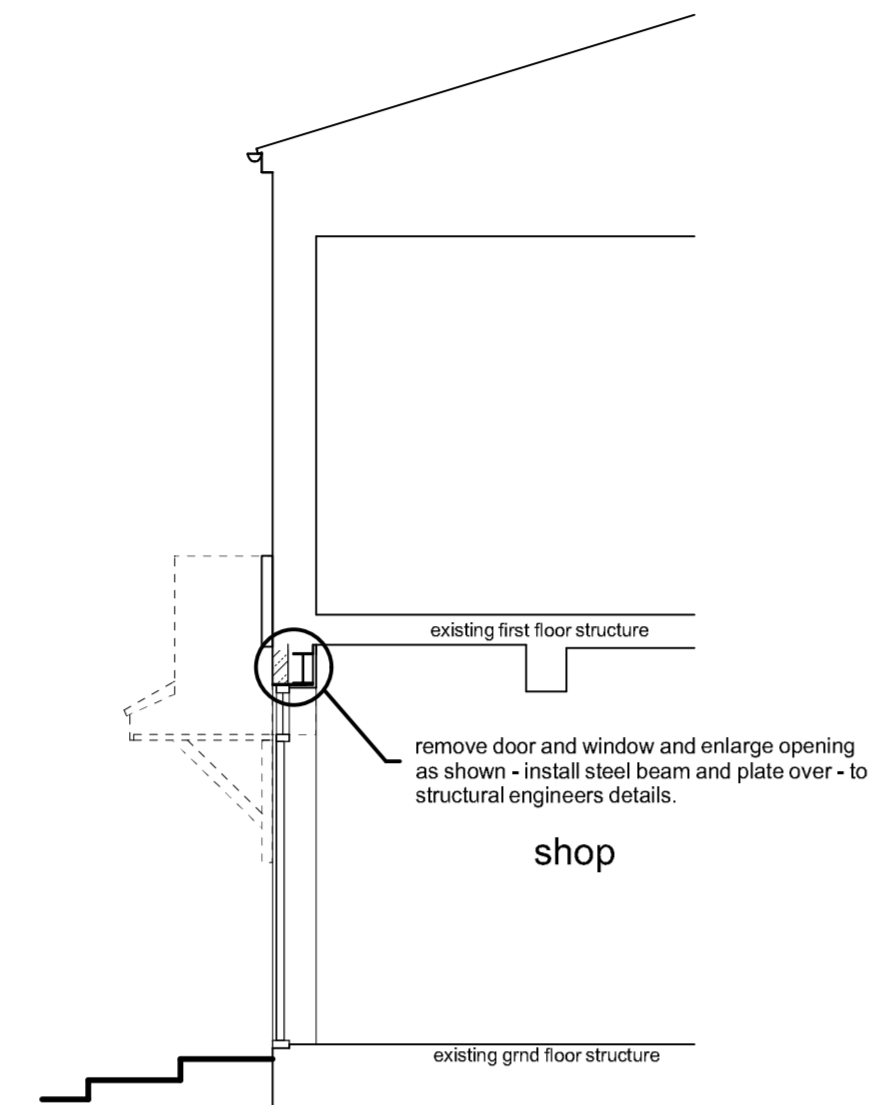


east elevation



section A-A



north elevation

GENERAL SPECIFICATION:

This drawing has been prepared specifically for the purpose of obtaining Planning Permission (where appropriate) and Building Regulations Approval. Its suitability for other purposes, without supplementary details and specifications cannot be guaranteed. Permission for Planning is beyond the Designers control and no guarantee that such will be granted is to be inferred by the preparation of this drawing. Use only figured dimensions. All dimensions to be checked on site. The Contractor should visit the site before tendering to ascertain any local features, e.g. trees, adjacent buildings, etc. which may adversely affect the works. This drawing, together with the design is the property and copyright of the Designer, and must not be reproduced without prior permission.

CDM Regulations: Contractor to comply fully with managing for Health & Safety: Construction Design & Management Regulations 2015. Main Contractor to act as Principal Designer and notify Architect of any alterations to layout provided for comment.

Demolition: Where any demolition work is taking place there is a risk to operatives falling from heights, objects falling onto operative/adjacent property owners. Provide adequate protection.

