair 3 : New stair : Rise 169.7mm Going 250mm

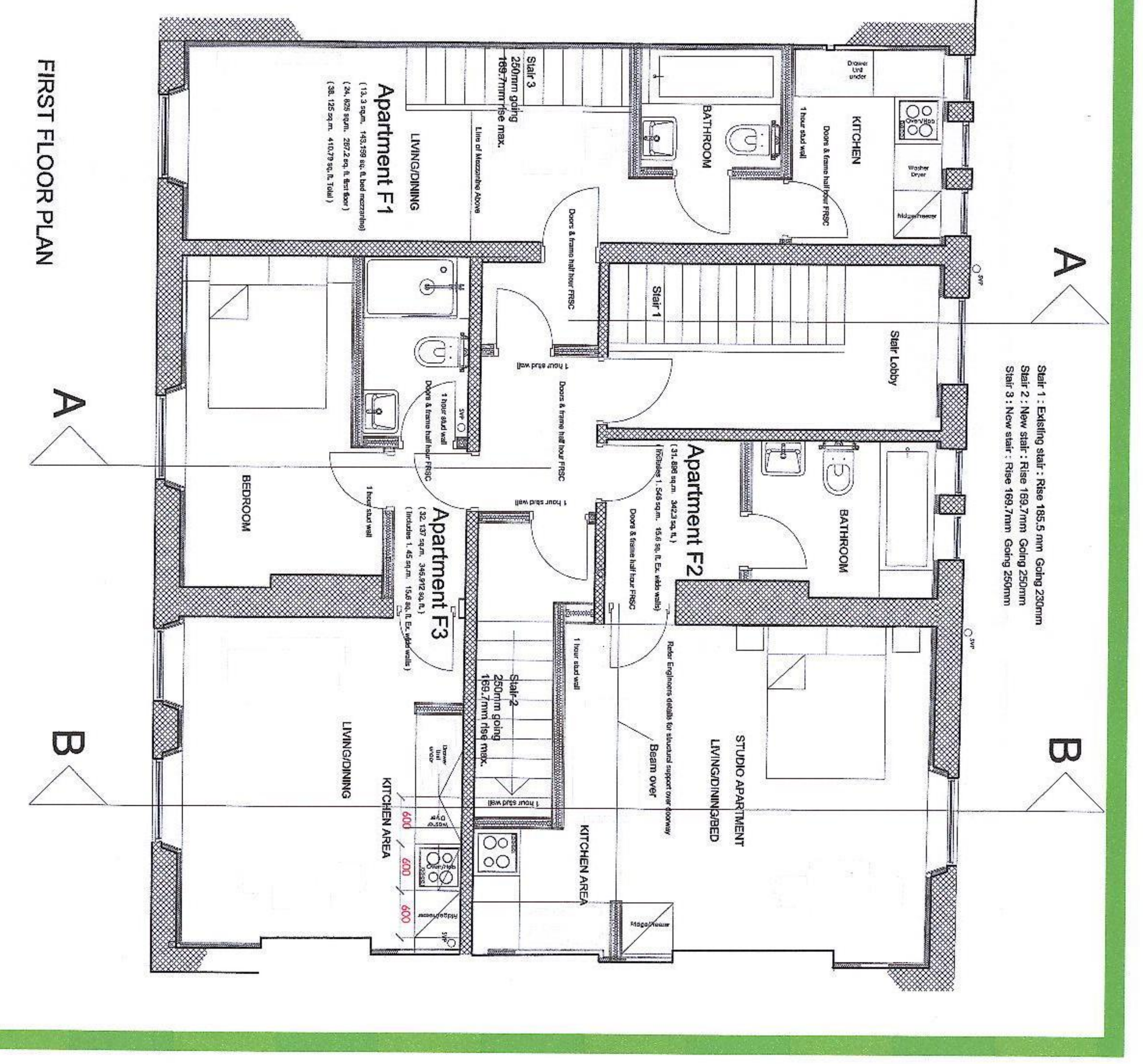

WALLS
Floor:
Doors/Fire Doors:

