Please note!
Acoustic engineer to visit site prior to commencement of work to advise on acoustic design.

Client to be aware that a sound test certificates and energy performance certificates will be required upon completion of each dwelling.

All structural steelwork, padstones & methodology to be designed by a suitably qualified structural engineer.

Where indicated, existing external walls to have 62.5mm kingspan kooltherm k118 insulated plasterboard where indicated, installed on metal furrings to manufacturers instructions.

Grey dotted line indicates existing arrangement.

If required - existing wall to be removed as indicated, provide structural support above to structural engineers design.

Proposed block work wall supporting floor joists to be constructed off thickened up slab as indicated on section b-b / engineers design details.

60 minutes fire resistance to be provided to all party walls.

Full manufacturers details of proposed stairs to be formally submitted to building control prior to being manufactured. once structural elements are in place; the total rise & going to be site measured by star supplier prior to production.

New window to be inserted within existing aperture. Existing lintol support to be checked and new lintol to be inserted if required.

Note ventilation / ducting arrangement for mechanical vents.

Existing sleeper walls (identified by dotted magenta line) to be refurbished / re-used to support proposed floor joists should client wish to utilise suspended timber floor option to middle unit, contractor to provide equivalent of 1500mm2 per meter run cross flow ventilation (insert additional air bricks where necessary), ensure ventilation is continuous through sleeper walls.

Kitchen / WC layouts are indicative only and are to be agreed on site.

Separating wall is subject to acoustic engineers design / comment.

Balustrade fixings to be able to withstand a horizontal force of 0.74kn / linear meter applied at handrail level.

Please note!
Where proposed cavity wall is interrupted due to the existing column locations to be retained, acoustic engineer is to account for this in his/her separating wall design.

Stairs
maximum rise = 220mm.
minimum going = 220mm.
minimum head height = 2000mm.
handrail height, from pitchline = 900mm.
no minimum width.
horizontal force to withstand = 0.74kn/linear meter.
max. pitch = 42 degrees.

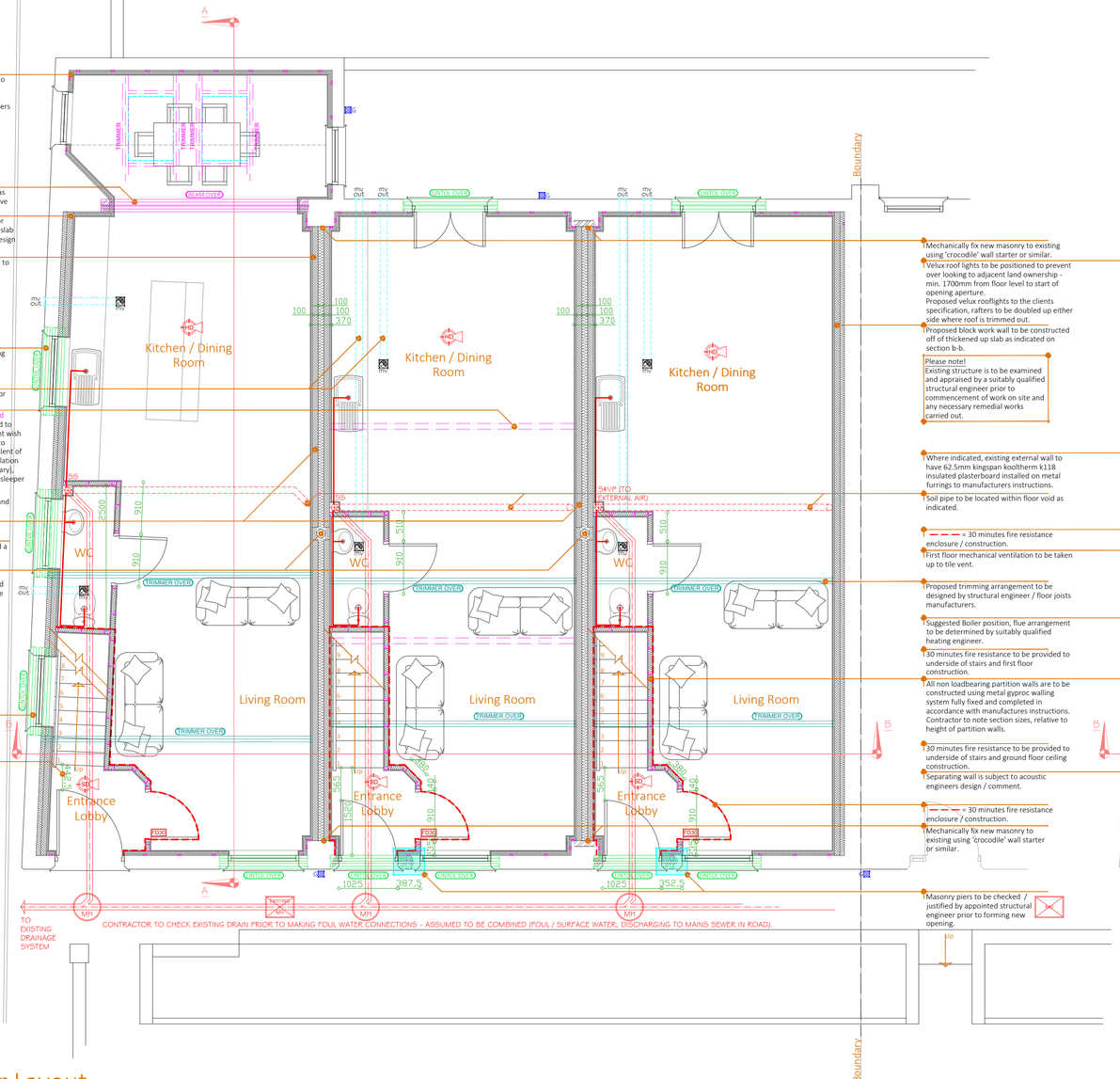
New window to be inserted within existing aperture. Existing lintol support to be checked for suitability and new lintol to be inserted if required.

