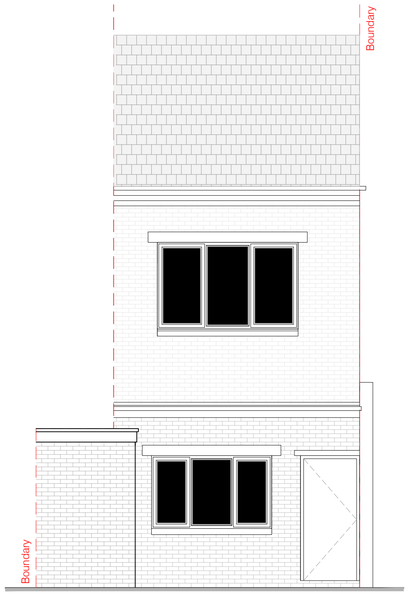
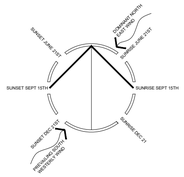
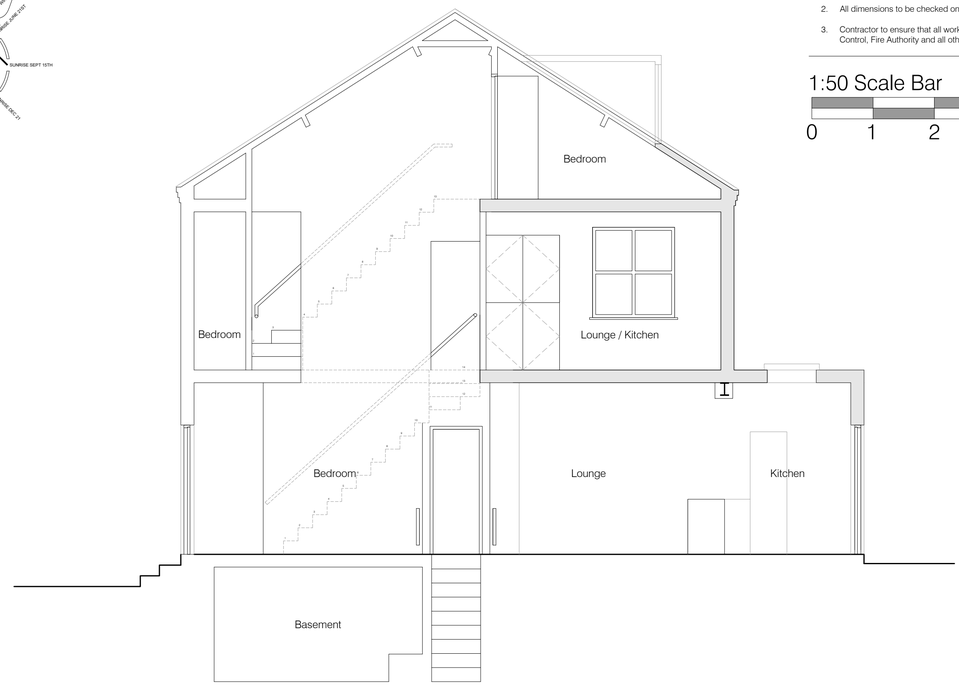


Proposed Rear Elevation
Scale 1:50

Site Plan
Scale 1:500





Proposed Section
Scale 1:50

NOTES:-

1. All drawings to be read in conjunction with Structural Engineer's details & any relevant sub-contractor's details. All works to comply with current Building Regulations, British Standards & Codes of Practice.
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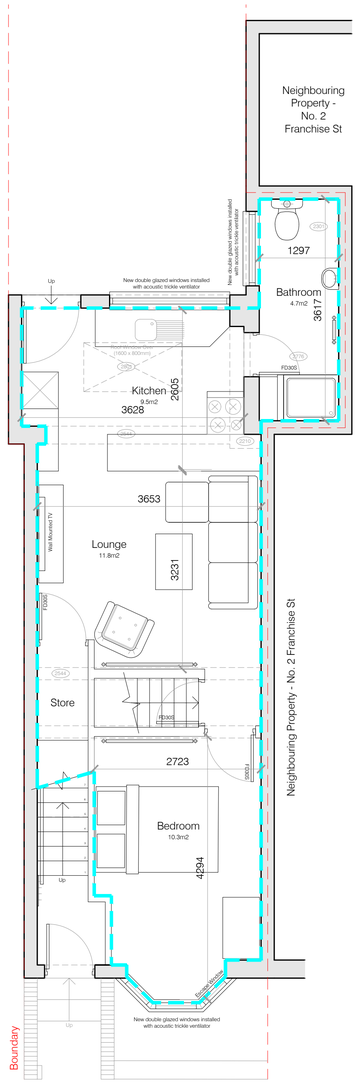
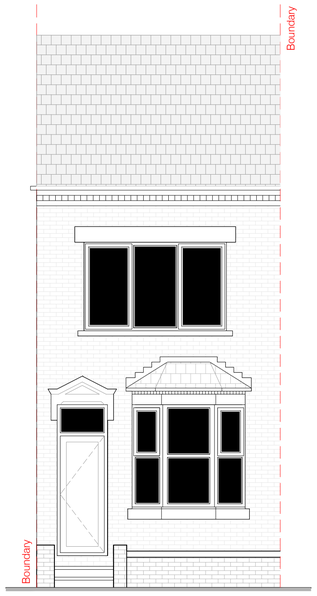
1:50 Scale Bar

0 1 2 3 4 5

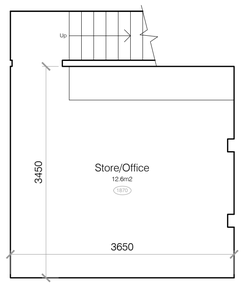


Proposed Ground Floor Plan
Scale 1:50

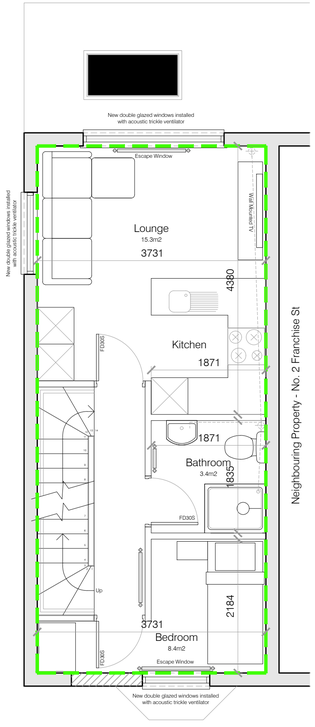
Area = 42m2



Proposed Front Elevation
Scale 1:50

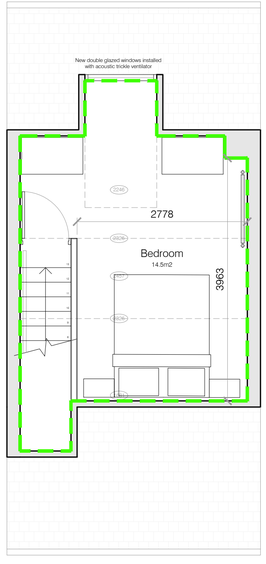


Proposed Basement Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50

Area = 49m2



Proposed Second Floor Plan
Scale 1:50

REV	BY	DATE	DESCRIPTION
E	JT	02.02.22	Parking provision amended
D	JT	08.11.21	Amendments to layout
C	JT	10.05.21	Demise line amended for right of access to highway
B	JT	04.05.21	Demise line amended
A	JT	23.04.21	Window note added & parking provision shown

SKETCH

DESIGN + PLANNING

CLIENT	Andrew Coates
PROJECT	1 Franchise St, DY11 6RE
DRG NAME	Proposed Plans & Elevations
SCALE	1:50 @ A1
DATE	19.03.21
JOB#	2011
DWG#	02 E
STATUS	Planning
CONTACT	jonathan@sketchplanningstudio.co.uk

FIRE ALARM SYSTEM

FLAT 1 (UPPER FLAT) A MAINS OPERATED FIRE ALARM AND DETECTION SYSTEM DESIGNED AND INSTALLED TO BRITISH STANDARD 5839 PART 6 2004 CATEGORY LD1 (DETECTORS IN ESCAPE ROUTES & HIGH RISK ROOMS PLUS ALL AREAS WHERE A FIRE MIGHT START). DETECTORS TO BE INTERLINKED TOGETHER TO FORM ONE SYSTEM.

FLAT 2 (GROUND FLOOR FLAT) A MAINS OPERATED FIRE ALARM AND DETECTION SYSTEM DESIGNED AND INSTALLED TO BRITISH STANDARD 5839 PART 6 2004 CATEGORY LD2 (DETECTORS IN ESCAPE ROUTES & HIGH RISK ROOMS PLUS ALL AREAS WHERE A FIRE MIGHT START). DETECTORS TO BE INTERLINKED TOGETHER TO FORM ONE SYSTEM.

