

PROPOSED  
GROUND FLOOR PLAN (1:50)

ALL SETTING OUT & LEVELS TO BE TAKEN AS INDICATED ONLY AND TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. ALL STRUCTURAL & DEMOLITION WORKS TO BE IN STRICT ACCORDANCE WITH STRUCTURAL ENGINEERS CALCULATIONS & DETAILS. DO NOT SCALE FROM DRAWING. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY. ALL BOUNDARY LOCATIONS & WORKS RELATED TO BOUNDARIES MUST BE CONFIRMED AND AGREED IN WRITING WITH ADJOINING OWNERSIPS PRIOR TO UNDERTAKING ANY WORKS. ALL IN ACCORDANCE WITH THE PARTY WALL ACT, PARTY WALL AGREEMENTS ARE THE RESPONSIBILITY OF THE CLIENT PRIOR TO COMMENCEMENT OF WORKS

- SEPERATING WALL**  
To provide 2Hr fire resistance, & 43dB Airborne Sound rating
- OUTER/SEPERATING WALL** (additional lining subject to confirmation of existing wall construction)  
Independent wall lining with absorbent material, min mass per unit area of panel (excluding supporting framework) 20kg/m<sup>2</sup>, 2 layers of staggered joint plasterboard, min 35mm mineral wool insulation of min density 35kg/m<sup>3</sup>, supporting frame min 10mm gap to existing wall
- INTERNAL WALL**  
30 minute fire rated
- NEW INTERNAL WALLS**  
Stud partition with plasterboard lining. Single layer of plasterboard min mass per unit 10kg/m<sup>2</sup>, min distance between linings to timber frame 75mm, 45mm metal frame, absorbent layer unfaced mineral wool/quilt of min 25mm thickness and 10kg/m<sup>3</sup>

- INTERNAL LINTELS**  
Naylor fire rated lintels to internal wall break through's
- Internal Door - FD60**  
**Internal Door - FD30**  
**Heat Detector**  
**Smoke Detector**  
**Break Glass Fire Alarm Call Point**  
**Emergency Light**  
**Fire Extinguishers**  
**Co2**  
**Fire Extinguishers**

**CEILING INSULATION**  
ALL existing ceilings to provide 60 minutes fire separation,

Existing ceilings to both floor levels to be provided with thermal insulation to achieve min 0.18 w/m.sq.k U value

Insulation provided above existing ceilings, 100mm Knauf Earthwool Loft Roll 44, 170mm Knauf Earthwool Loft Roll 44 over, lath cross jointed in accordance with manufacturers recommendations


**DRAINAGE**  
Drainage tests to be carried out to satisfaction of Local Authority Building Control, drainage test to be carried out with witnessing from Local Authority Inspecting Officer, with extent of drainage tested as required by Inspection Officer

**VENTILATION**  
Provide ventilation to Kitchen's, Bathroom, Shower Room, WC's, all ventilation linked to light switch with 15 minute over run:

- Kitchen - 30litres/sec adj hob, 60 litres/sec elsewhere
- Bathroom/Shower room - 15 litres/sec
- WC - 9 litres/sec

**CERTIFICATION**  
Certification to be provided to Local Authority as follows:

- Electrical
- Emergency Lighting to BS5266-1:2016
- Fire Alarm system
- Smoke detection Installation to BS5839-1:2013
- Energy Performance certificate
- Heat Commissioning certificate
- Sound Test certificate (flats/bedsits, testing to be agreed with Local Authority)

rev.	date	notes
		
35 newton gardens chapeltown. sheffield. s35 2yw		
client: Mr B Mohsin 18-20 Bridge Street, Worksop, S80 1QS		
project: Proposed Change of Use from Office to Flats		
content: Proposed Ground Floor Plan		
job no.	draw no.	rev.
010	-	1:50
size	date	
A3	May 2022	
status: -		
© Architectural Knowledge 2022		