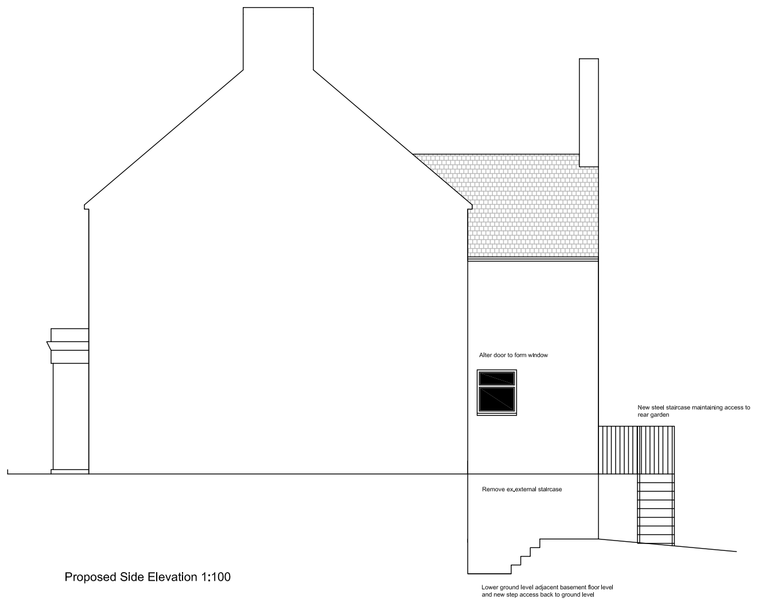
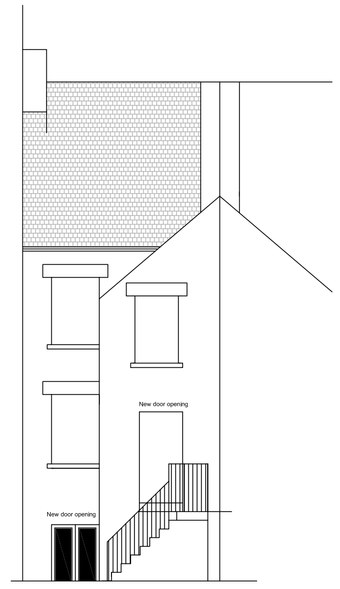
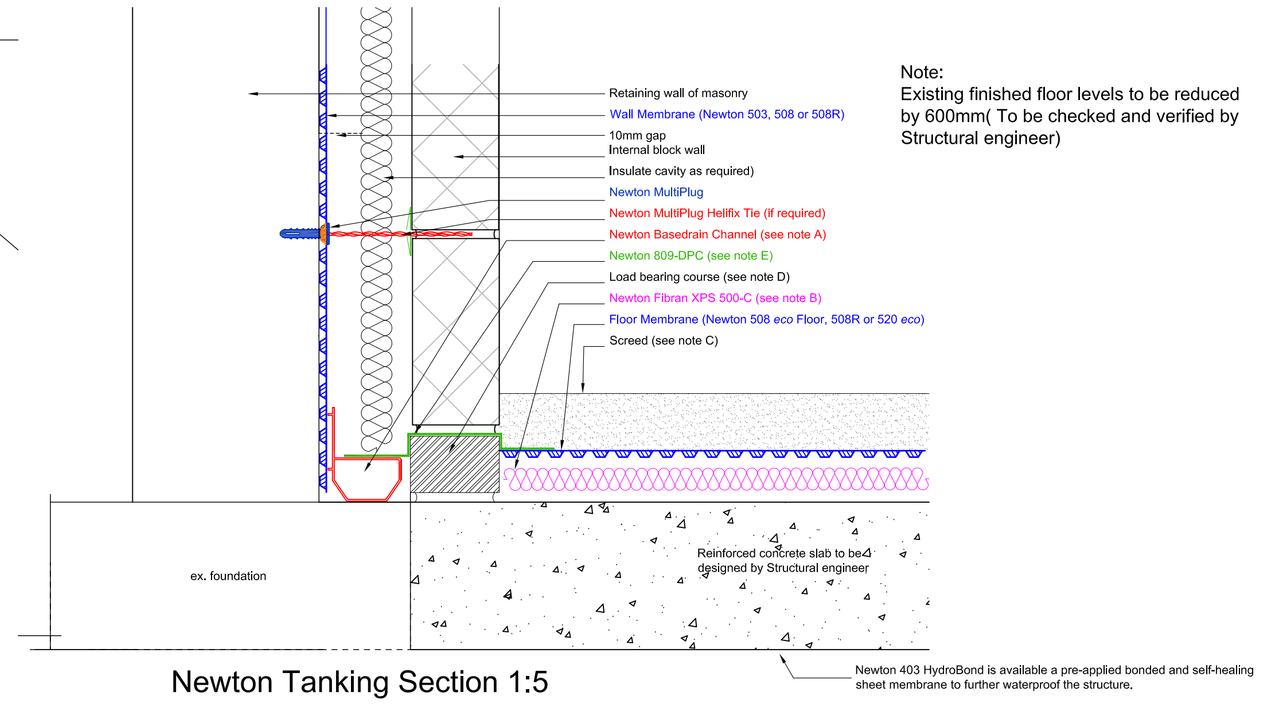


