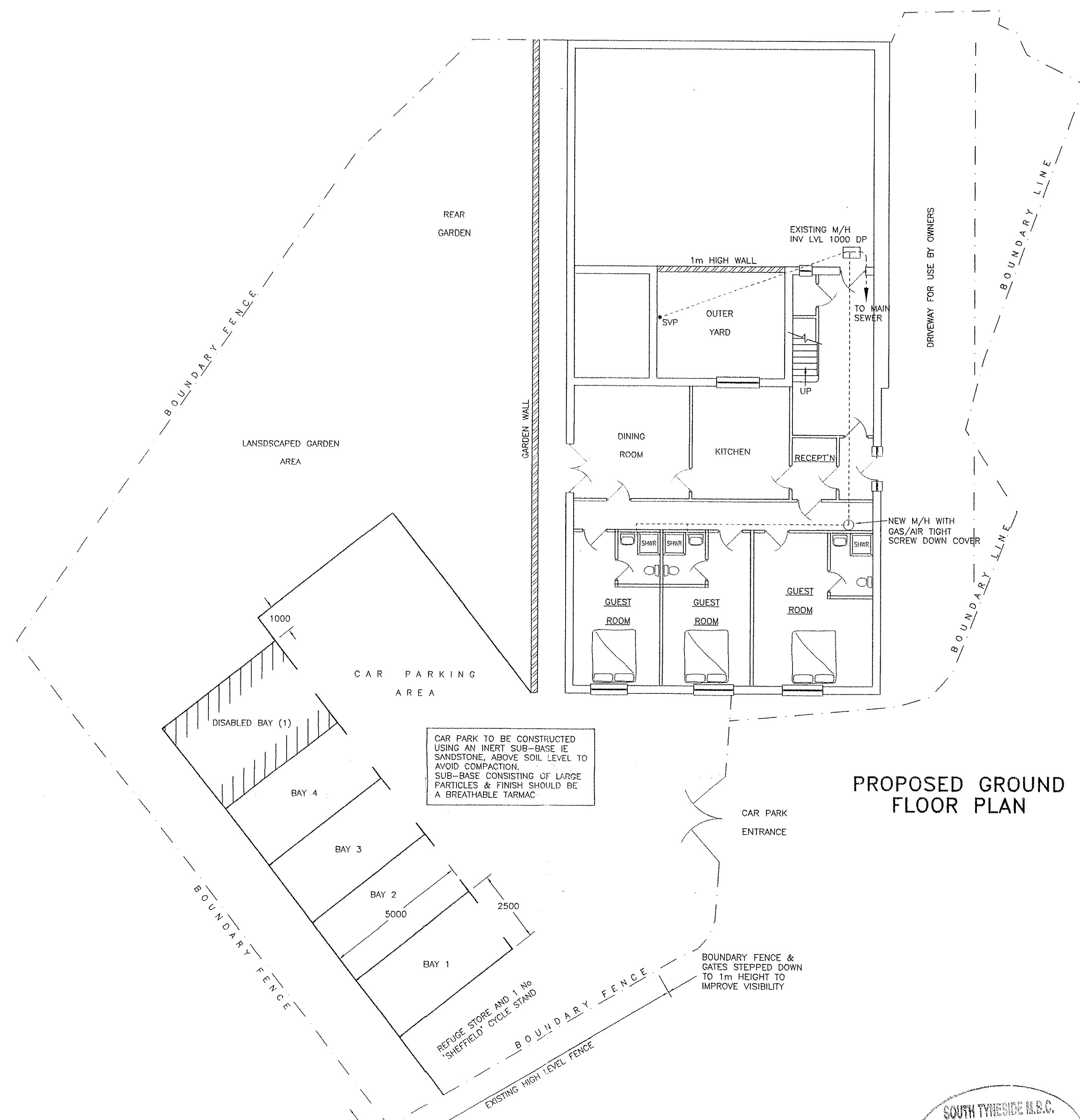
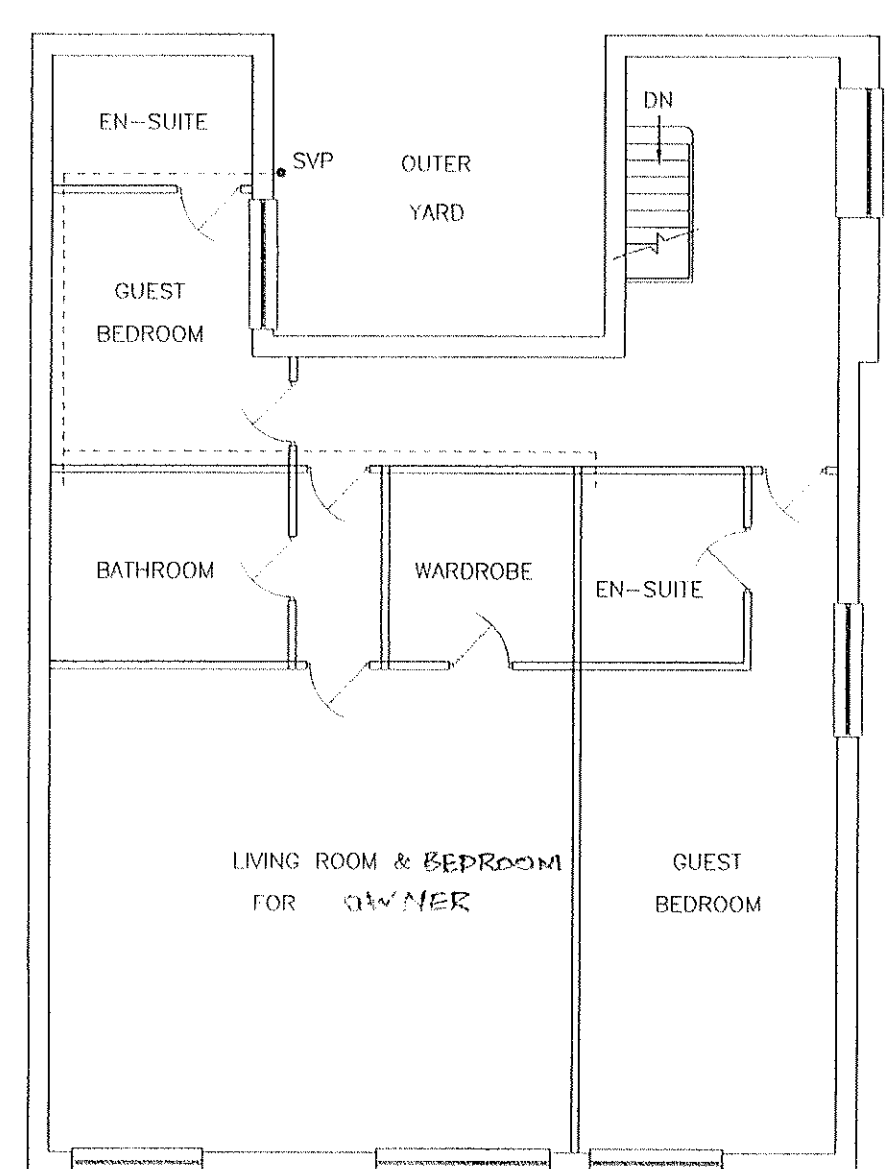


EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

NOTES-

1. New Internal Walls between bedrooms.
To be British Gypsum Gypwall RAPID metal stud partition system with 12.5mm Gyproc SoundBloc, skim finish both sides, or similar approved by local authority building control. 65mm quilt fibre glass insulation between plasterboard to achieve 0.35w/m sq. K. Partition system to be installed fully in accordance with manufacturers instructions.
2. New Internal Walls to circulation areas (corridors etc).
To be tested to determine requirement for sound absorptive treatment. Testing to be verified by local authority building control and measures agreed to meet Part E of the Building Regulations.
3. Sound insulation of existing ceilings.
Existing ceilings/floors to new bedrooms to be sound tested to determine requirement for upgraded acoustic treatment. Where required upgrade using Gypsum Surel.yner system to achieve sound rating to the satisfaction of the local authority building control.
4. Windows
Existing guest room windows to be modified using egress hinges to provide escape, min area 0.33m sq., min width or height 450mm. Maximum U value of glazing to be 1.8W/m.sq.K. Low 'e' glass Pilkington K or similar.
5. Drainage
Underground drains from new svp's to be 100mm dia heavy duty UPVC laid to a fall 1 in 40, surrounded in pea gravel.
6. Sanitary Fittings
All waste pipes and fittings from sanitary appliances to be MUPVC to BS 5255, 1989. Branch pipes or vent pipes to be fitted with rodding access at all junctions and changes in directions. Waste sizes, bath 38mm dia, WB 32mm dia, WC 100mm dia. All appliances to be connected to existing svp. All appliance wastes to be fitted with deep seal traps. Any combined wastes to be 50mm dia.

