



West Elevation (Sectional)



North Elevation



South Elevation

PROPOSED STAIRCASE

New black painted, steel staircase with 1100mm height handrails (landing), 900mm above pitch-line (steps). Provide a balustrade designed to resist a horizontal force of 0.36kN/m and to prohibit the passing of a 100mm diameter sphere at any point

DRAINS

A new length of foul drain shall be introduced to suit the new room layout. This foul drain shall serve the Kitchen (Flat 2) and En-suite (Flat 1). A new manhole shall be provided within the passageway as a means of inspecting and maintaining this drain. Drain to connect onto existing.

All polypropylene or polyethylene pipes shall be manufactured to ES EN 1401-1:2019 and BS 4660:2000. All vitrified clay flexible jointed pipes shall be manufactured to BS EN 295-1:2013. 100mm diameter (or otherwise specified) with flexible jointing collars, and generally laid between 1 in 30 + 1 in 80 gradients. Bed and backfill in accordance with manufacturer's instructions. Where drains pass through walls they shall be laid in short pipes and protected by lintels over. Any drains installed under a floor slab is required to be surrounded in 200mm thick 20N grade concrete and shall have 'flexcell' board positioned at each pipe joint. When drains are laid together foul shall run lower than storm. Provide back inlet gullies (airtight internally) or 100mm SVP's to receive foul wastes. Storm drains to have trapped gullies to collect rainwater. Fit rodding eyes to head of branches as indicated. Inspection chambers shall be of pvc or pre-cast concrete units laid on and surrounded with 100mm thickness of concrete. Fix suitable galvanised cover and frame. The load classification of cover and frame to suit actual site conditions / loadings. In masonry chambers form 150mm high benching to channels. Make new connections to the existing drains in the direction of flow. The drainage layout indicated is a suggested idea and the final layout including cover and invert levels must be checked and agreed on site with the L.A. Building Inspector prior to work commencing on site. All drainage invert and cover levels must be checked and verified by the Contractor on site prior to commencement. Redundant drains shall be stopped up with concrete or removed and ground re-instated.

PLUMBING (wastes)

The whole new installation shall accord with BS EN 12056-2:2000 and CP304. All wastes shall have 75mm deep seal traps and be taken to SVP or back inlet gully with sizes as follows: To sink unit, washer, bath, shower, provide 40mm diameter up to 3.0m length, over 3.0m length increase to 50mm diameter. To wash basin, provide 32mm diameter up to 1.7m length, over 1.7m increase 40mm diameter. 100mm diameter pvc soil pipe shall be provided to terminate in tile vent minimum 900mm above any opening window, situated within 3.0m horizontally. In air admittance only valve in roof space. All exposed pipes within the property shall be suitably boxed in with removable covers to allow for future access for rodding. The internal SVP shall be wrapped with 100mm insulation quilt and be fitted with a sealable rodding access point in a suitable position.

CARBON MONOXIDE ALARMS

Install mains powered carbon monoxide alarm, to BS EN 50291 Type A and fitted with a sensor failure warning device. They shall be located on the ceiling at least 300mm from any wall or if located on a wall, they shall be as high as possible (above any doors and windows), but not within 150mm of the ceiling and between 1 and 3m horizontally from any appliance. All installations and commissioning certificates should be provided by the installer, along with the manufacturer's instructions and maintenance advice.

SMOKE ALARMS (domestic)

Provide a fire detection and fire alarm system in accordance with the relevant recommendations of 5839-6:2019+A1:2020 to at least a Grade D Category LD3 + Kitchen standard. Smoke alarms/detectors should be sited so that there is a optical alarm in the circulation space of each floor within 7.5m of the door to every habitable room. Heat detector should be sited in the kitchen. All detectors shall be interconnected and be mains operated, on an independent circuit of the dwellings main distribution board. An installation and commissioning certificate should be provided by the installer, along with the manufacturer's instructions and maintenance advice. All detectors must be a minimum of 300mm away from ceiling / wall junctions and light fittings.

VENTILATION (mechanical)

Install electrically operated fans to extract at :- 60 litres/second in Kitchen (or 30 litres/sec. as cooker hood) 15 litres/second to Bath / Shower Rooms. All fans shall discharge to outside air and be fitted with back draught louvres of appropriate colour. If a fan is installed in a room containing a boiler then the heating engineer is to undertake a BS 5440: Part 1, Clause 4.3.2.3 spillage test in that room and provide the necessary certification to L.A. Building Control. An Inspection Checklist is to be completed and issued by the person responsible for the installation and testing of the system. A copy of the checklist is to be submitted to Building Control, another copy is to be provided as part of the Operating and Maintenance manual and given to the Building Owner. Both Installation Checklist and information to be included in the Operating + Maintenance Manual can be found in the Domestic Ventilation Compliance Guide: 2010 Edition. Bathroom to have an air admittance only valve.