THERMAL ELEMENTS

EXTERNAL WALLS = EXISTING WALLS LINED WITH CELOTEX PL4060(60 + 12.5MM) (72.5MM) MECHANICALLY FIXED, BOARD JOINTS SEALED AS VCL AND PLASTER SKIM, PRODUCING U VALUE OF 0.29W/M2K.

EXISTING PITCHED ROOF = TO BE ASSESSED DURING STRIP OUT.
PROPOSED PITCHED ROOF DEPENDING ON EXISTING RAFTER DEPTH = CELOTEX GA4000 (100MM) BETWEEN RAFTER AND CELOTEX PL4050 (50 + 12.5MM) (62.5MM) BELOW RAFTERS, BOARD JOINTS SEALED AS VCL AND PLASTER SKIM, PRODUCING U VALUE OF 0.18W/M2K.

EXISTING FLAT ROOF = TO BE ASSESSED DURING STRIP OUT. PROPOSED FLAT ROOF DEPENDING ON EXISTING RAFTER DEPTH = CELOTEX XR4000 (200MM) BETWEEN RAFTERS WITH 12.5MM GYPROC WALLBOARD AND PLASTER SKIM, PRODUCING U VALUE OF 0.18W/M2K.

EMERGENCY LIGHTING

EMERGENCY LIGHTING TO BE INSTALLED IN ESCAPE ROUTES TO BS 5266 PT 1: 1999 CODE OF PRACTICE FOR THE EMERGENCY LIGHTING AND BE OF CATEGORY NM/2

FIRE EXTINGUISHING EQUIPMENT

MINIMUM FIRE BLANKET IN EVERY KITCHEN.

FLAT COMPARTMENT WALLS

2NO. INDEPENDENT TIMBER FRAMES CONSTRUCTED FROM 75X50MM SW TREATED STUDS AT 450MM MAX CENTRES WITH MIN 50MM MIN GAP BETWEEN FRAMES (200MM MIN BETWEEN LININGS) FINISHED BOTH SIDE WITH 1 NO. LAYER OF 12.5MM THICK PLASTERBOARD WITH STAGGERED JOINTS AND SKIM FINISH. 75MM THICK MINERAL QUILT (10KG/M3 MIN DENSITY) FIXED BETWEEN 1NO FRAME.

NON-LOADBEARING PARTITIONS

75X50MM SW STUDDING AND FRAMING AT 400MM MAX CENTRES WITH 12.5MM PLASTERBOARD AND SKIM FINISH TO BOTH SIDES WITH 75MM MINERAL QUILT (10KG/M3 MIN DENSITY) WHERE APPROPRIATE

FIRE PROTECTION TO STEEL BEAMS, COLUMNS & LINTELS.

ALL EXPOSED STEEL LINTELS TO BE ENCASED IN 15MM THICK TWO COAT PLASTER, OR 2NO. LAYERS OF 12.5MM PLASTERBOARD WITH TAPED & STAGGERED JOINTS AND SKIM FINISH, OR COVERED IN SOLVENT-BASED, INTUMESCENT COATING. NULLIFIRE SYSTEM S605 OR SIMILAR APPROVED TO GIVE EQUIVALENT TO 1 HOUR FIRE RESISTANCE.

PROPOSED HEATING

ELECTRIC PANEL HEATERS & TOWEL RAIL TO WET ROOMS TO SPECIALISTS DETAILS AND DESIGN. ALL TO BE SUBMITTED TO BUILDING CONTROL FOR APPROVAL

HEATING CONTROLS

THERE SHALL BE A ROOM THERMOSTAT OR THERMOSTATIC RADIATOR VALVES OR ANY OTHER EQUIVALENT FORM OF SENSING DEVICE, TO CONTROL THE OUTPUT OF THE HEATING SYSTEM

BACKGROUND VENTILATION

SYSTEM 1 BACKGROUND VENTILATORS IN ACCORDANCE WITH TABLE 5.2A, APPROVED DOCUMENT F1, 2010 EDITION. ALL WINDOWS TO HABITABLE ROOMS TO BE FITTED WITH ACOUSTIC TRICKLE VENTILATOR PROVIDING BACKGROUND VENTILATION OPENING OF NOT LESS THAN 5000MM2 PER WINDOW.
ALL WINDOWS TO NON HABITABLE ROOMS TO BE FITTED WITH ACOUSTIC TRICKLE VENTILATOR PROVIDING BACKGROUND VENTILATION OPENING OF NOT LESS THAN 2500MM2 PER WINDOW.