Maintain minimum 400mm between leading edge of door swing and bottom step of stairs.

Please note!
Prior to work commencing on site all existing timber members to be checked for infestation and timber decay by a suitably qualified contractor and replaced / treated as necessary.

Please note!
Smoke detectors to be mains operated, interconnected, self contained and separately wired back to the distribution board in accordance with bs 5839: part 1. All fitments are to be a minimum of 300mm away from any light fitting or wall.

Any service penetrations through party walls / floors to be either fully encased in fire resisting construction or to be fitted with intumescent collars.



Ground Floor Layout

Scale = 1:50

Mechanically fix new masonry to existing using 'crocodile' wall starter or similar.

Velux roof lights to be positioned to prevent over looking to adjacent land ownership - min. 1700mm from floor level to start of opening aperture.
Proposed velux rooflights to the clients specification, rafters to be doubled up either side where roof is trimmed out.

Proposed block work wall to be constructed off of thickened up slab as indicated on section b-b.

Please note!
Existing structure is to be examined and appraised by a suitably qualified structural engineer prior to commencement of work on site and any necessary remedial works carried out.

Where indicated, existing external wall to have 62.5mm kingspan kooltherm k118 insulated plasterboard installed on metal furrings to manufacturers instructions.

Soil pipe to be located within floor void as indicated.

= 30 minutes fire resistance enclosure / construction.

First floor mechanical ventilation to be taken up to tile vent.

Proposed trimming arrangement to be designed by structural engineer / floor joists manufacturers.

Suggested Boiler position, flue arrangement to be determined by suitably qualified heating engineer.

30 minutes fire resistance to be provided to underside of stairs and first floor construction.

All non loadbearing partition walls are to be constructed using metal gyproc walling system fully fixed and completed in accordance with manufactures instructions. Contractor to note section sizes, relative to height of partition walls.

