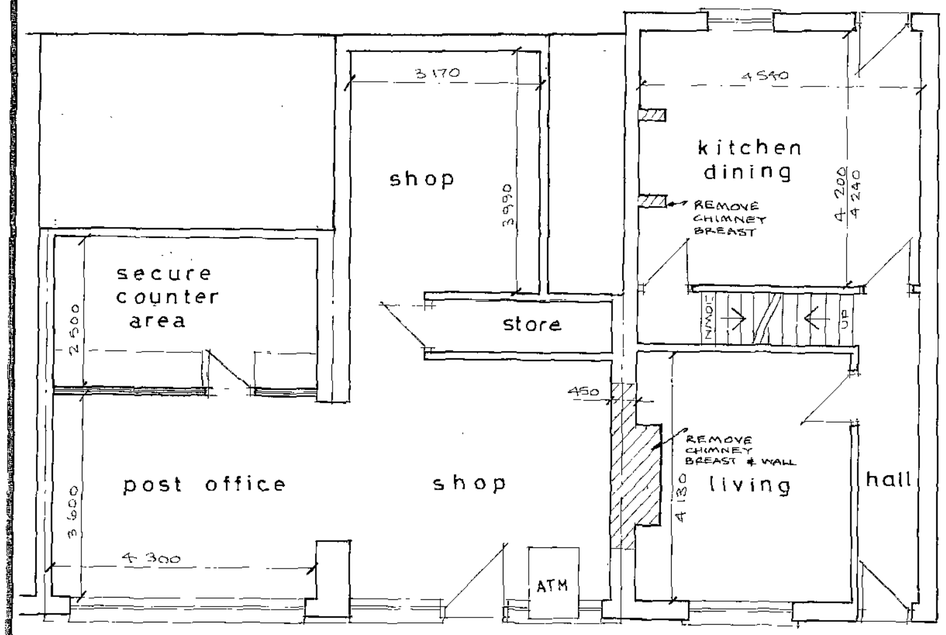
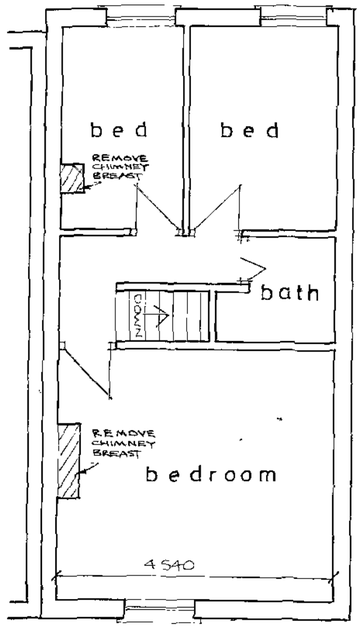
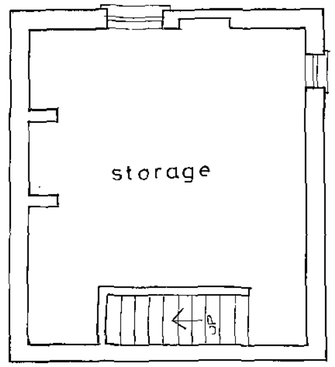


