

REV	AMENDMENT	DATE
A	EXISTING COLUMNS TO BE RETAINED	26.02.2024

Scale - 1:50

THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS. THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING REGULATION, BRITISH STANDARD SPECIFICATIONS, BUILDING REGULATIONS, CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS, PARTY WALL ACT, ETC. WHETHER OR NOT SPECIFICALLY STATED ON THIS DRAWING. THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL, ACOUSTIC, WAZE OR OTHER SPECIALIST DOCUMENTATION PROVIDED.

ALL STRUCTURAL INFORMATION INDICATED IS PURELY FOR ILLUSTRATION PURPOSES AND THE CONTRACTOR IS TO REFER TO THE STRUCTURAL ENGINEERS DESIGN FOR ALL STRUCTURAL INFORMATION.

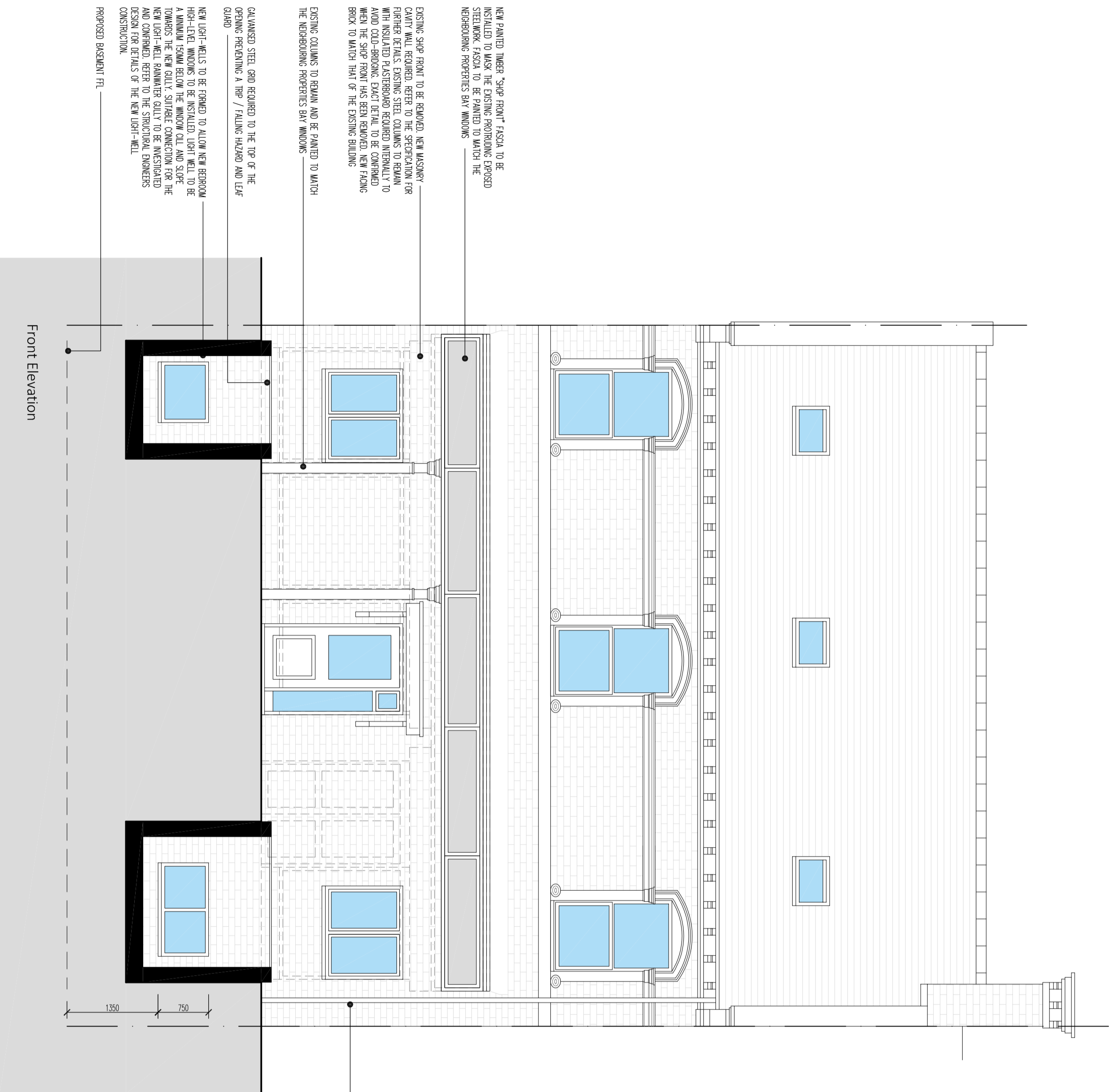
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE DRAWINGS AND SPECIFICATIONS OF ALL OTHER CONSULTANTS INCLUDING: THE FIRE STRATEGY, ACOUSTIC REPORT, SAPS AND WATERPROOFING DESIGNER / CONTRACTOR.