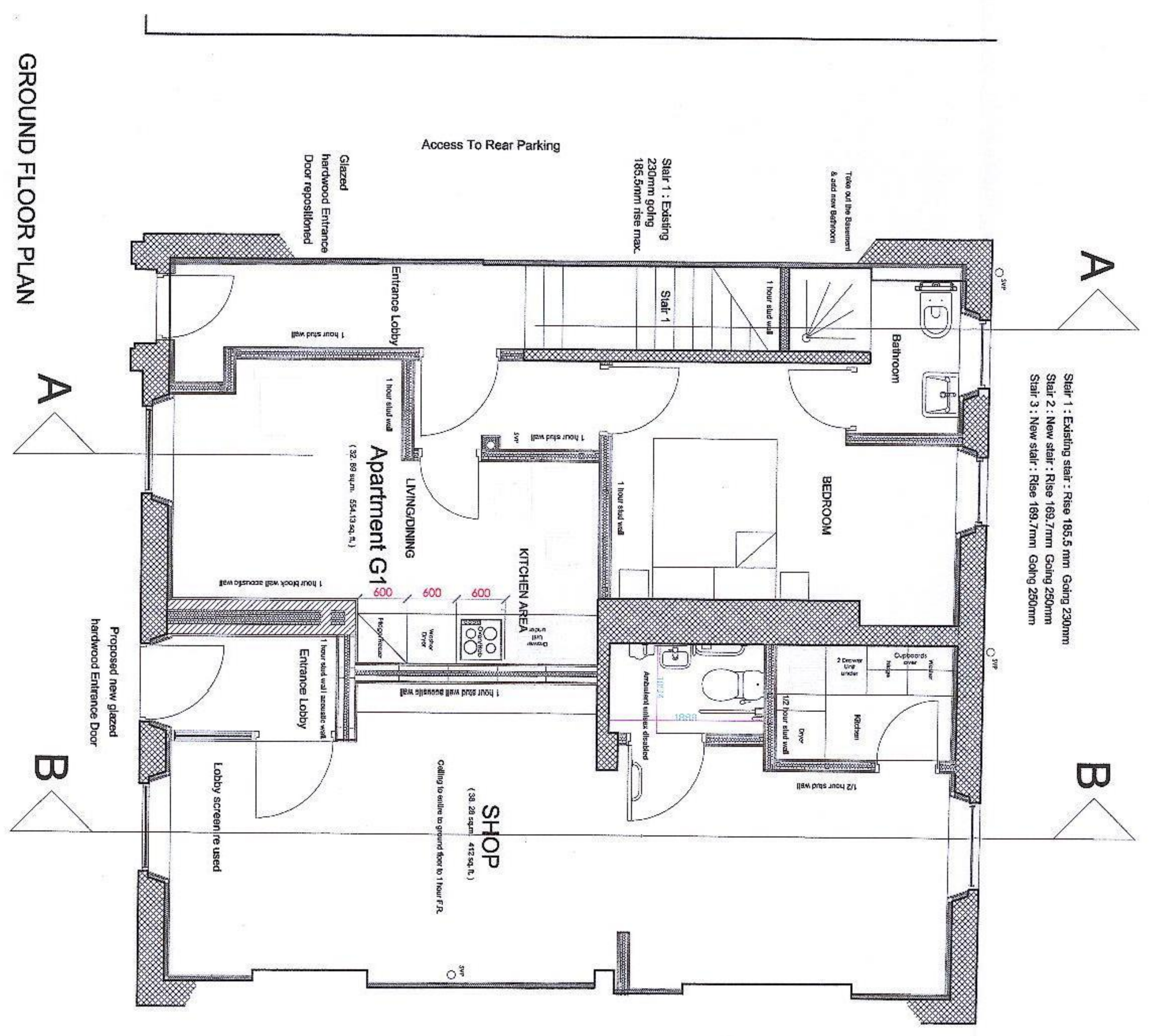


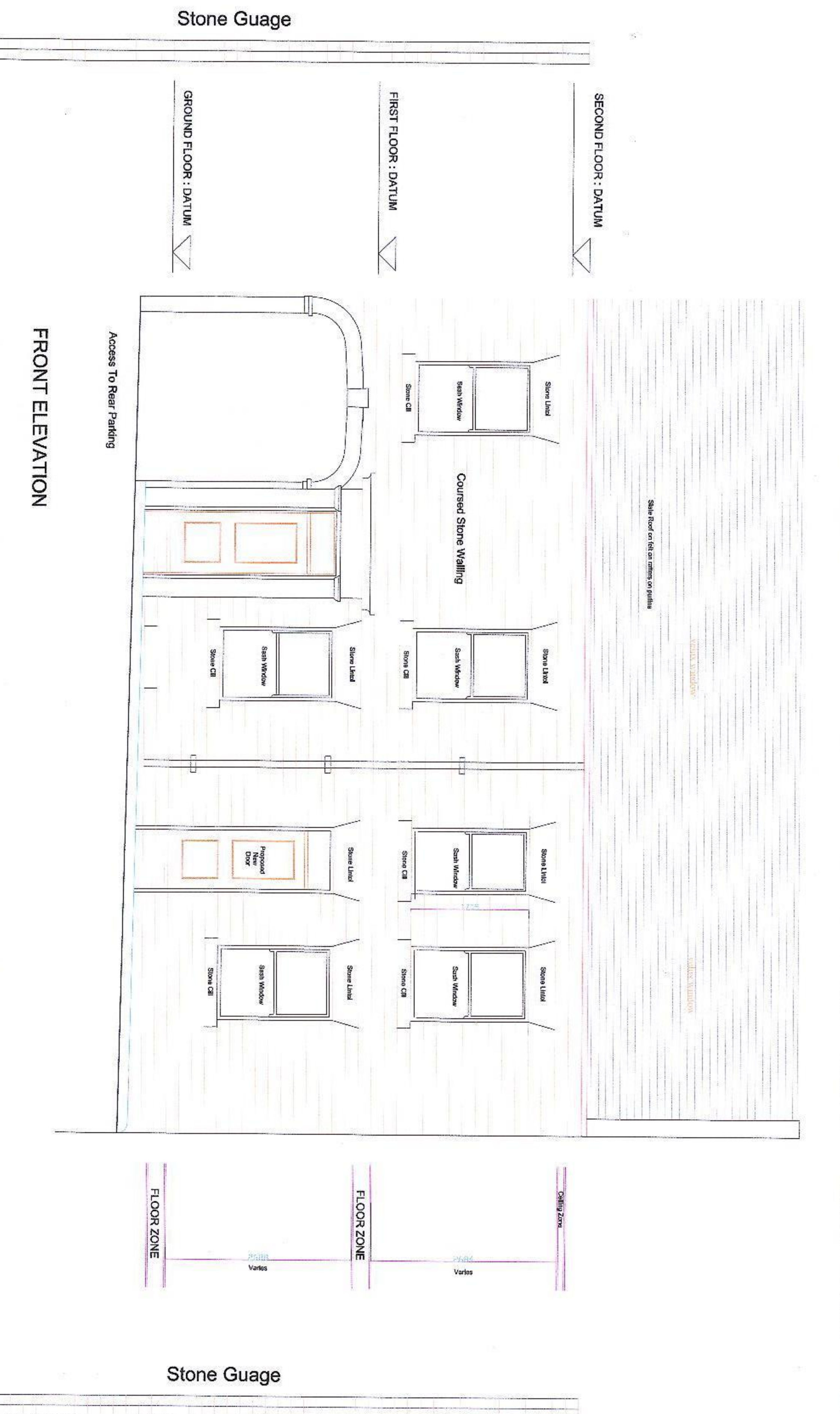





SECOND FLOOR PLAN
Apartment F1 Mezzanine
BEDROOM
Apartment S1
LIVING/DINING
KITCHEN AREA
BATHROOM
BEDROOM
Void
Stair 2
A
B
Stair 1 : Existing stair : Rise 185.5 mm Going 230mm
Stair 2 : New stair : Rise 169.7mm Going 250mm
Stair 3 : New stair : Rise 169.7mm Going 250mm




GROUND FLOOR PLAN
Access To Rear Parking
Apartment G1
LIVING/DINING
KITCHEN AREA
BEDROOM
Bathroom
Entrance Lobby
SHOP
Proposed new glazed hardwood Entrance Door
Stair 1
A
B
Stair 1 : Existing stair : Rise 185.5 mm Going 230mm
Stair 2 : New stair : Rise 169.7mm Going 250mm
Stair 3 : New stair : Rise 169.7mm Going 250mm



PROPOSED : SUBMISSION 1

The first and second floor as a change of use application to Apartments

Rev	Description	Date

This drawing is Copyright.

The Contractor is to bring to the notice of the Architect any discrepancies contained in this drawing prior to work commencement.

Do not scale from this drawing.

The Contractor and his Sub-contractors are to verify all dimensions on site before making shop drawings or commencing manufacture.

CLIENT
YORKSHIRE PROPERTIES

TITLE
ALTERATIONS & RENOVATIONS
1 to 3 EASTGATE BARNSLEY

SCHEME
PROPOSED : KEY PLAN

SCALES
1:50

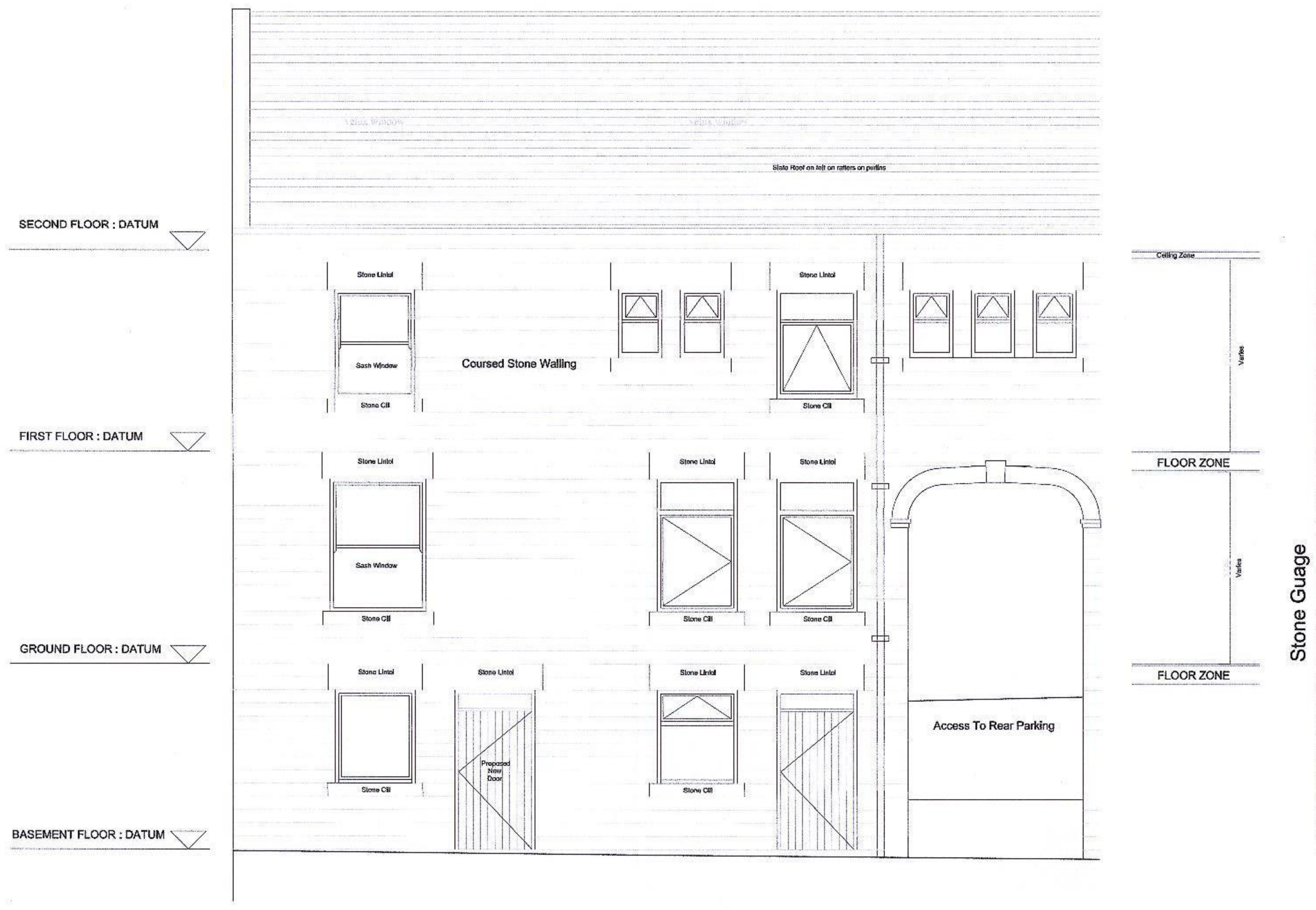
DATE
SEPTEMBER 2019

JOB No.
AGH/942

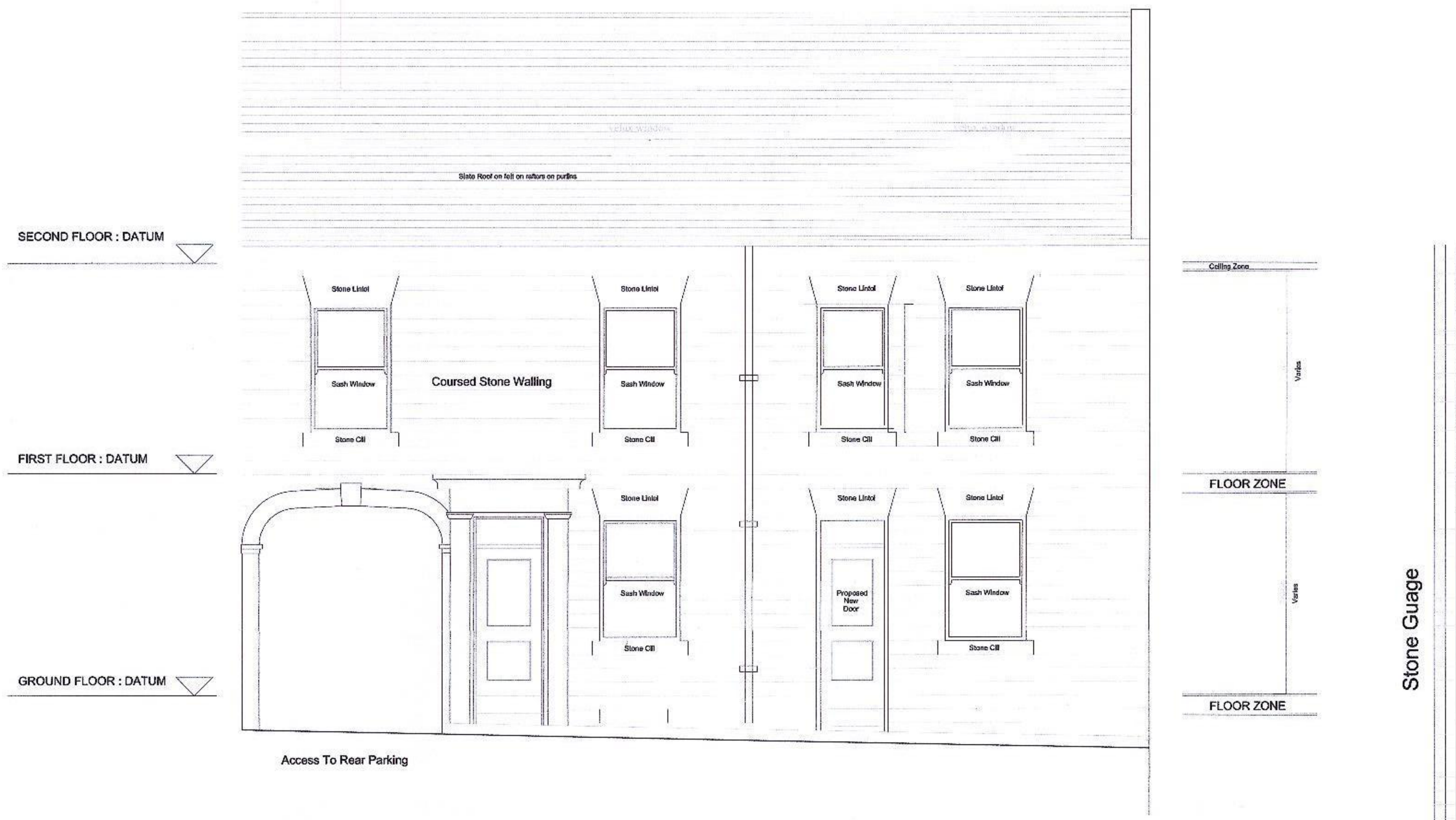
DRAWING No.
AGH/942/03-C

alan g haines associates
ARCHITECTS
2 Ouslethwaite Court
Genn Lane
Worsborough
Barnsley
S70 6NP
Tel: (01226) 297664
Fax: (01226) 285551

