

This drawing is copyright and should not be reproduced without permission.
The contractor is responsible for checking dimensions and levels and drainage inverts prior to commencing works - any discrepancy to be verified before proceeding - figured dimensions only to be worked to:

All work to be carried out in accordance with the current Building Regulations, British Standards/Codes of practice and statutory authority bye -laws and recommendations.

Revision	Comments	Date
A	existing and proposed rear elevations added	April 2025

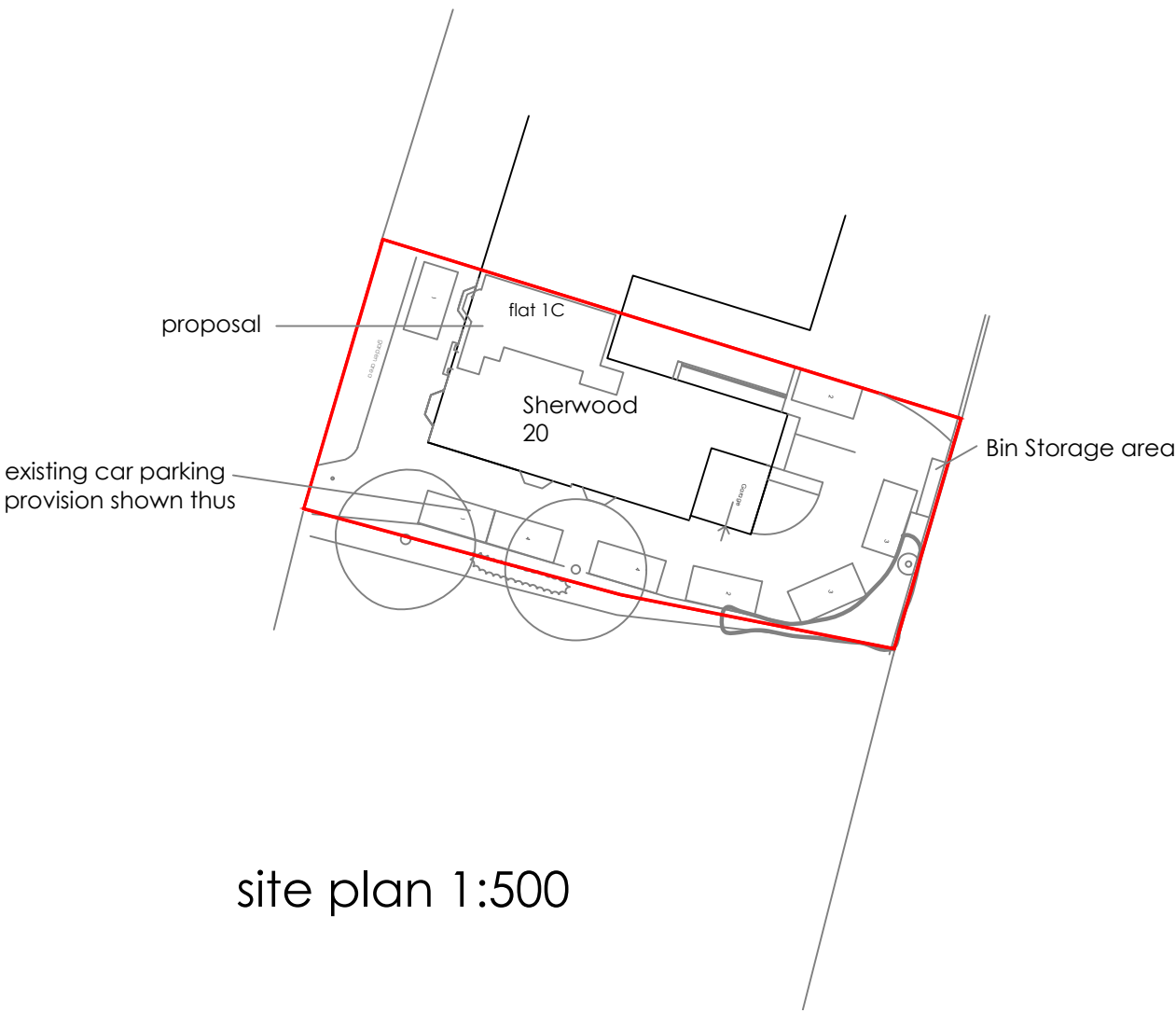
front elevation to remain undisturbed

replace existing window with sash timber window -colour to match existing

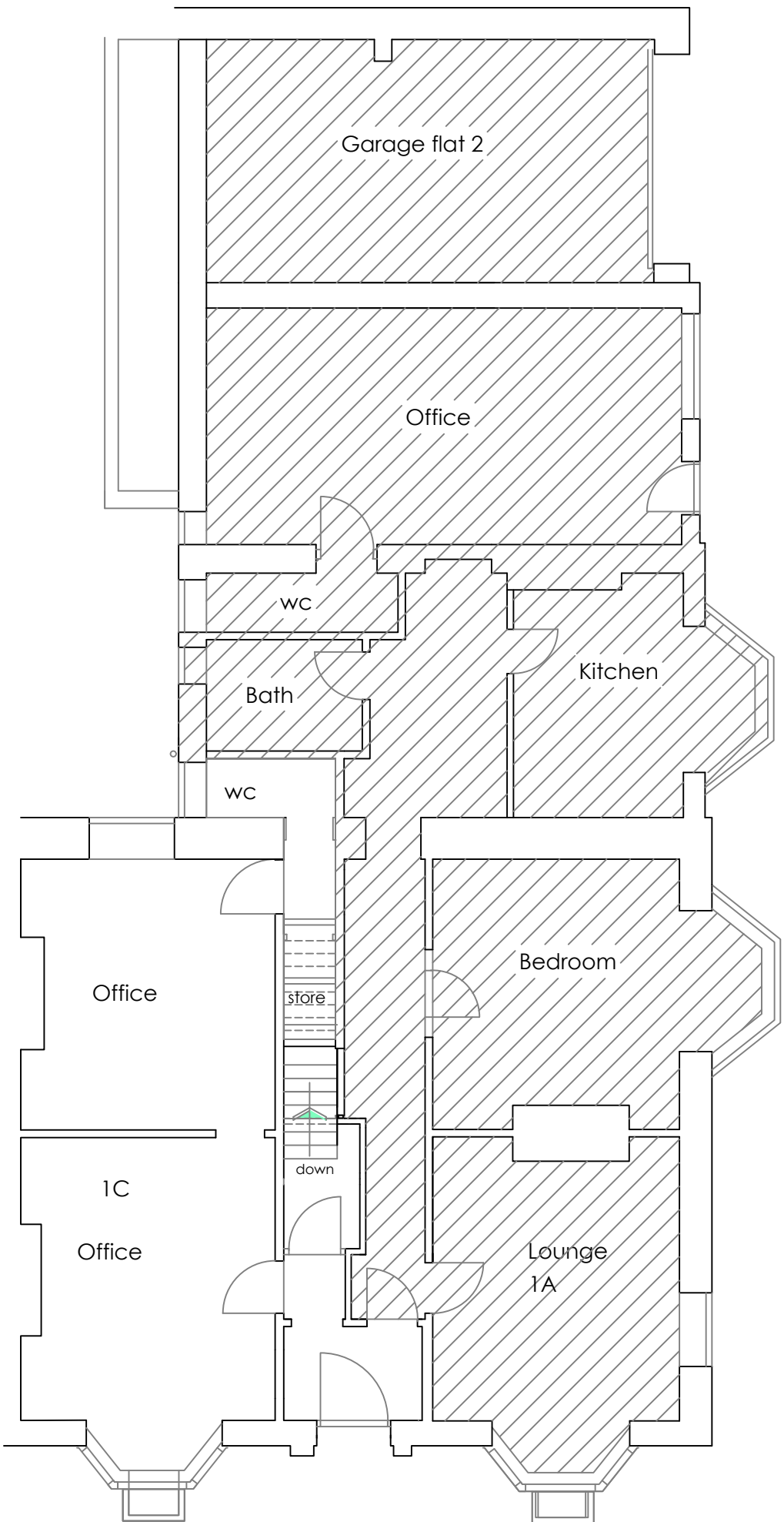
Existing and proposed Front elevation

Existing Rear elevation

Proposed Rear elevation



site plan 1:500



Existing Ground floor plan Flat 1C

Builder to enquire into the correct local statutory authority for the use of electric, gas and water services to allow for re-siting, encasing or stoppage of said services.

Iptovide automatic fire detection is installed via a suitable number of mains operated self-contained smoke alarms which confirm to BS5839-6: 2019 - Grade D - category LD3 standard. The system must be mains operated to BS5446-1: 2000 standard with standby power (battery backed up or capacitor). All self-contained smoke alarms to be fixed to ceiling at least 300 mm away from any light fittings and within 7 m of kitchen and living room and 3m of bedrooms interconnected and permanently wired to a separate fused circuit.