SUPERSTRUCTURE:

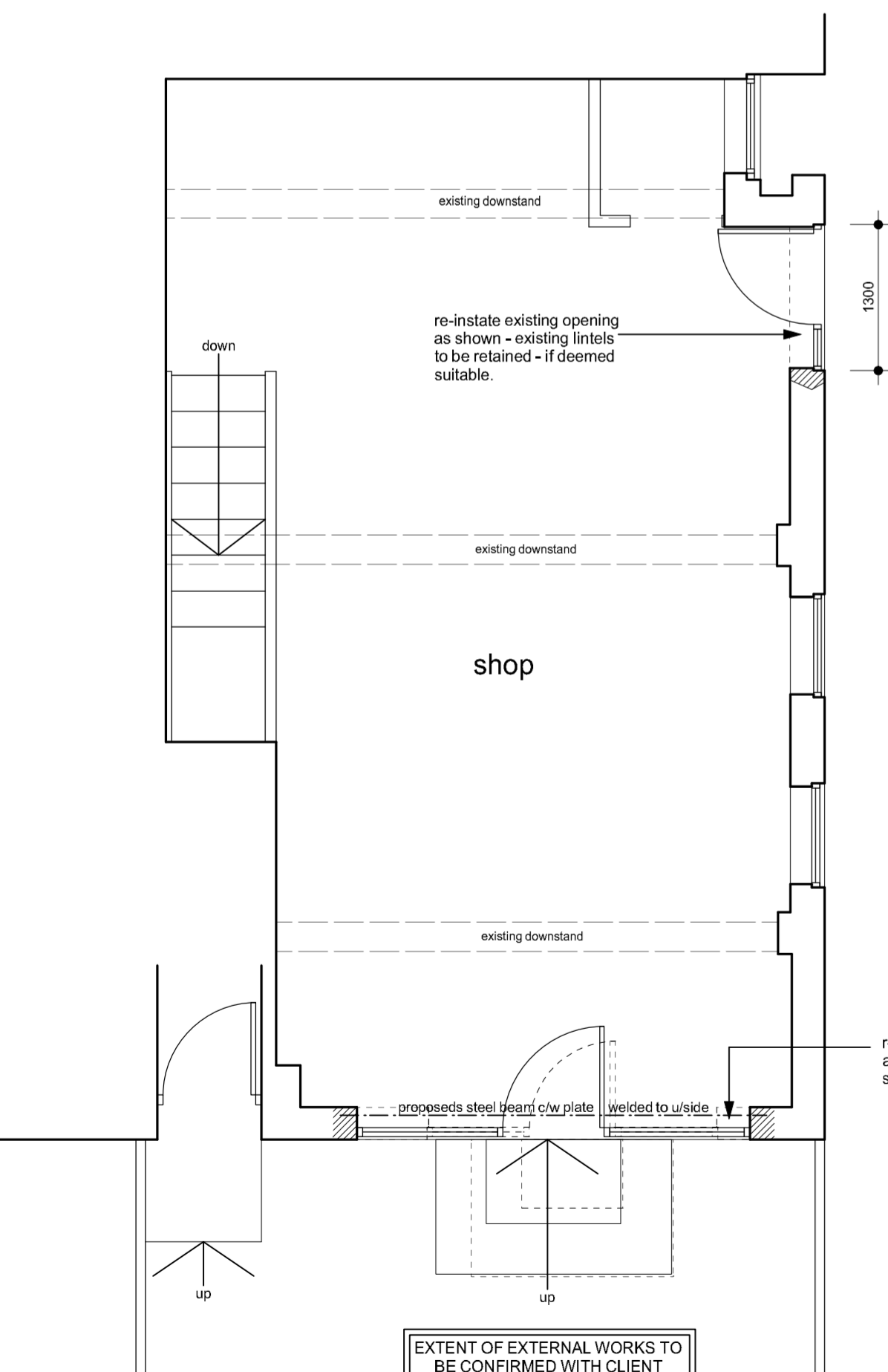
Windows/Doors: Generally to be hermetically sealed unit double-glazing with a min. 16mm argon gas filled cavity between panes. Opening lights to be weather-sealed and provide a minimum of 1/20th of the total floor area of room as ventilation. Windows to give a U-value not exceeding 1.4W/m²K. Doors to give a U-value not exceeding 1.4W/m²K. Windows in habitable rooms to be fitted with trickle-vents to give background ventilation the equivalent area of at least 6000mm². Any glazing extending to less than 900mm above finished floor level, for windows, and 1500mm above finished floor level for doors and side panels, to be safety glass to B.S.6206. All glazing to comply with B.S.6206. Reasonable provision must be made to resist unauthorised access to the dwelling in accordance with the requirements of Part Q1 of the building regulations. Requirement Q1 applies to easily accessible doors and windows that provide access into the dwelling from outside, these must be able to resist physical attack by a casual or opportunist burglar by being both sufficiently robust and fitted with appropriate hardware.

