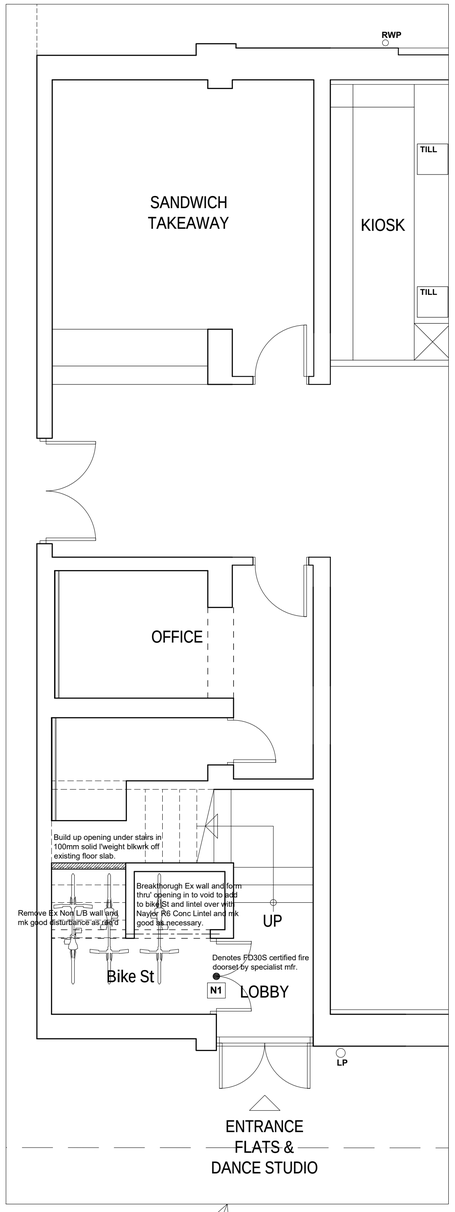
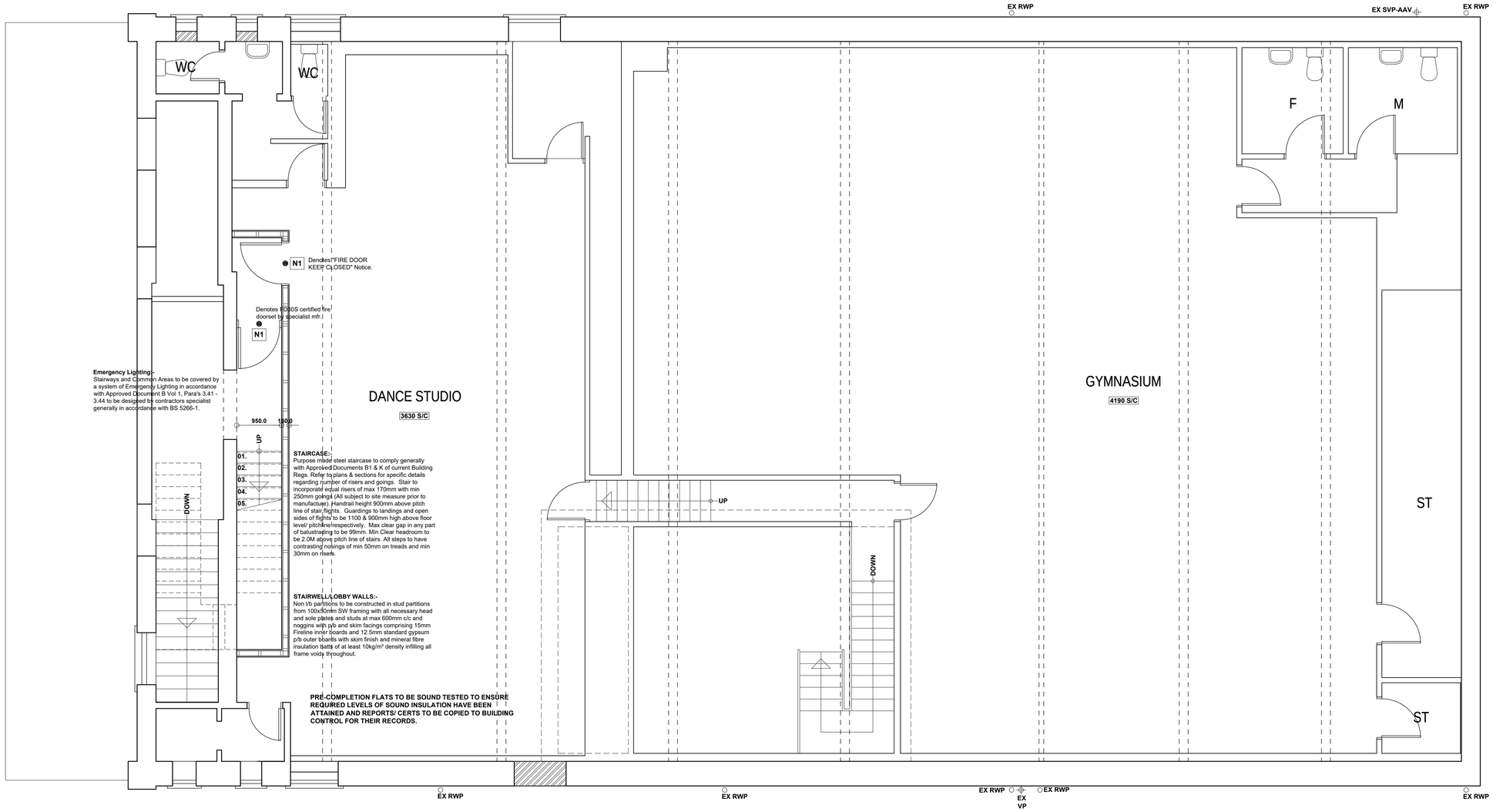
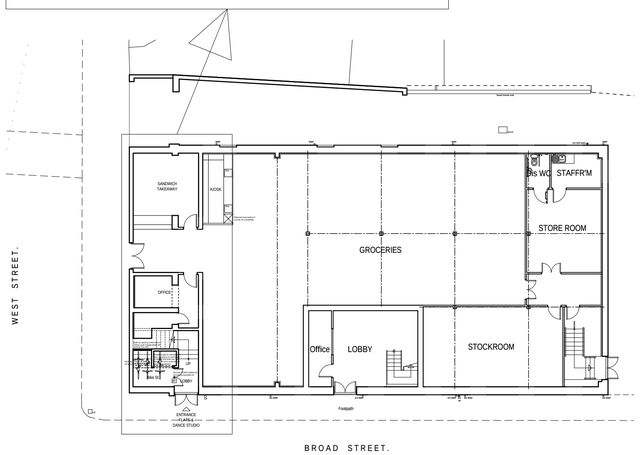




