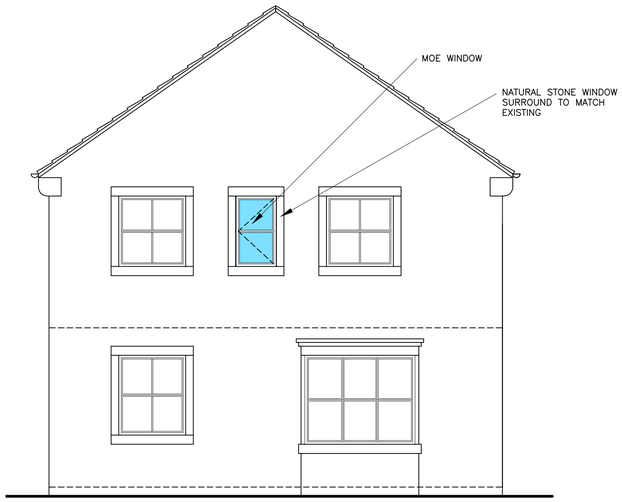


NORTH EAST ELEVATION

SCALE 1:50

AS PROPOSED

NORTH EAST ELEVATION

SCALE 1:50

AS EXISTING

NEW EXTERNAL OPENINGS
CATNIC COUGAR CG90/100 LINTELS WITH IN BUILT DPC TRAY. NATURAL STONE WINDOW SURROUND TO MATCH EXISTING

ALL EXTERNAL OPENINGS TO HAVE DPC CLOAK OVER INCORPORATING STOP ENDS AND WEEPHOLES IN VERTICAL JOINTS.

TO PREVENT THERMAL BRIDGING AROUND EXTERNAL OPENINGS USE INSULATED CAVITY CLOSERS (BY TDI OR SIMILAR) TO JAMBS, MULLIONS, CILLS AND DOOR STEPS.

DRY LINE INNER FACE OF NEW REVEALS GYPROC THERMAL LAMINATE PLASTERBOARD 32.5mm THICK

PREVENT AIR INFILTRATION AROUND DOOR AND WINDOW OPENINGS BY PROVIDING SEALS, DRAUGHT STRIPPING ETC.,

GLAZING TO WINDOWS, DOORS AND SIDELIGHTS IN EXTERNAL OPENINGS TO BE DOUBLE GLAZED ARGON FILLED SEALED UNITS TO ACHIEVE A U VALUE OF 1.4

DOORS AND WINDOWS TO HAVE SECURITY DEVICES IN ACCORDANCE WITH BR PART Q AND PAS 24.

NEW STUDY IS TO INCLUDE A WINDOW WHICH IS A MEANS OF ESCAPE WINDOW WITH UNOBSTRUCTED OPENING THAT IS AT LEAST 450mm HIGH AND 450mm WIDE (0.33m2), AND THE BOTTOM OF A WINDOW OPENING SHOULD BE NOT MORE THAN 1100mm ABOVE THE FLOOR.

ROOM VENTILATION
NEW STUDY TO HAVE OPENING LIGHTS IN WINDOWS TO EQUAL AT LEAST 1/20TH OF FLOOR AREA WITH SOME PART OPENING AT 1750mm MIN. ABOVE FLOOR LEVEL. BACKGROUND VENTILATION TO BE 8000mm2 OF FREE AIR PER ROOM PROVIDED BY TRICKLE VENTS FIXED INTO THE WINDOW FRAME HEAD.

NEW INTERNAL PARTITIONS
TIMBER STUD PARTITIONS TO BE 75 X 50mm STUDDING UP TO 3m HIGH ABOVE 3m HIGH USE 100 X 50mm STUDDING ALL AT 400mm CTRS. AND WITH NOGGINS TO SUIT SHEET SIZE. HEAD AND SILL FIXED TO CEILING AND FLOOR. FACE BOTH SIDES WITH 12.5mm PLASTERBOARD AND SKIM. INFILL BETWEEN STUDS WITH MINERAL FIBRE SOUND REDUCING QUILT MINIMUM 75mm THICK. ALL PLASTERBOARD JOINTS ARE TO BE SEALED. ALL JUNCTIONS BETWEEN PLASTERBOARDS AND CEILINGS AND PLASTERBOARDS AND FLOOR ARE TO BE TAPE SEALED TO PREVENT PASSAGE OF SOUND BETWEEN ROOMS.