Electrical: Electrical installations to be in accordance with IEE Regulations and requirements of the supply authority. All new electrical work to be carried out in accordance and meet requirements P1/2 of Building Regulations 2000 (as amended by SI 2003/210) Approved document P (Electrical Safety). Reasonable provision shall be made in the design, installation, inspection and testing of electrical installations by a person competent to do so in order to protect persons from fire and injury. Sufficient information shall be provided so that persons wishing to operate, maintain or alter an electrical installation can do so with reasonable safety. Prior to completion, Building Control must be satisfied that Part P has been complied with and may require an appropriate BS 7671 Electrical Installation Certificate to be issued for the work by a person competent to do so. Switches and sockets in habitable rooms to be fitted between 450mm and 1200mm above finished floor level to comply with Building Regulations Part M.

Fire:

Steel Beams: Build in steel Beams where shown on drawing to structural engineers details. Encase beams in 2 layers of 12.5mm Gyproc Wallboard nailed to min. 50x50mm timber soldiers @ max. 600mm c/s with all joints staggered. To have 1/2-hour fire protection using 12.5mm Gyproc FireLine board on expanded metal lathing. Ensure min. 6mm gap between lathing and flanges of beams to provide adequate mechanical bond for plaster. Plasterboard to receive 3mm skim finish on scrim reinforced joints (30min. fire protection).

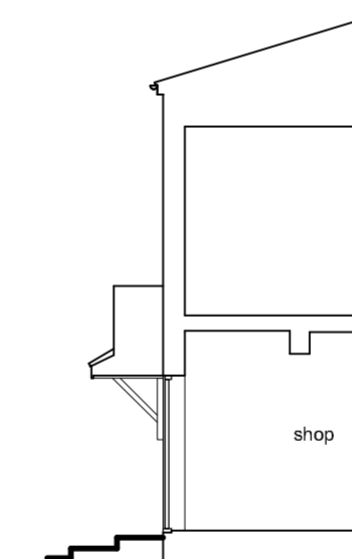
remove door and window and enlarge opening as shown - install steel beam and plate over - to structural engineers details.



