S.G ARCHITECTURAL DESIGN
Tel: 07817034426. sgarchitecturaldesign@gmail.com.
www.sgarchitecturaldesign.com

40 Market Pl, Belper DE56 1FZ

08A - PROPOSED LAYOUT - A3 1-50 - GROUND FLOOR

SG PROJECT NO.	PAPER SIZE	DRAWN BY
248	A3	SG
REVISION	SCALES 1:50	
PLANNING		

Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this document to SG ARCHITECTURAL DESIGN.

REV.	DESCRIPTION	DATE	BY	CHK'D
P1	FINAL ISSUE	07-02-21	SG	SG
P2	FINAL ISSUE - SASH WINDOWS INCLUDED	15-02-21	SG	SG

PLANNING NOTE:

ALL JOISTS AND FLOORING IS NON ORIGINAL TO THE PROPERTY AND WAS FULLY REPLACED APPROXIMATELY 30 YEARS AGO ON A PREVIOUS OFFICE REFURBISHMENT

REMOVE CARPET AND INSTALL 6MM PLY AND KARNDEAN VINYL FLOORING APPLIED - NOT A PLANNING CONCERN

MATERIALS ALTERATIONS:

WINDOWS
WINDOWS WILL BE REPLACED WITH A SASH WINDOW STYLE THAT IS THOUGHT TO BE ORIGINAL AS PER ADJACENT PROPERTIES

SEE PROVIDED SECTION DRAWINGS AND ELEVATIONS FOR DETAILS

- THE EXISTING WINDOWS ARE NOT ORIGINAL AND ARE ROTTEN AND BEYOND REPAIR

SECONDARY GLAZING
SECONDARY GLAZING IS PROPOSED (HORIZONTAL SLIDING) TO ALL WINDOWS WHERE REQUIRED

- Slimline Series 10
www.selectaglaze.co.uk/

NEW REAR ELEVATION WASTE PIPE (SVP) TO BE EXTENDED APPROX 1.5M IN HEIGHT WITH NEW AAV VALVE. (BLACK TO MATCH EXISTING)

PROTECTED STAIRWELL

AMENDMENTS ARE REQUIRED AT FIRST FLOOR LEVEL WHERE THE 2ND FLOOR JOISTS REQUIRE FIREINE PLASTERBOARD TO ENSURE A 30MIN PROTECTED STAIRWELL TO 2ND FLOOR HABITABLE OFFICE ROOM

CURRENTLY NON COMPLIANT

KITCHENETTE

WITHIN THE 2ND FLOOR OFFICE - REMOVAL OF A NON ORIGINAL STUD WALL SHOWN AND INCLUSION OF BASE UNITS AND SINK TO SUIT

FIRE PLACES

CURRENT UNINSULATED OVERBOARDING (PLY) TO BE REMOVED AND INSULATED PLASTERBOARD INSTALLED ON FRAMING

CEILING

NON ORIGINAL CEILING TO BE OVERBOARD WITH INSULATED PLASTERBOARD IN 2ND FLOOR AREA

ALL CHANGES APART FROM THE WINDOW REPLACEMENT ARE REVERSIBLE AND IN LINE WITH ALL GUIDANCE FOR ALTERATIONS OF COMMERCIAL BUILDINGS WHILST LISTED