PLUMBING/DRAINAGE

INSTALLED IN ACCORDANCE WITH APPROVED DOCUMENT H.
ALL FITTINGS TO HAVE 75MM DEEP SEAL TRAPS AND SEPARATE CONNECTIONS TO SVP IN ACCORDANCE WITH BS5572. 38MM DIA. WASTE TO KITCHEN SINK. 50MM DIA. WASTE TO SHOWER, 32MM DIA. WASTE TO WASH HAND BASINS. WC TO BE CONNECTED WITH 100MM DIA. UPVC BRANCH. ALL WASTES TO BE ACCESSIBLE THROUGHOUT THEIR LENGTHS AND TO BE FITTED WITH ANTI VACUUM TRAPS. WASTES TO BE DUCTED ABOVE FIN FLOOR LEVEL IN SKIRTING BOXING.
WHERE EXISTING DRAINAGE IS RE-SUED IT SHALL BE CONFIRMED AS ADEQUATE BY INSPECTION AND TEST OR CCTV SURVEY.

SOIL AND VENT PIPES

100MM DIA. UPVC SVP TO BE TERMINATED AT ROOF VENT TILE OR AIR ADMITTANCE VALVE (POSITIONED AT HIGHER LEVEL THAN ADJACENT WASTE OUTLETS). INTERNAL SVP'S TO BE ENCASED IN 38X50MM TIMBER FRAMEWORK AT MAXIMUM 600MM CENTRES COVERED WITH 12.5MM PLASTERBOARD AND SKIM FINISH WITH ACCESS PANELS AT LOW LEVEL. SVP TO BE WRAPPED IN 25MM THICK INSULATION WHERE PASSING THROUGH HABITABLE ROOMS. SVPS TO BE CRANKED OVER IN CEILING VOID.100MM DIA. BRANCH PIPES ON HANGERS SECURED TO FLOOR OVER LAID AT MIN 1:40 GRADIENT WITH RODDING ACCESS AT ALL BEND S & JUNCTIONS.

ELECTRICS

PROVIDE FOR ELECTRICAL SOCKETS, SWITCHES, LIGHTS, EXTRACT FANS, COOKER POINT, ETC AS INDICATED ON PLANS. ALL ELECTRICAL WORK TO BE CARRIED OUT TO MEET THE REQUIREMENTS OF APPROVED DOCUMENT P OF THE BUILDING REGULATIONS 2005 BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETIION THE COUNCIL ARE TO BE PROVIDED WITH A COPY OF EITHER :
1. AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER A COMPETENT PERSON SCHEMME
OR
2. AN ELECTICAL INSTALLATRION CERTIFICATE AS DEFINED IN BS7671 SIGNED BY A PERSON COMPETENT TO DO SO

SOCKETS AND SWITCHES

LOW LEVEL SOCKET OUTLETS TO BE POSITIONED 450MM ABOVE FINISHED FLOOR LEVEL.
SWITCH OUTLETS TO BE POSITIONED 1050MM ABOVE FINISHED FLOOR LEVEL.

MECHANICAL VENTILATION

KITCHEN EXTRACT FAN TO BE CAPABLE OF EXTRACTING AIR AT A RATE OF NOT LESS THAN 60 LITRES/SECOND INTERMITTENTLY OPERATED, OR IF INCORPORATED INTO COOKER HOOD, FAN TO BE CAPABLE OF EXTRACTING AIR AT A RATE OF NOT LESS THAN 30 LITRES/SECOND INTERMITTENTLY OPERATED.
BATHROOM (WITH NO OPENING WINDOW) EXTRACT FANS TO BE CAPABLE OF EXTRACTING AIR AT A RATE OF NOT LESS THAN 15 LITRES/SECOND OPERATED AUTOMATICALLY BY LIGHT SWITCH WITH 15 MINUTE OVERRUN FACILITY.

UPGRADE OF INTERMEDIATE FLOORS

RETAIN ALL FLOOR BOARDS & JOISTS WHERE APPROPRIATE. PLASTER TO BE MADE GOOD AS NECESSARY. EXISTING FLOORBOARDS TO BE INSPECTED AND MADE GOOD. UNDERSIDE PLASTER FINISH TO BE COATED IN CLASS 0 FIRE RESISTANT PAINT AND PRIMER, TO PROVIDE 1 HOUR FIRE RESISTANCE.