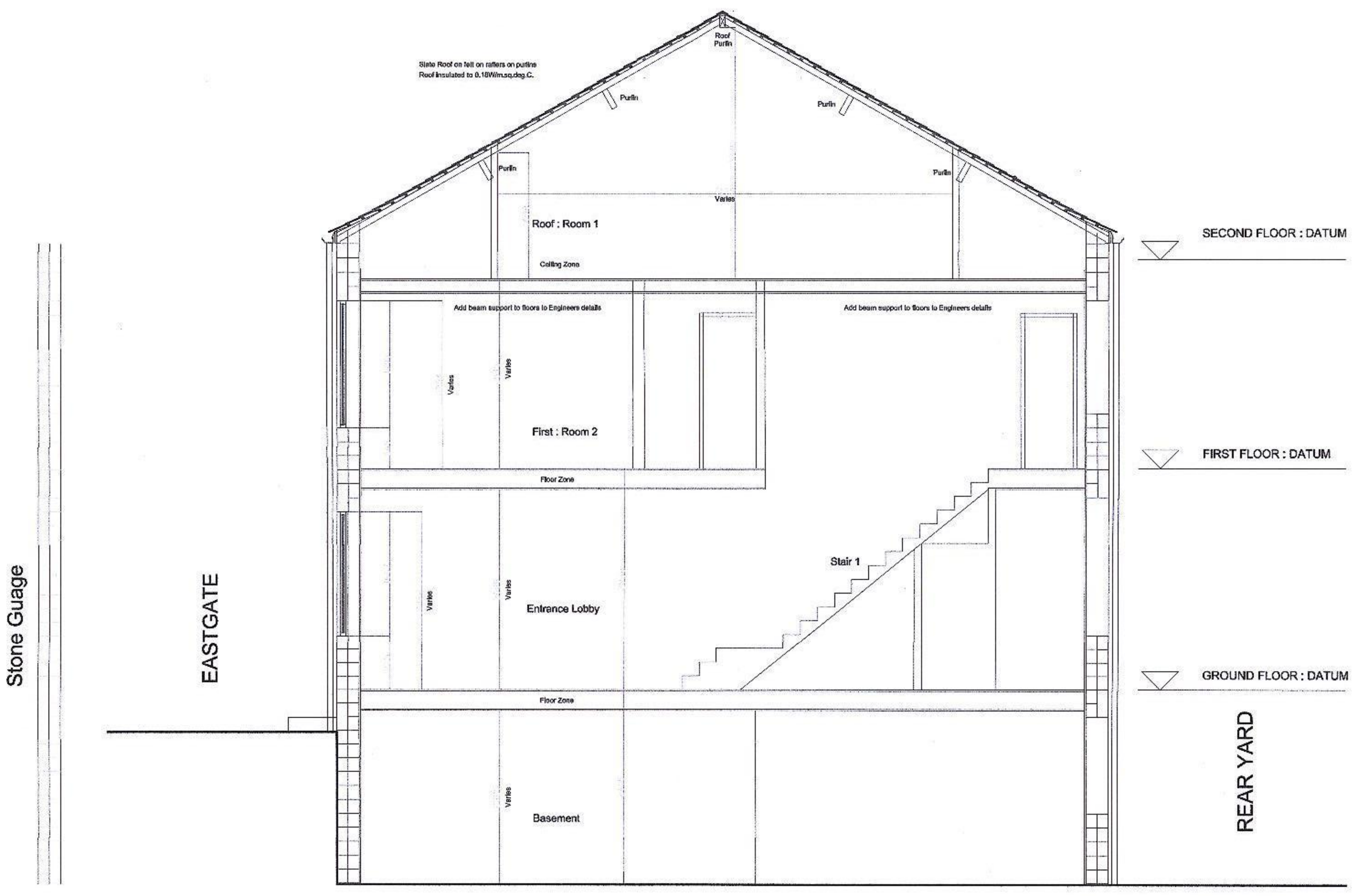
PROPOSED



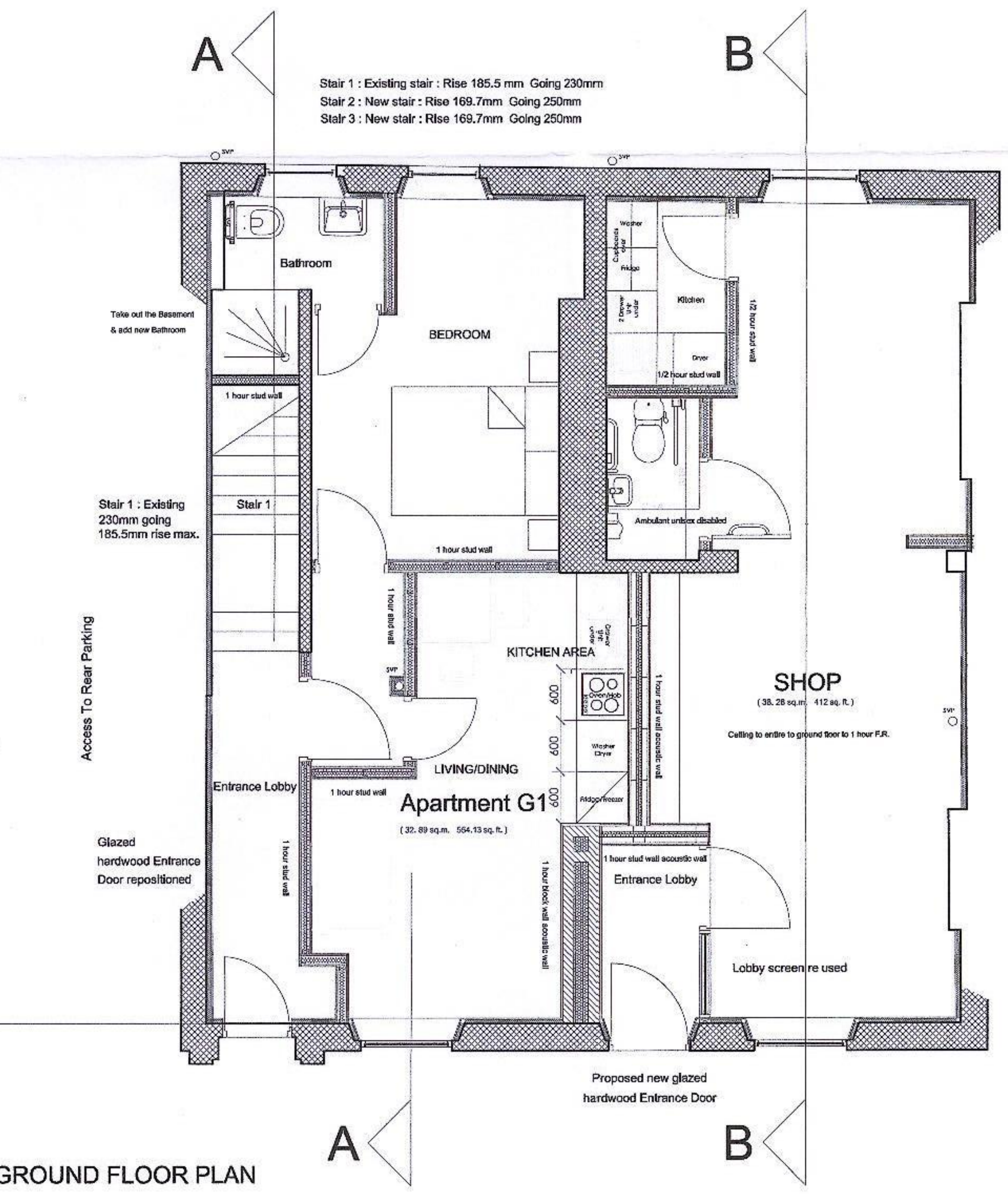
REAR ELEVATION



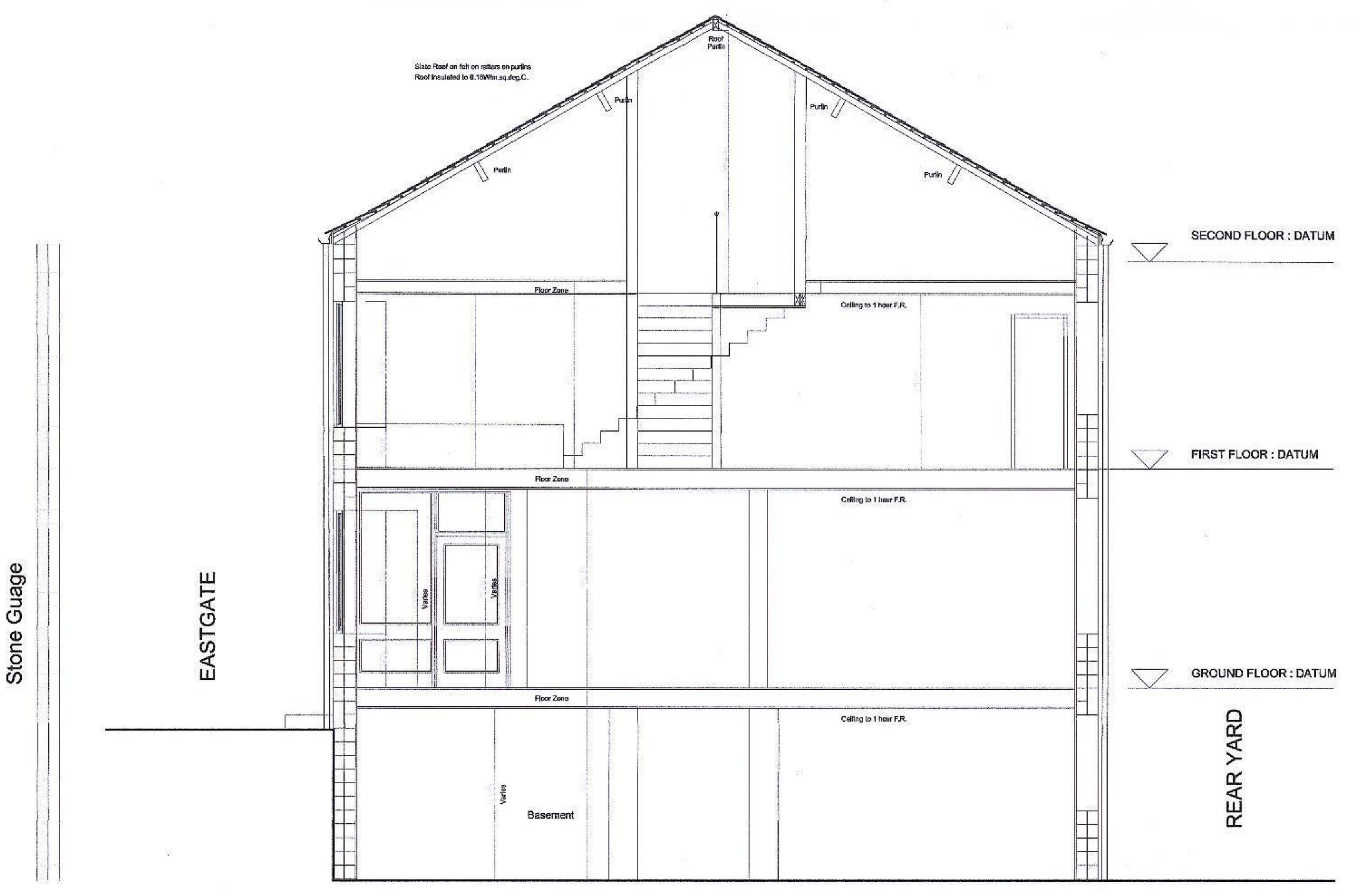
FRONT ELEVATION



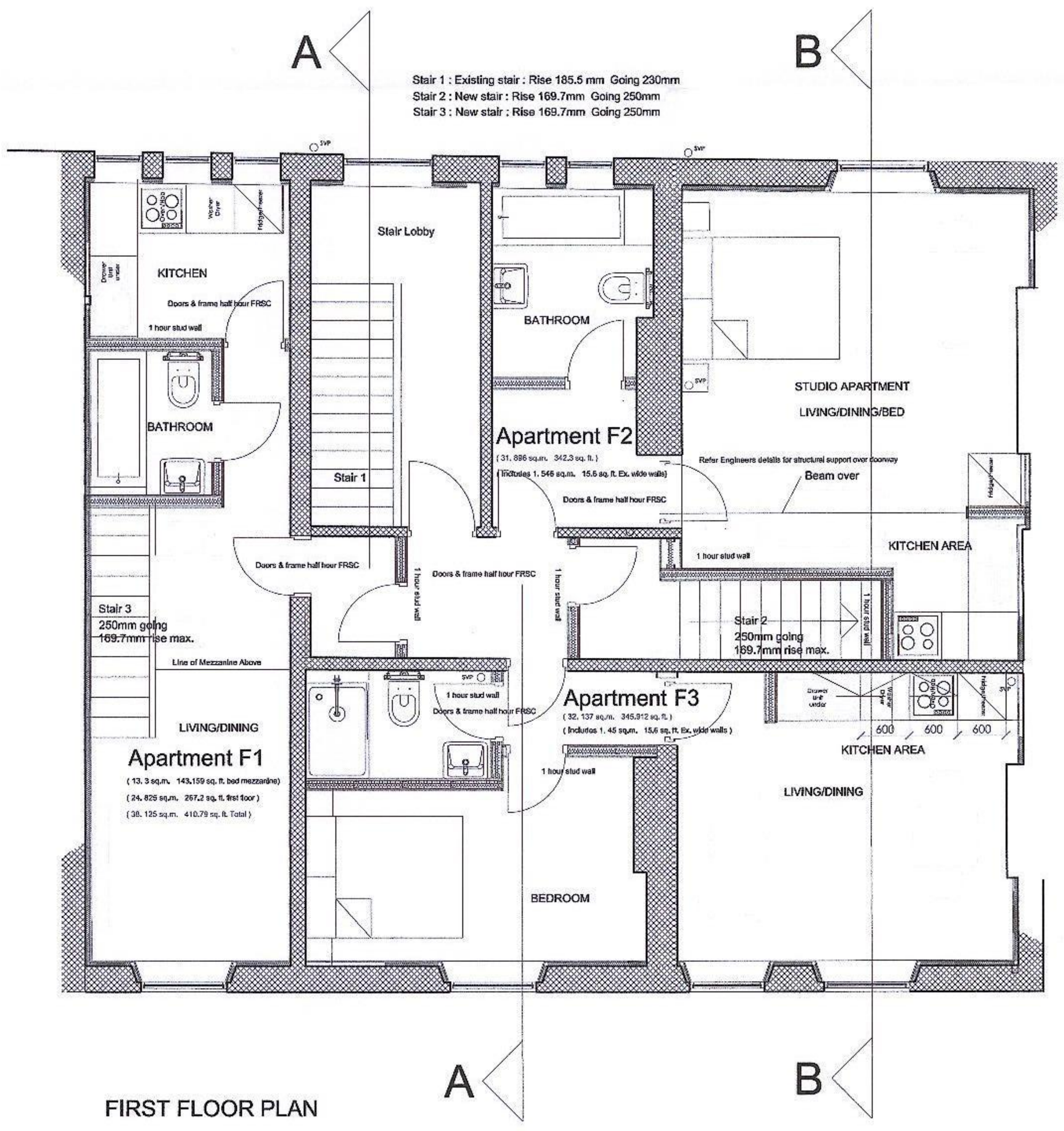
CROSS SECTION AA


A
B
Stair 1 : Existing stair : Rise 185.5 mm Going 230mm
Stair 2 : New stair : Rise 169.7mm Going 250mm
Stair 3 : New stair : Rise 169.7mm Going 250mm
SVP
Bathroom
Take out the Basement & add new Bathroom
BEDROOM
Kitchen
Washer
Fridge
Dryer
1/2 hour stud wall
1 hour stud wall
Ambulant unisex disabled
Stair 1 : Existing 230mm going 185.5mm rise max.
Stair 1
Access To Rear Parking
KITCHEN AREA
Oven/Hob
Washer Dryer
Fridge/freezer
600
LIVING/DINING
Apartment G1
(32. 89 sq.m. 554.13 sq. ft.)
SHOP
(38. 28 sq.m. 412 sq. ft.)
Ceiling to entire to ground floor to 1 hour F.R.
1 hour stud wall acoustic wall
1 hour block wall acoustic wall
Entrance Lobby
Glazed hardwood Entrance Door repositioned
Lobby screen re used