ELECTRICAL INSTALLATION
NEW AND EXTENDED DOMESTIC ELECTRICAL INSTALLATIONS (INCLUDING EXTERNAL WORKS SUCH AS OUTHOUSES, GARDEN SHED, GARAGES, PONDS, EXTERNAL FIXED LIGHTING) ARE TO CONFORM TO THE DIAGRAMS LAID OUT IN AD PART P 2005 UNLESS THE PROPOSED INSTALLATION WORK IS UNDERTAKEN BY A PERSON WHO IS A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE. IN THESE CASES THE PERSON IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH BS 7671: 2001 AND ALL RELEVANT
BUILDING REGULATIONS. ON COMPLETION OF THE WORK, THE PERSON ORDERING THE WORK SHOULD RECEIVE A SIGNED BUILDING REGULATIONS SELF-CERTIFICATION CERTIFICATE, AND THE RELEVANT BUILDING CONTROL BODY SHOULD RECEIVE A COPY OF THE INFORMATION ON THE CERTIFICATE. THE PERSON ORDERING THE WORK SHOULD ALSO RECEIVE A DULY COMPLETED ELECTRICAL INSTALLATION CERTIFICATE AS OR SIMILAR TO THE MODEL IN BS 76713. AS REQUIRED BY BS 7671, THE CERTIFICATE MUST BE MADE OUT AND SIGNED BY THE COMPETENT PERSON OR PERSONS WHO CARRIED OUT THE DESIGN, CONSTRUCTION. THE WORKS ARE ALSO TO COMPLY WITH THE ELECTRICITY AT WORK REGULATIONS 1989 AND AS AMENDED BY THE ELECTRICITY, QUALITY AND CONTINUITY REGULATIONS 2002.

ALL ACCESSIBLE LIGHT SWITCHES AND SOCKETS TO COMPLY WITH SECTION 8 AND DIAGRAM 29 OF THE APPROVED DOCUMENT M. THE BOTTOM OF ALL SOCKETS MUST BE A MINIMUM OF 450mm FROM THE FLOOR BUT NO GREATER THAN 1200mm FROM THE FLOOR. ALL LIGHT SWITCHES MUST BE BETWEEN 450mm AND 1200mm ABOVE THE FLOOR.

FIXED CEILING LIGHTING WITHIN MUST TAKE ONLY LAMP FITTINGS THAT HAVE A LUMINOUR EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT INCLUDING THEIR CONTROL GEAR. ALL LOW ENERGY BULBS TO BE HIGH FREQUENCY FLUORESCENT BALLASTS

RECESSED LIGHT FITTINGS MUST NOT BE USED WITHOUT THE USE OF PROPRIETARY FIRE INSULATED AND AIR SEALED CAPS.

HEATING
THE EXISTING HEATING SYSTEM IS TO BE EXTENDED.

THE HOT WATER SYSTEM MUST BE INSULATED TO MEET REQUIREMENTS SET OUT IN BS 699, BS 3198 OR BS 7206 AS APPROPRIATE. RADIATORS MUST BE FITTED WITH THERMOSTATIC CONTROL VALVES WITH AN OVERRIDE TO SWITCH OFF THE BOILER WHEN DEMAND IS MET.

THE HEATING AND HWS MUST BE COMMISSIONED AT COMPLETION AND A CERTIFICATE ISSUE IN ACCORDANCE WITH THE "BENCHMARK CODE OF PRACTICE FOR THE INSTALLATION, COMMISSIONING AND SERVICING OF CENTRAL HEATING SYSTEMS". OPERATING AND MAINTENANCE INSTRUCTIONS MUST BE ISSUED TO THE OCCUPIER FOR THE HEATING AND HWS.

GENERAL NOTES
ANY DEVIATION FROM APPROVED DRAWINGS MUST BE AGREED WITH THE BUILDING CONTROL OFFICER, PLANNING DEPT. AND THIS OFFICE BEFORE WORK COMMENCES.

NO CONDITION, BUILDING DEFECT OR ASBESTOS SURVEY HAS BEEN UNDERTAKEN BY JBW

DIMENSIONS OTHER THAN THOSE FIGURED ON THE DRAWINGS MUST BE VERIFIED BY THIS OFFICE. ALL SETTING OUT ON SITE MUST BE VERIFIED BEFORE MANUFACTURE OF COMPONENTS. ALL DISCREPANCIES MUST BE REPORTED TO THE OFFICE BEFORE WORKS COMMENCE. BOUNDARIES AND RIGHTS OF WAY MUST BE ASCERTAINED BEFORE WORKS COMMENCE.

WRITTEN APPROVAL SHOULD BE OBTAINED FROM ADJOINING OWNERS BEFORE WORK COMMENCES ON THE PARTY WALL OR OVER BOUNDARIES OR WITHIN 3m OF EITHER. UNDER THE PARTY WALL ETC. ACT 1996 A STATUTORY NOTICE MUST BE SERVED AS REQUIRED.

ALL WORK AND MATERIALS TO COMPLY WITH RELEVANT B.S. AND C.E. STANDARDS AND CODES OF PRACTICE AND TO BE IN ACCORDANCE WITH BUILDING REGULATIONS.

DOOR AND WINDOW SIZES SHOWN ARE NOMINAL. ACTUAL SIZE OF DOOR AND WINDOW FRAMES SHOULD BE CHECKED BEFORE CONSTRUCTING OPENINGS.

TOUGHENED OR LAMINATED GLASS MUST BE USED IN THE FOLLOWING AREAS (TO BS 6262: PART 4: 1994 CODE OF PRACTICE FOR GLAZING FOR BUILDINGS)

ANY GLAZING BETWEEN FLOOR LEVEL AND 800mm ABOVE FLOOR LEVEL IN WINDOWS.

ANY GLAZING BETWEEN FLOOR LEVEL AND 1500mm ABOVE FLOOR LEVEL IN A DOOR.

ANY GLAZING IN SIDE FRAMES TO DOORS WITHIN 300mm OF THE DOOR UP TO A HEIGHT OF 1500mm AND ABOVE FLOOR LEVEL.

DETAILS AND CALCULATIONS FOR STRUCTURAL STEELWORK AND TIMBER MEMBERS TO BE APPROVED BY BUILDING CONTROL BEFORE WORK COMMENCES. ALL STRUCTURAL ROOF TIMBERS TO BE PRESSURE IMPREGNATED OR SIMILARLY TREATED.

SMOKE DETECTION AND ALARMS
INSTALL A SELF CONTAINED SMOKE ALARM SYSTEM PERMANENTLY WIRED TO A SEPARATE FUSED CIRCUIT AT THE DISTRIBUTION BOARD AND TO BS.5839 PART 6 2019.

CARBON MONOXIDE (CO) DETECTION AND ALARMS
CO ALARM TO BE INSTALLED INTO EACH ROOM CONTAINING A SOLID FUEL BURNING APPLIANCE. INSTALL A SELF CONTAINED CARBON MONOXIDE ALARM SYSTEM PERMANENTLY WIRED TO BS EN 50291 TYPE A AND FITTED WITH A SENSOR FAILURE DEVICE. ALARM SHOULD BE FITTED ON THE CEILING AT LEAST 300mm AWAY FROM ANY WALL AND BETWEEN 1m AND 3m OF THE SOLID FUEL BURNING APPLIANCE.

DESIGN RISK ASSESSMENT
UNDER THE CDM REGULATIONS 2015 CLIENTS HAVE A RESPONSIBILITY TO APPOINT A PRINCIPLE CONTRACTOR FOR BUILDING PROJECTS WHEN TWO OR MORE CONTRACTORS ARE ON SITE.