EXISTING DPC's

TO BE CHECKED BY SPECIALISTS. INJECTED DPC TO BE INSTALLED IF NECESSARY

SECURITY

TO SATISFY APPROVED DOCUMENT Q.
DOORSETS SHOULD BE MANUFACTURED TO A DESIGN THAT HAS BEEN SHOWN BY TEST TO MEET THE SECURITY REQUIREMENTS OF BRITISH STANDARD PUBLICATION PAS 24:2012.
MAIN FLAT DOORS SHOULD HAVE A VIEWER AND DOOR CHAIN/LIMITER.
THE DOORSET SHOULD BE MANUFACTURED FROM SOLD OR LAMINATED TIMBER WITH A MINIMUM DENSITY OF 600KG/M2. THE MAIN DOOR FOR ENTERING THE FLAT SHOULD BE FITTED WITH A MULTIPOINT LOCKING SYSTEM THAT MEETS THE REQUIREMENTS OF:PAS 8621 (NON-KEY LOCKING ON THE INTERNAL FACE).

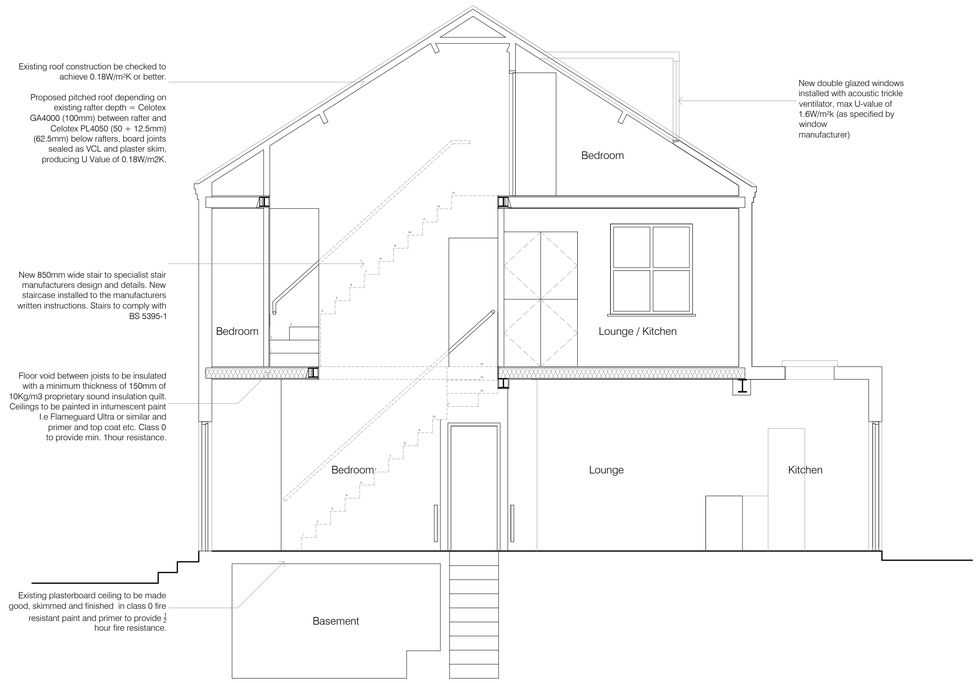
WINDOWS SHOULD BE MANUFACTURED TO A DESIGN THAT HAS BEEN SHOWN BY TEST TO MEET THE SECURITY REQUIREMENTS OF BRITISH STANDARD PUBLICATION PAS 24:2012.
FRAMES SHOULD BE MECHANICALLY FIXED TO THE STRUCTURE OF THE BUILDING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

HIGH SPEED INTERNET

IN-BUILDING PHYSICAL INFRASTRUCTURE TO BE PROVIDED SO THAT IN FUTURE, COPPER OR FIBRE-OPTIC CABLES OR WIRELESS DEVICES CAPABLE OF DELIVERING BROADBAND SPEEDS GREATER THAN 30 MBPS CAN BE INSTALLED.
THE REQUIREMENT IS TO PROVIDE ONLY THE IN-BUILDING PHYSICAL INFRASTRUCTURE, FROM THE SERVICE PROVIDERS ACCESS POINT TO THE OCCUPIERS NETWORK TERMINATION POINT. MULTI-DWELLING BUILDINGS MUST BE EQUIPPED WITH A COMMON ACCESS POINT CAPABLE OF SERVING ALL THE DWELLINGS WITHIN THE BUILDING.