FIRST FLOOR PLAN



GROUND FLOOR KEY PLAN @1:200

ABOVE GROUND DRAINAGE:-
All sanitary fittings to have pvc wastes of the following sizes:
WC/SVP's - 100mm dia in black pvc.
Basin - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Sink - 40mm dia.
All wastes to have 75mm deep resealing traps.
All fittings to connect to SVP above or min 200mm below any WC connection.
Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
Any branch pipe discharging to a gulley to terminate below grate level but above water level.

FIRE PRECAUTIONS:-
SD or HD Provide and install Fire Alarm systems to each flat with smoke/ heat detector alarms to BS EN 14604 to positions indicated, interconnected on an exclusive mains circuit with battery back-up, designed in accordance with BS5839-6 by contractor's specialist.

Emergency Lighting:-
Stairways and Common Areas to be covered by a system of Emergency Lighting in accordance with Approved Document B Vol 1, Para's 3.41 - 3.44 to be designed by contractors specialist generally in accordance with BS 5266-1.

Doors:-
Denotes FD30S fire door closing onto 25mm rebates incorporating intumescent/smoke seals, self closing device and "FIRE DOOR KEEP CLOSED" notices generally and "FIRE DOOR KEEP LOCKED SHUT" notices to all stores and limited access rooms as necessary.

Internal Surfaces (Linings.):-
Wall and ceiling linings generally to be CLASS 1 rated for surface spread of flame and CLASS 0 rated to all circulation spaces tested in accordance with relevant requirements of BS476.

SERVICES:-
Change of use to be rewired by "competent" electricians generally in accordance with latest edition BS7671 - "Wiring Regulations" from existing supply. Electrical design/ test certificate(s) to be copied to LABC at completion.
Building to have new plumbing services from existing water supply designed and installed by Registered mechanical subcontractor.

HEATING AND HOT WATER:-
Flats to incorporate suitable individual room heaters in accordance with specialists/mfr's recommendations and to incorporate combined timer and thermostat controls to suit to operate system as efficiently as possible.
Hot water to be provided by mains fed instantaneous electric calorifier located under sinks and suitably sized for the hot water demands of the Kitchens and bathrooms in conjunction with separate electric showers.

HOT WATER & WATER EFFICIENCY:-
Wholesome water supply to be provided by local water supply undertaker.
All baths to be fitted with a suitable thermostatic device to limit hot water temperature to not more than 48 degrees C.
All hot water taps to be fitted on left hand side of relevant sanitary appliances.
Hot water system to be designed supplied and installed by specialist generally in accordance with BS 6700 and is to be provided with the relevant notices/ warnings described in para's 3.23 & 3.24 AD G; B.Regs 2000; 2010 edition.
Water efficiency to be assesed to ensure max wholesome water use of 125 litres per person per day in accordance with Governments national calculation methodology.

LIGHTING:-
Generally lighting to be low energy operating via local switched circuits in accordance with relevant requirements of Approved Document L1 Building Regulations 2010, 2021 Edition with 2023 Amendments.

MECHANICAL VENTILATION:-
Mechanical ventilation to be provided to all sanitary accommodation.
Kitchens to incorporate manually activated extract ventilation giving min 30 litres per second extract rate if in cooker hood or 60 litres per second if independent and Bathrooms to incorporate extractor fans giving 15 litres per second manually activated in rooms with windows and automatically operated in windowless rooms via lighting circuit with min 15min overrun following deactivation. Doors to windowless rooms to have 10mm air gap under for replacement air. All extracts to be rigid ducted thru' roof voids to discharge via matching slate outlets thru' roof coverings.