Proposed Side Elevation 1:100

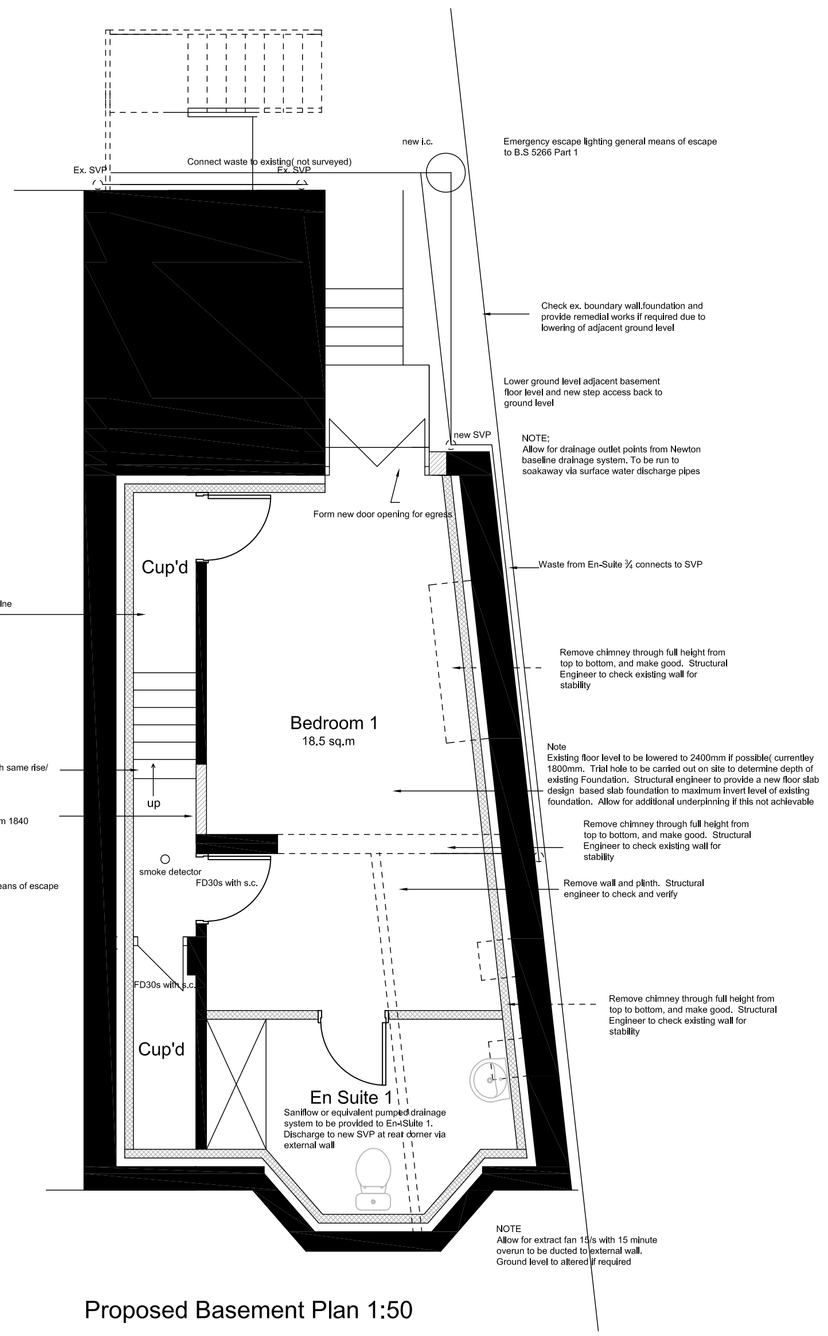


Proposed Rear Elevation 1:100

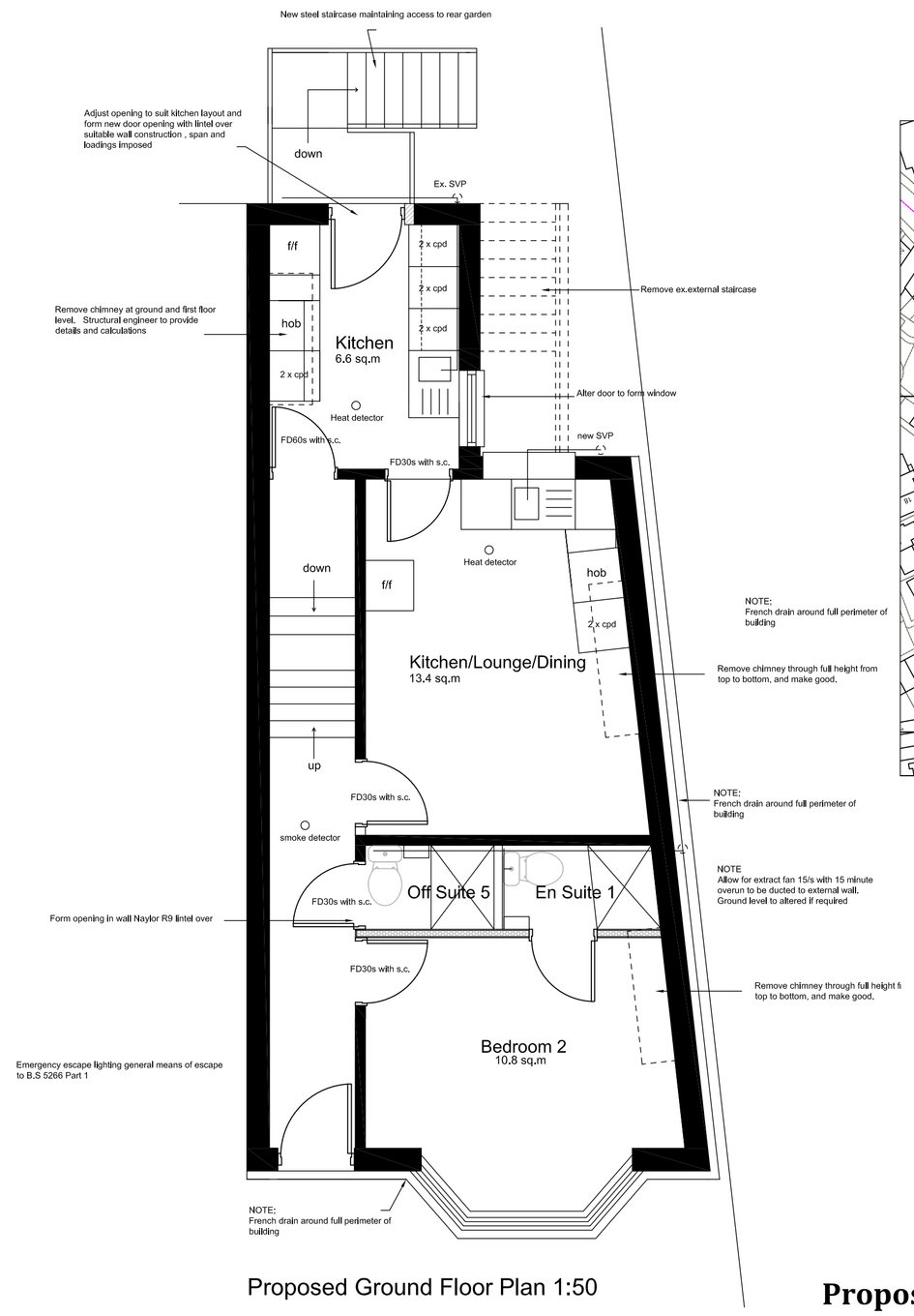


Newton Tanking Section 1:5

Note:
Existing finished floor levels to be reduced by 600mm(To be checked and verified by Structural engineer)



Proposed Basement Plan 1:50



Proposed Ground Floor Plan 1:50



Site Location Plan 1:1250

Proposed Change of use to 6 bed/11 person HMO and Alteratiions @ 248 Sheffield Road, Barnsley For Dunne Property Proposed Plan Dwg 1 Prints to scale on A1 paper

1.0 Preliminaries

Copyright for this drawing is vested in JK Planning and Design Service LTD from who written consent must be obtained prior to copying or reproducing. All work to comply with Planning and Building Regulations approved plans. Do not scale drawing, use dimensions and levels shown in metric and check all dimensions on site prior to commencing or ordering materials. IF IN DOUBT ASK. Any discrepancies should be reported immediately before proceeding. All materials to be used in strict accordance with manufacturer's instructions. Should a public sewer be found within 3m of the development it will be necessary to carry