CERTIFICATION

UPON COMPLETION CERTIFICATION SHOULD BE PROVIDED FOR THE FOLLOWING:- ELECTRICAL SERVICES, PRE-COMPLETION SOUND TEST REPORT, VENTILATION FLOW RATES TEST REPORT, WATER EFFICIENCY CALCULATIONS, EPC.



Proposed Section
Scale 1:50

NOTES:-

1. All drawings to be read in conjunction with Structural Engineer's details & any relevant sub-contractor's details. All works to comply with current Building Regulations, British Standards & Codes of Practice.
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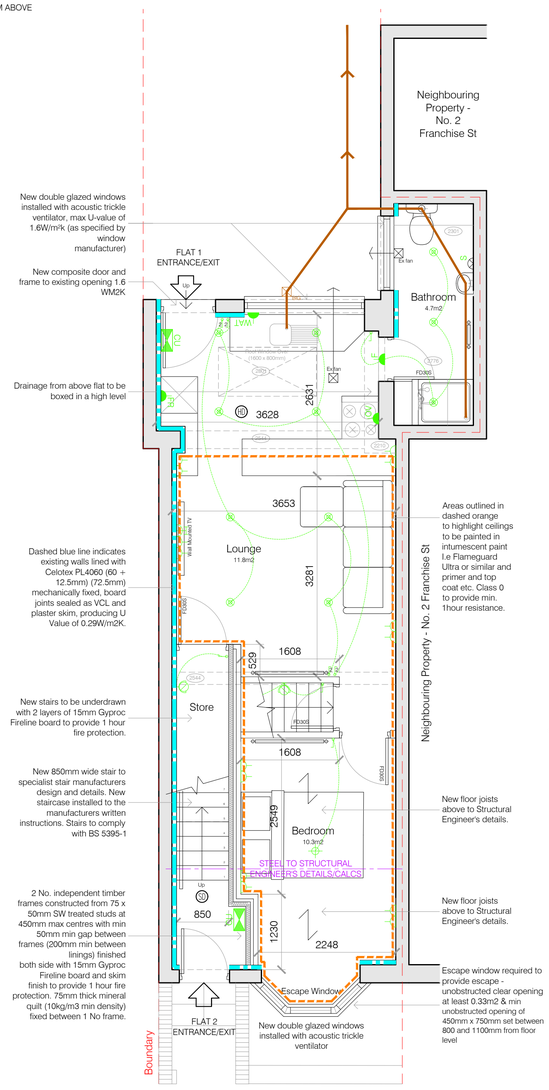
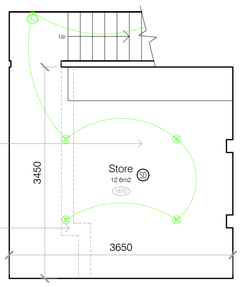
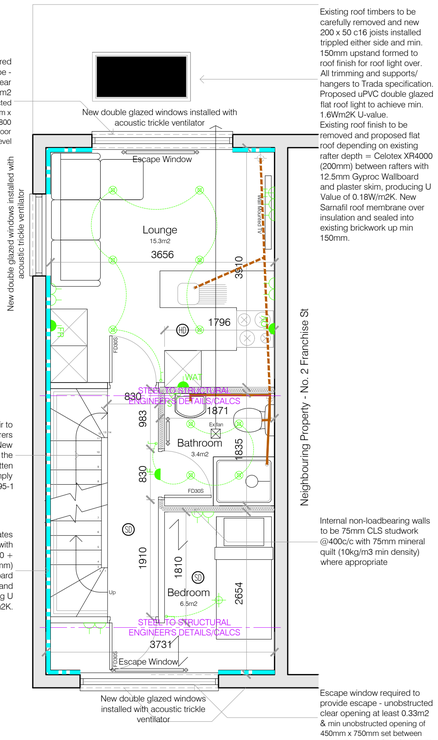
1:50
1m 0 1m 2m 3m 4m



