

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 800mm 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.

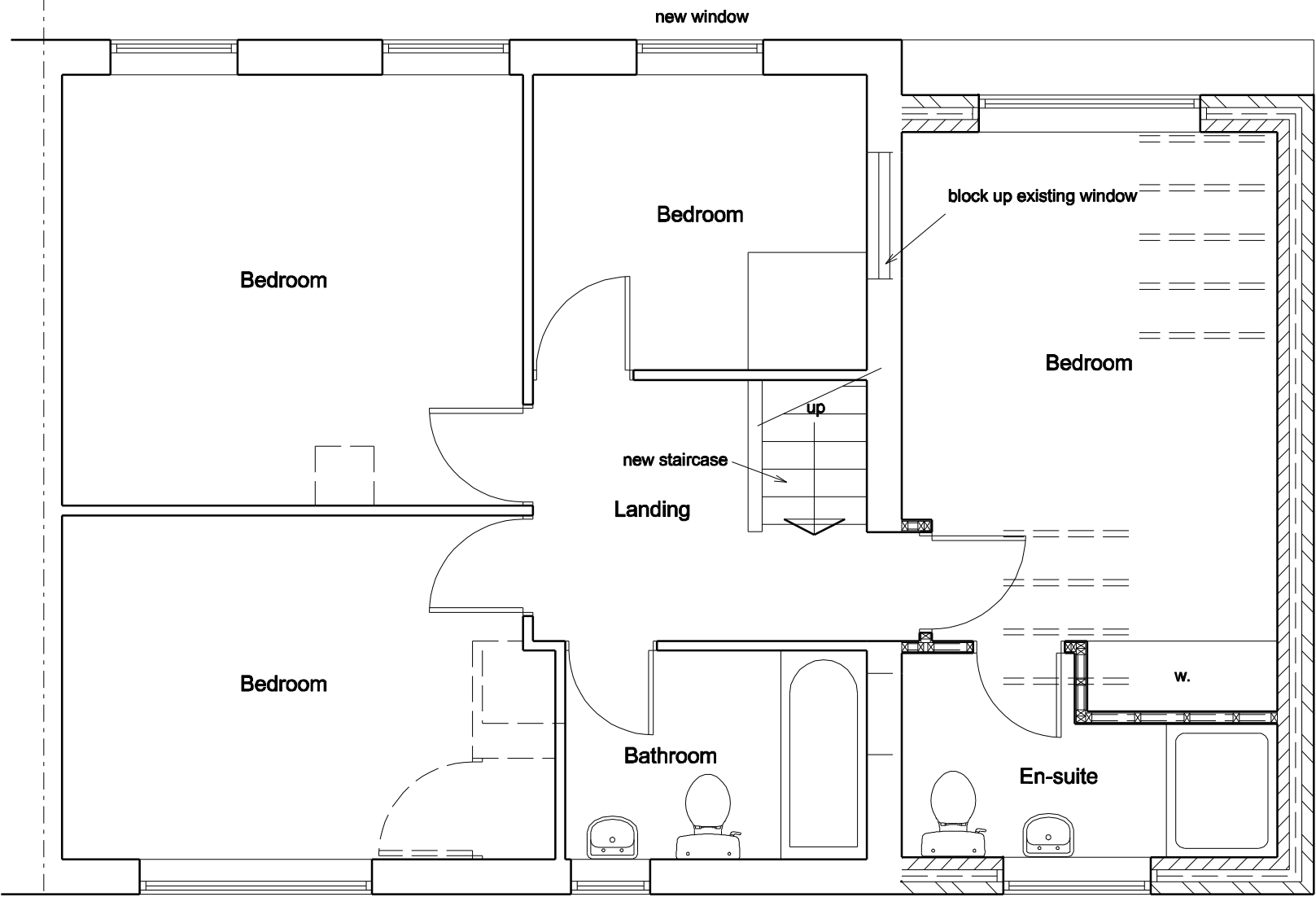
Glazing:
Glazing within critical locations as defined in Part N of Building Regulations,i.e. within 800mm from floor level or 1500mm in doors to 300mm either side to be laminated or toughened glass to B.S. 6206 and suitably Kite Marked.

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.

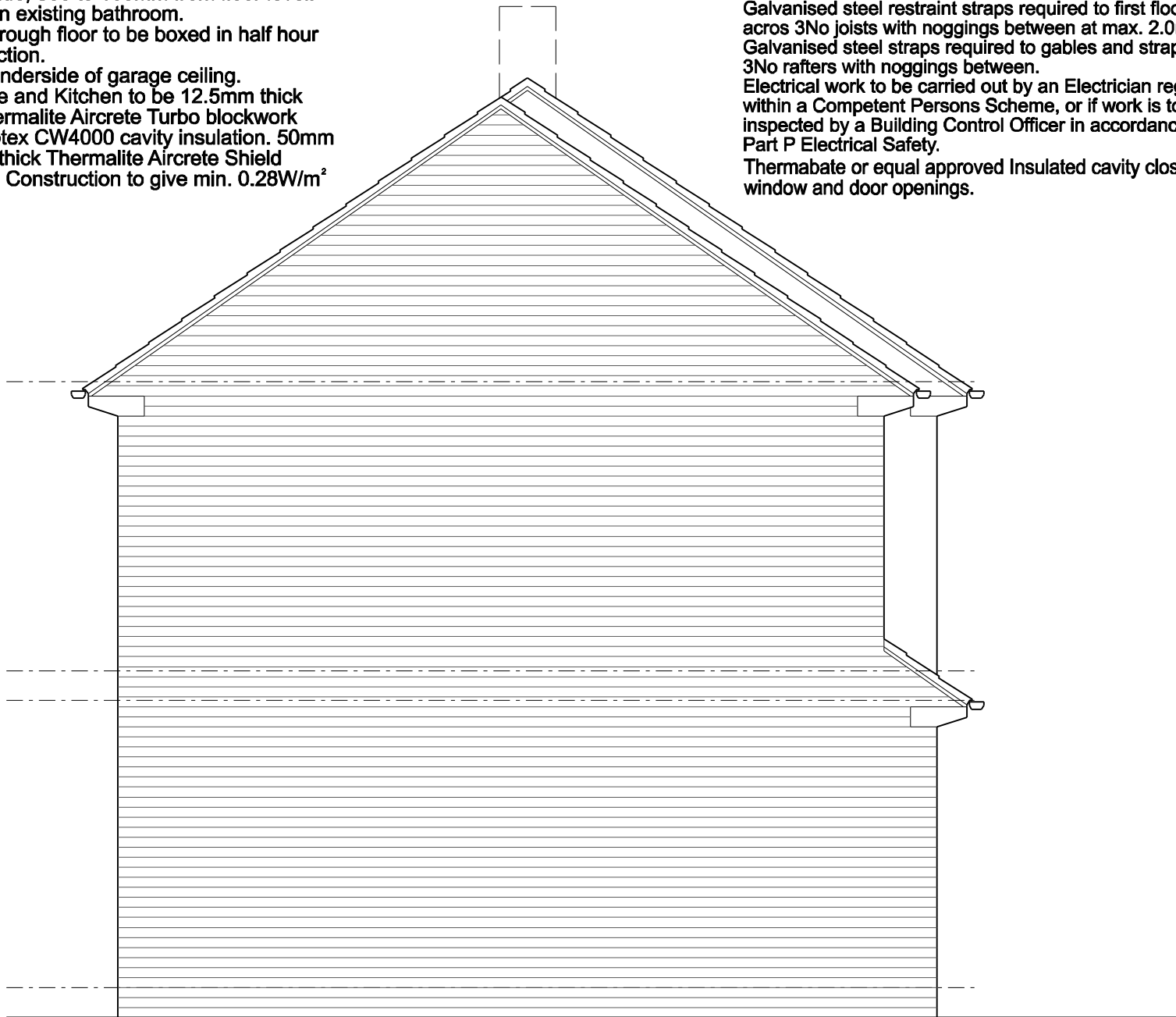
General:
Lintels/ beams to have min 150mm end bearing.

75% of all new light fittings to be energy efficient.
Part P certificate to be submitted to Local Authority on completion of work.
FD30 door set to opening between garage and Kitchen to have self closer, intumescent strips and smoke seals to frame.
Habitable rooms to have escape windows 0.33 sq m min. area, min. 750mm wide, 800 to 100mm from floor level.
Existing boiler sited in existing bathroom.
Soil stack passing through floor to be boxed in half hour fire resistant construction.
50mm Kingspan to underside of garage ceiling.
Wall between Garage and Kitchen to be 12.5mm thick dense plaster on Thermallite Aircrete Turbo blockwork inner leaf. 50mm Celotex CW4000 cavity insulation. 50mm clear cavity, 100mm thick Thermallite Aircrete Shield blockwork outer leaf. Construction to give min. 0.28W/m²

Calculations for new steel beams to be provided by Structural Engineer and submitted to Local Authority for approval. Beams to be clad with Fireline board to give min. 30min. fire protection.
New beams to be seated on concrete padstones to Structural Engineers details
Galvanised steel restraint straps required to wallplate at max. 2.0m centres.
Galvanised steel restraint straps required to first floor joists fixed across 3No joists with noggings between at max. 2.0m centres.
Galvanised steel straps required to gables and strapped over 3No rafters with noggings between.
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.
Thermabate or equal approved Insulated cavity closers to new window and door openings.



First Floor Plan

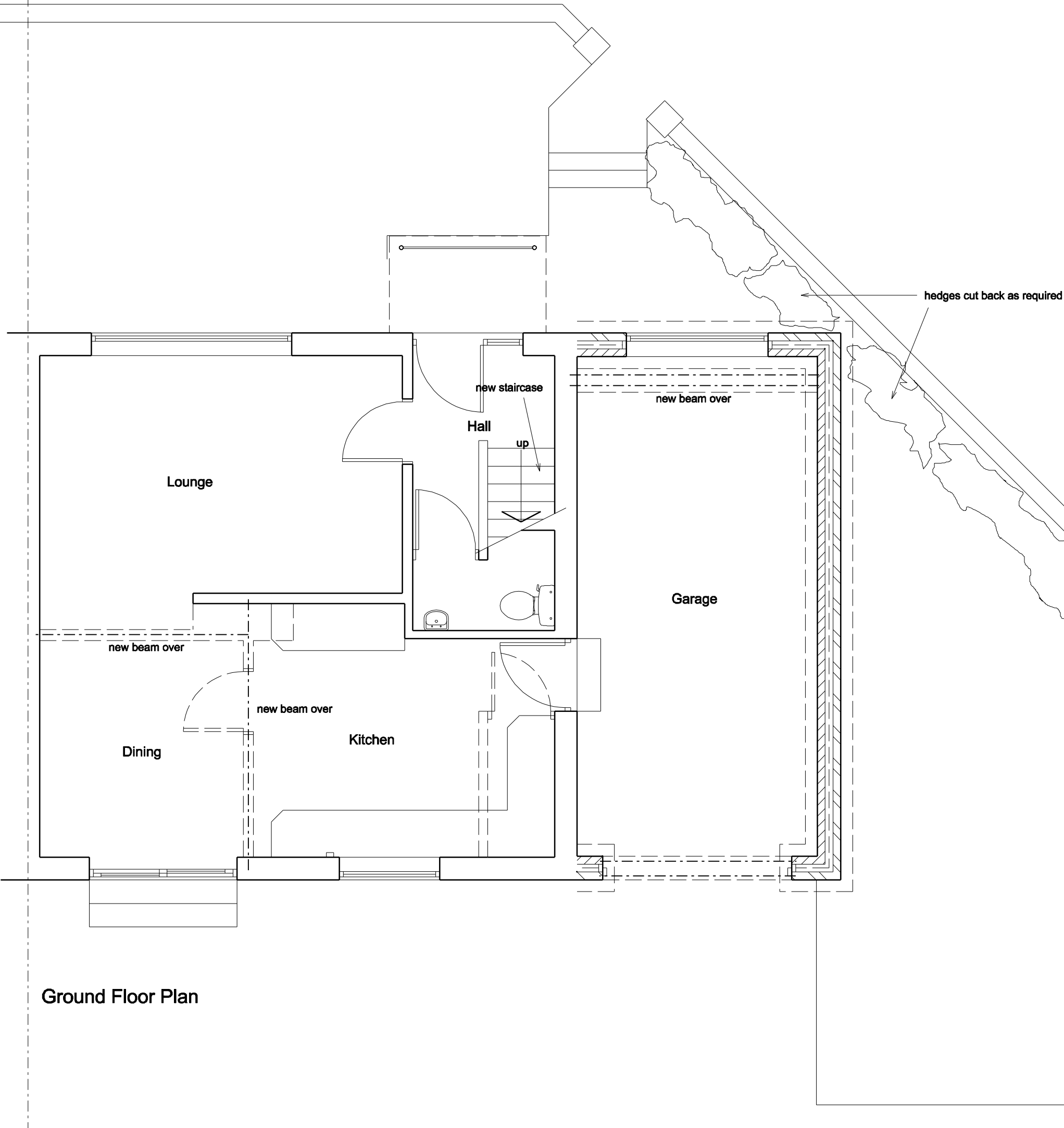


Side Elevation

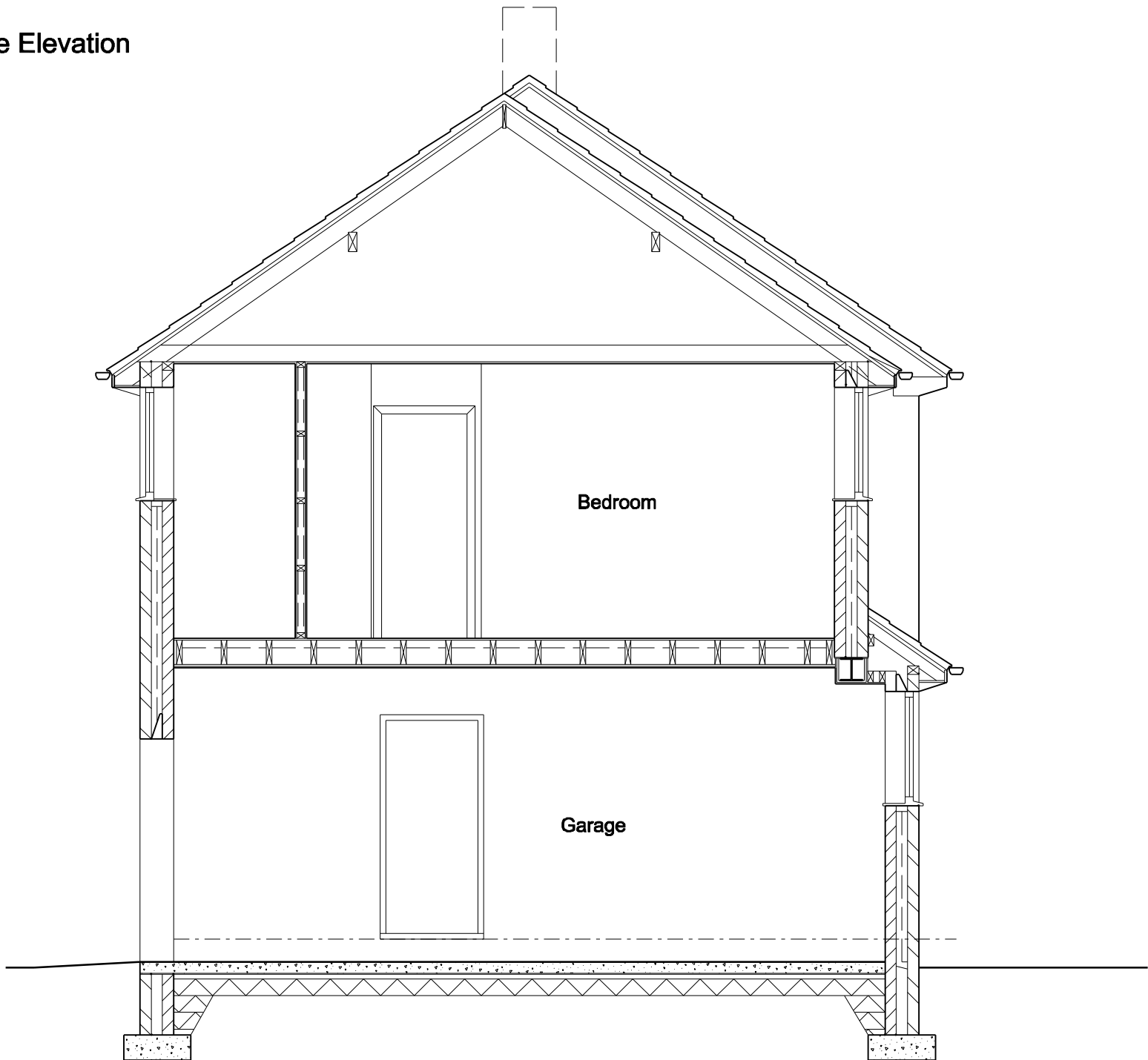


Rear Elevation

Flyscreen required to soffit ventilation.
New lintels to be insulated, by Catnic or equal approved.
New wall ties to be vertical twist type.
Stability calculations to be provided by structural engineer.
D.P.M. to be 1200 gauge Visqueen, to run continuously to outer leaf, lapped and taped at all joints with a tray provided where passing through wall.
Gutters to be 110mm and downpipes to be 65mm.
Soakaway to be min. 5 metres from any building or highway.
Thermostatic radiator valves and insulated pipework in un-heated spaces required to any new heating.



Ground Floor Plan



Typical Section



Front Elevation

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

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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 repellent 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:
100mm thick brickwork to match existing outer leaf to Local Authority Approval, 100mm cavity, 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 225 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.

Garage Floor
100mm thick concrete reinforced slab on Visqueen 2000g d.p.m. on 50mm thick sand blinding on 150mm thick well consolidated hardcore.
Rainwater Goods:
Rainwater goods to match existing.
External Walls:
100mm thick brickwork to match existing outer leaf to Local Authority Approval, 50mm clear cavity, 50mm thick Celotex double-GA2000 wall insulation, 100mm thick blockwork inner leaf.
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Smoke detectors to be mains operated with battery backup.

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.

Calculations for steelwork to be submitted to Local Authority for approval.
Smoke detection to be provided and to be interlinked on separate circuit connected to consumer unit and battery backup.
Extract fans are to be provided:
Bathrooms - 15 litres/sec.
Kitchen - 60 litres/sec (30litres/sec if associated with a hob)
Double joists required under stud partitions.
12.5mm thick Gyproc Fireline board to new steelwork to give min. 1/2 hr fire protection. Fixed to manufacturers recommendations.
S & vp to terminate min 900mm above any opening within 3.0m.
No waste connections within 200mm of w.c.connection to s & vp.
Baths or showers on joisted floors to have flexible joint to wall.
Waste pipes 38mm dia. Max length 3.0m. All to be fitted with 75mm deep seal traps.
Ties:
Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.

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	Date	Revisions
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Client	Mr & Mrs Bradford	
Project	Proposed Alterations 1 Boundary Street Barnsley S70 3QU	
Title	Proposed Plans, Elevations and Section	
Scale	1:50	
Drawn by	MJH	Date Dec 2016
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