

INTERNAL WALLS:-
Generally internal walls to be non-loadbearing to be constructed timber framed partitions in 75x50mm sw framing with all necessary studs, nogginns and head and sole plates, 12.5mm p/b and skim facings and full insulation infill in mineral fibre of min 10kg/m³ density.

FIRE SAFETY:-
Provide and install smoke alarm system interconnected on exclusive mains circuit with battery back-up with detector alarms with mains indicator light and manual test button. Smoke alarms to be provided where indicated on plans. Install heat detectors to any kitchens which are open to the hallway/stair enclosure.
All loadbearing elements of structure such as floor/wall supports & any beams to have integrated or be encased to achieve min half hour fire resistance.

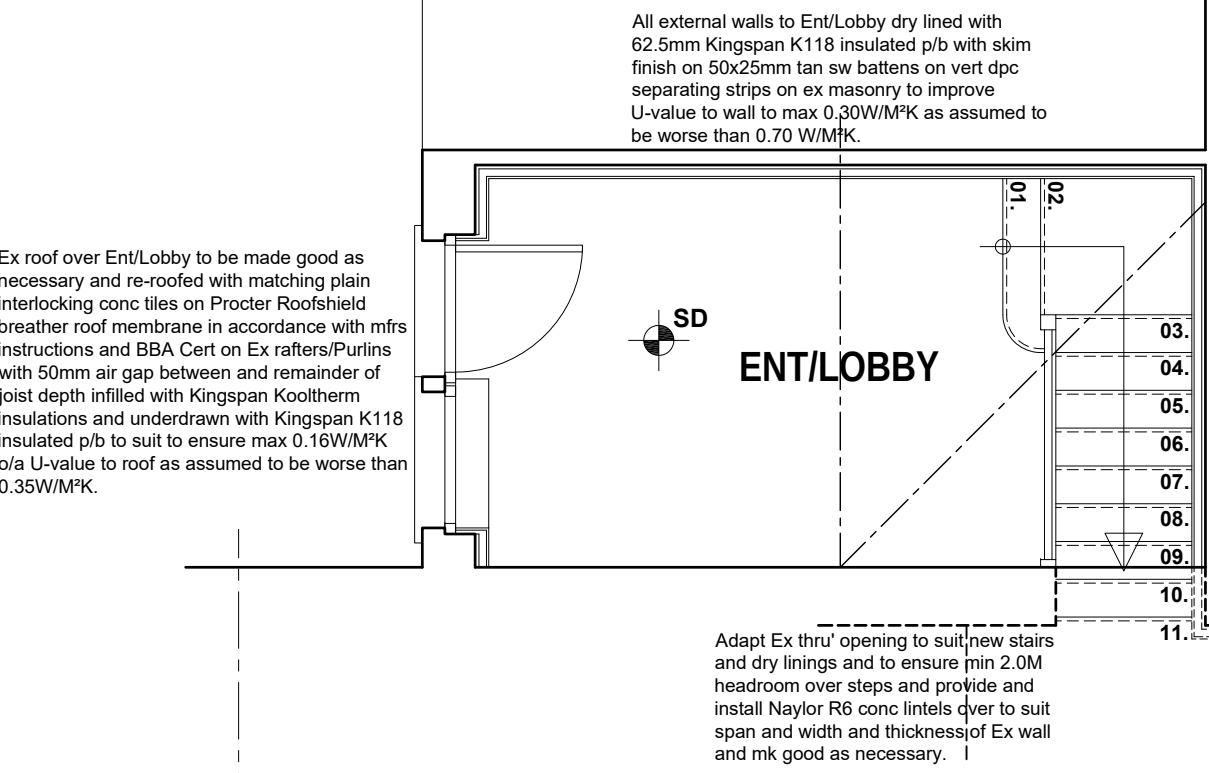
ABOVE GROUND DRAINAGE:-
All replacement or new sanitary fittings to have pvc wastes of the following sizes:
WC's & SVP's - 100mm dia in black pvc.
Basin - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Sink & Shower - 40mm dia.
All wastes to have 75mm deep resealing traps.
All fittings to connect to ex SVP's above or at least 200mm below any WC entry.
SVP's to terminate in either suitable air admittance valve or vent to exit air via vermin proof terminal min 900mm above any opening light within 3.0M
Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
Any branch pipe discharging to a gully to terminate below grate level but above water level.