out works as requested by the Local Authority under the requirements of Section25 of the Public Health Act 1936. The contractor should also agree the requirements for lighting, power, decorations and fittings with the client prior to tendering. Whilst every care is taken during the site survey, no responsibility is to be borne by JK Planning and Design Service LTD as to any expense incurred. Furthermore, the builder should estimate an allowance for such unknown operations. These works may need the involvement of a planning supervisor and a principal contractor under the Construction Design and Management Regulations. It is the responsibility of the owner/client to serve a notice on the adjoining or adjacent neighbours for the proposed works under 'the party wall act 1996.

1.1 Internal stud walls

Stud to consist of 75mm x38mm s.w tick timbers @ 600mm centres vertically with sole and header plates finished either side with 15mm thick Knauf Soundblock plasterboard and skim. Stud to be insulated with 75mm thick Earthwool/ Isowool acoustic insulation. All joints to be adequately sealed with acoustic sealant.

1.2 New basement floorconstruction

Remove existing floor. Lower existing floor finish by 600mm if possible. Provide new floor construction, tanking/ dpm insulations and structural floor slab as per structural engineer and Newton Tanking details as indicated as per agreement certificate design. Floor construction to give a maximum u value of 0.22W/msqK. (Where basic Radon protection is required, replace 1200g d.p.m. with radon barrier carried through wall to external with cavity tray placed above. If full protection required, form sump under barrier and pipe externally and cap off above ground with ventilated capping. Allow for mechanical fan to be fitted (if required).

1.3 Existing Ground floor construction above basement

Floor to be 22mm moisture resistant floor boards, screw fixed to floor joists member as specified by structural engineer. Provide one layer of 15mm thick plasterboard and skim finish to underside of floor. Insulate floor void with 100mm thick Rockwool density of 10Kg/msqk.

1.4 Steelwork

Structural engineer to design steelwork/ supports where required. New steel beams inserted for support. Steelwork to have 30 minutes fire protection using 12.5mm Fireline plasterboard and 5mm Gypsum skim finish.

1. 5 Door and Rooflights

Provide minimum 30 minute fire doors with smoke seal and self closing device to all doors leading off staircase to ensure protected fire escape route from top floor to final exit. Provide 60 minute fire door with smoke seal and self closing device to basement. Windows 4-20-4 sealed unit's glass to have a soft low E coating and Argon fill to achieve minimum 1.6 W/msq. K. U value. Provide trickle vents 5000mm to windows as background ventilation. Opening lights to provide minimum 5% floor area rapid ventilation. All openings to be draught proofed.

1.6 Heating

Extend existing gas fired central heating. Gas safe registered plumber to check satisfactory capacity. Allow for new system if required. TRV's to radiators. All heating and hot water systems are to be fully commissioned to ensure they are operating at a maximum efficiency and that all controls work as intended. The person who carries out the commissioning must provide a certificate confirming that it has been carried out properly to both the client and Building Control. Also operational and maintenance manuals to be provided on completion. The heating and hot water system should be commissioned so that at completion the systems and their controls are left in the intended working order to be commissioned by a person registered as listed under Schedule 2A of Approved document L1A. Cage to balanced flue outlet.

1.7 Mechanical Ventilation

60 l/s wall mounted fan or 30l/s cooker hood to kitchen. 15l/s fan to en suite Where no opening window provided to room, then 15 minute overrun to fan is to be provided, and a minimum 10mm air gap beneath entrance door to that room. All fans ducted to external air and fitted with grill. All fans to be low energy type.

1.8 Plumbing and Drainage

100mm-diameter waste pipe to w.c., 40mm diameter waste pipe to sink, bath, shower and 32mm waste to basin with 75mm deep resealing trap. Waste runs over 3m to be 50mm diameter and fitted with anti vac traps. All waste pipes to be connected to external soil and vent pipe to terminate a minimum 900mm above any opening into the building if within 3 metres of an opening Alternatively fit Floplast AX110 air admittance valve suitable for external use and complies with BSEN 12380. S&V.P. to be fitted with a cage. All new below ground drains to be 100mm diameter upvc pipe laid to fall (1:40 minimum) with flexible joints bedded and surrounded in 150mm pea gravel. Provide proprietary grp manholes to a depth of 900mm with light duty covers in garden areas and heavy duty in drives. Drains to discharge to mains drains. Prior to commencement of works contractor to check foul water disposal from all new connections. Provide gravity fed system where possible. Allow for Saniflow or equivalent pumped system where fall cannot be achieved.

1.8 Access and Disabled facilities

All new switches and sockets to be installed between 450mm and 1200mm above finished floor level.

1.9 Electrical

Sockets and light fittings to client's requirements with all wiring, sockets, light fittings and units to conform to the latest I.E.E. regulations. Sockets and switches to be placed minimum 450mm and maximum 1.2m from floor level. All light fittings are to be a type, which will only take lamps having luminous efficiency greater than 40 lumens per circuit-watt. If external lighting to be fitted, it should automatically extinguish when there is enough day light (or when they are not needed at night) and have sockets that can only be used with lamps as previously described. Lamp capacity not to exceed 150W per light fitting. Provide mains wired interconnected smoke detectors with battery back up as described in B.S 5839, and B.S. 5446. Detectors to be situated on each storey, a maximum of 7.5metres away from all doors. ALL ELECTRICAL WORK required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so, and in accordance with B.S 7671. Prior to completion the inspecting Authority should be satisfied that Part P has been complied with. Emergency escape lighting to B.S. 5266 Part 1.

1.10 Stairs and guarding

Maximum 42 degree pitch, with exact dimensions to be checked on site prior to ordering staircase. Staircase 800mm wide staircase with maximum 200mm rise, and minimum 220mm going. Maximum 99mm sphere to pass through open tread. Uniform rise and going Provide minimum 800mm clear landing to top and bottom of staircase. 900mm high handrail and balustrade to side of staircase and landing. Minimum 2 metre headroom to be provided to flights and landings. Maximum 99mm sphere to pass through non climbable vertical guarding.

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