Proposed new glazed hardwood Entrance Door

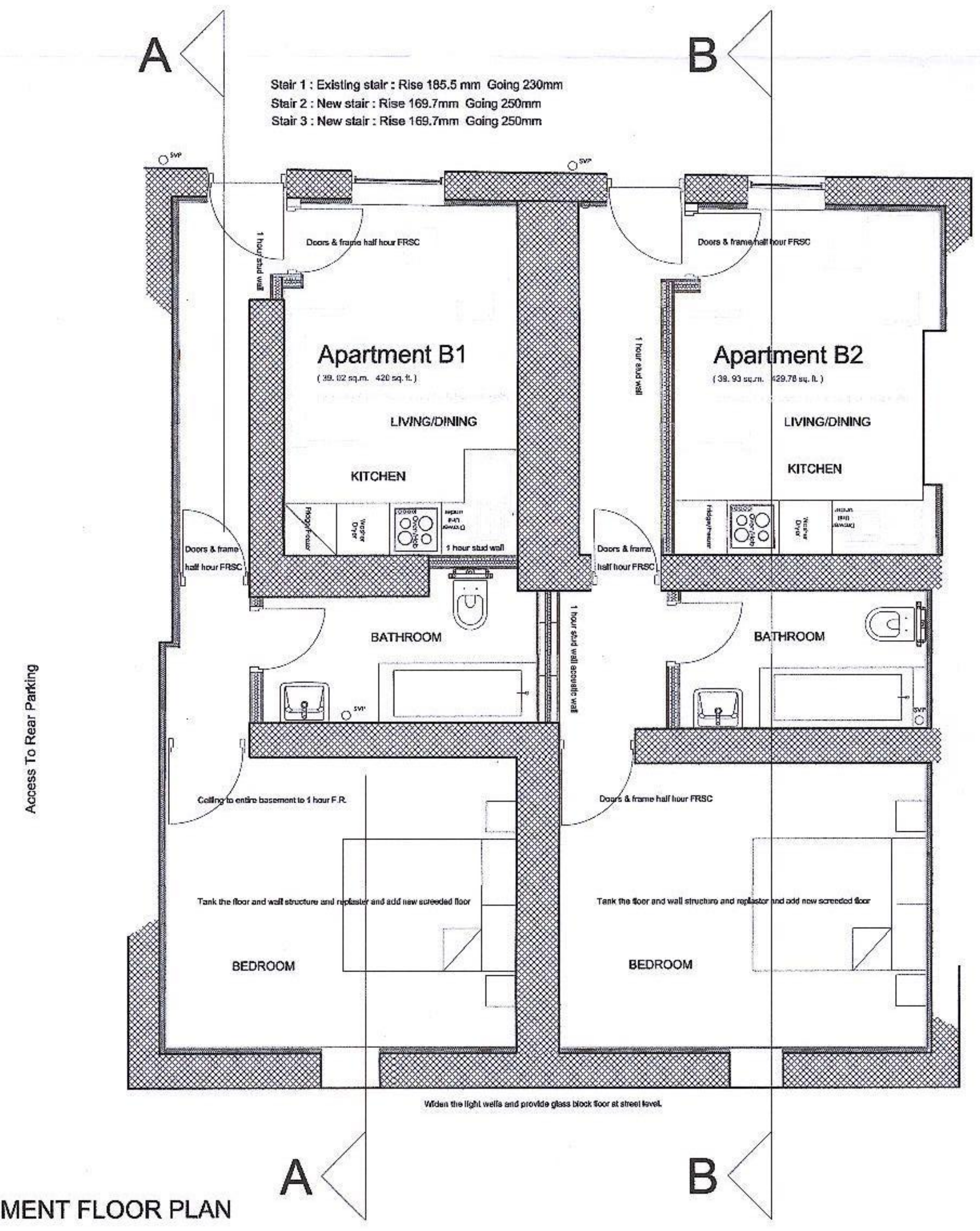
GROUND FLOOR PLAN



CROSS SECTION BB


A
B
Stair 1 : Existing stair : Rise 185.5 mm Going 230mm
Stair 2 : New stair : Rise 169.7mm Going 250mm
Stair 3 : New stair : Rise 169.7mm Going 250mm
SVP
KITCHEN
Doors & frame half hour FRSC
1 hour stud wall
BATHROOM
Stair Lobby
Stair 1
STUDIO APARTMENT
LIVING/DINING/BED
Apartment F2
(31. 896 sq.m. 342.3 sq. ft.)
(Includes 1. 546 sq.m. 15.6 sq. ft. Ex. wide walls)
Refer Engineers details for structural support over doorway
Beam over
KITCHEN AREA
Stair 3
250mm going
169.7mm rise max.
Line of Mezzanine Above
Stair 2
250mm going
169.7mm rise max.
Apartment F3
(32. 137 sq.m. 345.912 sq. ft.)
(Includes 1. 45 sq.m. 15.6 sq. ft. Ex. wide walls)
600
LIVING/DINING
Apartment F1
(13. 3 sq.m. 143.159 sq. ft. bed mezzanine)
(24. 825 sq.m. 267.2 sq. ft. first floor)
(38. 125 sq.m. 410.79 sq. ft. Total)
BEDROOM

FIRST FLOOR PLAN


A
B
Stair 1 : Existing stair : Rise 185.5 mm Going 230mm
Stair 2 : New stair : Rise 169.7mm Going 250mm
Stair 3 : New stair : Rise 169.7mm Going 250mm
SVP
Doors & frame half hour FRSC
1 hour stud wall
Apartment B1
(39. 02 sq.m. 420 sq. ft.)
Apartment B2
(39. 93 sq.m. 429.78 sq. ft.)
LIVING/DINING
KITCHEN
Fridge/Freezer
Washer Dryer
Oven/Hob
Drawer Unit under
BATHROOM
1 hour stud wall acoustic wall
Access To Rear Parking
Ceiling to entire basement to 1 hour F.R.
Tank the floor and wall structure and replaster and add new screeded floor
BEDROOM
Widen the light wells and provide glass block floor at street level.

BASEMENT FLOOR PLAN

WALLS

Division walls (Dwellings/Corridors):
Gyproc Quiet IWL Walling system:
250mm thick comprising 3 layers of 15mm Sound Bloc board fixed to the outside faces of 2 no. Gypframe 70 stud-work frames - studs at 600 mm centres
100mm Isover Insulation APR1200 in cavity to achieve sound reduction of 70 db and 90 mins fire protection.

All in accordance with British Gypsum fixings, standards, details, and specification.

Internal walls (within dwellings):
Gyproc Quiet SF Walling system:
157mm thick comprising 3 layers of 12.5mm Sound Bloc board fixed to the outside faces of 2 Gypframe 70 stud-work frames - studs at 600 mm centres, Gypframe RB1 resilient bar both sides of stud at 600mm centres.
50 mm Isover Insulation APR1200 in cavity to achieve sound reduction of 61db and 60 mins fire protection.

All in accordance with British Gypsum fixings, standards, details, and specification.

Existing external walls: Dry lined

Plasterboard on compressible inert insulation to give U value of 0.25 w/m.sq.deg.C minimum.

Insulation board taken to reveals of windows, all as recommended by insulation manufacturer/to standard recommended details.

All in accordance with manufacturers fixings, standards, details, and specification.

All existing columns to be surrounded in 2 layers fireline plasterboard to give 60 mins fire protection and sound reduction of 70db with dense insulation behind plasterboard

All in accordance with British Gypsum fixings, standards, details, and specification.

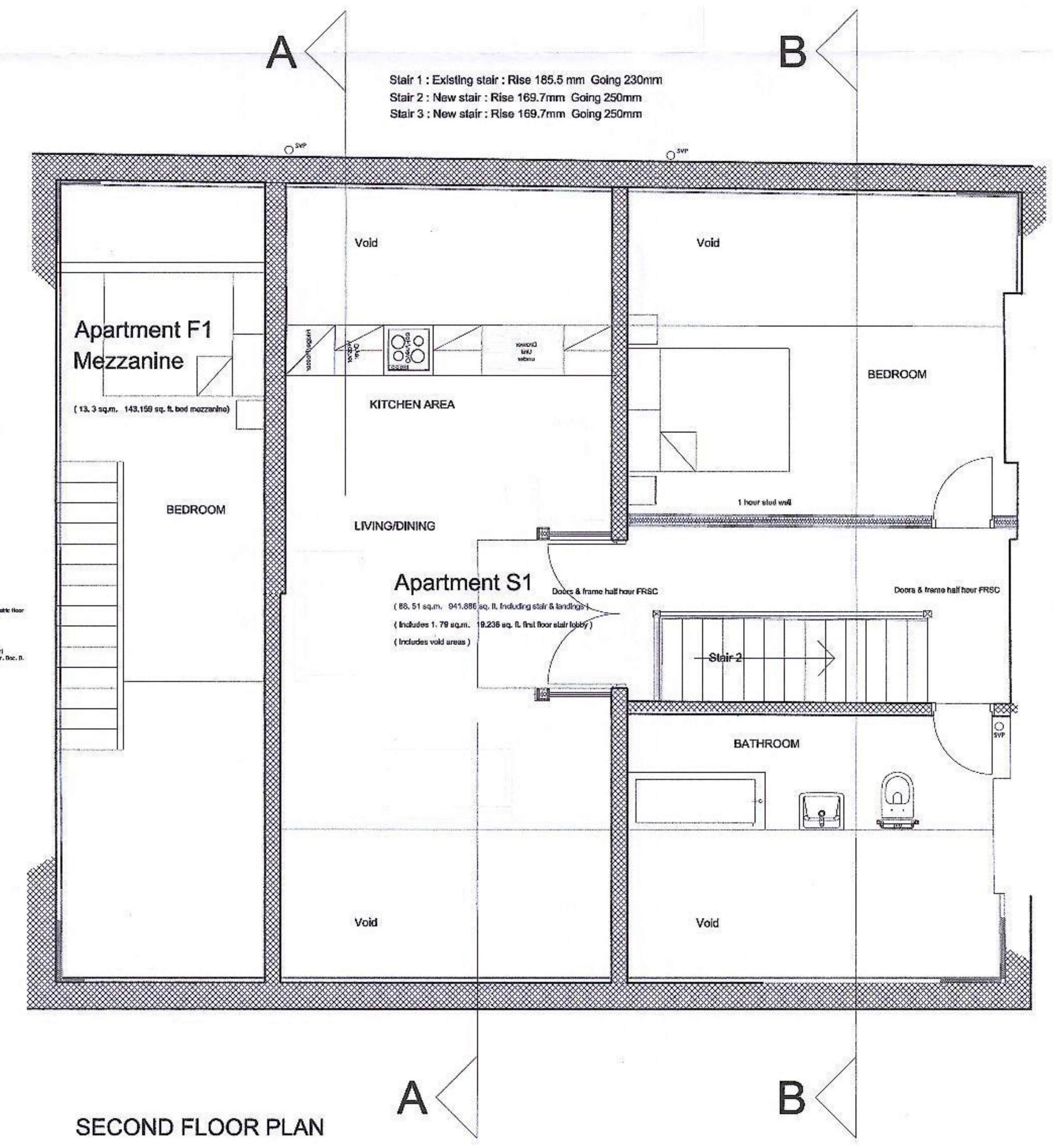
New 100 dia SVP surrounded in dense insulation quilt and surrounded in 2 layers plasterboard.
Intumescent Fire collars where pipes pass through floors and walls.
SVP taken through roof to external with flashings and bird excluding hood

Floor:

Existing floor to be suitably cleaned and prepared to receive layer of Isorubber acoustic floor matting under all floor coverings to comply with Approved Doc. 'E'.
Final thickness to be determined following acoustic report.

Doors/Fire Doors:

All internal entrance doors to new dwelling units (and final exit door to ground floor) to have thumb turn latch mechanism fitted for escape purposes to comply with Appr. Doc. B.
Fire door ratings as shown on plans.


A
B
Stair 1 : Existing stair : Rise 185.5 mm Going 230mm
Stair 2 : New stair : Rise 169.7mm Going 250mm
Stair 3 : New stair : Rise 169.7mm Going 250mm
SVP
Apartment F1
Mezzanine
(13. 3 sq.m. 143.159 sq. ft. bed mezzanine)
BEDROOM
Void
KITCHEN AREA
LIVING/DINING
Apartment S1
(88. 51 sq.m. 941.886 sq. ft. Including stair & landings)
(Includes 1. 79 sq.m. 19.236 sq. ft. first floor stair lobby)
(Includes void areas)
Doors & frame half hour FRSC
1 hour stud wall
Stair 2
BATHROOM

SECOND FLOOR PLAN

Rev	Description	Date

This drawing is Copyright.