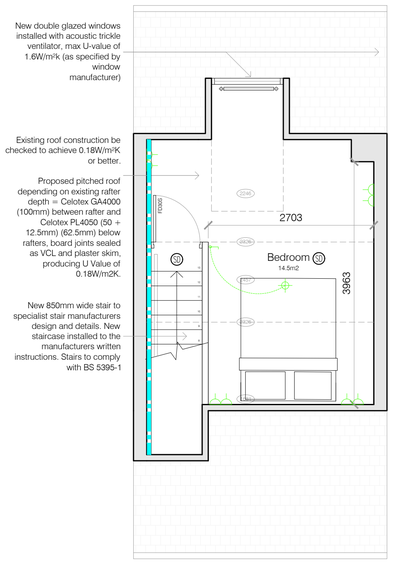
Proposed Ground Floor Plan
Scale 1:50



Proposed Basement Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



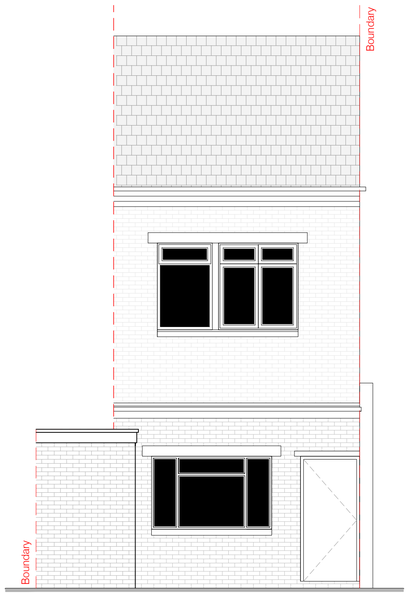
Proposed Second Floor Plan
Scale 1:50

REV	BY	DATE	DESCRIPTION
A	JT	05.04.22	Revision following BC comments.

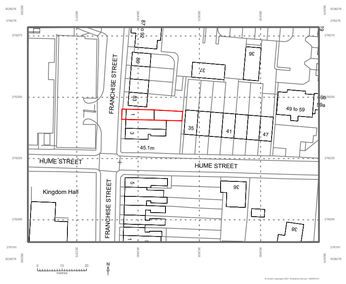
SKETCH

DESIGN + PLANNING

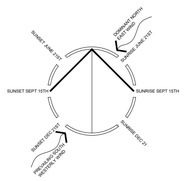
CLIENT	Andrew Coates
PROJECT	1 Franchise St, DY11 6RE
DRG NAME	Proposed GA Plans - Scheme Drawings
SCALE	1:50 @ A1
DATE	19.03.21
JOB#	2011
DWG#	03 A
STATUS	Approval
CONTACT	jonathan@sketchplanningstudio.co.uk