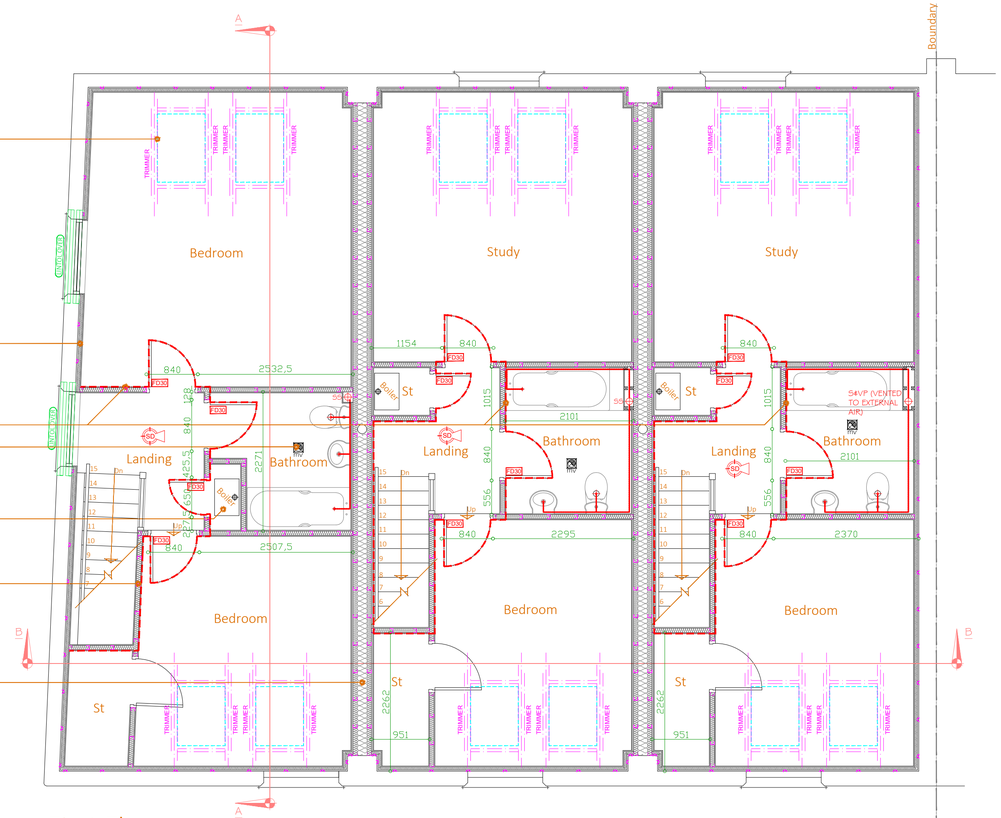
30 minutes fire resistance to be provided to underside of stairs and ground floor ceiling construction.

Separating wall is subject to acoustic engineers design / comment.

= 30 minutes fire resistance enclosure / construction.

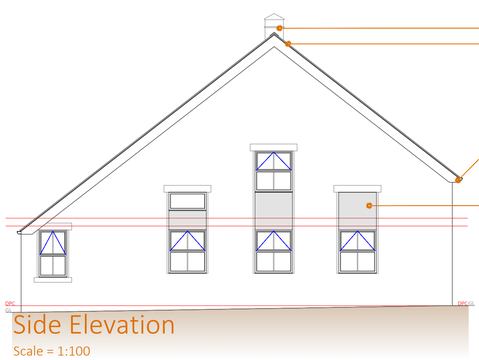
Mechanically fix new masonry to existing using 'crocodile' wall starter or similar.

Masonry piers to be checked / justified by appointed structural engineer prior to forming new opening.



First Floor Layout

Scale = 1:50



Side Elevation

Scale = 1:100

Existing roof cowls to be refurbished.

Please note!
Recommend existing roof finish is stripped and relayed incorporating breathable roofing membrane. Alternatively, make good loose / displaced tiles where necessary.

Roof lights to clients specification.

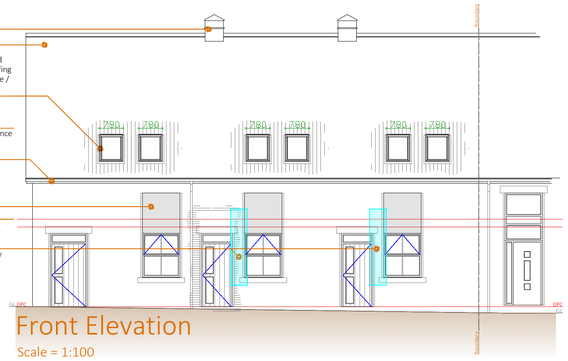
Review ventilation requirements to roof once existing construction detail has been established.

