

1 Proposed Basement
1:50

3 Proposed Ground Floor Plan
1:50

2 Proposed First Floor Plan
1:50

4 2nd. Floor Plan
1:50

General Notes:
The contractor shall be responsible for making good and remedial works of all damaged work. Existing foundations, steel beams and timber beams to be accepted as foundations and to be exposed and inspected by the building control inspector and if necessary repaired. Any defect not already identified in the existing building work or foundations must be reported back to the contractor and remedial work completed before the contractor proceeds with any work which may be required.

Work to be done:
Cover up or otherwise hinder access to the electrical installation or any equipment installed by the contractor or any other person. The contractor is responsible for the design, erection, maintenance and dismantling of all horizontal and vertical temporary propping and shoring. The contractor must ensure that all exposed surfaces are made safe by the contractor or if necessary removed. During the building work the contractor and his employees are responsible for providing and maintaining protection to the building and any equipment and for the safety of the building. The contractor is responsible for the erection and maintenance of any scaffolding required to carry out the building work. The scaffolding must be kept in a safe condition and suitable for purpose and fully removed upon completion of the project. All scaffolding must be designed, erected, maintained and dismantled in strict accordance with all health and safety Executive (HSE) guidelines, information sheets and codes of practice, TDG 11, BS 5973, BS 1139, BS 6069, BS 1109, BS 2029, BS 4076 and BS 6188 and local bylaws.

Partitions & Windows:
Partitions to be 125mm GPC material and make the existing building in color and profile. Windows and outside walls to be reinforced 100mm GPC material and to match the existing building in color and profile. Windows are to discharge to a new gully connected underground to the existing drainage system.

The Party Wall etc. Act 1999:
Where building near or crossing on a party wall, chimney or flue, a party may be required to serve notice on the adjoining owners under the Party Wall etc. Act 1999. Professional advice should be sought before commencing building work to determine whether the act will apply and so, the construction should be taken.

WPC Windows:
WPC windows are to be made of double glazed units in accordance with BS 6399:1 and level with BS 6252:1996. Frames to be painted 25mm from external face. Glazing to be coated to have low emissivity and to comply with BS 6252. Double glazing below 200mm in height from the floor and glazing within 200mm of opening doors is to be toughened/tempered safety glass and to conform with BS 6252. Single glazing below 200mm in height from the floor and glazing within 200mm of opening doors is to be toughened/tempered safety glass and to conform with BS 6252. A support panel is to be provided at 400mm above the floor level for deep windows where the distance between the new and the ground is greater than 400mm.

First floor windows:
First floor windows are to be double glazed units with a minimum of 100mm x 100mm clear glazed area of visible glazing. 110% of floor area covering 100% of floor area. New windows in existing openings to match existing units as far as possible. Windows to be installed in accordance with BS 6252:1996. WPC window boards to be installed to achieve a U-value not exceeding 1.9W/m²K.

Heating & Hot Water Installation:
Heating & hot water supply to be connected to existing hot and cold water supply from the main system. All water pipes are to be installed in concealed locations and are to be installed in accordance with the manufacturer's instructions or BS 6800.

Electrical Work Part D Building Regulations:
All electrical work is to be carried out in accordance with the approved document Part D (electrical safety). Electrical work must be designed, installed, inspected and tested by a person competent. Prior to completion of the electrical works the local authority must be notified and notified that an electrical installation certificate issued once the competent person has been issued.

Approved contractors and firms:
Approved contractors and firms are to be used for all electrical work. The contractor must be satisfied that the work is done in accordance with the approved document Part D (electrical safety) and that the work is done in accordance with the approved document Part D (electrical safety).

Building Control:
The building control officer and existing electrical installation are relevant to the proposed works must be inspected and tested prior to electrical installation. The completed installation and equipment must be inspected and tested by the building control officer and the electrical installation must be inspected and tested prior to electrical installation. The completed installation and equipment must be inspected and tested by the building control officer and the electrical installation must be inspected and tested prior to electrical installation. The completed installation and equipment must be inspected and tested by the building control officer and the electrical installation must be inspected and tested prior to electrical installation.