INTERNAL LIGHTING/ ELECTRICS:-
New internal lighting to be in accordance with Approved Document L1 and to incorporate high efficacy lighting fittings with lamps giving min luminous efficacy of 75 light source lumens per circuit-watt.

All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" (BS7671) by qualified/ certified electrician operating under an approved "competent persons" scheme.

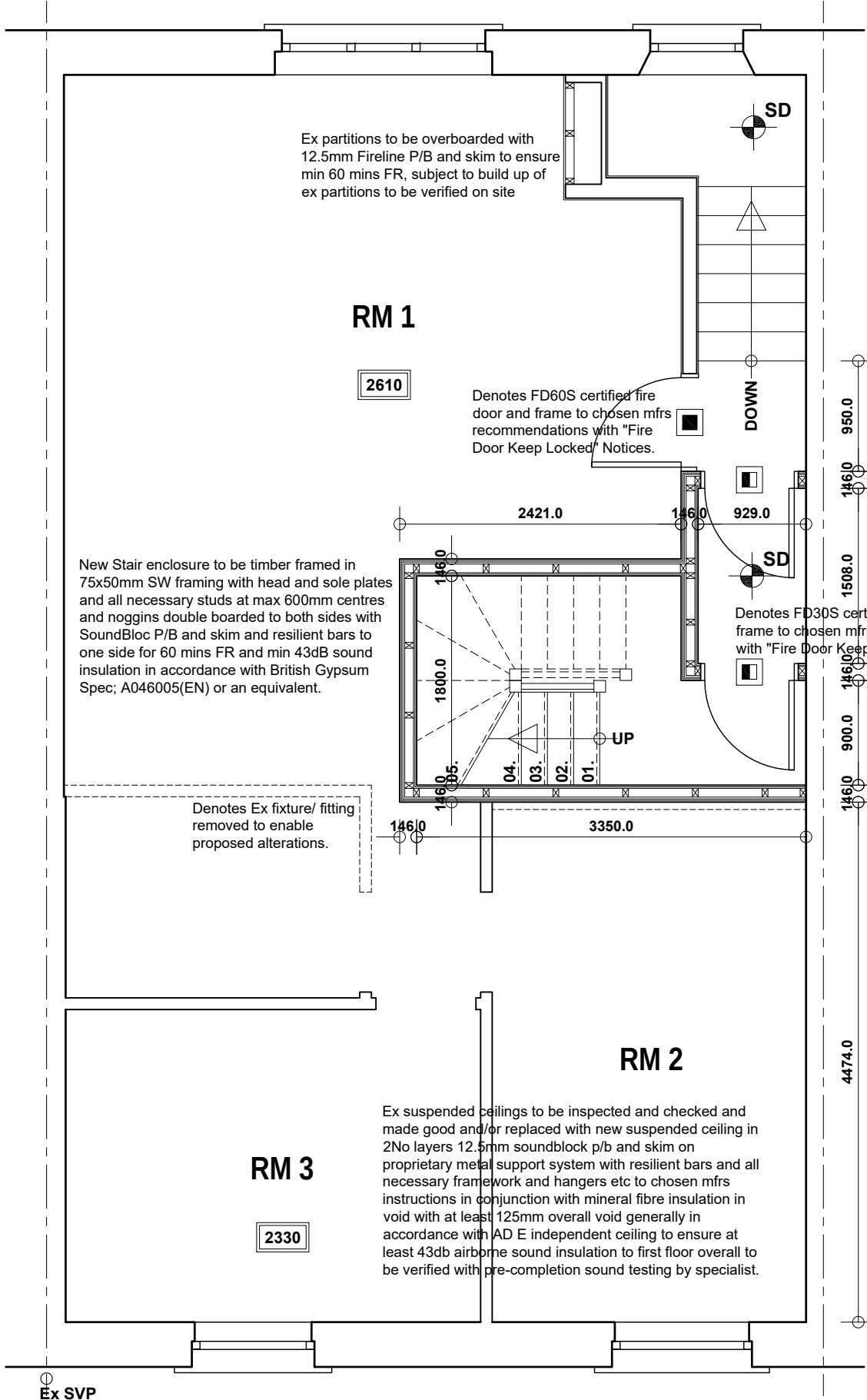
HEATING AND HOT WATER:-
Flat to incorporate new central heating system throughout with convector radiators with TRVs operating from a high efficiency gas fired balanced flue combi-boiler of 89.6% SEDBUK such as Ideal Logic+ or an equivalent to mfr's recommendations.
Space heating control system to comply with regulation G3, British Standards and Codes of Practice and give both thermostatic and timed control via recommended programmable control unit and room stats in suitable positions to suit any zoning of the overall system.
Gas appliances to be compliant with The Gas Appliances (Safety) Regulations 1995 and The Gas Safety (Installations & Use) Regulations 1998.
Balanced flues to be located in external walls as detailed in Diagram 3.4, Section 3, Approved document J of the current Building Regulations.
No combustible material to be installed within 40mm of any flue.
Full details to be subject to Mechanical Eng'r's calculations and recommendations to be confirmed prior to relevant work proceeding.