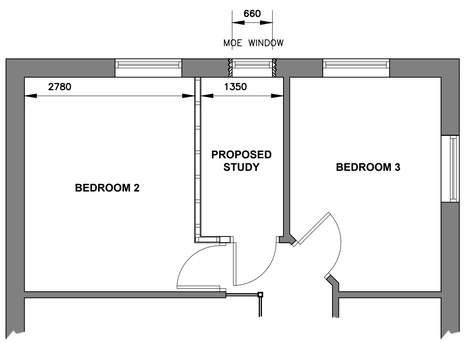
FURTHER CLIENT DUTIES FOR DOMESTIC PROJECTS CAN BE TRANSFERRED TO THE PRINCIPAL DESIGNER AND/OR PRINCIPAL CONTRACTOR

UNDERGROUND SERVICES
THERE ARE UNDERGROUND GAS AND ELECTRICITY SERVICES ON THE SITE. ACCURATELY POSITION ALL UNDERGROUND SERVICES WITHIN THE SITE BEFORE COMMENCEMENT OF ANY EXCAVATIONS FOR FOUNDATIONS, DRAINAGE, ETC. SEE HSE GUIDANCE NOTES HS (G) 47 AVOIDING DANGER FROM UNDERGROUND SERVICES, BT GUIDANCE NOTES APPENDIX 1, NW CABLE PRECAUTIONS TO PROTECT COMMUNICATIONS APPARATUS, NW WATER PROTECTION OF MAINS AND SERVICES, BRITISH GAS TRANSCO MEASURES TO PROTECT APPARATUS

OVERHEAD CABLES
THERE ARE OVERHEAD CABLES ADJACENT TO THE SITE. THERE IS A RISK OF ELECTROCUTION. SEE BT GUIDANCE NOTES APPENDIX 1 AND HSE GUIDANCE NOTES 6.

HEAVY COMPONENTS
THERE IS A RISK OF INJURY TO OPERATIVES LIFTING HEAVY COMPONENTS. ARRANGE APPROPRIATE HANDLING AND LIFTING EQUIPMENT.

ASBESTOS
CHECK FOR EXISTING ASBESTOS SHEETING TO SOFFITS/LININGS/ETC. ANY ASBESTOS FOUND TO BE REMOVED BY AN APPROVED CONTRACTOR AND DISPOSED OF IN A SAFE MANNER.



FIRST FLOOR PLAN

SCALE 1:50

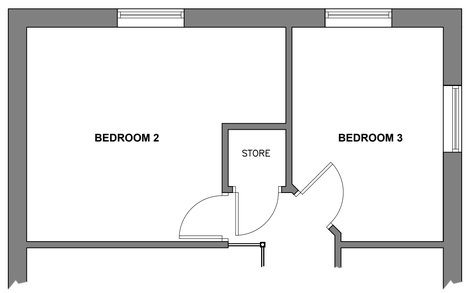
AS PROPOSED

DRY LINE INNER FACE OF NEW REVEALS GYPROC THERMAL LAMINATE PLASTERBOARD 32.5mm THICK

VERIFY EXISTING WALLS ARE SUITABLE FOR ADDITIONAL LOADS BEFORE WORK COMMENCES WITH BUILDING CONTROL OFFICERS.

NEW GLAZING TO ACHIEVE A U VALUE OF 1.4 OR BETTER

NEW STUDY TO INCLUDE A WINDOW WHICH IS A MEANS OF ESCAPE WINDOW WITH UNOBSTRUCTED OPENING THAT IS AT LEAST 450mm HIGH AND 450mm WIDE, AND THE BOTTOM OF A WINDOW OPENING SHOULD BE NOT MORE THAN 1100mm ABOVE THE FLOOR.



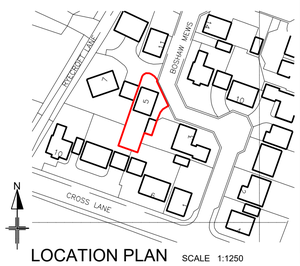
FIRST FLOOR PLAN

SCALE 1:50

AS EXISTING

BLOCK PLAN

SCALE 1:500



LOCATION PLAN

SCALE 1:1250

REVS			
D			
C			
B			
A			

jasonbwade Ltd
Chartered Architectural Technologist

PROJECT
Mr J GILES

PROPOSED INTERNAL ALTERATIONS & NEW WINDOW AT
5 BOSHWAW MEWS, SCHOLES
HOLMFIRTH
HD9 1WB

DRG TITLE
PLANS & ELEVATIONS

DRG NO **1653/1** REV **-**

DATE JANUARY 2025

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CIAT REGISTERED PRACTICE