EXISTING GROUND FLOOR



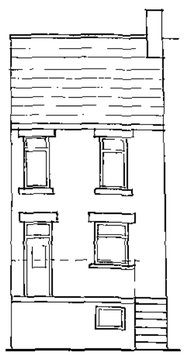
EXISTING FIRST



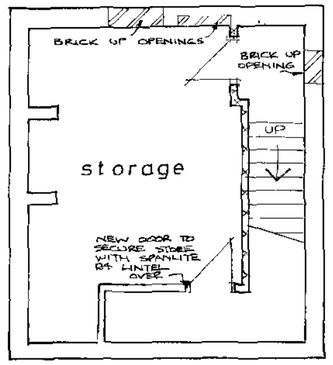
EXISTING CELLAR



EXISTING FRONT



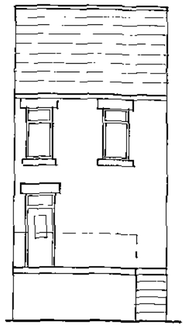
EXISTING REAR



PROPOSED CELLAR

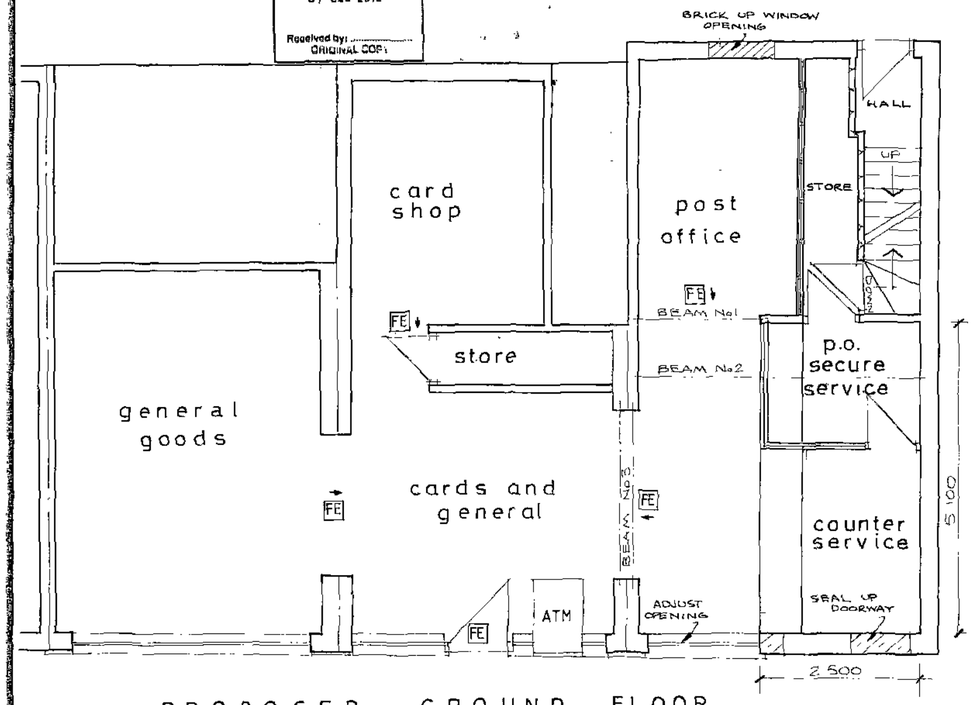


PROPOSED FRONT

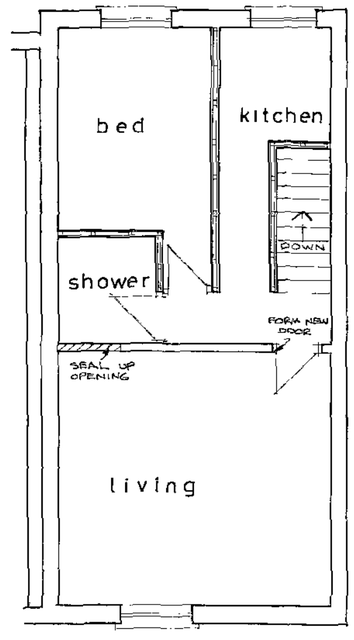


PROPOSED REAR

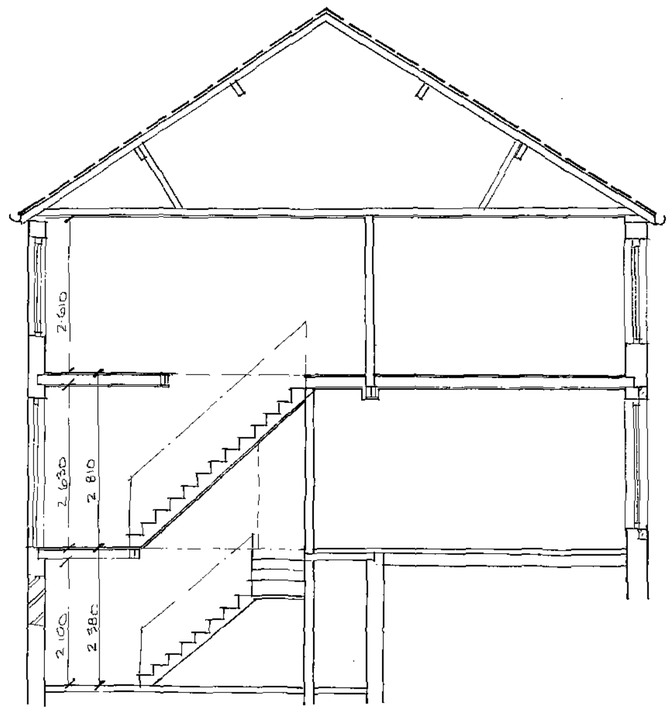
BMBC
CORPORATE MAIL ROOM
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PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR
Indicative