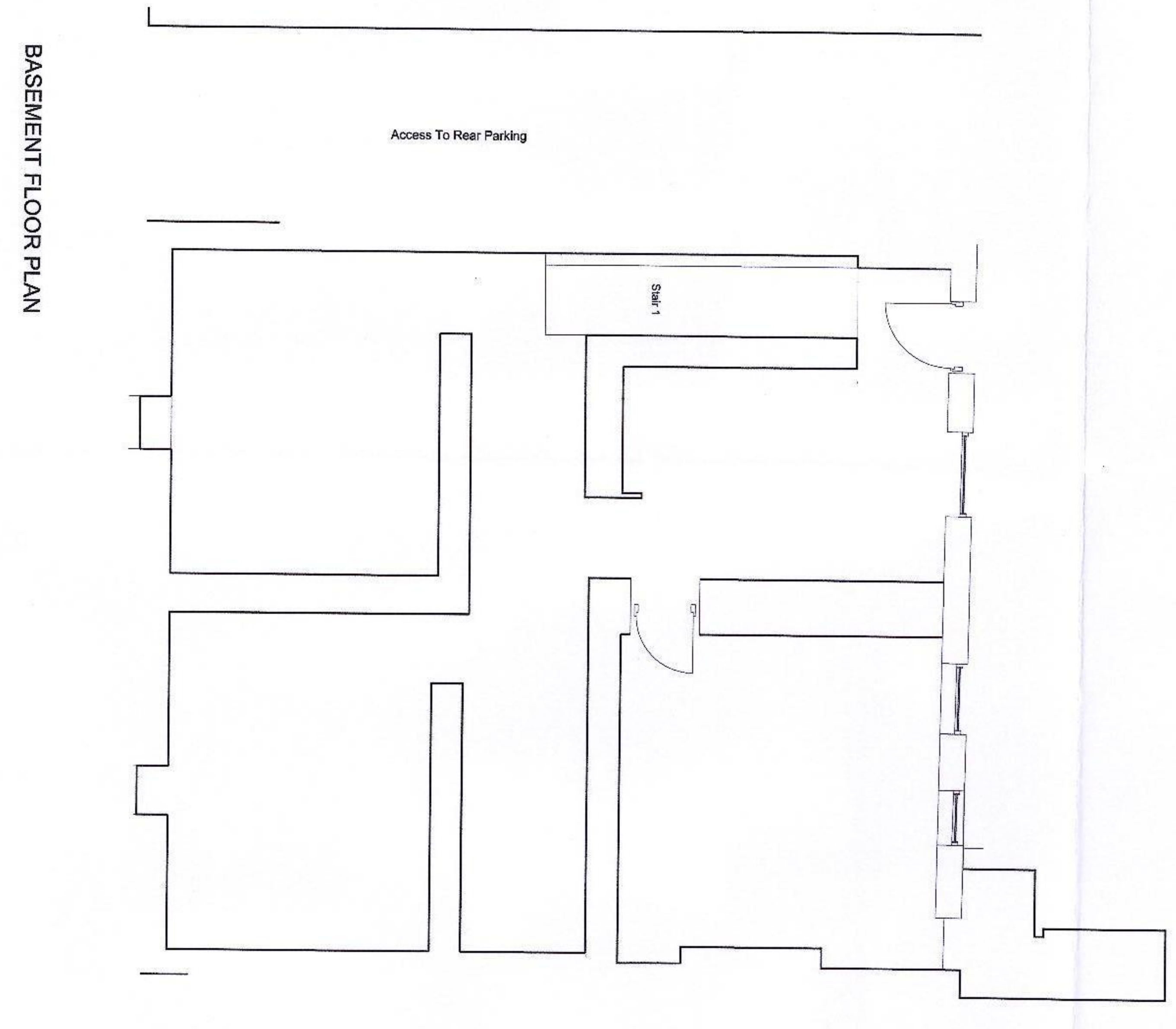
The Contractor is to bring to the notice of the Architect any discrepancies contained in this drawing prior to work commencement.

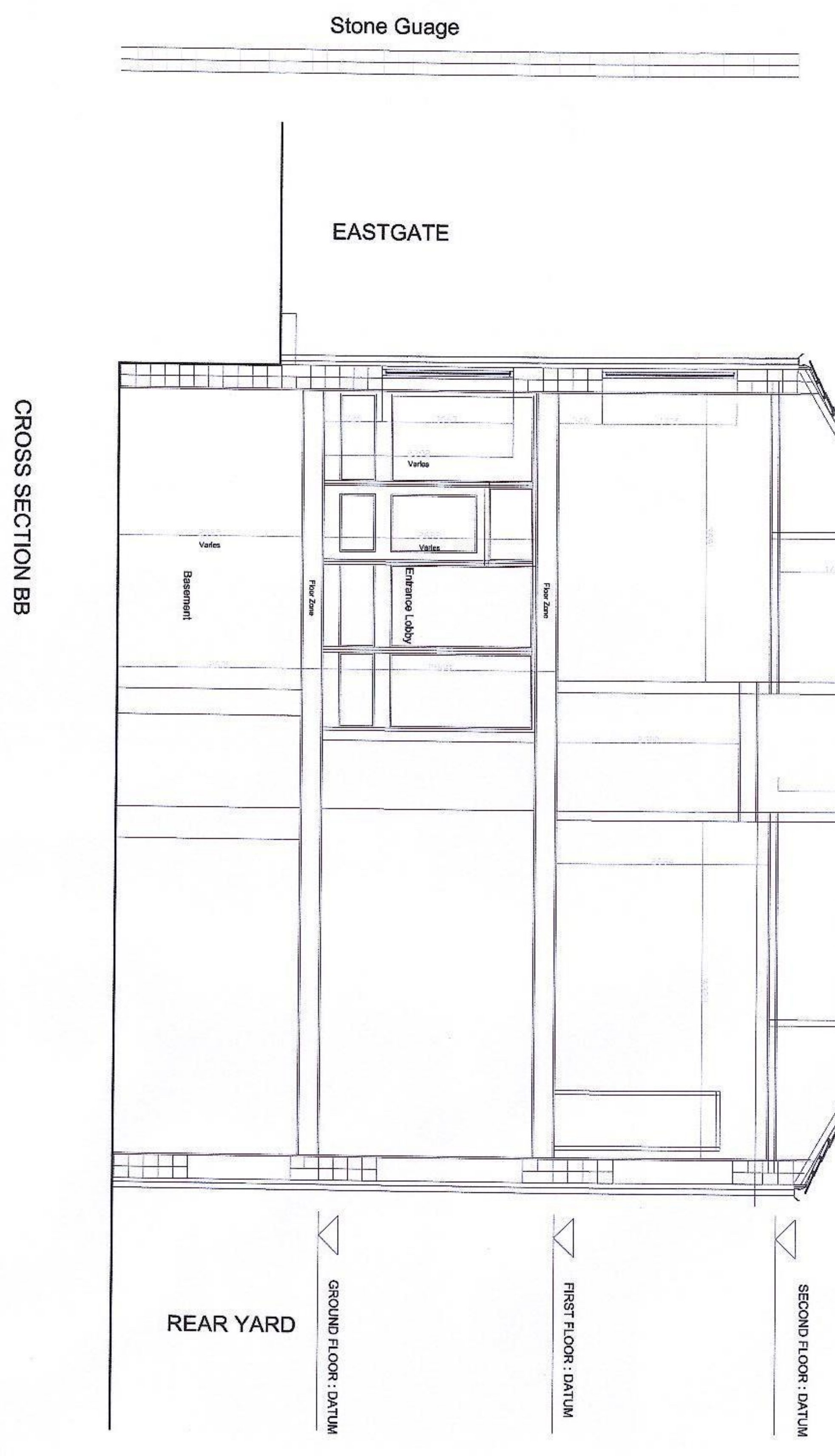
Do not scale from this drawing.

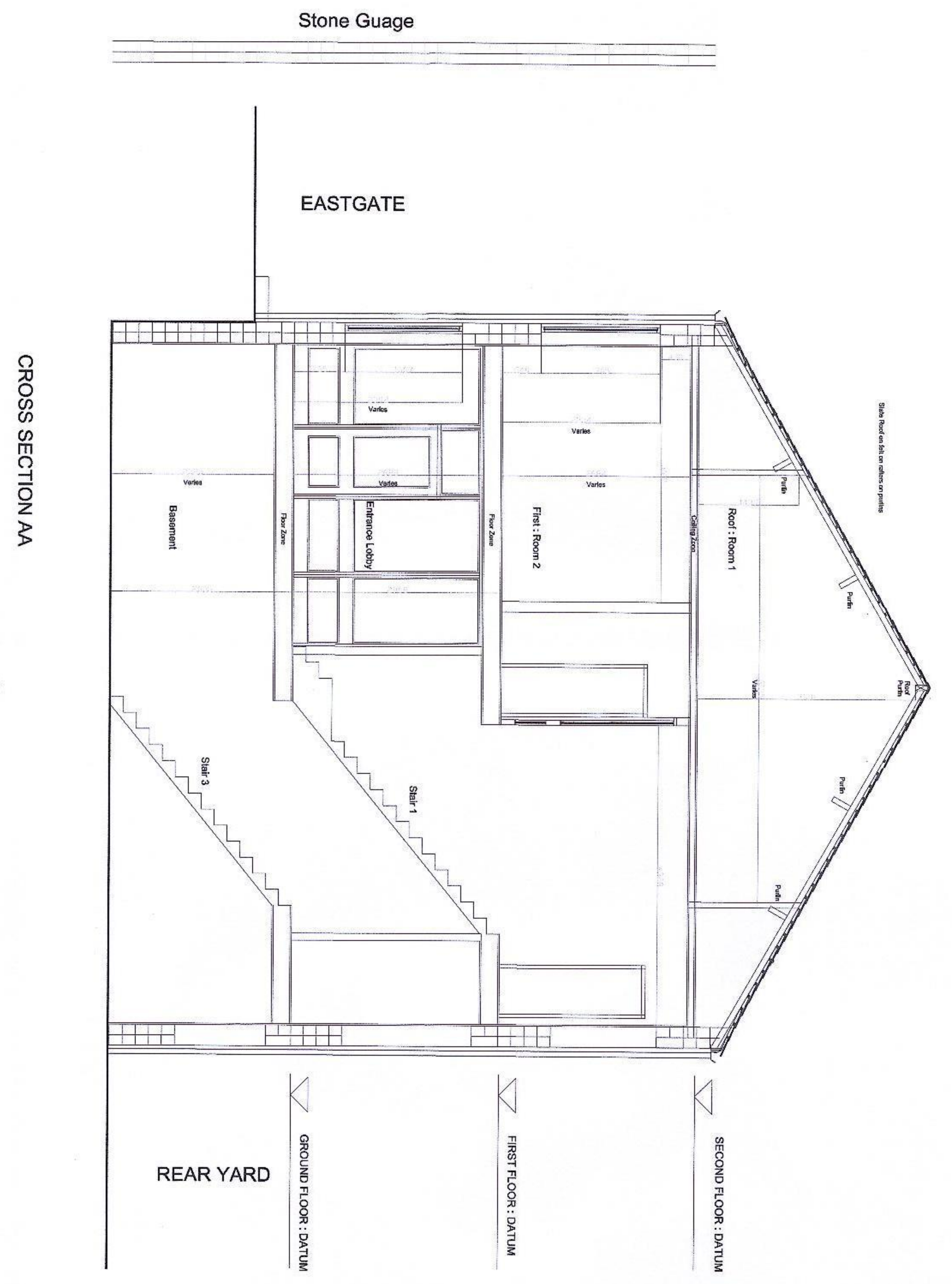
The Contractor and his Sub-contractors are to verify all dimensions on site before making shop drawings or commencing manufacture.