THE DESIGNER DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY LOSSES (FINANCIAL OR OTHERWISE) TO ANY CLIENT OR THIRD PARTY ARISING OUT OF THE CLIENTS (BE IT DEVELOPER OR CONTRACTOR BUT NOT LIMITED HERETO) NON-COMPLIANCE WITH ABOVE MENTIONED PROVISIONS

COPYRIGHT OF THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE COPIED OR USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED WITHOUT THE EXPRESS WRITTEN AUTHORITY.

ALL WORKS TO THE SATISFACTION OF THE BUILDING INSPECTOR.

DO NOT SCALE OFF THIS DRAWING.. IF IN DOUBT ASK!



NEW PAINTED DUNE "SHOP FRONT" FASCIA TO BE INSTALLED TO MASK THE EXISTING PROTRUDING EXPOSED STEELWORK. FASCIA TO BE PAINTED TO MATCH THE NEIGHBOURING PROPERTIES BAY WINDOWS

EXISTING SHOP FRONT TO BE REMOVED. NEW MASONRY CAVITY WALL REQUIRED. REFER TO THE SPECIFICATION FOR FURTHER DETAILS. EXISTING STEEL COLUMNS TO REMAIN WITH INSULATED PASTERBOARD REQUIRED INTERNALLY TO AVOID COND-BRIDGING. EXACT DETAIL TO BE CONFERRED WHEN THE SHOP FRONT HAS BEEN REMOVED. NEW FINING BRICK TO MATCH THAT OF THE EXISTING BUILDING

EXISTING COLUMNS TO REMAIN AND BE PAINTED TO MATCH THE NEIGHBOURING PROPERTIES BAY WINDOWS

GAULNISED STEEL GRD REQUIRED TO THE TOP OF THE OPENING PREVENTING A TRIP / FALLING HAZARD AND LEAF GUARD

NEW LIGHT-WELLS TO BE FORMED TO ALLOW NEW BEDROOM HIGH-LEVEL WINDOWS TO BE INSTALLED. LIGHT WELL TO BE A MINIMUM 150MM BELOW THE WINDOW CILL AND SLOPE TOWARDS THE NEW GULLY. SUITABLE CONNECTION FOR THE NEW LIGHT-WELL RAINWATER GULLY TO BE INVESTIGATED AND CONFERRED. REFER TO THE STRUCTURAL ENGINEERS DESIGN FOR DETAILS OF THE NEW LIGHT-WELL CONSTRUCTION.

PROPOSED BASEMENT FFL

EXISTING BELOW GROUND STOREY WATER DRAINAGE SYSTEM TO BE EXPOSED AND DETAILS CONFINED. NEW LIGHT-WELL RAINWATER GULLYS TO CONNECT TO THE EXISTING NETWORK AS NECESSARY. IF THE EXISTING SYSTEM IS COMBINED, GULLYS TO BE TRAPPED.

Front Elevation

Client:	A. P. Construction Consultants
Project:	Proposed Building Conversion 210 - 212 Sheffield Road, Barnsley, S70 4PG
Title:	Proposed Front Elevation
Date:	Oct 23
Scale:	1:50 @ A2
Drwg No.	2959 - 04
Rev.	A
9 Tomkys Gardens, Wednesfield, Wolverhampton, WV11 3NB Tel: 07540 884006 Email: steve@bt design.co.uk Web: www.bt design.co.uk	