PRIVATE STAIRCASE:-
Purpose made timber staircase to flat to comply with Approved Document K of Building Regulations. Refer to drawings for specific details regarding number of risers and goings. Stair to have clear width of 800mm and incorporate 14no equal risers of approx 201.8mm giving a total rise of 2825mm floor to floor. Goings to be 225mm and all equal to ensure a max pitch of 42 degrees. Provide handrails for the full length of staircase to open sides of flights 900mm high measured vertically above pitch line of flight and to all landings 1100mm above finished floor level with no gap in balustrading greater than 99mm. Ensure min 2.0M vertical headroom over all flights and landings.

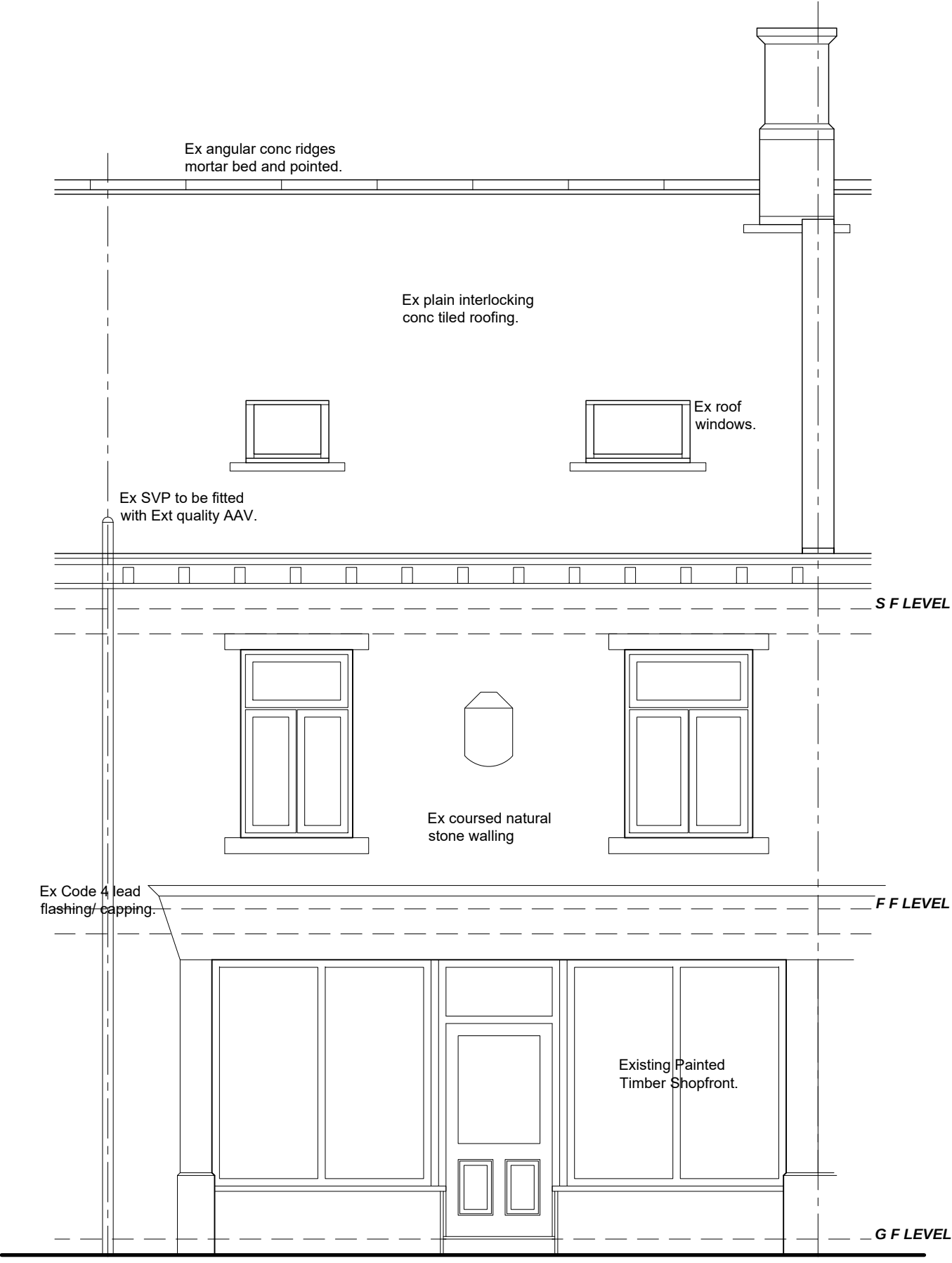