REFURBISHMENT WORKS TO EXISTING BUILDING

The building is to be converted and upgraded in the following manner:

1. The existing roof is to be inspected to determine if the condition is acceptable. Any damaged or missing tiles are to be replaced with those to match.
2. Any defective or proposed rainwater goods are to be replaced using those to match. Rainwater pipe adjacent to passageway (South elevation) to be shifted closer to the ground floor bay to allow for new external staircase. Existing soil pipe adjacent to passageway to be removed.
3. Existing chimney stack is to be retained. Masonry to be treated as per below paragraph. Flashings on the chimney and flue to be repaired to prevent the ingress of damp.
4. The existing brickwork wall is to be inspected and if any bricks are found to be defective, cracked or missing they shall be cut out and replaced. Once walls have been structurally repaired, any mortar joints that are missing or defective are to be raked out to a depth of 20mm and prepared to be repointed using a mortar comprising a mix of 1 part Natural Hydraulic lime (NHL 3.5) and 3 parts clean, well graded 'Sharp Sand' and having a flush joint, set slightly back from the wall face, to match existing.
5. The existing timber bay (first floor) and shop front (ground floor) are to be carefully removed, minimising disturbance to the surrounding masonry. In place of these items, new windows and associated brickwork panels are to be introduced as indicated.
6. Existing windows to be supplemented with secondary glazing.
7. Ground floor bay windows to be refurbished, implementing glazing and joinery to achieve a better fire rating.
8. External walls are to be thermally upgraded internally to comply with current Building Regulations. Party walls to receive acoustic and thermal upgrade.
9. Existing ground floor ceiling to be acoustically upgraded.
10. Portions of floor (internal) are to be raised to ensure a level run throughout each floor. The existing shop front floor level shall be lifted to match that to the rear of the property. The corridor and bathroom (first floor) floors shall receive ditto treatment, to match the main first floor level.

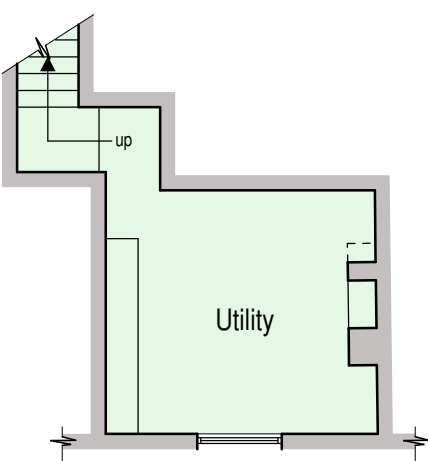
PROPOSED MATERIALS

Roof - Any defective or damaged tiles to be replaced with those to match
Eaves - Existing brick eaves to be repaired wherever required.
Rainwater goods - Replacement or new rainwater goods shall match existing i.e. half-round cast metal, painted blue, with galvanised rise-and-fall brackets.
Walls - Existing brickwork wall to be repaired wherever deemed appropriate. New portions of brickwork (North elevation and various infills) to utilise bricks to match existing. Bricks to match in terms of size, facing texture, and colour.

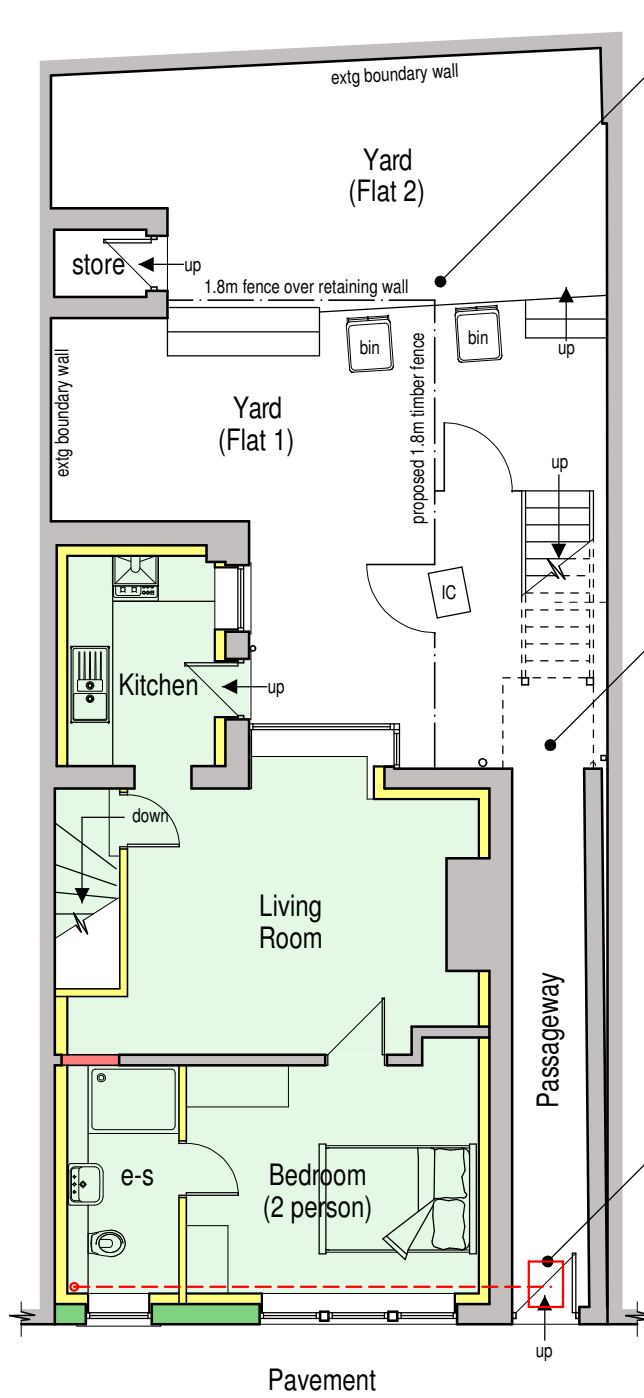
Windows - Timber box sash style windows with chamfered timber glazing bars. Joinery painted white to match existing. Openings complete with stone heads and cills to match. Feature windows to North elevation to include timber posts as indicated.