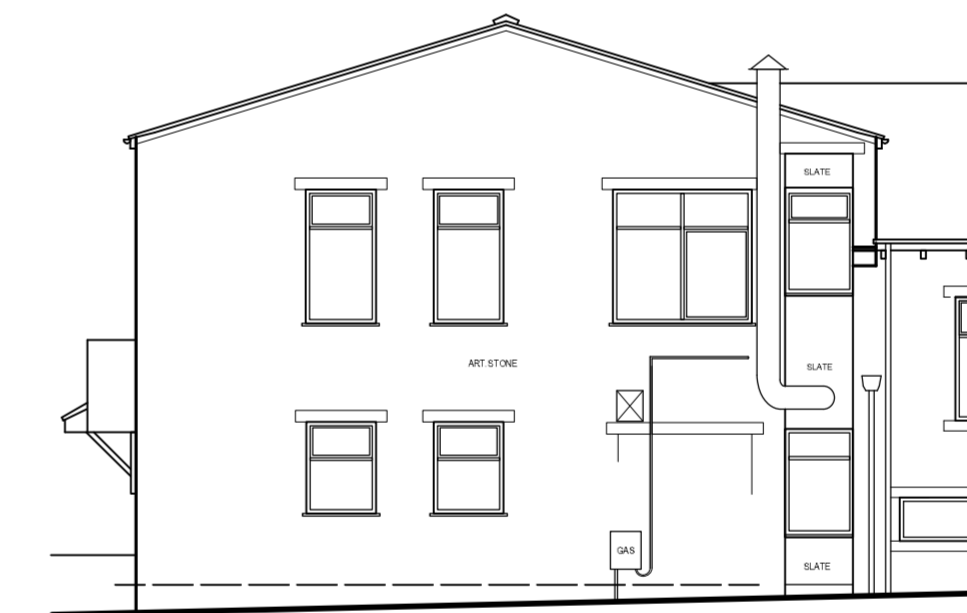
ground floor plan



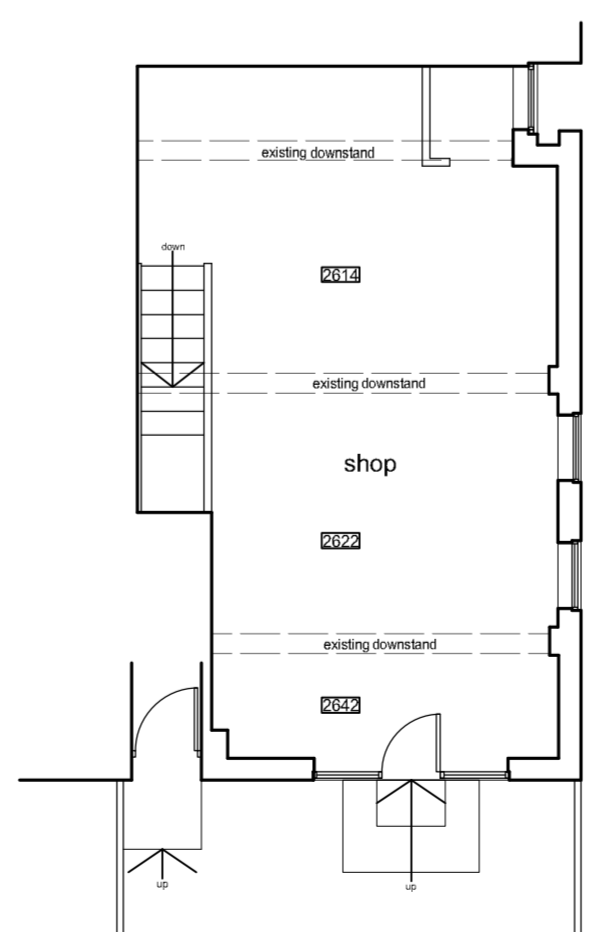
east elevation



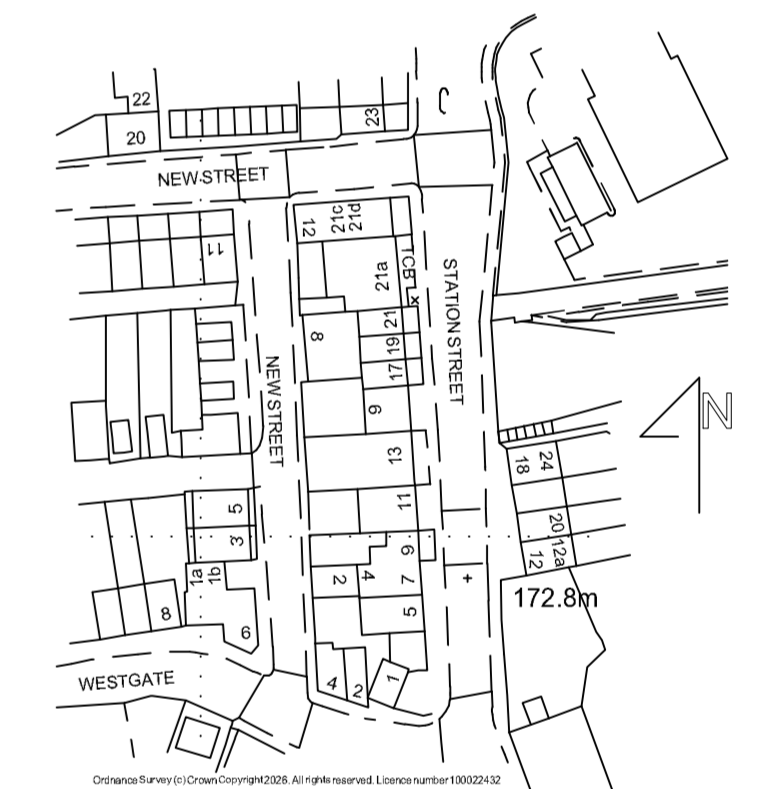
gen section



north elevation



ground floor plan



Location Plan - 1/1250

Notes:
This drawing has been prepared specifically for the purpose of Planning Permission (where appropriate) & Building Regulation Approval. Valley Properties accept no liability for errors or omissions. The drawing may be used for estimating purposes, but the Principal Contractor must cost fully from a site investigation. The Contractor is responsible for checking site dimensions, materials etc., and all building work, each work being checked by Building Control on site, as may be appropriate. Valley Properties disclaim any liability for works carried out.

Revisions:
Rev.A
Rev.B
Rev.C
Rev.D
Rev.E

VALLEY PROPERTIES
ARCHITECTURAL DESIGN SERVICES
5 Holmfirth Road
Meltham
Holmfirth HD9 4AA
Tel: 01484 854100 Mob: 07769736142
Email: andrew@vpproperties.uk

Client Details

Tahsin Hussein Fatah

Project Title
Proposed external alterations at
21G Station Street
Meltham
Holmfirth

Drawing Title
Planning & Building Regs Drawing

Scale:	Drawing Number	Rev.	Date Drawn	Drawn By
1:50 & 1:100	2026/010/03		March 2026	Andrew Smith