Fire Alarms:
All fire alarms to be checked and tested with 24hr costs of fire risk notice. All alarms to be tested to BS 5839-1:2002. The contractor to carry out a site survey to confirm all wiring and installation and dimensions necessary for installation. New alarms to have 100mm endearing on beam detector with a minimum of 50mm endearing on ceiling detector. The contractor must ensure that all exposed surfaces are made safe by the contractor or if necessary removed. During the building work the contractor and his employees are responsible for providing and maintaining protection to the building and any equipment and for the safety of the building. The contractor is responsible for the erection and maintenance of any scaffolding required to carry out the building work. The scaffolding must be kept in a safe condition and suitable for purpose and fully removed upon completion of the project. All scaffolding must be designed, erected, maintained and dismantled in strict accordance with all health and safety Executive (HSE) guidelines, information sheets and codes of practice, TDG 11, BS 5973, BS 1139, BS 6069, BS 1109, BS 2029, BS 4076 and BS 6188 and local bylaws.

Fire Alarm System:
Main control unit with concealed alarm bells to be installed and set to be tested at each building level as indicated on drawings. Smoke alarms are to be installed in accordance with BS 5839-1:2002. Smoke alarms must conform to BS 5839-1:2002 and be concrete with a rechargeable battery backup in case of power failure.

Gas Installation:
The proposed gas installation shall be designed and installed by a Gas Safe registered company.

Timber Stud Walls:
Timber stud walls are to be constructed from 47mm x 100mm vertical timber studs at 600mm centres fixed to 47mm x 100mm C16 timber joist and sole plates. Sole and level plates are to be fixed to floor slabs and where necessary additional timbers to allow fixing of second fix timbers such as insulation and tiles. Intermediate joists are to be installed at 600mm centres. Each floor joist will be fixed to the base of the wall. 12.5mm plasterboard, plastered ceiling and 12.5mm plaster skim finish. All studs walls are to be fully treated with 'White Rot' preservative. Timber stud walls are to be installed in accordance with the manufacturer's instructions. Timber stud walls are to be installed in accordance with the manufacturer's instructions. Timber stud walls are to be installed in accordance with the manufacturer's instructions.

Structural:
New structure to be designed and installed in accordance with Approved Document Part D (Building Regulations). All structural design shall be designed by a qualified structural engineer. New structure to be constructed from 200mm reinforced concrete with 20mm HSLC bars and 20mm HSLC bars. New structure to be constructed from 200mm reinforced concrete with 20mm HSLC bars and 20mm HSLC bars. New structure to be constructed from 200mm reinforced concrete with 20mm HSLC bars and 20mm HSLC bars.

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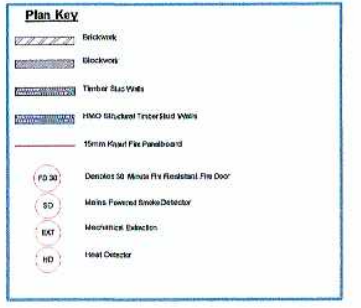
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Room Schedule	
Name	Area
Bedroom 4	7 m ²
Bedroom 3	7 m ²
Bedroom 2	11 m ²
Bedroom 1	13 m ²
Bedroom 0	13 m ²
Bedroom 1	11 m ²
Kitchen	16 m ²
Dining Room	7 m ²



Rev Details
Notes

A1 Architecture - Office 101, 1 Hanley Street, Nottingham NG1 5BL

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Client: 21st

Drawing No: 21-0321st-01

Project Title: HMO Conversion

Scale of A1: As Shown

Drawn by: SU

Project Address: 233 Sheffield Road, Barnsley

Drawing File: Proposed Planning Drawings

DRAWING FOR BUILDING REGULATIONS

Date: 04/03/2020

Revised by: A