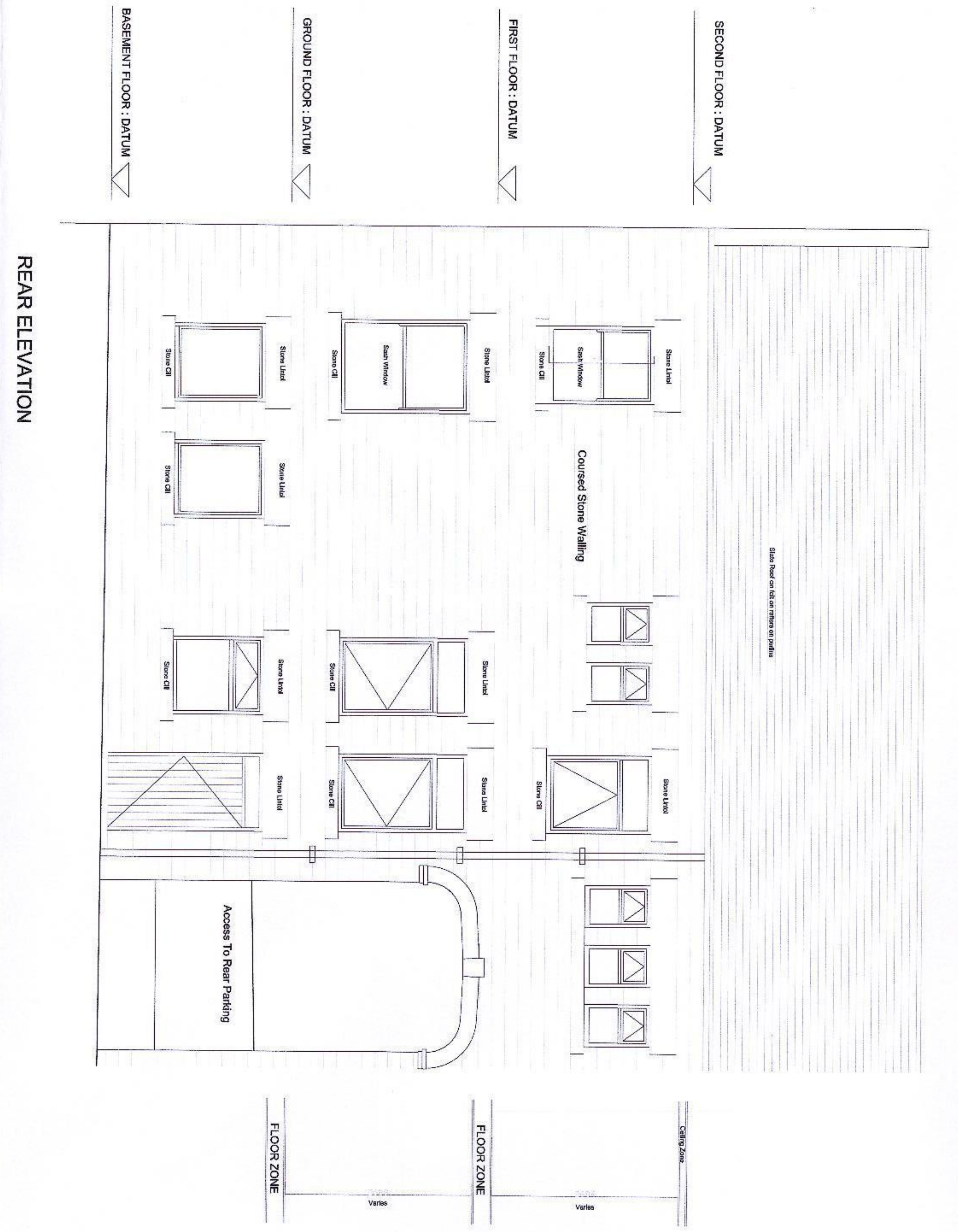
CLIENT YORKSHIRE PROPERTIES	
TITLE ALTERATIONS & RENOVATIONS 1 to 3 EASTGATE BARNSLEY	SCHEME PROPOSED : KEY PLAN
SCALES 1:50	DATE SEPTEMBER 2019
JOB No. AGH/942	DRAWING No. AGH/942/02-C

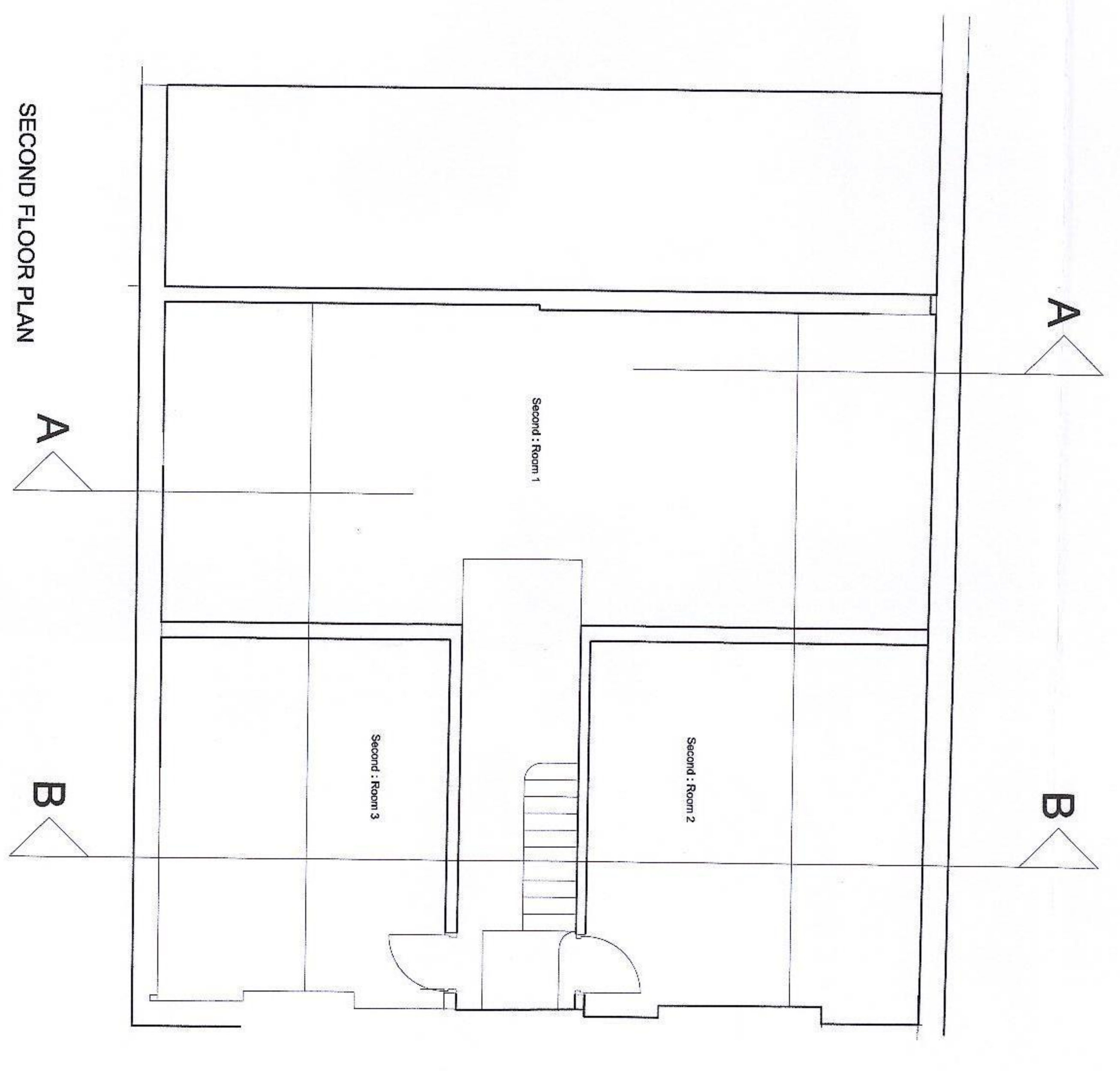
alan g haines associates
ARCHITECTS
2 Oustlethwaite Court
Genn Lane
Worsborough
Barnsley
S70 6NP
Tel: (01226) 297664 Fax: (01226) 285551