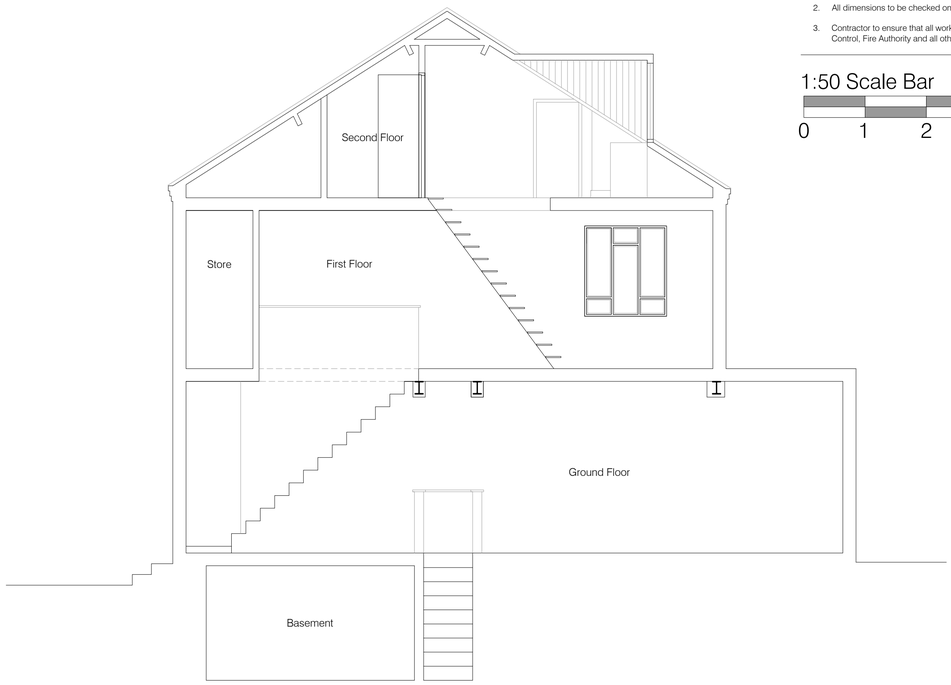


Existing Rear Elevation
Scale 1:50



Location Plan
Scale 1:1250





Existing Section
Scale 1:50

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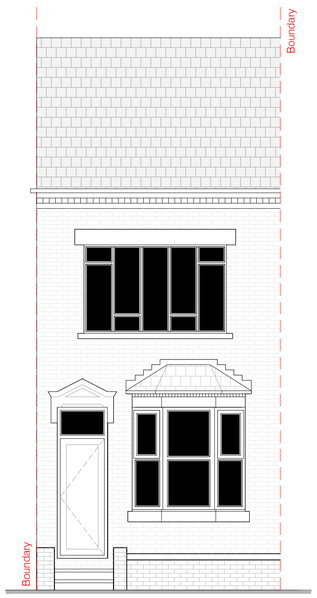
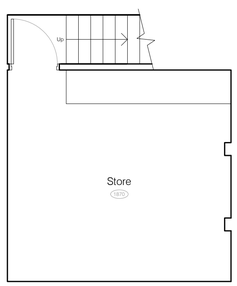
1:50 Scale Bar

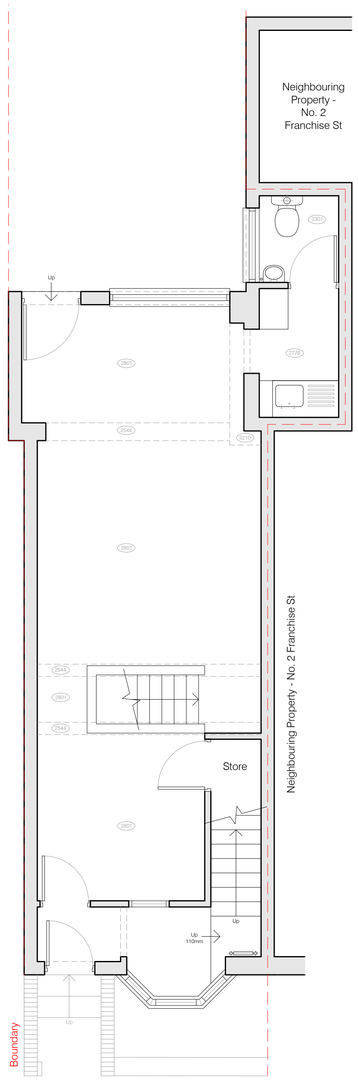
0 1 2 3 4 5



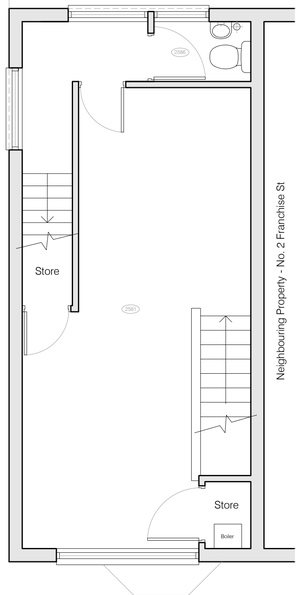
Existing Front Elevation
Scale 1:50



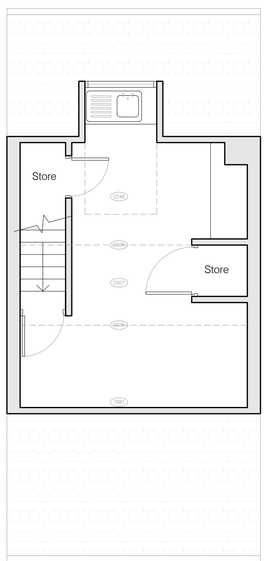
Existing Basement Plan
Scale 1:50



Existing Ground Floor Plan
Scale 1:50



Existing First Floor Plan
Scale 1:50



Existing Second Floor Plan
Scale 1:50

REV	BY	DATE	DESCRIPTION
-	-	-	-

SKETCH

DESIGN + PLANNING

CLIENT	Andrew Coates
PROJECT	1 Franchise St, DY11 6RE
DRG NAME	Existing Plans & Elevations
SCALE	1:50 @ A1
DATE	19.03.21
JOB#	2011
DWG#	01
STATUS	Planning
CONTACT	jonathan@sketchplanningstudio.co.uk