All mechanical ventilation to be tested/commissioned and all necessary information/certification copied to Building Control and Occupiers.

INTERNAL WALLS:-
Generally internal walls to be stud partitions constructed in 100/75x50mm SW framing with all necessary head and sole plates and studs and noggins with 12.5mm p/b and skim facings and mineral fibre insulation batt infill throughout of at least 10kg/m³ density.

"Dwarf" walls to either side of conversion to be constructed in 100x50mm SW framing with all necessary head and sole plates and studs,at 600mm centres and noggins, infilled with 100mm Kingspan Kooltherm insulation and lined internally with 37.5mm Kingspan K118 insulated p/b and skim plaster finish to ensure max 0.15 W/M²K o/a U-Value to these partitions.

Separating walls between flats and between flats and common areas to be timber framed partitions generally to British Gypsum Spec; A046005 (EN) with 100x50mm SW framing with all necessary head and sole plates and studs at max 600mm centres and noggins and 2No layers 12.5mm Soundbloc p/b to both sides fixed in opposing layers with skim plaster finish and resilient bars to one side to achieve 60 mins fire resistance and approx 55dB sound insulation.

UPPER FLOOR CONSTRUCTION:-
19mm t & g MR chipboard on timber floor joists as described elsewhere supported off existing loadbearing structures as shown. Proprietary joist hangers at joists to trimmer/bearer connections.
40mm thick solid strutting to centre of spans greater than 2.5m long and 2No rows of strutting at equal centres where spans greater than 4.5m long.
Provide double joists under parallel stud partitions and double up joists underneath baths.
Provide lateral restraint to floors using 30 x 5mm galv MS straps turned down walls and fixed across Min 3No joists at 1.5M c/c fully supported on noggins min 38mm thick x 3/4 depth of joist with solid pack between first joist and wall. Notch top of joist to recieve straps.
Provide full perimeter edge support to floor boarding in joists or noggins.

WINDOWS AND DOORS:-
All new windows to be Velux GGL MK08 Conservation style roof windows or an equivalent double glazed with 70H HP DG units incorporating 16mm gas filled cavities, "warm" spacers & low-E glass to ensure max 1.4 W/M²°C U-Value, fully draft sealed, with opening lights throughout giving min 1/20th floor area natural ventilation. Trickle vents to be provided throughout to give min 8000mm² to habitable rooms and 4000mm² to all other rooms and equivalent of 3 x 8000mm² to all open-plan living,dining kitchens.

SOLID WASTE STORAGE:-
Owner/ Landlord to provide additional waste container(s) under contract with current waste disposal contractor to rear of building on paved area. Storage area sited so that it is discrete but also to ensure that carry distance to waste collection point specified by the Waste Collection provider is kept to a minimum.

ENERGY/ PERFORMANCE ASSESSMENTS:-
The thermal performance of the flats is to be assessed under the current Standard Assesment Procedure pre-construction and post construction its thermal performance is to be re-assessed to enable the production of the Energy Performance Certificate to confirm the Energy Rating of the property.

The "overheating" potential of the property is also to be assessed and reported accordingly to enable any necessary modifications to the proposals and their approval prior to construction. **Refer to specialists assessments for further information including any recommended renewables or comfort cooling or A/C if required.**

The completed building is also to be the subject of air permeability testing in accordance with Approved Document L1A as agreed with Local BCO by Specialist using the testing procedure laid out in ATTMA's (Air Tightness Testing and Measurement Association.) Code of Practice - *Measuring Air Permeability of Building Envelopes 2006* **to verify air permeability of 5M³/M²/hr used in SAP assessments.**

Conditional Approval requested for the following:-

**** All indicated Structural details from Structural Engineers.***

All details to be submitted to and approved by Building Control Authority Prior to commencing on site with the relevant section of work.

UPDATED BUILDING REGS (BUILDING SAFETY ACT) & CDM:-
New guidance applies to Building Regulations in relation to the Building Safety Act and Clients are required to verify the associated Building Reg's application and to engage a Principal Contractor and a Principal Designer(s) to oversee building regs' compliance and the health and safety implications of the works and coordinate any constructional changes during the works.

Revision	Date.	Description.
B	18/07/2026	BIKE STORE ADDED TO GF PLAN.
A	14/04/2026	ENT TO FLATS CLARIFIED FOR PLANNING.

FORMER PRINCESS THEATRE, WEST STREET, HOYLAND, BARNSLEY, S74 9DU.

DETAILED PROPOSALS 1

PROPOSED 1ST FLOOR PLAN

MR CHEEMA

Building Design Services

JE Architectural Ltd
23 Windmill Road, Wombwell,
Barnsley, S73 8PW.
Tel: 01226 754507
Email: jealtd@virginmedia.com

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Scale: 1:50 @ A1	Date: MARCH 26
Ref: 202512	Drwg No: 04

0 cm 2 cm 4 cm 6 cm