TIPPY COW MICROBAR

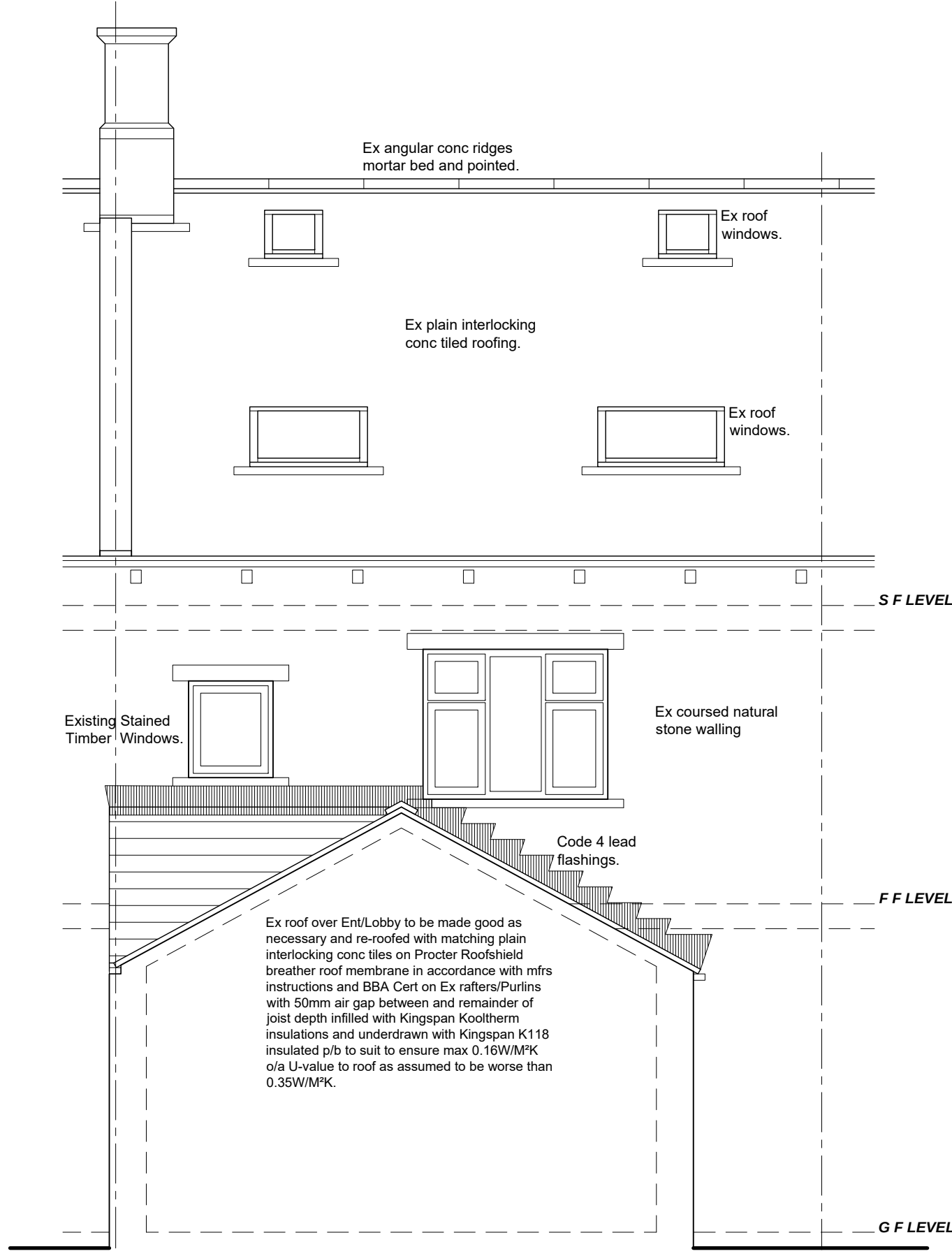
GROUND FLOOR PLAN



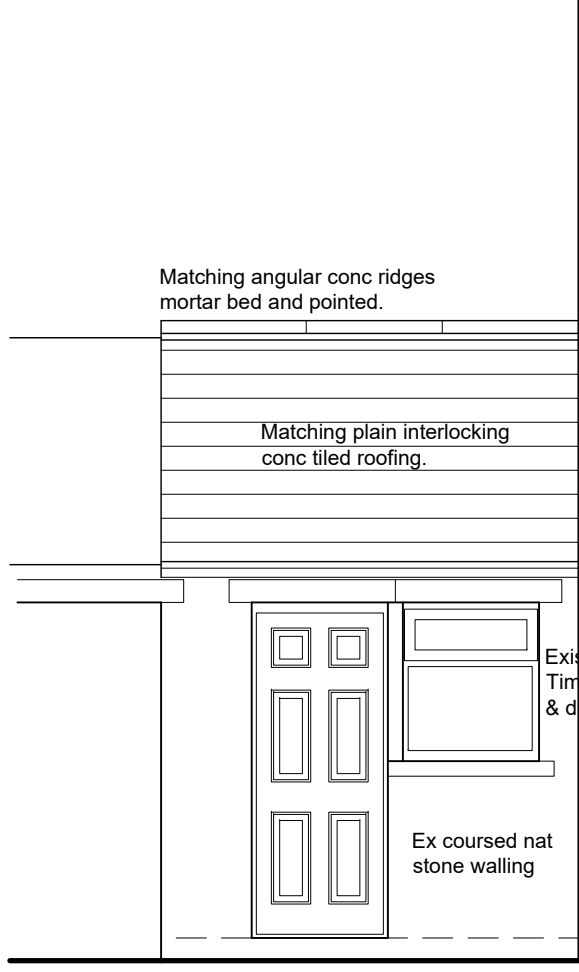
FIRST FLOOR PLAN



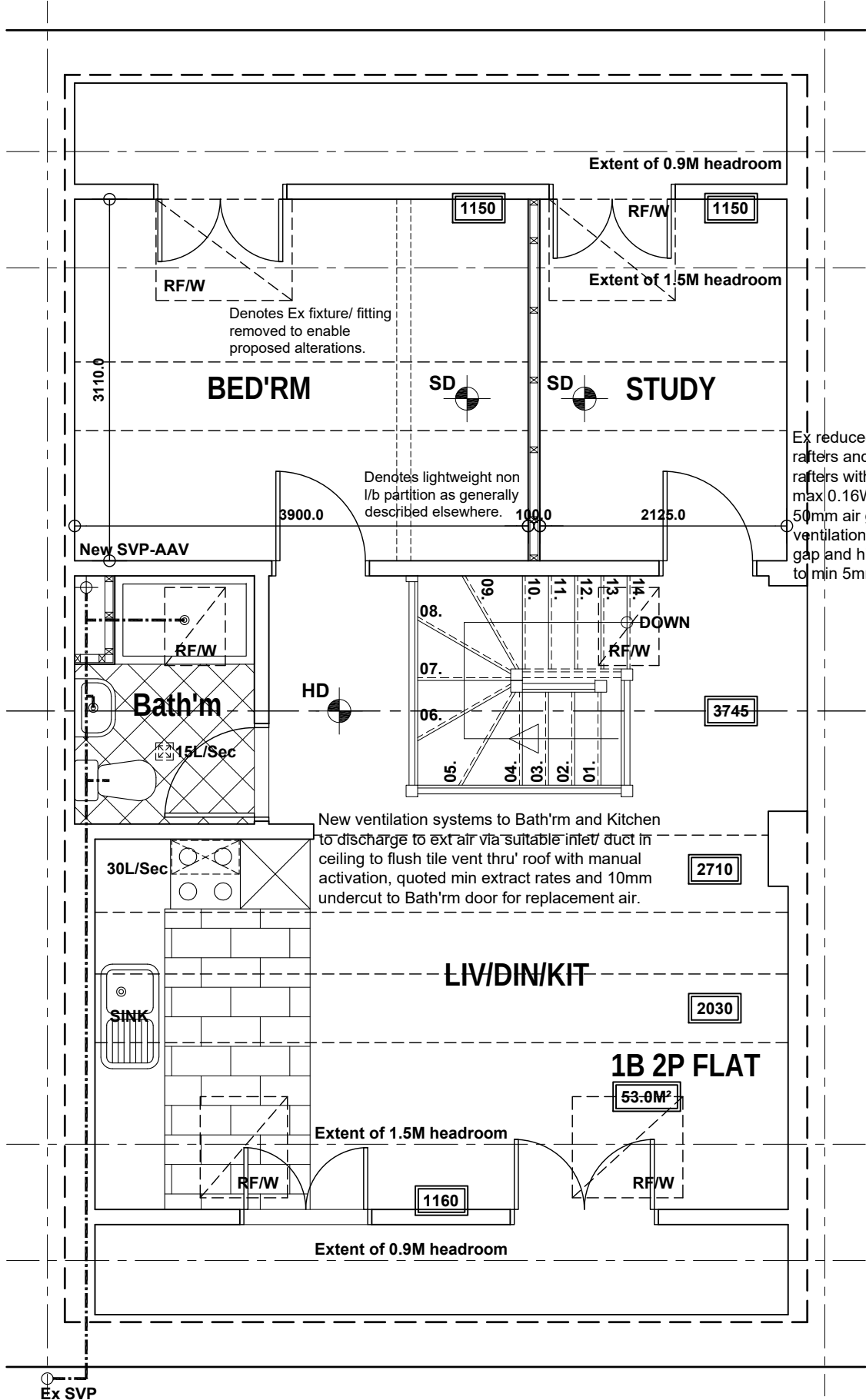
FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION



SIDE (EAST) ELEV



SECOND FLOOR PLAN

A 25/06/2026 PREPARED FOR LPA SUBMISSIONS.

Revision Date Description

10 COMMERCIAL ROAD,
SKELMANTHORPE, HUDDS,
HD8 9AA.

DETAILED PROPOSALS

PLANS & ELEVATIONS

Mr & Mrs Wainwright.



JEA Architectural Ltd
23 Windmill Road, Wombwell,
Barnsley, S73 8PW.
Tel: 01226 754507
Email: jeald@virginmedia.com

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Scale: 1:50 @ A1 Date: JUNE 2026

Ref: 202520 Drwg No: 02

0 cm 1.2 cm 4 cm 6 cm