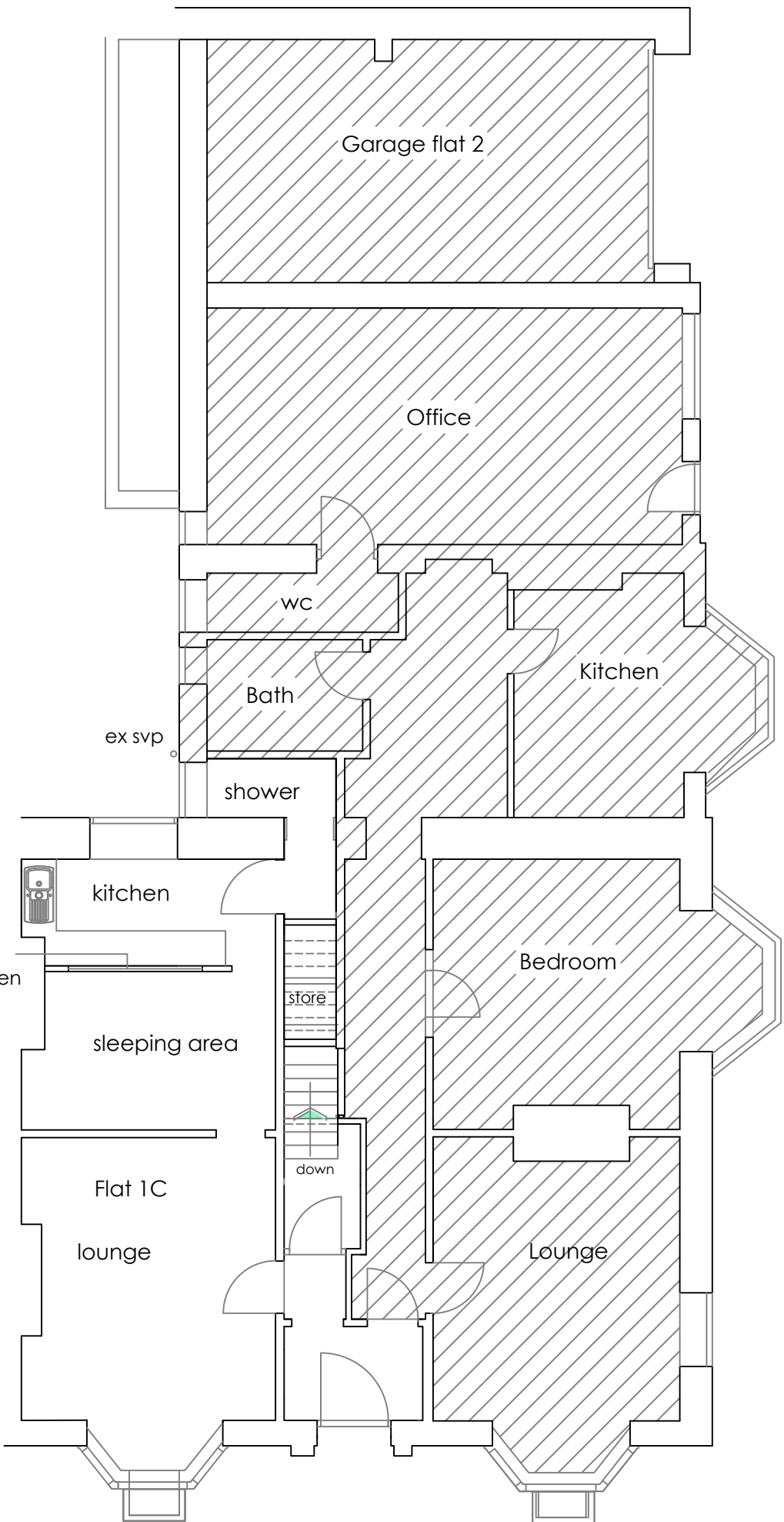
VENTILATION
Provide mechanical extract ventilation in kitchen capable of extracting at a min rate of 60 litres per second and trickle ventilation installed at head of windows capable of min 5000 mm2 clear air opening. Also provide mechanical extract ventilation to en-suites capable of extracting at a min rate of 15 litres per second. Where no opening light is available operated intermittently with light switch with a 15 min overrun facility. Provide 100 mm dia upvc pipe terminating with grille built into external wall.

HEATING
New gas boiler to be class A condensing type complete with balance flue and guard to outside wall, exact position to be agreed with client

new kitchen fittings to clients choice.