SECTION

FE - FIRE EXIT SIGN

PROPOSED CHANGE of USE to POST OFFICE at Nos.66/68 and 84 POGMOOR ROAD, GAWBER, BARNSLEY

SCALES: 1/50th and 1/100th

Existing openings to front elevation to be adjusted by reusing existing natural coursed sandstone 150 thick to external leaf fully bonded to existing stonework, reuse natural sandstone lintels, cills and mullions from filled in doorway to new window; 90 cavity and 100 Celcon 3.6N/sq.mm standard grade insulation block inner leaf with 5mm plaster skim finish, full cavity fill insulation to be Kingspan KB cavity board insulation; wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; stonework to be fair faced cavity side

Openings to rear elevation to be filled in using external leaf of 112mm thickness of brickwork to match existing with 100 Celcon 3.6N/sq.mm standard grade insulation block inner leaf with 5mm plaster skim finish, brickwork and blockwork fully bonded to existing

The entire length of the chimney breasts and stacks serving the existing dwelling are to be removed from ground floor level. Floors, walls and natural slate roof to be made good as necessary.

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25mm thickness of 10kg/cum mineral fibre bats secured to stud work; floor joists doubled up under studs

Internal block wall between basement and ground floor staircases and adjacent rooms; 100mm thickness of 3.6N/sq.mm loadbearing blockwork with 5mm plaster skim finish *both sides; internal wall built off 450 x 150 concrete foundation in basement with dpc* fixed 150 above cellar floor; **foundation will be taken down to depth and suitable strata as required by local Building Inspector**

STAIRCASE TO FIRST FLOOR: 900 wide, 41 degree pitch timber staircase with 190 risers and 220 treads; treads to overlap tread below by 15mm; headroom minimum 2 metres measured vertically above pitch line and 1.5 metres measured at right angles to pitch line, handrail to be fixed to one side of stair 900 above pitch line; risers ex 25 timber, treads ex 38 timber and stringe ex 250 x 38 timber, underside of stair to be given 60 minute fire protection by fixing 19mm thickness of Promat "SUPALUX" non-*combustible building board using 75mm headed nails at 200 centres*

STAIRCASE TO CELLAR: 900 wide, 41 degree pitch timber staircase with 190 risers and 220 treads, treads to overlap tread below by 15mm, headroom minimum 2 metres measured vertically above pitch line and 1.5 metres measured at right angles to pitch line; handrail to be fixed to one side of stair 900 above pitch line; consecutive tapered treads to be same size minimum tread width 270 measured at middle and 50 wide at narrow end

VENTILATION: New window to be 16mm double glazed PVCu units fitted with low E coating glass, safety glass to BS6206 to new window,

STEEL BEAMS: Beam No.1 to be 152 x 89 x 16 kg/m UB; Beam No.2 to be 305 x 127x 48 kg/m UB; Beam No.3 to be 3 No. 203 x 133 x 25 kg/m UBs bolted together at 1/3rd points with tubular steel spacers over bolts; all UBs to bear on 150 thick concrete padstones both ends; and protected with 25 plasterboard with 5mm plaster finish reinforced with 1.6mm wire binding at 100 pitch at edges. **Calculations for steel beams submitted for approval**

PLUMBING: Any work on boiler installation to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector; heating and domestic plumbing insulated in accordance with requirements of Building Regulations; Thermostatic radiator valves to all new radiators

ELECTRICS: All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector; (40%) of new lights to (utility room and study) to have energy efficient fittings

GROUND FLOOR: basement ceiling to be given 60 minute fire protection by fixing 19mm thickness of Promat "SUPALUX" non-combustible building board to joists using 75mm headed nails at 200 centres; floor to have sound insulated by laying 100mm quilt of 10kg/sq.m mineral fibre between joists over fireboard board

FIRE PRECAUTIONS: Non illuminated "Fire Exit" signs fitted in locations shown.