Doors - 6-panel timber entrance door to Flat 2.

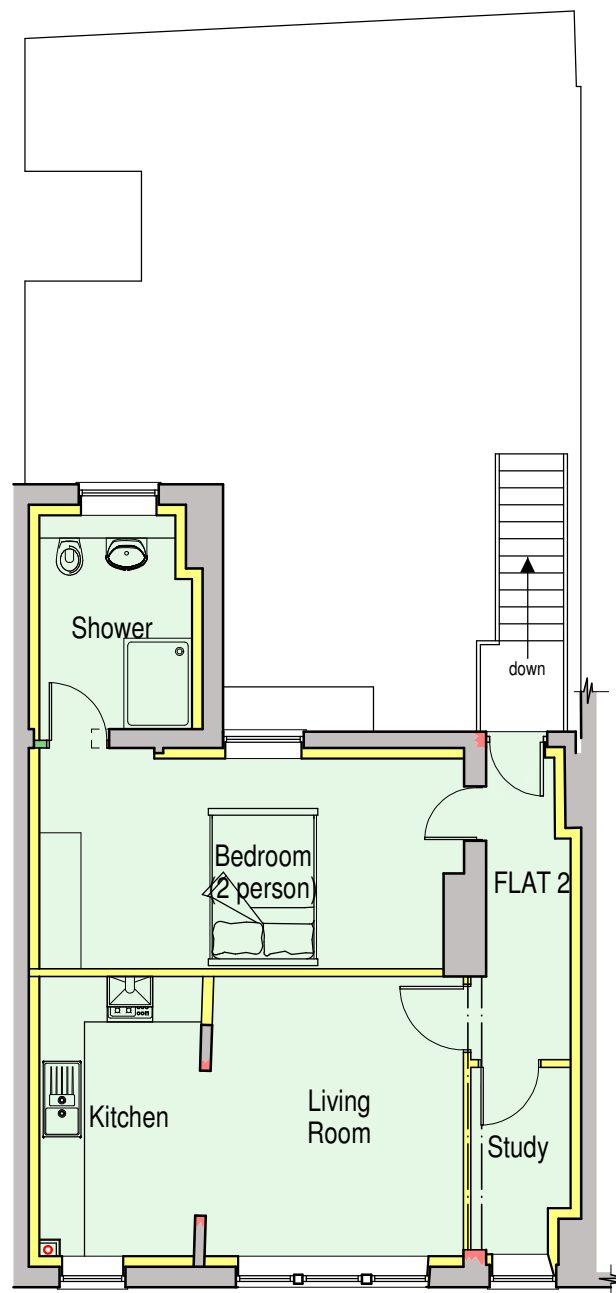
0.0m 1.0m 2.0m 3.0m 4.0m 5.0m
scale bar @ 1:100



Basement Plan



Ground Floor Plan



First Floor Plan

Mr Gresty

Proposed Conversion of Commercial Property into 2 No. Flats
30 Buxton Road,
Leek,
ST13 6EE

Planning Proposal
Floor Plans and Elevations

Date	Sheet	Scale
June 2022	A1	1:100
Dwg No.	Rev.	Drawn
2022-2699-02	B	NAW

A - 22/06/2022 - PLAN UPDATED FOLLOWING CLIENT FEEDBACK
B - 28/06/2022 - PLANNING NOTES INCLUDED AND TITLE SHEET AMENDED PRIOR TO SUBMISSION



10 Cawdry Buildings, Fountain Street, Leek, ST13 6JP
Telephone: 01538 386002
E-mail: info@sammonsltd.co.uk
Web: www.sammonsltd.co.uk

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