Existing facias, soffits, barge boards and rainwater goods to be refurbished as necessary.

Recessed rendered infill panels.

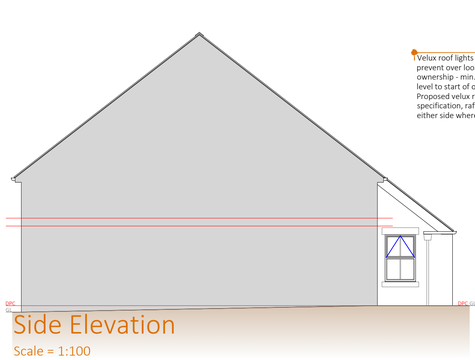
Existing lintol supports to be checked for suitability and new lintols to be inserted if required.

Masonry piers to be checked / justified by appointed structural engineer prior to forming new opening.



Front Elevation

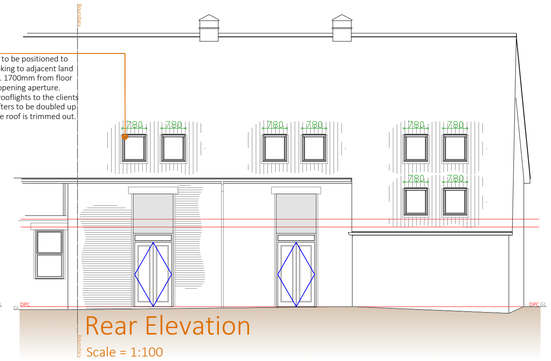
Scale = 1:100



Side Elevation

Scale = 1:100

Velux roof lights to be positioned to prevent over looking to adjacent land ownership - min. 1700mm from floor level to start of opening aperture.
Proposed velux rooflights to the clients specification, rafters to be doubled up either side where roof is trimmed out.



Rear Elevation

Scale = 1:100

0 — 5
Scale: - 1:50 Metres

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Please note

- Do not scale off drawings.
- Drawing to be printed in full colour.
- This drawing is to obtain building regulations approval only. Should persons carrying out works wish to change specification / design then do so at their own risk.
- Boundaries positions, dimensions and levels are to be checked on site by the chosen contractor; any anomalies / discrepancies are to be reported to green 2k design ltd - When setting out proposed work, contractor to ensure that above and below ground works are contained solely within applicant land ownership.
- All materials specified are to be used strictly in accordance with manufacturers recommendations and codes of practice.
- Where planning permission is sought, all external materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site.
- Block and site plans are reproduced under license from the ordnance survey.
- Information given on this drawing regarding the position of any services are given for your assistance and guidance only. Where the works approach the position of services it will be necessary to use locating apparatus or hand excavated trial holes to locate them.
- We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.
- Please note if any sewer below or within 3 meters of the proposal is found to be a public sewer permission must be sought by way of a building over agreement from Severn Trent water prior to building on site.

Rev	Date	Int	Details
A	06/02/23	BN	Client Amendments

green2k design
Architectural Designers & Chartered Surveyors

Thomas Henry House,
First Floor,
1-5 Church Street,
Ripley,
Derbyshire,
DE5 3BU

t 01773 512935
f 0870 8362206
e info@green2kdesign.com

Client Details
Mr C Hadfield

Site Address
The Sunday School
Furnace Lane
Loscoe
Derbyshire
DE75 7DF

Proposed Work
Conversion of existing Sunday school to residential dwelling units

Drawing Title
Planning Drawing - Proposed layout & elevations

Drawn: - Bn/Trw
Date: - Jan 2023

Job Status: -
'AWAITING APPROVAL'

Job No: - 1650

Sheet No: - 112
Rev : 'A'

Scale: - 1:50, 1:100 @ A1