7. Mechanical Ventilation
Install mechanical extractor fan in all new bathrooms/en-suites with an extract capacity of 15L/s (15 minute overrun required if room does not have an openable window), led by trunking to external wall.
8. All construction details to conform to D.E.F.R.A. publication "Limiting thermal bridging and air leakage: Robust construction details for dwellings and similar buildings".
9. Mains interlinked smoke detector and alarm to be installed as shown by "SD".
10. All new radiators shall be provided with thermostatic radiator valves.
11. 2 No low energy light fittings, capable of accepting lamps with a luminous efficiency not less than 40 lumens per circuit watt.
12. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the Council should be satisfied that Part P has been complied with. This will require an appropriate electrical installation certificate to be issued for the work by a person competent to do so at re

IT IS STRONGLY ADVISED THAT NO WORKS ARE CARRIED OUT, OR GOODS ORDERED IN ADVANCE OF OBTAINING PLANNING PERMISSION AND/OR BUILDING REGULATIONS APPROVAL. ANY WORK CARRIED OUT IN ADVANCE OF FORMAL APPROVAL IS AT THE APPLICANTS OWN RISK.

ALL DIMENSIONS ARE IN METRIC (mm). DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT ASK. THIS DRAWING IS PREPARED FOR BUILDING REGULATIONS AND PLANNING APPLICATION ONLY. ALL DIMENSIONS AND DRAINAGE DETAILS TO BE CHECKED ON SITE. ALL WORK TO COMPLY WITH LOCAL AUTHORITY PLANNING AND BUILDING REGULATIONS. DEPTH OF FOUNDATIONS TO BE CONFIRMED BY LA BUILDING INSPECTOR ON SITE AFTER REVIEW OF TREES IN THE VICINITY AT COMMENCEMENT OF CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS- PROPPING EXISTING STRUCTURE, SAFE DELIVERY/HANDLING OF MATERIALS, ISSUE OF PERSONAL PROTECTIVE EQUIPMENT, LOCATION/PROTECTION OF EXISTING/PROPOSED SERVICES, ETC.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROPRIATE HOARDING/SCAFFOLD LICENCE FOR WORK IN THE HIGHWAY, PROTECTION OF THE PUBLIC. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SITE SECURITY AND TEMPORARY WEATHERPROOFING DURING CONSTRUCTION.

CONTRACTOR TO HOLD APPROPRIATE INSURANCES AND CLIENT IS ADVISED TO INFORM BUILDING INSURERS OF PROPOSED WORK.

THE ORIGINATOR OF THIS DRAWING AND ANY SUPPORTING DOCUMENTS ACCEPTS NO LIABILITY WHATSOEVER FOR COSTS ARISING FROM AMENDMENTS (DUE TO ERROR OR ANY OTHER REASON) TO THE INFORMATION SHOWN, AT ANY STAGE OF THE WORKS.

CAR PARK TO BE CONSTRUCTED USING AN INERT SUB-BASE IE SANDSTONE, ABOVE SOIL LEVEL TO AVOID COMPACTION. SUB-BASE CONSISTING OF LARGE PARTICLES & FINISH SHOULD BE A BREATHABLE TARMAC

BOUNDARY FENCE & GATES STEPPED DOWN TO 1m HEIGHT TO IMPROVE VISIBILITY

AMENDED
ST 3202/06 FUL
14 DEC 2006
PLAN

SOUTH TYNSIDE M.S.C.
14 DEC 2006
NEIGHBOURHOOD SERVICES

CLIENT Mr M Linney	
ADDRESS 97 Mill Dam, South Shields, Tyne and Wear.	
TITLE CHANGE OF USE FROM DWELLING HOUSE TO BED & BREAKFAST GUEST HOUSE.	
DRAWING No 01a	SCALE 1:100 / 1:50
ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES	