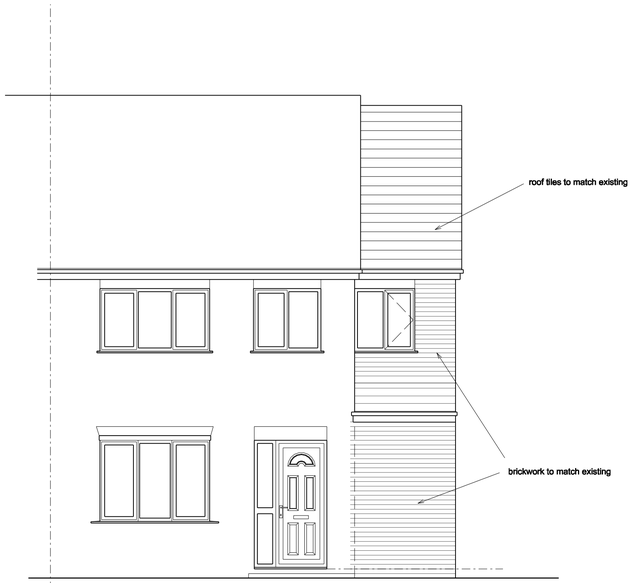


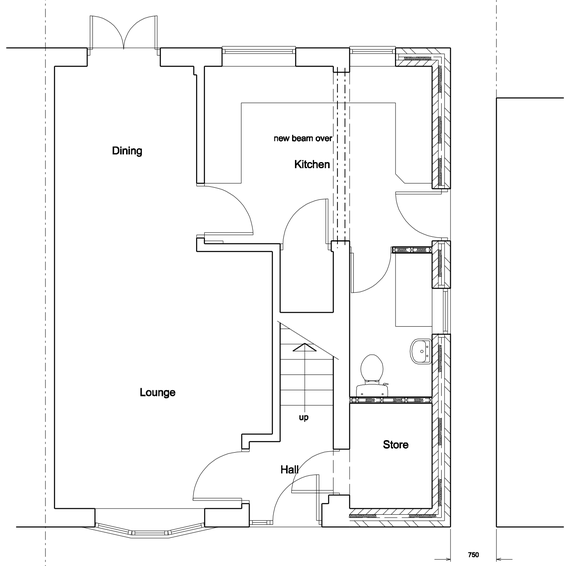
Front Elevation



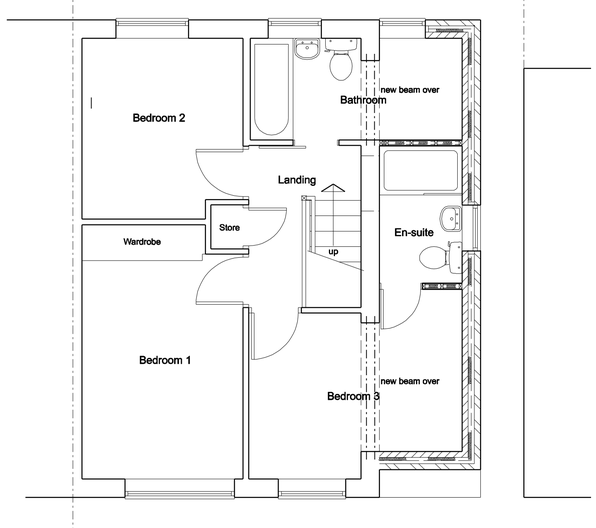
Side Elevation



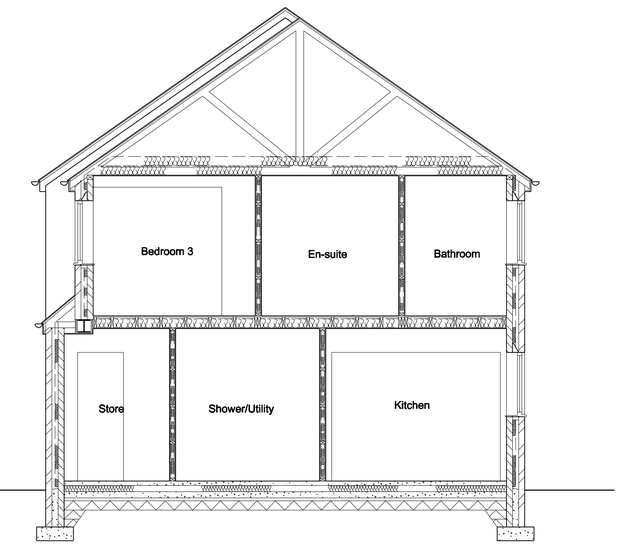
Rear Elevation



Ground Floor Plan



First Floor Plan



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NOTES:
All dimensions must be checked on site and not scaled from this drawing.

General:
All work to be carried out strictly in accordance with current Building Regulations and British Standard Codes of Practice.
All new timber to be treated with recommended fungicide and insect repelant to satisfaction of Local Building Inspector.
No projections over boundary.

Foundations:
Foundations to be concrete strip min 225 x 600mm. depth to be determined on site and agreed with Local Building Inspector

D.p.c's:
D.p.c's positioned min. 150mm above ground level . D.p.c. weathercheck to all new window and external door openings.
D.p.c cavity tray required over new lintels. Mastic pointing to reveals.

Lintels:
'Catnic' or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.

External Walls:
102mm thick brickwork to match existing outer leaf to Local Authority Approval, cavity to match existing, 50mm thick Celotex double-GA2000 wall insulation, 100mm thick blockwork inner leaf.
Construction to give min. 0.28W/m² K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

First Floor:
20mm thick flooring grade chipboard on 170 x50mm C16 s/w timber joists at 400mm centres size to be confirmed by Engineer.
12.5mm thick plasterboard and skim finish to underside.
200mm thick insulation between joists.
Solid timber noggins at max. 1800mm cts.

Ground Floor :
75mm thick sand/cement screed on 100mm thick concrete slab on separating layer membrane (min. 500g) on 100mm thick Kingspan K3 floor insulation on Visqueen 1200g dpm on 50mm thick sand blinding on 150mm thick well consolidated hardcore.
Insulation laid to Manufacturers recommendations.

Internal walls:
Walls at first floor to be 50x75mm s/w framing with 12.5mm plasterboard both sides with skim finish. 50mm thick Rockwool Flexi insulation between studwork.

Glazing:
Glazing within critical locations as defined in Part N of Building Regulations,i.e. within 800mm from floor level or 1500mm in doors to 300mm either side to be laminated or toughened glass to B.S. 6206 and suitably Kite Marked.

Ventilation
Background ventilation to habitable room to be min. 8000mm2. (trickle ventilators in window heads).
Windows to have opening lights min. 1/20th of floor area.

Rainwater Goods:
Rainwater goods to match existing.

General:
Lintels/ beams to have min 150mm end bearing.
New windows to be PVCu double glazed with low-e glass and 12mm air gap to give average u-value of 1.8W/m2K.
Electrical work to be carried out by an Electrician registered within a Competent Persons Scheme, or if work is to be inspected by a Building Control Officer in accordance with Part P Electrical Safety.
Extract fans are to be provided:
Kitchen - 60 litres/sec (30litres/sec if associated with a hob)
Waste pipes 38mm dia. Max length 3.0m. All to be fitted with 75mm deep seal traps.
Smoke detectors to be mains operated with battery backup.

Roof:
Roof tiles to match existing fixed to 38 x 25mm s/w battens to Manufacturers recommendations on Kingspan Nilvent breathable membrane on trussed rafters designed and manufactured by specialist. Details to be submitted before manufacture.100 x 75mm wallplate fixed to wall at 600mm centres.
150mm Kingspan insulation laid between joists.
150mm thick Kingspan Insulation laid over joists,
Min. 50mm clear air space required above insulation.
12.5mm plasterboard to underside and skim finish.
All joints to have scrim tape.

A		
	Date	Revisions

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Mr & Mrs Tindall

Project
Proposed Alterations
8 Dunmere Close
Monk Bretton
Barnsley

Title
Proposed Plans and Elevations

Scale 1:50	
Drawn by MJH	Date Nov 2017
Drawing No. 1118-02	Revision