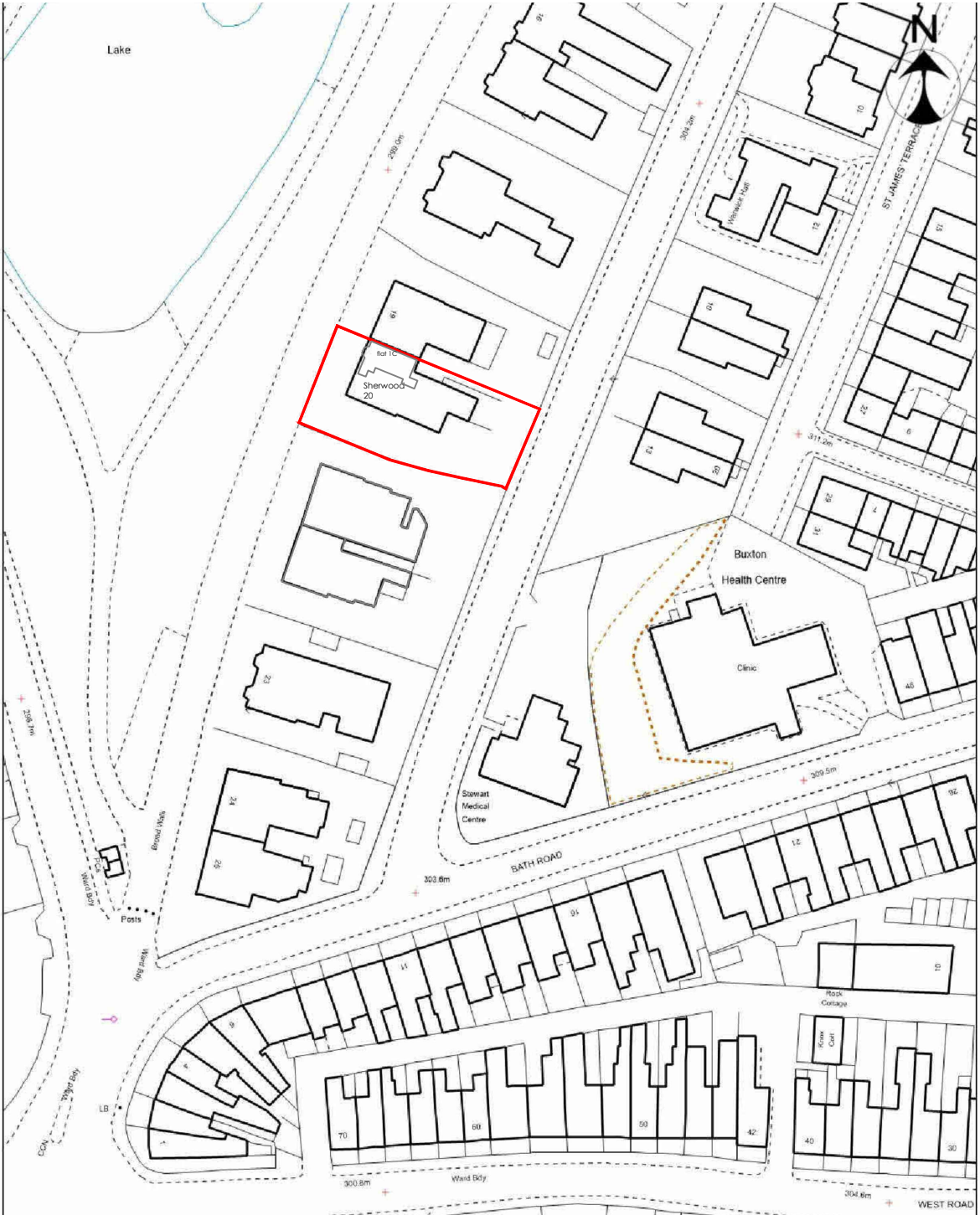
TIMBER PARTITIONS
Construct new partition walls in positions shown to be of 75 x 50 mm softwood vertical studs at max 450 cts, 75 x 50 mm softwood noggins fixed horizontally at max 600 mm cts. Provide 25 mm thick isowool acoustic partition roll (1200) insulation quilt between and finish both sides with 12.5 mm thick gyproc wallboard ten plasterboard with filled and taped joints and skim finish.

form new partition with glazed upper section to separate kitchen from sleeping area



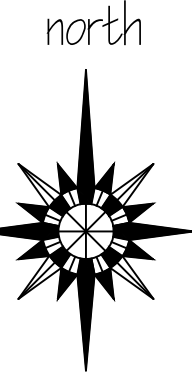
Proposed Ground floor plan Flat 1C

SANITARY
New sanitaryware to be Clients choice of shwr, wash hand basin and WC. Shwr to have 40 mm dia pvc waste pipe with a 76 mm deep seal trap. Wash hand basin to have 32 mm dia pvc waste pipe with a 76 mm dia deep seal trap and WC to have 100 mm dia pvc waste pipe with a 50 mm deep seal trap. All to be connected into svp back inlet gully or manhole. See drawing for position and runs of pipework. Provide 40 mm upvc waste pipe to new kitchen sink to be connected to a back inlet gully or existing svp via 76 mm deep seal trap.



location plan 1:1250

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Client
Mr A Schofield

Project
Proposed Conversion of Offices to form self contained flat at Sherwood 20 Broad Walk, Buxton SK17 6JR

Title
scheme layout plan

Scale @A1 1:100
Date **Feb 2025**
Drg no **1684 /10** Rev **A**