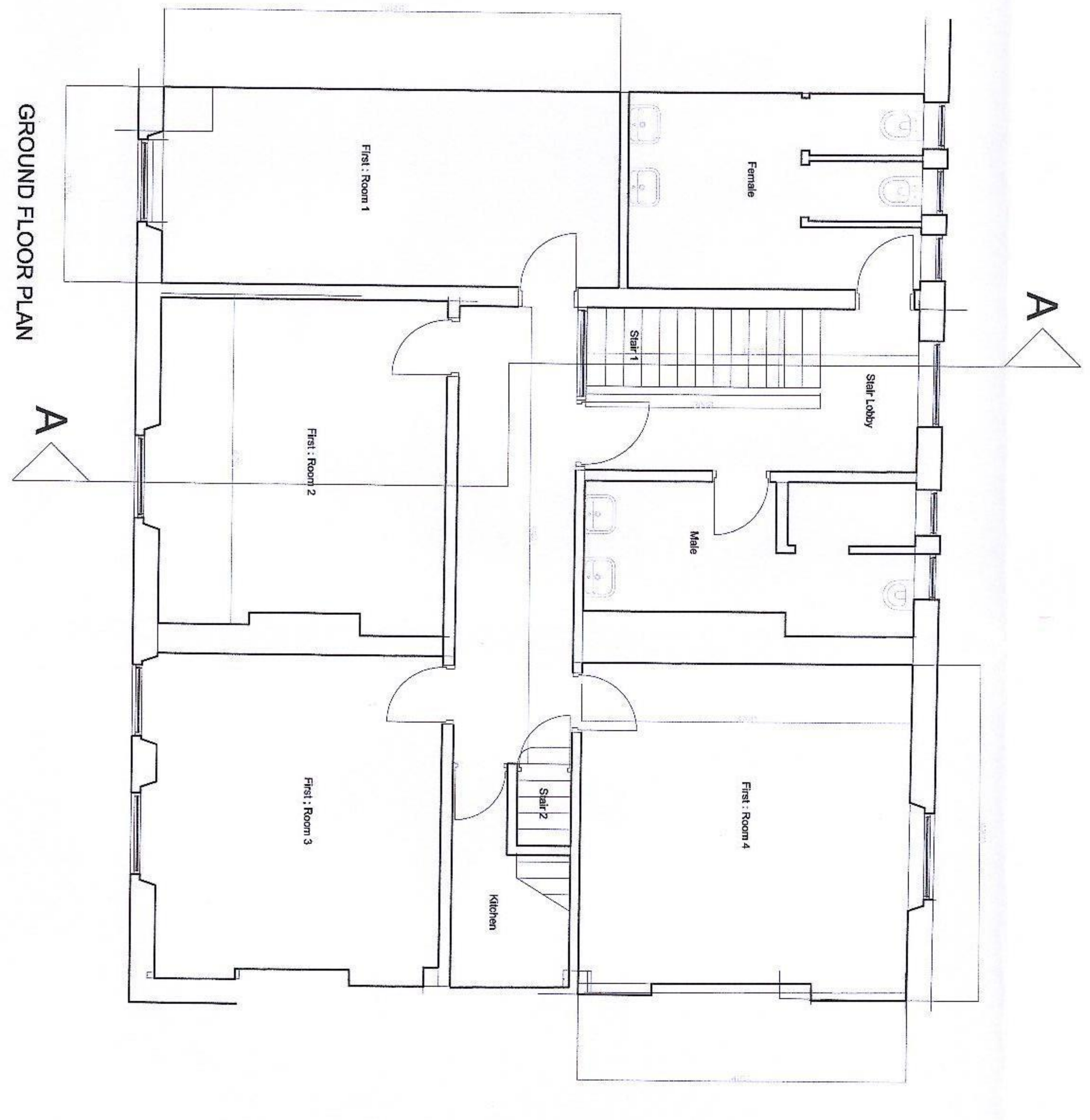

BASEMENT FLOOR PLAN

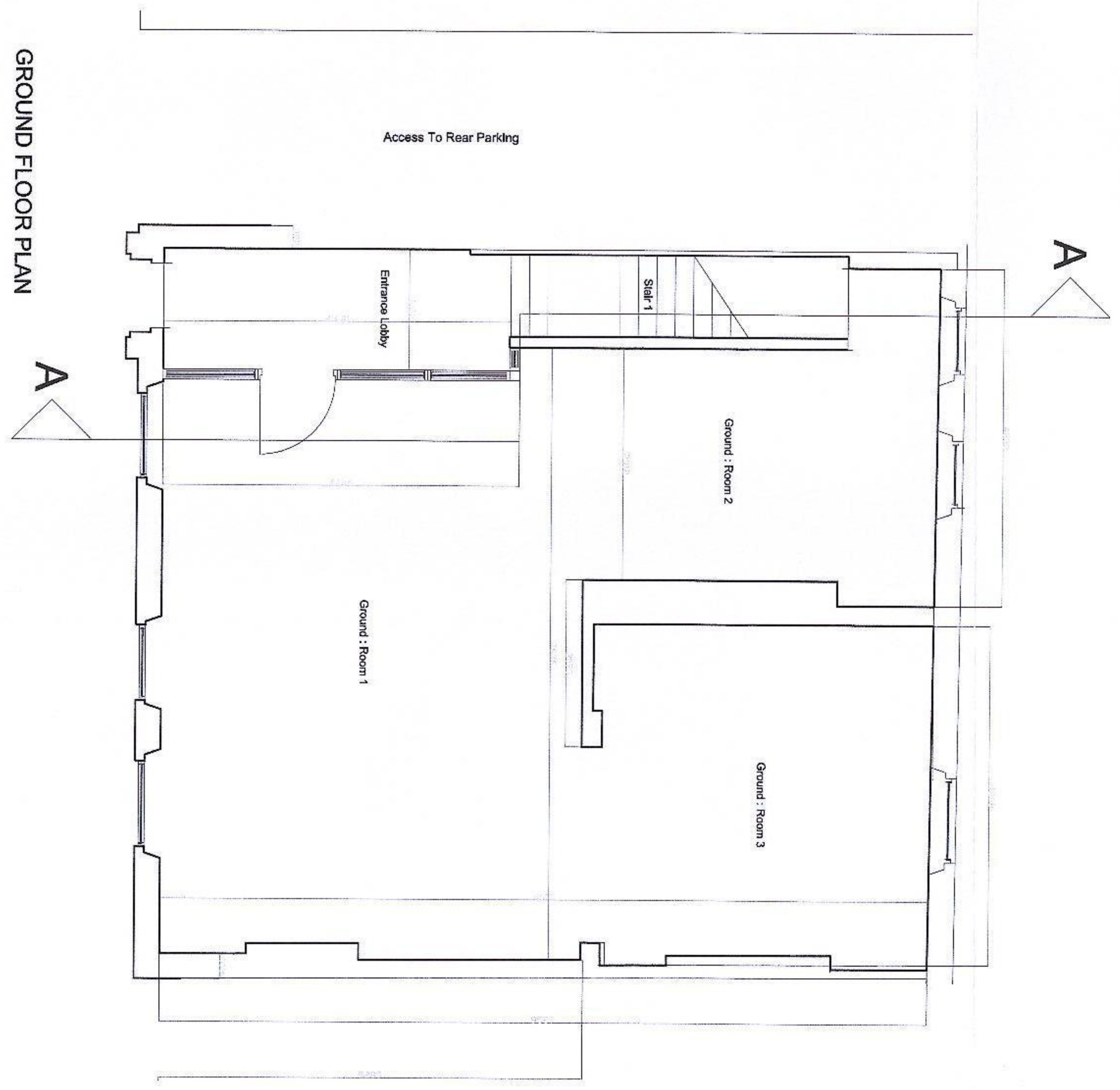

CROSS SECTION BB

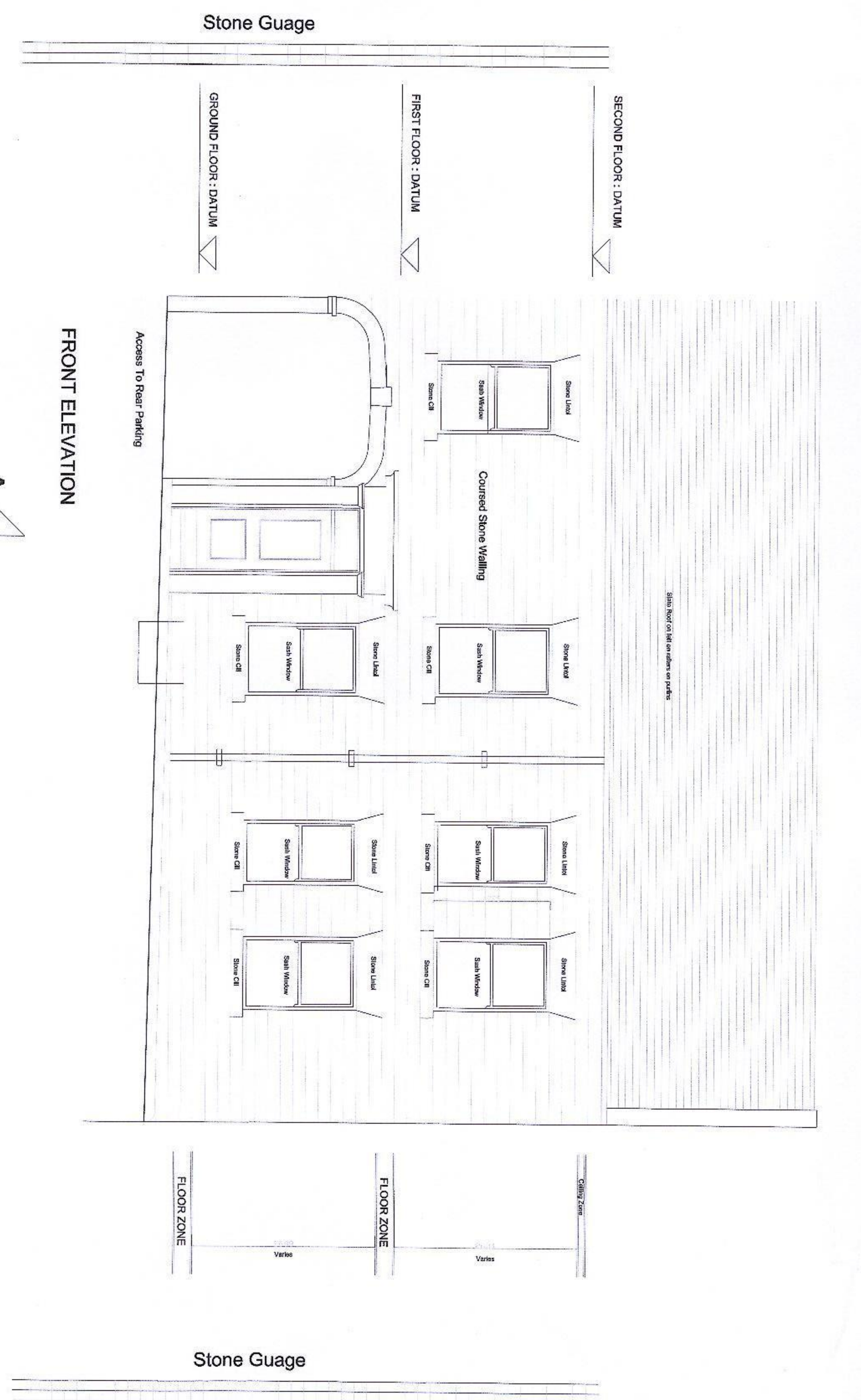

CROSS SECTION AA


REAR ELEVATION


SECOND FLOOR PLAN


GROUND FLOOR PLAN


GROUND FLOOR PLAN


FRONT ELEVATION

EXISTING

Rev	Description	Date

This drawing is Copyright.

The Contractor is to bring to the notice of the Architect any discrepancies contained in this drawing prior to work commencement.

Do not scale from this drawing.

The Contractor and his Sub-contractors are to verify all dimensions on site before making shop drawings or commencing manufacture.

CLIENT YORKSHIRE PROPERTIES	
TITLE ALTERATIONS & RENOVATIONS 1 to 3 EASTGATE BARNSLEY	SCHEME EXISTING : KEY PLAN
SCALES 1:50	DATE SEPTEMBER 2019
JOB No. AGH/942	DRAWING No. AGH/942/01-C

alan g haines associates
ARCHITECTS
2 Oustlethwaite Court
Genn Lane
Worsborough
Barnsley
S70 6NP